



CITY OF HOBART

# **MINUTES**

## **City Planning Committee Meeting**

**Open Portion**

**Monday, 18 July 2016**

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## ORDER OF BUSINESS

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**City Planning Committee Meeting (Open Portion) held on Monday, 18 July 2016 at 5:00 pm in the Lady Osborne Room, Town Hall.**

**COMMITTEE MEMBERS**

Briscoe (Chairman)  
Ruzicka  
Burnet  
Denison

**Apologies:** Nil

**Leave of Absence:** Nil

**Present:**

Alderman J R Briscoe (Chairman),  
Aldermen E R Ruzicka, H C Burnet,  
TM Denison, A M Reynolds and  
W F Harvey.

**ALDERMEN**

Lord Mayor Hickey  
Deputy Lord Mayor Christie  
Zucco  
Sexton  
Cocker  
Thomas  
Reynolds  
Harvey

Alderman Harvey was co-opted to the  
Committee.

**1. CO-OPTION OF A COMMITTEE MEMBER IN THE EVENT OF A VACANCY**

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BURNET

That Alderman Harvey be co-opted to the Committee.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Briscoe  
Ruzicka  
Burnet  
Denison

**2. CONFIRMATION OF MINUTES**

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BURNET

The minutes of the Open Portion of the City Planning Committee meeting held on Monday, 4 July 2016, be confirmed as an accurate record.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Briscoe  
Ruzicka  
Burnet  
Denison  
Harvey

### **3. CONSIDERATION OF SUPPLEMENTARY ITEMS**

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Ref: Part 2, Regulation 8(6) of the *Local Government (Meeting Procedures) Regulations 2015*.

HARVEY

That the Committee resolve to deal with any supplementary items not appearing on the agenda, as reported by the General Manager.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Briscoe  
Ruzicka  
Burnet  
Denison  
Harvey

### **4. INDICATIONS OF PECUNIARY AND CONFLICTS OF INTEREST**

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Ref: Part 2, Regulation 8(7) of the *Local Government (Meeting Procedures) Regulations 2015*.

Aldermen are requested to indicate where they may have any pecuniary or conflicts of interest in respect to any matter appearing on the agenda, or any supplementary item to the agenda, which the committee has resolved to deal with.

No interest was indicated.

### **5. TRANSFER OF AGENDA ITEMS**

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Regulation 15 of the *Local Government (Meeting Procedures) Regulations 2015*.

A committee may close a part of a meeting to the public where a matter to be discussed falls within 15(2) of the above regulations.

In the event that the committee transfer an item to the closed portion, the reasons for doing so should be stated.

Are there any items which should be transferred from this agenda to the closed portion of the agenda, or from the closed to the open portion of the agenda?

No items were transferred.

## 6. PLANNING AUTHORITY ITEMS - CONSIDERATION OF ITEMS WITH DEPUTATIONS

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In accordance with the requirements of Part 2 Regulation 8(3) of the *Local Government (Meeting Procedures) Regulations 2015*, the General Manager is to arrange the agenda so that the planning authority items are sequential.

In accordance with Part 2 Regulation 8(4) of the *Local Government (Meeting Procedures) Regulations 2015*, the Committee by simple majority may change the order of any of the items listed on the agenda, but in the case of planning items they must still be considered sequentially – in other words they still have to be dealt with as a single group on the agenda.

Where deputations are to be received in respect to planning items, past practice has been to move consideration of these items to the beginning of the meeting.

HARVEY

That in accordance with Regulation 8(4) of the *Local Government (Meeting Procedures) Regulations 2015*, the Committee resolve to deal with any items which have deputations by members of the public regarding any planning matter listed on the agenda, to be taken out of sequence in order to deal with deputations at the beginning of the meeting.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Briscoe  
Ruzicka  
Burnet  
Denison  
Harvey

## **7. COMMITTEE ACTING AS PLANNING AUTHORITY**

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In accordance with the provisions of Part 2 Regulation 25 of the Local Government (Meeting Procedures) Regulations 2015, the intention of the Committee to act as a planning authority pursuant to the Land Use Planning and Approvals Act 1993 is to be noted.

In accordance with Regulation 25, the Committee will act as a planning authority in respect to those matters appearing under this heading on the agenda, inclusive of any supplementary items.

The Committee is reminded that in order to comply with Regulation 25(2), the General Manager is to ensure that the reasons for a decision by a Council or Council Committee acting as a planning authority are recorded in the minutes.

### **7.1 APPLICATIONS UNDER THE HOBART INTERIM PLANNING SCHEME 2015**

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Ms Christine Kara and Mr Zarven Kara addressed the Committee in relation to item 7.1.1.

#### **7.1.1 596 Nelson Road, Mount Nelson - Subdivision (2 Additional Lots) PLN-16-00407-01 - File Ref: F16/81721; P5625974**

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RUZICKA

That the recommendation contained in the report of the Senior Statutory Planner and the Assistant Appraisal Planner of 8 July 2016, be adopted.

MOTION CARRIED

#### VOTING RECORD

AYES

NOES

Briscoe  
Ruzicka  
Burnet  
Denison  
Harvey

**Delegation: Council**

#### **RESOLUTION:**

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for subdivision (2 additional Lots) at 596 Nelson Road, Mount Nelson for the reasons outlined in the officer's report attached to item

7.1.1 of the Open City Planning Committee agenda of 18 July 2016, and a permit containing the following conditions be issued:

GEN

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN160040701 596 Nelson Road Mount Nelson Final Planning Documents except where modified below.

Reason for condition

To clarify the scope of the permit.

TW

The use and/or development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TWDA 2016/00497HCC dated 03/05/2016 as attached to the permit.

Reason for condition

To clarify the scope of the permit.

ENGsw5

The stormwater system must be designed and constructed prior to the sealing of the final plan. Engineering drawings must be submitted and approved, prior to commencement of work.

The engineering drawing must:

- (i) Be certified by a qualified and experienced civil engineer.
- (ii) Show in both plan and longsection the proposed stormwater mains including, but not limited to, connections, flows, velocities, hydraulic grade lines, clearances, cover, gradients, sizing, material, pipe class, adequate working platforms around manholes, easements and inspection openings.
- (iii) Detail any alterations required to the Council's existing stormwater system, including the table drains and receiving pit, as a consequence of the proposed subdivisional works.
- (iv) Include the associated calculations and catchment area plans. The stormwater system (including defined overland flow paths) must cater for all 1% AEP flows as at 2100 (i.e. including climate change loading) from a fully developed catchment. The main itself must be sized to accommodate at least the 5% AEP flows from a fully developed catchment. All work required by this condition must be undertaken in accordance with the approved engineering drawings.

Advice: Once the engineering drawings have been approved Council will issue

a condition endorsement (see general advice on how to obtain condition endorsement). Please note that once the condition endorsement has been issued you will need to contact the Council's Roads and Environmental Engineering Unit to obtain a permit to construct public infrastructure. Prior to the issue of a Permit to Construct Public Infrastructure, an Infrastructure Bond must be paid for the protection of the Council's infrastructure, to be released at the end of the maintenance period should no damage occur.

Reason for condition

To ensure Council's hydraulic infrastructure meets acceptable standards.

ENG 1

The cost of repair of any damage to the Council infrastructure resulting from the implementation of this permit, must be met by the owners within 30 days of the completion of the development or as otherwise determined by the Council. A photographic record of the Council infrastructure adjacent to the subject site must be provided to the Council prior to any commencement of works.

A photographic record of the Council's infrastructure (e.g. existing property service connection points, roads, buildings, stormwater, footpaths, driveway crossovers and nature strips, including if any, pre existing damage) will be relied upon to establish the extent of damage caused to the Council's infrastructure during construction. In the event that the owner/developer fails to provide to the Council a photographic record of the Council's infrastructure, then any damage to the Council infrastructure found on completion of works will be deemed to be the responsibility of the owner.

Reason for condition

To ensure that any of the Council infrastructure and/or site related service connections affected by the proposal will be altered and/or reinstated at the owner's full cost.

ENV 15

All construction vehicles and machinery must be effectively cleaned of soil both before entering and before leaving the property.

Soil cleaned from construction vehicles and machinery must not be allowed to either directly or indirectly enter waterways or the Council's stormwater system.

Note: further information on effective measures for wash down can be found at [www.dpipwe.tas.gov.au/Documents/WashdownGuidelinesEdition1.pdf](http://www.dpipwe.tas.gov.au/Documents/WashdownGuidelinesEdition1.pdf)

Reason for condition

To minimise the spread of weeds and pathogens.

ENV1



Sediment and erosion control measures sufficient to prevent sediment from leaving the site must be installed prior to any disturbance of the site. Sediment controls must be maintained until all areas of disturbance have been stabilized or re vegetated.

Advice: For further guidance in preparing a Soil and Water Management Plans (SWMP) – in accordance with Fact sheet 3 Derwent Estuary Program go to [www.hobartcity.com.au/development-engineering-standards-and-guidelines](http://www.hobartcity.com.au/development-engineering-standards-and-guidelines)

Reason for condition

To avoid the sedimentation of roads, drains, natural watercourses, Council land that could be caused by erosion and runoff from the development, and to comply with relevant State Legislation.

ENV 4

An approved tree retention plan must be observed and implemented at all times during the subdivision works.

A tree retention plan must be submitted and approved prior to commencement of works. The plan must:

- (i) identify trees to be retained and protected during both the subdivision works and thereafter (without further approval from the planning authority);
- (ii) show lot boundaries, service easements and bushfire hazard management plan building envelopes;
- (iii) aim to maximise the number of significant native habitat trees retained on the site with a diameter at breast height of 25cm or greater, including consideration of tree;
- (iv) health/condition, proximity to lot boundaries and any predicted need for boundary fencing, proximity to crossovers, service easements, the final BHMP building;
- (v) envelopes and likely driveway locations; be prepared based on the advice of a suitably qualified person; be accompanied by an explanatory document justifying the trees chosen for retention and removal; and
- (vi) include tree identification and protection measures to be followed during site works to ensure the trees to be retained are not damaged or destroyed.

Compliance with the plan must also be required via a Part 5 Agreement (refer to Condition Part 5 1).

All work required by this condition must be undertaken in accordance with the approved tree retention plan.

Advice: Please note that the BHMP building envelopes can be modified and should be configured and located to maximise the retention of the most significant habitat trees in good condition.

Once the tree retention plan has been approved the Council will issue a condition endorsement (see general advice on how to obtain condition endorsement).

Reason for condition

To ensure that the biodiversity impacts associated with the development are minimised.

ENV s2

An amended bushfire hazard management plan must be submitted and approved, prior to sealing of the Subdivision Plan and prior to the commencement of works. The amended bushfire hazard management plan must:

- (i) Include consistent prescriptions for establishment and maintenance of the hazard management area, to satisfy the above requirement.
- (ii) Compliance with the approved amended bushfire hazard management plan must also be required via a Part 5 Agreement (refer to Condition Part 5 1).

Advice: The prescriptions for the hazard management area in the 'Compliance Requirements' 'Recommendations' and Figure 1 of the submitted BHMP are slightly different. Please note that the amended BHMP can include different building envelopes (subject to Council approval). Once the amended BHMP has been approved the Council will issue a condition endorsement (see general advice on how to obtain condition endorsement).

Reason for condition

To ensure the requirements of the Bushfire Hazard Management Plan are clear and consistent.

SURV 1

The applicant is to submit to the Council a copy of the Surveyor's survey notes at the time of lodging the final plan.

Reason for condition

To enable the Council to accurately update cadastral layers on the corporate Geographic Information System.

SURV 2

The final plan and schedule of easements must be submitted for approval by the Council in accordance with section 89 of the *Local Government (Building & Miscellaneous Provisions) Act 1993*.

Reason for condition

To ensure that the subdivision/boundary adjustment is carried out in accordance with the Councils' requirements under the provisions of Part 3 of the *Local Government (Building & Miscellaneous Provisions) Act 1993*.

SURV 3

The final plan and schedule of easements must be submitted for approval by the Council under section 89 *Local Government (Building & Miscellaneous Provisions) Act 1993*. The final plan and schedule of easements must provide easements to the satisfaction of the Council:

- (i) Over the proposed storm water and sewer mains passing through lot 1 on the final plan, in favour of the Hobart City Council and TasWater (minimum width 3m).

Reason for condition

To ensure that there are no impediments to the provision of public and private services and access to the lots.

ENG 14

Services to each lot must be designed and installed to meet the needs of future development, prior to the sealing of the final plan.

Engineering drawings must be submitted and approved prior to commencement of work on the site. The engineering drawings must:

- (i) be prepared by a suitable qualified person and experienced engineer;
- (ii) be generally in accordance with LGAT IPWEA Tasmanian Standard Drawings and Subdivision Guidelines 2013 and include the following;
- (iii) clearly distinguish between public and private infrastructure.

All work required by this condition must be constructed in accordance with the approved engineering drawings.

Note: The guidelines and standards are available at [http://www.hobartcity.com.au/Development/Engineering\\_Standards\\_and\\_Guidelines](http://www.hobartcity.com.au/Development/Engineering_Standards_and_Guidelines)

Advice: Once the engineering drawings have been approved, the Council will issue a condition endorsement. Please note that once the condition endorsement has been issued you will need to contact Council's City Infrastructure Division to obtain a Permit to Construct Public Infrastructure and

an application for new stormwater connection.

Reason for condition

To ensure that the subdivision of land provides adequate services to meet the projected needs of future development.

Part 5 1

The owner(s) of 596 Nelson Road must enter into an agreement with the Council pursuant to Part 5 of the *Land Use Planning and Approvals Act 1993* with respect to compliance with the approved amended bushfire hazard management plan (refer condition ENVs2) and approved tree retention plan (refer condition ENV4) prior to the commencement of work and prior to sealing of the Subdivision Plan.

The Part 5 Agreement must:

- (i) require implementation of the bushfire hazard management plan prior to the first occupation of a habitable building on the new lots;
- (ii) require maintenance the bushfire hazard management plan for the life of all habitable buildings on the new lots;
- (iii) allow for the bushfire hazard management plan to be amended or replaced by the planning authority;
- (iv) require the tree retention plan to be observed unless the written approval of the planning authority is obtained; and
- (v) require buildings constructed on the lot to be generally designed and constructed in accordance with the recommendations of the WWFAustralia publication "Minimising The Swift Parrot Collision Threat: Guidelines and recommendations for parrotsafe building design" (2008), to the satisfaction of the planning authority.

All costs for the preparation and registration of the Part 5 Agreement must be met by the owner.

The owner must comply with the Part 5 Agreement which will be placed on the property title.

Note: Further information with respect to the preparation of a Part 5 agreement can be found at:

[http://www.hobartcity.com.au/Development/Planning/Part\\_5\\_agreements](http://www.hobartcity.com.au/Development/Planning/Part_5_agreements)

Reason for condition

To ensure the development complies with the provisions of the Bushfire Prone Areas Code and the Biodiversity Code of the *Hobart Interim Planning Scheme*

2015.

#### OPS 1

The owner must pay a cash contribution to the Council for contribution to public open space, prior to sealing of the final plan.

The open space contribution is equal to 5% of the undeveloped value of Lots 1 and 2 comprised in the final plan, in lieu of the provision of public open space within the subdivision.

Advice: The value is to be determined by a registered valuer commissioned by the Council at the developer's cost. The attached request must be completed to enable the valuation to be undertaken.

#### Reason for condition

Approval of the subdivision will create further demand upon Hobart's Public Open Space System. The funds obtained will be used for future expenditure on the purchase or improvement of land for public open space in Hobart.

#### ADVICE

The following advice is provided to you to assist in the implementation of the planning permit that has been issued subject to the conditions above. The advice is not exhaustive and you must inform yourself of any other legislation, bylaws, regulations, codes or standards that will apply to your development under which you may need to obtain an approval. Visit [www.hobartcity.com.au](http://www.hobartcity.com.au) for further information.

Prior to any commencement of work on the site or commencement of use the following additional permits/approval may be required from the Hobart City Council:

- If a condition endorsement is required by a planning condition above, please forward documentation required to satisfy the condition to [rffiinformation@hobartcity.com.au](mailto:rffiinformation@hobartcity.com.au), clearly identifying the planning permit number, address and the condition to which the documentation relates.

Once approved, the Council will respond to you via email that the condition/s has been endorsed (satisfied). Detailed instructions can be found at [www.hobartcity.com.au/Development/Planning/How\\_to\\_obtain\\_a\\_condition\\_endorsement](http://www.hobartcity.com.au/Development/Planning/How_to_obtain_a_condition_endorsement)

- Building permit in accordance with the *Building Act 2000*; <http://www.hobartcity.com.au/Development/Building>
- Plumbing permit under the *Tasmanian Plumbing Regulations 2014*; <http://www.hobartcity.com.au/Development/Plumbing>

- Permit to Open Up and Temporarily Occupy a Highway (for work in the road reserve).  
[http://www.hobartcity.com.au/Transport/Lighting\\_Roads\\_Footpaths\\_and\\_Street\\_Cleaning/Roads\\_and\\_Footpaths](http://www.hobartcity.com.au/Transport/Lighting_Roads_Footpaths_and_Street_Cleaning/Roads_and_Footpaths)

#### Stormwater

Please note that in addition to a building and/or plumbing permit, development must be in accordance with the Hobart City Council's Hydraulic Services By law. <http://www.hobartcity.com.au/Council/Legislation>

#### Work within the Highway Reservation

Please note development must be in accordance with the Hobart City Council's Highways By law.  
<http://www.hobartcity.com.au/Council/Legislation>

#### Driveway surfacing over highway reserve

If a coloured or textured surface is used for the driveway access within the Highway Reservation, the Council or other service provider will not match this on any reinstatement of the driveway access within the Highway Reservation required in the future.

#### Access

The construction of the crossover can be undertaken by the Council or by a private contractor, subject to Council approval of the design.  
[http://www.hobartcity.com.au/Transport/Lighting\\_Roads\\_Footpaths\\_and\\_Street\\_Cleaning/Roads\\_and\\_Footpaths](http://www.hobartcity.com.au/Transport/Lighting_Roads_Footpaths_and_Street_Cleaning/Roads_and_Footpaths)

#### Waste disposal Top ten tips

[http://www.hobartcity.com.au/Environment/Recycling\\_and\\_Waste](http://www.hobartcity.com.au/Environment/Recycling_and_Waste)

#### Fees and charges

[http://www.hobartcity.com.au/Council/Fees\\_and\\_Charges](http://www.hobartcity.com.au/Council/Fees_and_Charges)

#### Dial before you dig

[www.dialbeforeyoudig.com.au](http://www.dialbeforeyoudig.com.au)

If you do not have access to the Council's electronic web page, please phone the Council (City Planning) on 6238 2715 for assistance.

Ms Sophie Hoggett addressed the Committee in relation to item 7.1.2.

Mr Neal Mackintosh (JAWS Architect) and Irene Duckett (Ireneinc. Planning) addressed the Committee in relation to item 7.1.2, on behalf of the applicant.

**7.1.2 119 New Town Road, Adjacent Road Reservation, New Town -  
Demolition and New Development for Food Services and 16  
Multiple Dwellings  
PLN-16-00401-01 - File Ref: F16/81913; P5515716**

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HARVEY

That the recommendation contained in the report of the Senior Statutory Planner of 12 July 2016, be adopted.

MOTION CARRIED

VOTING RECORD

	AYES		NOES
Ruzicka		Briscoe	
Burnet		Denison	
Harvey			

**Delegation: Council**

**RESOLUTION:**

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council refuse the application for demolition and new development for food services and 16 multiple dwellings at 119 New Town Road and adjacent road reservation, New Town, for the following reasons:

1. The proposal does not meet the acceptable solution nor the performance criteria in respect to clause E13.8.1 A1 and P1 of the *Hobart Interim Planning Scheme 2015* because it will result in the demolition of a building that contributes to the historic cultural heritage significance of the precinct, and it has not been demonstrated that there are not any prudent or feasible alternatives, or that there are no opportunities for a replacement building that will be more complementary to the heritage values of the precinct.
2. The proposal does not meet the acceptable solution nor the performance criteria in respect to clause E13.8.2 A1 and P1 of the *Hobart Interim Planning Scheme 2015* because it will result in detriment to the historic cultural heritage significance of the precinct.

**7.1.3 14 Oberon Court, Adjacent Road Reservation, Dynnyrne - Partial Demolition, Alterations, Extension, Decking and Pedestrian Access Bridge  
PLN-16-00381-01 - File Ref: F16/81841**

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**RUZICKA**

That the recommendation contained in the report of the Senior Statutory Planner and the Development Appraisal Planner of 11 July 2016, be adopted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Briscoe  
Ruzicka  
Burnet  
Denison  
Harvey

**Delegation: Council**

**RESOLUTION:**

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for partial demolition, alterations, extension, decking and pedestrian access bridge at 14 Oberon Court and adjacent road reservation, Dynnyrne, for the reasons outlined in the officer's report attached to supplementary item 7.1.3 of the Open City Planning Committee agenda of 18 July 2016, and a permit containing the following conditions be issued:

GEN

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-16-00381-01 - 14 Oberon Court, Adjacent Road Reservation - Dynnyrne - Final Planning Documents except where modified below.

Reason for condition

To clarify the scope of the permit.

ENG 1

The cost of repair of any damage to the Council infrastructure resulting from the implementation of this permit, must be met by the owners within 30 days



of the completion of the development or as otherwise determined by the Council.

A photographic record of the Council infrastructure adjacent to the subject site must be provided to the Council prior to any commencement of works.

A photographic record of the Council's infrastructure (e.g. existing property service connection points, roads, buildings, stormwater, footpaths, driveway crossovers and nature strips, including if any, pre existing damage) will be relied upon to establish the extent of damage caused to the Council's infrastructure during construction. In the event that the owner/developer fails to provide to the Council a photographic record of the Council's infrastructure, then any damage to the Council infrastructure found on completion of works will be deemed to be the responsibility of the owner.

Reason for condition

To ensure that any of the Council infrastructure and/or site-related service connections affected by the proposal will be altered and/or reinstated at the owner's full cost.

ENGR 1

The footings and other supporting structures for the pedestrian deck within the highway reservation must not undermine the stability and integrity of the highway reservation and its infrastructure.

Detailed design drawings and structural certificates of the pedestrian bridge, footings and connecting concrete pad within the Oberon Court highway reservation must be submitted and approved, prior to the commencement of work and must:

- Be prepared and certified by a suitable qualified and experienced engineer;
- Not undermine the stability of the highway reservation;
- Detail the design and location of the footings within the Oberon Court Highway reservation;
- Detail the standard the concrete pad will be constructed too and how concrete pad will connect to the back of footpath/driveway and bridge, noting that it is required to be independent of the footpath and not create any trip hazards due to level difference

between to pad and driveway;

- The structure certificated and/or drawings should note accordingly the above.

All work required by this condition must be undertaken in accordance with the approved select design drawing and structural certificates.

Advice: Once the design drawing has been approved the Council will issue a condition endorsement (see general advice on how to obtain condition endorsement).

Reason for condition

To ensure that the stability and integrity of the Council's highway reservation is not compromised by the development.

Part 5 1

The owner(s) of the property must enter into an agreement with the Council pursuant to Part 5 of the *Land Use Planning and Approvals Act 1993* with respect to the protection of the highway embankment within the Oberon Court highway reservation prior to the commencement of work.

The owner must not undertake any works at any time (including excavation and building) that will have any effect on the integrity of the Oberon Court highway reservation or the road formation themselves or undermine the structural integrity of the highway reservation.

All costs for the preparation and registration of the Part 5 Agreement must be met by the owner.

The owner must comply with the Part 5 Agreement which will be placed on the property title.

Note: Further information with respect to the preparation of a part 5 agreement can be found at [http://www.hobartcity.com.au/Development/Planning/Part\\_5\\_agreements](http://www.hobartcity.com.au/Development/Planning/Part_5_agreements)

Reason for condition

To ensure the protection of Council is retained.

ADVICE

The following advice is provided to you to assist in the implementation of the planning permit that has been issued subject to the conditions above. The advice is not exhaustive and you must inform yourself of any other legislation, by-laws, regulations, codes or standards that will apply to your development under which you may need to obtain an approval. Visit <http://www.hobartcity.com.au> for further information.

Prior to any commencement of work on the site or commencement of use the following additional permits/approval may be required from the Hobart City Council.

- Building permit in accordance with the *Building Act 2000*  
[www.hobartcity.com.au/Development/Building](http://www.hobartcity.com.au/Development/Building)
- Plumbing permit under the *Tasmanian Plumbing Regulations 2014*  
[www.hobartcity.com.au/Development/Plumbing](http://www.hobartcity.com.au/Development/Plumbing)

Item 8.3 was then taken.

## 8 REPORTS

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### 8.1 Delegated Decisions Report (Planning) File Ref: F16/81603; 16/117

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HARVEY

That the recommendation contained in the report of the Director City Planning of 18 July 2016, be adopted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Briscoe  
Ruzicka  
Burnet  
Denison  
Harvey

*That the information be received and noted.*

**8.2 Planning Application - Advertising**  
**File Ref: F16/81621; 16/117**

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BURNET

That the recommendation contained in the report of the Director City Planning of 18 July 2016, be adopted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Briscoe  
Ruzicka  
Burnet  
Denison  
Harvey

*That the information be received and noted.*

Item 9 was then taken.

**8.3 Hobart Interim Planning Scheme 2015 - Central Business Zone -  
Height Standards Performance Criteria Review**  
**File Ref: F16/82953; S32-013-04**

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RUZICKA

That:

1. An Aldermanic workshop be scheduled to provide a brief summary regarding the operation of the current planning scheme, prior to the next City Planning Committee meeting.
2. Council endorse the project brief marked as Attachment A to item 10 of the Open Council agenda of 11 July 2016, and invite Leigh Woolley – architect and Urban Design Consultant to submit a quotation to undertake the project.

Amendment

BURNET

That clause 2 be deleted.

AMENDMENT LOST

VOTING RECORD

	AYES		NOES
Briscoe		Ruzicka	
Burnet		Denison	
		Harvey	

MOTION CARRIED

VOTING RECORD

	AYES		NOES
Briscoe		Burnet	
Ruzicka			
Denison			
Harvey			

**Delegation: Council**

**RESOLUTION:**

- That:
1. An Aldermanic workshop be scheduled to provide a brief summary regarding the operation of the current planning scheme, prior to the next City Planning Committee meeting.
  2. The Council endorse the project brief marked as Attachment A to item 10 of the Open Council agenda of 11 July 2016 and invite Leigh Woolley – architect and Urban Design Consultant to submit a quotation to undertake the project.

Item 8.1 was then taken.

## **9. QUESTIONS WITHOUT NOTICE**

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Section 29 of the *Local Government (Meeting Procedures) Regulations 2015*.  
File Ref: 13-1-10

### **9.1 REVIEW OF THE URBAN DESIGN PANEL**

REYNOLDS

**Question:** Noting that the Question on Notice from 15 March 2016 about the Urban Design Panel not been answered, can the answer be provided as a matter of priority and can the answer also confirm whether the most recent review of the Terms of Reference removed a compulsory requirement for developments of a certain size to engage with the Urban Design Panel? If this compulsory requirement was

turned into a discretionary one, what was the rationale for doing this? Can information be provided to demonstrate that the Urban Design Panel supported this change in their Terms of Reference? And was this Terms of Reference change signed off by Council?

**Answer:** The Director City Planning took the question on notice.

## **9.2 CLIMATE CHANGE AND RESILIENCE STRATEGY 2015 – 2020**

HARVEY

**Question:** Does the Adaptation Strategy approved by the Council address the need for a response to power outages throughout Hobart?

**Answer:** The Director City Planning took the question on notice.

## **9.3 CAR PARKING REQUIREMENTS UNDER THE HIPS 2015**

DENISON

**Question:** Regarding car parking requirements under the HIPS 2015, will the numbers of car parking spaces required to be provided under the relevant provisions of the scheme be reduced in the future?

**Answer:** The Director City Planning advised that currently there was no intention to vary the provisions in the scheme regarding car parking.

## **9.4 COMPLIANCE REPORTING – NO SMOKING ZONES**

BURNET

**Question:** In relation to the management of smoking in no smoking zones, will Aldermen be provided with a report regarding how that is being complied with?

**Answer:** The Director City Planning advised that such a report can be provided if required.

## **9.5 SITE VISIT – UTAS DEVELOPMENT**

REYNOLDS

**Question:** Can an Aldermanic site visit be arranged for the UTAS student accommodation development site in Elizabeth Street?

**Answer:** The Director City Planning advised that a site visit could be arranged.

## **10. CLOSED PORTION OF THE MEETING**

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### **HARVEY**

That the items be noted.

MOTION CARRIED

### VOTING RECORD

	AYES	NOES
Briscoe		
Ruzicka		
Burnet		
Denison		
Harvey		

The Chairman adjourned the meeting at 6.42 pm to conduct the closed portion of the meeting.

The meeting reconvened at 6.43 pm.

Item 10 was then taken.

There being no further business the meeting closed at 6.44 pm.

TAKEN AS READ AND SIGNED AS  
A CORRECT RECORD THIS 1<sup>ST</sup>  
DAY OF AUGUST 2016.

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**CHAIRMAN**