



CITY OF HOBART

MINUTES

OPEN PORTION
MONDAY, 8 MAY 2017
AT 5.22 PM
COUNCIL CHAMBER, TOWN HALL



ORDER OF BUSINESS

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PRESENT:

The Lord Mayor Alderman S L Hickey (Chairman), The Deputy Lord Mayor Alderman R G Christie, Aldermen M Zucco, J R Briscoe, E R Ruzicka, P T Sexton, P S Cocker, D C Thomas, A M Reynolds and W F Harvey.

Alderman Sexton left the meeting at 6.09 pm and returned at 6.11 pm.

Alderman Thomas left the meeting at 6.50 pm and returned at 6.51 pm.

Alderman Briscoe left the meeting at 6.50 pm and was present for Items 1 to 8 and Item 14.

Alderman Ruzicka left the meeting at 7.14 pm and returned at 7.20 pm following the adjournment.

APOLOGIES:

Nil.

LEAVE OF ABSENCE:

Aldermen H C Burnet and T M Denison.

1. CONFIRMATION OF MINUTES

The Chairman reports that she has perused the minutes of the meeting of the Open Portion of the Council meeting held on [Monday, 24 April 2017](#), and the minutes of the Open Portion of the Special Joint City Infrastructure, City Planning, Finance, Community, Culture and Events and Parks and Recreation Committees held on Tuesday 11 April 2017, and finds them to be a true record and recommends that they be taken as read and signed as a correct record.

DEPUTY LORD MAYOR CHRISTIE
RUZICKA

MOTION CARRIED

VOTING RECORD

AYES

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

NOES

The minutes were signed.

2. TRANSFER OF AGENDA ITEMS

Are there any items, which the meeting believes, should be transferred from this agenda to the closed agenda or from the closed agenda to the open agenda, in accordance with the procedures allowed under Section 15 of the *Local Government (Meeting Procedures) Regulations 2015*?

ZUCCO
DEPUTY LORD MAYOR CHRISTIE

That Item 14 be considered immediately following Item 8 and that Item 13 be considered following Item 14.

MOTION CARRIED

VOTING RECORD

AYES	NOES
Lord Mayor Hickey	
Deputy Lord Mayor Christie	
Zucco	
Briscoe	
Ruzicka	
Sexton	
Cocker	
Thomas	
Reynolds	
Harvey	

3. COMMUNICATION FROM THE CHAIRMAN

No communication was received.

4. NOTIFICATION OF COUNCIL WORKSHOPS

In accordance with the requirements of the *Local Government (Meeting Procedures) Regulations 2015*, the General Manager reports that the following workshop has been conducted since the last ordinary meeting of the Council.

Date: 26/4/2017
Purpose: Transport Strategy Workshop

5. PUBLIC QUESTION TIME

No questions were received.

6. PETITIONS

6.1 Safe pedestrian crossing of Macquarie Street in the South Hobart village File Ref: RFS16-0080

Alderman Ruzicka tabled three petitions, each requesting that the City of Hobart and the State Government install pedestrian traffic lights across Macquarie Street between the butchers and chemist shops.

There were 272, 111 and 272 signatories respectively to each of the petitions.

RUZICKA
BRISCOE

That the petitions be received, noted and referred to the appropriate committee.

MOTION CARRIED

VOTING RECORD

AYES	NOES
Lord Mayor Hickey	
Deputy Lord Mayor Christie	
Zucco	
Briscoe	
Ruzicka	
Sexton	
Cocker	
Thomas	
Reynolds	
Harvey	

7. CONSIDERATION OF SUPPLEMENTARY ITEMS

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

RECOMMENDATION

That the Council resolve to deal with any supplementary items not appearing on the agenda, as reported by the General Manager in accordance with the provisions of the *Local Government (Meeting Procedures) Regulations 2015*.

RUZICKA
ZUCCO

That the recommendation be adopted.

MOTION CARRIED

VOTING RECORD

AYES	NOES
Lord Mayor Hickey	
Deputy Lord Mayor Christie	
Zucco	
Briscoe	
Ruzicka	
Sexton	
Cocker	
Thomas	
Reynolds	
Harvey	

8. INDICATIONS OF PECUNIARY AND CONFLICTS OF INTEREST

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

Item 14 was then taken.

REPORTS OF COMMITTEES

CITY PLANNING COMMITTEE

9. COUNCIL ACTING AS PLANNING AUTHORITY

In accordance with the provisions of Part 2 Regulation 25 of the *Local Government (Meeting Procedures) Regulations 2015*, the intention of the Council 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 Council will act as a planning authority in respect to those matters appearing under this heading on the agenda, inclusive of any supplementary items.

The Council 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.

9.1 70 Macquarie Street, Hobart - Public Art (Installation) PLN-17-103 - File Ref: F17/40627

Ref: Open [CPC 7.1.1](#), 1/05/2017
Application Expiry Date: 17 May 2017
Extension of Time: Not applicable

That pursuant to the *Sullivans Cove Planning Scheme 1997*, the Council approve the application for Public Art (Installation) at 70 Macquarie Street, HOBART for the reasons outlined in the officer's report attached to item 7.1.1 of the Open City Planning agenda of 1 May 2017, 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-17-103 - 70 MACQUARIE STREET HOBART TAS 7000 - Final Planning Documents except where modified below.

Reason for condition

To clarify the scope of the permit.

THC

The use and/or development must comply with the requirements of the Tasmanian Heritage Council as detailed in the Notice of Heritage Decision, THC Application No. 5258 dated 3 April 2017, as attached to the permit.

Reason for condition

To clarify the scope of the permit.

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 the Council's [website](#) 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

Building permit in accordance with the *Building Act 2016*. Click [here](#) for more information.

TEMPORARY PARKING PERMITS

Temporary parking permits for construction vehicles i.e. residential or meter parking/loading zones. Click [here](#) for more information.

DIAL BEFORE YOU DIG

Click [here](#) for dial before you dig information.

COCKER
RUZICKA

That the recommendation be adopted.

MOTION CARRIED

VOTING RECORD

AYES

Zucco
Ruzicka
Sexton
Cocker
Thomas
Reynolds
Harvey

NOES

Lord Mayor Hickey
Deputy Lord Mayor Christie

**9.2 89 Doyle Avenue, Lenah Valley - Demolition
PLN-17-127 - File Ref: F17/40897**

Ref: Open [CPC 7.2.1](#), 1/05/2017
Application Expiry Date: 19 May 2017
Extension of Time: Not applicable

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for demolition at 89 Doyle Avenue, Lenah Valley for the reasons outlined in the officer's report attached to item 7.2.1 of the Open City Planning agenda of 1 May 2017, 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-17-127 - 89 DOYLE AVENUE LENA VALLEY TAS 7008 - Final Planning Documents except where modified below.

Reason for condition

To clarify the scope of the permit.

ENG 12

A construction waste management plan must be implemented throughout construction.

A construction waste management plan must be submitted and approved, prior to commencement of work on the site. The construction waste management plan must include:

- Provisions for the handling, transport and disposal of demolition material, including any contaminated waste and recycling opportunities, to satisfy the above requirement.

All work required by this condition must be undertaken in accordance with the approved construction waste management plan.

Advice: Once the construction waste management plan has been approved, the Council will issue a condition endorsement (see general advice on how to obtain condition endorsement).

It is recommended that the developer liaise with the Council's Cleansing and Solid Waste Unit regarding reducing, reusing and recycling materials associated with demolition on the site to minimise solid waste being directed to landfill. Further information can also be found on the Council's

[website](#).

Reason for condition

To ensure that solid waste management from the site meets the Council's requirements and standards.

ENV 1

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 Plan – in accordance with Fact sheet 3 Derwent Estuary Program click [here](#).

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.

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 the Council's [website](#) 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.

CONDITION ENDORSEMENT

If a condition endorsement is required by a planning condition above, you will need to submit the relevant documentation to satisfy the condition, via the Condition Endorsement Submission on Council's online e-service portal.

Once approved, the Council will respond to you via email that the condition(s) has been endorsed (satisfied). Detailed instructions can be found [here](#).

BUILDING PERMIT

Building permit in accordance with the *Building Act 2016*. Click [here](#) for more information.

PLUMBING PERMIT

Plumbing permit in accordance with the *Tasmanian Plumbing Regulations 2014*.

Click [here](#) for more information.

WASTE DISPOSAL

Click [here](#) for information regarding waste disposal.

COCKER
RUZICKA

That the recommendation be adopted.

MOTION CARRIED

VOTING RECORD

AYES	NOES
Lord Mayor Hickey	
Deputy Lord Mayor Christie	
Zucco	
Ruzicka	
Sexton	
Cocker	
Thomas	
Reynolds	
Harvey	

9.3 26 Murray Street, Hobart - Alterations (Awnings) PLN-16-00441-01 - File Ref: F17/41113

Ref: Open [CPC 7.2.2](#), 1/05/2017
Application Expiry Date: 4 June 2017
Extension of Time: Not applicable

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for Alterations (Awnings) at 26 Murray Street, Hobart, 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-16-00441-01 - 26 MURRAY STREET except where modified below.

Reason for condition

To clarify the scope of the permit.

THC

The use and/or development must comply with the requirements of the Tasmanian Heritage Council as detailed in the Notice of Heritage Decision, THC Application No. 5238 dated 6 April 2017, as attached to the permit.

Reason for condition

To clarify the scope of the permit.

COCKER
THOMAS

That the recommendation be adopted.

MOTION CARRIED

VOTING RECORD

AYES	NOES
Lord Mayor Hickey	Harvey
Deputy Lord Mayor Christie	
Zucco	
Ruzicka	
Sexton	
Cocker	
Thomas	
Reynolds	

**9.4 126 Bathurst Street, Hobart - Demolition, New Building for 30 Multiple Dwellings, Car Parking, Food Services, General Retail and Hire and Business and Professional Services Signage and Landscaping
PLN-17-70 - File Ref: F17/41314**

Ref: Open [CP 7.2.3](#), 1/05/2017
Application Expiry Date: 18 May 2017
Extension of Time: Not applicable

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for Demolition, New Building for 30 Multiple Dwellings, Car Parking, Food Services, General Retail and Hire and Business and Professional Services, Signage and Landscaping at 126 Bathurst Street, HOBART for the reasons outlined in the officer's report 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-17-70 - 126 BATHURST STREET HOBART TAS 7000 - 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 2017/00160-HCC dated 08/03/2017 as attached to the permit.

Reason for condition

To clarify the scope of the permit.

PLN 13

All construction methods to mitigate noise emissions, identified in the correspondence received from Core Collective on 2 March 2017, must be implemented. Details of these methods are to be provided to the satisfaction of Council's Director City Planning prior to the issuing of a building permit.

Reason for condition

To ensure the construction methods proposed adequately responds to the potential amenity impact of late night music venue noise on the sensitive use.

ENG 12

A construction waste management plan must be implemented throughout construction.

A construction waste management plan must be submitted and approved,

prior to commencement of work on the site. The construction waste management plan must include:

- Provisions for commercial waste services for the handling, storage, transport and disposal of post-construction solid waste and recycle bins from the development.
- Provisions for the handling, transport and disposal of demolition material, including any contaminated waste and recycling opportunities, to satisfy the above requirement.

All work required by this condition must be undertaken in accordance with the approved construction waste management plan.

Advice: Once the construction waste management plan has been approved, the Council will issue a condition endorsement (see general advice on how to obtain condition endorsement).

It is recommended that the developer liaise with the Council's Cleansing and Solid Waste Unit regarding reducing, reusing and recycling materials associated with demolition on the site to minimise solid waste being directed to landfill. Further information can also be found on the Council's [website](#).

Reason for condition

To ensure that solid waste management from the site meets the Council's requirements and standards.

ENG sw5

The new stormwater infrastructure must be constructed and existing connections(s) to be abandoned must be sealed by Council at the owner's expense, prior to the issue of a completion certificate.

Engineering design drawings must be submitted and approved, prior to commencement of work. The engineering drawings must:

1. Be certified by a qualified and experienced engineer.
2. Show in both plan and long-section the proposed stormwater mains, including but not limited to, connections, flows, velocities, hydraulic grade lines, clearances from services and street trees, cover, gradients, sizing, material, pipe class and inspection openings.

3. Show the existing stormwater connections and notate their abandonment/sealing.
4. The proposed stormwater main extension must be DN300.
5. Clearly distinguish between public and private infrastructure
6. Be substantially in accordance with the LGAT drawings

All work required by this condition must be undertaken in accordance with the approved engineered drawings.

Advice: Once the engineering drawings have been approved the Council will issue a condition endorsement (see general advice on how to obtain condition endorsement)

Reason for condition

To ensure Council's hydraulic infrastructure meets acceptable standards.

ENG tr2

A construction traffic and parking management plan must be implemented prior to the commencement of work on the site (including demolition).

The construction traffic (including cars, public transport vehicles, service vehicles, pedestrians and cyclists) and parking management plan must be submitted and approved, prior to commencement work. The construction traffic and parking management plan must:

1. Be prepared by a suitably qualified person, by the Council;
2. Develop a communications plan to advise the wider community of the traffic and parking impacts during construction;
3. Include a start date and finish dates of various stages of works;
4. Include times that trucks and other traffic associated with the works will be allowed to operate; and
5. Nominate a superintendent or like to advise the Council of the progress of works in relation to the traffic and parking management with regular meetings during the works.

All work required by this condition must be undertaken in accordance with

the approved construction traffic and parking management plan.

Advice: Once the construction traffic and parking management plan has been approved Council will issue a condition endorsement (see general advice on how to obtain condition endorsement).

Reason for condition

To ensure the safety of vehicles entering and leaving the development and the safety and access around the development site for the general public and adjacent businesses.

ENG 4

The driveway and car parking area approved by this permit must be constructed to a sealed standard and surface drained prior to the first occupation.

Reason for condition

To ensure safe access is provided for the use.

ENG 14

Parking, access and turning areas must be generally designed and constructed in accordance with the Australian Standard Parking facilities, Part 1: Off-Street Carparking, AS 2890.1 – 2004, prior to the first occupation.

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

Reason for condition

To ensure that the access and parking layout for the development is to accepted 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. Any damage must be immediately reported to 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.

ENG r1

The retaining wall supporting the highway reservation must not undermine the stability and integrity of the highway reservation and its infrastructure.

Detailed design drawings, structural certificates of the retaining wall supporting the Watchorn Street highway reservation must be submitted and approved, prior to the commencement of work and must:

1. Be prepared and certified by a suitable qualified person and experienced engineer
2. Not undermine the stability of the highway reservation
3. Be designed in accordance with AS4678 and specify design life of wall.
4. Take into account any additional surcharge loadings as required by relevant Australian Standards.
5. Take into account and reference accordingly any Geotechnical findings.
6. Detail any mitigation measures required.

7. The structure certificated and 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.

ENGR 3

Prior to the commencement of use, the proposed driveway crossover within the Watchorn Street highway reservation must be constructed in accordance with:

- Urban - TSD-R09-v1 – Urban Roads Driveways and TSD R14-v1 Type KC vehicular crossing
- Footpath - Urban Roads Footpaths TSD-R11-v1

Reason for condition

To ensure that works will comply with the Council's standard requirements.

ENV 2

Sediment and erosion control measures sufficient to prevent sediment from leaving the site must be installed prior to any disturbance of the site and maintained until such time as all disturbed areas have been stabilised and/or restored or sealed to the Council's satisfaction.

A soil and water management plan (SWMP) must be submitted and approved prior to the commencement of work. The SWMP must be prepared in accordance with the Soil and Water Management on Building and Construction Sites fact sheets (Derwent Estuary Program, 2008),

available from [here](#).

All work must be undertaken in accordance with this condition and the approved soil and water management plan (SWMP).

Advice: Once the soil and water management plan (SWMP) has been approved the Council will issue a condition endorsement (see general advice on how to obtain condition endorsement).

Reason for condition

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

HER 6

All onsite excavation and disturbance within the zone indicated as orange in figure 7.1 on page 53 of the Praxis Environment Report titled "Statement of Historical Archaeological Potential, Former Whale Fishery/Duke of Edinburgh" March 2017 must be monitored by an historical archaeologist. Should any features or deposits of an archaeological nature be discovered on the site during excavation or disturbance:

1. All excavation and/or disturbance must stop immediately; and
2. The qualified archaeologist engaged to monitor the excavation must provide advice and assessment of the features and/or deposits discovered and make recommendations on further excavation and/or disturbance; and
3. All and any recommendations made by the archaeologist engaged in accordance with (2) above must be complied with in full; and
4. All features and/or deposits discovered must be reported to the Council with 1 days of the discovery; and
5. A copy of the archaeologists advice, assessment and recommendations obtained in accordance with paragraph (2) above must be provided to Council within 5 days of receipt of the advice, assessment and recommendations.

Excavation and/or disturbance must not recommence unless and until approval is granted from the Council.

Reason for condition

To ensure that work is planned and implemented in a manner that seeks to understand, retain, protect, preserve and manage significant archaeological evidence.

HER s1

An Archaeological Impact Statement and, if necessary, an Archaeological Method Statement must be prepared prior to the commencement of work. That work must be in accordance with industry standard such as the Tasmanian Heritage Council's Practice Note 2 - Managing Historic Archaeological Significance in Works Application Process. The recommendations within the report/s must be implemented prior to the excavation for construction. In addition, the Archaeological Impact Statement and, if necessary, an Archaeological Method Statement must be submitted and approved by Council prior to the commencement of works.

Advice: Once the Archaeological Impact Statement and, if necessary, an Archaeological Method Statement have been approved the Council will issue a condition endorsement (see general advice on how to obtain condition endorsement)

Reason for condition

To ensure building, works and demolition at a place of archaeological potential is planned and implemented in a manner that seeks to appropriately manage significant archaeological evidence.

ENVHE 4

A construction management plan must be implemented throughout the construction works.

A construction management plan must be submitted and approved prior to the issuing of any building permit under the *Building Act 2000*. The plan must include but is not limited to the following:

1. Identification and disposal of any potentially contaminated waste and asbestos;
2. Proposed hours of work (including volume and timing of heavy vehicles entering and leaving the site, and works undertaken on site);
3. Proposed hours of construction;
4. Identification of potentially noisy construction phases, such as operation of rock- breakers, explosives or pile drivers, and proposed means to minimise impact on the amenity of neighbouring buildings;
5. Control of dust and emissions during working hours;
6. Proposed screening of the site and vehicular access points during work; and
7. Procedures for washing down vehicles, to prevent soil and debris being carried onto the street.

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

Advice: Once the 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 minimal impact on the amenity of adjoining properties and members of the public during the construction period.

SURV 8

Encroachments over Roads Section 75 CA *Conveyancing and Law of Property Act 1884*.

The applicant, at no cost to the Council shall have prepared, entered into, and have registered at the Land Titles Office, a deed pursuant to Section 75CA of the *Conveyancing and Law of Property Act 1884* for the balcony encroachments over Bathurst and Watchorn Streets, prior to the issue of a completion certificate.

Advice: A Section 75CA Conveyancing & Law of Property Act 1884 certificate for the occupation of a Highway requires that the encroachment is a minimum 2.40 metres above the footpath or 4.25 metres above the road carriageway. A 600mm set back from the back of kerb may also be required.

The applicant must prepare and forward the required instrument pursuant to section 75CA Conveyancing & Law of Property Act 1884, including a survey plan of the encroachment (certified by a registered surveyor), the associated \$220 Council application fee and the Land Titles Office registration fee, to the Council for execution and subsequent registration within the Land Titles Office.

Reason for condition

To ensure that the proposed building encroachments over Bathurst and Watchorn Streets are formalised in accordance with statutory provisions.

Part 5 r1

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 retaining wall adjacent to the Watchorn Street 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 Watchorn Street highway reservation or any retaining structure adjacent to the Watchorn Street 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 [here](#).

Reason for condition

To ensure the protection of Council are retained.

SUB s1

The titles comprising the development site (CT 63969/1, CT 63968/2 and CT 46961/1) are to be adhered in accordance with the provisions of Section 110 of the *Local Government Building & Miscellaneous Provisions Act 1993*, to the satisfaction of the Council prior to the issue of any building consent, building permit (including demolition) and / or plumbing permit pursuant to the *Building Act 2016* (if applicable), or the commencement of works on site (whichever occurs first).

Advice: The application for an adhesion order to the Council has a fee of \$220. Evidence will be required that the owners and mortgagees do not object to the adhesion and the condition is considered completed when a copy of the engrossed receipt of the Land Titles Office lodgement slip for the adhesion order has been received by the Council.

Reason for condition

To ensure compliance with statutory provisions

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 the Council's [website](#) 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.

CONDITION ENDORSEMENT

If a condition endorsement is required by a planning condition above, you will need to submit the relevant documentation to satisfy the condition, via the Condition Endorsement Submission on Council's online e-service portal.

Once approved, the Council will respond to you via email that the condition(s) has been endorsed (satisfied). Detailed instructions can be found [here](#).

BUILDING PERMIT

Building permit in accordance with the *Building Act 2016*. Click [here](#) for more information.

PLUMBING PERMIT

Plumbing permit in accordance with the *Tasmanian Plumbing Regulations 2014*.

Click [here](#) for more information.

OCCUPATION OF THE PUBLIC HIGHWAY

Permit for the occupation of the public highway for construction or special event (e.g. placement of skip bin, crane, scissor lift etc). Click [here](#) for more information.

Road closure permits for construction or special event. Click [here](#) for more information.

Permit to Open Up and Temporarily Occupy a Highway (for work in the road reserve). Click [here](#) for more information.

WORK WITHIN THE HIGHWAY RESERVATION

Please note development must be in accordance with the Hobart City Council's

Highways By law. Click [here](#) for more information.

REDUNDANT CROSSOVERS

Redundant crossovers are required to be reinstated under the Hobart City Council's

Highways By law. Click [here](#) for more information.

ACCESS

Designed in accordance with LGAT- IPWEA – Tasmanian standard drawings. Click [here](#) for more information.

TITLE ADHESION

An adhesion of your titles is required because a portion of your development is across one or more title boundaries. Contact your solicitor or a registered land surveyor to initiate the process.

WASTE DISPOSAL

Click [here](#) for information regarding waste disposal.

FEES AND CHARGES

Click [here](#) for information on the Council's fees and charges.

DIAL BEFORE YOU DIG

Click [here](#) for dial before you dig information.

RESIDENT PARKING PERMITS

It should be noted that the residents of this new building are not eligible for any form of resident parking permits under the Council's current policy.

CONSULTATION WITH NEIGHBOURING PROPERTIES

The applicant is strongly encouraged to liaise with nearby property owners and business operators to minimise impacts associated with the development and maximise the visibility of signage on nearby businesses during construction.

COCKER
HARVEY

That the recommendation be adopted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

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

10. Affordable Housing Australia, Sydney- 17 and 18 May 2017 - Aldermanic Nominations

File Ref: F17/41273

Ref: Open [CPC 8.3](#), 1/05/2017

- That: 1. The Council consider Aldermanic representation at the Affordable Housing Australia, to be held in Sydney, New South Wales on 17 and 18 May 2017.
2. The cost of attendance estimated at \$4,000 per person, be attributed to the general Aldermanic conferences allocation within the City Government Function of the 2016/2017 Annual Plan.

COCKER That the recommendation be adopted.

The motion lapsed due to the lack of a seconder.

CITY INFRASTRUCTURE COMMITTEE

11. Response to Petition on Increased Traffic Volumes on Summerhill Road, West Hobart

File Ref: F17/22483

Ref: Open [CIC 6.1](#), 26/04/2017

- That: 1. Matters raised in the petition relating to increased traffic volumes in Summerhill Road be considered during the planning assessment of the proposed subdivision of land at 66 Summerhill Road, West Hobart.
2. The petitioners be notified of the Council's decision.

HARVEY
SEXTON That the recommendation be adopted.

MOTION CARRIED

VOTING RECORD

AYES
Lord Mayor Hickey
Zucco
Ruzicka
Sexton
Cocker
Thomas
Harvey

NOES
Deputy Lord Mayor Christie
Reynolds

12. Lenah Valley Retail Precinct Streetscape Upgrade
File Ref: F17/31876; 2016-0189-02

Ref: Open [CIC 6.2](#), 26/04/2017

- That: 1. The Lenah Valley Retail Precinct streetscape be upgraded, generally in accordance with the concept plans shown in Attachment A to item 6.2 of the Open City Infrastructure agenda of 26 April 2017, at an approximate cost of \$2 million, as allocated in the 2017-2018 capital works program, subject to approval of the funding in the 2017-2018 budget.
2. Stakeholders be advised of the Council's decision.

HARVEY
THOMAS

That the recommendation be adopted.

MOTION CARRIED

VOTING RECORD

AYES	NOES
Lord Mayor Hickey	
Deputy Lord Mayor Christie	
Zucco	
Ruzicka	
Sexton	
Cocker	
Thomas	
Reynolds	
Harvey	

Item 15 was then taken.

13. South Hobart Pedestrian Improvements
File Ref: F17/39179; RFS16-0080

Ref: Open [CIC 6.4](#), 26/04/2017

- That: 1. The General Manager write to the Transport Commissioner requesting approval for the installation of the five 'road hump' treatments in Denison Street, Anglesea Street, Downie Street, Weld Street and Elboden Street, South Hobart, where those streets join Macquarie Street on the southern side (as shown in the drawing marked as Attachment A to item 6.4 of the Open City Infrastructure Committee agenda of 26 April 2017).

2. Subject to approval from the Transport Commissioner, works be undertaken to provide a step free continuous footpath along the southern side of Macquarie Street South Hobart, between D'Arcy Street and the Southern Outlet.
3. Residents who made representations regarding the 'road humps' be notified of the Council's decision.
4. Officers investigate possible pedestrian traffic lights at the current pedestrian crossing located in the vicinity of 373 Macquarie Street South Hobart, (between the South Hobart Butchery and Chemist), similar to the North Hobart pedestrian crossing in Elizabeth Street.
 - (i) Further investigations be undertaken for the implementation of a 40km/h speed zone in this area, the inclusion of disabled parking and a wombat crossing at the pedestrian light crossing location referred to above.

HARVEY
COCKER

That the recommendation be adopted.

AMENDMENT
RUZICKA
REYNOLDS

- That: 1. The Council as a matter of urgency undertake the necessary feasibility studies and design works for the urgent installation of a safe, level crossing with pedestrian traffic lights suitable for frail aged, disabled and vulnerable pedestrians at the current pedestrian crossing located in the vicinity of 373 Macquarie Street, South Hobart (between the South Hobart Butchery and Chemist) including the construction of pedestrian bulbing.
2. The Council seek approval for the installation of a level road treatment in Elboden Street, South Hobart where Elboden joins Macquarie Street to enable a continuous grade for pedestrian use, and in addition a 40km/h speed zone in Macquarie Street from the Southern Outlet upwards.
 3. The \$350,000 allocated for a continuous footpath treatment referred to in item 6.4 of the City Infrastructure Committee agenda of 26 April 2017 be reallocated to assist funding the works for the traffic lights, Elboden Street crossing and disabled parking allocation in the area. The planning work for the continuous footpath treatment be retained for future consideration.
 4. Residents who made representations regarding the road humps be notified of Council's decision.
 5. The proposed Blackspot project to upgrade the pedestrian refuge near BUPA proceed as planned.

AMENDMENT CARRIED

VOTING RECORD

AYES	NOES
Lord Mayor Hickey	
Deputy Lord Mayor Christie	
Zucco	
Ruzicka	
Sexton	
Cocker	
Thomas	
Reynolds	
Harvey	

SUBSTANTIVE MOTION CARRIED

VOTING RECORD

AYES	NOES
Lord Mayor Hickey	
Deputy Lord Mayor Christie	
Zucco	
Ruzicka	
Sexton	
Cocker	
Thomas	
Reynolds	
Harvey	

COUNCIL RESOLUTION:

- That: 1. The Council as a matter of urgency undertake the necessary feasibility studies and design works for the urgent installation of a safe, level crossing with pedestrian traffic lights suitable for frail aged, disabled and vulnerable pedestrians at the current pedestrian crossing located in the vicinity of 373 Macquarie Street, South Hobart (between the South Hobart Butchery and Chemist) including the construction of pedestrian bulbing.
2. The Council seek approval for the installation of a level road treatment in Elboden Street, South Hobart where Elboden joins Macquarie Street to enable a continuous grade for pedestrian use, and in addition a 40km/h speed zone in Macquarie Street from the Southern Outlet upwards.
3. The \$350,000 allocated for a continuous footpath treatment referred to in item 6.4 of the City Infrastructure Committee agenda of 26 April 2017 be reallocated to assist funding the works for the traffic

lights, Elboden Street crossing and disabled parking allocation in the area. The planning work for the continuous footpath treatment be retained for future consideration.

4. Residents who made representations regarding the road humps be notified of Council's decision.
5. The proposed Blackspot project to upgrade the pedestrian refuge near BUPA proceed as planned.

Item 9.1 was then taken.

**14. Landlord Consent for Development at 2-6 Collins Street, Hobart for Works Within the Collins Street, Ragged Lane and Brooker Avenue Highway Reservation to Enable Lodgement of a Planning Application (Ref No. PLN 16-1133)
File Ref: F17/43232; D0404.05**

Ref: Open [CIC 4.1](#), 8/05/2017

- That: 1. The Council as the relevant Highway Authority, grant landlord approval for the following works within the Collins Street, Ragged Lane, and Brooker Avenue highway reservations, that are proposed as part of the hotel development (Ref PLN16-1133) at 2-6 Collins Street, Hobart:-
- (i) Alteration of kerb lines in Collins Street,
 - (ii) Removal of a street tree in Collins Street,
 - (iii) Relocation of two (2) bollards in Ragged Lane,
 - (iv) Removal of two (2) existing wall mounted street lights and installation of replacement street lights in Collins Street,
 - (v) Protrusion of an awning over Collins Street, and
 - (vi) Window louvres with minor protrusion over Collins Street and Brooker Avenue
2. This landlord approval does not include consent implied or otherwise, for any possible or proposed pedestrian skybridge associated with this development

ZUCCO
BRISCOE

That in accordance with r22(9) of the *Local Government (Meeting Procedures) Regulations 2015*, the operations of the regulation be suspended until Council resolves otherwise.

MOTION CARRIED

VOTING RECORD

AYES	NOES
Lord Mayor Hickey	
Deputy Lord Mayor Christie	
Zucco	
Briscoe	
Ruzicka	
Sexton	
Cocker	
Thomas	
Reynolds	
Harvey	

BRISCOE
ZUCCO

That the operation of r22(9) of the *Local Government (Meeting Procedures) Regulations 2015* be resumed.

MOTION CARRIED

VOTING RECORD

AYES	NOES
Lord Mayor Hickey	
Deputy Lord Mayor Christie	
Zucco	
Briscoe	
Ruzicka	
Sexton	
Cocker	
Thomas	
Reynolds	
Harvey	

REYNOLDS
BRISCOE

That the General Manager be advised that in the Council's opinion, it does not support the General Manager, as the highway authority, providing owner consent, pursuant to s52(1)(B) of the *Land Use Planning and Approvals Act 1993*, for the development at 2-6 Collins Street, Hobart.

MOTION LOST

VOTING RECORD

AYES

Briscoe
Cocker
Reynolds
Harvey

NOES

Lord Mayor Hickey
Deputy Lord Mayor Christie
Zucco
Ruzicka
Sexton
Thomas

THOMAS
DEPUTY LORD MAYOR CHRISTIE

- That: 1. A legal opinion be obtained in respect to the Council's role under section 52 of the Land Use Planning and Approvals Act ('the Act'), given that section 52 (1) (B) of the Act requires owner consent for an application for a planning permit to be provided by the General Manager and include the impact on the General Manger's exercise of his role including what he must or may take into account and whether in consenting the General Manager can apply conditions on the consent including compensation for the loss or alteration of public assets within the public highway.
2. A policy be developed in relation to dealing with such matters in the future.

MOTION LOST

VOTING RECORD

AYES

Lord Mayor Hickey
Deputy Lord Mayor Christie
Zucco
Sexton
Thomas

NOES

Briscoe
Ruzicka
Cocker
Reynolds
Harvey

THOMAS
DEPUTY LORD MAYOR

That the Item be recommitted.

MOTION CARRIED

VOTING RECORD

AYES	NOES
Lord Mayor Hickey	Briscoe
Deputy Lord Mayor Christie	Cocker
Zucco	Reynolds
Ruzicka	Harvey
Sexton	
Thomas	

THOMAS

DEPUTY LORD MAYOR

- That: 1. A legal opinion be obtained in respect to the Council's role under section 52 of the *Land Use Planning and Approvals Act* ('the Act'), given that section 52 (1) (B) of the Act requires owner consent for an application for a planning permit to be provided by the General Manager and include the impact on the General Manger's exercise of his role including what he must or may take into account and whether in consenting the General Manager can apply conditions on the consent including compensation for the loss or alteration of public assets within the public highway.
2. A policy be developed in relation to dealing with such matters in the future.

MOTION CARRIED

VOTING RECORD

AYES	NOES
Lord Mayor Hickey	Briscoe
Deputy Lord Mayor Christie	Cocker
Zucco	Reynolds
Ruzicka	Harvey
Sexton	
Thomas	

COUNCIL RESOLUTION:

- That: 1. A legal opinion be obtained in respect to the Council's role under section 52 of the *Land Use Planning and Approvals Act* ('the Act'), given that section 52 (1) (B) of the Act requires owner consent for an application for a planning permit to be provided by the General Manager and include the impact on the General Manger's exercise of his role including what he must or may take into account and whether in consenting the General Manager can apply conditions on the consent including compensation for the loss or alteration of public

assets within the public highway.

2. A policy be developed in relation to dealing with such matters in the future.

Item 13 was then taken.

ECONOMIC DEVELOPMENT & COMMUNICATIONS COMMITTEE

15. International Relations - Yaizu and L'Aquila - Anniversary celebrations File Ref: F17/39255

Ref: Open [EDCC 6.1](#), 27/04/2017

- That: 1. The Council endorse a delegation to travel to Yaizu in August 2017 as part of the 40th anniversary celebrations of the relationship, with the estimated cost of up to \$6,575 per Alderman, to be attributed to the Economic Development Function of the 2017/2018 Annual Plan.
2. Costs associated with Mrs Fumiko Plaister's participation in the delegation to Yaizu, as well as an interpreter, be borne by the Council at an approximate cost of up to \$6,575 per person, to be attributed to the Economic Development Function of the 2017/2018 Annual Plan.
 3. The Council endorse a delegation to travel to L'Aquila in May 2017, whilst already in Europe on a study tour with UTAS, with the estimated cost of up to \$790 per Alderman, to be attributed to the Economic Development Function of the 2016/2017 Annual Plan.
 4. The Council host a civic reception in the Town Hall for up to 200 people at an approximate cost of up to \$7,000 to mark the 20th anniversary of the relationship with L'Aquila, with the cost to be attributed to the Civic Reception Budget Function within the Office of the Lord Mayor of the 2017/2018 Annual Plan.
 5. The Council provide funding of \$500 for an entertainer at an event marking the 30th anniversary of the Abruzzese Association of Hobart, to be attributed to the Economic Development Function of the 2017/2018 Annual Plan.
 6. The qualitative and quantitative values of all the sister city relationships be addressed when reporting on sister city relationships to the Council.

DEPUTY LORD MAYOR CHRISTIE
HARVEY

That the recommendation be adopted.

AMENDMENT

THOMAS
SEXTON

- That: 1. Clause 1 be amended such that the delegation to travel to Yaizu in August 2017 consist of Aldermen Zucco, Cocker, Thomas and Harvey as well as the General Manager and/or his nominees.
2. Clause 3 be amended to reflect that Alderman Zucco will join the existing delegation at L'Aquila in May 2017 notwithstanding that he is not part of the existing delegation travelling to Europe.

AMENDMENT CARRIED

VOTING RECORD

AYES	NOES
Lord Mayor Hickey	
Deputy Lord Mayor Christie	
Zucco	
Ruzicka	
Sexton	
Cocker	
Thomas	
Reynolds	
Harvey	

SUBSTANTIVE MOTION CARRIED

VOTING RECORD

AYES	NOES
Lord Mayor Hickey	
Deputy Lord Mayor Christie	
Zucco	
Ruzicka	
Sexton	
Cocker	
Thomas	
Reynolds	
Harvey	

COUNCIL RESOLUTION:

- That: 1. The Council endorse a delegation to travel to Yaizu in August 2017 as part of the 40th anniversary celebrations of the relationship, to consist of Aldermen Zucco, Cocker, Thomas and Harvey as well as the General Manager and/or nominees, with the estimated cost of up to \$6,575 per Alderman, to be attributed to the Economic Development Function of the 2017/2018 Annual Plan.
2. Costs associated with Mrs Fumiko Plaister's participation in the delegation to Yaizu, as well as an interpreter, be borne by the Council at an approximate cost of up to \$6,575 per person, to be attributed to the Economic Development Function of the 2017/2018 Annual Plan.
3. The Council endorse a delegation to travel to L'Aquila in May 2017, whilst already in Europe on a study tour with UTAS, with the estimated cost of up to \$790 per Alderman, to be attributed to the Economic Development Function of the 2016/2017 Annual Plan.
- (i) The Council endorse that Alderman Zucco join the delegation at L'Aquila in May 2017 notwithstanding that he is not part of the existing delegation travelling to Europe.
4. The Council host a civic reception in the Town Hall for up to 200 people at an approximate cost of up to \$7,000 to mark the 20th anniversary of the relationship with L'Aquila, with the cost to be attributed to the Civic Reception Budget Function within the Office of the Lord Mayor of the 2017/2018 Annual Plan.
5. The Council provide funding of \$500 for an entertainer at an event marking the 30th anniversary of the Abruzzese Association of Hobart, to be attributed to the Economic Development Function of the 2017/2018 Annual Plan.
6. The qualitative and quantitative values of all the sister city relationships be addressed when reporting on sister city relationships to the Council.

16. International Relations Action Plan - Annual Progress Report
File Ref: F17/38328

Ref: Open [EDCC 6.2](#), 27/04/2017

- That:
1. The Council receive the annual progress report against the current International Relations Action Plan.
 2. The Council endorse the proposed amendments to the current action plan, captured in the 'International Relations Action Plan 2017' marked as Attachment B to item 6.2 of the Open Economic Development and Communications agenda of 27 April 2017; with the exception that item 3 of the attachment titled 'Economic' be amended to include the capture of the number of businesses that are assisted by the City of Hobart to be 'China ready'.
 3. The Council consider any further changes to be incorporated into the amended International Relations Action Plan 2017, to ensure that the value of international relations is being most effectively measured by the City of Hobart.

DEPUTY LORD MAYOR CHRISTIE
THOMAS

That the recommendation be adopted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

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

17. 17th International Cities, Town Centres and Communities Conference - Melbourne 25-27 October 2017 - Call for Abstracts and Registration of Interest

File Ref: F17/40852

Ref: Open [EDCC 10](#), 27/04/2017

- That: 1. The Deputy Lord Mayor's attendance as a delegate and conference presenter at the 17th International Cities, Town Centres and Communities Conference, to be held in Melbourne from 25-27 October 2017, be approved.
2. The estimated cost of \$1,945 be attributed to the general aldermanic conferences allocation within the City Government function of the 2017–18 Annual Plan.

DEPUTY LORD MAYOR
ZUCCO

That the recommendation be adopted and that the Lord Mayor and Aldermen Ruzicka, Cocker and Thomas also attend as delegates.

MOTION CARRIED

VOTING RECORD

AYES	NOES
Lord Mayor Hickey	
Deputy Lord Mayor Christie	
Zucco	
Ruzicka	
Sexton	
Cocker	
Thomas	
Reynolds	
Harvey	

GOVERNANCE COMMITTEE

18. 2016–2017 Annual Plan Progress Report - Period Ended 28 February 2017

File Ref: F17/40179; 21-1-1

Ref: Open [GC 6.1](#), 2/05/2017

That the Council endorse the 2016–2017 Annual Plan Progress Report for the period ended 28 February 2017, marked as Attachment A to item 6.1 of the Open Governance agenda of 2 May 2017.

RUZICKA
SEXTON

That the recommendation be adopted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

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

19. 2017 Future of Local Government National Summit, Melbourne - 25 and 26 May 2017 - Aldermanic Nominations
File Ref: F17/41174

Ref: Open [GC 6.2](#), 2/05/2017

- That:
1. The Council nominate Alderman Ruzicka and Alderman Reynolds and the Council consider any other Aldermanic representation at the 2017 Future of Local Government National Summit, to be held in Melbourne, Victoria on 25 and 26 May 2017.
 2. The cost of attendance estimated at \$1,814 per person, be attributed to the general Aldermanic conferences allocation within the City Government Function of the 2016/2017 Annual Plan.

RUZICKA
SEXTON

That the recommendation be adopted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

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

20. CLOSED PORTION OF THE MEETING

The following items were discussed:-

- Item No. 1 Minutes of the last meeting of the Closed Portion of the Council Meeting
- Item No. 2 Communication from the Chairman
- Item No. 3 Leave of Absence
- Item No. 4 Consideration of supplementary Items to the agenda
- Item No. 5 Indications of pecuniary and conflicts of interest

RUZICKA
COCKER

That the recommendation be adopted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

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

SUPPLEMENTARY ITEM

21. 2017 National General Assembly of Local Government, Canberra - 18-21 June 2017 - Aldermanic Nominations

File Ref: F17/44772

Ref: Open [GC 4.1](#), 8/05/2017

- That: 1. The Council endorse the tentative attendance of the Deputy Lord Mayor Alderman Christie and Alderman Ruzicka together with the attendance of Alderman Reynolds and any other Aldermanic representation at the 2017 National General Assembly of Local Government, Canberra, to be held in Canberra, Australian Capital Territory from 18 to 21 June 2017.
2. The cost of attendance estimated at \$3300.00 per person, be attributed to the general Aldermanic conferences allocation within the City Government Function of the 2016/2017 Annual Plan.

RUZICKA
DEPUTY LORD MAYOR

That the recommendation be adopted with the inclusion of the Lord Mayor as attending.

MOTION CARRIED

VOTING RECORD

AYES	NOES
Lord Mayor Hickey	
Deputy Lord Mayor Christie	
Zucco	
Ruzicka	
Sexton	
Cocker	
Thomas	
Reynolds	
Harvey	

The Chairman adjourned the meeting at 7.15 pm for a comfort break

The meeting reconvened at 7.20 pm.

The Chairman adjourned the meeting at 7.55pm to conduct the closed portion of the meeting.

The meeting reconvened at 7.58 pm.

Item 20 was then taken.

There being no further business the meeting closed at 7.59 pm.

TAKEN AS READ AND SIGNED AS
A CORRECT RECORD THIS
22ND DAY OF MAY 2017.

CHAIRMAN