



CITY OF HOBART

# **MINUTES**

## **City Planning Committee Meeting**

**Open Portion**

**Monday, 15 January 2018 at 5:00pm**

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## ORDER OF BUSINESS

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**City Planning Committee Meeting (Open Portion) held on Monday, 15 January 2018 at 5:00 pm in the Lady Osborne Room, Town Hall.**

**COMMITTEE MEMBERS**

Briscoe (Chairman)  
Ruzicka  
Burnet  
Denison

**ALDERMEN**

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

**PRESENT:** Alderman J R Briscoe (Chairman), Aldermen E R Ruzicka, H C Burnet, T M Denison and W F Harvey.

Alderman Harvey was co-opted to the Committee.

**APOLOGIES:** Nil.

**LEAVE OF ABSENCE:** Nil.

**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

Briscoe  
Ruzicka  
Burnet  
Denison

NOES

## **2. CONFIRMATION OF MINUTES**

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BURNET

The minutes of the Open Portion of the City Planning Committee meeting held on [Monday, 11 December 2017](#), be confirmed as an accurate record.

MOTION CARRIED

### VOTING RECORD

AYES

NOES

Briscoe  
Ruzicka  
Burnet  
Denison  
Harvey

The minutes were signed.

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

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

### **Recommendation**

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

No supplementary items were received.

## **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.

BURNET

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

BURNET

That item 8.5 be taken out of sequence in order to deal with a deputation 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 Christie Denman of David Denman and Associates addressed the Committee in relation to item 7.1.1, on behalf of the Applicant.

#### **7.1.1 3 Lasswade Avenue, Sandy Bay - Partial Demolition, Extension and Front Fencing PLN-17-844 - File Ref:**

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HARVEY

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for Partial Demolition, Extension and Front Fencing at 3 Lasswade Avenue, SANDY BAY, 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-17-844 - 3 LASSWADE AVENUE SANDY BAY 7005 - 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 Works Ref: 5462 dated 8 January 2018 as attached to the permit.**



Reason for condition

To clarify the scope of the permit.

PLN s1

**The transparency of the elevations of the building containing the swimming pool must be maximised.**

**Prior to the issue of any approval under the Building Act 2016, revised plans complying with this requirement to the satisfaction of the Council's Director City Planning must be submitted and approved.**

**All work required by this condition must be undertaken in accordance with the approved revised plans.**

Reason for condition

To minimise the visual impact of the building containing the swimming pool upon the heritage place, the heritage precinct and the streetscape.

ENG sw4

**The development (including hardstand) must be drained to Council infrastructure. The new stormwater connection must be constructed, and any existing connections made redundant must be abandoned and sealed, at the owner's cost prior to the first occupation.**

**Detailed engineering drawings must be submitted and approved, prior to commencement of work. The detailed engineering drawings must include:**

- **the location of the proposed connections and all existing connections;**
- **the size and design of the connection such that it is appropriate to safely service the development;**
- **long-sections of the proposed connection clearly showing required levels, grade, clearances from any nearby services, cover, size, material and delineation of public and private infrastructure. Connections must be free-flowing gravity.**
- **no impervious areas capable of reaching the existing northern-most connection may be directed to the new connection or existing southern connections**

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

**with the approved engineering drawings.**

*Advice:*

*Once the engineering drawing has been approved, the Council will issue a condition endorsement (see general advice on how to obtain condition endorsement). Where building approval is also required, it is recommended that documentation for condition endorsement be submitted well before submitting documentation for building approval. Failure to address condition endorsement requirements prior to submitting for building approval may result in unexpected delays.*

***Please note that once the condition endorsement has been issued you will need to contact Council's City Infrastructure Division to initiate an application for service connection.***

Reason for condition

To ensure the site is drained adequately.

ENG 1

**The cost of repair of any damage to the Council's 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's 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's 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's infrastructure and/or site-related service connections affected by the proposal will be altered and/or reinstated at the owner's full cost.

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.

HER 17

**The palette of exterior colours and materials of the extension, the garage and the building containing the swimming pool must reflect the palette of materials within the local streetscape and precinct and must be to the satisfaction of the Director City Planning.**

**Prior to the issue of any approval under the *Building Act 2016*, revised plans must be submitted and approved showing exterior colours and materials in accordance with the above requirement.**

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

Reason for condition

To ensure that development within this heritage place/precinct is undertaken in a sympathetic manner which does not cause loss of historic cultural heritage significance.

#### **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 services e-planning

Where building approval is also required, it is recommended that documentation for condition endorsement be submitted well before submitting documentation for building approval. Failure to address condition endorsement requirements prior to submitting for building approval may result in unexpected delays.

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

## **BUILDING PERMIT**

You may need building approval in accordance with the *Building Act 2016*. [Click here](#) for more information.

This is a Discretionary Planning Permit issued in accordance with section 57 of the *Land Use Planning and Approvals Act 1993*.

## **PLUMBING PERMIT**

You may need plumbing approval in accordance with the *Building Act 2016*, *Building Regulations 2016* and the National Construction Code. [Click here](#) for more information.

## **OCCUPATION OF THE PUBLIC HIGHWAY**

You may require a road closure permit for construction or special event. [Click here](#) for more information.

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

## **NEW SERVICE CONNECTION**

Please contact the Hobart City Council's City Infrastructure Division to initiate the application process for your new service connection.

## **STORM WATER**

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. [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.](#)

### **DRIVEWAY SURFACING OVER HIGHWAY RESERVATION**

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.

### **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.](#)

### **CROSS OVER CONSTRUCTION**

The construction of the crossover can be undertaken by the Council or by a private contractor, subject to Council approval of the design. [Click here for more information.](#)

### **STORM WATER / ROADS / ACCESS**

Services to be designed and constructed in accordance with the (IPWEA) LGAT – standard drawings. [Click here for more information.](#)

### **WORK PLACE HEALTH AND SAFETY**

Appropriate occupational health and safety measures must be employed during the works to minimise direct human exposure to potentially-contaminated soil, water, dust and vapours. [Click here for more information.](#)

### **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.](#)

MOTION CARRIED

VOTING RECORD

AYES

NOES

Briscoe  
Ruzicka  
Burnet  
Denison  
Harvey

**COMMITTEE RESOLUTION:**

That pursuant to the Hobart Interim Planning Scheme 2015, the Council approve the application for Partial Demolition, Extension and Front Fencing at 3 Lasswade Avenue, SANDY BAY, and a permit containing the following additional conditions be issued:

GEN

**The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-17-844 - 3 LASSWADE AVENUE SANDY BAY 7005 - 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 Works Ref: 5462 dated 8 January 2018 as attached to the permit.**

Reason for condition

To clarify the scope of the permit.

PLN s1

**The elevations of the building containing the swimming pool must be transparent.**

**Prior to the issue of any approval under the Building Act 2016, revised**

**plans complying with this requirement to the satisfaction of the Council's Director City Planning must be submitted and approved.**

**All work required by this condition must be undertaken in accordance with the approved revised plans.**

Reason for condition

To minimise the visual impact of the building containing the swimming pool upon the heritage place, the heritage precinct and the streetscape.

ENG sw4

**The development (including hardstand) must be drained to Council infrastructure. The new stormwater connection must be constructed, and any existing connections made redundant must be abandoned and sealed, at the owner's cost prior to the first occupation.**

**Detailed engineering drawings must be submitted and approved, prior to commencement of work. The detailed engineering drawings must include:**

- **the location of the proposed connections and all existing connections;**
- **the size and design of the connection such that it is appropriate to safely service the development;**
- **long-sections of the proposed connection clearly showing required levels, grade, clearances from any nearby services, cover, size, material and delineation of public and private infrastructure. Connections must be free-flowing gravity.**
- **no impervious areas capable of reaching the existing northern-most connection may be directed to the new connection or existing southern connections.**

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

*Advice:*

*Once the engineering drawing has been approved, the Council will issue a condition endorsement (see general advice on how to obtain condition endorsement). Where building approval is also required, it is recommended that documentation for condition endorsement be submitted well before submitting documentation for building approval. Failure to address condition endorsement requirements prior to submitting for building approval may result in unexpected delays.*

***Please note that once the condition endorsement has been issued you will need to contact Council's City Infrastructure Division to initiate an application for service connection.***

Reason for condition

To ensure the site is drained adequately.

ENG 1

**The cost of repair of any damage to the Council's 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's 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's 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's infrastructure and/or site-related service connections affected by the proposal will be altered and/or reinstated at the owner's full cost.

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.



HER 17

**The palette of exterior colours and materials of the extension, the garage and the building containing the swimming pool must reflect the palette of materials within the local streetscape and precinct.**

**Prior to the issue of any approval under the *Building Act 2016*, revised plans must be submitted and approved showing exterior colours and materials in accordance with the above requirement.**

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

Reason for condition

To ensure that development at a (select relevant) heritage place/precinct is undertaken in a sympathetic manner which does not cause loss of historic cultural heritage significance.

## **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 services e-planning

Where building approval is also required, it is recommended that documentation for condition endorsement be submitted well before submitting documentation for building approval. Failure to address condition endorsement requirements prior to submitting for building approval may result in unexpected delays.

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

## **BUILDING PERMIT**

You may need building approval in accordance with the *Building Act 2016*. [Click here for more information.](#)

This is a Discretionary Planning Permit issued in accordance with section 57 of the *Land Use Planning and Approvals Act 1993*.

### **PLUMBING PERMIT**

You may need plumbing approval in accordance with the *Building Act 2016*, *Building Regulations 2016* and the National Construction Code. [Click here for more information.](#)

### **OCCUPATION OF THE PUBLIC HIGHWAY**

You may require a road closure permit for construction or special event. [Click here for more information.](#)

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

### **NEW SERVICE CONNECTION**

Please contact the Hobart City Council's City Infrastructure Division to initiate the application process for your new service connection.

### **STORM WATER**

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. [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.](#)

### **DRIVEWAY SURFACING OVER HIGHWAY RESERVATION**

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.

### **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.](#)

### **CROSS OVER CONSTRUCTION**

The construction of the crossover can be undertaken by the Council or by a private contractor, subject to Council approval of the design. [Click here for more information.](#)

### **STORM WATER / ROADS / ACCESS**

Services to be designed and constructed in accordance with the (IPWEA) LGAT – standard drawings. [Click here for more information.](#)

### **WORK PLACE HEALTH AND SAFETY**

Appropriate occupational health and safety measures must be employed during the works to minimise direct human exposure to potentially-contaminated soil, water, dust and vapours. [Click here for more information.](#)

### **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.](#)

**Delegation: Council**

Mr Michael Gregg (representor) addressed the Committee in relation to item 7.1.2

**7.1.2 PLN-16-1022 – 1 Shepherd Street & 3 Shepherd Street & 3a Shepherd Street & 1/3a Shepherd Street & 2/3a Shepherd Street, Sandy Bay Multiple Dwellings - Deferral**

**File Ref: F18/2143**

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DENISON

That the recommendation contained in the report of the Manager Development Appraisal of 10 January 2018, be adopted.

MOTION LOST

VOTING RECORD

	AYES	NOES
Denison		Briscoe Ruzicka Burnet Harvey

HARVEY

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council refuse the application for multiple dwellings at 1 Shepherd Street & 3 Shepherd Street & 3A Shepherd Street & 1/3A Shepherd Street & 2/3A Shepherd Street, SANDY BAY for the following reasons:

1. The proposal does not meet the acceptable solutions or the performance criteria with respect to clause 10.4.2 A3 and P3 of the Hobart Interim Planning Scheme 2015 in that the siting and scale of the proposal causes an unreasonable loss of amenity by resulting in:
  - (i) a reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot;
  - (ii) overshadowing the private open space of a dwelling on an adjoining lot;
  - (iii) visual impacts caused by the apparent scale, bulk and proportions of the proposed dwellings when viewed from an adjoining lot; and
  - (iv) not providing separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area.
2. The proposal does not meet the acceptable solutions or the performance criteria with respect to clause 10.4.6 A1 and P1 of the Hobart Interim Planning Scheme 2015 in that the upper level deck of dwelling 3 is not

screened or otherwise designed to minimise overlooking of the dwelling and private open space of the adjoining lot at 23-25 Fisher Avenue.

MOTION CARRIED

VOTING RECORD

	AYES	NOES
Briscoe		Denison
Ruzicka		
Burnet		
Harvey		

**COMMITTEE RESOLUTION:**

That pursuant to the Hobart Interim Planning Scheme 2015, the Council refuse the application for multiple dwellings at 1 Shepherd Street & 3 Shepherd Street & 3A Shepherd Street & 1/3A Shepherd Street & 2/3A Shepherd Street, SANDY BAY for the following reasons:

1. The proposal does not meet the acceptable solutions or the performance criteria with respect to clause 10.4.2 A3 and P3 of the Hobart Interim Planning Scheme 2015 in that the siting and scale of the proposal causes an unreasonable loss of amenity by resulting in:
  - (i) a reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot;
  - (ii) overshadowing the private open space of a dwelling on an adjoining lot;
  - (iii) visual impacts caused by the apparent scale, bulk and proportions of the proposed dwellings when viewed from an adjoining lot; and
  - (iv) not providing separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area.
2. The proposal does not meet the acceptable solutions or the performance criteria with respect to clause 10.4.6 A1 and P1 of the Hobart Interim Planning Scheme 2015 in that the upper level deck of dwelling 3 is not screened or otherwise designed to minimise overlooking of the dwelling and private open space of the adjoining lot at 23-25 Fisher Avenue.

**Delegation: Council**

Item 8.5 was then taken.

**7.1.3 Augusta Road, Road Reserve Reservation, Lenah Valley - Signage  
PLN-17-852 - File Ref: F17/164891**

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RUZICKA

That the recommendation contained in the report of the Development Appraisal Officer and the Senior Statutory Planner of 14 December 2017, be adopted.

MOTION CARRIED

VOTING RECORD

	AYES	NOES
Briscoe		
Ruzicka		
Burnet		
Denison		
Harvey		

**COMMITTEE RESOLUTION:**

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for Signage at Augusta Road, Road Reservation, Lenah Valley 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-17-852 - AUGUSTA ROAD LENA VALLEY TAS 7008 (ROAD RESERVATION) - Final Planning Documents except where modified below.

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

You may need building approval in accordance with the *Building Act 2016*. Click [here](#) for more information.

This is a Discretionary Planning Permit issued in accordance with section 57 of the *Land Use Planning and Approvals Act 1993*.

#### OCCUPATION OF THE PUBLIC HIGHWAY

You may require a 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.

You may require an occupational license for structures in the Hobart City Council highway reservation, in accordance with conditions to be established by the Council. Click [here](#) for more information.

You may require a road closure permit for construction or special event. Click [here](#) for more information.

You may require a 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.

**Delegation: Council**

**7.1.4 2A McRobies Road, South Hobart - Partial Demolition and Alterations to Carpark  
PLN-17-687 - File Ref: F17/165169**

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RUZICKA

That the recommendation contained in the report of the Development Appraisal Officer and the Senior Statutory Planner of 14 December 2017, be adopted.

MOTION CARRIED

VOTING RECORD

	AYES	NOES
Briscoe		
Ruzicka		
Burnet		
Denison		
Harvey		

**COMMITTEE RESOLUTION:**

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for Partial Demolition and Alterations to Car Park at 2A McRobies Road, SOUTH 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-17-687 - 2A MCROBIES ROAD SOUTH HOBART TAS 7004 - Final Planning Documents except where modified below.

Reason for condition

To clarify the scope of the permit.

PLN s1

Works shown within the McRobies Road highway reservation (Coach parking, Pavement marking) have not been included in this assessment and are therefore not approved as part of this permit.

*Advice: Any changes to the existing on-street parking/traffic management within the McRobies Road highway reservation adjacent to the subject site must be negotiated and agreed with the Council's Manager Traffic Engineering separate to this planning approval.*



Reason for condition

To clarify the scope of the permit.

ENG sw4

Where a new stormwater service connection is required, the new stormwater connection must be constructed at the owner's expense prior to the commencement of use.

*Advice: A stormwater service connection must be approved by Council's City Infrastructure Unit prior to construction of the stormwater service connection. Please contact Council's City Infrastructure Unit to initiate an application for a stormwater service connection.*

Reason for condition

To ensure the site is drained adequately.

ENG 2

Vehicular barriers compliant with the Australian Standard AS 1170.1 must be installed to prevent vehicles running off the edge of a parking module where the drop from the edge of the trafficable area to a lower level is 600mm or greater, and wheel stops must be installed for drops between 150mm and 600mm. Barriers must not limit the width of the driveway access or parking and turning areas approved under the permit. Barriers must be installed prior to commencement of use.

Prior to the commencement of use, the installed vehicular barriers must be inspected by a qualified engineer and certification submitted and accepted confirming that the installed vehicular barriers comply with Australian Standard AS 1170.1.h.

*Advice: The Council does not consider a slope greater than 1 in 4 to constitute a lower level as described in AS/NZS 2890.1:2004 Section 2.4.5.3*

*Once the certification of the installed vehicular barriers has been accepted, Council will issue a condition endorsement (see general advice on how to obtain condition endorsement).*

Reason for condition

To ensure that the safety of users of the driveway/parking and compliance with the standard.

#### ENG 4

The access and parking module approved by this permit must be constructed to a sealed standard and surface drained prior to the commencement of use.

Reason for condition

To ensure safe access is provided for the use.

#### ENG 1

The cost of repair of any damage to the Council's 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's 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's 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's infrastructure and/or site-related service connections affected by the proposal will be altered and/or reinstated at the owner's full cost.

#### ENV 2

Sediment and erosion control measures, in accordance with an approved soil and water management plan (SWMP), must be installed prior to the commencement of work and maintained until such time as all disturbed areas have been stabilised and/or restored or sealed to the Council's satisfaction.

A 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 [here](#).

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

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

*Where building approval is also required, it is recommended that documentation for condition endorsement be submitted well before submitting documentation for building approval. Failure to address condition endorsement requirements prior to submitting for building approval may result in unexpected delays.*

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.

HER 6

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. A qualified archaeologist must be engaged to attend the site and 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 one day of the discovery; and
5. A copy of the archaeologists advice, assessment and recommendations obtained in accordance with (2) above must

be provided to the Council within seven 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.

## 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 services e-planning](#)

Where building approval is also required, it is recommended that documentation for condition endorsement be submitted well before submitting documentation for building approval. Failure to address condition endorsement requirements prior to submitting for building approval may result in unexpected delays.

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

## BUILDING PERMIT

You may need building approval in accordance with the *Building Act 2016*.

Click [here](#) for more information.

This is a Discretionary Planning Permit issued in accordance with section 57 of the *Land Use Planning and Approvals Act 1993*.

#### PLUMBING PERMIT

You may need plumbing approval in accordance with the *Building Act 2016*, *Building Regulations 2016* and the National Construction Code. Click [here](#) for more information.

#### STORM WATER

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. Click [here](#) for more information.

#### STORM WATER / ROADS / ACCESS

Services to be designed and constructed in accordance with the (IPWEA) LGAT – standard drawings. Click [here](#) for more information.

#### WEED CONTROL

Effective measures are detailed in the Tasmanian Washdown Guidelines for Weed and Disease Control: Machinery, Vehicles and Equipment (Edition 1, 2004). The guidelines can be obtained from the Department of Primary Industries, Parks, Water and Environment [website](#).

#### DIAL BEFORE YOU DIG

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

**Delegation: Council**

**7.1.5 19 Lansdowne Crescent, West Hobart - Alterations to Car Park  
PLN-17-686 - File Ref: F18/950**

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HARVEY

That the recommendation contained in the report of the Development Appraisal Planner and the Senior Statutory Planner of 2 January 2018, be adopted.

MOTION CARRIED

VOTING RECORD

	AYES	NOES
Briscoe		
Ruzicka		
Burnet		
Denison		
Harvey		

**COMMITTEE RESOLUTION:**

Pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for Alterations to Car Park at 19 Lansdowne Crescent, West 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-17-686 - 19 LANSDOWNE CRESCENT TAS 7000 - Final Planning Documents except where modified below.

Reason for condition

To clarify the scope of the permit.

ENG SW6

All stormwater from the proposed development (including but not limited to: roofed areas; ag-drains; retaining wall ag-drains; and impervious surfaces such as driveways and paved areas) must be drained to the Council's stormwater infrastructure prior to commencement of use.

Reason for condition

To ensure that stormwater from the site will be discharged to a suitable Council approved outlet.

ENG 2A

Vehicular barriers compliant with the Australian Standard AS1170.1 must be installed to prevent vehicles running off the edge of an access driveway or parking module (parking spaces, aisles and manoeuvring area) where the drop from the edge of the trafficable area to a lower level is 600mm or greater, and wheel stops (kerb) must be installed for drops between 150mm and 600mm. Barriers must not limit the width of the driveway access or parking and turning areas approved under the permit.

*Advice: Council does not consider a slope greater than 1 in 4 to constitute a lower level as described in AS/NZS 2890.1:2004 Section 2.4.5.3. Slopes greater than 1 in 4 will require a vehicular barrier or wheel stop.*

*Designers are advised to consult the [National Construction Code 2016](#) to determine if pedestrian handrails or safety barriers compliant with the NCC2016 are also required.*

Reason for condition

To ensure the safety of users of the access driveway and parking module and compliance with the standard.

ENG 5

The number of car parking spaces approved on the site for use, is sixteen (16).

All parking spaces must be delineated by means of white or yellow lines 80mm to 100mm wide, or white or yellow pavement markers in accordance with Australian Standards AS2890.1:2004, prior to commencement of use.

Reason for condition

To ensure the provision of parking for the use is safe and efficient.

## ENG 9

All car parking spaces for people with disabilities must be delineated to Australian Standards AS2890.6:2009, prior to the commencement of the use.

Reason for condition

In the interests of vehicle user safety and the amenity of the development.

## ENG 3

The access driveway and parking module (parking spaces, aisles and manoeuvring area) must be designed and constructed in accordance with Australian Standard AS/NZS2890.1:2004 (including the requirement for vehicle safety barriers where required).

Reason for condition

To ensure safety of users of the access and parking module, and compliance with the relevant Australian Standard.

## ENG 1

The cost of repair of any damage to the Council's 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's 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's 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's infrastructure and/or site-related service connections affected by the proposal will be altered and/or reinstated at the owner's full cost.

#### 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, and 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.

## BUILDING PERMIT

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

This is a Discretionary Planning Permit issued pursuant to section 57 of the *Land Use Planning and Approvals Act 1993*.

## PLUMBING PERMIT

Plumbing permit in accordance with the *Building Act 2016*, *Building Regulations 2016* and the National Construction Code. Click [here](#) for more information.

## WEED CONTROL

Effective measures are detailed in the Tasmanian Washdown Guidelines for Weed and Disease Control: Machinery, Vehicles and Equipment (Edition 1, 2004). The guidelines can be obtained from the Department of Primary Industries, Parks, Water and Environment [website](#).

## NOISE REGULATIONS

Click [here](#) for information with respect to noise nuisances in residential areas.

## DIAL BEFORE YOU DIG

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

**Delegation: Council**

**7.1.6 6 Washington Street, South Hobart - Partial Demolition,  
Alterations, New Building for Public Toilets and Landscaping  
PLN-17-928 - File Ref: F18/2177**

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RUZICKA

That the recommendation contained in the report of the Development Appraisal Planner and the Senior Statutory Planner of 9 January 2018, be adopted with the following additional condition and advice added:

**PLN s1**

**The palette of exterior colours of the new toilets must reflect the palette of colours within the local streetscape and precinct and must be to the satisfaction of the Director City Planning.**

**Prior to the issue of any approval under the *Building Act 2016*, revised plans must be submitted and approved showing exterior colours in accordance with the above requirement.**

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

Reason for condition

To ensure that the exterior colours of the development are appropriate for the residential setting.

Advice

1. The applicant is encouraged to give consideration to incorporating an appropriately located water “bubbler” for public use within the proposal.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Briscoe  
Ruzicka  
Burnet  
Denison  
Harvey

**COMMITTEE RESOLUTION:**

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for partial demolition, alterations, new building for public toilets and landscaping at 6 Washington Street, South 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-17-928 - 6 WASHINGTON STREET SOUTH HOBART TAS 7004 - Final Planning Documents except where modified below.

Reason for condition

To clarify the scope of the permit.

## ENG sw6

All stormwater from the proposed development (including but not limited to: roofed areas; ag-drains; retaining wall ag-drains; and impervious surfaces such as driveways and paved areas) must be drained to the Council's stormwater infrastructure prior to commencement of use.

Reason for condition

To ensure that stormwater from the site will be discharged to a suitable Council approved outlet.

## ENG 1

The cost of repair of any damage to the Council's 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's 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 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's 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's infrastructure and/or site-related service connections affected by the proposal will be altered and/or reinstated at the owner's full cost.

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, and 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.

PLN s1

The palette of exterior colours of the new toilets must reflect the palette of colours within the local streetscape and precinct and must be to the satisfaction of the Director City Planning.

Prior to the issue of any approval under the *Building Act 2016*, revised plans must be submitted and approved showing exterior colours in accordance with the above requirement.

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

Reason for condition

To ensure that the exterior colours of the development are appropriate for the residential setting.

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

Discretionary Planning Permit issued in accordance with section 57 of the *Land Use Planning and Approvals Act 1993*.

#### PLUMBING PERMIT

Plumbing approval in accordance with the *Building Act 2016*, *Building Regulations 2016* and the National Construction Code. Click [here](#) for more information.

#### WORK PLACE HEALTH AND SAFETY

Appropriate occupational health and safety measures must be employed during the works to minimise direct human exposure to potentially-contaminated soil, water, dust and vapours. Click [here](#) for more information.

#### NOISE REGULATIONS

Click [here](#) for information with respect to noise nuisances in residential areas.

#### WASTE DISPOSAL

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 regarding waste disposal can also be found on the Council's [website](#).

## 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.

## WATER BUBBLER

The applicant is encouraged to give consideration to incorporating an appropriately located water “bubbler” for public use within the proposal.

**Delegation: Council**

## 8 REPORTS

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### 8.1 Coast to Coast Hobart 2018 File Ref: F17/164902; 17/230

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#### HARVEY

- That:
1. Aldermen Ruzicka, Burnet and Harvey be nominated to attend the Coast to Coast 2018 Hobart conference, with further nominations to be sought at the Council meeting on 22 January 2018.
  2. The Council agree to the lead sponsor position of the coastal hazard management and climate adaptation program at the Coast to Coast 2018 Hobart conference for a maximum amount of \$5,500.
  3. The Council give further consideration of an additional sponsorship of “Field Excursion in partnership with the Derwent Estuary Program”.
  4. The estimated cost of \$995 per person be attributed to the general Aldermanic conferences allocation within the City Government function of the 2017-18 Annual Plan.

MOTION CARRIED

VOTING RECORD

	AYES	NOES
Briscoe		
Ruzicka		
Burnet		
Denison		
Harvey		

**COMMITTEE RESOLUTION:**

- That: 1. Aldermen Ruzicka, Burnet and Harvey be nominated to attend the Coast to Coast 2018 Hobart conference, with further nominations to be sought at the Council meeting on 22 January 2018.
2. The Council agree to the lead sponsor position of the coastal hazard management and climate adaptation program at the Coast to Coast 2018 Hobart conference for a maximum amount of \$5,500.
3. The Council give further consideration of an additional sponsorship of "Field Excursion in partnership with the Derwent Estuary Program".
4. The estimated cost of \$995 per person be attributed to the general Aldermanic conferences allocation within the City Government function of the 2017-18 Annual Plan.

**Delegation: Council**

**8.2 Urban Design Advisory Panel - Terms of Reference Review**  
**File Ref: F17/165655**

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**BURNET**

- That: 1. The recommendations of the report, contained in Attachment A to item 8.2 of the Open City Planning Committee agenda of 15 January 2018, be endorsed.
2. The Council refer all major planning applications as defined under the Terms of Reference to the Urban Design Advisory Panel post



lodgement of a planning application and if so agree to the terms of reference for the Panel to be further amended to ensure that such advice is strictly limited to the relevant urban design provisions of the planning scheme applicable for the site.

3. An invitation, at an appropriate time, to attend a future City Planning Committee meeting, be forwarded to members of the Urban Design Advisory Panel for the purpose of informing the Committee about the role and function of the Panel.

MOTION CARRIED

VOTING RECORD

	AYES	NOES
Briscoe		
Ruzicka		
Burnet		
Denison		
Harvey		

**COMMITTEE RESOLUTION:**

- That:
1. The recommendations of the report, contained in Attachment A to item 8.2 of the Open City Planning Committee agenda of 15 January 2018, be endorsed.
  2. The Council refer all major planning applications as defined under the Terms of Reference to the Urban Design Advisory Panel post lodgement of a planning application and if so agree to the terms of reference for the Panel to be further amended to ensure that such advice is strictly limited to the relevant urban design provisions of the planning scheme applicable for the site.
  3. An invitation at an appropriate time to attend a future City Planning Committee meeting be forwarded to members of the Urban Design Advisory Panel for the purpose of informing the Committee about the role and function of the Panel.

**Delegation: Council**

**8.3 City Planning - Advertising List**  
**File Ref: F17/166091**

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BURNET

That the recommendation contained in the report of the Director City Planning of 9 January 2018, be adopted.

MOTION CARRIED

VOTING RECORD

	AYES	NOES
Briscoe		
Ruzicka		
Burnet		
Denison		
Harvey		

**COMMITTEE RESOLUTION:**

That the information contained in the memorandum, titled "City Planning Advertising List", to item 8.3 of the Open City Planning Committee agenda of 15 January 2018, be received and noted.

**Delegation: Committee**

**8.4 Delegated Decisions Report (Planning)**  
**File Ref: F17/166094**

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HARVEY

That the recommendation contained in the report of the Director City Planning of 4 January 2018, be adopted.

MOTION CARRIED

VOTING RECORD

	AYES	NOES
Briscoe		
Ruzicka		
Burnet		
Denison		
Harvey		

**COMMITTEE RESOLUTION:**

That the information contained in the memorandum, titled "Delegated Decisions Report (Planning)", to item 8.4 of the Open City Planning Committee agenda of 15 January 2018, be received and noted.

**Delegation: Committee**

Mr Brian Corr, President of Hobart Not Highrise, addressed the Committee in relation to item 8.5

**8.5 Major Projects Legislation - Amendments Following Initial Consultation**  
**File Ref: F18/478; 17/167**

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That the recommendation contained in the report of the Manager Planning Policy & Heritage and Director City Planning of 4 January 2018, be adopted.

MOTION CARRIED

VOTING RECORD

AYES	NOES
Briscoe	Denison
Ruzicka	
Burnet	
Harvey	

**COMMITTEE RESOLUTION:**

- That: 1. The Tasmanian Government be advised that the City of Hobart sees no need for the draft Bill to amend the Land Use Planning and Approvals Act 1993 (LUPAA) and the Environmental Management and Pollution Control Act 1994 to introduce a new major projects assessment process.
2. In the event that the Tasmanian Government proceeds with the Land Use Planning and Approvals Amendment (Major Projects) Bill 2017 that the following comments be considered:
- (i) The key issue identified with the Bill is in relation to the eligibility criteria for declaration of major projects and the fact that they are open to a wide interpretation based on the opinion of the Minister.
  - (ii) The eligibility criteria uses the term 'significant', 'significance' or 'potentially significant' in relation to 4 of the 5 criteria. The draft Bill does not contain any definition of 'significant', leaving these criteria open to wide interpretation. This creates uncertainty around what is likely to be a major project and there would be benefit in making these criteria more specific in order to provide both project proponents and the wider community with greater certainty.
  - (iii) Subsection 60J 2(b) provides that a project warrants

declaration as a major project if, in the opinion of the Minister the determination by a planning authority of an application for a permit in relation to the project has been unreasonably delayed. It is not clear why this provision is required given the existing legislative provisions in relation to timeframes for making decisions on permit applications.

**Delegation: Council**

Item 7.1.3 was then taken.

## **9 COMMITTEE ACTION STATUS REPORT**

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### **9.1 Committee Actions - Status Report File Ref: F18/1541**

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BURNET

That the information be received and noted.

MOTION CARRIED

#### VOTING RECORD

AYES

NOES

Briscoe  
Ruzicka  
Burnet  
Denison  
Harvey

**Delegation: Committee**

## **10. RESPONSES TO QUESTIONS WITHOUT NOTICE**

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Regulation 29(3) *Local Government (Meeting Procedures) Regulations 2015*.  
File Ref: 13-1-10

### **10.1 Condition Surrounding Sediment and Erosion Control** **File Ref: F17/151528; 13-1-10**

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Report of the Director City Planning of 15 January 2018.

HARVEY

That the information be received and noted.

MOTION CARRIED

#### VOTING RECORD

	AYES	NOES
Briscoe		
Ruzicka		
Burnet		
Denison		
Harvey		

**Delegation: Committee**

## **11. QUESTIONS WITHOUT NOTICE**

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

No questions were asked at the meeting.

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

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The following items were discussed:-

- Item No. 1 Minutes of the last meeting of the Closed Portion of the Council Meeting
- Item No. 2 Consideration of supplementary items to the agenda
- Item No. 3 Indications of pecuniary and conflicts of interest
- Item No. 4 Planning Authority Items – Consideration of Items with Deputations
- Item No. 5 City Acting as Planning Authority

- Item No. 6 Committee Action Status Report  
Item No. 6.1 Committee Actions - Status Report  
LG(MP)R 15(2)(d)  
Item No. 7 Questions without notice – File Ref: 13-1-10

BURNET

That the items be noted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Briscoe  
Ruzicka  
Burnet  
Denison  
Harvey

The Chairman adjourned the meeting at 6:38 pm to conduct the closed portion of the meeting.

The meeting reconvened at 6:40 pm.

Item 12 was then taken.

There being no further business the meeting closed at 6:41pm.

TAKEN AS READ AND SIGNED AS  
A CORRECT RECORD THIS  
29<sup>TH</sup> DAY OF JANUARY 2018.

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CHAIRMAN