



CITY OF HOBART

# **MINUTES**

## **City Planning Committee Meeting**

**Open Portion**

**Monday, 29 January 2018 at 5:04 pm**

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## ORDER OF BUSINESS

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### APOLOGIES AND LEAVE OF ABSENCE

1.	CO-OPTION OF A COMMITTEE MEMBER IN THE EVENT OF A VACANCY .....	3
2.	CONFIRMATION OF MINUTES.....	3
3.	CONSIDERATION OF SUPPLEMENTARY ITEMS .....	4
4.	INDICATIONS OF PECUNIARY AND CONFLICTS OF INTEREST .....	4
5.	TRANSFER OF AGENDA ITEMS.....	4
6.	PLANNING AUTHORITY ITEMS - CONSIDERATION OF ITEMS WITH DEPUTATIONS .....	5
7.	COMMITTEE ACTING AS PLANNING AUTHORITY .....	6
7.1	APPLICATIONS UNDER THE HOBART INTERIM PLANNING SCHEME 2015 .....	6
7.1.1	83 Athleen Avenue, Lenah Valley - Multiple Dwellings .....	6
7.1.2	479 Churchill Avenue, Sandy Bay - Partial Demolition, Alterations and Change of Use to Multiple Dwellings.....	21
8	REPORTS .....	32
8.1	Southern Tasmania Regional Land Use Strategy - Proposed Amendments.....	32
8.2	Delegated Decisions Report (Planning).....	33
8.3	City Planning - Advertising List .....	34
9.	QUESTIONS WITHOUT NOTICE .....	34
10.	CLOSED PORTION OF THE MEETING.....	34

**City Planning Committee Meeting (Open Portion) held on Monday, 29 January 2018 at 5:04 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 and T M Denison.

**APOLOGIES:** Nil.

**LEAVE OF ABSENCE:** Nil.

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

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No Aldermen were co-opted to the Committee.

**2. CONFIRMATION OF MINUTES**

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DENISON

The minutes of the Open Portion of the City Planning Committee meeting held on [Monday, 15 January 2018](#), be confirmed as an accurate record.

MOTION CARRIED

VOTING RECORD

	AYES	NOES
Briscoe		
Ruzicka		
Burnet		
Denison		

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

Briscoe  
Ruzicka  
Burnet  
Denison

NOES

## **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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Mr Emmanuel Dellas (Representor) addressed the Committee in relation to item 7.1.1.

Mr Bruce Glanville (Applicant), addressed the Committee in relation to item 7.1.1.

#### **7.1.1 83 Athleen Avenue, Lenah Valley - Multiple Dwellings PLN-17-691 - File Ref: F18/5589**

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DENISON

That the recommendation contained in the report of the Development Appraisal Planner and the Acting Manager Development Appraisal of 18 January 2018, be adopted.

MOTION CARRIED

#### VOTING RECORD

AYES

NOES

Briscoe  
Ruzicka  
Burnet  
Denison

#### **COMMITTEE RESOLUTION:**

Pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for Multiple Dwellings at 83 Athleen Avenue, 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-17-691 - 83 ATHLEEN AVENUE LENA VALLEY TAS 7008 - 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 2017/01466-HCC dated 13 December 2017 as attached to the permit.

Reason for condition

To clarify the scope of the permit.

PLN 2

Prior to the first occupation:

- a) a solid screen with a minimum height of 1m above the level of the driveway must be installed between the driveway and the bedroom windows proposed on the eastern side of the ground floor of the northernmost dwelling, and,
- b) either, a screen to baffle sound from vehicles must be installed between the driveway and the bedroom windows proposed on the eastern side of the ground floor of the middle dwelling, or, measures must be incorporated into the construction of the dwelling to reduce the impact of vehicle noise on this habitable room.

Prior to the issue of any approval under the *Building Act 2016*, revised plans must be submitted and approved demonstrating compliance with the above

requirements.

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

Reason for condition

To minimise potential detrimental impacts of vehicle noise and vehicle light intrusion upon habitable rooms.

PLN 17

Prior to first occupation, external lighting to illuminate the driveway, visitor car parking, and turning areas must be provided in accordance with *AS/NZS1158.3.1:2005 Lighting for Roads and Public Spaces*.

Prior to the first occupation, the external lighting must operate in accordance with *AS4282 Control of the Obtrusive Effects of Outdoor Lighting*.

Reason for condition

To ensure that parking and vehicle circulation roadways used outside daylight hours are provided with lighting to a standard which:

- a) enables easy and efficient use;
- b) promotes the safety of users;
- c) minimises opportunities for crime or anti-social behaviour; and
- d) prevents unreasonable light overspill impacts.

PLN 5

Landscaping of the site as shown on the approved Landscape and Servicing Plan (dated 06/07/2017, drawing A-02 Rev A) must be completed within 12 months of first occupation and maintained for the life of the dwellings. Replacement vegetation of a similar size must be planted if any of the vegetation is destroyed within 30 days of any of the vegetation being destroyed.

Reason for condition

To assist in reducing the apparent scale and bulk of the development.

PLN s4

Prior to first occupation, a storage area for waste and recycling bins must be provided for each dwelling.

Prior to the issue of any approval under the *Building Act 2016*, revised plans must be submitted and approved showing a storage area for waste and recycling bins for each dwelling.

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

Reason for condition

To provide for the storage of waste and recycling bins for multiple dwellings.

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 first occupation.

Reason for condition

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

ENG sw7

Stormwater pre-treatment for stormwater discharges from the development must be installed prior to the commencement of use.

The stormwater pre-treatment system must incorporate a treatment system of a size and design sufficient to achieve the stormwater quality targets in accordance with the State Stormwater Strategy 2010.

The stormwater pre-treatment system must be maintained for the life of the development.

Reason for condition

To avoid the possible pollution of drainage systems and natural watercourses, and to comply with relevant State legislation.

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:*

*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. 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 2b

A certified vehicle barrier design (including site plan with proposed location(s) of installation), prepared by a suitably qualified engineer, compliant with Australian Standard AS1170.1, must be submitted prior to the issue of any approval under the *Building Act 2016*, or the commencement of works on site. All works, required by this condition must be undertaken in accordance with certified design.

Reason for condition

To ensure the safety of users of the access driveway and parking module and

compliance with the standard.

#### ENG 2c

Prior to the first occupation, vehicular barriers must be inspected by a qualified engineer and certification submitted to Council confirming that the installed vehicular barriers comply with the certified design and Australian Standard AS1170.1.

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

#### Reason for condition

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

#### ENG 4

The access driveway and parking module (car parking spaces, aisles and manoeuvring area) approved by this permit must be constructed to a sealed standard (spray seal, asphalt, concrete, pavers or equivalent) and surface drained to the Council's stormwater system prior to the first occupation.

#### Reason for condition

To ensure the safety of users of the access driveway and parking module, and that it does not detract from the amenity of users, adjoining occupiers or the environment by preventing dust, mud and sediment transport.

#### ENG 5

The number of car parking spaces approved on the site is seven (7).

Prior to first occupation the turning bay must:

1. Be outlined with unbroken lines 80 to 100 mm wide on all sides and marked with diagonal stripes 150 to 200 mm wide with spaces 200 to 300 mm between stripes. The stripes must be at an angle of 45 +/- 10 degrees to the side of the space; and

2. Include pavement messaging indicating TURNING BAY in accordance with AS1742.11 Section 7.3.

Reason for condition

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

ENG 3a

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), or a design certified by a suitably qualified engineer to be safe.

*Advice:*

*It is advised that designers consider the detailed design of the access and parking module prior to finalising the Finished Floor Level (FFL) of the parking spaces (especially if located within a garage incorporated into the dwelling), as failure to do so may result in difficulty complying with this condition.*

*It is recommended that the garage door widths are widened slightly to ensure the two car parking spaces for each dwelling can operate independently. The current design, although compliant with AS2890.1, may require 5 or 7 point turns for exit from car parking spaces if a car larger than a B85 is parked in the adjacent space.*

Reason for condition

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

ENG 3c

The access driveway and parking module (parking spaces, aisles and manoeuvring area) must be constructed in accordance with the Aldanmark drawings 17E24-7 C1.01 to C1.03 and C2.01 to 2.03 Rev B. Visitor Parking and Turning Bay to be maximum 5% longitudinal gradient.

Prior to the first occupation or commencement of use (whichever occurs first),

documentation by a suitably qualified engineer certifying that the access driveway and parking module has been constructed in accordance with the above drawings must be submitted.

*Advice: Once the certification has been accepted, the 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'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.

ENG r3

Prior to the commencement of use, the proposed driveway crossover to the Athleen Avenue highway reservation must be designed and constructed in

general accordance with the following Tasmanian Standard Drawings (TSD):

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

Design drawings must be submitted and approved, prior to the issue of any approval under the *Building Act 2016* or the commencement of works on site, whichever occurs first. The design drawings must:

1. Show the cross and long section of the driveway crossover within the highway reservation and onto the property;
2. Detail any services or infrastructure (e.g. light poles, pits, awnings) at or near the proposed driveway crossover;
3. Detail the proximity to the Council's retaining wall (located within the highway reservation) and any impact the proposed construction will have on the retaining wall footings;
4. Show swept path templates in accordance with AS/NZS 2890.1 2004 (B85 or B99 depending on use, design template);
5. Where the design deviates from the requirements of the TSD, demonstrate that a B85 vehicle or B99 depending on use (AS/NZS 2890.1 2004, section 2.6.2) can access the driveway from the road pavement into the property without scraping the vehicle's underside;
6. Show that vehicular and pedestrian sight lines are met as per AS/NZS 2890.1 2004; and
7. Be prepared and certified by a suitable qualified person.

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

*Advice:*

*You may require a Permit to Open Up and Temporarily Occupy a Highway (for work in the road reserve such as new driveway crossover). [Click here for](#)*

*more information.*

Reason for condition

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

ENV 8

The development must be designed, constructed and carried out in accordance with the following requirements:

1. All earthworks must comply with AS3798 - Guidelines on earthworks for commercial and residential developments.
2. A site specific soil assessment must be undertaken to determine appropriate foundation design for all structures in accordance with AS2870 - Residential slabs and footings.
3. All construction must be based on thorough investigation, reporting, and design by appropriately qualified persons.
4. All stormwater on site must be immediately directed to Council mains upon the construction of hard surfaces to minimise the potential for uncontrolled stormwater flows to affect slope stability.
5. All design and construction must be undertaken in accordance with Australian Geomechanics Society Geoguides (2007) except where modified by a condition of the subdivision permit that approved creation of the lot and where structures are founded in underlying weathered gravels rather than bedrock.
6. All surface drainage upslope of site fill must be connected to a Council approved stormwater system or an approved stormwater management system to divert surface water away from any site fill.

Reason for condition

To ensure that landslide risk is tolerable

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 prior to the issue of any approval under the Building Act 2016 or the commencement of work, whichever occurs first. 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.

ENV s1

All design and construction must be undertaken in accordance with the following:

1. All seepage waters encountered during the construction of excavations must be collected and directed to the Council's stormwater drainage system or an approved stormwater disposal system.
2. All natural vegetation must be retained wherever practicable.
3. All natural contours must be retained where practicable.

4. All areas requiring fill must be prepared by stripping the vegetation and topsoil from the proposed fill area and by benching or keying the surface to receive the fill into the natural slope prior to filling.
5. Only clean fill materials may be used and all fill material must be adequately compacted.
6. Boulders exposed during excavation operations must be assessed by a suitably qualified person to determine slope stability risk and any boulders at risk of instability must be stabilised.

Reason for condition

To ensure that landslide risk is tolerable

ENV s2

All permanent cutting and/or filling must be constructed with batter slopes certified by a suitably qualified engineer or a drained retaining wall designed by an appropriately qualified person. For all permanent cutting or filling up to a height of 1m, cut and fill batters with a height no greater than 1m must be constructed with a batter slope certified by a suitably qualified engineer. Where certified batter slopes are not possible, or where cutting and filling will exceed 1m in height, a drained retaining wall designed by an appropriately qualified person must be constructed to retain the permanent excavation of the fill materials as soon as possible after the cut/fill operation. The drainage must be directed to the Council's stormwater drainage system or an approved stormwater disposal system. Prior to any permanent cutting of filling and/or construction of any retaining wall, drawings demonstrating compliance with this condition must be submitted to and approved.

Reason for condition

To ensure that landslide risk is tolerable

ENV s3

Prior to the issue of any approval under the *Building Act 2016*, or the commencement of works on site, whichever occurs first, comprehensive and detailed engineering designs prepared by an accredited civil engineer/civil designer for the development including drainage, services, earthworks, retaining structures and roads must be submitted and approved. The

comprehensive and detailed engineering designs must demonstrate compliance with all relevant geotechnical conditions of this permit.

The submitted comprehensive and detailed engineering designs must be certified in writing by either a civil engineer, civil designer, geotechnical engineer or engineering geologist as being in full accordance with all relevant geotechnical conditions of this permit and that all relevant geotechnical conditions of this permit have been fully incorporated into the design documents.

The development must be undertaken in accordance with the approved design documents.

Reason for condition

To ensure that landslide risk is tolerable

ENV s4

Prior to completion, confirmation in writing by either a civil engineer, civil designer, geotechnical engineer or engineering geologist that all relevant geotechnical conditions of this permit have been fully complied with must be submitted and approved.

*Advice: Once the confirmation 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 landslide risk is tolerable

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 Permit to Open Up and Temporarily Occupy a Highway (for work in the road reserve such as new driveway crossover). 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.

## 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.

## 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](#).

## 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.

## PART 5 AGREEMENT

Please note that Part 5 Agreement E37907 applies to the owner(s) of the land. The Agreement requires the owner(s) to implement, maintain and comply with the recommendations of the Geotechnical Management Plan in relation to the land. The recommendations of the Geotechnical Management Plan have been incorporated into the conditions of this permit.

**Delegation: Council**

Mr John Bourke (Applicant), addressed the Committee in relation to item 7.1.2.

**7.1.2 479 Churchill Avenue, Sandy Bay - Partial Demolition, Alterations  
and Change of Use to Multiple Dwellings  
PLN-17-753 - File Ref: F18/5812**

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DENISON

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for Partial Demolition, Alterations and Change of Use to Multiple Dwellings at 479 Churchill 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-17-753 - 479 CHURCHILL AVENUE SANDY BAY TAS 7005 - 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 first occupation.

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:*

*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. 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 2b

A certified vehicle barrier design (including site plan with proposed location(s) of installation), prepared by a suitably qualified engineer, compliant with Australian Standard AS1170.1, must be submitted to the Council prior to the issue of any approval under the *Building Act 2016*, or the commencement of works on site. All works, required by this condition must be undertaken in accordance with certified vehicle barrier design.

*Advice:*

*Once the certified vehicle barrier design has been accepted, 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 ensure the safety of users of the access driveway and parking module and compliance with the standard.

ENG 2c

Prior to first occupation or commencement of use (whichever occurs first), the installed vehicular barriers must be inspected by a qualified engineer and certification submitted to the Council confirming that they comply with the certified design and Australian Standard AS1170.1.

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

Reason for condition

To ensure the safety of users of the access driveway and parking module and

compliance with the relevant standards.

#### ENG 4

The access driveway and parking module (car parking spaces, aisles and manoeuvring area) approved by this permit must be constructed to a sealed standard (spray seal, asphalt, concrete, pavers or equivalent council approved) and surface drained to the Council's stormwater infrastructure prior to first occupation or commencement of use (whichever occurs first).

#### Reason for condition

To ensure the safety of users of the access driveway and parking module, and that it does not detract from the amenity of users, adjoining occupiers or the environment by preventing dust, mud and sediment transport.

#### ENG 11

Prior to the commencement of the use, the proposed crossover to the Churchill Avenue highway reservation must be designed and constructed in general accordance with the following Tasmanian Standard Drawings:

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

#### *Advice:*

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

Local Government Association Tasmania (LGAT) Standard Drawings can be viewed electronically via the [LGAT website](#).

#### Reason for condition

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

#### ENG 14

The access driveway and parking module (parking spaces, aisles and manoeuvring area) must be constructed in accordance with the PDA drawings H-2092C-1 to 8.

Prior to first occupation or commencement of use (whichever occurs first), documentation by a suitably qualified engineer certifying that the access driveway and parking module has been constructed in accordance with the above drawings must be lodged with the Council.

*Advice: Once the certification has been accepted, the Council will issue a condition endorsement (see general advice on how to obtain condition*

*endorsement).*

Reason for condition

To ensure that the access driveway and parking module for the development is consistent with the planning documentation.

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.

#### 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 Permit to Open Up and Temporarily Occupy a Highway (for work in the road reserve). 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.

#### 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.

#### 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.

#### 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.

MOTION CARRIED

#### VOTING RECORD

AYES

NOES

Briscoe  
Ruzicka  
Burnet  
Denison

**COMMITTEE RESOLUTION:**

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for Partial Demolition, Alterations and Change of Use to Multiple Dwellings at 479 Churchill 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-17-753 - 479 CHURCHILL AVENUE SANDY BAY TAS 7005 - 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 first occupation.

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:*

*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. 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 2b

A certified vehicle barrier design (including site plan with proposed location(s) of installation), prepared by a suitably qualified engineer, compliant with Australian Standard AS1170.1, must be submitted to the Council prior to the issue of any approval under the *Building Act 2016*, or the commencement of works on site. All works, required by this condition must be undertaken in accordance with certified vehicle barrier design.

*Advice:*

*Once the certified vehicle barrier design has been accepted, 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 ensure the safety of users of the access driveway and parking module and compliance with the standard.

ENG 2c

Prior to first occupation or commencement of use (whichever occurs first), the installed vehicular barriers must be inspected by a qualified engineer and certification submitted to the Council confirming that they comply with the certified design and Australian Standard AS1170.1.

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

Reason for condition

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

ENG 4

The access driveway and parking module (car parking spaces, aisles and manoeuvring area) approved by this permit must be constructed to a sealed

standard (spray seal, asphalt, concrete, pavers or equivalent council approved) and surface drained to the Council's stormwater infrastructure prior to first occupation or commencement of use (whichever occurs first).

Reason for condition

To ensure the safety of users of the access driveway and parking module, and that it does not detract from the amenity of users, adjoining occupiers or the environment by preventing dust, mud and sediment transport.

ENG 11

Prior to the commencement of the use, the proposed crossover to the Churchill Avenue highway reservation must be designed and constructed in general accordance with the following Tasmanian Standard Drawings:

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

*Advice:*

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

Local Government Association Tasmania (LGAT) Standard Drawings can be viewed electronically via the [LGAT website](#).

Reason for condition

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

ENG 14

The access driveway and parking module (parking spaces, aisles and manoeuvring area) must be constructed in accordance with the PDA drawings H-2092C-1 to 8.

Prior to first occupation or commencement of use (whichever occurs first), documentation by a suitably qualified engineer certifying that the access driveway and parking module has been constructed in accordance with the above drawings must be lodged with the Council.

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

Reason for condition

To ensure that the access driveway and parking module for the development

is consistent with the planning documentation.

#### 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](#).*

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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.

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**Delegation: Council**

## **8 REPORTS**

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### **8.1 Southern Tasmania Regional Land Use Strategy - Proposed Amendments** **File Ref: F18/3331; S32-006-01/02**

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#### BURNET

That the Council advise the Minister for Planning and Local Government that it supports the proposed amendments to the Southern Tasmania Regional Land Use Strategy as outlined in Attachment A to item 8.1 of the Open City Planning Committee agenda of 29 January 2018, with the exception of the proposed extension to the urban growth boundary at 369 Lenah Valley Road, Lenah Valley.

MOTION LOST

VOTING RECORD

	AYES		NOES
	Briscoe		Ruzicka
	Denison		Burnet

DENISON

That the recommendation contained in the report of the Manager Planning Policy & Heritage and the Director City Planning of 23 January 2018, be adopted.

MOTION LOST

VOTING RECORD

	AYES		NOES
	Briscoe		Ruzicka
	Denison		Burnet

**COMMITTEE RESOLUTION:**

That in the absence of a recommendation from the Committee, the matter be referred to the Council for determination.

**Delegation: Council**

**8.2 Delegated Decisions Report (Planning)**  
**File Ref: F18/5463**

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RUZICKA

That the recommendation contained in the memorandum of the Director City Planning of 22 January 2018, be adopted.

MOTION CARRIED

VOTING RECORD

	AYES		NOES
	Briscoe		
	Ruzicka		
	Burnet		
	Denison		

**COMMITTEE RESOLUTION:**

That the information be received and noted

**Delegation: Committee**

**8.3 City Planning - Advertising List**  
**File Ref: F18/5888**

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That the recommendation contained in the memorandum of the Director City Planning of 23 January 2018, be adopted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Briscoe  
Ruzicka  
Burnet  
Denison

**COMMITTEE RESOLUTION:**

That the information be received and noted.

**Delegation: Committee**

**9. 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.

**10. 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 | Questions Without Notice   |

BURNET

That the items be noted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Briscoe  
Ruzicka  
Burnet  
Denison  
Reynolds

The Chairman adjourned the meeting at 6:17 pm to conduct the closed portion of the meeting.

The meeting reconvened at 6:21 pm.

Item 10 was then taken.

There being no further business the meeting closed at 6:22 pm.

TAKEN AS READ AND SIGNED AS  
A CORRECT RECORD THIS  
13<sup>TH</sup> DAY OF FEBRUARY.

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**CHAIRMAN**