



CITY OF HOBART

MINUTES

Special City Planning Committee Meeting

Open Portion

Monday, 19 February 2018 at 4:50 pm

ORDER OF BUSINESS

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**Special City Planning Committee Meeting (Open Portion) held on Monday,
19 February 2018 at 4:50 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 H C Burnet, T M Denison, the Acting Lord Mayor Alderman R G Christie, P S Cocker, A M Reynolds and W F Harvey.

The Acting Lord Mayor was an ex-officio member of the Committee.

Alderman Cocker and Alderman Reynolds were co-opted to the Committee.

APOLOGIES:

Alderman E R Ruzicka.

Alderman Denison arrived at 4:55 pm during the discussion of 2.1.1 was unable to participate in the vote due to a lack of a vacancy and the earlier co-option of Alderman Cocker and Alderman Reynolds.

LEAVE OF ABSENCE: Nil.

BURNET

That Alderman Cocker and Alderman Reynolds be co-opted to the Committee.

MOTION CARRIED

VOTING RECORD

AYES

Briscoe
Burnet
Acting Lord Mayor Christie

NOES

1. INDICATIONS OF PECUNIARY AND CONFLICTS OF INTEREST

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

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

No interest was indicated.

2. COMMITTEE ACTING AS PLANNING AUTHORITY

In accordance with the provisions of Part 2 Regulation 25 of the Local Government (Meeting Procedures) Regulations 2015, the intention of the 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.

2.1 APPLICATIONS UNDER THE HOBART INTERIM PLANNING SCHEME 2015

2.1.1 83 Melville Street, Hobart - Partial Demolition and Alterations - PLN-17-822 - File Ref: F18/13213

COCKER

That the recommendation contained in the memorandum of the Manager Development Appraisal of 16 February 2018, be adopted.

AMENDMENT

BURNET

The addition of the following advice clause to read as follows:

“ADVICE

Consideration be given to increasing the transparency of the cladding to the atrium.”

AMENDMENT CARRIED

VOTING RECORD

AYES

Briscoe
Burnet
Acting Lord Mayor Christie
Reynolds

NOES

Cocker

SUBSTANTIVE MOTION CARRIED

VOTING RECORD

AYES	NOES
Briscoe	Burnet
Acting Lord Mayor Christie	
Cocker	
Reynolds	

COMMITTEE RESOLUTION:

That: Pursuant to the Hobart Interim Planning Scheme 2015, the Council approve planning application PLN-17-822 for partial demolition and alterations at 83 Melville Street, Hobart for the reasons outlined in the officer's report dated 8 February 2018, attached to item 2.1.1 of the Special Open City Planning Committee agenda of 19 February 2018 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-17-822 - 83 MELVILLE STREET HOBART TAS 7000 - Final Planning Documents except where modified below.

Reason for condition

To clarify the scope of the permit.

THC

The use and/or development must comply with the requirements of the Tasmanian Heritage Council as detailed in the Notice of Heritage Decision, THC Works Ref: 5455 dated 13 February 2018 as attached to the permit.

Reason for condition

To clarify the scope of the permit.

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.

HER s4

The new entrance must be relocated to allow retention of façade brickwork and window to Melville Street façade. Prior to the issue of any approval under the Building Act 2016, revised plans must be submitted and approved showing:

1. Retention of the heritage listed 1920s building façade, with windows and brickwork; and
2. Revised location of the new entrance, for example on the return (side) wall.

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

Reason for condition

To comply with E.13.7.1 of the Hobart Interim Planning Scheme 2015 which requires that demolition does not result in the loss of historic cultural heritage values unless there are exceptional circumstances.

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 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.

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 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.

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](#).

ADVICE

Consideration be given to increasing the transparency of the cladding to the atrium.

There being no further business the meeting closed at 4:59 pm.

TAKEN AS READ AND SIGNED AS
A CORRECT RECORD THIS
26TH DAY OF FEBRUARY 2018.

CHAIRMAN