



CITY OF HOBART

MINUTES

City Planning Committee Meeting

Open Portion

Tuesday, 13 March 2018 at 5:00 pm

ORDER OF BUSINESS

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City Planning Committee Meeting (Open Portion) held on Tuesday, 13 March 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 H C Burnet, T M Denison, A M Reynolds and W F Harvey.

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

APOLOGIES: Nil.

LEAVE OF ABSENCE:

Alderman E R Ruzicka.

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

BURNET

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

MOTION CARRIED

VOTING RECORD

AYES

Briscoe
Burnet
Denison

NOES

2. CONFIRMATION OF MINUTES

HARVEY

The minutes of the Open Portion of the City Planning Committee meeting held on [Monday, 26 February 2018](#), be confirmed as an accurate record.

MOTION CARRIED

VOTING RECORD

	AYES	NOES
Briscoe		
Burnet		
Denison		
Reynolds		
Harvey		

The minutes were signed.

3. CONSIDERATION OF SUPPLEMENTARY ITEMS

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

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

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

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

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

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

HARVEY

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

MOTION CARRIED

VOTING RECORD

AYES

NOES

Briscoe
Burnet
Denison
Reynolds
Harvey

7. 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.

Item 7.1.2 was then taken.

7.1 APPLICATIONS UNDER THE HOBART INTERIM PLANNING SCHEME 2015

Mr Michael Jamison (Representor) addressed the Committee in relation to item 7.1.1.

Mr Alex Brownlie (Principal Planner) from GHD together with Mr Michael Cooper of Michael R Cooper & Associates – Architect and Project Manager (Applicant) addressed the Committee in relation to item 7.1.1.

7.1.1 179 Macquarie Street and 200 Collins Street, Hobart and Adjacent Road Reserve and Crowthers Lane, Hobart PLN-174-704 - File Ref: F18/21099

DENISON

That the recommendation contained in the report of the Development Appraisal Planner and the Acting Manager Development Appraisal of 6 March 2018, be adopted, with the addition of the following advice clause:

“INTERPRETATION

The Applicant is strongly encouraged (in collaboration with the City of Hobart) to incorporate appropriate publicly accessible interpretation into the development which reflects the history of the site and its surrounds.”

AMENDMENT

REYNOLDS

That the three rooms marked as 8.1, 8.2 and 8.3 on the southern side of the building be omitted from the structure.

AMENDMENT LOST

VOTING RECORD

AYES	NOES
Burnet	Briscoe
Reynolds	Denison
	Harvey

SUBSTANTIVE MOTION CARRIED

VOTING RECORD

AYES	NOES
Briscoe	Burnet
Denison	Reynolds
Harvey	

COMMITTEE RESOLUTION:

That: Pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for demolition and new building for hotel with cafe and function centre and associated infrastructure works at 179 Macquarie Street and 200 Collins Street, Hobart and adjacent road reserve and Crowthers Lane, Hobart for the reasons outlined in the officer's report, attached to item 7.1.1 of the Open City Planning Committee agenda of 13 March 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-17-704 - 179 MACQUARIE STREET HOBART TAS 7000 - Final Planning Documents except where modified below.

Reason for condition

To clarify the scope of the permit.

TW

The use and/or development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TWDA 2017/01465-HCC dated 30/10/2018 as attached to the permit.

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: 5531 dated 28 February 2018, as attached to the permit.

Reason for condition

To clarify the scope of the permit.

PLN 15

A demolition waste management plan must be implemented throughout demolition.

A demolition waste management plan must be submitted and approved, prior to commencement of work on the site. The demolition waste management plan must include provisions for the handling, transport and disposal of demolition material, including any contaminated waste and recycling opportunities, to satisfy the above requirement.

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

Advice: Once the demolition waste management plan 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.

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

Reason for condition

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

PLN S1

Additional bicycle parking must be provided for customers and visitors to the site prior to commencement of use.

Amended drawings must be submitted and approved, prior to commencement of work or the issue of any approval under the *Building Act 2016* (whichever occurs first but excluding demolition). The amended drawings must show bicycle parking constructed to Class 3 security level to cater for customers and visitors in addition to that already proposed for staff, in a separate, publicly accessible area at ground level (e.g. within the open plaza area).

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

Advice: The Hobart Interim Planning Scheme 2015 defines Class 3 security level as facilities to which the bicycle frame and wheels can be locked.

Once the amended drawings have 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 ensure enough bicycle parking is provided to meet the needs of likely users and by doing so to encourage cycling as a healthy and environmentally friendly mode of transport for commuter, shopping and recreational trips, in accordance with the objectives of Schedule E 6.6.4 of the *Hobart Interim Planning Scheme 2015*.

PLN S2

Bicycle end of trip facilities must be provided within the building for staff prior to commencement of use.

Amended drawings must be submitted and approved, prior to commencement of work or the issue of any approval under the *Building Act 2016* (whichever occurs first but excluding demolition. The amended drawings must show the provision of at least one (1) shower and change room facility for use by staff members employed at the premises.

All facilities required by this condition must be installed in accordance with the approved drawings.

Advice: Once the amended drawings have 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 ensure that cyclists are provided with adequate end of trip facilities.

ENG SW2.1

A pre works CCTV video of the existing Council stormwater main within the subject site (including right of way) must be undertaken and submitted to the Council prior to the commencement of work (including demolition).

Reason for condition

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

ENG SW2.2

Recorded CCTV inspections and associated reports of the new public stormwater infrastructure and any other public stormwater within 2m of the works must be undertaken and submitted to the Council:

1. Prior to commencement of the maintenance period; and
2. Within 30 days of completion of works.

The CCTV inspection must be taken no more than one month prior to commencement of the maintenance period. A maintenance period of 12 months will apply to the new pipes. The Council will perform a final inspection at the end of the maintenance period. Should any rectification works be required, these must be done at the owner's cost within a time frame specified by the Council, and an additional 12 month maintenance period may be applied.

The post construction CCTV 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 pre-construction CCTV video of the Council's infrastructure, then any damage to the Council's infrastructure identified in the post construction CCTV will be deemed to be the responsibility of the owner.

Advice: The CCTVs may be combined by delaying commencement of the maintenance period.

A maintenance bond of 5% of the contract value of the works will be required by the Council. Upon the expiry of the maintenance period, please contact the Council's Project and Development Inspector on telephone 6238 2967 to arrange the final inspection prior to the release of the maintenance bond.

Reason for condition

To ensure that the Lots are serviced by adequate public infrastructure and that any Council infrastructure and connections affected by the works will be repaired at the owner's cost.

ENG SW3

The proposed works (including footings, carpark, ramps, overhangs) within two metres of the Council's stormwater infrastructure, must be designed to ensure the long term protection of and access to the Council's stormwater infrastructure.

A detailed engineering design must be submitted and approved prior to issue of any consent under the *Building Act 2016* or commencement of works (whichever occurs first but excluding demolition).

The detailed design must:

1. Demonstrate how the design will maintain the overland flow path, provide adequate access to the main, impose no additional loads onto the main and that the structure will be fully independent of the main and its trenching. Adequate access is defined for this project as a minimum 2.8m vertical clearance within a 3m wide corridor, with no columns or footings within one metre of the outside of the pipe. Reduction in this access requirement is possible for the removable ramp, and wall at the boundary with adequate structural bridging.
2. Include details of how the ramp is removed and reinstated, and sufficient protection for the new main within the right of way to allow excavation to gain full access into the site.

3. Include cross-sections clearly showing the relationship both vertically and horizontally between Council's stormwater infrastructure and the proposed works (including footings), and stating the minimum setbacks from the works to the nearest external surface of the main.
4. Include a long-section of Council's stormwater main clearly showing proposed cover. If the cover is less than 600mm, engineering details and full calculations to relevant Australian Standards (including construction traffic loading) must be submitted to demonstrate the mains can withstand the likely forces and will be adequately protected. All assumptions must be stated.
5. Be certified by a suitably qualified engineer.

Prior to first occupation / the issue of any Completion Certificate under the *Building Act 2016* / the commencement of the maintenance period (whichever occurs first), confirmation from a suitably qualified engineer must be provided to the Council that the installation of the works within two metres of the Council's stormwater is in accordance with the approved drawings and complies with this condition. Should any remediation works be required, these must be carried out at the developer's cost.

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

Advice: Once the detailed design 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 ensure the protection of the Council's hydraulic infrastructure.

ENG SW5

The development (including hardstand) must be drained to the Council's stormwater infrastructure with sufficient receiving capacity, in a safe and legal manner through to Collins Street. The upgraded public stormwater system must be constructed prior to issue of any Completion Certificate under the *Building Act 2016*.

Engineering design drawings must be submitted and approved, prior to commencement of work or the issue of any approval under the *Building Act 2016* (whichever occurs first but excluding demolition). The engineering design drawings must:

1. Be certified by a qualified and experienced engineer.
2. Show in both plan and long-section the proposed stormwater mains, including but not limited to, connections, flows, velocities, hydraulic grade lines, clearances, cover, gradients, sizing, material, pipe class, adequate working platforms around manholes, easements, obstacles (such as other services or structures) and inspection openings.
3. Include adequate protection works where minimum cover cannot be achieved.
4. Include the associated calculations and catchment area plans. The stormwater system (including defined non-blocked overland flow paths) must cater for all 1% AEP flows as at 2100 (i.e. including climate change loading) from a fully developed catchment. The main itself must be sized to accommodate at least the 5% AEP flows from a fully-developed catchment.
5. Identify all existing third-party connections to the mains to be upgraded and reconnected at the owner's cost.
6. Clearly distinguish between public and private infrastructure.
7. Be substantially in accordance with the LGAT Standard Drawings and Tasmanian Subdivision Guidelines.

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

Advice: Once the engineering design drawings have 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 obtain a Permit to Construct Public Infrastructure. A maintenance period of 12 months and 5% maintenance bond will apply.

Reason for condition

To ensure Council's hydraulic infrastructure meets acceptable standards.

ENG SW6

A construction management plan (Crowther's Lane heritage walls) must be submitted and approved, detailing the installation of the Council's upgraded stormwater infrastructure in such a way as to ensure that the condition and structural integrity of the existing heritage walls on Crowther's Lane are not compromised.

The construction management plan (Crowther's Lane heritage walls) must be submitted and approved by the Council's Director City Infrastructure and Director City Planning prior to commencement of work or issue of any approval under the *Building Act 2016* (whichever occurs first but excluding demolition).

The construction management plan (Crowther's Lane heritage walls) must:

1. Be prepared and certified by a suitably experienced structural engineer, with input from a suitably experienced geotechnical engineer.

2. Be in accordance with any recommendations from any heritage protection report and requirements.
3. Include structural and geotechnical investigation of the heritage walls, underlying footings and existing ground conditions in Crowther's Lane.
4. Include an engineering risk analysis which demonstrates the rationale of the selected construction method for undertaking the works. Including how risk mitigation relating to design, construction, surrounding infrastructure and personnel to an acceptable level is achieved.
5. Detail construction methodology for undertaking the works, including any restrictions on machinery and access, staging of the works, critical hold points and safety management for both the general public and contractors.
6. Provide details of any monitoring controls and inspection regime that will be in place for the heritage walls or other associated infrastructure.
7. Include engineering drawings which detail any proposed permanent infrastructure (i.e. underpinning) required for undertaking the works. For any proposed temporary infrastructure (i.e. bracing), provide drawings sufficient for implementation.
8. Include engineering cross-sections detailing the relationship both vertically and horizontally of the main upgrade (including trenching) to the walls and associated infrastructure.
9. Demonstrate the wall is fully independent of the main and its trenching.

Prior to first occupation/the issue of any Completion Certificate under the *Building Act 2016* / the commencement of the maintenance period (whichever occurs first), confirmation from a suitably qualified engineer must be provided to the Council that the installation of the main in relation to the heritage walls is in accordance with the approved construction management plan (Crowther's Lane heritage walls), and complies with this condition. Should any remediation works be required, these must be carried out at the developer's cost.

All work required by this condition must be undertaken in accordance with the approved construction management plan (Crowther's Lane heritage walls).

Advice: Once the construction management plan (Crowther's Lane heritage walls) 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 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 commencement of use / the issue of any Completion Certificate under the *Building Act 2016* (whichever occurs first).

A stormwater management report and design must be submitted and approved, prior to commencement of work (excluding demolition and excavation). The stormwater management report and design must:

1. Be prepared by a suitably qualified engineer.
2. Include detailed design of the proposed treatment train, including final estimations of contaminant removal.
3. Include a Stormwater Management Summary Plan that outlines the obligations for future property owners to stormwater management, including a maintenance plan which outlines the operational and maintenance measures to check and ensure the ongoing effective operation of all systems, such as: inspection frequency; cleanout procedures; descriptions and diagrams of how the installed systems operate; details of the life of assets and replacement requirements.

All work required by this condition must be undertaken and maintained in accordance with the approved stormwater management report and design.

Advice: Once the stormwater management report and design 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 possible pollution of drainage systems and natural watercourses, and to comply with relevant State legislation.

ENG TR1

The Barrack Street access via the right of way is approved for EXIT ONLY.

The southern Macquarie Street access is approved for ENTRY ONLY.

The northern Macquarie Street access is approved for EXIT ONLY.

Traffic management for the accesses and parking module must be installed prior to the commencement of use.

Traffic management design drawing(s) of the proposed traffic management for the accesses (including signage and linemarking), must be submitted and approved by the Council's Director City Infrastructure, prior to commencement of use. The traffic management design drawing(s) must include (but not be limited to):

1. 'No Entry' signage must be installed on either side of the Barrack Street access (within the right of way) generally in accordance with AS1742.2:2009 or AS1742.10:2009.

2. 'Giveaway to Pedestrian' signage to control exiting traffic must be installed at the Barrack Street access (within the right of way) generally in accordance with AS1742.2:2009 or AS1742.10:2009.
3. 'Caution Vehicles' signage must be installed at the Barrack Street access (within the right of way) generally in accordance with AS1742.2:2009 or AS1742.10:2009 to advise pedestrians on the footpath of exiting vehicles.
4. A speed hump must be installed two (2) metres from the Barrack Street end of the right of way in accordance with AS/NZS2890.1:200 Section 4.9 (b) Type 2.
5. 'No Entry' signage must be installed at the northern Macquarie Street access (within the property) generally in accordance with AS1742.2:2009 or AS1742.10:2009.

All work required by this condition must be undertaken in accordance with the approved traffic management design drawing(s).

Advice: Once the traffic management design drawing(s) have 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

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

ENG TR2

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

The construction traffic (including cars, public transport vehicles, service vehicles, pedestrians and cyclists) and parking management plan for each construction stage (including demolition and excavation) must be submitted and approved, prior to commencement of work for the relevant stage. The construction traffic and parking management plan must:

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

Advice: Once the construction traffic and parking management plan has been approved, 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 vehicles entering and leaving the development and the safety and access around the development site for the general public and adjacent businesses.

ENG 3

The circulation roadways, ramps and parking module (parking spaces, aisles and manoeuvring area) must be designed and constructed generally in accordance with Australian Standard AS/NZS2890.1:2004 (including the requirement for vehicle safety barriers where required). The ramp leading to the basement carpark from Macquarie Street must be constructed to ensure a Small Rigid Vehicle (SRV) can enter the basement carpark from the road pavement without scraping the SRV underside.

Reason for condition

To ensure that the safety of users of the access and parking module.

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.

ENG R3

Prior to the commencement of use, the proposed two (2) (altered or new) driveway crossovers to the Macquarie Street highway reservation must be designed and constructed generally in accordance with the following Tasmanian Standard Drawings (TSD):

1. Urban - TSD-R09-v1 - Urban Roads Driveways and TSD R14-v1 Type KC vehicular crossing.
2. Commercial Urban - TSD-R09-v1 - Urban Roads Driveways and TSD R16-v1 Type KCR and B1 or Type KCRB and B1.
3. Footpath - Urban Roads Footpaths TSD-R11-v1.

Design drawings must be submitted and approved by the Council's Director City Infrastructure prior to the commencement of work (excluding demolition and excavation). The design drawings must:

1. Detail any services or infrastructure (e.g. light poles, pits, awnings, parking meter boxes) at or near the proposed driveway crossover, including relocation details (including timing of relocation) where existing infrastructure is closer than 2m to the new crossovers.
2. Show pedestrian sight lines for exiting vehicles in accordance with AS/NZS 2890.1:2004, including lane narrowing and landscaping in accordance with GHD letter dated 12/1/18 Figure 1, 2 and 3.
3. If the design deviates from the requirements of the TSD, demonstrate that a B85 vehicle, B99 and Small Rigid Vehicle (SRV) (AS/NZS2890.1:2004 and AS/NZ2890.1: 2002) can access the driveway from the road pavement into/out of (whichever relevant) the property with respect to vehicle swept paths and without scraping the vehicles' underside.
4. Show the exit to Macquarie Street width to be kept to a minimum to maximise southern vehicular sight distances.
5. Be prepared and certified by a suitable qualified person, to satisfy the above requirement.

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

Advice: Once the approved design drawings have 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 ensure that works will comply with the Council's standard requirements.

ENG S1

Staff bicycle parking within the basement level must be constructed to Class 1 or Class 2 security level.

Advice: The Hobart Interim Planning Scheme 2015 defines Class 1 security level as Fully enclosed individual lockers, and Class 2 as Locked compounds with communal access using duplicate keys.

Reason for condition

To encourage cycling by providing secure, accessible and convenient bicycle parking spaces.

ENG S2

On-street carparking modifications including relocation of parking meter box must be completed prior to first occupation.

Design drawings must be submitted and approved by the Council's Director City Infrastructure prior to the commencement of work (excluding demolition and excavation).

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

Advice: Once the approved design drawings have 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 ensure that works will comply with the Council's standard requirements.

ENV 2

Sediment and erosion control measures, sufficient to prevent sediment leaving the site and 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.

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 (1) day of the discovery; and
5. A copy of the archaeologist's advice, assessment and recommendations obtained in accordance with (2) above must be provided to the Council within 30 days of receipt of the advice, assessment and recommendations.

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

Reason for condition

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

HER S1

All documentation, including the construction management plan (Crowther's Lane heritage walls) required in condition ENG sw6, must contain protocols and recommendations for all contractors working in proximity to the stone walls on either side of Crowther's Lane to be familiar with the heritage values of the heritage listed site and for the need to protect the wall at all costs whilst undertaking the proposed works to upgrade infrastructure. Prior to the commencement of works (including demolition and excavation), all workers and managers must be briefed on the importance of the cultural heritage values of the site as part of a site induction. This must be undertaken by a suitably qualified heritage practitioner.

Reason for condition

To ensure that there is no loss or damage to the heritage values or fabric of the site.

PART 5 1

Prior to the commencement of work, the owner(s) of the property must enter into an agreement with the Council pursuant to Part 5 of the *Land Use Planning and Approvals Act 1993* with respect to:

1. Building over and within 1 metre of the council's stormwater infrastructure. The owner must agree to:
2. Provide 24hr emergency access to the Council's stormwater infrastructure.
3. Indemnify the Council against any costs or claims arising from building over the Council's stormwater main or for damages incurred in the act of performing operation, maintenance, or replacement tasks on the stormwater main.

4. Dismantle/ replace the ramp at the owner's cost at the Council's request to allow free access to the Council's infrastructure.
5. Ongoing compliance with the approved stormwater management plan for the proposed treatment system.

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

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

Note: For further information with respect to the preparation of a Part 5 agreement please contact Council Development Engineering Staff.

Reason for condition

To ensure that future owners are aware of their ongoing obligations.

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.

PUBLIC HEALTH

You may be required to provide approved/endorsed plans for a food business fit out, in accordance with the National Construction Code - Building Code of Australia including Tas Part H102 for food premises which must have regard to the FSANZ Food Safety Standards. Click [here](#) for more information.

FOOD BUSINESS REGISTRATION

Food business registration in accordance with the *Food Act 2003*. 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.

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.

BUILDING WITHIN EASEMENTS/ WITHIN ONE METRE OF STORMWATER

In order to build over the service easement, you will require the separate consent of the Hobart City Council in accordance with section 74 of the *Building Act 2016*.

In order to build within one metre of stormwater infrastructure, you will require the separate consent of the Hobart City Council in accordance with section 73 of the *Building Act 2000* and s13 of the *Urban Drainage Act 2013*.

PERMIT TO CONSTRUCT PUBLIC INFRASTRUCTURE

You may require a permit to construct public infrastructure, with a 12 month maintenance period and bond (please contact the Hobart City Council's City Infrastructure Division to initiate the permit process).

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.

RIGHT OF WAY

The private right of way must not be reduced, restricted or impeded in any way, and all beneficiaries must have complete and unrestricted access at all times.

You should inform yourself as to your rights and responsibilities in respect to the private right of way particularly reducing, restricting or impeding the right during and after construction.

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.

PROTECTING THE ENVIRONMENT

In accordance with the *Environmental Management and Pollution Control Act 1994*, local government has an obligation to "use its best endeavours to prevent or control acts or omissions which cause or are capable of causing pollution." 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](#).

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.

INTERPRETATION

The Applicant is strongly encouraged (in collaboration with the City of Hobart) to incorporate appropriate publicly accessible interpretation into the development which reflects the history of the site and its surrounds.

URBAN DESIGN ADVISORY PANEL

You are strongly encouraged to implement the following considerations arising from the Urban Design Advisory Panel meeting of 9 February 2018:

1. The relationship with the heritage building to the south would be improved if rooms 8.1, 8.2 and 8.3 were omitted, to reduce the height of the vertical element closest to the heritage building, and further break up its massing.
2. A landscaping plan (hard and soft) should be prepared (by a suitably qualified professional) and implemented, including a large tree to assist in breaking the massing of the proposed building along the (southern) boundary with the heritage site.
3. Appropriate lighting, green walls and outdoor heating should be installed to help activate the ground level communal space on the south west side of the building, as well as locating seats and tables closer to the outer edges of the building for sitting/using in morning/afternoon sun to make this space more inviting for patronage.

Delegation: Council

Item 8.1 was then taken.

Mr Finegan Kruckemeyer (Representor) addressed the Committee via telephone conferencing in relation to item 7.1.2.

Mr Matt Williams (Principal) of Matt Williams Architects (Applicant) addressed the Committee in relation to item 7.1.2.

7.1.2 186 Melville Street, West Hobart - Partial Demolition, Alterations and Extension
PLN-18-13 - File Ref: F18/20327

DENISON

That the recommendation contained in the report of the Development Appraisal Planner and the Acting Manager Development Appraisal of 2 March 2018, be adopted.

MOTION CARRIED

VOTING RECORD

AYES	NOES
Briscoe	Reynolds
Burnet	
Denison	
Harvey	

COMMITTEE RESOLUTION:

That: Pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for partial demolition, alterations and extension at 186 Melville Street, West Hobart for the reasons outlined in the officer's report, attached to item 7.1.2 of the Open City Planning Committee agenda of 13 March 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-18-13 186 MELVILLE STREET WEST HOBART TAS 7000 - Final Planning Documents except where modified below.

Reason for condition

To clarify the scope of the permit.

PLN s1

The visitor accommodation use approved under PLN-14-00827-01 is for the existing building only and does not extend to the extension approved by this permit.

Advice: The use of the proposed completed building for visitor accommodation will require subsequent planning approval or its use to be compliant with the State Government's exemption for visitor accommodation in the Interim Planning Directive No. 2. More information on visitor accommodation can be found [here](#).

Reason for condition

To clarify the scope of the permit.

PLN s4

The proposed extension must comply with the permitted building envelope as required under Part D 11.4.2 A3(a) and diagram 11.4.2B of the *Hobart Interim Planning Scheme 2015*.

Prior to the issue of any approval under the *Building Act 2016*, revised plans must be submitted and approved showing the proposed extension within the permitted building envelope in accordance with the above requirement.

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

Advice: The plans of the amended proposal submitted to the Council on 23/2/2018 showing the building contained within the permitted building envelope would be considered to satisfy this condition.

Reason for condition

In the interest of minimising the potential impact on amenity of the proposed additions on the adjoining property at 184 Melville Street.

ENG 4

The driveway, carparking and manoeuvring areas 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 the first occupation/new use.

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 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 17

The palette of exterior colours and materials 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 revised plans.

Reason for condition

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

HER s4

The proposed pyramidal roof form of the rear extension must be amended to be a 20 degree pitched gable roof, and have an overall height reduction of one (1) metre.

Prior to the issue of any approval under the *Building Act 2016*, revised plans must be submitted and approved showing the amended roof pitch and form, and reduced height, in accordance with the above requirement.

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

Advice: The plans of the amended proposal submitted to the Council on 23/2/2018 showing the pitched gabled roof pitch and form and reduced height would be considered to satisfy this condition.

Reason for condition

In the interest of the heritage values of the place and precinct.

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*.

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.

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.

Delegation: Council

Mr Sam Lowther and Ms Kate Lowther (Applicant) addressed the Committee in relation to item 7.1.3.

7.1.3 29 Browne Street, West Hobart - Partial Demolition, Alterations and Extension PLN-17-1052 - File Ref: F18/20112

REYNOLDS

That: Pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for partial demolition, alterations and extension at 29 Browne Street, West Hobart and a permit containing the following conditions be issued:

GEN

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-17-1052 - 29 BROWNE STREET WEST HOBART 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 suitable Council Stormwater Infrastructure.

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

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.

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	Burnet
Denison	Harvey
Reynolds	

COMMITTEE RESOLUTION:

That: Pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for partial demolition, alterations and extension at 29 Browne Street, West Hobart and a permit containing the following conditions be issued:

GEN

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-17-1052 - 29 BROWNE STREET WEST HOBART 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 suitable Council Stormwater Infrastructure.

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

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.

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.

Delegation: Council

Ms Kim Backhouse (Representor) addressed the Committee in relation to item 7.1.4.

Mr Peter O'Donoghue (Applicant) addressed the Committee in relation to item 7.1.4.

7.1.4 5 St Georges Terrace, Battery Point - Partial Demolition, Alterations, Extension and Fencing PLN-17-1068 - File Ref: F18/21597

BURNET

That the recommendation contained in the report of the Development Appraisal Planner and the Acting Manager Development Appraisal of 7 March 2018, be adopted.

MOTION CARRIED

VOTING RECORD

	AYES	NOES
Briscoe		
Burnet		
Denison		
Reynolds		
Harvey		

COMMITTEE RESOLUTION:

That: Pursuant to section 39(10) of the *Historic Cultural Heritage Act 1995* the Hobart City Council must refuse the application for partial demolition, alterations, extension and fencing at 5 St Georges Terrace Battery Point, because pursuant to section 39(6)(c) of that Act the Tasmanian Heritage Council has given notice (THC Application 5507, dated 21 February 2018) that the discretionary permit must be refused. The Tasmanian Heritage Council refused the application for the following reason:

1. The development proposal is considered to be incompatible with the place's historic cultural heritage significance due to the extent of the proposed demolition work and the unsympathetic bulk, scale and form of the proposed additions.

That: Pursuant to the *Hobart Interim Planning Scheme 2015*, the Council refuse the application for partial demolition, alterations, extension and fencing at 5 St Georges Terrace Battery Point for partial demolition, alterations, extension and fencing for the following reasons:

1. The proposal does not meet the acceptable solution A1 or the performance criterion P1 with respect to clause E13.7.1 Demolition of the *Hobart Interim Planning Scheme 2015* because the proposed demolition would result in the loss of significant fabric and forms from the early 1880s that contribute to the historic cultural heritage significance of the place.
2. The proposal does not meet the acceptable solution A1 or the performance criterion P1 with respect to clause E13.7.2 Buildings and Works other than Demolition of the *Hobart Interim Planning Scheme 2015* because the proposed incompatible design, including height, scale, bulk, form and fenestration patterns, will result in the loss of historic cultural heritage significance of the place.
3. The proposal does not meet the acceptable solution A2 or the performance criterion P2 with respect to clause E13.7.2 Buildings and Works other than Demolition of the *Hobart Interim Planning Scheme 2015* because the proposed rear extension is not subservient and complementary to the place because of its scale and bulk, built form and fenestration patterns.
4. The proposal does not meet the acceptable solution A4 or the performance criterion P4 with respect to clause E13.7.2 Buildings and Works other than Demolition of the *Hobart Interim Planning Scheme 2015* because the proposed rear extension is not sympathetic to the main house and detracts from the historic cultural heritage significance of the place.

5. The proposal does not meet the acceptable solution A1 or the performance criterion P1 with respect to clause E13.8.1 Demolition of the *Hobart Interim Planning Scheme 2015* because the proposed demolition would result in the loss of early 1880s buildings and works that contribute to the historic cultural heritage significance of the Battery Point Heritage Precinct.
6. The proposal does not meet the acceptable solution A1 or the performance criterion P1 with respect to clause E13.8.2 Buildings and Works other than Demolition of the *Hobart Interim Planning Scheme 2015* because the design and siting of the proposed buildings and works is unsympathetic and would result in detriment to the historic cultural heritage significance of the Battery Point 1 Heritage Precinct.
7. The proposal does not meet the acceptable solution A3 or the performance criterion P3 with respect to clause E13.8.2 Buildings and Works other than Demolition of the *Hobart Interim Planning Scheme 2015* because the proposed extension is unsympathetic and would detract from the historic cultural heritage significance of the Battery Point Heritage Precinct.
8. The proposal does not meet the acceptable solution A3 or the performance criterion P3 with respect to clause E13.8.4 Buildings and Works in Heritage Precinct BP1 of the *Hobart Interim Planning Scheme 2015* because the height of the proposed development would detract from the pattern of development that is characteristic of the cultural heritage significance of the Battery Point 1 Heritage Precinct in the vicinity of the site.

Delegation: Council

Item 7.1.1 was then taken.

8. REPORTS

8.1 Hobart Interim Planning Scheme 2015 - Planning Scheme Amendment PSA-18-1 - 2 Churchill Avenue, Sandy Bay File Ref: F18/8871

BURNET

That the recommendation contained in the report of the Development Appraisal Planner and the Manager Planning Policy & Heritage of 7 March 2018, be adopted, with the addition of Part B to read as follows:

"PART B:

That the Council write to the University of Tasmania (UTAS):

- (i) Seeking an update in relation to their Master Plan for the Sandy Bay Campus;
- (ii) Asking whether there will be consultation in relation to the Master Plan with other key stakeholders, including the City of Hobart and the State Government;
- (iii) Asking whether the Master Plan will look for housing solutions for students;
- (iv) Seeking clarification regarding UTAS's wider city plans, including plans regarding associated student accommodation.

MOTION CARRIED

VOTING RECORD

	AYES	NOES
Briscoe		
Burnet		
Denison		
Reynolds		
Harvey		

COMMITTEE RESOLUTION:

PART A:

That: 1. Pursuant to Section 34(1) (a) of the former provisions of the Land Use Planning and Approvals Act 1993, the Council resolve to initiate an amendment to the Hobart Interim Planning Scheme 2015 to amend the Particular Purpose Zone 3 – University of Tasmania (Sandy Bay Campus), as detailed in Attachment B to item 8.1 of the Open City Planning Committee agenda of 13 March 2018.

2. Pursuant to Section 35 of the former provisions of the Land Use Planning and Approvals Act 1993, the Council certify that the amendment to the Hobart Interim Planning Scheme 2015 PSA-18-1 meets the requirements of Section 32 of the former provisions of the Land Use Planning and Approvals Act 1993 and authorise the General Manager and the Deputy General Manager to sign the Instrument of Certification (Attachment C to item 8.1 of the Open City Planning agenda of 13 March 2018).
3. Pursuant to Section 38 of the former provisions of the Land Use Planning and Approvals Act 1993, the Council place Amendment PSA18-1 to the Hobart Interim Planning Scheme 2015 on public exhibition for a 28 day period following certification.

PART B:

That the Council write to the University of Tasmania (UTAS):

- (i) Seeking an update in relation to their Master Plan for the Sandy Bay Campus;
- (ii) Asking whether there will be consultation in relation to the Master Plan with other key stakeholders, including the City of Hobart and the State Government;
- (iii) Asking whether the Master Plan will look for housing solutions for students;
- (iv) Seeking clarification regarding UTAS's wider city plans, including plans regarding associated student accommodation.

Delegation: Council

8.2 Monthly Building Statistics - 1 February 2018 - 28 February 2018
File Ref: F18/20677

HARVEY

That the recommendation contained in the memorandum of the Director City Planning of 7 March 2018, be adopted.

MOTION CARRIED

VOTING RECORD

	AYES	NOES
Briscoe		
Burnet		
Denison		
Reynolds		
Harvey		

COMMITTEE RESOLUTION:

That it be received for information that:

A: 1. During the period 1 February 2018 to 28 February 2018, 47 permits were issued to the value of \$10,618,406 which included:

(i) 27 for Extensions/Alterations to Dwellings to the value of \$2,990,410;

(ii) 7 New Dwellings to the value of \$2,675,210; and

(iii) 1 Major Project:

(a) 48 Liverpool Street (RHH), Hobart - Commercial Internal Alterations (ICU Ceiling Replacement) - \$1.375 Million

2. During the period 1 February 2017 to 29 February 2017, 51 permits were issued to the value of \$16,967,184 which included:

(i) 13 Extensions/Alterations to Dwellings to the value of \$4,843,127

(ii) 18 New Dwellings to the value of \$5,285,257; and

(iii) 4 Major Projects:

(a) 19-27 Campbell Street, Hobart (RHH) - New Building (preliminary in ground works only) \$3.5 million

(b) 34 Davey Street, Hobart - Demolition (Parliament Square) - \$3.3 Million

(c) 3 Burnett Street, North Hobart - Medical Imaging Centre Fit Out - \$1 Million

(d) 22-26 Elizabeth Street, Hobart - Office Alterations, Stage 1, (Department of Health and Human Services Level 4 and 5) - \$1.6 Million

- B:** 1. In the twelve months ending February 2017, 443 permits were issued to the value of \$103,717,937; and
2. In the twelve months ending February 2018, 434 permits were issued to the value of \$225,759,826.

Delegation: Council

8.3 Delegated Decisions Report (Planning)
File Ref: F18/20665

BURNET

That the recommendation contained in the memorandum of the Director City Planning of 7 March 2018, be adopted.

MOTION CARRIED

VOTING RECORD

	AYES	NOES
Briscoe		
Burnet		
Denison		
Reynolds		
Harvey		

COMMITTEE RESOLUTION:

That the information contained in the memorandum titled 'Delegated Decisions Report (Planning)' of 7 March 2018 be received and noted.

Delegation: Committee

8.4 City Planning - Advertising List
File Ref: F18/20672

HARVEY

That the recommendation contained in the memorandum of the Director City Planning of 7 March 2018, be adopted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Briscoe
Burnet
Denison
Reynolds
Harvey

COMMITTEE RESOLUTION:

That the information contained in the memorandum titled 'City Planning – Advertising List' of 7 March 2018 be received and noted.

Delegation: Committee

9. COMMITTEE ACTION STATUS REPORT

9.1 Committee Actions - Status Report
File Ref: F18/20619

BURNET

That the information be received and noted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Briscoe
Burnet
Denison
Reynolds
Harvey

Delegation: Committee

10. QUESTIONS WITHOUT NOTICE

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

10.1 Alderman Reynolds - Demolition of the Building on the Corner of Collins and Elizabeth Street File Ref: 13-1-10

Question: Could the Director please advise if approval was given by the Council for the demolition of the building located on the corner of Collins and Elizabeth Street?

Answer: The Director City Planning advised that the demolition did receive the approval of the Council as part of a major redevelopment of the site. An alternative proposal, which has not been acted upon, involved refurbishment of the existing building.

11. CLOSED PORTION OF THE MEETING

The following items were discussed:-

- Item No. 1 Minutes of the last meeting of the Closed Portion of the Council Meeting
- Item No. 2 Consideration of supplementary items to the agenda
- Item No. 3 Indications of pecuniary and conflicts of interest
- Item No. 4 Committee Action Status Report
- Item No. 4.1 Committee Actions - Status Report
LG(MP)R 15(2)(d)
- Item No. 5 Questions Without Notice

REYNOLDS

That the items be noted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Briscoe
Burnet
Denison
Reynolds
Harvey

Delegation: Committee

The Chairman adjourned the meeting at 8:03 pm to conduct the closed portion of the meeting.

The meeting reconvened at 8:04 pm.

Item 11 was then taken.

There being no further business the meeting closed at 8:04 pm.

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

CHAIRMAN