



CITY OF HOBART

MINUTES

City Planning Committee Meeting

Open Portion

Monday, 16 April 2018 at 5:00 pm

ORDER OF BUSINESS

APOLOGIES AND LEAVE OF ABSENCE

1. **CO-OPTION OF A COMMITTEE MEMBER IN THE EVENT OF A VACANCY**ERROR! BOOKMARK NOT DEFINED.
2. **CONFIRMATION OF MINUTES....**ERROR! BOOKMARK NOT DEFINED.
3. **CONSIDERATION OF SUPPLEMENTARY ITEMS**ERROR! BOOKMARK NOT DEFINED.
4. **INDICATIONS OF PECUNIARY AND CONFLICTS OF INTEREST**ERROR! BOOKMARK NOT DEFINED.
5. **TRANSFER OF AGENDA ITEMS.**ERROR! BOOKMARK NOT DEFINED.
6. **PLANNING AUTHORITY ITEMS - CONSIDERATION OF ITEMS WITH DEPUTATIONS**.....ERROR! BOOKMARK NOT DEFINED.
7. **COMMITTEE ACTING AS PLANNING AUTHORITY**ERROR! BOOKMARK NOT DEFINED.
 - 7.1 **APPLICATIONS UNDER THE SULLIVANS COVE PLANNING SCHEME 1997**ERROR! BOOKMARK NOT DEFINED.
 - 7.1.1 Foreshore and Area of the River Derwent Adjacent to 20 McVilly Drive, Hobart - Alterations and Extension To Pontoon..... **Error! Bookmark not defined.**
 - 7.2 **APPLICATIONS UNDER THE HOBART INTERIM PLANNING SCHEME 2015**ERROR! BOOKMARK NOT DEFINED.
 - 7.2.1 2 Davies Avenue, Hobart - Partial Demolition, Alterations and Extension **Error! Bookmark not defined.**
 - 7.2.2 33 Argyle Street, 34 Argyle Street and Adjacent Road Reserve, Hobart - Partial Demolition, Alterations and Airbridge..... **Error! Bookmark not defined.**
 - 7.2.3 103 Hampden Road, Battery Point - Partial Demolition, Alterations and Outbuilding..... **Error! Bookmark not defined.**
 - 7.2.4 46 Federal Street, North Hobart - Alterations, Extension and Change of Use to Multiple Dwelling **Error! Bookmark not defined.**
8. **REPORTS**ERROR! BOOKMARK NOT DEFINED.
 - 8.1 Urban Design Advisory Panel - Membership **Error! Bookmark not defined.**
 - 8.2 Building Statistic Report - 1 March - 31 March 2018 **Error! Bookmark not defined.**
 - 8.3 City Planning - Advertising List **Error! Bookmark not defined.**
 - 8.4 Delegated Decisions Report (Planning) **Error! Bookmark not defined.**
9. **QUESTIONS WITHOUT NOTICE** .ERROR! BOOKMARK NOT DEFINED.

10. CLOSED PORTION OF THE MEETINGERROR! BOOKMARK NOT DEFINED.

SUPPLEMENTARY ITEMSERROR! BOOKMARK NOT DEFINED.

**APPLICATIONS UNDER THE HOBART INTERIM PLANNING SCHEME
2015**

11. 1/1 Una Street, Mount Stuart - Partial Change of Use to Multiple Dwelling **Error! Bookmark not defined.**

12. 8 Wynyard Street, South Hobart - Extension (Garage) and Additional Car Park for Previously Approval Development**Error! Bookmark not defined.**

**City Planning Committee Meeting (Open Portion) held on Monday, 16 April 2018
at 5:00 pm in the Lady Osborne Room, Town Hall.**

COMMITTEE MEMBERS

Briscoe (Chairman)
Ruzicka
Burnet
Denison

ALDERMEN

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

PRESENT: Alderman J R Briscoe
(Chairman), Aldermen H C Burnet,
T M Denison and P S Cocker.

Alderman Burnet left the meeting at
5:26 pm after declaring an interest in
supplementary item 11 and returned at
5:54 pm.

APOLOGIES: Nil.

Alderman Burnet retired from the meeting
at 6:16 pm and was not present for
items 8.2 to 10.

LEAVE OF ABSENCE:

Alderman E R Ruzicka.

Alderman Cocker was co-opted to the
Committee.

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

BURNET

That Alderman Cocker be co-opted to the Committee.

MOTION CARRIED

VOTING RECORD

AYES

Briscoe
Burnet
Denison

NOES

2. CONFIRMATION OF MINUTES

BURNET

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

MOTION CARRIED

VOTING RECORD

	AYES	NOES
Briscoe		
Burnet		
Denison		
Cocker		

The minutes were signed.

3. CONSIDERATION OF SUPPLEMENTARY ITEMS

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

DENISON

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

MOTION CARRIED

VOTING RECORD

	AYES	NOES
Briscoe		
Burnet		
Denison		
Cocker		

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.

BURNET

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

MOTION CARRIED

VOTING RECORD

AYES

NOES

Briscoe
Burnet
Denison
Cocker

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 7.2.4 was then taken.

7.1 APPLICATIONS UNDER THE SULLIVANS COVE PLANNING SCHEME 1997

7.1.1 Foreshore and Area of the River Derwent Adjacent to 20 McVilly Drive, Hobart - Alterations and Extension To Pontoon PLN-18-118 - File Ref: F18/31385

DENISON

That the recommendation contained in the report of the Development Appraisal Planner and the Senior Statutory Planner of 10 April 2018, be adopted.

MOTION CARRIED

VOTING RECORD

	AYES	NOES
Briscoe		
Burnet		
Denison		
Cocker		

COMMITTEE RESOLUTION:

That: Pursuant to the *Sullivans Cove Planning Scheme 1997*, the Council approve the application for alterations and extension to pontoon on foreshore and area of the River Derwent adjacent to 20 McVilly Drive, Hobart for the reasons outlined in the officer's report, attached to item 7.1.1 of the Open City Planning Committee agenda of 16 April 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-18-118 - FORESHORE AND AREA OF RIVER DERWENT ADJACENT TO 20 MCVILLY DRIVE HOBART TAS 7000 - Final Planning Documents except where modified below.

Reason for condition

To clarify the scope of the permit.

ENV s1

An approved Construction Management Plan must be implemented.

Prior to the commencement of works, a Construction Environmental Management Plan, prepared by a suitably qualified person, must be submitted and approved. The Construction Environmental Management Plan must:

1. Detail the proposed construction methodology (particularly where works may have environmental impacts);
2. Identify potential environmental impacts associated with the works;
and
3. Include measures to adequately avoid or mitigate all identified environmental risks.

Issues to be considered and addressed must include, but are not limited to:

1. Minimising water pollution by measures such as the timing of works for low tide periods, use of a sediment fences or curtains, use of clean fill for the abutment, management of runoff when cleaning the existing ramp surface, management of potential debris during on water modifications, maximising off-site fabrication, management of potential spills from any construction machinery and the minimisation and/or management of sediment re-suspension during piling; and

2. The need to manage noise emissions during piling to minimise potential impacts upon marine fauna.

The approved Construction Environmental Management Plan forms part of this permit and must be complied with.

Advice: Once the Construction Environmental 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 minimise the potential for environmental impacts from the construction works.

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*.

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.

LEVEL 1 ACTIVITIES

The activity conducted at the property is an environmentally relevant activity and a Level 1 Activity as defined under s.3 of the *Environmental Management and Pollution Control Act 1994*. For further information on what your responsibilities are, click [here](#).

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](#).

DIAL BEFORE YOU DIG

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

Delegation: Council

7.2 APPLICATIONS UNDER THE HOBART INTERIM PLANNING SCHEME 2015

7.2.1 2 Davies Avenue, Hobart - Partial Demolition, Alterations and Extension PLN-18-122 - File Ref: F18/29478

DENISON

That the recommendation contained in the report of the Development Appraisal Planner and the Manager Development Appraisal of 4 April 2018, be adopted.

MOTION CARRIED

VOTING RECORD

	AYES	NOES
Briscoe		
Burnet		
Denison		
Cocker		

COMMITTEE RESOLUTION:

That: Pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for partial demolition, alterations and extension at 2 Davies Avenue HOBART for the reasons outlined in the officer's report and a permit, attached to item 7.2.1 of the Open City Planning Committee agenda of 16 April 2018, 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-18-122 - 2 DAVIES AVENUE HOBART TAS 7000 - Final Planning Documents except where modified below.

Reason for condition

To clarify the scope of the permit.

ENVHE 1

Recommendations in any reporting such as the Environmental Site Assessment and Contamination Management Plan submitted to meet ENVHE2, must be implemented, prior to, during and after works as identified in the recommendations of the provided documentation.

Reason for condition

To ensure that the risk to onsite excavation workers and future site users remains low and acceptable.

ENVHE 2

Prior to the issue of any approval under the *Building Act 2016*, documentation must be submitted and approved in accordance with A, B and C below.

A.

A contamination Environmental Site Assessment report prepared by a suitably qualified and experienced person in accordance with the procedures and practices detailed in the National Environment Protection (Assessment of Site Contamination) Measure 1999 (NEPM) as amended 2013.

The report must conclude:

Whether any site contamination presents a risk to workers involved in redevelopment of the site, or future users of the site, as a result of proposed excavation of the site.

Whether any site contamination presents an environmental risk from excavation conducted during redevelopment of the site.

Whether any specific remediation and/or protection measures are required to ensure proposed excavation does not adversely impact human health or the environment before excavation commences.

B.

If the Environmental Site Assessment report concludes that remediation and/or protection measures are necessary to avoid risks to human health or the environment, a proposed remediation and/or management plan must be submitted. Any remediation or management plan involving soil disturbance must include a detailed soil and water management plan to prevent off-site transfer of potentially-contaminated soil or stormwater.

C.

A statement based on the results of the Environmental Site Assessment that the excavation as part of the planned works will not adversely impact on human health or the environment is to be provided (subject to implementation of any identified remediation and/or protection measures as required).

Advice: Once the Environmental Site Assessment and any associated documentation detailing remediation and protection measures (Contamination 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 determine the level of site contamination, and to identify any recommended remediation/management practices/safeguards which need to be followed/put in place during any excavations/ground disturbance on, or for use of the site, to provide for a safe living environment.

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

As a condition endorsement is required by a planning condition above (ENVHE 2), 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.

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](#).

DIAL BEFORE YOU DIG

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

Delegation: Council

**7.2.2 33 Argyle Street, 34 Argyle Street and Adjacent Road Reserve,
Hobart - Partial Demolition, Alterations and Airbridge
PLN-17-916 - File Ref: F18/30673**

DENISON

That the recommendation contained in the report of the Development Appraisal Planner and the Senior Statutory Planner of 4 April 2018, be adopted.

MOTION CARRIED

VOTING RECORD

	AYES	NOES
Briscoe		
Burnet		
Denison		
Cocker		

COMMITTEE RESOLUTION:

That: Pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for partial demolition, alterations, and airbridge at 33 and 34 Argyle Street and within the adjacent road reserve for the reasons outlined in the officer's report, attached to item 7.2.2 of the Open City Planning Committee agenda of 16 April 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-17-916 - 33 ARGYLE 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. TWDA2018/00411-HCC dated 22/3/2018 as attached to the permit.

Reason for condition

To clarify the scope of the permit.

ENG sw5

Construction of the works must not adversely impact the Council's infrastructure, including the highway, future stormwater main and Hobart Rivulet.

A Construction Management Infrastructure Protection Report must be submitted and approved prior to the issue of any consent under the *Building Act 2016*. The Report must:

1. Be prepared by a suitably qualified and experienced engineer.
2. Detail the proposed construction methodology and identify all potential risks to infrastructure during construction, including but not limited to, construction plant/vehicle loadings, and third party infrastructure.
3. Provide measures to eliminate or otherwise mitigate to as low as reasonably practicable all identified risks.
4. Include a monitoring regime.

All work must be undertaken in accordance with the approved Construction Management Infrastructure Protection Report.

Advice: Once the Construction Management Infrastructure Protection Report 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 Council's hydraulic infrastructure.

ENG sw6

Stormwater from the development must be discharged to the Council's stormwater infrastructure.

Prior to the issue of any completion certificate for the development, the developer must demonstrate that stormwater from the development is discharged to the Council's stormwater infrastructure in a safe and legal manner.

All costs associated with works required by this condition are to be met by the owner.

Any legal instruments (such as easements) required to allow stormwater from the development to be discharged to the Council's stormwater infrastructure must be acquired prior to commencement of works, to the satisfaction of the Council's Manager Surveying Services.

Advice: Once any legal mechanisms required to allow the proposed drainage 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 stormwater from the site will be discharged safely and legally.

ENG tr1

Prior to the issue of any consent under the *Building Act 2016*, or the commencement of works on site, whichever occurs first, details must be submitted and approved, demonstrating measures to prevent the users of the airbridge distracting motorists using Argyle Street.

Advice: Measures might include, but not be limited to, the use of tinted or reflective glass, the application of surface treatment etc to the glazing of the airbridge.

Reason for condition

In the interest of traffic safety on Argyle Street and to ensure the suitability of the structural design to the traffic environment on the adjacent street.

ENG tr2

Prior to the issue of any consent under the *Building Act 2016*, or the commencement of works on site, whichever occurs first, a development traffic plan must be submitted and approved.

The development traffic plan must include, but not be limited to, details addressing the following:

1. Any changes required to infrastructure on the Council's road reservation;
2. Any requirements for temporary traffic management; and
3. Any special or altered provisions for pedestrians during the works.

All works must be undertaken in accordance with the approved development traffic plan.

Advice: All traffic control works shall be carried out by an accredited employee and shall comply with the State Government's Code of Traffic Control Practice.

Once the development traffic 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.

For any enquiries regarding requirements for the traffic plan, please contact the Council's Manager Traffic Engineering, on telephone 6238 2804.

Reason for condition

To ensure the safe and effective management of traffic in the vicinity of the development site, during the demolition phase of the development.

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. the Rivulet interior, 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.

Part 5 1

The owner(s) of the property must enter into an agreement with the Council pursuant to Part 5 of the *Land Use Planning and Approvals Act 1993* with respect to building over and within 10m of the Hobart Rivulet prior to the commencement of work or issue of any consent under the *Building Act 2016* (whichever occurs first).

The owner(s) must agree to:

1. Indemnify the Council against any costs or claims arising from building over the Hobart Rivulet or for damages incurred in the act of performing operation, maintenance, or replacement tasks on the Hobart Rivulet.

2. Not perform any future major works to the structure (not including maintenance) within 10m of the Rivulet without written permission from the Council.

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

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

Advice: For further information with respect to the preparation of a Part 5 agreement please contact Council Development Engineering staff on 6238 2715.

Reason for condition

To ensure that the works do not overly prevent access to the Rivulet.

SUB s1

A plan to support an occupation licence application for the portion of the airspace occupied by the airbridge above Argyle Street must be prepared by a registered land surveyor at the applicant's cost and an occupation licence granted by the Council, prior to the commencement of use.

Reason for condition

To ensure an occupation licence is issued for the airbridge.

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 crane, scissor lift etc). Click [here](#) for more information.

You may require an occupational license for structures in the Hobart City Council highway reservation, in accordance with conditions to be established by the Council.

Click [here](#) for more information.

You may require a road closure permit for construction. 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 ONE METRE OF STORMWATER INFRASTRUCTURE

You will require separate consent from Council's Environmental Engineering Unit under s73 of the *Building Act 2016* and s13 of the *Urban Drainage Act 2013*. This will require detailed design drawings prepared by a suitably qualified and experienced engineer. These must include cross-sections, detailing the relationship both vertically and horizontally with Council's stormwater infrastructure (including the Rivulet).

LANDLORD CONSENT (CONSTRUCTION)

Separate consent from Council's Road Engineering Unit is required prior to the commencement of construction within the Highway Reservation. Detailed design drawings and appropriate certification from a suitably qualified and experienced structural engineer will be required to obtain this consent.

WORK WITHIN THE HIGHWAY RESERVATION

The developer must obtain the consent of the Highway Authority to lawfully construct the proposed pedestrian air bridge. The developer must not start construction under this permit until consent from the Highway Authority has been obtained. Please contact the Council's Manager Legal & Governance on 6238 2861 and Road Services Engineer on 6238 2108 regarding consent to construct.

AIRBRIDGE SUPPORT

Separate arrangements may be required to be made with adjoining land owners regarding legal mechanisms of support for the air bridge structure.

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

**7.2.3 103 Hampden Road, Battery Point - Partial Demolition, Alterations
and Outbuilding
PLN-18-123 - File Ref: F18/30842**

COCKER

That the recommendation contained in the report of the Development Appraisal Planner and the Senior Statutory Planner of 9 April 2018, be adopted.

MOTION CARRIED

VOTING RECORD

	AYES	NOES
Briscoe		
Burnet		
Denison		
Cocker		

COMMITTEE RESOLUTION:

That: Pursuant to the *Hobart Interim Planning Scheme 2015* and the *Sullivans Cove Planning Scheme 1997*, the Council approve the application for partial demolition, alterations and outbuilding at 103 Hampden Road, Battery Point for the reasons outlined in the officer's report, attached to item 7.2.3 of the Open City Planning Committee agenda of 16 April 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-18-123 - 103 HAMPDEN ROAD BATTERY POINT TAS 7004 - Final Planning Documents, except where modified below.

Reason for condition

To clarify the scope of the permit.

ENG sw4

The new stormwater connection must be constructed, and any existing connections to be abandoned must be sealed by the Council at the owner's expense, prior to the new use commencing/first occupation.

Reason for condition

To ensure the site is drained adequately.

ENG sw5

A new stormwater main must be built along James Street to link the existing stormwater main in Knopwood Street to the northwest corner of 103 Hampden Road (the low point of the site). From the end of this new main a stormwater branch will extend into the northwest corner of the property.

The new stormwater main must be designed and constructed at the owner's expense prior to the first occupation/new use commencing. The design must comply with the relevant Australian Standards and the Municipal Standard Drawings.

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

1. Be certified by a qualified and experienced civil engineer.
2. Include a plan and long-section of the proposed stormwater main.
3. Include the location and size of the proposed property connection.
4. Include the associated calculations and catchment area plans. These should include, but not be limited to: flows, velocities, pipe diameter, material, pipe class, gradients, clearances, cover, connections and any necessary inspection openings or manholes.
5. Include a construction program of the stormwater main to satisfy the above requirements.

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

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

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 Council's hydraulic infrastructure meets acceptable standards.

ENG sw6

All stormwater runoff from the proposed development (including hardstand runoff) must be discharged to the Council's stormwater infrastructure prior to first occupation/new use commencing. All costs associated with works required by this condition must be met by the owner.

Design drawings and calculations of the proposed private stormwater drainage system and details of the connections to the Council's stormwater infrastructure must be submitted and approved prior to the commencement of work. The design drawings and calculations must:

1. Be prepared by a suitably qualified person; and
2. Include long section(s)/levels and gradients to the point of discharge, as required.

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

Advice: Once the design drawings and calculations 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 stormwater from the site will be discharged to a suitable Council approved outlet.

ENG 1

The cost of repair of any damage to the Council's infrastructure resulting from the implementation of this permit, must be met by the owners within 30 days of the completion of the development or as otherwise determined by the Council.

A photographic record of the Council's infrastructure adjacent to the subject site must be provided to the Council prior to any commencement of works.

A photographic record of the Council's infrastructure (e.g. existing property service connection points, roads, buildings, stormwater, footpaths, driveway crossovers and nature strips, including if any, pre-existing damage) will be 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.

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

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).

NEW SERVICE CONNECTION

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

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.

STORM WATER / ROADS / ACCESS

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

DIAL BEFORE YOU DIG

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

Delegation: Council

Supplementary item 12 was then taken.

Ms Judy Benson (Representor) addressed the Committee in relation to item 7.2.4.

Mr Jeffery Davis (Applicant), together with Ms Emma Riley, Director and Principal Planner of ERA Planning, addressed the Committee in relation to item 7.2.4.

7.2.4 46 Federal Street, North Hobart - Alterations, Extension and Change of Use to Multiple Dwelling PLN-17-12 - File Ref: F18/31556

DENISON

That the recommendation contained in the report of the Development Appraisal Planner and the Senior Statutory Planner of 9 April 2018, be adopted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Briscoe
Burnet
Denison
Cocker

COMMITTEE RESOLUTION:

That: Pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for alterations, extension and change of use to multiple dwelling at 46 Federal Street, North Hobart for the reasons outlined in the officer's report, attached to item 7.2.4 of the Open City Planning Committee agenda of 16 April 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-17-12 - 46 FEDERAL STREET NORTH HOBART TAS 7000 - Final Planning Documents except where modified below.

Reason for condition

To clarify the scope of the permit.

PLN s1

The angle of the north-eastern side of the proposed roof must be reduced 62.5 degrees.

Revised drawings must be submitted and approved prior to the issuing of any consent under the *Building Act 2016*, demonstrating compliance with the above requirement.

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

Reason for condition

In the interest of amenity.

PLN s2

The roof cladding must be of a matte finish.

Revised drawings must be submitted and approved prior to the issuing of any consent under the *Building Act 2016*, demonstrating compliance with the above requirement.

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

Reason for condition

In the interest of amenity.

PLN s4

The upper level windows in the north-western elevation must be translucent.

Revised drawings must be submitted and approved prior to the issuing of any consent under the *Building Act 2016*, demonstrating compliance with the above requirement.

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

Reason for condition

In the interest of amenity.

ENG sw6

All stormwater from the proposed development (including hardstand runoff) must be discharged to the Council's stormwater infrastructure with sufficient receiving capacity prior to first occupation. All costs associated with works required by this condition must be met by the owner.

Reason for condition

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

ENG 4

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

Reason for condition

To ensure safe access is provided for the use.

ENG 11

Prior to the commencement of the use, the proposed alteration to the crossover on the Feltham Street highway reservation must be constructed in general accordance with Tasmanian Standard Drawing Urban - TSD-R09-v1 – Urban Roads Driveways and TSD R14-v1 Type KC vehicular crossing.

Reason for condition

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

ENG 1

The cost of repair of any damage to the Council infrastructure resulting from the implementation of this permit, must be met by the owners within 30 days of the completion of the development or as otherwise determined by the Council.

A photographic record of the Council infrastructure adjacent to the subject site must be provided to the Council prior to any commencement of works.

A photographic record of the Council's infrastructure (e.g. existing property service connection points, roads, buildings, stormwater, footpaths, driveway crossovers and nature strips, including if any, pre existing damage) will be relied upon to establish the extent of damage caused to the Council's infrastructure during construction. In the event that the owner/developer fails to provide to the Council a photographic record of the Council's infrastructure, then any damage to the Council infrastructure found on completion of works will be deemed to be the responsibility of the owner.

Reason for condition

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

ENV 1

Sediment and erosion control measures sufficient to prevent sediment from leaving the site must be installed prior to any disturbance of the site. Sediment controls must be maintained until all areas of disturbance have been stabilized or re-vegetated.

Advice: For further guidance in preparing a Soil and Water Management Plan – in accordance with Fact sheet 3 Derwent Estuary Program click [here](#).

Reason for condition

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

ADVICE

The following advice is provided to you to assist in the implementation of the planning permit that has been issued subject to the conditions above. The advice is not exhaustive and you must inform yourself of any other legislation, by-laws, regulations, codes or standards that will apply to your development under which you may need to obtain an approval. Visit the Council's [website](#) for further information.

Prior to any commencement of work on the site or commencement of use the following additional permits/approval may be required from the Hobart City Council.

BUILDING PERMIT

Building permit 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

Plumbing permit 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

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

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

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

STORM WATER

Please note that in addition to a building and/or plumbing permit, development must be in accordance with the Hobart City Council's Hydraulic Services By law. Click [here](#) for more information.

WORK WITHIN THE HIGHWAY RESERVATION

Please note development must be in accordance with the Hobart City Council's Highways By law. Click [here](#) for more information.

DRIVEWAY SURFACING OVER HIGHWAY RESERVATION

If a coloured or textured surface is used for the driveway access within the Highway Reservation, the Council or other service provider will not match this on any reinstatement of the driveway access within the Highway Reservation required in the future.

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.

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

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

FEES AND CHARGES

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

DIAL BEFORE YOU DIG

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

Attachment

A Deputation Supporting Information - Ms Judy Benson ⇨ 

Delegation: Council

Supplementary item 11 was then taken.

8. REPORTS

8.1 Urban Design Advisory Panel - Membership File Ref: F18/25486

DENISON

- That: 1. In respect to the nominee for the Urban Design Advisory Panel as chairperson with urban design and public administration experience, the Council appoint Peter Curtis.
2. In respect to the nominee for the Urban Design Advisory Panel with both planning and urban design experience, the Council appoint Ian James.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Briscoe
Burnet
Denison
Cocker

COMMITTEE RESOLUTION:

- That: 1. In respect to the nominee for the Urban Design Advisory Panel as chairperson with urban design and public administration experience, the Council appoint Peter Curtis.
2. In respect to the nominee for the Urban Design Advisory Panel with both planning and urban design experience, the Council appoint Ian James.

Delegation: Council

8.2 Building Statistic Report - 1 March - 31 March 2018 File Ref: F18/29895

DENISON

That the recommendation contained in the memorandum of the Director City Planning of 9 April 2018, be adopted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Briscoe
Denison
Cocker



COMMITTEE RESOLUTION:

That it be received for information that:

- A. 1. During the period to 1 – 31 March 2018, 49 permits were issued to the value of \$204,387,396 which included:
- (i) 29 for Extensions/Alterations to Dwellings to the value of \$4,503,403;
 - (ii) 6 New Dwellings to the value of \$3,237,940; and
 - (iii) 9 Major Projects:
 - (a) 48 Liverpool Street (RHH K Block Fitout Stage 3), Hobart - Women's and Children's Precinct - \$162,000,000;
 - (b) 80 Elizabeth Street, Hobart - Conversion of Existing 5 Storey Masonry building from office space to 72 Self Contained Suites - \$10,000,000;
 - (c) 85 Creek Road (Rosary Gardens) - Commercial Internal Alterations, New Town - \$7,700,000;
 - (d) 25 Salamanca Place, Hobart - Commercial Alterations (Hotel and Shops) - \$4,977,000;
 - (e) 40 Elizabeth Street (Old ANZ Building), Hobart - New Building Stage 2 - Commercial Internal Alterations - \$4,200,000;
 - (f) 39 - 41 Salamanca Place and 4 Montpelier Retreat, Battery Point - Commercial Internal Alterations - \$4,0236,000;
 - (g) 130 Murray Street, Hobart - Alterations and Additions - \$1,800,000;
 - (h) 688 Sandy Bay Road, Sandy Bay - New House - \$1,700,000;
 - (i) 200 Brooker Avenue (Service Station), North Hobart - Demolition, Alterations and Additions - \$1,600,000.
2. During the period 1 – 31 March 2017, 70 permits were issued to the value of \$44,074,468 which included:
- (i) 20 Extensions/Alterations to Dwellings to the value of \$3,339,329;
 - (ii) 12 New Dwellings to the value of \$10,032,862; and
 - (iii) 4 Major Projects:
 - (a) 85-99 Collins Street, Hobart - Demolition and Structural Works only (Harris Scarfe) - \$15,366.842;

- (b) 85 Creek Road, New Town - Alterations & Additions(Southern Cross Care) - \$6,000,000;
 - (c) 48 Liverpool Street, Hobart - (Bulk excavation & preliminary works RHH) - \$4,861,208;
 - (d) 51 Sandy Bay Road, Battery Point - New Dwellings (21) \$4,000,000.
- B. 1. In the twelve months ending 31 March 2018, 686 permits were issued to the value of \$485,567,983; and
2. In the twelve months ending 31 March 2017, 704 permits were issued to the value of \$195,437,307.

Attachments

- A Building Permits Issued (Accumulative Monthly Totals) 5 Year Comparison - Amended Version ⇒ 
- B Building Permits Value (Accumulative Monthly Totals) 5 Year Comparison - Amended Version ⇒ 

Delegation: Council

8.3 City Planning - Advertising List
File Ref: F18/29946

COCKER

That the recommendation contained in the memorandum of the Director City Planning of 10 April 2018, be adopted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Briscoe
Denison
Cocker

COMMITTEE RESOLUTION:

That the information contained in the memorandum titled 'City Planning – Advertising List' of 10 April 2018 be received and noted.

Delegation: Committee

8.4 Delegated Decisions Report (Planning)
File Ref: F18/29949

COCKER

That the recommendation contained in the memorandum of the Director City Planning of 10 April 2018, be adopted.

MOTION CARRIED

VOTING RECORD

	AYES	NOES
Briscoe		
Denison		
Cocker		

COMMITTEE RESOLUTION:

That the information contained in the memorandum titled 'Delegated Decisions Report (Planning)' of 10 April 2018 be received and noted.

Delegation: Committee

9. QUESTIONS WITHOUT NOTICE

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

9.1 Alderman Cocker - Short Term Accommodation Compliance Issues
File Ref: 13-1-10

Question: With the apparent discrepancy between the number of planning permits being issued for short term accommodation within the City of Hobart and the significant increase of properties on sharing sites such as Airbnb and Stayz, could the Director please advise if officer investigation could be undertaken to establish compliance with required planning consent?

Answer: The Director City Planning took the question on notice.

10. 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 | Questions Without Notice |

COCKER

That the items be noted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Briscoe
Denison
Cocker

Delegation: Committee

SUPPLEMENTARY ITEMS

Alderman Burnet declared an interest in supplementary item 11, left the meeting at 5:26 pm and returned at 5:54 pm.

APPLICATIONS UNDER THE HOBART INTERIM PLANNING SCHEME 2015

Mr Dino Di Benedetto (Representor) addressed the Committee in relation to supplementary item 11.

Mr Robert Windsor (Applicant) addressed the Committee in relation to supplementary item 11.

11. 1/1 Una Street, Mount Stuart - Partial Change of Use to Multiple Dwelling PLN-18-33 - File Ref: F18/32182

DENISON

That the recommendation contained in the report of the Development Appraisal Planner and the Senior Statutory Planner of 11 April 2018, be adopted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Briscoe
Burnet
Denison
Cocker

COMMITTEE RESOLUTION:

That: Pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for partial change of use to multiple dwelling at 1/1 Una Street, Mount Stuart for the reasons outlined in the officer's report, attached to supplementary item 11 of the Open City Planning Committee agenda of 16 April 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-18-33 - 1/1 UNA STREET MOUNT STUART TAS 7000 - Final Planning Documents except where modified below.

Reason for condition

To clarify the scope of the permit.

ENG 4

The parking module (car parking spaces 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 council stormwater system prior to the commencement of 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.

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.

STRATA AMENDMENT

You will be required to amend the strata plan pursuant to the provisions of the *Strata Titles Act 1998* in order to reflect the completed development works. Click [here](#) for more information.

FEES AND CHARGES

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

DIAL BEFORE YOU DIG

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

Attachment

A Deputation Supporting Information - Mr Robert Windsor ⇒ 

Delegation: Council

Item 7.1.1 was then taken.

**12. 8 Wynyard Street, South Hobart - Extension (Garage) and Additional Car Park for Previously Approval Development
PLN-18-74 - File Ref: F18/32190**

BURNET

That the recommendation contained in the report of the Development Appraisal Planner and the Senior Statutory Planner of 11 April 2018, be adopted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Briscoe
Burnet
Denison
Cocker

COMMITTEE RESOLUTION:

That: Pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for extension (garage) and additional car park for previously approved development at 8 Wynyard Street, South Hobart for the reasons outlined in the officer's report, attached to supplementary item 12 of the Open City Planning Committee agenda of 16 April 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-18-74 - 8 WYNYARD STREET SOUTH HOBART TAS 7004 - Final Planning Documents except where modified below.

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.

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.

NOISE REGULATIONS

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

FEES AND CHARGES

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

Delegation: Council

Item 8.1 was then taken.

The Chairman adjourned the meeting at 6:21 pm to conduct the closed portion of the meeting.

The meeting reconvened at 6:22 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
30TH DAY OF APRIL 2018.

CHAIRMAN