



CITY OF HOBART

MINUTES

City Planning Committee Meeting

Open Portion

Monday, 30 April 2018 at 5:00 pm

ORDER OF BUSINESS

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City Planning Committee Meeting (Open Portion) held on Monday, 30 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 E R Ruzicka, H C Burnet, T M Denison, P S Cocker and W F Harvey.

Alderman Cocker was co-opted to the Committee.

APOLOGIES: Nil.

LEAVE OF ABSENCE: Nil.

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

BURNET

That Alderman Cocker be co-opted to the Committee.

MOTION CARRIED

VOTING RECORD

AYES

Briscoe
Ruzicka
Burnet
Denison

NOES

2. CONFIRMATION OF MINUTES

DENISON

The minutes of the Open Portion of the City Planning Committee meeting held on [Monday, 16 April 2018](#), be confirmed as an accurate record.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Briscoe
Ruzicka
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*.

BURNET

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

MOTION CARRIED

VOTING RECORD

AYES

NOES

Briscoe
Ruzicka
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
Ruzicka
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.

7.1 APPLICATIONS UNDER THE HOBART INTERIM PLANNING SCHEME 2015

Ms Rebecca Wright (Representor) and Mr Ben Poynter (Representor) addressed the Committee in relation to item 7.1.1.

Ms Jane Yarham (Applicant) and Mr Salvatorie Frazzica addressed the Committee in relation to item 7.1.1.

7.1.1 19 Elphinstone Road, Mount Stuart - Partial Change of Use to Visitor Accommodation PLN-18-119 - File Ref: F18/35288

DENISON

That the recommendation contained in the report of the Development Appraisal Planner and the Senior Statutory Planner of 13 April 2018, be adopted, as amended by the addition of the following advice Clause:

“MEDIATION

That Council Officers initiate and facilitate mediation between the Applicant and Representors to assist in a possible resolution of the current civil dispute relating to use of the Footway and Right of Way in the vicinity of 19 Elphinstone Road, Mount Stuart.”

BURNET

PROCEDURAL MOTION

That the item be deferred to allow Council Officers time to initiate and facilitate mediation between the Applicant and Representors to assist in a possible resolution of the current civil dispute relating to use of the Footway and Right of Way in the vicinity of 19 Elphinstone Road, Mount Stuart and for the Applicant to provide Council Officers with recent survey documentation.

PROCEDURAL MOTION CARRIED

VOTING RECORD

AYES	NOES
Briscoe	Denison
Ruzicka	
Burnet	
Cocker	

COMMITTEE RESOLUTION:

That the item be deferred to allow Council Officers time to initiate and facilitate mediation between the Applicant and Representors to assist in a possible resolution of the current civil dispute relating to use of the Footway and Right of Way in the vicinity of 19 Elphinstone Road, Mount Stuart and for the Applicant to provide Council Officers with recent survey documentation.

Delegation: Committee

**7.1.2 2 Davies Avenue, Hobart - Partial Demolition, Works and Lighting
(Re-Advertised - Amended Proposal)
PLN-17-979 - File Ref: F18/34968**

RUZICKA

That the recommendation contained in the report of the Development Appraisal Planner and the Senior Statutory Planner of 17 April 2018, be adopted, amended by a new sentence to be inserted at the end of the recommended condition HER18:

“Prior to construction, an induction with Friends of Soldiers Memorial Avenue (FOSMA) representatives must take place.”

MOTION CARRIED

VOTING RECORD

AYES	NOES
Briscoe	
Ruzicka	
Burnet	
Denison	
Cocker	

COMMITTEE RESOLUTION:

That: Pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for partial demolition, works and lighting (re-advertised – amended proposal) at 2 Davies Avenue, Hobart for the reasons outlined in the officer's report, attached to item 7.1.2 of the Open City Planning Committee agenda of 30 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-17-979 - 2 DAVIES AVENUE 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 2017/01953-HCC dated 12 December 2017 as attached to the permit.

Reason for condition

To clarify the scope of the permit.

HER 18

All trees in proximity to the light pole sites must be protected throughout excavation, installation and post construction with stakes and barrier mesh marking out Tree Protection Zones, and measures specified under Section 3 (*Determining the Protection Zones of the Selected Trees*), section 4 (*Tree Protection Measures*) and Section 5 (*Monitoring and Certification*) of AS49702009 Protection of Trees on *Development Sites* must be carried out. These measures must include exclusion of machinery traffic, storage or disposal of building materials or excavated soil within the Tree Protection Zone. The advice of an arborist should be obtained to prevent the compaction of soil. Prior to construction, an induction with Friends of Soldiers Memorial Avenue (FOSMA) representatives must take place.

Reason for condition

To ensure that development in a cultural landscape precinct is undertaken in a manner which does not cause loss of historic cultural heritage values.

ENVHE 4

A Construction Environmental Management Plan (CEMP) must be implemented throughout the construction works. As per the recommendations of the report titled 'Detailed Environmental Site Investigation - Proposed Light Upgrades - Soldiers Memorial and Domain Crossroads Oval' prepared by Pitt & Sherry and dated 17 October 2017, a CEMP must be submitted and approved prior to the issuing of any consent under the *Building Act 2016* or the commencement of works on site, whichever occurs first.

The plan must include, but is not limited to, the following:

1. A plan for contaminated soil management (estimated volumes and locations of Level 1 and Level 2 soil waste is detailed in the report recommendations) and disposal during excavation works.
2. Protection measures for excavation workers to minimise dermal contact and inhalation.
3. Monitoring of methane gas and explosive gas mixtures during excavation works.

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

Advice: Once the CEMP 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 minimal impact on the amenity of adjoining properties and members of the public during the construction period.

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, 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*.

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

Supplementary item 12 was then taken.

8. REPORTS

8.1 2018/2019 Fees and Charges - City Planning Division File Ref: F18/34318

BURNET

That the recommendation contained in the report of the Director City Planning of 23 April 2018, be adopted.

MOTION CARRIED

VOTING RECORD

	AYES	NOES
Briscoe		
Ruzicka		
Burnet		
Denison		
Cocker		

COMMITTEE RESOLUTION:

That the schedules (marked as Attachment A to item 8.1 of the Open City Planning Committee agenda of 30 April 2018) of fees and charges be approved for the City Planning Division for the 2018/2019 financial year.

Delegation: Council

8.2 City Planning - Advertising List
File Ref: F18/35537

BURNET

That the recommendation contained in the memorandum of the Director City Planning of 24 April 2018, be adopted.

MOTION CARRIED

VOTING RECORD

	AYES	NOES
Briscoe		
Ruzicka		
Burnet		
Denison		
Cocker		

COMMITTEE RESOLUTION:

That the information contained in the memorandum titled 'City Planning – Advertising List' of 24 April 2018 be received and noted.

Delegation: Committee

8.3 Delegated Decisions Report (Planning)
File Ref: F18/35531

RUZICKA

That the recommendation contained in the memorandum of the Director City Planning of 24 April 2018, be adopted.

MOTION CARRIED

VOTING RECORD

	AYES	NOES
Briscoe		
Ruzicka		
Burnet		
Denison		
Cocker		

COMMITTEE RESOLUTION:

That the information contained in the memorandum titled 'Delegated Decisions Report (Planning)' of 24 April 2018 be received and noted.

Delegation: Committee

9. COMMITTEE ACTION STATUS REPORT

9.1 Committee Actions - Status Report File Ref: F18/29494

RUZICKA

That the information be received and noted.

MOTION CARRIED

VOTING RECORD

	AYES	NOES
Briscoe		
Ruzicka		
Burnet		
Denison		
Cocker		

Delegation: Committee

10. QUESTIONS WITHOUT NOTICE

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

10.1 Alderman Cocker - Impact of Increased Traffic Movements Around Queens Domain File Ref: 13-1-10

Question: In relation to the lighting upgrade of Soldiers Memorial Oval which in turn will increase usage of the oval and traffic movements, could the Director please advise if any consideration has been given to put measures in place in regards to speed of vehicles, safety of patrons and wildlife?

Answer: The Director City Planning took the question on notice for referral to the Parks and Recreation Committee.

BURNET

That the open portion of the meeting be adjourned to conduct the closed portion of the meeting.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Briscoe
Ruzicka
Burnet
Denison
Cocker

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

COCKER

That the items be noted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Briscoe
Ruzicka
Burnet
Denison
Cocker

Delegation: Committee

SUPPLEMENTARY ITEM

APPLICATIONS UNDER THE HOBART INTERIM PLANNING SCHEME 2015

**12. 110 Giblin Street, New Town and Adjacent Road Reserve - Multiple Dwellings, Fencing and Works in Road Reserve
PLN-17-818 - File Ref: F18/36965**

DENISON

That the recommendation contained in the report of the Development Appraisal Planner and the Senior Statutory Planner of 13 April 2018, be adopted.

AMENDMENT

BURNET

That the Public Walkway advice clause be deleted.

AMENDMENT CARRIED

VOTING RECORD

	AYES	NOES
Briscoe		Denison
Ruzicka		
Burnet		
Cocker		

SUBSTANTIVE MOTION CARRIED

VOTING RECORD

	AYES	NOES
Burnet		Briscoe
Denison		Ruzicka
Cocker		

COMMITTEE RESOLUTION:

That: Pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for multiple dwellings, fencing and works in road reserve at 110 Giblin Street New Town and Adjacent Road Reserve for the reasons outlined in the officer's report, attached to supplementary item 12 of the Open City Planning Committee agenda of 30 May 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-17-818 - 110 GIBLIN STREET NEW TOWN TAS 7008 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 2017/01689-HCC dated 25 October 2017 as attached to the permit.

Reason for condition

To clarify the scope of the permit.

ENG sw4

The development (including hardstand) must be drained to the Council's stormwater infrastructure via free-flowing gravity. Any new stormwater connection must be constructed at the owner's expense prior to the first occupation or issue of any completion certification, whichever occurs first.

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

1. Include the location of the proposed connections and all existing connections.
2. Demonstrate that drainage to a single connection as per the *Urban Drainage Act 2013* is not practicable.
3. Include the size and design of the connection such that it is appropriate to safely service the development.
4. Include long-sections of the proposed connection clearly showing clearances from any nearby services, cover, size, material and delineation of public and private infrastructure.

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

Advice: Once the detailed 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.

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

Reason for condition

To ensure the site is drained adequately.

ENG sw7

Stormwater pre-treatment and detention for stormwater discharges from the development must be installed prior to commencement of use or the issue of any completion certification, whichever occurs first.

A stormwater management report and design must be submitted and approved, prior to commencement of work / issue of any consent under the *Building Act 2016*, whichever occurs first. 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 detailed design and supporting calculations of the detention tank, sized such that flows are limited to the discharge limit for the site proposed in the subdivisional stage for 5% AEP storm events. All assumptions must be clearly stated.
4. Include design drawings of the detention tank showing the layout, the inlet and outlet (including long section), the overflow mechanism.

5. Clarify the emptying times and outlet size.
6. 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, to comply with relevant State legislation, and to ensure the development's stormwater system takes into account limited receiving capacity of Council's infrastructure.

ENG tr1

Prior to the commencement of work, a plan showing flexible guide posts with reflective delineators installed adjacent to the two street trees in the middle of the Giblin Street road reserve, outside units 17 and 18, must be submitted and approved. The reflective guideposts must be installed prior to the first occupation or the issue of any completion certification, whichever occurs first. The guide posts must be installed in accordance with the approved plan.

Advice: The reflective guide posts should be installed 2m from the tree. The delineators should be visible to traffic in each direction of Giblin Street and to traffic emerging from driveways.

Once the 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

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 must be submitted and approved, prior to commencement work. 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 the 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 driveway, car parking and manoeuvring areas must be constructed in accordance with certified driveway design drawings, prior to the first occupation.

The design of the driveway, car parking and manoeuvring areas must:

1. Be prepared and certified by a suitably qualified engineer that the design is either in accordance with the Australian Standards AS/NZS 2890.1 or that the design provides for a safe and efficient access.
2. Be certified by a suitably qualified engineer that for all the proposed units, a standard B85 vehicle will not bottom out as it moves from the roadway all the way into the garage or designated parking areas.

Reason for condition

To ensure that the safety of users of the driveway/parking.

ENG 4

The access driveway and parking modules (car parking spaces, aisles 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 stormwater system prior to the first occupation.

Reason for condition

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

ENG 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, swales 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 r1

The retaining walls and/or footings supporting the highway reservation must not undermine the stability and integrity of the highway reservation and its infrastructure.

Detailed design drawings, structural certificates and associated geotechnical assessments of the retaining walls supporting the Giblin Street highway reservation must be submitted and approved, prior to the commencement of work and must:

1. Be prepared and certified by a suitable qualified person and experienced engineer.
2. Not undermine the stability of the highway reservation.
3. Be designed in accordance with AS4678, with a design life in accordance with table 3.1 typical application major public infrastructure works.

4. Take into account any additional surcharge loadings as required by relevant Australian Standards.
5. Take into account and reference accordingly any geotechnical findings.
6. Detail any mitigation measures required.
7. Ensure that the structure certificated and/or drawings are noted accordingly with the above.

All work required by this condition must be undertaken in accordance with the approved detailed design drawings, structural certificates and associated geotechnical assessments.

Advice: Once the detailed design drawings, structural certificates and associated geotechnical assessments 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 the stability and integrity of the Council's highway reservation is not compromised by the development.

ENGR 3

Design drawings must be submitted and approved prior to the commencement of work. The design drawings must:

1. Demonstrate, if the design deviates from the requirements of the TSD, that a B85 vehicle or B99 depending on use (AS/NZS 2890.1 2004, section 2.6.2) can access the driveway from the road pavement into the property without scraping the vehicle's underside.
2. Detail a concrete plinth to Council's standards to be constructed to provide access. Grated wedge, asphalt wedge and the standard open wedge driveway crossover are not permitted. Grated wedges are permitted on highly used bike routes and details of the grate (i.e. mass) will be required. A drawing of a standard concrete plinth can be obtained from the Council's Road Services Engineer. Note: that the agreement of the Council's City Infrastructure Division is required to adjust footpath levels.

3. 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 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.

SUB s1

The dedication of Tabart Street as a Public Road for the entire frontage of Lot 103 must occur prior to the first occupancy of any dwelling.

Reason for condition

To ensure that the development has legal access.

SUB s2

The engineering works for Stages 8 and 9 of the subdivision of 110 Giblin Street approved under PLN-13-01331-01 must be completed to the satisfaction of the Council prior to the first occupancy of any dwelling.

Reason for condition

To ensure that the proposed development has practical access and has stormwater, water and sewer services that it is able to be connected to.

SUB s3

The title for Lot 103 approved by the subdivision application PLN-13-01331-01 must be issued by the Recorder of Titles prior to the first occupancy of any dwelling.

Reason for condition:

To ensure that the development is on a separate lot that is not part of the balance of the land for the subdivision of 110 Giblin Street approved by PLN-13-01331-01

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 condition endorsements are required by planning conditions 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

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

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

PLUMBING PERMIT

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

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.

Please note that the trees in the Giblin Street road reserve must be removed by the developer at the developer's cost. A road opening permit must be obtained for the removal of the trees, prior to the trees being removed. Prior to the issue of the road opening permit, the developer will be required to do the following:

- Compensate Council for the amenity value of the trees, which is \$177 for the *Lagerstroemia* and \$565 for the *Koelreuteria*. Please contact the Council's City Infrastructure Division to arrange payment.
- Provide tree protection zones around the retained street trees to prevent damage to these trees during construction, to the satisfaction of the Council's Program Leader Arboriculture & Nursery.
- If the crepe myrtle cannot be relocated as proposed, the developer must pay for the purchase of a replacement tree, the species of which is to be determined by Council.

NEW SERVICE CONNECTION

New service connection (please contact the Hobart City Council's City Infrastructure Division to initiate the application process).

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.

STORM WATER / ROADS / ACCESS

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

WORK PLACE HEALTH AND SAFETY

Potentially contaminating activities historically occurred on this site. The land has been investigated and assessed for health risks associated with historical contamination. The report 'Additional Environmental Site Assessment and Validation Report' for On Giblin P/L, 'Subdivision 110 Giblin Street (Stages 5-9)' dated October 2017 prepared by JMG Engineers & Planners concludes that the site is suitable for residential use. However, development of the land may uncover undetected and unexpected pockets of residual contamination (such as asbestos or hydrocarbons). It is therefore recommended that appropriate workplace health and safety measures be employed during any earthworks to minimise further the low risk of exposure to any residual contaminants, and that sub-surface conditions are monitored for any unusual materials or evidence of contamination (e.g. soil discolouration or chemical odours) during site works. If unusual materials or potential evidence of contamination are detected during site works, it is recommended that Worksafe Tasmania and/or a suitably experienced and qualified contamination practitioner be consulted for advice. The site may also contain pockets of inert materials (such as rubble, crushed bricks and/or sawdust) that may present aesthetic issues but do not pose any health risk.

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.

Item 8.1 was then taken.

The Chairman adjourned the meeting at 6:12 pm to conduct the closed portion of the meeting.

The meeting was reconvened at 6:14 pm.

Item 11 was then taken.

There being no further business the meeting closed at 6:15 pm.

TAKEN AS READ AND SIGNED AS
A CORRECT RECORD THIS
14TH DAY OF MAY 2018.

CHAIRMAN