



CITY OF HOBART

MINUTES

Special City Planning Committee Meeting

Open Portion

Monday, 17 December 2018 at 3:30 pm

ORDER OF BUSINESS

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**Special City Planning Committee Meeting (Open Portion) held on Monday,
17 December 2018 at 3:30 pm in the Lady Osborne Room, Town Hall.**

COMMITTEE MEMBERS

Deputy Lord Mayor Burnet (Chairman)
Briscoe
Denison
Harvey
Behrakis

NON-MEMBERS

Lord Mayor Reynolds
Zucco
Sexton
Thomas
Dutta
Ewin
Sherlock

PRESENT: The Deputy Lord Mayor
Councillor H Burnet (Chairman),
Aldermen J R Briscoe, T M Denison,
S Behrakis, the Lord Mayor Councillor
A M Reynolds and Alderman M Zucco.

The Lord Mayor was co-opted to the
Committee (refer Closed portion).

APOLOGIES: Nil.

LEAVE OF ABSENCE: Nil.

BRISCOE

That item 3 be now taken.

MOTION CARRIED

VOTING RECORD

AYES

Deputy Lord Mayor Burnet
Briscoe
Denison
Behrakis

NOES

Item 3 was then taken.

1. INDICATIONS OF PECUNIARY AND CONFLICTS OF INTEREST

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

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

No interest was indicated.

2. COMMITTEE ACTING AS PLANNING AUTHORITY

In accordance with the provisions of Part 2 Regulation 25 of the Local Government (Meeting Procedures) Regulations 2015, the intention of the Committee to act as a planning authority pursuant to the Land Use Planning and Approvals Act 1993 is to be noted.

In accordance with Regulation 25, the Committee will act as a planning authority in respect to those matters appearing under this heading on the agenda, inclusive of any supplementary items.

The Committee is reminded that in order to comply with Regulation 25(2), the General Manager is to ensure that the reasons for a decision by a Council or Council Committee acting as a planning authority are recorded in the minutes.

2.1 APPLICATIONS UNDER THE SULLIVANS COVE PLANNING SCHEME 1997

2.1.1 3 Argyle Street, Hobart - Signage PLN-18-827 - File Ref: F18/147594

BRISCOE

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

MOTION CARRIED

VOTING RECORD

AYES

NOES

Deputy Lord Mayor Burnet
Briscoe
Denison
Behrakis
Lord Mayor Reynolds

COMMITTEE RESOLUTION:

That: Pursuant to the *Sullivans Cove Planning Scheme 1997*, the Council approve the application for signage at 3 Argyle Street, Hobart for the reasons outlined in the officer's report attached to item 2.1.1 of the Special Open City Planning Committee agenda of 17 December 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-18-827 - 3 ARGYLE STREET HOBART TAS 7000 - Final Planning Documents except where modified below.

Reason for condition

To clarify the scope of the permit.

HER 4

The yellow painted circle sign to be on the ground, must be only a yellow line forming a circle and not a solid yellow circle.

Reason for condition

To ensure the size, design and siting of signs complements the form of existing road markings and floor painted markers within the Cove floor and does not impact on the cultural heritage significance of adjacent places in the Heritage Schedule.

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*.

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).

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.

Taswater have advised that the sign location as shown on the site plan is setback from their underground infrastructure adequately. If the location needs to be adjusted you must contact Taswater to discuss.

Taswater also advised that there appears to be a private water line very close to where the sign is proposed, in an easement on the adjacent Marine Board Building title CT149325/5. The water line belongs to Tasports. Advice should be sought from a private building surveyor to confirm what level works the footing and sign is under the Building Act 2016, and that the sign footing will not impact on that pipe or easement. You may need to contract a 'service locator' to ensure that private water pipe is not impacted on by the sign footing. Taswater have service locators details on their website.

Delegation: Council

2.2 APPLICATIONS UNDER THE HOBART INTERIM PLANNING SCHEME 2015

2.2.1 Elizabeth Street (Elizabeth Mall), Hobart - Demolition, New Tourist Information Booth and Signage PLN-18-737 - File Ref: F18/147506

BEHRAKIS

That the recommendation contained in the report of the Development Appraisal Planner and the Manager Development Appraisal of 5 December 2018, be adopted.

MOTION CARRIED

VOTING RECORD

AYES	NOES
Deputy Lord Mayor Burnet	
Briscoe	
Denison	
Behrakis	
Lord Mayor Reynolds	

COMMITTEE RESOLUTION:

That: Pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for demolition, new tourist information booth and signage at Elizabeth Street, Hobart (Elizabeth Mall) for the reasons outlined in the officer's report attached to item 2.2.1 of the Special Open City Planning Committee agenda of 17 December 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-18-737 - ELIZABETH STREET HOBART (ELIZABETH MALL) TAS 7000 - Final Planning Documents, except where modified below.

Reason for condition

To clarify the scope of the permit.

PLN s1

An appropriately scaled window consistent with other windows proposed within the building must be included in the central, macrocarpa timber-clad section of the north elevation.

Prior to the issue of any approval under the *Building Act 2000*, amended plans demonstrating compliance with the above requirement must be approved.

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

Advice: Once the (type of document) 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 compliance with Clauses 22.4.3 and 22.4.4 of the *Hobart Interim Planning Scheme 2015*, through the provision of appropriate glazing and opportunity for passive surveillance.

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

GENERAL EXEMPTION (TEMPORARY) PARKING PERMITS

You may qualify for a General Exemption permit for construction vehicles i.e. residential or meter parking/loading zones. Click [here](#) for more information.

PERMIT FOR VEHICLE ACCESS TO ELIZABETH STREET MALL

You may require a permit for vehicle access to the Elizabeth Street mall. Please contact the Hobart City Council's Customer Services and Parking operations.

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.

CBD AND HIGH VOLUME FOOTPATH CLOSURES

Please note that the City of Hobart does not support the extended closure of public footpaths or roads to facilitate construction on adjacent land.

It is the developer's responsibility to ensure that the proposal as designed can be constructed without reliance on such extended closures.

In special cases, where it can be demonstrated that closure of footpaths in the CBD and/or other high volume footpaths can occur for extended periods without unreasonable impact on other businesses or the general public, such closures may only be approved by the full Council.

For more information about this requirement please contact the Council's Traffic Engineering Unit on 6238 2804.

WORK PLACE HEALTH AND SAFETY

Appropriate occupational health and safety measures must be employed during the works to minimise direct human exposure to potentially-contaminated soil, water, dust and vapours. Click [here](#) for more information.

PROTECTING THE ENVIRONMENT

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

WASTE DISPOSAL

It is recommended that the developer liaise with the Council's Cleansing and Solid Waste Unit regarding reducing, reusing and recycling materials associated with demolition on the site to minimise solid waste being directed to landfill.

Further information regarding waste disposal can also be found on the Council's [website](#).

DIAL BEFORE YOU DIG

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

Delegation: Council

**2.2.2 100 Pinnacle Road, Mount Wellington - Temporary Public Toilet
PLN-18-805 - File Ref: F18/147532**

BRISCOE

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

MOTION CARRIED

VOTING RECORD

AYES	NOES
Deputy Lord Mayor Burnet	
Briscoe	
Denison	
Behrakis	
Lord Mayor Reynolds	

COMMITTEE RESOLUTION:

That: Pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for temporary public toilet at The Springs, 100 Pinnacle Road, Mount Wellington for the reasons outlined in the officer's report marked as item 2.2.2 of the Special Open City Planning Committee agenda of 17 December 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-18-805 - 100 PINNACLE ROAD MOUNT WELLINGTON TAS 7054 - Final Planning Documents except where modified below.

Reason for condition

To clarify the scope of the permit.

PLN s4

Prior to the issue of any approval under the *Building Act 2016*, revised plans must be submitted and approved showing the exterior building surfaces coloured using colours with a light reflectance value not greater than 40 percent, and complimentary to the local natural environment, to the satisfaction of the Council's Director City Planning.

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

Reason for condition

To ensure that the location and appearance of buildings and works minimises adverse impact on natural values and on the landscape as required under D29.0 Environmental Management Zone; 29.4 Development Standards for Buildings and Works; 29.4.3 Design P2.

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.

WEED CONTROL

Effective measures are detailed in the Tasmanian Washdown Guidelines for Weed and Disease Control: Machinery, Vehicles and Equipment (Edition 1, 2004). The guidelines can be obtained from the Department of Primary Industries, Parks, Water and Environment [website](#).

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.

Delegation: Council

2.2.3 3 Alexander Street, Sandy Bay - Change of Use to Visitor Accommodation PLN-18-788 - File Ref: F18/147447

BEHRAKIS

That the recommendation contained in the report of the Development Appraisal Planner of 7 December 2018, be adopted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Deputy Lord Mayor Burnet
Briscoe
Denison
Behrakis
Lord Mayor Reynolds

COMMITTEE RESOLUTION:

That: Pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for Change of Use to Visitor Accommodation at 3 Alexander Street, Sandy Bay for the reasons outlined in the officer's report attached to item 2.2.3 of the Special Open City Planning Committee agenda of 17 December 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-18-788 - 3 ALEXANDER STREET SANDY BAY TAS 7005 - Final Planning Documents except where modified below.

Reason for condition

To clarify the scope of the permit.

PLN 6

This permit approves visitor accommodation use on the site only between 15 November to 15 February inclusive per annum. This permit does not approve visitor accommodation on the site outside of these dates each year (i.e. between 15 February and 15 November).

Reason for condition

To ensure that non-residential use does not unreasonably impact on residential amenity

PLN s1

The on site car park must only be used for the visitor accommodation use between the hours of 7am and 9pm. People arriving at the site for the visitor accommodation use outside of these hours must park on the street.

Reason for condition

To increase the likelihood that the Visitor Accommodation would be compatible with the character and use of the area; and would not cause an unreasonable loss of residential amenity.

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.

VISITOR ACCOMMODATION

More information on visitor accommodation, including when building approval is required, can be found [here](#).

In all cases, check with your insurance company that you have adequate cover.

It is requested that occupants of the site do not smoke on the site in the interests of protecting residential amenity.

Delegation: Committee

**2.2.4 70 Athleen Avenue, Lenah Valley - Dwelling
PLN-18-420 - File Ref: F18/147513**

DENISON

That the recommendation contained in the report of the Assistant Planner and the Senior Statutory Planner of 10 December 2018, be adopted.

MOTION CARRIED

VOTING RECORD

AYES	NOES
Deputy Lord Mayor Burnet	
Briscoe	
Denison	
Behrakis	
Lord Mayor Reynolds	

COMMITTEE RESOLUTION:

That: Pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for a dwelling at 70 Athleen Avenue, Lenah Valley for the reasons outlined in the officer's report attached to item 2.2.4 of the Special Open City Planning Committee agenda of 17 December 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-18-420 - 70 ATHLEEN AVENUE LENA VALLEY TAS 7008 - Final Planning Documents except where modified below.

Reason for condition

To clarify the scope of the permit.

ENG 2b

Prior to the issue of any approval under the *Building Act 2016* or the commencement of works on site (whichever occurs first), a certified vehicle barrier design (including site plan with proposed location(s) of installation) prepared by a suitably qualified engineer, compliant with Australian Standard AS/NZS1170.1:2002, must be submitted to Council.

Advice:

- *If the development's building approval includes the need for a Building Permit from Council, the applicant is advised to submit detailed design of vehicular barrier as part of the Building Application.*
- *If the development's building approval is covered under Notifiable Work the applicant is advised to submit detailed design of vehicular barrier as a condition endorsement of the planning permit condition. Once the certification has been accepted, the Council will issue a condition endorsement (see general advice on how to obtain condition endorsement).*

Reason for condition

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

ENG 2c

Prior to the first occupation, vehicular barriers must be inspected by a qualified engineer and certification submitted to the Council confirming that the installed vehicular barriers comply with the certified design and Australian Standard AS/NZS1170.1:2002.

Advice:

- *Certification may be submitted to the Council as part of the Building Act 2016 approval process or via condition endorsement (see general advice on how to obtain condition endorsement).*

Reason for condition

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

ENG 1

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

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

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

Reason for condition

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

ENG r1

The footing and suspended deck within the "retaining wall maintenance easement" and the cutting of the retaining wall within the Athleen Avenue highway reservation must not undermine the stability and integrity of the highway reservation and its infrastructure.

Detailed design drawings, structural certificates of the footings and suspended deck within the "retaining wall maintenance easement" and the cutting of the retaining wall within the Athleen Avenue highway reservation must be submitted and approved, prior to the commencement of works 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. Include drawings and structure certificate which notes the driveway slab will not transfer additional loads onto the existing retaining wall.

4. Detail the design and location of the footing within the "retaining wall maintenance easement", in particular the proximity to the retaining wall.
5. Detail the location of the cutting of the retaining wall in relation to the construction joints and deck, noting that any vertical sawcut to be a minimum 1.2m from the joint and horizontal sawcut to wall to be 20mm below the underside of the parking deck slab.
6. Detail the reinstatement of the cut are of the retaining wall, noting that the vertical cut is to be sealed with a minimum of 70mm around the exposed reinforcement with minimum 10mm fosroc renderoc HB applied in full width of sawcut in accordance with manufactures specifications and the horizontal cut is to be sealed with 20mm layer polystyrene during pour, remove after curing and fill joint with backing road and 10 deep bostik seal-n-flex.
7. Ensure that any structural certificates and drawings are notated in accordance with the above.

All work required by this condition must be undertaken in accordance with the approved select design drawing and structural certificates.

Advice:

- *The applicant is required submit detailed design documentation to satisfy this condition via Council's planning condition endorsement process (noting there is a fee associated with condition endorsement approval of engineering drawings [see general advice on how to obtain condition endorsement and for fees and charges]). This is a separate process to any building approval under the Building Act 2016.*
- *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.

ENV 1

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

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

Reason for condition

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

ADVICE

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

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

CONDITION ENDORSEMENT ENGINEERING

All engineering drawings required to be submitted and approved by this planning permit must be submitted to the City of Hobart as a CEP (Condition Endorsement) via the City's [Online Service Development Portal](#). When lodging a CEP, please reference the PLN number of the associated Planning Application. Each CEP must also include an estimation of the cost of works shown on the submitted engineering drawings. Once that estimation has been confirmed by the City's Engineer, the following fees are payable for each CEP submitted and must be paid prior to the City of Hobart commencing assessment of the engineering drawings in each CEP:

Value of Building Works Approved by Planning Permit Fee:

- Up to \$20,000: \$150 per application.
- Over \$20,000: 2% of the value of the works as assessed by the City's Engineer per assessment.

These fees are additional to building and plumbing fees charged under the Building and Plumbing Regulations.

Once the CEP is lodged via the [Online Service Development Portal](#), if the value of building works approved by your planning permit is over \$20,000, please contact the City's Development Engineer on 6238 2715 to confirm the estimation of the cost of works shown on the submitted engineering drawings has been accepted.

Once confirmed, please call one of the City's Customer Service Officers on 6238 2190 to make payment, quoting the reference number (ie. CEP number) of the Condition Endorsement you have lodged. Once payment is made, your engineering drawings will be assessed.

BUILDING PERMIT

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

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

PLUMBING PERMIT

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

OCCUPATION OF THE PUBLIC HIGHWAY

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

BUILDING OVER AN EASEMENT

In order to build over the service easement, you will require the written consent of the person on whose behalf the easement was created, in accordance with section 74 of the *Building Act 2016*.

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.

WEED CONTROL

Effective measures are detailed in the Tasmanian Washdown Guidelines for Weed and Disease Control: Machinery, Vehicles and Equipment (Edition 1, 2004). The guidelines can be obtained from the Department of Primary Industries, Parks, Water and Environment [website](#).

NOISE REGULATIONS

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

FEES AND CHARGES

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

DIAL BEFORE YOU DIG

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

PART 5 AGREEMENT

Please note that the owner(s) of this property are subject to a Part 5 Agreement with Hobart City Council (E37907) that requires the owner(s) to comply with the recommendations of the Geotechnical Management Plan attached to the Agreement.

Please ensure all detailed designs and works undertaken are consistent with the GMP recommendations. An experienced and suitably-qualified geotechnical practitioner and/or civil engineer with appropriate expertise should endorse all relevant designs and supervise and/or inspect works as necessary to avoid breaching the Agreement.

One of the requirements of the GMP is that prior to any permanent cutting of filling and prior to the construction of any retaining walls, drawings demonstrating compliance with this condition 11 of the subdivision permit (included in the Part 5 Agreement) must be submitted to and approved by the Council's Director City Planning. Copies of the Part 5 Agreement are available from [The LIST website](#) via the 'Scanned Dealings' section.

VEGETATION REMOVAL

The applicant is strongly advised to retain any mature trees and other native vegetation on the property adjacent to Pottery Creek to maintain a wildlife habitat and corridor.

Delegation: Council

2.2.5 58 Goulburn Street, Hobart - Change of Use to Residential (Communal Residence) PLN-18-565 - File Ref: F18/148372

PROCEDURAL MOTION

BRISCOE

That the item be deferred to allow time for further clarification as to how the management model of the complex will operate going forward.

PROCEDURAL MOTION CARRIED

VOTING RECORD

AYES

Briscoe
Denison
Behrakis
Lord Mayor Reynolds

NOES

Deputy Lord Mayor Burnet

COMMITTEE RESOLUTION:

That the item be deferred to allow time for further clarification as to how the management model of the complex will operate going forward.

Delegation: Committee

3. CLOSED PORTION OF THE MEETING

BRISCOE

That the Committee resolve by majority that the meeting be closed to the public pursuant to regulation 15(1) of the *Local Government (Meeting Procedures) Regulations 2015* because the items included on the closed agenda contain the following matters:

- Matters relation to actual or possible litigation taken, or to be taken, by or involving the council or an employee of council.

The following items were discussed:-

Item No. 1	Indications of pecuniary and conflicts of interest
Item No. 2	Planning Authority Items – Consideration of Items with Deputations
Item No. 3	City Acting as Planning Authority
Item No. 3.1	Applications under the Hobart Interim Planning Scheme 2015
Item No. 3.1.1	58 Goulburn Street, Hobart - Legal Advice LG(MP)R 15(2)(i)

MOTION CARRIED

VOTING RECORD

AYES

Deputy Lord Mayor Burnet
Briscoe
Denison
Behrakis

NOES

Delegation: Committee

The Chairman adjourned the meeting at 3:31 pm to conduct the closed portion of the meeting.

The meeting was reconvened at 3:35 pm.

Item 1. was then taken.

There being no further business the meeting closed at 3:48 pm.

TAKEN AS READ AND SIGNED AS
A CORRECT RECORD THIS
14TH DAY OF JANUARY 2019.

CHAIRMAN