



CITY OF HOBART MINUTES

OPEN PORTION
MONDAY, 4 FEBRUARY 2019
AT 5:14 PM
COUNCIL CHAMBER, TOWN HALL



ORDER OF BUSINESS

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PRESENT:

The Lord Mayor Councillor A M Reynolds, The Deputy Lord Mayor Councillor H Burnet, Aldermen M Zucco, J R Briscoe, Dr P T Sexton, D C Thomas, T M Denison, Councillor W F Harvey, Alderman S Behrakis, Councillors M Dutta, H Ewin and Z Sherlock.

APOLOGIES:

Nil.

LEAVE OF ABSENCE:

Nil.

Councillor Dutta arrived at the meeting at 5.16 pm and was not present for item 1.

Alderman Thomas arrived at the meeting at 5.30 pm and was not present for items 1 to 9.1.

Alderman Briscoe left the meeting at 5.16 pm, returning at 5.17 pm.

Councillor Sherlock left the meeting at 6.12 pm, returning at 6.13pm.

Alderman Behrakis left the meeting at 6.28 pm, returning at 6.30 pm.

1. CONFIRMATION OF MINUTES

The Chairman reports that she has perused the minutes of the meeting of the Open Portion of the Council meeting held on [Monday, 21 January 2019](#), finds them to be a true record and recommends that they be taken as read and signed as a correct record.

DEPUTY LORD MAYOR
HARVEY

That the recommendation be adopted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Lord Mayor Reynolds
Deputy Lord Mayor Burnet
Zucco
Briscoe
Sexton
Denison
Harvey
Behrakis
Ewin
Sherlock

The minutes were signed.

2. TRANSFER OF AGENDA ITEMS

Are there any items, which the meeting believes, should be transferred from this agenda to the closed agenda or from the closed agenda to the open agenda, in accordance with the procedures allowed under Section 15 of the *Local Government (Meeting Procedures) Regulations 2015*?

No items were transferred.

3. COMMUNICATION FROM THE CHAIRMAN

3.1 Passing – Mrs Giovanna Ranalli

I would like to acknowledge the recent passing of Mrs Giovanna Ranalli and extend our sincere condolences to Mr Nic Ranalli and family.

Mrs Ranalli served as a member of the Abruzzese Association Committee for more than 20 years alongside her husband Nicola who was president for many years and is a life member.

Mrs Ranalli was very active during her time on the committee. She used to sew costumes for the young dancers and cooked at all the Association's dinner dances.

She was a tireless supporter of the city's relationship with L'Aquila and a proud member of the Hobart Italian Community.

On behalf of the Council, I extend our thoughts and prayers to Nicola and his family at this sad time.

4. NOTIFICATION OF COUNCIL WORKSHOPS

In accordance with the requirements of the *Local Government (Meeting Procedures) Regulations 2015*, the General Manager reports that the following workshop has been conducted since the last ordinary meeting of the Council.

Date: 30 January 2019

Purpose: Review of Capital City Strategic Plan

5. PUBLIC QUESTION TIME

5.1 Mr Ben Lohberger File Ref: 13-1-10

Mr Ben Lohberger put the following question and was provided with the corresponding response by the Lord Mayor on behalf of the Council.

Question:

The Central Avenue pedestrian bridge (adjacent to New Town High School) was damaged in the May floods last year, and it remains closed nine months later. Despite being closed, the bridge is still being used by people who simply climb around the barriers.

Can Council advise when this bridge is going to be repaired, and whether Council has any liability if someone is injured while crossing the bridge in its current state?

Response:

The damage to the bridge that crosses the New Town Rivulet adjacent to the grounds of the New Town High School as a result of the May 2018 storm event requires its replacement, which is why the bridge has been closed to users with welded barriers and onsite notices.

The City is in the process of securing and assessing geotechnical, engineering and stormwater modelling advice for the site to assist in the construction design for a new bridge. The precise timing for construction of a new bridge will be subject to what is required for these works.

Please note however that the City is mindful of the public convenience of this bridge and is working towards its replacement, however there are complexities that unfortunately will take time to work through.

In respect to any public liability issues should members of the public choose to disregard measures in place to advise and prevent access across the bridge, they do so at their own risk.

Thank you for taking the time to raise this matter here at this meeting of the Council.

6. PETITIONS

6.1 Petition- Building Heights - Public Meeting

The General Manager advised that this petition was tabled at the last Council meeting on 21 January 2019. At the time the petition noted that there were 1662 signatories on the petition.

In line with the legislative requirement to have the signatures of 1,000 eligible electors in the municipal area to comply with the request for a public meeting, the number of signatures was verified, arriving at 972.

Hobart Not Highrise has today provided an additional 146 valid signatures, taking the total complying number to 1,118.

The General Manager tabled the additional signatures to the petition accordingly.

BRISCOE
SEXTON

That the petition be received and noted and referred to the appropriate committee.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Lord Mayor Reynolds
Deputy Lord Mayor Burnet
Zucco
Briscoe
Sexton
Denison
Harvey
Behrakis
Dutta
Ewin
Sherlock

Attachments

- A Part 1 - Petition - Heights Heritage and Viewlines ⇒ 
- B Part 2 - Petition - Heights Heritage and Viewlines ⇒ 
- C Part 3 - Petition - Heights Heritage and Viewlines ⇒ 
- D Part 4 - Petition - Heights Heritage and Viewlines ⇒ 
- E Part 5 - Petition - Heights Heritage and Viewlines ⇒ 
- F Part 6 - Petition - Heights Heritage and Viewlines ⇒ 
- G Part 7 - Petition - Heights Heritage and Viewlines ⇒ 

6.2 Petition - Retention of the Fern Tree Stone Bus Shelter (Stop 27) and New Toilet Sympathetic Redesign

The General Manager tabled a petition from Ms Anne McConnell on behalf of the residents of Fern Tree, in particular the near neighbours of Fern Tree Park requesting for the Hobart City Council to respect the historic, landscape and community values of the Fern Tree Park by retaining the stone bus shelter built by local community members post 1967 bushfires, and by redesigning the proposed toilet, which will be highly visible from the road, to be more sympathetic to the historic as well as natural values of the Huon Road corridor through its design, materials and finish. We request further community consultation on the revised design.

There were 74 signatories to the petition.

BRISCOE
SEXTON


That the petition be received and noted and referred to the appropriate committee.

MOTION CARRIED

VOTING RECORD

AYES	NOES
Lord Mayor Reynolds	
Deputy Lord Mayor Burnet	
Zucco	
Briscoe	
Sexton	
Denison	
Harvey	
Behrakis	
Dutta	
Ewin	
Sherlock	

Attachment

- A Petition - Fern Tree Stone Bus Shelter - New Toilet Sympathetic Redesign ⇒ 

7. CONSIDERATION OF SUPPLEMENTARY ITEMS

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

RECOMMENDATION

That the Council resolve to deal with any supplementary items not appearing on the agenda, as reported by the General Manager in accordance with the provisions of the *Local Government (Meeting Procedures) Regulations 2015*.

DEPUTY LORD MAYOR
SEXTON

That the recommendation be adopted.

MOTION CARRIED
BY ABSOLUTE MAJORITY

VOTING RECORD

AYES	NOES
Lord Mayor Reynolds	
Deputy Lord Mayor Burnet	
Zucco	
Briscoe	
Sexton	
Denison	
Harvey	
Behrakis	
Dutta	
Ewin	
Sherlock	

8. INDICATIONS OF PECUNIARY AND CONFLICTS OF INTEREST

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

Elected Members 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 Council has resolved to deal with.

No interest was indicated.

REPORTS OF COMMITTEES

CITY PLANNING COMMITTEE

9. COUNCIL 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 Council 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 Council will act as a planning authority in respect to those matters appearing under this heading on the agenda, inclusive of any supplementary items.

The Council 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.

9.1 66 Burnett Street, North Hobart & Adjacent Road Reserve - Demolition and New Building for 57 Multiple Dwellings, 13 Visitor Accommodation Units, Food Services, and Signage (Re-Advertised Amended Proposal) PLN-17-1066 - File Ref: F19/7158

Ref: Open [CPC 7.1.1](#), 29/01/2019
Application Expiry Date: 6 February 2019
Extension of Time: Not applicable

That: Pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for demolition and new building for 57 multiple dwellings, 13 visitor accommodation units, food services, and signage at 66 Burnett Street, North Hobart for the reasons outlined in the officer's report, attached to item 7.1.1 of the Open City Planning Committee agenda of 29 January 2019 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-17-1066 66 BURNETT STREET NORTH 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 2018/0015-HCC dated 28 August 2018 as attached to the permit.

Reason for condition

To clarify the scope of the permit.

PLN s1

Apartment 3U21 must be designed to provide internal noise levels that accord a reasonable level of residential amenity for the occupants.

Prior to the issue of any approval under the *Building Act 2016*, revised plans must be submitted and approved that demonstrate likely compliance with this condition.

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

Reason for condition

To ensure that buildings for residential use provide reasonable levels of residential amenity

PLN s2

Either:

- a) Lighting must be provided at the pedestrian entry to the development from Elizabeth Street; or,
- b) The pedestrian entry to the development from Elizabeth Street must be redesigned to avoid the creation of a potential entrapment space.

Prior to the issue of any approval under the *Building Act 2016*, revised plans must be submitted and approved that demonstrate likely compliance with this condition.

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

Reason for condition

To ensure that building design for non-residential uses provides for the safety of the public.

PLN s3

Prior to construction of the development commencing, a comprehensive landscaping plan with a particular focus on the issue of maintaining privacy with neighbours must be developed for the podium garden and submitted to Council. The landscaping plan must be to the satisfaction of Council's Director City Planning, and all landscaping shown on the approved landscaping plan must be completed prior to the commencement of the approved use. The landscaping must be maintained throughout the life of the development in accordance with the approved landscaping plan.

Reason for condition

To maintain the amenity of adjacent residential properties.

PLN s4

Any mechanical plant and miscellaneous equipment such as heat pumps, air conditioning units, switchboards, hot water units or similar must be screened from view from adjacent streets and other public spaces.

Prior to the issue of any approval under the *Building Act 2016*, revised plans must be submitted and approved showing screens for any mechanical plant and miscellaneous equipment such as heat pumps, air conditioning units, switchboards, hot water units or similar.

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

Reason for condition

To ensure that building design contributes positively to the streetscape and the amenity and safety of the public.

ENG sw4

The development (including hardstand) must be drained directly to Council infrastructure on Elizabeth Street with adequate capacity for the 5% AEP event. The Burnett Street connection and associated private pipework must be investigated and, should it not be utilised by any other property than 66 Burnett Street, be abandoned and sealed.

The new stormwater connection must be constructed, and any existing redundant connections be abandoned and sealed. The connection works must be done at the owner's expense prior to the first occupation.

Detailed engineering drawings must be submitted and approved, prior to commencement of work or issue of any consent under the *Building Act 2016* (whichever occurs first). The detailed engineering drawings must include:

1. The location of the proposed connections and all existing connections. The connection must be located clear of any buildings;
2. The size and design of the connection such that it is appropriate to safely service the development to the worst-case 5% AEP event;
3. Long-sections of the proposed connection clearly showing clearances from any nearby services, cover, size, material and delineation of public and private infrastructure. Connections must be free-flowing gravity;
4. Details of the investigation into the existing potentially shared drainage to Burnett Street;
5. A safe overflow point where the private stormwater (sized to take 1% AEP flows beyond the building line) reduces.

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

Advice:

- *Once approved, an [application for a new stormwater connection](#) to Council's City Infrastructure Division will be required for abandonment, upgrade or new connection.*
- *Where building / plumbing approval is also required, it is recommended that documentation to satisfy this condition is submitted well before submitting documentation for building/plumbing approval. Failure to address planning condition requirements prior to submitting for building/plumbing approval may result in unexpected delays.*

Reason for condition

To ensure the site is drained adequately.

ENG sw5

The Council stormwater main crossing Elizabeth Street must convey the 5% AEP flows from its catchment. Should the current main have insufficient capacity, a stormwater main upgrade must be designed and constructed prior to the commencement of the use.

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

1. Be certified by a qualified and experienced engineer;
2. Include the associated calculations and catchment area plans. The main must be sized to accommodate at least the 5% AEP flows from fully- developed catchment;
3. Show in both plan and long-section any required stormwater main upgrade, including but not limited to, connections, flows, velocities, hydraulic grade lines, clearances, cover, gradients, sizing, material, pipe class, and inspection openings. *Note: Council requires pipe upgrade rather than duplication if practicable. Mains must be a minimum class 4 RCP under roads.*

4. Include a construction program and method for any required upgrade of the stormwater main to maintain drainage of the road and third-party land.
5. Be substantially in accordance with the LGAT Standard Drawings and Tasmanian Subdivision Guidelines

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

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.*
- *Please note that once the condition endorsement has been issued you will need to contact Council's City Infrastructure Division to obtain a Permit to Construct Public Infrastructure. A twelve month maintenance period, bond and CCTVs will apply.*

Reason for condition

To ensure Council's hydraulic infrastructure meets acceptable standards.

ENG sw7

Stormwater pre-treatment for the site, and any detention required for stormwater discharges from the development, must be installed prior to commencement of use /issue of a Certificate of Completion (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 any detention tank proposed to limit the 5% AEP flows from the site to the receiving capacity of the public infrastructure crossing Elizabeth Street. All assumptions must be clearly stated.
4. 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)

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

Traffic management within the car parking area must be installed prior to the commencement of the use.

Traffic management design drawing(s) of the proposed traffic management within the car park (including signage and linemarking), must be submitted and approved, prior to the issue of any approval under the *Building Act 2016* or the commencement of works on site (whichever occurs first). The design drawing(s) and management plan must show but not limited to, the following information:

1. Road hump to be installed in the driveway 2 metres back from the footpath at the car park entrance/exit to ensure low vehicle speeds when exiting onto Burnett Street;
2. Signage and other warning devices within the car park advising that vehicles travelling up the ramps should give way to vehicles travelling down;
3. Signage to be installed at the driveway entrance/exit informing users access is restricted to left in – left out only (as per Clause 3.2.3 of AS2890.1);
4. Pavement arrows for the control and direction of circulating traffic within the car park and associated access in accordance to Australian/NZS Standard, Parking facilities Part 1: Off-street car parking AS/NZS 2890.1: 2004;
5. All small car parking spaces must be delineated by means of white or yellow pavement lines and suitable signage; and
6. All turning bays must be must be delineated by means of white or yellow pavement lines and suitable signage.

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

Advice: Once the traffic management design drawings have been approved 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 the issue of any approval under the *Building Act 2016* or the commencement of works on site (whichever occurs first). The construction traffic and parking management plan must include but not limited to, the following information:

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; and
5. Nominate a superintendant, 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 2a

Prior to first occupation or commencement of use (whichever occurs first), vehicular barriers compliant with the Australian Standard AS/NZS1170.1:2002 must be installed to prevent vehicles running off the edge of an access driveway or parking module (parking spaces, aisles and manoeuvring area) where the drop from the edge of the trafficable area to a lower level is 600mm or greater, and wheel stops (kerb) must be installed for drops between 150mm and 600mm. Barriers must not limit the width of the driveway access or parking and turning areas approved under the permit.

Advice:

- *The Council does not consider a slope greater than 1 in 4 to constitute a lower level as described in AS/NZS 2890.1:2004 Section 2.4.5.3. Slopes greater than 1 in 4 will require a vehicular barrier or wheel stop.*
- *Designers are advised to consult the [National Construction Code 2016](#) to determine if pedestrian handrails or safety barriers compliant with the NCC2016 are also required in the parking module this area may be considered as a path of access to a building.*

Reason for condition

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

ENG 3a

The access driveway, circulation roadways, ramps and parking module (parking spaces, aisles and manoeuvring area) must be designed and constructed in accordance with Australian Standard AS/NZS2890.1:2004 (including the requirement for vehicle safety barriers where required), or a Council approved alternate design certified by a suitably qualified engineer to provide a safe and efficient access, and enable safe, easy and efficient use.

Advice:

- *It is advised that designers consider the detailed design of the access and parking module prior to finalising the Finished Floor Level (FFL) of the parking spaces (especially if located within a garage incorporated into the dwelling), as failure to do so may result in difficulty complying with this condition.*

Reason for condition

To ensure the safety of users of the access and parking module, and compliance with the relevant Australian Standard.

ENG 3b

The bicycle parking design must be submitted and approved, prior to the, issuing of any approval under the *Building Act 2016* (excluding demolition).

The bicycle parking design must:

1. Be prepared and certified by a suitably qualified engineer.
2. Be generally in accordance with the Australian Standard AS/NZS2890.3:2015.
3. Where the design deviates from AS/NZS2890.3:2015 the designer must demonstrate that the design will provide a safe and efficient access, and enable safe, easy and efficient use.
4. Show dimensions and other details as Council deem necessary to satisfy the above requirement.

Advice:

- *Once the design has been approved, the Council will issue a condition endorsement (see general advice on how to obtain condition endorsement)*
- *Where building approval is also required, it is recommended that documentation for condition endorsement be submitted well before submitting documentation for building approval. Failure to address condition endorsement requirements prior to submitting for building approval may result in unexpected delays.*

Reason for condition

To ensure the safety of users of the access and parking module, and compliance with the relevant Australian Standard.

ENG 3c

The access driveway, circulation roadways, ramps and parking module (parking spaces, aisles and manoeuvring area) must be constructed in accordance with the design drawings approved by Condition ENG tr1 and the approved plans (and+design, Andrew Mckellar Design, drawing no. 20.0717.1.1D and 20.0717.1.2D, submitted 12 December 2018).

Prior to the first occupation, documentation by a suitably qualified engineer certifying that the access driveway and parking module has been constructed in accordance with the above drawings must be lodged with Council.

Advice:

- *Certification may be submitted to 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 and parking module, and compliance with the relevant Australian Standard.

ENG 4

The access driveway and parking module (car parking spaces, aisles 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 the Council's stormwater infrastructure 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 5

The number of car parking spaces approved on the site, for use is sixty eight (68), including two (2) parking spaces for people with disabilities.

All parking spaces must be delineated by means of white or yellow lines 80mm to 100mm wide, or white or yellow pavement markers in accordance with Australian Standards AS/NZS 2890.1 2004 and AS/NZS 2890.6: 2009, prior to first occupation.

Reason for condition

To ensure the provision of parking for the use is safe and efficient.

ENG 6

The number of bicycle parking spaces approved on the site is a minimum of forty six (46).

The bicycle parking areas must be constructed on the site compliant with the Australian Standards AS/NZS 2890.3:2015 prior to the commencement of the use.

Reason for condition

To ensure safe and efficient parking adequate to provide for the use.

ENG 7

The number of motorbike parking spaces approved on the site is a minimum of twenty seven (27). The motorcycle parking areas must be constructed on the site compliant with the Australian Standards AS/NZS 2890.1:2004 prior to the commencement of the use

Reason for condition

To ensure safe and efficient parking adequate to provide for the use.

ENG 8

The use of the car parking spaces approved by this permit is restricted to residential, domestic and employee parking associated with operations within the site.

A sign, approved by Council, and in accordance with Australian Standards AS/NZS1742.11:2016, must be erected at the entry of the parking access to indicate the parking area is for residents only prior to first occupation.

Reason for condition

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

ENG 9

All car parking spaces for people with disabilities must be delineated to Australian/NZS Standard, Parking facilities Part 6: Off-street parking for people with disabilities AS/NZS 2890.6: 2009, prior to the commencement of the use.

Reason for condition

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

ENG 10

The driveway, access, parking and manoeuvring area design must be signed by a suitably qualified engineer, certifying the driveway, access, parking and manoeuvring areas have been constructed in accordance with the design drawings, must be lodged with the Council prior to the issuing of any Completion or Occupancy Certificate under the *Building Act 2016*.

Reason for condition

To ensure the safety of users of the access / parking / highway reservation / adjacent properties.

ENG 1

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

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

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

Reason for condition

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

ENG s1

The use of each tandem/jockey car parking space is restricted to serve the same dwelling and must not be designated for visitor or disabled parking.

Reason for condition

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

ENG s2

All garbage collection associated with the development must occur wholly within the site, therefore, on-street garbage collection by private contractors within the Council's Burnett Street Highway Reservation is prohibited.

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.

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

- a) the Soil and Water Management on Building and Construction Sites fact sheets (Derwent Estuary Program, 2008), available [here](#).

- b) the recommendations of any Contamination Management Plan or Environmental Site Assessment required.

All work must be undertaken in accordance with the approved SWMP and this condition.

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.

ENV s1

Units 1, 2, 3, 4, 16 and 17 on levels 3, 4 and 5 must have:

- concrete panel facades;
- bi-fold doors sufficient to allow complete enclose of their balconies;
- inoperable windows where practicable;
- casement or awning windows, with good acoustic seals on the entire perimeter that are positively engaged when shut;
- minimum 6/12/6 double glazing with laminated panes for all window and door glazing (excluding balconies); and
- minimum 6mm laminated glazing for all balcony glazing.

Plans submitted for building approval must demonstrate compliance with this condition.

Reason for condition

To ensure that new sensitive use does not conflict with, interfere with or constrain uses with potential to cause environmental harm.

HER 6

The Statement of Archaeological Potential and Archaeological Method Statement produced by Tasarc dated 5th June 2018 must be implemented in full in accordance with the recommendations of the report. Within the Zones identified as being of medium to high potential, all onsite excavation and disturbance must be conducted and monitored by a suitably qualified archaeologist.

All and any recommendations made by the archaeologist engaged in accordance with above must be complied with in full; and all features and/or deposits discovered must be reported to the Council within 2 working days of the discovery; and a copy of the archaeologist's advice, assessment and recommendations obtained in accordance with above must be provided to Council within 5 working days of receipt of the advice, assessment, and recommendations. Excavation and/or disturbance must not recommence unless and until approval is granted from the Council.

Reason for condition

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

HER 17

The palette of exterior colours and materials must reflect the primary palette of materials and colours within the local streetscape and precinct.

Prior to the issue of any approval under the *Building Act 2016*, revised plans must be submitted and approved showing exterior colours and materials in accordance with the above requirement.

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

Reasons for condition

To ensure that development at a heritage precinct is undertaken in a sympathetic manner which does not cause loss of historic cultural heritage significance. To assist in reducing the apparent visual bulk of the development.

ENVHE 1

1. The advice and recommendations made in the Environmental Site Assessment (Geo-Environmental Solutions - 66 Burnett Street, North Hobart - dated December 2017 - Amended 11 January 2018), must be implemented prior to commencement of construction of the proposed new development. Reports for subsequent environmental site assessments must be submitted to Council and must be to the satisfaction of Council's Environmental Health Officer.
2. The Contamination Management Plan (Geo-Environmental Solutions - 66 Burnett Street North Hobart - December 2017) must be implemented and if new information becomes available during the subsequent environmental site assessment undertaken prior to construction, that it be updated and implemented accordingly.

Reason for condition

To ensure the subject land is capable of supporting the proposed development and future use in terms of site contamination issues.

ENVHE 4

A construction management plan must be implemented throughout the construction works.

A construction management plan must be submitted and approved prior to the issuing of any building permit under the *Building Act 2016*. The plan must include but is not limited to the following:

1. Identification and disposal of any potentially contaminated waste and asbestos;

2. Proposed hours of work (including volume and timing of heavy vehicles entering and leaving the site, and works undertaken on site);
3. Proposed hours of construction;
4. Identification of potentially noisy construction phases, such as operation of rock- breakers, explosives or pile drivers, and proposed means to minimise impact on the amenity of neighbouring buildings;
5. Control of dust and emissions during working hours;
6. Proposed screening of the site and vehicular access points during work; and
7. Procedures for washing down vehicles, to prevent soil and debris being carried onto the street.

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

Reason for condition

To ensure minimal impact on the amenity of adjoining properties and members of the public during the construction period.

SURV 8

The applicant, at no cost to the Council, must have prepared, entered into, and have registered at the Land Titles Office, a deed pursuant to Section 75CA of the *Conveyancing and Law of Property Act 1884* for the awning encroachment over Elizabeth Street, prior to the issue of a completion certificate.

Advice: A Section 75CA Conveyancing & Law of Property Act 1884 certificate for the occupation of a Highway requires that the encroachment is a minimum 2.40 metres above the footpath or 4.25 metres above the road carriageway. A 600mm set back from the back of kerb may also be required.

The applicant must prepare and forward the required instrument pursuant to section 75CA Conveyancing & Law of Property Act 1884, including a survey plan of the encroachment (certified by a registered surveyor), the associated \$220 Council application fee and the Land Titles Office registration fee, to the Council for execution and subsequent registration within the Land Titles Office.

Reason for condition

To ensure that the proposed or existing building encroachment over Elizabeth Street is formalised in accordance with statutory provisions.

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 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.

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 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).

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.

REDUNDANT CROSSEOVERS

Redundant crossovers are required to be reinstated under the Hobart City Council's Highways By law in accordance with TSD R14 , TSD 16 and TSD R11 at the developer's cost. 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.

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](#).

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.

DEPUTY LORD MAYOR
BRISCOE

That the recommendation be adopted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Lord Mayor Reynolds
Deputy Lord Mayor Burnet
Zucco
Briscoe
Sexton
Denison
Harvey
Behrakis
Dutta
Ewin
Sherlock

**9.2 125 Bathurst Street, Hobart - Partial Demolition, Alterations and
Redevelopment for General Retail and Hire, Food Services and 33
Multiple Dwellings - PLN-18-530
File Ref: F19/8886**

Ref: Open [CPC 7.1.2](#), 29/01/2019

That: Pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for partial demolition, alterations and redevelopment for general retail and hire, food services and 33 multiple dwellings at 125 Bathurst Street, Hobart for the reasons outlined in the officer's report, attached to item 7.1.2 of the Open City Planning Committee agenda of 29 January 2019 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-18-530 - 125 BATHURST STREET HOBART TAS 7000 - Final Planning Documents except where modified below.

Reason for condition

To clarify the scope of the permit.

TW

The use and/or development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TWDA 2018/01336-HCC dated 22/08/2018 as attached to the permit.

Reason for condition

To clarify the scope of the permit.

PLN 15

A demolition waste management plan must be implemented throughout demolition.

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

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

Advice:

Once the demolition waste management plan has been approved, the Council will issue a condition endorsement (see general advice on how to obtain condition endorsement).

Where building approval is also required, it is recommended that documentation for condition endorsement be submitted well before submitting documentation for building approval. Failure to address condition endorsement requirements prior to submitting for building approval may result in unexpected delays.

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

Reason for condition

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

PLN s1

Prior to the issue of any approval under the *Building Act 2016* (excluding demolition or excavation), plans must be submitted and approved showing exterior colours and materials to the satisfaction of the Director City Planning.

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

Reason for condition

In the interest of the proposal making a positive contribution to the streetscape and townscape.

PLN s2

A landscaping plan must be submitted and approved by the Director City Planning prior to the issue of any approval under the *Building Act 2016*.

The landscaping plan must:

1. Show the species and number of the trees, shrubs and plants for all landscaped areas shown on the application's final planning documents;

2. Include mature trees and shrubs to reflect those shown on the photomontages that form part of the application's final planning documents;
3. Show the location and dimensions of all associated garden beds and planters, including dimensioned elevations/sections of all associated planters showing their relationship to apartment and property boundaries.

All landscaping shown on the approved landscaping plan required by this condition must be completed in accordance with the approved landscaping plan prior to occupation of the building.

Advice:

Once the landscaping 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 clarify the scope of the permit.

ENG sw1

All stormwater from the proposed development (including but not limited to: roofed areas, ag drains, retaining wall ag drains and impervious surfaces such as driveways and paved areas) must be drained to the Council's stormwater infrastructure prior to first occupation.

Reason for condition

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

ENG sw4

Stormwater must be directed to Council infrastructure with sufficient receiving capacity. Any new stormwater connection required must be constructed and existing redundant connections be abandoned and sealed. These works must be done at the owner's expense, prior to the first occupation or issue of any completion (whichever occurs first).

Detailed engineering drawings must be submitted and approved, prior to commencement of work or any consent under the *Building Act 2016* (whichever occurs first). The detailed engineering drawings must include:

1. The location of the proposed connections and all existing connections, including any shared connections;
2. The size and design of a single connection per Lot to Council's piped infrastructure such that it is appropriate to safely service the development;
3. An Indicative long-section of the proposed connection clearly showing clearances from any nearby services, cover, size, material and delineation of public and private infrastructure. Connections must be free-flowing gravity.

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

Advice:

- *A single connection for each Lot is required under the Urban Drainage Act 2013. Council has some records of the shared private systems burdening the property.*
- *The applicant is advised to submit detailed design drawings via a Council City Infrastructure Division [application for a new stormwater connection](#). If detailed design to satisfy this condition is submitted via the planning condition endorsement process there may be fees associated with the assessment, and once approved the applicant will still need to submit an application for a new stormwater connection with Council City Infrastructure Division.*
- *Where building / plumbing approval is also required, it is recommended that documentation to satisfy this condition is submitted well before submitting documentation for building/plumbing approval. Failure to address planning condition requirements prior to submitting for building/plumbing approval may result in unexpected delays.*

Reason for condition

To ensure the site is drained adequately.

ENG tr1

Traffic management within the access driveway, circulation roadway and parking module (parking spaces and aisles) must be installed prior to the commencement of the use.

Traffic management design drawing(s) of the proposed traffic management within the car park (including signage and linemarking), must be submitted and approved, prior to commencement of the use. The design drawing(s) and management plan must include (but not be limited to):

1. Be prepared by a suitably qualified person.
2. Signage indicating that the car parking area is a private car park.
3. Pedestrian safety bollards for egress to/from lifts and doorways.
4. Delineation of pedestrian pathways along the shared vehicular circulation roadway (including access to both tenancies off of the circulation roadway).
5. Include line marking and signage defining the turning area.
6. Warning devices (both active and static) at the car park exit to alert drivers and pedestrians on Trafalgar Place that a vehicle is exiting the car park.
7. Warning devices on the approaches to the service lift doors on all levels of the car park advising drivers that they may encounter a pedestrian at the lift.

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

Advice:

- *Once the traffic management design drawings have been approved Council will issue a condition endorsement (see general advice on how to obtain condition endorsement and associated fees).*

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 any approval under the *Building Act 2016* (including demolition). 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 superintendant, 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:

- *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.*
- *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.*
- *It is noted that if the development is proposed to progress in stages, that a construction traffic and parking management plan may be submitted for just that stage which addresses the traffic and parking issues relevant to that particular stage.*

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 3a

The access driveway, circulation roadways and parking module (parking spaces, aisles and manoeuvring area) must be designed and constructed in accordance with Australian Standard AS/NZS2890.1:2004 (excluding circulation roadway width which should be a minimum 5.2m wide).

Advice:

- *It is advised that designers consider the detailed design of the access and parking module prior to finalising the Finished Floor Level (FFL) of the parking spaces (especially if located within a garage incorporated into the dwelling), as failure to do so may result in difficulty complying with this condition.*

- *The reduced two way circulation roadway width pinch point of 5.2m (with a 4m wide garage door) has been approved on the basis that onsite turning is provided such that any conflict between entering and exiting vehicles is by forward travelling vehicles.*

Reason for condition

To ensure the safety of users of the access and parking module, and compliance with the relevant Australian Standard.

ENG 5

The number of parking spaces approved on the site is:

1. Three (3) User Class 1A car parking spaces.
2. A minimum of one (1) bicycle parking space.

Prior to first occupation:

1. All car parking spaces must be delineated by means of white or yellow lines 80mm to 100mm wide, or white or yellow pavement markers in accordance with Australian Standards AS/NZS 2890.1 2004.
2. All bicycle parking spaces must be installed in accordance with AS/NZS 2890.3 2015 (Security Class C).

Reason for condition

To ensure the provision of parking for the use is safe and efficient.

ENG 1

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

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

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

Reason for condition

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

ENV 2

Sediment and erosion control measures, sufficient to prevent sediment leaving the site and in accordance with an approved soil and water management plan (SWMP), must be installed prior to the commencement of work and maintained until such time as all disturbed areas have been stabilised and/or restored or sealed to the Council's satisfaction.

A SWMP must be submitted prior to the issue of any approval under the *Building Act 2016* or the commencement of work, whichever occurs first. The SWMP must be prepared in accordance with the Soil and Water Management on Building and Construction Sites fact sheets (Derwent Estuary Program, 2008), available [here](#).

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

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

Where building approval is also required, it is recommended that documentation for condition endorsement be submitted well before submitting documentation for building approval. Failure to address condition endorsement requirements prior to submitting for building approval may result in unexpected delays.

Reason for condition

To avoid the pollution and sedimentation of roads, drains and natural watercourses that could be caused by erosion and runoff from the development.

HER 6

All onsite excavation and disturbance within the area identified as being of moderate archaeological potential within Fig.23 of the Statement of Archaeological Potential produced by Austral Tasmania, dated 30 July 2018 must be monitored by a suitably qualified archaeologist. Should any features or deposits of an archaeological nature be discovered on the site during excavation or disturbance:

1. All excavation and/or disturbance must stop immediately; and
2. A qualified archaeologist must provide advice and assessment of the features and/or deposits discovered and make recommendations on further excavation and/or disturbance; and
3. All and any recommendations made by the archaeologist engaged in accordance with (2) above must be complied with in full; and
4. All features and/or deposits discovered must be reported to the Council with 3 days of the discovery; and
5. A copy of the archaeologist's advice, assessment and recommendations obtained in accordance with paragraph (2) above must be provided to Council within 10 days of receipt of the advice, assessment and recommendations.

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

Reason for condition

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

ENVHE 1

The following must be submitted and approved prior to the issue of any approval under the *Building Act 2016* (excluding demolition):

1. 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 must be provided. The report must conclude:
 1. 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.
 2. Whether any site contamination presents an environmental risk from excavation conducted during redevelopment of the site.
 3. 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.
2. 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.

3. 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).

The above requirement is in line with recommendations in the report titled 'Qapital Investments Pty Ltd - 125 Bathurst Limited PSI Delivery Report' dated July 2018 and prepared by GHD and reiterated in a letter dated 30 August 2018 written by GHD to Quinten Villanueva. The requirement has been agreed to in the letter dated 10 September provided as further information by GHD.

Advice: Preferably this information would be provided after demolition and removal of the existing buildings from the site has occurred, but prior to excavation and construction of the new building commencing.

Reason for condition

To ensure compliance with the Potentially Contaminated Land Code of the *Hobart Interim Planning Scheme 2015* and that the risk to future occupants of the building remain low and acceptable.

ENVHE 4

A construction management plan must be implemented throughout the construction works.

A construction management plan must be submitted and approved prior to the issuing of any building permit under the *Building Act 2000*. The plan must include but is not limited to the following:

1. Identification and disposal of any potentially contaminated waste and asbestos.
2. Proposed hours of work (including volume and timing of heavy vehicles entering and leaving the site, and works undertaken on site).
3. Proposed hours of construction.
4. Identification of potentially noisy construction phases, such as operation of rock- breakers, explosives or pile drivers, and proposed means to minimise impact on the amenity of neighbouring buildings.
5. Control of dust and emissions during working hours.
6. Proposed screening of the site and vehicular access points during work.
7. Procedures for washing down vehicles, to prevent soil and debris being carried onto the street.

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

Advice: Once the construction 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 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 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.

NEW SERVICE CONNECTION

Please contact the Hobart City Council's City Infrastructure Division to initiate the application process for your [new stormwater connection](#).

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.

STRUCTURES CLOSE TO DRAINS OR WITHIN EASEMENTS

Any works within 1m of any private third-party pipes or within service easements will need separate permission under s73 and s74 of the *Building Act 2016*.

REDUNDANT CROSSOVERS

Redundant crossovers are required to be reinstated under the Hobart City Council's Highways By law. Click [here](#) for more information.

ACCESS

Designed in accordance with LGAT- IPWEA – Tasmanian standard drawings. Click [here](#) for more information.

CROSS OVER CONSTRUCTION

The construction of the crossover can be undertaken by the Council or by a private contractor, subject to Council approval of the design. Click [here](#) for more information.

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.

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.

DEPUTY LORD MAYOR
SHERLOCK

That the recommendation be adopted.

MOTION CARRIED

VOTING RECORD

AYES

Lord Mayor Reynolds
Zucco
Briscoe
Sexton
Thomas
Denison
Harvey
Behrakis
Ewin
Sherlock

NOES

Deputy Lord Mayor Burnet
Dutta

9.3 Pirie Street and New Town Road, New Town and Road Reserve - Bus Shelter
PLN-18-802 - File Ref: F19/7554

Ref: Open [CPC 7.1.3](#), 29/01/2019

Application Expiry Date: 14 February 2019

Extension of Time: Not applicable

That: Pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for a bus shelter at Pirie Street and New Town Road, New Town and road reserve for the reasons outlined in the officer's report, attached to item 7.1.3 of the Open City Planning Committee agenda of 29 January 2019 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-18-802 - 185-187 NEW TOWN ROAD NEW TOWN TAS 7008 except where modified below.

Reason for condition

To clarify the scope of the permit.

ENG sw1

All stormwater from the proposed development (including but not

limited to: roofed areas, ag drains, retaining wall ag drains and impervious surfaces such as driveways and paved areas) must be drained to the Council's stormwater infrastructure prior to first occupation or commencement of use (whichever occurs first).

Reason for condition

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

ENG sw3

The proposed bus shelter footings must be designed to ensure the protection of the Council's storm water main.

A detailed design must be submitted and approved prior to construction. The detailed design must:

1. Demonstrate how the design will ensure the protection of the Council's stormwater main. (see advice section of permit)

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

Advice:

- *The applicant may 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 requirements prior to submitting for building approval may result in unexpected delays.*

Reason for condition

To ensure the protection of the Council's hydraulic infrastructure.

ENG sw4

The new storm water connection must be constructed, prior to the first occupation.

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

1. the location of the proposed connection; and
2. the size of the connection appropriate to satisfy the needs of the development.

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

Advice:

- *The applicant is advised to submit detailed design drawings via a Council City Infrastructure Division [application for a new stormwater connection](#). If detailed design to satisfy this condition is submitted via the planning condition endorsement process there may be fees associated with the assessment, and once approved the applicant will still need to submit an application for a new stormwater connection with Council City Infrastructure Division.*
- *Where building / plumbing approval is also required, it is recommended that documentation to satisfy this condition is submitted well before submitting documentation for building/plumbing approval. Failure to address planning condition requirements prior to submitting for building/plumbing approval may result in unexpected delays.*

Reason for condition

To ensure the site is drained adequately.

ENG 1

Any damage to council infrastructure resulting from the implementation of this permit, must, at the discretion of the Council:

1. Be met by the owner by way of reimbursement (cost of

repair and reinstatement to be paid by the owner to the Council); or

2. Be repaired and reinstated by the owner to the satisfaction of 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.

ENVHE 2

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 must be submitted to council prior to commencement of work. 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.
- 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 (subject to implementation of any identified remediation and/or protection measures as required).

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 prior to commencement of work. 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.

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 PLANNING

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 portal](#).

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](#).

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*.

OCCUPATION OF THE PUBLIC HIGHWAY

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.

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.

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.

DEPUTY LORD MAYOR
HARVEY

That the recommendation be adopted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Lord Mayor Reynolds
Deputy Lord Mayor Burnet
Zucco
Briscoe
Sexton
Thomas
Denison
Harvey
Behrakis
Dutta
Ewin
Sherlock

9.4 2 Churchill Avenue, Sandy Bay - Temporary Buildings for Residential College
PLN-18-929 - File Ref: F19/10854

Ref: Special Open [CPC 2.1.1](#), 4/02/2019

Application Expiry Date: 18 February 2019

Extension of Time: Not applicable

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for temporary buildings for residential college at 2 Churchill Avenue, Sandy Bay for the reasons outlined in the officer's report 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-18-929 - 2 CHURCHILL AVENUE SANDY BAY TAS 7005 - 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 2018/02107-HCC dated 03/01/2019 as attached to the permit.

Reason for condition

To clarify the scope of the permit.

PLN s1

If the temporary student accommodation sought under PLN-19-20 is approved, the temporary student accommodation approved by this permit (PLN-18-929) must not commence, or continue to operate, while the temporary student accommodation use under PLN-19-20 (if approved) is occurring on the site.

Advice: Building works for this permit (PLN-18-929) may be completed whilst the Temporary Student Accommodation sought under PLN-19-20 is in use. This condition only prevents the two facilities from being occupied concurrently. This condition does not imply or guarantee approval of PLN-19-20.

Reason for condition

To ensure that adequate car parking is provided for the potential number of residents on the site.

PLN s2

This permit is valid for a maximum period of five (5) years from the approval date. At the completion of this period all development associated with this permit must be removed, and the site made good.

Advice: For the purposes of this condition the approval date is 04 February 2019. Five years from this date is 04 February 2024.

Reason for condition

To clarify the scope of the permit in accordance with the application documentation.

ENG sw1

All stormwater from the proposed development (including but not limited to: roofed areas, ag drains, retaining wall ag drains and impervious surfaces such as driveways and paved areas) must be drained to the Council's stormwater infrastructure prior to first occupation or commencement of use (whichever occurs first).

Reason for condition

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

ENG sw4

The new stormwater connection must be constructed, prior to the first occupation.

Detailed engineering drawings must be submitted and approved, prior to any plumbing approval under the *Building Act 2016*. The detailed engineering drawings must include:

1. The location of the proposed connection;
2. The size of the connection appropriate to satisfy the needs of the development;
3. The shape and size of any headwall, referencing IPWEA LGAT Tasmanian Standard Drawings where relevant; and
4. The erosion control measures proposed.

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

Advice:

- *The applicant is advised to submit detailed design drawings via a Council City Infrastructure Division [application for a new stormwater connection](#). If detailed design to satisfy this condition is submitted via the planning condition endorsement process there may be fees associated with the assessment, and once approved the applicant will still need to submit an application for a new stormwater connection with the Council's City Infrastructure Division.*
- *Where building / plumbing approval is also required, it is recommended that documentation to satisfy this condition is submitted well before submitting documentation for building/plumbing approval. Failure to address planning condition requirements prior to submitting for building/plumbing approval may result in unexpected delays.*

Reason for condition

To ensure the site is drained adequately.

ENG sw7

Stormwater pre-treatment for storm water discharges from the development must be installed prior to commencement of use.

The stormwater pre-treatment system must incorporate a treatment system of a size and design sufficient to achieve the stormwater quality targets in accordance with *the State Stormwater Strategy 2010*. The treatment system may be via water sensitive urban design (SWUD) or mechanical treatment system. The stormwater pre-treatment system must be maintained for the life of the development.

Stormwater pre-treatment design (including calculations) must be submitted and approved by the Council, prior to any plumbing approval under the *Building Act 2016*. The design must:

1. Be prepared by a suitably qualified person;
2. Demonstrate how stormwater quality targets will be achieved; and
3. Include supporting maintenance plan.

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

Advice:

- *The applicant is required to submit detailed design documentation to satisfy this condition via the 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 plumbing approval under the Building Act 2016.*
- *Once the design has been approved the Council will issue a condition endorsement.*
- *Where building approval is also required, it is recommended that documentation for condition endorsement be submitted well before submitting documentation for building approval. Failure to address condition endorsement requirements prior to submitting for building approval may result in unexpected delays.*

Reason for condition

To avoid the possible pollution of drainage systems and natural watercourses, and to comply with relevant State legislation.

ENG sw8

A 25,000 litre stormwater detention system must be installed to limit stormwater discharges from the development to 20L/s for a 5 minute 5% AEP storm event, prior to first occupation

A detailed detention design must be submitted and approved by the Council, prior to the issuing of any plumbing approval under the *Building Act 2016*. The design must:

1. Be prepared by a suitably qualified engineer;
2. Include design drawings of the detention tank showing the layout, the inlet and outlet (including long section), the overflow mechanism; and
3. Include a Stormwater Management Summary Plan that outlines the obligations for future property owners to stormwater management, including a maintenance plan which outlines the operational and maintenance measures to check and ensure the ongoing effective operation of all systems, such as: inspection frequency; cleanout procedures; descriptions and diagrams of how the installed systems operate; details of the life of assets and replacement requirements.

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

Advice:

- *The applicant is required to submit detailed design documentation to satisfy this condition via the 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 plumbing approval under the Building Act 2016.*
- *Once the stormwater management report and design has been approved the Council will issue a condition endorsement.*
- *It is advised that documentation for condition endorsement is lodged well before a Building / Plumbing Permit is required, as failure to address design requirements until Building / Plumbing Permit stage may result in unexpected delays.*

Reason for condition

To ensure that the stormwater runoff quantity is managed to take into account the limited receiving capacity of the downstream the Council's stormwater infrastructure.

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 any approval under the *Building Act 2016* (including demolition). 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; and
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 2a

Prior to first occupation or commencement of use (whichever occurs first), vehicular barriers compliant with the Australian Standard AS/NZS1170.1:2002 must be installed to prevent vehicles running off the edge of an access driveway or parking module (parking spaces, aisles and manoeuvring area) where the drop from the edge of the trafficable area to a lower level is 600mm or greater, and wheel stops (kerb) must be installed for drops between 150mm and 600mm. Barriers must not limit the width of the driveway access or parking and turning areas approved under the permit.

Advice:

- *The Council does not consider a slope greater than 1 in 4 to constitute a lower level as described in AS/NZS 2890.1:2004 Section 2.4.5.3. Slopes greater than 1 in 4 will require a vehicular barrier or wheel stop.*
- *Designers are advised to consult the [National Construction Code 2016](#) to determine if pedestrian handrails or safety barriers compliant with the NCC2016 are also required in the parking module this area may be considered as a path of access to a building.*

Reason for condition

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

ENG 4

Any proposed or modified access driveway, circulation roadways or parking module (car parking spaces, aisles 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 the Council's stormwater infrastructure 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.

ENG 5

The number of parking spaces within the site allocated to residential college tenants must include:

1. A minimum number of car parking spaces of one hundred and ninety seven (197) (via residential parking permits);
2. A minimum number of accessible car parking spaces of two (2);
3. A minimum number of motorcycle parking spaces of three (3); and
4. A minimum number of Class B (AS2890.3) bicycle parking spaces of ten (10).

Advice:

- *The minimum car parking spaces was calculated via the following: 124 existing college precinct spaces plus 34 commerce building car park residential permit spaces minus 36 spaces removed to allow accommodation construction plus 75 additional commerce building car park residential permit spaces.*
- *It is recommended to allocate parking spaces in blocks such that tenants from different residential housing unit have a similar walking distance to their car parking space.*

- *It is noted that the Commerce Building car park will be allocated for residential college parking. Any proposed future use of the Commerce Building will need to take into consideration the lack of parking from a planning scheme perspective.*

Reason for condition

To ensure the provision of parking for the use is safe and efficient.

ENG 1

Any damage to council infrastructure resulting from the implementation of this permit, must, at the discretion of the Council:

1. Be met by the owner by way of reimbursement (cost of repair and reinstatement to be paid by the owner to the Council); or
2. Be repaired and reinstated by the owner to the satisfaction of 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 s1

The free University shuttle bus between Mount Nelson, the College Precinct, UTas Campus, Hunter Street Fine Arts Centre and the Menzies Centre must remain operational whilst the temporary accommodation is in use.

Advice: This condition is intended to ensure residential college tenants have adequate shuttle bus services to meet transportation needs for study purposes. The intent is not to require 24/7 shuttle bus operation, but that operation should be maintained at or more frequently than the current shuttle bus arrangements. Shuttle bus services should not operate 24/7 as this may cause a detriment to amenity of the surrounding area.

Reason for condition

To ensure the car parking demand is reduced and that regular car parking overspill does not occur.

ENG s2

All commercial vehicle (delivery and waste removal) activities associated with the proposed development must be via existing commercial loading bays located within the site, or new facilities which comply with Australian Standard AS2890.2:2002.

Reason for condition

To ensure that acceptable facilities for commercial vehicles are provided on site.

ENG s3

Baintree Avenue vehicular access not to be used for vehicular access to the proposed development.

Prior to occupancy, temporary bollards (or a Council Approved alternative) must be installed on the circulation roadway within 2m of the property boundary to prevent vehicular access from the southernmost Baintree Avenue vehicular access.

Reason for condition

To ensure that access to the site is safe and efficient.

ENV 15

All construction vehicles and machinery must be effectively cleaned of soil, mud and plant matter before entering the property.

Soil, mud and plant matter cleaned from construction vehicles and machinery must not be allowed, either directly or indirectly, to enter waterways or the Council's stormwater system.

Note: further information on effective measures for washdown can be found [here](#).

Reason for condition

To minimise the spread of weeds and pathogens.

ENV 2

Sediment and erosion control measures, 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.

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.

NEW SERVICE CONNECTION

Please contact the Hobart City Council's City Infrastructure Division to initiate the application process for your [new stormwater connection](#).

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.

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.

DEPUTY LORD MAYOR
BRISCOE

That the recommendation be adopted.

MOTION CARRIED

VOTING RECORD

AYES	NOES
Lord Mayor Reynolds	
Deputy Lord Mayor Burnet	
Zucco	
Briscoe	
Sexton	
Thomas	
Denison	
Harvey	
Behrakis	
Dutta	
Ewin	
Sherlock	

10. Monthly Building Statistics - 1 December 2018 - 31 December 2018 **File Ref: F19/6415**

Ref: Open [CPC 8.1](#), 29/01/2019

That the Director City Planning reports:

- A. 1. During the period 1 December 2018 to 31 December 2018, 50 permits were issued to the value of \$16,640,861 which included:
 - (i) 30 for Extensions/Alterations to Dwellings to the value of \$8,597,444;

- (ii) 6 New Dwellings to the value of \$2,445,895; and
 - (iii) 3 Major Projects:
 - (a) 284-290 Elizabeth Street, Hobart - Apartments, Carpark and Public Assembly - \$6,570,862;
 - (b) 2 Cross Street, New Town – Sacred Heart College – Alterations and Additions - \$1,800,000;
 - (c) 96 Bathurst Street, Hobart - UTAS (Mid City Hobart) - Student Accommodation -Alterations -\$1,400,000
2. During the period 1 December 2017 to 31 December 2017, 59 permits were issued to the value of \$17,209,292 which included:
- (i) 25 Extensions/Alterations to Dwellings to the value of \$2,932,284
 - (ii) 12 New Dwellings to the value of \$4,919,330; and
 - (iii) 3 Major Projects:
 - (a) 119-119A New Town Road , New Town - Demolition and New Development for Food Services and 16 Multiple Dwellings - \$4,900,000;
 - (b) 8A Romily Street, South Hobart - New Building (9 Units) - \$2,385,000;
 - (c) 38 Argyle Street, Hobart - Alterations and Additions (Kemp Street) - \$1,480,0008
- B. 1. In the twelve months ending 31 December 2018, 648 permits were issued to the value of \$521,061,352; and
2. In the twelve months ending 31 December 2017, 714 permits were issued to the value of \$256,556,651.

DEPUTY LORD MAYOR
THOMAS

That the recommendation be adopted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Lord Mayor Reynolds
Deputy Lord Mayor Burnet
Zucco
Briscoe
Sexton
Thomas
Denison
Harvey
Behrakis
Dutta
Ewin
Sherlock

ECONOMIC DEVELOPMENT & COMMUNICATIONS COMMITTEE

11. kunanyi/Hobart Visitation Policy and Strategy
File Ref: F18/137624

Ref: Open [EDCC 6.1](#), 24/01/2019

- That: 1. The Council agree in principle to develop a tourism strategy for the City of Hobart subject to consultation with the State Government and appropriate tourism stakeholder groups.
2. The scope of the strategy be reported back to the Council.

THOMAS
SEXTON

That the recommendation be adopted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Lord Mayor Reynolds
Deputy Lord Mayor Burnet
Zucco
Briscoe
Sexton
Thomas
Denison
Harvey
Behrakis
Dutta
Ewin
Sherlock

Supplementary item 13 was then taken.

12. CLOSED PORTION OF THE MEETING

That the Council resolve by absolute 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:

- Leave of absence.
- A personnel matter.

The following items were discussed:-

Item No. 1	Minutes of the last meeting of the Closed Portion of the Council Meeting
Item No. 2	Communication from the Chairman
Item No. 3	Leave of Absence
Item No. 4	Consideration of supplementary Items to the agenda
Item No. 5	Indications of pecuniary and conflicts of interest
Item No. 6	2018 Accountabilities and Key Priorities Progress Report LG(MP)R 15(2)(a)

HARVEY
SEXTON

That the recommendation be adopted.

MOTION CARRIED
BY ABSOLUTE MAJORITY

VOTING RECORD

AYES	NOES
Lord Mayor Reynolds	
Deputy Lord Mayor Burnet	
Zucco	
Briscoe	
Sexton	
Thomas	
Denison	
Harvey	
Behrakis	
Dutta	
Ewin	
Sherlock	

SUPPLEMENTARY ITEM

SPECIAL REPORT – GENERAL MANAGER

13. Representation on Internal and External Bodies
File Ref: F19/9158

DEPUTY LORD MAYOR
DUTTA

- That: 1. The following appointments be made to internal and external bodies and special committees.
2. The Hobart Emergency Management Committee and Mayors for Peace be filled ex officio by the Lord Mayor of the day.
3. Appointments to these bodies and committees be reviewed at the mid-point of the Council term, two years after the 2018 local government election.

ZUCCO
SEXTON

That the *Local Government (Meeting Procedures) Regulations 2015* be set aside for discussion on item 13.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Lord Mayor Reynolds
Deputy Lord Mayor Burnet
Zucco
Briscoe
Sexton
Thomas
Denison
Harvey
Behrakis
Dutta
Ewin
Sherlock

ZUCCO
BRISCOE

That the *Local Government (Meeting Procedures) Regulations 2015* recommence.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Lord Mayor Reynolds
Deputy Lord Mayor Burnet
Zucco
Briscoe
Sexton
Thomas
Denison
Harvey
Behrakis
Dutta
Ewin
Sherlock

That the following appointments be made to internal and external bodies and special committees:

Battery Point Foreshore Accessway Working Group

- Alderman Briscoe (Chairman)
- Deputy Lord Mayor Councillor Burnet
- Alderman Thomas
- Alderman Denison

City of Hobart Eisteddfod Society Inc.

- Councillor Sherlock
- Proxy
- Deputy Lord Mayor Councillor Burnet

Climate Change Roundtable

- Councillor Harvey
- Proxy
- Councillor Ewin

Cycling South Inc.

- Alderman Briscoe
- Councillor Harvey

Friends of Soldiers Memorial Avenue

- Alderman Briscoe

Proxy

- Alderman Behrakis

Glebe Residents' Traffic Committee

- Lord Mayor Councillor Reynolds

Proxy

- Deputy Lord Mayor Councillor Burnet

Heritage Account Special Committee

- Lord Mayor Councillor Reynolds
- Deputy Lord Mayor Councillor Burnet
- Alderman Briscoe

Hobart Bicycle Advisory Committee

- Lord Mayor Councillor Reynolds
- Deputy Lord Mayor Councillor Burnet
- Councillor Harvey
- Councillor Ewin

Hobart Cenotaph Reference Group

- Alderman Briscoe

Proxy

- Lord Mayor Councillor Reynolds

Hobart City Council Access Advisory Committee

- Deputy Lord Mayor Councillor Burnet (Chairman)
- Alderman Denison
- Councillor Ewin

Hobart Emergency Management Committee

- Lord Mayor Councillor Reynolds (ex-officio Lord Mayor)

Proxy

- Alderman Behrakis

Lenah Valley Residents' Traffic Committee

- Lord Mayor Councillor Reynolds
- Proxy
- Deputy Lord Mayor Councillor Burnet

Lunar New Year Celebrations Working Group

- Alderman Thomas (Chairman)

Maritime Museum of Tasmania – Management Committee

- Alderman Briscoe
- Proxy
- Nick Heath General Manager, or his nominee

Mayors for Peace

- Lord Mayor Councillor Reynolds (ex-officio Lord Mayor)

Mount Stuart Residents' Traffic Committee

- Lord Mayor Councillor Reynolds
- Proxy
- Deputy Lord Mayor Councillor Burnet

North Hobart Parking Review – Working Group

- Deputy Lord Mayor Councillor Burnet
- Alderman Zucco
- Alderman Thomas
- Councillor Harvey
- Alderman Behrakis

Queens Domain Advisory Committee

- Alderman Briscoe
- Proxy
- Councillor Dutta

Hobart Glenorchy Public Transit Corridor Committee

- Lord Mayor Councillor Reynolds
- Alderman Thomas
- Councillor Harvey
- Councillor Sherlock

Salamanca Market Stallholders' Association Meetings with Council

- Councillor Harvey (Chairman)

Proxy

- Alderman Zucco

Sandy Bay Residents' and Traders Traffic Committee

- Lord Mayor Councillor Reynolds
- Alderman Sexton

Sister Cities Australia

- Lord Mayor Councillor Reynolds (ex-officio Lord Mayor)

Proxies

- Alderman Zucco
- Alderman Thomas
- Councillor Sherlock

Southern Tasmanian Councils Authority – Waste Strategy South Group

- Alderman Denison (ex-officio Chairman City Infrastructure Committee)

Proxy

- Councillor Harvey

South Hobart Residents' Traffic Committee

- Lord Mayor Councillor Reynolds
- Councillor Dutta

Superannuation Policy Group

- Alderman Briscoe (Chairman)
- Alderman Denison

Tasmanian Polar Network

- Alderman Sexton

Proxy

- Lord Mayor Councillor Reynolds

Taste of Tasmania Advisory Group

- Lord Mayor Councillor Reynolds (Chairman)

Proxy

- Councillor Harvey

West Hobart Residents' Traffic Committee

- Lord Mayor Councillor Reynolds

Proxy

- Deputy Lord Mayor Councillor Burnet

MOTION CARRIED

VOTING RECORD

AYES

NOES

Lord Mayor Reynolds
Deputy Lord Mayor Burnet
Zucco
Briscoe
Sexton
Thomas
Denison
Harvey
Behrakis
Dutta
Ewin
Sherlock

COUNCIL RESOLUTION:

- That: 1. The following appointments be made to internal and external bodies and special committees.
2. The Hobart Emergency Management Committee and Mayors for Peace be filled ex officio by the Lord Mayor of the day.
3. Appointments to these bodies and committees be reviewed at the mid-point of the Council term, two years after the 2018 local government election.
4. Battery Point Foreshore Accessway Working Group
- Alderman Briscoe (Chairman)
 - Deputy Lord Mayor Councillor Burnet
 - Alderman Thomas
 - Alderman Denison

City of Hobart Eisteddfod Society Inc.

- Councillor Sherlock

Proxy

- Deputy Lord Mayor Councillor Burnet

Climate Change Roundtable

- Councillor Harvey

Proxy

- Councillor Ewin

Cycling South Inc.

- Alderman Briscoe
- Councillor Harvey

Friends of Soldiers Memorial Avenue

- Alderman Briscoe

Proxy

- Alderman Behrakis

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Proxy

- Deputy Lord Mayor Councillor Burnet

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- Deputy Lord Mayor Councillor Burnet
- Alderman Briscoe

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Proxy

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Proxy

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- Alderman Sexton

Proxy

- Lord Mayor Councillor Reynolds

Taste of Tasmania Advisory Group

- Lord Mayor Councillor Reynolds (Chairman)

Proxy

- Councillor Harvey

West Hobart Residents' Traffic Committee

- Lord Mayor Councillor Reynolds

Proxy

- Deputy Lord Mayor Councillor Burnet

Item 12 was then taken.

There being no further business the meeting closed at 6:30 pm.

TAKEN AS READ AND SIGNED AS
A CORRECT RECORD THIS
18TH DAY OF FEBRUARY 2019.

CHAIRMAN