



CITY OF HOBART

MINUTES

Special City Planning Committee Meeting

Open Portion

Monday, 4 February 2019 at 4:30 pm

ORDER OF BUSINESS

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**Special City Planning Committee Meeting (Open Portion) held on Monday,
4 February 2019 at 4:30 pm in the Lady Osborne Room, Town Hall.**

COMMITTEE MEMBERS

Deputy Lord Mayor Burnet (Chairman)
Briscoe
Denison
Harvey
Behrakis

NON-MEMBERS

Lord Mayor Reynolds
Zucco
Sexton
Thomas
Dutta
Ewin
Sherlock

PRESENT: The Deputy Lord Mayor
Councillor H Burnet, Aldermen
J R Briscoe, T M Denison, Councillor
W F Harvey, Alderman S Behrakis, the
Lord Mayor Councillor A M Reynolds,
Aldermen M Zucco and Dr P T Sexton.

Alderman Denison arrived at 4:36 pm
during the discussion of item 2.1.1.

The Lord Mayor was co-opted to the
Committee.

APOLOGIES: Nil.

LEAVE OF ABSENCE: Nil.

BRISCOE

That the Lord Mayor be co-opted to the Committee.

MOTION CARRIED

VOTING RECORD

AYES	NOES
Deputy Lord Mayor Burnet	
Briscoe	
Harvey	
Behrakis	

1. INDICATIONS OF PECUNIARY AND CONFLICTS OF INTEREST

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

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

No interest was indicated.

2. COMMITTEE ACTING AS PLANNING AUTHORITY

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

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

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

2.1 APPLICATIONS UNDER THE HOBART INTERIM PLANNING SCHEME 2015

Ms Jacinta Young – Executive Director Infrastructure Services and Development – University of Tasmania and Mr Frazer Read – Principal of All Urban Planning, addressed the Committee in relation to item 2.1.1 on behalf of the Applicant.

2.1.1 2 Churchill Avenue, Sandy Bay - Temporary Buildings for Residential College PLN-18-929 - File Ref: F19/10854

LORD MAYOR REYNOLDS

That the recommendation contained in the report of the Development Appraisal Planner and the Senior Statutory Planner of 31 January 2019, be adopted.

MOTION CARRIED

VOTING RECORD

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

COMMITTEE RESOLUTION:

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, attached to item 2.1.1 of the Special Open City Planning Committee agenda of 4 February 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-18-929 - 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.

Delegation: Council

There being no further business the meeting closed at 4:46 pm.

TAKEN AS READ AND SIGNED AS
A CORRECT RECORD THIS
12TH DAY OF FEBRUARY 2019.

CHAIRMAN