



CITY OF HOBART

MINUTES

City Planning Committee Meeting

Open Portion

Monday, 25 March 2019 at 5:00 pm

ORDER OF BUSINESS

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City Planning Committee Meeting (Open Portion) held on Monday, 25 March 2019 at 5:00 pm in the Lady Osborne Room, Town Hall.

COMMITTEE MEMBERS

Deputy Lord Mayor Burnet (Chairman)
Briscoe
Denison
Harvey
Behrakis

NON-MEMBERS

Lord Mayor Reynolds
Zucco
Sexton
Thomas
Dutta
Ewin
Sherlock

PRESENT: The Deputy Lord Mayor
Councillor H Burnet (Chairman), Aldermen
J R Briscoe, T M Denison, Councillor W F
Harvey, Alderman S Behrakis and Councillor
H Ewin.

APOLOGIES: Nil.

LEAVE OF ABSENCE: Nil.

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

No Elected Members were co-opted to the Committee.

2. CONFIRMATION OF MINUTES

HARVEY

The minutes of the Open Portion of the City Planning Committee meeting held on [Tuesday, 12 March 2019](#), be confirmed as an accurate record.

MOTION CARRIED

VOTING RECORD

AYES

Deputy Lord Mayor Burnet
Briscoe
Denison
Harvey
Behrakis

NOES

The minutes were signed.

3. CONSIDERATION OF SUPPLEMENTARY ITEMS

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

Recommendation

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

No supplementary items were received.

4. 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.

5. TRANSFER OF AGENDA ITEMS

Regulation 15 of the *Local Government (Meeting Procedures) Regulations 2015*.

A Committee may close a part of a meeting to the public where a matter to be discussed falls within 15(2) of the above regulations.

In the event that the Committee transfer an item to the closed portion, the reasons for doing so should be stated.

Are there any items which should be transferred from this agenda to the closed portion of the agenda, or from the closed to the open portion of the agenda?

No items were transferred.

6. PLANNING AUTHORITY ITEMS - CONSIDERATION OF ITEMS WITH DEPUTATIONS

In accordance with the requirements of Part 2 Regulation 8(3) of the *Local Government (Meeting Procedures) Regulations 2015*, the General Manager is to arrange the agenda so that the planning authority items are sequential.

In accordance with Part 2 Regulation 8(4) of the *Local Government (Meeting Procedures) Regulations 2015*, the Committee by simple majority may change the order of any of the items listed on the agenda, but in the case of planning items they must still be considered sequentially – in other words they still have to be dealt with as a single group on the agenda.

Where deputations are to be received in respect to planning items, past practice has been to move consideration of these items to the beginning of the meeting.

HARVEY

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

MOTION CARRIED

VOTING RECORD

AYES

Deputy Lord Mayor Burnet
Briscoe
Denison
Harvey
Behrakis

NOES

7. COMMITTEE ACTING AS PLANNING AUTHORITY

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

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

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

7.1 APPLICATIONS UNDER THE HOBART INTERIM PLANNING SCHEME 2015

Ms Julia Bennison (Representor) addressed the Committee in relation to item 7.1.1.

Mr Paul Hunniford (Applicant) addressed the Committee in relation to item 7.1.1.

7.1.1 27 and 29 Hampden Road, Battery Point - Partial Demolition, Alterations and Fencing PLN-19-32 - File Ref: F19/29721

PROCEDURAL MOTION

BRISCOE

That the item be deferred to enable the applicant to investigate an alternate location for the proposed air conditioning units that is consistent with the historic heritage provisions of the Hobart Interim Planning Scheme 2015, and to enable the applicant to discuss demolition and rebuilding of boundary fencing and walls (with existing bricks reused if possible) with the neighbouring property owners of 40 Runnymede Street.

MOTION CARRIED

VOTING RECORD

AYES

Deputy Lord Mayor Burnet
Briscoe
Denison
Harvey
Behrakis

NOES

COMMITTEE RESOLUTION:

That the item be deferred to enable the applicant to investigate an alternate location for the proposed air conditioning units that is consistent with the historic heritage provisions of the Hobart Interim Planning Scheme 2015, and to enable the applicant to discuss demolition and rebuilding of boundary fencing and walls (with existing bricks reused if possible) with the neighbouring property owners of 40 Runnymede Street.

Delegation: Committee

Mr Alistair Bain – Senior Minister of St John’s Presbyterian Church (Representor) addressed the Committee in relation to item 7.1.2.

Mr James Morrison – Director of Morrison and Breytenback Architects (Applicant) addressed the Committee in relation to item 7.1.2.

**7.1.2 188 Macquarie Street, Hobart - Partial Demolition and Alterations
(Re-Advertised - Administrative Correction)
PLN-18-497 - File Ref: F19/31528**

PROCEDURAL MOTION

BEHRAKIS

That the item be deferred for to enable further consultation with the applicant for the purposes of exploring an alternate design that is consistent with the historic heritage provisions of the Hobart Interim Planning Scheme 2015.

MOTION CARRIED

VOTING RECORD

AYES	NOES
Deputy Lord Mayor Burnet	Denison
Briscoe	
Harvey	
Behrakis	

COMMITTEE RESOLUTION:

That the item be deferred for to enable further consultation with the applicant for the purposes of exploring an alternate design that is consistent with the historic heritage provisions of the Hobart Interim Planning Scheme 2015.

Attachments

A Mr Alistair Bain - 188 Macquarie Street - Supporting Information ⇒ 

Delegation: Committee

Ms Jacquelyne McLeod (Representor) addressed the Committee in relation to item 7.1.3.

Mr Monty East – Director Design East Pty Ltd (Applicant) addressed the Committee in relation to item 7.1.3.

**7.1.3 1 Nixon Street, Sandy Bay - Partial Demolition, Alterations and Extension (Re-Advertised - Amended Proposal)
PLN-18-869 - File Ref: F19/30025**

BURNET

That the recommendation contained in the report of the Development Appraisal Planner and the Senior Statutory Planner of 12 March 2019, be adopted.

MOTION CARRIED

VOTING RECORD

AYES	NOES
Deputy Lord Mayor Burnet	Briscoe
Denison	Harvey
Behrakis	

COMMITTEE RESOLUTION:

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for partial demolition, alterations and extension (re-advertised – amended proposal) at 1 Nixon Street, Sandy Bay for the reasons outlined in the officer's report attached to item 7.1.3 of the Open City Planning Committee agenda of 25 March 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-18-869 - 1 NIXON STREET SANDY BAY TAS 7005 - Final Planning Documents except where modified below.

Reason for condition

To clarify the scope of the permit.

PLN 2

Screening with no more than 25% uniform transparency and a minimum height of 1.5m above finished surface level, must be installed and maintained along the southern edge of the deck on the upper floor of the addition prior to the first occupation.

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

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

Reason for condition

To provide reasonable opportunity for privacy for dwellings.

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 storm water connection must be constructed and existing abandoned connections sealed by the Council at the owner's expense, 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 engineering 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 3a

The access driveway 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).

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 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 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 13

The fence and gate at the vehicular access to the subject property from Queen Street must allow adequate sight distance between user vehicles, cyclists and pedestrians.

Amended drawings must be submitted and approved, prior to the commencement of work. The amended drawing must demonstrate how the fence either side of the driveway/s provides for adequate sight distance between user vehicles, cyclists and pedestrians by one of the following methods:

1. Compliance with Australian/NZ Standard, Parking facilities Part 1: Off-street car parking AS/NZS 2890.1: 2004 Fig 3.3;
2. Increasing the gate width of the driveway(s) to 5m;
3. Increasing the transparency of fencing for at least 1m on each side of driveway/s so that those sections of fencing are largely transparent; or
4. Setting driveway(s) gates back 1m from front fence line to achieve increased sight lines.

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

Advice:

- *The applicant may submit amended drawings to satisfy this condition as either part of a Building Application, or alternatively 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]).*
- *Failure to address condition 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 of pedestrians and traffic in the vicinity.

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.

HER 11

The proposal must be revised in accordance with the following:

- The ridge of the rear extension must be reduced in height and set below the ridge height of the existing house by a minimum of 300mm.
- The proposed:
 - Fenestration pattern of the ground floor of the extension must be a combination of fixed and operable windows and doors with vertical proportions;
 - Skylight windows must be reduced in size; and
 - Fenestration pattern must reflect the sketch design floor plan and north and south elevations dated 26 February 2019 and submitted to Council on 5 March 2019.
- The external cladding of the garage and lower portion of the extension must be rendered cement sheet and reflect the sketch design for the

floor plan and north, east, and south elevations dated 26 February 2019 and submitted to the Council on 5 March 2019.

- The garage and workshop must be separated from the two storey extension by a recessed wall that is at least 400mm wide, set back behind the front wall of the dining/living area by at least 300mm and be lower in height than the roof of the proposed garage by no less than 350mm as reflected in the sketch design for the floor plan and north elevation dated 26 February 2019 and submitted to the Council on 5 March 2019.
- Specifying the exact colour of the Colorbond roof of the existing house (a light/mid grey) and noting that the roof extension will match that colour.
- The roof over the stairs to the upper level of the extension must be a separate roof element set below the eaves as reflected in the sketch design for the south and east elevation dated 26 February 2019 and submitted to the Council on 5 March 2019.

Prior to the issue of any approval under the *Building Act 2016*, revised plans must be submitted and approved by Council showing the proposal to be revised in accordance with the above requirements.

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

Reason for condition

To ensure that development at a heritage place and in a heritage precinct is undertaken in a sympathetic manner which does not cause loss of historic cultural heritage significance.

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](#).

PLANNING

The development has been approved as an extension to a single dwelling and not as a multiple dwelling. Therefore, no part of the dwelling should be used as a separate dwelling independently of any other part of the dwelling without further approval.

STORMWATER

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 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.

WORK PLACE HEALTH AND SAFETY

Appropriate occupational health and safety measures should 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.

Delegation: Council

7.1.4 99 Princes Street, Sandy Bay - Partial Demolition, Alterations and Extension - PLN-17-775
File Ref: F19/31220

HARVEY

That the recommendation contained in the memorandum of the Manager Development Appraisal of 20 March 2019, be adopted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Deputy Lord Mayor Burnet
Briscoe
Denison
Harvey
Behrakis

COMMITTEE RESOLUTION:

Pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for partial demolition, alterations and extension at 99 Princes Street, SANDY BAY for the reasons outlined in the officer's report attached to item 7.1.4 of the Open City Planning Committee agenda of 25 March 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-17-775 - 99 PRINCES STREET 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 Amended Submission to Planning Authority Notice, Reference No. TWDA 2017/01658-HCC dated 11/12/2018 as attached to the permit.

Reason for condition

To clarify the scope of the permit.

ENG sw6

The stormwater runoff from the proposed development that is above street level must be drained by gravity to the Council's infrastructure prior to the first occupation/new use (see advice below). All costs associated with works required by this condition are to be met by the owner.

Design drawings and calculations of the proposed private stormwater drainage system and the existing/proposed connection to Council infrastructure must be submitted and approved prior to the commencement of work. The drawings and calculations must:

1. Be prepared by a suitably qualified person;
2. Include long section(s)/levels and grades to the point of discharge; and
3. Include a detailed design of any alternative stormwater disposal methods such as the proposed soakage trench (including soil tests to demonstrate site suitability).

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

Advice: Please note that onsite stormwater disposal or pumping systems may only be used where drainage to Council infrastructure via gravity is impractical. All stormwater which is able to drain via a gravity system (including suspended and charged systems) must be allowed to do so.

Reason for condition

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

ENG 2a

Vehicular barriers compliant with the Australian Standard AS1170.1 must be installed to prevent vehicles running off the edge of an access driveway or parking 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: 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.

Reason for condition

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

ENG 2b

A certified vehicle barrier design (including site plan with proposed location(s) of installation), prepared by a suitably qualified Engineer, compliant with Australian Standard AS1170.1, must be submitted to Council prior to the issue of any approval under the Building Act 2016, or the commencement of works on site. All works, required by this condition must be undertaken in accordance with certified design.

Reason for condition

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

ENG 3b

The design of the access driveway and parking areas must be submitted and approved, prior to the issuing of any approval under the Building Act 2016.

The design must:

1. Be prepared and certified by a suitably qualified engineer.
2. Be generally in accordance with the Australian Standard AS/NZS2890.1:2004.
3. Where the design deviates from AS/NZS2890.1:2004, demonstrate that safe and efficient access will be provided, and will enable safe, easy and efficient use.
4. Show dimensions, levels, gradients and transitions and other details as Council deem necessary to satisfy the above requirement.
5. Provide a long section of the driveway along the centerline showing adequate gradients and transitions, ensuring that change of gradients (especially at front property boundary - note footpath slopes towards road) are adequate to prevent vehicles bottoming out.
6. Clarify the proposed details for the driveway entrance, including: driveway width, need for widening of crossover to line up with wider driveway, height of any front fencing adjacent to driveway which may restrict visibility of pedestrians in footpath and road vehicles from within a reversing vehicle (adequate sight distances).

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

Reason for condition

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

ENG 4

The trafficable parts of the driveway and parking areas approved by this permit must be constructed to a sealed standard (spray seal, asphalt, concrete, pavers or equivalent council approved) and surface drained to a Council approved stormwater disposal system prior to the first occupation / new use.

Advice: Non-trafficable areas of the driveway such as the center strip may be grassed to minimize surface runoff. Or alternatively permeable pavers could be used for the entire driveway surface to minimize runoff.

Reason for condition

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

ENG 11

If the existing crossover needs to be widened to match the proposed wider driveway, then the new crossover to the Princes Street highway reservation must be designed and constructed in general accordance with the following Municipal Standard Drawings:

1. TSD-R09-v1 – Urban Roads Driveways and TSD R14-v1 Type KC vehicular crossing; and
2. Urban Roads Footpaths TSD-R11-v1.

Advice: Because the existing driveway will be widened by about 1m, the existing crossover may also need to be widened. The developer's engineer will need to check this, with reference to the above standard drawings. If in doubt, Council's Road Engineer may be able to assist.

Reason for condition

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

ENG 1

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

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

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

Reason for condition

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

ENV 1

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

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

Reason for condition

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

HER 17

The palette of exterior colours, materials and finishes must reflect the palette of colours, materials and finishes of the existing house and within the local streetscape and precinct. Clarification must be provided on the materials of the windows and if any changes are proposed to the roofing of the existing house.

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

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

Reason for condition

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

ADVICE

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

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

BUILDING PERMIT

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

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

PLUMBING PERMIT

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

OCCUPATION OF THE PUBLIC HIGHWAY

You may require a permit for the occupation of the public highway for construction or special event (e.g. placement of skip bin, crane, scissor lift etc). Click here for more information.

You may require a Permit to Open Up and Temporarily Occupy a Highway (for work in the road reserve, such as for widening crossover). Click here for more information.

NEW SERVICE CONNECTION

If a new stormwater connection to kerb & gutter is required, please contact the Hobart City Council's City Infrastructure Division to initiate the application process for a [new connection](#).

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.

Delegation: Committee

8. REPORTS

8.1 Affordable Housing - Legislation - Options for Implementation **File Ref: F19/24112; 17/167**

PROCEDURAL MOTION

BRISCOE

That the item be deferred until the proposed full Council meeting with the Minister for Housing the Honourable Roger Jaensch MP takes place.

MOTION CARRIED

VOTING RECORD

AYES	NOES
Deputy Lord Mayor Burnet	
Briscoe	
Denison	
Harvey	
Behrakis	

COMMITTEE RESOLUTION:

That the item be deferred until the proposed full Council meeting with the Minister for Housing the Honourable Roger Jaensch MP takes place.

Delegation: Committee

8.2 City Planning - Advertising Report
File Ref: F19/30496

HARVEY

That the recommendation contained in the memorandum of the Director City Growth of 20 March 2019, be adopted.

MOTION CARRIED

VOTING RECORD

AYES	NOES
Deputy Lord Mayor Burnet	
Briscoe	
Denison	
Harvey	
Behrakis	

COMMITTEE RESOLUTION:

That the information contained in the memorandum titled 'City Planning Advertising Report' of 20 March 2019 be received and noted.

Delegation: Committee

8.3 Delegated Decisions Report (Planning)
File Ref: F19/31053

BRISCOE

That the recommendation contained in the report of the Director City Growth of 20 March 2019, be adopted.

MOTION CARRIED

VOTING RECORD

AYES	NOES
Deputy Lord Mayor Burnet	
Briscoe	
Denison	
Harvey	
Behrakis	

COMMITTEE RESOLUTION:

That the information contained in the memorandum titled 'Delegated Decisions Report (Planning)' of 20 March 2019 be received and noted.

Delegation: Committee

9. MOTIONS OF WHICH NOTICE HAS BEEN GIVEN

9.1 Projected Population and Economic Growth Model
File Ref: F19/30652; 13-1-9

EWIN

That in accordance with Council's policy, the following amended Notice of Motion which was adopted by the City Planning Committee, be considered by the Council.

MOTION CARRIED

VOTING RECORD

AYES	NOES
Deputy Lord Mayor Burnet	
Briscoe	
Denison	
Harvey	
Behrakis	
Ewin	

COMMITTEE RESOLUTION:

Motion:

“That a report be prepared into the development of a usable model of projected population and economic growth of the Greater Hobart region. This modelling tool is to be integrated into Hobart City Council planning, infrastructure, strategy development and decision-making.”

Rationale:

“We as a council are being asked to make significant decisions on planning and infrastructure matters without proper information on the projected population and economic growth of Hobart. We need this information readily in order to future-proof our decisions for our community. In light of the housing crisis, climate change and the significant growth Hobart has already undergone in recent years, it is poor governance to consider things like implementing a height limit or moving the university into the CBD without knowing what the future requirements of our city are.”

The General Manager reports:

“In line with the Council’s policy in relation to Notices of Motion, I advise that the matter is considered to be within the jurisdiction of the Hobart City Council as it relates to developing a tool to inform decision making.”

Delegation: Council

10. RESPONSES TO QUESTIONS WITHOUT NOTICE

Regulation 29(3) *Local Government (Meeting Procedures) Regulations 2015*.
File Ref: 13-1-10

10.1 Building Permits File Ref: F19/18882; 13-1-10

Memorandum of the Director City Growth of 20 March 2019.

BRISCOE

That the information be received and noted.

MOTION CARRIED

VOTING RECORD

AYES	NOES
Deputy Lord Mayor Burnet	
Briscoe	
Denison	
Harvey	
Behrakis	

Delegation: Committee

11. QUESTIONS WITHOUT NOTICE

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

11.1 Alderman Briscoe – Neighbouring Solar Access - Planning Schemes File Ref: 13-1-10

Question: Can the Director advise of the status of the previous notice of motion from former Alderman Ruzicka regarding the standards and controls for residential development in non-residential zones?

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

12. CLOSED PORTION OF THE MEETING

HARVEY

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

- Legal action involving the Council.

The following items were discussed:-

- | | |
|--------------|--|
| Item No. 1 | Minutes of the last meeting of the Closed Portion of the Committee Meeting |
| Item No. 2 | Consideration of supplementary items to the agenda |
| Item No. 3 | Indications of pecuniary and conflicts of interest |
| Item No. 4 | Responses to Questions Without Notice |
| Item No. 4.1 | Hobart Rivulet
LG(MP)R 15(2)(i) |
| Item No. 5 | Questions Without Notice |

MOTION CARRIED

VOTING RECORD

AYES	NOES
Deputy Lord Mayor Burnet	
Briscoe	
Denison	
Harvey	
Behrakis	

Delegation: Committee

There being no further business the open portion of the meeting closed at 7:00 pm.

TAKEN AS READ AND SIGNED AS
A CORRECT RECORD THIS
8TH DAY OF APRIL 2019.

CHAIRMAN