



CITY OF HOBART

# **MINUTES**

## **City Planning Committee Meeting**

**Open Portion**

**Monday, 15 July 2019 at 5:00 pm**

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## ORDER OF BUSINESS

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**City Planning Committee Meeting (Open Portion) held on Monday, 15 July 2019 at 5:00 pm in the Lady Osborne Room, Town Hall.**

**COMMITTEE MEMBERS**

Deputy Lord Mayor Burnet (Chairman)  
Briscoe  
Denison  
Harvey  
Behrakis

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

**NON-MEMBERS**

Lord Mayor Reynolds  
Zucco  
Sexton  
Thomas  
Dutta  
Ewin  
Sherlock

Alderman Behrakis left the meeting at  
6.23pm returning at 6.24 pm.

**APOLOGIES:** Nil.

Councillor Dutta was present for items 1  
to 7, 7.1.1, 7.2.1, 7.2.5 and 8.1, retiring  
from the meeting at 6.53 pm.

**LEAVE OF ABSENCE:** Nil.

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

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No Elected Members were co-opted to the Committee.

**2. CONFIRMATION OF MINUTES**

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BRISCOE

The minutes of the Open Portion of the City Planning Committee meeting held on [Monday, 24 June 2019](#) and the Special City Planning Committee meeting held on [Monday, 1 July 2019](#), be confirmed as an accurate record.

MOTION CARRIED

VOTING RECORD

AYES

Deputy Lord Mayor Burnet  
Briscoe  
Denison

NOES

Harvey  
Behrakis

The minutes were signed.

### **3. CONSIDERATION OF SUPPLEMENTARY ITEMS**

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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**

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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**

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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

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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	NOES
Deputy Lord Mayor Burnet	
Briscoe	
Denison	
Harvey	
Behrakis	

## **7. COMMITTEE ACTING AS PLANNING AUTHORITY**

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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.

BRISCOE

That item 7.2.1 be taken

MOTION CARRIED

### VOTING RECORD

AYES	NOES
Deputy Lord Mayor Burnet	
Briscoe	
Denison	
Harvey	
Behrakis	

Item 7.2.1 was taken

## **7.1 APPLICATIONS UNDER THE SULLIVANS COVE PLANNING SCHEME 1997**

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### **7.1.1 3 Argyle Street, Hobart - Alterations PLN-19-324 - File Ref: F19/93010**

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HARVEY

That the recommendation contained in the report of the Development Appraisal Planner and the Acting Manager Development Appraisal of 2 July 2019, be adopted.

MOTION CARRIED

### VOTING RECORD

AYES

Deputy Lord Mayor Burnet  
Briscoe  
Denison  
Harvey  
Behrakis

NOES

**COMMITTEE RESOLUTION:**

That pursuant to the *Sullivans Cove Planning Scheme 1997*, the Council approve the application for alterations at 3 Argyle Street, Hobart for the reasons outlined in the officer's report, attached to item 7.1.1 of the Open City Planning Committee Agenda of 15 July 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-19-324 - 3 ARGYLE STREET HOBART TAS 7000 - Final Planning Documents.

Reason for condition

To clarify the scope of the permit.

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 Permitted Planning Permit issued in accordance with section 58 of the *Land Use Planning and Approvals Act 1993*.

**Delegation: Council**

Item 7.2.2 was then taken

## **7.2 APPLICATIONS UNDER THE HOBART INTERIM PLANNING SCHEME 2015**

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Mr John Buza, Mr Ian Picone and Mr Anthony McGee (Representors) addressed the Committee in relation to item 7.2.1

Mr Alex Hill (Oramatis Studio) and Ms Emma Riley (ERA Planning & Environment) addressed the Committee in relation to item 7.2.1 on behalf of the Applicant.

### **7.2.1 31 Beddome Street, Sandy Bay - Two Multiple Dwellings (One Existing, One New) PLN-18-504 - File Ref: F19/90781**

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DENISON

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for two multiple dwellings (one existing, one new) at 31 Beddome Street and 8 Niree Lane, Sandy Bay and a permit containing the following conditions be issued:

MOTION CARRIED

#### VOTING RECORD

AYES

Briscoe  
Denison  
Behrakis

NOES

Deputy Lord Mayor Burnet  
Harvey

#### **COMMITTEE RESOLUTION:**

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for two multiple dwellings (one existing, one new) at 31 Beddome Street and 8 Niree Lane, Sandy Bay 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-18-504 - 31 BEDDOME STREET AND 8 NIREE HEIGHTS 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 2018/01321-HCC dated 24/08/2018 as attached to the permit.**

Reason for condition

To clarify the scope of the permit.

## **PLN s1**

**This permit grants approval for only two dwellings on the site. No ancillary dwellings are approved, or may be created in either of the two multiple dwellings approved under this permit.**

Reason for condition

To clarify the scope of the permit, noting that ancillary dwellings may only be created in single dwellings, and would constitute an additional multiple dwelling that has not been considered or approved in the context of this approval.

## **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, paved areas and ramps) 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 sw2.1**

**A pre CCTV video of the Council stormwater main (within Niree Lane, 8 Niree Heights and 31 Beddome Street) must be undertaken and submitted to Council prior to the commencement of work.**

**The post construction CCTV 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 pre construction CCTV video of the Council's infrastructure, then any damage to the Council infrastructure identified in the post construction CCTV will be deemed to be the responsibility of the owner.**

Reason for condition

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

### **ENG sw2.2**

**A post CCTV video of the Council stormwater main (within Niree Lane, 8 Niree Heights and 31 Beddome Street) must be undertaken and submitted to Council on completion of all work.**

**The post construction CCTV 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 pre construction CCTV video of the Council's infrastructure, then any damage to the Council infrastructure identified in the post construction CCTV will be deemed to be the responsibility of the owner.**

Reason for condition

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

### **ENG sw3**

**The proposed dwelling foundations and roadway extension foundations must be designed to ensure the protection and access to 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 and provide access to 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 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 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**

**New storm water connections (8 Niree Heights and 31 Beddome Street) must be constructed and any existing connections proposed to be abandoned 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.**
- 2. The long section of the proposed connection demonstrating the cover, gradient and invert of both ends of the connection.**
- 3. 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 sw5**

**The proposed Council stormwater main must be designed and constructed prior to the commencement of the use.**

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

- 1. Be certified by a qualified and experienced Civil Engineer;**
- 2. Include a plan and long-section of the proposed stormwater main;**
- 3. Include the associated calculations and catchment area plans. These should include, but not be limited to, connections, flows, velocities, clearances, cover, gradients, sizing, material, pipe class, easements and inspection openings; and**
- 4. Include a construction program and method for the proposed diversion of the stormwater main, to satisfy the above requirement.**

**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.*

Reason for condition

To ensure Council's hydraulic infrastructure meets acceptable standards.

**ENG tr2**

**A construction traffic and parking management plan must be implemented prior to the commencement of work on the site (including demolition).**

**The construction traffic (including cars, public transport vehicles, service vehicles, pedestrians and cyclists) and parking management plan must be submitted and approved, prior to commencement work (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 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 2b**

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

*Advice:*

- *If the development's building approval includes the need for a Building Permit from Council, the applicant is advised to submit detailed design of vehicular barrier as part of the Building Application.  
If the development's building approval is covered under Notifiable Work the applicant is advised to submit detailed design of vehicular barrier as a condition endorsement of the planning permit condition. Once the certification has been accepted, the Council will issue a condition endorsement (see general advice on how to obtain condition endorsement).*
- *Vehicle barriers are likely to be required on 31 Beddome Street (within the building as well as externally), and on 8 Niree Heights.*

Reason for condition

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

## **ENG 2c**

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

*Advice:*

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

Reason for condition

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

### ENG 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).**

*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 access, driveway, circulation roadways, ramps and parking module (parking spaces, aisles and manoeuvring area) design must be submitted and approved, prior to the issuing of any approval under the *Building Act 2016*.**

**The access, driveway, circulation roadways, ramps and parking module (parking spaces, aisles and manoeuvring area) design must:**

1. **Be prepared and certified by a suitably qualified engineer.**
2. **Be in accordance with the Australian Standard AS/NZS2890.1:2004.**
3. **Show dimensions, levels, gradients and transitions, and other details as Council deem necessary to satisfy the above requirement.**

*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.*
- *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 3b.**

**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 circulation roadway and parking module (car parking spaces, aisles and manoeuvring area) for 31 Beddome Street (including any pavement within Niree Lane and/or 8 Niree Heights required to gain access to 31 Beddome Street) 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.**

*Advice:*

- *The ramp within the Right of Way may be constructed of an unsealed pavement in accordance with TSD-R01-v1, but this will still be required to drain to Council's stormwater infrastructure.*

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 is five (5).**

*Advice:*

- *This consists of 2x for existing dwelling (under the existing carport) and 3x for proposed dwelling (all within the proposed garage)*

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.

## **ENGR 3**

**Prior to the commencement of use, the proposed driveway crossover in the Niree Lane highway reservation must be designed and constructed in accordance with:**

- **Urban - TSD-R09-v1 – Urban Roads Driveways and TSD R14-v1 Type KC vehicular crossing, or**

- **A Council approved alternative design.**

**Design drawings must be submitted and approved prior to any approval under the *Building Act 2016*. The design drawing must:**

1. **Show the cross and long section of the driveway crossover within the highway reservation and onto the property.**
2. **Detail any services or infrastructure (i.e. stormwater pits, pipes) at or near the proposed driveway crossover.**
3. **Be designed for the expected vehicle loadings. A structural certificate to note that driveway is suitable for heavy vehicle loadings.**
4. **Show swept path templates in accordance with AS/NZS 2890.1 2004(B85 or B99 depending on use, design template).**
5. **If the design deviates from the requirements of the TSD then the drawings must demonstrate that a B99 (AS/NZS 2890.1 2004, section 2.6.2) can access the driveway from the road pavement to the property without scraping the car's underside.**
6. **Be prepared and certified by a suitable qualified person, to satisfy the above requirement.**

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

Reason for condition

To ensure that works will comply with the Council's standard requirements.

**ENG s1**

**Prior to the commencement of use, the proposed Right of Way pavement extension (including access(s), driveway, circulation roadway, parking module and ramp into 8 Niree Heights) driveway crossover Niree Lane highway reservation must be constructed in accordance with detailed design documentation approved by Council (City Infrastructure, Development Engineering, and Parks and City Amenity).**

**Design drawings must be submitted and approved prior to any approval under the *Building Act 2016*. The design drawing must:**

1. **Show the cross and long section of the works and how this interfaces with pavement on 31 Beddome Street and Niree Lane, and the natural surface on 8 Niree Heights.**
2. **Detail any services or infrastructure (i.e. Council stormwater system modifications, stormwater connections, private stormwater system) affected by or required to service the proposed Right of Way works.**
3. **Be designed for the expected vehicle loadings. A structural certificate to note that it is suitable for relevant vehicle loadings.**
4. **Be designed generally in accordance with TSD-R02-v1, or Council approved equivalent.**
5. **Detail any retaining walls and associated vehicular barriers, including structural certificates.**
6. **Detail the extent of works proposed within 8 Niree Heights and ensure this is limited to the Right of Way.**
7. **Detail of any gate / barrier proposed within the Right of Way, demonstrating how access to the Right of Way will be maintained for entities which have a legal right over it.**
8. **Be prepared and certified by a suitable qualified Engineer, to satisfy the above requirement.**

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

Reason for condition

To ensure that works will comply with the Council's standard requirements.

**ENG s2**

**All refuse disposal, service vehicle access to the property (including but not limited to Couriers and AusPost), and visitor access to the property must be via the Beddome Street frontage and not via Niree Lane. A footpath / ramp / steps compliant with the National Construction Code 2016 must be provided from Beddome Street to the proposed dwellings to facilitate this.**

**Prior to any approval under the *Building Act 2016*, detailed design of the proposed path / ramp / steps must be submitted to Council and approved.**

**The detailed design must include (but is not limited to):**

1. **A bin storage area compliant with the permitted building envelope of 31 Beddome Street.**
2. **A National Construction Code compliant ramp from the bin storage to the Beddome Street footpath.**
3. **A National Construction Code compliant footpath / steps / ramp from the Beddome Street footpath to the proposed dwelling which is suitable for emergency services access to the dwellings.**
4. **Details of any foundations, retaining walls and drainage for the footpath / ramp / steps, detailing the proximity both horizontally and vertically from Council's Stormwater Main demonstrating that there are no loads imposed upon the main and that cover is maintained to Council's satisfaction.**

*Advice:*

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

Reason for condition

To ensure that the proposed works comply with Clause E6.7.15 of the *Hobart Interim Planning Scheme 2015*.

## **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.

### **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.

### **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.

### **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.

### **RIGHT OF WAY**

The private right of way must not be reduced, restricted or impeded in any way, and all beneficiaries must have complete and unrestricted access at all times.

You should inform yourself as to your rights and responsibilities in respect to the private right of way particularly reducing, restricting or impeding the right during and after construction.

### **COUNCIL RESERVES**

This permit does not authorise any works on the adjoining Council land. Any act that causes, or is likely to cause damage to Council's land may be in breach of the Council's Parks, Recreation and Natural Areas Bylaw and penalties may apply. The by law is available here.

### **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](#).

### **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.

### **Attachments**

- A John Buza - Tabled Information - 31 Beddome Street ⇨ 
- B Ian Picone - Tabled Information - 31 Beddome Street ⇨ 
- C Emma Riley - Tabled Information - 31 Beddome Street ⇨ 

**Delegation: Council**

Item 7.2.5 was then taken



**7.2.2 PLN-17-291 – 25 Hill Street, West Hobart  
Alterations, Signage and Change of Use to Service Industry  
File Ref: F19/78407**

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**PROCEDURAL MOTION**

BEHRAKIS

That the item be deferred at the request of the Applicant due to family reasons.

PROCEDURAL MOTION CARRIED

**VOTING RECORD**

AYES

Briscoe  
Denison  
Behrakis

NOES

Deputy Lord Mayor Burnet  
Harvey

**COMMITTEE RESOLUTION:**

That the item be deferred at the request of the Applicant due to family reasons.

**Delegation: Committee**

**7.2.3 26 Darling Parade, Mount Stuart and Adjacent Road Reserve -  
Partial Demolition, Deck, New Driveway and Carparking  
PLN-18-606 - File Ref: F19/90765**

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BEHRAKIS

That the recommendation contained in the report of the Development Appraisal Planner and the Senior Statutory Planner of 21 June 2019, be adopted.

MOTION CARRIED

**VOTING RECORD**

AYES

Deputy Lord Mayor Burnet  
Briscoe  
Denison  
Harvey  
Behrakis

NOES

**COMMITTEE RESOLUTION:**

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for partial demolition, deck, new driveway and carparking at 26 Darling Parade, Mount Stuart and adjacent road reserve for the reasons outlined in the officer's report, attached to item 7.2.3 of the

Open City Planning Committee Agenda of 15 July 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 PLN-18-606 - 26 DARLING PARADE MOUNT STUART TAS 7000 AND ADJACENT ROAD RESERVE - 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 2018/01893-HCC dated 23 May 2019 as attached to the permit.

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 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 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 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 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.

### ENGR 3

Prior to the commencement of use, the proposed driveway crossover Darling Parade highway reservation must be designed and constructed in generally in accordance with Urban - TSD-R09-v1 – Urban Roads Driveways and TSD R14-v1 Type KC vehicular crossing. Any deviation from the Tasmanian Standard Drawings must be approved by the Council's Director City Amenity.

Design drawings must be submitted and approved prior to any approval under the *Building Act 2016*, or the commencement of work (whichever occurs first). The design drawing must:

1. Show the cross and long section of the driveway crossover within the highway reservation and onto the property.
2. Detail any services or infrastructure (ie light poles, pits, awnings, pipes) at or near the proposed driveway crossover.
3. Be designed for the expected vehicle loadings.
4. If the design deviates from the requirements of the TSD then the drawings must demonstrate that a B85 vehicle or B99 depending on use (AS/NZS 2890.1 2004, section 2.6.2) can access the driveway from the road pavement into the property without scraping the vehicle's underside.
5. Include detailed design and structural certification for any vehicular barriers or retaining walls included in the design.
6. Be prepared and certified by a suitable qualified person, to satisfy the above requirement.

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

*Please note that your proposal may include building works and as such may require separate approval under the Building Act 2016.*

*Failure to address condition endorsement requirements prior to submitting for building approval may result in unexpected delays.*

Reason for condition

To ensure that works will comply with the Council's standard requirements.

ENG s1

The proposed access is approved for right hand turn into the property only (approach from the west). Egress from the site must be via the same vehicular path.

Reason for condition

To ensure the access is safe and efficient.

ENV 1

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

*Advice:*

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

Reason for condition

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

ADVICE

The following advice is provided to you to assist in the implementation of the planning permit that has been issued subject to the conditions above. The advice is not exhaustive and you must inform yourself of any other legislation, by-laws, regulations, codes or standards that will apply to your development

under which you may need to obtain an approval. Visit the Council's [website](#) for further information.

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

#### CONDITION ENDORSEMENT ENGINEERING

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

Value of Building Works Approved by Planning Permit Fee:

Up to \$20,000: \$150 per application.

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

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

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

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

#### BUILDING PERMIT

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

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

#### PLUMBING PERMIT

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

#### OCCUPATION OF THE PUBLIC HIGHWAY

As your proposal includes a new access crossover and retaining walls within the highway reservation you will require a Permit to Open Up and Temporarily Occupy a Highway (for work in the road reserve). Click [here](#) for more information.

#### 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 Council will not be reinstating or repairing any existing landscaping, including trees within Council's Road Reservation that are removed or damaged by the works.

For advice regarding the removal or replacement of this vegetation, please contact Council's Senior Park Planner on telephone 6238 2448.

#### 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](#).

## 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**

### **7.2.4 55-59 Murray Street, Hobart and Adjacent Road Reserve - Partial Demolition, Alterations and Signage PLN-19-280 - File Ref: F19/92802**

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BRISCOE

That the recommendation contained in the report of the Development Appraisal Planner and the Acting Manager Development Appraisal of 4 July 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 a partial demolition, alterations and signage at 55-59 Murray Street Hobart TAS 7000 for the reasons outlined in the officer's report, attached to item 7.2.4 of the Open City Planning

Committee Agenda of 15 July 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-19-280 - 55-9 MURRAY STREET HOBART TAS 7000 - Final Planning Documents except where modified below.

Reason for condition

To clarify the scope of the permit.

#### 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.

#### 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*.

#### WORK WITHIN THE HIGHWAY RESERVATION

Please note development must be in accordance with the Hobart City Council's Highways By law. Click [here](#) for more information.

#### CBD AND HIGH VOLUME FOOTPATH CLOSURES

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

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

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

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

#### 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: Council**

Item 7.2.6 was then taken

Ms Julia Benson (Representor) – on behalf of the owners addressed the Committee in relation to item 7.2.5

Mr Paul Hunniford (Applicant) addressed the Committee in relation to item 7.2.5.

### **7.2.5 27 Hampden Road, 29 Hampden Road Battery Point - Partial Demolition, Alterations and Fencing PLN-19-32 - File Ref: F19/92928**

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HARVEY

That the recommendation contained in the report of the Development Appraisal Planner and the Acting Manager Development Appraisal of 10 July 2019, be adopted, as amended to include the following condition and advice:

#### **“HER 1**

**The approved rear boundary wall must be rendered. Prior to the issue of any building consent under the *Building Act 2016* in relation to the wall, revised plans must be submitted and approved in accordance with this requirement, to the satisfaction of the Director City Planning. All work required by this condition must be undertaken in accordance with the approved revised plans.**

Reason for condition

In accordance with the statements of significance for the Heritage Precinct BP1.”

## **PLANNING**

The applicant is encouraged to consider the concerns raised by the representor, namely:

- To reduce the height of the rear boundary wall to less than 2.4m.
- To ensure any building works do not impact on the integrity of the existing stormwater pipe.
- To reuse the bricks from the side boundary wall in some other way, if they are not to be used as part of the rebuilt side boundary wall.”

MOTION CARRIED

### VOTING RECORD

AYES

Deputy Lord Mayor Burnet  
Briscoe  
Denison  
Harvey  
Behrakis

NOES

## **COMMITTEE RESOLUTION:**

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for partial demolition, alterations and fencing at 27 and 29 Hampden Road Battery Point 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-19-32 - 27 AND 29 HAMPDEN ROAD BATTERY POINT TAS 7004 - Final Planning Documents except where modified below.**

Reason for condition

To clarify the scope of the permit.

**HER 1**

**The approved rear boundary wall must be rendered. Prior to the issue of any building consent under the *Building Act 2016* in relation to the wall, revised plans must be submitted and approved in accordance with this requirement, to the satisfaction of the Director City Planning. All work required by this condition must be undertaken in accordance with the approved revised plans.**

Reason for condition

In accordance with the statements of significance for the Heritage Precinct BP1.

## **ENV 1**

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

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

Reason for condition

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

## **ADVICE**

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

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

## **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.

## NUISANCE

If this development incorporates an air-conditioner or heat pump, noise emissions after installation must be in compliance with the *Environmental Management and Pollution Control Act 1994 (Noise Regulations 2016)* to prevent a noise nuisance.

Please note: Under section 23 of the *Urban Drainage Act 2013* it is an offence for a property owner to direct stormwater from a private stormwater system so that it causes or is likely to cause a nuisance to a neighbouring property or its residents - (Ø50 cored weep holes at 1200crs).

## PLANNING

The applicant is encouraged to consider the concerns raised by the representor, namely:

- To reduce the height of the rear boundary wall to less than 2.4m.
- To ensure any building works do not impact on the integrity of the existing stormwater pipe.
- To reuse the bricks from the side boundary wall in some other way, if they are not to be used as part of the rebuilt side boundary wall.

## Attachments

A Julia Benson - Tabled Information - 27 Hampden Road ⇒ 

**Delegation: Committee**

Item 8.1 was then taken

### **7.2.6 424 Strickland Avenue and Adjacent Road Reserve, South Hobart - Parking Deck PLN-19-170 - File Ref: F19/92966**

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BRISCOE

That the recommendation contained in the report of the Assistance Planner and the Acting Manager Development Appraisal of 3 July 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 a Parking Deck at 424 Strickland Avenue, South Hobart and adjacent road reserve for the reasons outlined in the officer's report, attached to item 7.2.6 of the Open City Planning Committee Agenda of 15 July 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-19-170 - 424 STRICKLAND AVENUE SOUTH HOBART TAS 7004 - Final Planning Documents 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 commencement of use.

Reason for condition

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

ENG 3b

The access driveway and parking module design must be submitted and approved, prior to the commencement of work.



The access driveway and parking module 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 it will provide a safe and efficient access, and enable safe, easy and efficient use, and
4. Show dimensions, levels, gradients and transitions, and other details as Council deem necessary to satisfy the above requirement.

*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.*
- *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 and parking module must be constructed in accordance with the design drawings approved by Condition ENG 3b prior to the commencement of use.

Reason for condition

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

## 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.

## ENGR 3

Prior to the commencement of use, the proposed driveway crossover within the Strickland Avenue highway reservation must be designed and constructed in accordance with:

- LGAT Standard Drawing - Rural – TSD-R04-v1 – Rural Roads Typical Driveway Profile and TSD R03-v1 Rural Roads Typical Property Access; or
- A Council City Infrastructure Division approved alternate design.

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

1. Be prepared and certified by a suitably qualified person
2. Incorporate a flexible pavement design suitable for the expected vehicle loadings; and
3. Allow for vehicle passing at the intersection with the Strickland Avenue Pavement.

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

Reason for condition

To ensure that works will comply with the Council's standard requirements.

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.

#### 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.

#### 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.

#### COUNCIL RESERVES

This permit does not authorise any works on the adjoining Council land. Any act that causes, or is likely to cause damage to Council's land may be in breach of the Council's Parks, Recreation and Natural Areas Bylaw and penalties may apply. The by law is available [here](#).

#### 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**

Item 8.2 was then taken

## 8. REPORTS

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### 8.1 Residential Amenity Provisions in Non-Residential Zones - Hobart Interim Planning Scheme 2015 - Proposed Planning Scheme Amendments - PLN-19-1 File Ref: F19/22349; PSA-19-1

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#### PROCEDURAL MOTION

BRISCOE

That the item be deferred and referred to a workshop prior to a City Planning Committee meeting at the appropriate time.

MOTION CARRIED

#### VOTING RECORD

AYES	NOES
Deputy Lord Mayor Burnet	Harvey
Briscoe	
Denison	
Behrakis	

#### **COMMITTEE RESOLUTION:**

That the item be deferred and referred to a workshop prior to a City Planning Committee meeting at the appropriate time.

#### **Delegation: Committee**

Item 7.1.1 was then taken

### 8.2 City Planning - Advertising Report File Ref: F19/92487

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BRISCOE

That the recommendation contained in the report of the Director City Planning of 10 July 2019, be adopted.

MOTION CARRIED

#### VOTING RECORD

AYES	NOES
Deputy Lord Mayor Burnet	
Briscoe	
Denison	
Harvey	

Behrakis

That the information contained in the memorandum titled 'City Planning - Advertising Report' 10 July 2019 be received and noted.

**Delegation: Committee**

**8.3 Delegated Decisions Report (Planning)**  
**File Ref: F19/92521**

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BRISCOE

That the recommendation contained in the report of the Director City Planning of 10 July 2019, be adopted.

MOTION CARRIED

VOTING RECORD

AYES	NOES
Deputy Lord Mayor Burnet	
Briscoe	
Denison	
Harvey	
Behrakis	

That the information contained in the memorandum titled 'Delegated Decisions Report (Planning)' of 10 July 2019 be received and noted.

**Delegation: Committee**

**8.4 Monthly Building Statistics - 1 June - 30 June 2019**  
**File Ref: F19/92795**

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DENISON

That the recommendation contained in the report of the Director City Planning of 10 July 2019, be adopted.

MOTION CARRIED

VOTING RECORD

AYES	NOES
Deputy Lord Mayor Burnet	
Briscoe	
Denison	
Harvey	

Behrakis

**COMMITTEE RESOLUTION:**

That the information be received and noted:

The Director City Planning reports:

1. During the period 1 June 2019 to 30 June 2019, 56 permits were issued to the value of \$48,450,431 which included:
  - (i) 31 for Extensions/Alterations to Dwellings to the value of \$4,131,000;
  - (ii) 22 New Dwellings to the value of \$7,415,000; and
  - (iii) 2 Major Projects:
    - (a) 134 Macquarie Street, Hobart - Tenancy fit-out works including internal alterations - \$16,000,000; 40 Melville Street, Hobart - Partial Demolition, Alterations and New Buildings for Communal Residence, Business and Professional Services, Food Services and General Retail and Hire - \$14,534,431
2. During the period 1 June 2018 to 30 June 2018, 41 permits were issued to the value of \$7,618,192 which included:
  - (i) 25 for Extensions/Alterations to Dwellings to the value of \$2,972,792;
  - (ii) 8 New Dwellings to the value of \$3,287,200; and
  - (iii) 0 Major Projects:
1. In the twelve months ending June 2019, 633 permits were issued to the value of \$377,161,791; and
2. In the twelve months ending June 2018, 679 permits were issued to the value of \$404,209,241

**Delegation: Council**

**9. RESPONSES TO QUESTIONS WITHOUT NOTICE**

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



**9.1 Slate Roof Alternatives on Heritage Buildings**  
**File Ref: F18/93027; 13-1-10**

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Report of the Director City Planning of 15 July 2019.

**9.2 Lift Incorporation**  
**File Ref: F19/67182; 13-1-10**

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Report of the Director City Planning of 15 July 2019.

DENISON

That the information be received and noted.

MOTION CARRIED

VOTING RECORD

AYES	NOES
Deputy Lord Mayor Burnet	
Briscoe	
Denison	
Harvey	
Behrakis	

Delegation: Committee

**10. QUESTIONS WITHOUT NOTICE**

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

No questions were asked at the meeting.

**11. CLOSED PORTION OF THE MEETING**

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DENISON

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:

- To confirm the Closed Minutes; and
- Questions Without Notice in the Closed Portion.

The following items were discussed:-

- Item No. 1 Minutes of the last meeting of the Closed Portion of the Council Meeting
- Item No. 2 Consideration of supplementary items to the agenda
- Item No. 3 Indications of pecuniary and conflicts of interest
- Item No. 4 Planning Authority Items – Consideration of Items with Deputations
- Item No. 5 City Acting as Planning Authority
- Item No. 6 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 7.06 pm.

TAKEN AS READ AND SIGNED AS  
A CORRECT RECORD THIS  
29<sup>TH</sup> DAY OF JULY 2019.

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**CHAIRMAN**

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