



CITY OF HOBART

# **MINUTES**

## **City Planning Committee Meeting**

**Open Portion**

**Monday, 26 August 2019 at 5:00 pm**

---

## ORDER OF BUSINESS

---

### APOLOGIES AND LEAVE OF ABSENCE

<b>1. CO-OPTION OF A COMMITTEE MEMBER IN THE EVENT OF A VACANCY .....</b>	<b>3</b>
<b>2. CONFIRMATION OF MINUTES.....</b>	<b>3</b>
<b>3. CONSIDERATION OF SUPPLEMENTARY ITEMS .....</b>	<b>4</b>
<b>4. INDICATIONS OF PECUNIARY AND CONFLICTS OF INTEREST .....</b>	<b>4</b>
<b>5. TRANSFER OF AGENDA ITEMS.....</b>	<b>4</b>
<b>6. PLANNING AUTHORITY ITEMS - CONSIDERATION OF ITEMS WITH DEPUTATIONS.....</b>	<b>5</b>
<b>7. COMMITTEE ACTING AS PLANNING AUTHORITY .....</b>	<b>6</b>
<b>7.1 APPLICATIONS UNDER THE HOBART INTERIM PLANNING SCHEME 2015 .....</b>	<b>6</b>
7.1.1 59 Sandy Bay Road, Sandy Bay - Partial Demolition, Alterations and New Building for Business and Professional Services .....	6
7.1.2 604 Sandy Bay Road, Sandy Bay - Dwelling .....	23
7.1.3 5 Tew Terrace, Sandy Bay - Partial Demolition and Alterations to Stormwater Infrastructure.....	41
7.1.4 6 Washington Street, South Hobart - Partial Demolition, Alterations and Extension .....	45
7.1.5 56 Alexander Street, 54 Alexander Street, Sandy Bay - Alterations and Multiple Dwellings (One Existing, One New) .....	49
<b>8. REPORTS .....</b>	<b>57</b>
8.1 Residential Amenity Provisions in Non-Residential Zones - Hobart Interim Planning Scheme 2015 - Proposed Planning Scheme Amendments - PLN-19-1 .....	57
8.2 Response to Petition to Ban the CBD Smoking Ban .....	58
8.3 Monthly Building Statistics - 1 July 2019 - 31 July 2019.....	58
8.4 Delegated Decisions Report (Planning).....	62
8.5 Visitor Accommodation Mapping - 01 January 2019 - 30 June 2019 .....	62
8.6 City Planning - Advertising Report.....	63
<b>9. QUESTIONS WITHOUT NOTICE .....</b>	<b>63</b>
<b>10. CLOSED PORTION OF THE MEETING.....</b>	<b>64</b>

**City Planning Committee Meeting (Open Portion) held on Monday, 26 August 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 M Dutta.

Alderman Behrakis left the meeting at 6.10pm returning at 6.12pm and did not vote on item 7.1.4.

Councillor Dutta was co-opted to the Committee for item 7.1.4 and retired from the meeting at 6.28pm and was not present for items 9 and 10.

**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**

---

BRISCOE

The minutes of the Open Portion of the City Planning Committee meeting held on [Monday, 12 August 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.

### DENISON

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**

---

Mr Noel and Mrs Eunice Ware (Representors) addressed the Committee in relation to item 7.1.1.

Mr Evan Boardman (on behalf of Mr Nick Lambrakis) addressed the Committee in relation to item 7.1.1.

Mr Frazer Read – All Urban Planning (on behalf of the Applicant) and Mr Paul Ransley (Applicant) addressed the Committee in relation to item 7.1.1.

#### **7.1.1 59 Sandy Bay Road, Sandy Bay - Partial Demolition, Alterations and New Building for Business and Professional Services PLN-19-193 - File Ref: F19/113523**

---

##### DENISON

That the recommendation contained in the report of the Development Appraisal Planner and the Senior Statutory Planner of 3 July 2019, be adopted, as amended by the inclusion of the following PLN s2 clause:

“PLN s2

A Landscaping Plan must be submitted and approved by the Council’s Director City Planning prior to the issue of any consent under the *Building Act 2016*, excluding for demolition and excavation.

The Landscaping Plan must include:

1. Planting between the new building and the northwestern and southwestern boundaries of the site;

2. A statement indicating that all planting will be maintained to a maximum height of 10m above natural ground level by the owners of 59 Sandy Bay Road;
3. Details of the species, number of plants and location of planting relative to the new building, site boundaries, hydraulic infrastructure and heritage wall near the southwestern site boundary.

All landscaping must be planted and installed in accordance with the approved Landscaping Plan to the satisfaction of the Council's Director City Planning prior to commencement of use.

The landscaping must be maintained, and replacement trees and landscaping in accordance with the approved Landscaping Plan must be planted if any is lost.

*Advice: Consideration should be given to planting mature trees where possible. Where not possible due to available planting space, planting such as climbing plants growing on trellis wires or cables should be shown on the landscaping plan.*

Reason for condition

To soften the appearance of the new building and to assist in reducing its impact upon the amenity of adjacent properties.”

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 new building for business and professional services at 59 Sandy Bay Road, Battery Point for the reasons outlined in the officer's report attached to item 7.1.1 of the Open City Planning Committee agenda of 26 August 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-19-193- 59 SANDY BAY ROAD BATTERY POINT TAS 7004 - 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 2019/00557-HCC dated 30/04/2019 as attached to the permit.

Reason for condition

To clarify the scope of the permit.

PLN 15a

A demolition waste management plan must be implemented throughout demolition. The demolition waste management plan must include provisions for the handling, transport and disposal of demolition material, including any contaminated waste and recycling opportunities, to satisfy the above requirement.

*Advice:*

*Any demolition must also comply with heritage conditions HER 11 and HER 12.*

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

Reason for condition

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

PLN s1

The parking area proposed at the front of the property is not approved as part of this permit and must not be constructed. The existing garden bed must be retained.



*Advice: Refer Condition HER s1.*

Reason for condition

To clarify the scope of this permit.

PLN s2

A Landscaping Plan must be submitted and approved by the Council's Director City Planning prior to the issue of any consent under the *Building Act 2016*, excluding for demolition and excavation.

The Landscaping Plan must include:

1. Planting between the new building and the northwestern and southwestern boundaries of the site;
2. A statement indicating that all planting will be maintained to a maximum height of 10m above natural ground level by the owners of 59 Sandy Bay Road;
3. Details of the species, number of plants and location of planting relative to the new building, site boundaries, hydraulic infrastructure and heritage wall near the southwestern site boundary.

All landscaping must be planted and installed in accordance with the approved Landscaping Plan to the satisfaction of the Council's Director City Planning prior to commencement of use.

The landscaping must be maintained, and replacement trees and landscaping in accordance with the approved Landscaping Plan must be planted if any is lost.

*Advice: Consideration should be given to planting mature trees where possible. Where not possible due to available planting space, planting such as climbing plants growing on trellis wires or cables should be shown on the landscaping plan.*

Reason for condition

To soften the appearance of the new building and to assist in reducing its impact upon the amenity of adjacent properties.”

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 sw7

Prior to any approval under the *Building Act 2016*, a stormwater treatment report (including associated plans and calculations) demonstrating that a stormwater treatment system of a sufficient size and design will achieve the State Stormwater Strategy 2010 targets. Council notes car park treatment should target fine sediments and hydrocarbons.

Prior to first occupation or commencement of use (which ever occurs first), the proposed stormwater treatment system must be installed and operational.

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

*Advice:*

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

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

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

#### Reason for condition

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

ENG tr2

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

The construction traffic (including cars, public transport vehicles, service vehicles, pedestrians and cyclists) and parking management plan must be submitted and approved, prior to any approval under the *Building Act 2016*.

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:*

*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 or plumbing approval under the Building Act 2016.*

*Once the construction traffic and parking management plan has been approved, the Council will issue a condition endorsement (see general advice on how to obtain condition endorsement).*

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

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).*

### 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 or commencement of use (which ever occurs first), 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 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 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 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. Include plan view and long section of the circulation roadways and ramps including dimensions, levels, gradients and transitions.
4. Include one (1) car parking spaces accessible for people with a disability in accordance with Australian Standard AS/NZS2890.6:2009.
5. Show any other details as Council deem necessary to satisfy the above requirement.

*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 or plumbing approval under the Building Act 2016.*
- *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 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 or commencement of use (whichever occurs first).

Reason for condition

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

## ENG 5

The number of parking spaces within the proposed development must include:

1. Twenty eight (261) User Class 1A car parking spaces. These spaces shall be User Class 1A in accordance with AS/NZS 2890.1.
2. One (1) User Class 4 car parking space. This space shall be User Class 4 in accordance with AS/NZS 2890.1.
3. A minimum number of four (4) bicycle parking spaces.

All car parking spaces must be delineated by means of white or yellow lines 80mm to 100mm wide, or white or yellow pavement markers in accordance with Australian Standards AS/NZS 2890.1 2004, prior to commencement of use.

Reason for condition

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

## ENG 1

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

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

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

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



Reason for condition

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

ENG s1

The vehicular access for the proposed development is approved for left hand turn entry and exit only.

Reason for condition

To ensure the safety of users of the access.

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 demolition of the two windows to the ground floor rear offices and shown on Demolition Plan A107 dated 2/5/19 is not approved. These two windows must be retained.

Prior to the issue of any approval under the *Building Act 2016*, revised plans must be submitted and approved showing the retention of these windows 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 ensure that development at a heritage place is undertaken in a sympathetic manner which does not cause loss of historic cultural heritage significance.

HER 12

Original and early fabric on the subject property must be protected and conserved.

The stone wall on the boundary between the subject property and 63 Sandy Bay Road and 3 and 5 Albuera Street must be protected during all construction and excavation works for the drainage diversion.

Prior to the issue of any approval under the *Building Act 2016*, documentation must be submitted and approved which details how the wall is to be protected in accordance with the above requirement and document how any unanticipated damage to the wall will be rectified to ensure the heritage values of the wall are not lost.

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

Reason for condition

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

HER 6

Should any features or deposits of an archaeological nature be discovered on the site during excavation or disturbance:

1. All excavation and/or disturbance must stop immediately; and

2. A qualified archaeologist must be engaged to attend the site and provide advice and assessment of the features and/or deposits discovered and make recommendations on further excavation and/or disturbance; and
3. All and any recommendations made by the archaeologist engaged in accordance with (2) above must be complied with in full; and
4. All features and/or deposits discovered must be reported to the Council with 1 day of the discovery; and
5. A copy of the archaeologists advice, assessment and recommendations obtained in accordance with paragraph (2) above must be provided to Council within 30 days of receipt of the advice, assessment and recommendations.

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

Reason for condition

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

HER s1

Revised landscaping and parking plans are required showing:

- the removal of parking between the front building line and the street boundary.
- a tree protection zone around the Norfolk Island Pine and describe measures to protect the tree roots and canopy during works to the drainage pipe.

Prior to the issue of any approval under the *Building Act 2016*, revised plans must be submitted and approved 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 is undertaken in a sympathetic manner which does not cause loss of historic cultural heritage significance.

#### HER s4

The design of the glazed linkway between the proposed development and the heritage listed house is not approved. A revised design must be prepared with colours, materials and form that is more compatible with, sympathetic to and subservient to the heritage values of the listed place.

Prior to the issue of any approval under the *Building Act 2016*, revised plans must be submitted and approved 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 ensure development at a heritage place is undertaken in a sympathetic manner and is subservient to the heritage values of the listed place.

#### ADVICE

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

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

#### CONDITION ENDORSEMENT PLANNING

If a condition endorsement is required by a planning condition above, you will need to submit the relevant documentation to satisfy the condition via the Condition Endorsement Submission on Council's [online services e-planning portal](#).

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

Once approved, the Council will respond to you via email that the condition has been endorsed (satisfied). Detailed instructions can be found [here](#).

## CONDITION ENDORSEMENT ENGINEERING

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

Value of Building Works Approved by Planning Permit Fee:

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

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

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

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

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

## BUILDING PERMIT

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

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

## 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.

## BUILDING OVER AN EASEMENT

In order to build over the service easement, you will require the written consent of the person on whose behalf the easement was created, in accordance with section 74 of the *Building Act 2016*. *It should be noted that there are burdening easements to TasWater and also a private burdening easement to a neighbouring property (running along the northern boundary).*

## 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.

## STORM WATER / ROADS / ACCESS

Services to be designed and constructed in accordance with the (IPWEA) LGAT – standard drawings. 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

The Director City Planning declared an interest in item 7.1.2 and left the meeting at 5.31 pm.

Mr Jim Rushton (Applicant) and Mr Ian Headley (on behalf of the Applicant) addressed the Committee in relation to item 7.1.2.

### **7.1.2 604 Sandy Bay Road, Sandy Bay - Dwelling PLN-18-643 - File Ref: F19/113006**

---

#### HARVEY

That the recommendation contained in the report of the Development Appraisal Planner and the Acting Senior Statutory Planner of 14 August 2019, be adopted.

#### MOTION LOST

#### VOTING RECORD

##### AYES

Deputy Lord Mayor Burnet  
Harvey

##### NOES

Denison  
Harvey  
Behrakis

#### BEHRAKIS

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for a dwelling at 604 Sandy Bay Road, Sandy Bay for the reasons that the proposal would not cause any unreasonable loss of amenity to adjacent properties or heritage values within Heritage Precinct SB14, and satisfies relevant performance criteria within the *Hobart Interim Planning Scheme 2015*, and that accordingly, 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 604 SANDY BAY ROAD SANDY BAY TAS 7005 - Final Planning Documents except where modified below.

Reason for condition

To clarify the scope of the permit.

PLN 8

The front fence along the Sandy Bay Road front boundary must be reduced in height to be no more than 1.8 metres in height above the adjacent footpath level of Sandy Bay Road.

Reason for condition

To provide reasonable opportunity for privacy for dwellings and to maintain the streetscape.

PLN s1

A Landscaping Plan must be submitted and approved by the Council's Manager Development Appraisal prior to the issue of any consent under the *Building Act 2016*, excluding for demolition and excavation.

The Landscaping Plan must include:

1. Planting to reduce the possible visual impact upon neighbouring properties and to maximise privacy between the proposed dwelling and neighbouring properties;
2. Details of the species and number of plants to be planted;
3. A statement indicating that all planting will be maintained by the owners of 604 Sandy Bay Road;
4. The location of all planting, the new dwelling, site boundaries and neighbouring dwellings.

All landscaping must be planted and installed in accordance with the approved Landscaping Plan to the satisfaction of the Council's Manager Development Appraisal prior to commencement of use.

The landscaping must be maintained, and replacement trees and landscaping in accordance with the approved Landscaping Plan must be planted if any is lost.



Reason for condition

To soften the appearance of the new dwelling and to assist in reducing its impact upon the amenity of adjacent properties.

ENG sw1

All stormwater from the proposed development (including but not limited to: roofed areas, gully drains, retaining wall gully 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).

*Advice: Under section 23 of the Urban Drainage Act 2013 it is an offence for a property owner to direct stormwater onto a neighbouring property.*

Reason for condition

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

ENG sw6

All stormwater from the proposed development (including hardstand runoff) must be discharged to the Council's stormwater infrastructure with sufficient receiving capacity prior to first occupation. All stormwater which is practicable to drain to the Council's stormwater drainage infrastructure via gravity must do so. All costs associated with works required by this condition are to be met by the owner.

Design drawings and calculations of the proposed stormwater drainage and connections to the Council's stormwater infrastructure must be submitted and approved prior to the commencement of work. The design drawings and calculations must:

1. Prepared by a suitably qualified person;
2. Include long section(s)/levels and grades to the point of discharge;
3. meet the requirements of Australian Standard A3500 (including pumped system) or a Council approved alternative;
4. Include gravity discharge (via dispersion pit) to Council's public infrastructure; and
5. Clearly distinguish between public and private infrastructure.

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

*Advice:*

*The applicant is advised to submit detailed design drawings and calculations as part of their Plumbing Permit Application. 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 obtain a plumbing permit for the works.*

Reason for condition

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

ENG 2b

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

*Advice:*

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

Reason for condition

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

ENG 2c

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

*Advice:*

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

Reason for condition

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

ENG 3a

Prior to first occupation, 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), or a Council approved alternate design certified by a suitably qualified engineer to provide a safe and efficient access, and enable safe, easy and efficient use.

*Advice:*

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

Reason for condition

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

ENG 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 11

Prior to the first occupation, the proposed crossover to the Sandy Bay Road highway reservation must be designed and constructed in general accordance with:

1. LGAT Standard Drawing - Urban - TSD-R09-v1 – Urban Roads Driveways and TSD R14-v1 Type KC vehicular crossing.

2. LGAT Standard Drawing - Footpath - Urban Roads Footpaths TSD-R11-v1.
3. Or a Council City Infrastructure Division approved alternate design.

*Advice:*

- *Local Government Association (LGAT) Tasmanian Standard Drawings (TSD) can be viewed electronically via the LGAT Website.*
- *It is advised that designers consider the detailed design of the crossover, 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.*
- *Please note that your proposal does not include adjustment of footpath levels. Any adjustment to footpath levels necessary to suit the design of proposed floor, parking module or driveway levels will require separate agreement from Council's Road Services Engineer and may require further planning approvals. It is advised to place a note to this effect on construction drawings for the site and/or other relevant engineering drawings to ensure that contractors are made aware of this requirement.*
- *Please contact Council City Infrastructure Division to discuss approval of alternate designs. Based on a site specific assessment, Council City Infrastructure Division Road Engineer may permit extending non-approved concrete slab crossover, and where non-standard kerb and channel exists a concrete plinth to Council standards may be permitted for construction at the gutter.*
- *You are likely to require a Permit to Open Up and Temporarily Occupy a Highway (for work within the highway reservation). [Click here for more information.](#)*

Reason for condition

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

ENG 12

Prior to the first occupation, any redundant crossover located within the Sandy Bay Road frontage of the property must have the footpath and kerb reinstated in accordance with the Tasmanian Standard Drawings (IPWEA)-TSD-R14-v1 and TSD-R15-v1 Type KC and Urban Roads Footpaths TSD-R11-v1 to match existing footpath.

*Advice:*

- *Local Government Association (LGAT) Tasmanian Standard Drawings (TSD) can be viewed electronically via the LGAT Website.*
- *You are likely to require a Permit to Open Up and Temporarily Occupy a Highway (for work within the highway reservation). [Click here for more information.](#)*

Reason for condition

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

ENG 1

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

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

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

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

Reason for condition

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

ENV 1

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

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

Reason for condition

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

## 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 any new stormwater connection.

### **STORM WATER**

Please note that in addition to a building and/or plumbing permit, development must be in accordance with the Hobart City Council's Hydraulic Services By law. Click here for more information.

### **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.

## 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.

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 a dwelling at 604 Sandy Bay Road, Sandy Bay for the reasons that the proposal would not cause any unreasonable loss of amenity to adjacent properties or heritage values within Heritage Precinct SB14, and satisfies relevant performance criteria within the *Hobart Interim Planning Scheme 2015*, and that accordingly, 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 604 SANDY BAY ROAD SANDY BAY TAS 7005 - Final Planning Documents except where modified below.

Reason for condition

To clarify the scope of the permit.

PLN 8

The front fence along the Sandy Bay Road front boundary must be reduced in height to be no more than 1.8 metres in height above the adjacent footpath level of Sandy Bay Road.



Reason for condition

To provide reasonable opportunity for privacy for dwellings and to maintain the streetscape.

PLN s1

A Landscaping Plan must be submitted and approved by the Council's Manager Development Appraisal prior to the issue of any consent under the *Building Act 2016*, excluding for demolition and excavation.


The Landscaping Plan must include:

1. Planting to reduce the possible visual impact upon neighbouring properties and to maximise privacy between the proposed dwelling and neighbouring properties;
2. Details of the species and number of plants to be planted;
3. A statement indicating that all planting will be maintained by the owners of 604 Sandy Bay Road;
4. The location of all planting, the new dwelling, site boundaries and neighbouring dwellings.

All landscaping must be planted and installed in accordance with the approved Landscaping Plan to the satisfaction of the Council's Manager Development Appraisal prior to commencement of use.

The landscaping must be maintained, and replacement trees and landscaping in accordance with the approved Landscaping Plan must be planted if any is lost.

Reason for condition



To soften the appearance of the new dwelling and to assist in reducing its impact upon the amenity of adjacent properties.

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).

*Advice: Under section 23 of the Urban Drainage Act 2013 it is an offence for a property owner to direct stormwater onto a neighbouring property.*

Reason for condition

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

ENG sw6

All stormwater from the proposed development (including hardstand runoff) must be discharged to the Council's stormwater infrastructure with sufficient receiving capacity prior to first occupation. All stormwater which is practicable to drain to the Council's stormwater drainage infrastructure via gravity must do so. All costs associated with works required by this condition are to be met by the owner.

Design drawings and calculations of the proposed stormwater drainage and connections to the Council's stormwater infrastructure must be submitted and approved prior to the commencement of work. The design drawings and calculations must:

1. Prepared by a suitably qualified person;
2. Include long section(s)/levels and grades to the point of discharge;
3. Meet the requirements of Australian Standard A3500 (including pumped system) or a Council approved alternative;
4. Include gravity discharge (via dispersion pit) to Council's public infrastructure; and
5. Clearly distinguish between public and private infrastructure.

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

*Advice:*

*The applicant is advised to submit detailed design drawings and calculations as part of their Plumbing Permit Application. 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 obtain a plumbing permit for the works.*

Reason for condition

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

ENG 2b

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

*Advice:*

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

Reason for condition

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

ENG 2c

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

*Advice:*

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

Reason for condition

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

ENG 3a

Prior to first occupation, 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), or a Council approved alternate design certified by a suitably qualified engineer to provide a safe and efficient access, and enable safe, easy and efficient use.

*Advice:*

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

Reason for condition

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

ENG 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 11

Prior to the first occupation, the proposed crossover to the Sandy Bay Road highway reservation must be designed and constructed in general accordance with:

1. LGAT Standard Drawing - Urban - TSD-R09-v1 – Urban Roads Driveways and TSD R14-v1 Type KC vehicular crossing.
2. LGAT Standard Drawing - Footpath - Urban Roads Footpaths TSD-R11-v1.
3. Or a Council City Infrastructure Division approved alternate design.

*Advice:*

- *Local Government Association (LGAT) Tasmanian Standard Drawings (TSD) can be viewed electronically via the LGAT Website.*
- *It is advised that designers consider the detailed design of the crossover, 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.*
- *Please note that your proposal does not include adjustment of footpath levels. Any adjustment to footpath levels necessary to suit the design of proposed floor, parking module or driveway levels will require separate agreement from Council's Road Services Engineer and may require further planning approvals. It is advised to place a note to this effect on construction drawings for the site and/or other relevant engineering drawings to ensure that contractors are made aware of this requirement.*

- *Please contact Council City Infrastructure Division to discuss approval of alternate designs. Based on a site specific assessment, Council City Infrastructure Division Road Engineer may permit extending non-approved concrete slab crossover, and where non-standard kerb and channel exists a concrete plinth to Council standards may be permitted for construction at the gutter.*
- *You are likely to require a Permit to Open Up and Temporarily Occupy a Highway (for work within the highway reservation). [Click here for more information.](#)*

Reason for condition

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

ENG 12

Prior to the first occupation, any redundant crossover located within the Sandy Bay Road frontage of the property must have the footpath and kerb reinstated in accordance with the Tasmanian Standard Drawings (IPWEA)-TSD-R14-v1 and TSD-R15-v1 Type KC and Urban Roads Footpaths TSD-R11-v1 to match existing footpath.

*Advice:*

- *Local Government Association (LGAT) Tasmanian Standard Drawings (TSD) can be viewed electronically via the LGAT Website.*
- *You are likely to require a Permit to Open Up and Temporarily Occupy a Highway (for work within the highway reservation). [Click here for more information.](#)*

Reason for condition

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

ENG 1

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

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

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

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

Reason for condition

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

ENV 1

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

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

Reason for condition

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

#### **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 any new stormwater connection.

## **STORM WATER**

Please note that in addition to a building and/or plumbing permit, development must be in accordance with the Hobart City Council's Hydraulic Services By law. [Click here for more information.](#)

## **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.](#)

## **FEEES 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.

### Attachment

A. Mr Ian Headley - Tabled Information - 604 Sandy Bay Road ⇒ 

**Delegation: Council**

BRISCOE

That item 8.1 be now taken

MOTION CARRIED

VOTING RECORD

AYES

Deputy Lord Mayor Burnet  
Briscoe  
Denison  
Harvey  
Behrakis

NOES

Item 8.1 was then taken.

### **7.1.3 5 Tew Terrace, Sandy Bay - Partial Demolition and Alterations to Stormwater Infrastructure PLN-19-292 - File Ref: F19/110783**

---

BRISCOE

That the recommendation contained in the report of the Development Appraisal Planner and the Acting Senior Statutory Planner of 8 August 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 and alterations to stormwater infrastructure at 5 Tew Terrace, Sandy Bay 7005 for the reasons outlined in the officer's report attached to item 7.1.3 of the Open City Planning Committee agenda of 26 August 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-19-292 - 5 TEW TERRACE SANDY BAY TAS 7005 - Final Planning Documents except where modified below.

Reason for condition

To clarify the scope of the permit.

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.

OPS s1

The Tree Protection Plan titled *Folder Creek stormwater headwall reconstruction - Potential impact on a nearby blue gum* (Jerry Romanski, 2 July 2019) must be implemented during works on the headwall. In particular, a stand-over arborist must be present on-site during works within the tree protection zone.

Reason for condition

To protect the blue gum (*Eucalyptus globulus*) close to the headwall.

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.

#### 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](#).

**Delegation: Council**

#### DENISON

That Councillor Dutta be co-opted to the Committee for item 7.1.4.

MOTION CARRIED

#### VOTING RECORD

AYES

Deputy Lord Mayor Burnet  
Briscoe  
Denison  
Harvey

NOES

**7.1.4 6 Washington Street, South Hobart - Partial Demolition, Alterations and Extension**  
**PLN-19-378 - File Ref: F19/112114**

---

HARVEY

That the recommendation contained in the report of the Development Appraisal Planner and the Acting Senior Statutory Planner of 13 August 2019, be adopted.

MOTION CARRIED

VOTING RECORD

AYES

Deputy Lord Mayor Burnet  
Briscoe  
Denison  
Harvey  
Dutta

NOES

**COMMITTEE RESOLUTION:**

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for partial demolition, alterations and extension at 6 Washington Street, South Hobart TAS 7004 for the reasons outlined in the officer's report attached to item 7.1.4 of the Open City Planning Committee agenda of 26 August 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-19-378 6 WASHINGTON STREET 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 first occupation or commencement of use (whichever occurs first).

*Advice: Under section 23 of the Urban Drainage Act 2013 it is an offence for a property owner to direct stormwater onto a neighbouring property.*

Reason for condition

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

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.

HER 7

Quality photographs of the mural on the end wall of the existing building must be taken prior to commencement of work.

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

Reason for condition

To ensure recognition of the historic cultural heritage significance of the precinct and wider place.

OPS s1

The development is to be undertaken in ways that protect the existing park tree just to the north of the community hall. A suitably qualified and experienced arborist is to be present during all works close to or within the tree protection zone (TPZ, 5.2 m radius from the centre of the tree trunk). Site workers are to follow all instructions from the site arborist regarding measures required to protect the tree.

Reason for condition

To protect the existing park tree.

OPS s2

Excavation and installation of the new paved area between the extended hall and the tree is not to encroach further in to the structural root zone of the tree (2.3 m from the centre of the trunk) or the footprint of the existing hotmix path, whichever is the lesser.

Reason for condition

To ensure the ongoing protection and maintenance of the existing park tree.

OPS s3

The cut out of the building roof is to be shaped to ensure that any impact upon the lower tree branch is minimised, in consultation with Council's Program Manager Arboriculture and Nursery.

Reason for condition

To protect the existing park tree.

OPS s4

The proposed new path to the north of the community hall is to be installed outside the likely modified tree protection zone of the tree (a radius of 5.2 m from the centre of the trunk), to the satisfaction of council's Program Leader Arboriculture and Nursery.

Reason for condition

To ensure on-going maintenance of the tree.

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.



## 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.

## HERITAGE

It is recommended that the applicant reconsider the use of 'Monument' klip-lock on the roof and 'Monument' Longline wall sheeting. The applicant is to note that the solar absorptance of the colour 'Monument' is 0.73 and classified as a 'dark' colour under the BCA. The following link outlines these figures.

<http://www.steel.com.au/products/coated-steel/colorbond-steel/basix-and-bca-classification>

An alternative colour with a lower solar absorptance with a BCA classification in the light to medium range is considered to have a better thermal efficiency.

**Delegation: Council**

### **7.1.5 56 Alexander Street, 54 Alexander Street, Sandy Bay - Alterations and Multiple Dwellings (One Existing, One New) PLN-19-56 - File Ref: F19/112230**

---

## BEHRAKIS

That the recommendation contained in the report of the Acting Senior Statutory Planner and the Manager Development Appraisal of 14 August 2019, be adopted.

MOTION CARRIED

## VOTING RECORD

### AYES

Deputy Lord Mayor Burnet  
Briscoe  
Denison  
Behrakis

### NOES

Harvey

**COMMITTEE RESOLUTION:**

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for alterations and multiple dwellings (One Existing, One New) at 56 Alexander Street and 54 Alexander Street, SANDY BAY for the reasons outlined in the officer's report attached to item 7.1.5 of the Open City Planning Committee agenda of 26 August 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-19-56 - 56 ALEXANDER 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 Submission to Planning Authority Notice, Reference No. TWDA 2019/00157-HCC dated 14/02/2019 as attached to the permit.

Reason for condition

To clarify the scope of the permit.

PLN s1

The approved use of the new dwelling is that of a single dwelling, catering for one household only.

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).

*Advice:*

*Under section 23 of the Urban Drainage Act 2013 it is an offence for a property owner to direct stormwater onto a neighbouring property.*

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 2b

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

*Advice:*

*If the development's building approval includes the need for a Building Permit from Council, the applicant is advised to submit detailed design of vehicular barrier as part of the Building Application.*

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

Reason for condition

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

ENG 2c

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

*Advice:*

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

Reason for condition

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

ENG 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 s1

Prior to first occupancy, the proposed pedestrian path to be delineated and Turning Area signage to be installed in accordance with Modern Architecture Practice Drawing DA03 dated 4/2/19.

Reason for condition

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

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.

## COUNCIL RESERVES

This permit does not authorise any works on the adjoining Council land, French Street Reserve. Any act that causes, or is likely to cause damage to Council's land may be in breach of the Public Spaces By-law 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](#).

## 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 8.3 was then taken.



## 8. REPORTS

---

### 8.1 Residential Amenity Provisions in Non-Residential Zones - Hobart Interim Planning Scheme 2015 - Proposed Planning Scheme Amendments - PLN-19-1 File Ref: F19/109508; PSA-19-1

---

HARVEY

That the recommendation contained in the report of the Development Planner, Manager Planning Policy & Heritage and the Director City Planning of 21 August 2019, be adopted.

MOTION CARRIED

#### VOTING RECORD

AYES

Deputy Lord Mayor Burnet  
Briscoe  
Denison  
Harvey  
Behrakis

NOES

#### **COMMITTEE RESOLUTION:**

- That:
1. Pursuant to Section 34(1)(b) of the former provisions of the *Land Use Planning and Approvals Act 1993*, the Council resolve to *initiate an amendment to the Hobart Interim Planning Scheme 2015* to introduce amenity provisions into the Central Business and Commercial Zones, marked as Attachment A to item 8.1 of the Open City Planning Committee agenda of 26 August 2019.
  2. Pursuant to Section 35 of the former provisions of the *Land Use Planning and Approvals Act 1993*, the Council certify that the amendment to the Hobart Interim Planning Scheme PSA-19-1 meets the requirements of Section 32 of the former provisions of the *Land Use Planning and Approvals Act 1993* and authorise the General Manager and the Deputy General Manager to sign the Instrument of Certification, marked as Attachment B to item 8.1 of the Open City Planning Committee agenda of 26 August 2019.
  3. Pursuant to Section 38 of the former provisions of the *Land Use Planning and Approvals Act 1993*, the Council place amendment PSA-19-1 to the *Hobart Interim Planning Scheme 2015* on exhibition for a 28 day period.

**Delegation: Council**

**8.2 Response to Petition to Ban the CBD Smoking Ban**  
**File Ref: F19/85894; 16/237**

---

BRISCOE

That the recommendation contained in the report of the Manager Environmental Health and the Director City Planning of 21 August 2019, be adopted.

MOTION CARRIED

VOTING RECORD

AYES

Deputy Lord Mayor Burnet  
Briscoe  
Denison  
Harvey  
Behrakis

NOES

**COMMITTEE RESOLUTION:**

- That:
1. The Council acknowledges the petition, 'Ban the Smoking Ban in the CBD', presented to the Council on 23 May 2019.
  2. The Council maintains its commitment to the expansion of smoke-free areas as resolved by the Council at its meeting on 15 April 2019.
  3. The petitioners be advised of the Council decision.

**Delegation: Council**

Item 7.1.3 was then taken.

**8.3 Monthly Building Statistics - 1 July 2019 - 31 July 2019**  
**File Ref: F19/106911**

---

BRISCOE

That the recommendation contained in the memorandum of the Director City Planning of 21 August 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 of the Director City Planning be received and noted:

1. During the period 1 July 2019 to 31 July 2019, 62 permits were issued to the value of \$15,677,986 which included:
  - (i) 32 for Extensions/Alterations to Dwellings to the value of \$3,808,860;
  - (ii) 7 New Dwellings to the value of \$1,490,000; and
  - (iii) 2 Major Projects:
    - (a) 155-165 Argyle Street, Hobart - Alterations and Additions (Car Storage and Apartments) - \$3,500,000;
    - (b) 410 Sandy Bay Road (Wrest Point Casino), Sandy Bay - Alterations (Stage 2 Floors 6-8) - \$2,500,000
  
2. During the period 1 July 2018 to 31 July 2018, 56 permits were issued to the value of \$21,840,009 which included:
  - (i) 23 for Extensions/Alterations to Dwellings to the value of \$1,890,386;
  - (ii) 12 New Dwellings to the value of \$4,826,140; and
  - (iii) 4 Major Projects:
    - (a) 85-99 Collins Street, Hobart (Level 2 & 3) - Alterations and Change of Use - \$3,800,000;
    - (b) 59-63 Liverpool Street, Hobart (IOOF Tenancy, Levels 9 and 10, 40-44 Bathurst Street) - New Office Tenancy - \$3,200,000;
    - (c) 187-195 Sandy Bay Road, Sandy Bay (Woolworths) - Refurbishment STAGE 1 (Demolition) - \$2,019,000;
    - (d) 192-194 New Town Road - New Town (Woolworths) - Refurbishment - STAGE 1 (Demolition) - \$1,988,000;
  
3. In the twelve months ending July 2019, 639 permits were issued to the value of \$370,999,768; and

4. In the twelve months ending July 2018, 689 permits were issued to the value of \$410,563,566.

BRISCOE

That item 8.3 be recommitted in accordance with section 19(1)(b) of the *Local Government (Meeting Procedures) Regulations 2015*, due to new information coming to hand.

MOTION CARRIED

VOTING RECORD

AYES

Deputy Lord Mayor Burnet  
Briscoe  
Denison  
Harvey  
Behrakis

NOES

Item 8.3 was then re-committed.

BRISCOE

That the recommendation contained in the memorandum of the Director City Planning of 21 August 2019, be adopted, as amended by the addition of a clause 5:

- “5. That a media release on planning and building permits be issued at the appropriate time.”

MOTION CARRIED

VOTING RECORD

AYES

Deputy Lord Mayor Burnet  
Briscoe  
Denison  
Harvey  
Behrakis

NOES

**COMMITTEE RESOLUTION:**

That the information contained in the memorandum of the Director City Planning be received and noted:

1. During the period 1 July 2019 to 31 July 2019, 62 permits were issued to the value of \$15,677,986 which included:
  - (i) 32 for Extensions/Alterations to Dwellings to the value of \$3,808,860;
  - (ii) 7 New Dwellings to the value of \$1,490,000; and
  - (iii) 2 Major Projects:
    - (a) 155-165 Argyle Street, Hobart - Alterations and Additions (Car Storage and Apartments) - \$3,500,000;
    - (b) 410 Sandy Bay Road (Wrest Point Casino), Sandy Bay - Alterations (Stage 2 Floors 6-8) - \$2,500,000
2. During the period 1 July 2018 to 31 July 2018, 56 permits were issued to the value of \$21,840,009 which included:
  - (i) 23 for Extensions/Alterations to Dwellings to the value of \$1,890,386;
  - (ii) 12 New Dwellings to the value of \$4,826,140; and
  - (iii) 4 Major Projects:
    - (a) 85-99 Collins Street, Hobart (Level 2 & 3) - Alterations and Change of Use - \$3,800,000;
    - (b) 59-63 Liverpool Street, Hobart (IOOF Tenancy, Levels 9 and 10, 40-44 Bathurst Street) - New Office Tenancy - \$3,200,000;
    - (c) 187-195 Sandy Bay Road, Sandy Bay (Woolworths) - Refurbishment STAGE 1 (Demolition) - \$2,019,000;
    - (d) 192-194 New Town Road - New Town (Woolworths) - Refurbishment - STAGE 1 (Demolition) - \$1,988,000;
3. In the twelve months ending July 2019, 639 permits were issued to the value of \$370,999,768; and
4. In the twelve months ending July 2018, 689 permits were issued to the value of \$410,563,566.
5. That a media release on planning and building permits be issued at the appropriate time.

**Delegation: Council**

**8.4 Delegated Decisions Report (Planning)**  
**File Ref: F19/112060**

---

BEHRAKIS

That the recommendation contained in the memorandum of the Director City Planning of 21 August 2019, be adopted.

MOTION CARRIED

VOTING RECORD

AYES

Deputy Lord Mayor Burnet  
Briscoe  
Denison  
Harvey  
Behrakis

NOES

**COMMITTEE RESOLUTION:**

That the information contained in the memorandum titled 'Delegated Decisions Report (Planning)' of 21 August 2019 be received and noted.

**Delegation: Committee**

**8.5 Visitor Accommodation Mapping - 01 January 2019 - 30 June 2019**  
**File Ref: F19/112136**

---

DENISON

That the recommendation contained in the memorandum of the Director City Planning of 21 August 2019, be adopted.

MOTION CARRIED

VOTING RECORD

AYES

Deputy Lord Mayor Burnet  
Briscoe  
Denison  
Harvey  
Behrakis

NOES

**COMMITTEE RESOLUTION:**

That the information be received and noted.

**Delegation: Committee**

**8.6 City Planning - Advertising Report**  
**File Ref: F19/113004**

---

BRISCOE

That the recommendation contained in the memorandum of the Director City Planning of 21 August 2019, be adopted.

MOTION CARRIED

VOTING RECORD

AYES

Deputy Lord Mayor Burnet  
Briscoe  
Denison  
Harvey  
Behrakis

NOES

**COMMITTEE RESOLUTION:**

That the information be received and noted.

**Delegation: Committee**

**9. QUESTIONS WITHOUT NOTICE**

---

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

No questions were asked at the meeting.

## **10. CLOSED PORTION OF THE MEETING**

---

BEHRAKIS

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 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	Questions Without Notice

MOTION CARRIED

VOTING RECORD

AYES

Deputy Lord Mayor Burnet  
Briscoe  
Denison  
Harvey  
Behrakis

NOES

**Delegation: Committee**

There being no further business the Open portion of the meeting closed at 6.30 pm.

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

---

**CHAIRMAN**