



CITY OF HOBART

MINUTES

City Planning Committee Meeting

Open Portion

Monday, 16 September 2019 at 5:00 pm

ORDER OF BUSINESS

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

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**City Planning Committee Meeting (Open Portion) held on Monday,
16 September 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),
Alderman J R Briscoe, Councillors
W F Harvey and M Dutta.

Councillor Dutta was co-opted to the
Committee.

APOLOGIES: Nil.

Councillor Harvey left the meeting at
5:40 pm after declaring an interest in
item 7.1.2, returning at 6:08 pm.

LEAVE OF ABSENCE:

Alderman T M Denison.
Alderman S Behrakis.

Alderman Briscoe left the meeting at
5:59 pm, returning at 6:00 pm.

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

BRISCOE

That Councillor Dutta be co-opted to the Committee.

MOTION CARRIED

VOTING RECORD

AYES

Deputy Lord Mayor Burnet
Briscoe
Harvey

NOES

2. CONFIRMATION OF MINUTES

HARVEY

The minutes of the Open Portion of the City Planning Committee meeting held
on [Monday, 26 August 2019](#), be confirmed as an accurate record.

MOTION CARRIED

VOTING RECORD

AYES	NOES
Deputy Lord Mayor Burnet	
Briscoe	
Harvey	
Dutta	

The minutes were signed.

3. CONSIDERATION OF SUPPLEMENTARY ITEMS

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

HARVEY

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

MOTION CARRIED

VOTING RECORD

AYES	NOES
Deputy Lord Mayor Burnet	
Briscoe	
Harvey	
Dutta	

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.

The following interest was indicated:

1. Councillor Harvey - Item 7.1.2.

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.

BRISCOE

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
Harvey
Dutta

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 Phil Mason (Representor) addressed the Committee in relation to item 7.1.1.

Ms Jane Sargison and Mr Emileo Tong of JSA Consulting Engineers addressed the Committee in relation to item 7.1.1 on behalf of the Applicant.

7.1.1 66 Alexander Street, Sandy Bay - Demolition and Two Multiple Dwellings PLN-19-366 - File Ref: F19/120898

BRISCOE

That the recommendation contained in the report of the Assistant Planner and the Acting Senior Statutory Planner of 29 August 2019, be adopted as amended by the addition of condition PLN 15 and PLN s2:

PLN 15

A demolition waste management plan must be implemented throughout demolition.

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

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

Advice:

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

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

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

Reason for condition

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

PLN s2

The site must be landscaped prior to the issue of a certificate of completion.

A landscaping plan must be submitted and approved, prior to the commencement of work. The landscape plan must:

1. A scale, dimensions and north point;
2. A survey (including botanical names) of all existing vegetation to be retained and/or removed;
3. Landscaping and planting within all open areas of the site;
4. A planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant;
5. Details of surface finishes of pathways and driveways.

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

Advice:

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

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

Reason for condition

To ensure that the open areas of the site are landscaped.

MOTION LOST

VOTING RECORD

AYES

NOES

Deputy Lord Mayor Burnet
Briscoe
Harvey
Dutta

HARVEY

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council refuse the application for demolition and two multiple dwellings at 66 Alexander Street, Sandy Bay for the following reasons:

1. The proposal does not meet the acceptable solution or the performance criteria with respect to clause E5.6.4 A1 and P1 of the *Hobart Interim Planning Scheme 2015* because the design, layout and location of the access, does not provide adequate sight distances to ensure the safe movement of vehicles, having regard to:
 - (a) The nature and frequency of the traffic generated by the use;
 - (b) The frequency of use of the road network;
 - (c) Any alternative access;
 - (d) The need for the access;
 - (e) Any traffic impact assessment;
 - (f) Any measures to improve or maintain sight distance; and
 - (g) Any written advice received from the road authority.

2. The proposal does not meet the acceptable solution or the performance criteria with respect to clause E6.7.2 A1 and P1 of the *Hobart Interim Planning Scheme 2015* because the design of the vehicle access point is not safe, efficient and convenient, having regard to all of the following:

- (a) Avoidance of conflicts between users including vehicles, cyclists and pedestrians;
 - (b) Avoidance of unreasonable interference with the flow of traffic on adjoining roads;
 - (c) Suitability for the type and volume of traffic likely to be generated by the use or development;
 - (d) Ease of accessibility and recognition for users.
3. The proposal does not meet the acceptable solution or the performance criteria with respect to clause E6.7.5 A1 and P1 of the *Hobart Interim Planning Scheme 2015* because the layout of car parking spaces, access aisles, circulation roadways and ramps is not safe and does not ensure ease of access, egress and manoeuvring on-site.

MOTION CARRIED

VOTING RECORD

AYES	NOES
Deputy Lord Mayor Burnet	
Briscoe	
Harvey	
Dutta	

HARVEY

That a report be provided on the merits of undertaking a review of the southern side of Alexander Street, Sandy Bay for inclusion in the heritage precinct.

MOTION CARRIED

VOTING RECORD

AYES	NOES
Deputy Lord Mayor Burnet	
Briscoe	
Harvey	
Dutta	

COMMITTEE RESOLUTION:

PART A

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council refuse the application for Demolition and Two Multiple Dwellings at 66 Alexander Street, Sandy Bay for the following reasons:

1. The proposal does not meet the acceptable solution or the performance criteria with respect to clause E5.6.4 A1 and P1 of the *Hobart Interim Planning Scheme 2015* because the design, layout and location of the access, does not provide adequate sight distances to ensure the safe movement of vehicles, having regard to:
 - (a) The nature and frequency of the traffic generated by the use;
 - (b) The frequency of use of the road network;
 - (c) Any alternative access;
 - (d) The need for the access;
 - (e) Any traffic impact assessment;
 - (f) Any measures to improve or maintain sight distance; and
 - (g) Any written advice received from the road authority.


2. The proposal does not meet the acceptable solution or the performance criteria with respect to clause E6.7.2 A1 and P1 of the *Hobart Interim Planning Scheme 2015* because the design of the vehicle access point is not safe, efficient and convenient, having regard to all of the following:
 - (a) Avoidance of conflicts between users including vehicles, cyclists and pedestrians;
 - (b) Avoidance of unreasonable interference with the flow of traffic on adjoining roads;
 - (c) Suitability for the type and volume of traffic likely to be generated by the use or development;
 - (d) Ease of accessibility and recognition for users.

3. The proposal does not meet the acceptable solution or the performance criteria with respect to clause E6.7.5 A1 and P1 of the *Hobart Interim Planning Scheme 2015* because the layout of car parking spaces, access aisles, circulation roadways and ramps is not safe and does not ensure ease of access, egress and manoeuvring on-site.

PART B

That a report be provided on the merits of undertaking a review of the southern side of Alexander Street, Sandy Bay for inclusion in the heritage precinct.

Attachment

A. Mr Phil Mason - Deputation Supporting Information ⇒ 

Delegation: Council (Part A) / Committee (Part B)

Councillor Harvey declared an interest in item 7.1.2, left the meeting at 5:40 pm, returning at 6:08 pm.

Mr G T Stump (Representor) addressed the Committee in relation to item 7.1.2.

Ms Irene Duckett of Ireneince Planning and Urban Design (Applicant) and Mr David Menzies (Architect) addressed the Committee in relation to item 7.1.2.

**7.1.2 9 Star Street and Adjacent Road Reserve, Sandy Bay - 12 Multiple Dwellings, Associated Hydraulic Infrastructure, Road Works (Extension to Star Street), Works in Road Reserve (Star Street and Jersey Street)
PLN-18-721 - File Ref: F19/120971**

BRISCOE

That the recommendation contained in the report of the Development Appraisal Planner and the Acting Senior Statutory Planner of 3 September 2019, be adopted.

MOTION CARRIED

VOTING RECORD

AYES
Deputy Lord Mayor Burnet
Briscoe
Dutta



NOES

COMMITTEE RESOLUTION:

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council refuse the application for multiple dwellings, associated hydraulic infrastructure, road works (extension to Star Street), works in road reserve (Star Street and Jersey Street) at 9 Star Street and adjacent road reserve, Sandy Bay for the following reasons:

1. The proposal does not meet the acceptable solution or the performance criterion with respect to clause 11.4.1 A1 and P1 (a) of the *Hobart Interim Planning Scheme 2015* because the proposed site area per dwelling of less than 200m² does not contribute to a range of dwelling types and sizes appropriate to the locality or provide for a specific accommodation need such as aged care, special needs or student accommodation.
2. The proposal does not meet the acceptable solution or the performance criterion with respect to clause 11.4.2 A1 and P1 of the *Hobart Interim Planning Scheme 2015* because the setback of the dwelling from the frontage with Star Street and Jersey Street is not compatible with the relationship of existing buildings to the road in terms of setback or in response to other physical constraints of the site and does not have regard to streetscape qualities or assist the integration of new development into the streetscape.
3. The proposal does not meet the acceptable solution or the performance criterion with respect to clause 11.4.3 A1 and P1 of the *Hobart Interim Planning Scheme 2015* because the dwellings do not have private open space of a size and dimension that is appropriate for the size of the dwelling and is able to accommodate outdoor recreational space consistent with the projected requirements of the occupants, operational needs such as clothes drying and storage and reasonable space for the planting of gardens and landscaping.

Attachments

- A Mr G T Stump - Deputation Supporting Information ⇨ 
- B Ms Irene Duckett of Ireneinc Planning and Urban Design and Mr David Menzies - Deputation Supporting Information ⇨ 

Delegation: Council

Item 7.1.5 was then taken.

7.1.3 4 Turner Street, Sandy Bay - Two Multiple Dwellings (One Existing, One New)
PLN-19-294 - File Ref: F19/121842

BRISCOE

That the recommendation contained in the report of the Assistant Planner and the Acting Senior Statutory Planner of 3 September 2019, be adopted.

MOTION CARRIED

VOTING RECORD

AYES	NOES
Deputy Lord Mayor Burnet	
Briscoe	
Harvey	
Dutta	

COMMITTEE RESOLUTION:

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for two multiple dwellings (one existing, one new) at 4 Turner Street, Sandy Bay for the reasons outlined in the officer's report attached to item 7.1.3 of the Open City Planning Committee agenda of 16 September 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-19-294 - 4 TURNER STREET SANDY BAY TAS 7005 Attachment B - 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 2019/00709-HCC dated 30/05/2019 as attached to the permit.

Reason for condition

To clarify the scope of the permit.

PLN 4

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 excavation.

The Landscaping Plan must include:

1. Planting of mature vegetation along the entire length of the northeastern site boundary shared with 24 Byron Street. The vegetation along this boundary must have a height of approximately 2 metres at the time of planting and must grow to a height of at least 5 metres;
2. Planting of mature vegetation along the entire length of the southeastern site boundary shared with 22 Byron Street. The vegetation along this boundary must have a height of approximately 2 metres at the time of planting and must grow to a height of at least 3 metres;
3. Planting of mature vegetation along the entire length of the northwestern site boundary shared with 8 Fitzroy Place. The vegetation along this boundary must have a height of approximately 2 metres at the time of planting and must grow to a height of at least 3 metres;
4. Details of the species, number of plants and location of planting relative to the proposed dwelling, site boundaries and services.

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 vegetation required by this condition must be maintained by the owners of the proposed dwelling, and replacement vegetation in accordance with the approved Landscaping Plan must be planted if any vegetation dies or is removed.

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 runoff 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 into the Council stormwater system prior to first occupation or commencement of use (whichever occurs first). All runoff from the site that can drain by gravity to the Council's stormwater infrastructure (with either a free-draining or a charged system) must be allowed to do so.

Advice: Council will only approve stormwater pumping systems when absolutely necessary. It appears that the roof of the proposed dwelling can be drained by gravity, and also much of the driveway - especially the existing & new paved areas which are to the NW of the proposed dwelling. If necessary new sewer and SW lot connections to the mains can be built at the lowest possible point within the property adjacent to the southeast boundary of the property (existing connections would need to be abandoned) - this will provide the lowest possible connection points and assist the drainage of the new dwelling. Only one connection point to the sewer and SW mains is allowed per lot, so both existing and proposed dwellings will have to connect to the mains at the same point. 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 sw4

If a new stormwater connection is required, it must be constructed (and existing connections to be abandoned sealed) by the Council at the owner's expense, prior to the first occupation.

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

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

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

Advice:

The applicant is advised to submit drawings via a Council City Amenity Division [application for a new stormwater connection](#). If detailed design to satisfy this condition is submitted via the planning condition endorsement process there may be fees associated with the assessment, and once approved the applicant will still need to submit an application for a new stormwater connection with Council City Amenity Division.

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

Reason for condition

To ensure the site is drained adequately.

ENG 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 3b

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

The design must:

1. Be prepared and certified by a suitably qualified engineer,
2. Be generally in accordance with the Australian Standard AS/NZS2890.1:2004 (including the requirement for vehicle safety barriers where required),
3. Where the design deviates from AS/NZS2890.1:2004 the designer must demonstrate that the design will provide a safe and efficient access, and enable safe, easy and efficient use,
4. Show dimensions, levels, gradients, transitions and other details as Council deem necessary to satisfy the above requirement,
5. Clearly distinguish between existing and proposed driveway and parking areas, provide details of proposed parking area for the existing dwelling, also show details of any visitor parking spaces,
6. Show details of the existing and proposed entry into the property in plan view and front elevation, showing details and dimensions of any fencing and gates. The design of the entry must allow the free movement of vehicles into the parking areas of both existing and new dwellings. Fencing and gates must allow adequate visibility of pedestrians and vehicles in the road from within an exiting vehicle.

Reason for condition

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

ENG 4

The access driveway, parking and turning areas approved by this permit must be constructed to a sealed standard (spray seal, asphalt, concrete, pavers or equivalent Council approved) and surface drained to the Council's stormwater infrastructure prior to the first occupation / commencement of use.

Reason for condition

To ensure the safety of users of the access driveway and parking areas, and so 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.

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 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](#).

BUILDING PERMIT

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

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

PLUMBING PERMIT

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

NEW SERVICE CONNECTION

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

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](#).

WORK PLACE HEALTH AND SAFETY

Appropriate occupational health and safety measures must be employed during the works to minimise direct human exposure to potentially-contaminated soil, water, dust and vapours. Click [here](#) for more information.

NOISE REGULATIONS

Click [here](#) for information with respect to noise nuisances in residential areas.

WASTE DISPOSAL

It is recommended that the developer liaise with the Council's Cleansing and Solid Waste Unit regarding reducing, reusing and recycling materials associated with demolition on the site to minimise solid waste being directed to landfill.

Further information regarding waste disposal can also be found on the Council's [website](#).

FEES AND CHARGES

Click [here](#) for information on the Council's fees and charges.

DIAL BEFORE YOU DIG

Click [here](#) for dial before you dig information.

Delegation: Council

7.1.4 2 and 4 Tara Street, South Hobart - Public Art Installation PLN-19-444 - File Ref: F19/120816

HARVEY

That the recommendation contained in the report of the Development Appraisal Planner and the Acting Senior Statutory Planner of 26 August 2019, be adopted.

MOTION CARRIED

VOTING RECORD

AYES	NOES
Deputy Lord Mayor Burnet	
Briscoe	
Harvey	
Dutta	

COMMITTEE RESOLUTION:

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for a public art installation at 2 Tara Street and 4 Tara Street, South Hobart for the reasons outlined in the officer's report attached to item 7.1.4 of the Open City Planning Committee agenda of 16 September 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-19-444 - 2 TARA STREET & 4 TARA STREET SOUTH HOBART TAS 7004 - Final Planning Documents except where modified below.

Reason for condition

To clarify the scope of the permit.

OPS s1

The installation of the art works up the slope towards the cliffs must be done in a way that minimises ground disturbance and does not damage or destroy any native vegetation. Any damage to native flora must be reported to the City of Hobart Bushland Unit immediately.

Reason for condition

To protect native vegetation and minimise the risk of more weeds invading the park.

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*.

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](#).

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.

HERITAGE

The Applicant is advised that the location of Sculptures 3, 4 and 5 sit within the bushland and thus beyond the focus of early industrial activity associated with this heritage precinct and its distinctive history. As such, the Applicant might wish to consider the use of timber support poles in these locations as opposed to steel as a more appropriate choice of material.

Delegation: Council

Supplementary item 11 was then taken.

Mr Mark Bresnehan (Applicant) addressed the Committee in relation to item 7.1.5.

7.1.5 4 Westinwood Road, Lenah Valley - Subdivision (One Additional Lot) PLN-19-407 - File Ref: F19/120909

BRISCOE

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for a subdivision (one additional lot) at 4 Westinwood Road, Lenah Valley for the reason that the proposed subdivision achieves reasonable minimum lot sizes 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-19-407 - 4 WESTINWOOD ROAD LENA VALLEY TAS 7008 - 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 2019/00975-HCC dated 15 July 2019 as attached to the permit.

Reason for condition

To clarify the scope of the permit.

ENG s1

The Final Plan is to note under Section 83(5)(a)(ii) of the Local Government (Building & Miscellaneous Provisions) Act 1993, to the satisfaction of Council's Manager Surveying Services that Council cannot provide a gravity-reticulated stormwater services to Lot 1 below the level of the invert of a stormwater pipe at the body of the Lot. This level (on State Datum and determined as detailed below) must be noted on the Final Plan.

Prior to the sealing of the Final Plan the owner's Registered Land Surveyor must supply the Council with the as-constructed invert level of the stormwater pipe at the body of the lot.

Reason for condition

To alert future owners if Council cannot service the entirety of Lot 1.

ENG sw4

The new stormwater connection must be constructed by the Council at the owner's expense, prior to the first occupation.

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

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

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

Advice:

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

Reason for condition

To ensure the site is drained adequately.

ENG 4

The access strip 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 sealing of the Final Plan of Survey.

Reason for condition

To ensure the compliance with the scheme's clause 10.6.1 P4 (i)

ENG 11

Prior to the sealing of the Final Plan of Subdivision, the proposed crossover widening to the Westinwood Road highway reservation must be designed and constructed in general accordance with:

1. LGAT Standard Drawing - Urban - TSD-R09-v1 – Urban Roads Driveways, TSD R14-v1 Type KC vehicular crossing, TSD-R11-v1 Urban Road Footpaths, or
2. 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](#).*

- *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 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.

SURV 1

The applicant must submit to the Council a copy of the surveyor's survey notes at the time of lodging the final plan.

Reason for Condition

To enable the Council to accurately update cadastral layers on the corporate Geographic Information System.

SURV 2

The final plan and schedule of easements must be submitted and approved in accordance with section 89 of the *Local Government (Building & Miscellaneous Provisions) Act 1993*.

Reason for Condition

To ensure that the subdivision/boundary adjustment is carried out in accordance with the Council's requirements under the provisions of Part 3 of the *Local Government (Building & Miscellaneous Provisions) Act 1993*.

SURV 3

The final plan and schedule of easements must be submitted and approved under section 89 of the *Local Government (Building & Miscellaneous Provisions) Act 1993*.

The final plan and schedule of easements must provide easements to the satisfaction of the Council:

1. Over any proposed or existing storm water or sewer mains passing through the lots on the final plan, in favour of the Hobart City Council and/or TasWater (minimum width of 2m, or 3m if they cover two pipes).
2. Over any existing or proposed private rights of way or service easements in favour of the lots they are required to serve.
3. Over any existing Wayleave Easements in favour of TasNetworks

Reason for Condition

To ensure that there are no impediments to the provision of public and private services and access to the lots.

SURV 12

Lot 1 on the final plan is to be notated in accordance with the provisions of section 83(5)(a)(ii) of the *Local Government (Building & Miscellaneous Provisions) Act 1993*, to the effect that the Hobart City Council cannot provide a means of gravity reticulated stormwater disposal from lot 1 below a specified reduced level.

The final plan must be submitted for approval by the Council. The final plan must be notated to the satisfaction of the Council.

Any specified reduced level that may be required is to be provided by the owner's Registered Land Surveyor who must supply the invert level (on State Datum) of the stormwater connection constructed to serve Lot 1

Reason for condition

To ensure that the restriction in the Council's ability to provide a means of gravity reticulated stormwater disposal is noted on the final plan.

SURV 13

The final plan is to be notated in accordance with the provisions of section 83(7) (b) of the *Local Government (Building & Miscellaneous Provisions) Act 1993* to the effect that the Tasmanian Water and Sewerage Corporation cannot provide a means of gravity reticulated sewerage disposal from lot 1 below a specified reduced level.

The final plan must be submitted for approval by the Council.

The final plan must be notated to the satisfaction of the Council.

The specified reduced level that may be required is to be provided by the owner's Registered Land Surveyor who must supply the invert level (on State Datum) of the sewer connection constructed to serve Lot 1.

Reason for condition

To ensure that the limitation in TasWater's ability to provide a means of gravity reticulated sewerage disposal from Lot 1 is noted on the final plan.

ENG 16

Prior to the sealing of the final plan, private sewer, stormwater (including surface drainage) and water services/connections are to be entirely separate to each lot and contained wholly within the lots served.

Reason for condition

To ensure that each lot is services separately.

ENG 17

Prior to the sealing of the final plan, the developer must verify compliance with condition ENG 16 by supplying the Council with an as-installed services plan clearly indicating the location and details of all relevant services (entirely contained within their respective lots or appropriate easements). The as-installed services plan must be accompanied by certification from a suitably qualified person that all engineering work required by this permit has been completed.

Advice: Any final plan submitted for sealing will not be processed unless it is accompanied by documentation by a suitably qualified person that clearly certifies that this condition has been satisfied and that all the work required by this condition has been completed. A 'suitably qualified person' must be a Professional Engineer or Professional Surveyor or other persons acceptable to Council.

Reason for condition

To ensure that the Developer provides the Council with clear written confirmation that the separation of services is complete.

ENG r7

Residential underground power to each lot and street lighting must be installed prior to the sealing of the final plan.

Reason for condition

To ensure that the subdivision of land provides adequate services to meet the projected needs of future development.

OPS 1

The owner must pay a cash contribution to the Council for contribution to public open space, prior to sealing of the final plan.

The open space contribution is equal to 5% of the undeveloped value of Lot 2 on the final plan, in lieu of the provision of public open space within the subdivision.

Advice: The value is to be determined by a registered valuer commissioned by the Council at the developer's cost. Please contact the Council's Development Appraisal Unit on 6238 2715 to instigate the valuation process.

Reason for condition

Approval of the subdivision will create further demand upon Hobart's Public Open Space System. The funds obtained will be used for future expenditure on the purchase or improvement of land for public open space in Hobart.

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.

NEW SERVICE CONNECTION

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

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.

PART 5 AGREEMENT

Please note that the owner(s) of this property are subject to Part 5 Agreement E29810 that requires the owner(s) to:

- implement the relevant requirements of the approved Bushfire Management Plan in relation to the property;
- implement recommendations 4-8, 10-11 and 13-18 of the Geotechnical Assessment as relevant to the property;
- comply with the Tree Protection Plan;
- implement the Weed Management Plan; and
- ensure development is in accordance with the Swift Parrot Protection Guidelines.

The Bushfire Management Plan (BMP) requires this lot to be maintained as a hazard management area in accordance with the prescriptions of the BMP until developed with a dwelling. Dwellings constructed on this lot must be constructed in accordance with the specifications for BAL-12.5 under AS3959-2009 unless the civil works for stages 3 and 4 of the subdivision have been completed in which case the dwellings can be constructed to BAL-Low.

SUBDIVISION ADVICE

For information regarding standards and guidelines for subdivision works click [here](#).

All conditions imposed by this permit are in accordance with the *Local Government Building & Miscellaneous Provisions) Act 1993* and the *Conveyancing and Law of Property Act 1884*.

PUBLIC OPEN SPACE - CASH IN LIEU VALUATION

Please contact the Council's Development Appraisal Unit on 6238 2715 to instigate the valuation process.

MOTION LOST

VOTING RECORD

AYES	NOES
Briscoe Dutta	Deputy Lord Mayor Burnet Harvey

HARVEY

That the recommendation contained in the report of the Development Appraisal Planner and the Senior Statutory Planner of 27 August 2019, be adopted.

MOTION LOST

VOTING RECORD

AYES		NOES
Deputy Lord Mayor Burnet	Briscoe	
Harvey	Dutta	

COMMITTEE RESOLUTION:

That the item be referred to Council without a recommendation.

Delegation: Council

Supplementary item 12 was then taken.

8. REPORTS

8.1 City Planning - Advertising List
File Ref: F19/120689

HARVEY

That the recommendation contained in the memorandum of the Director City Planning of 11 September 2019, be adopted.

MOTION CARRIED

VOTING RECORD

AYES		NOES
Deputy Lord Mayor Burnet		
Briscoe		
Harvey		
Dutta		

COMMITTEE RESOLUTION:

That the information contained in the memorandum titled 'City Planning – Advertising List' be received and noted.

Delegation: Committee

8.2 Delegated Permits Report (Planning)
File Ref: F19/120706

BRISCOE

That the recommendation contained in the memorandum of the Director City Planning of 10 September 2019, be adopted.

MOTION CARRIED

VOTING RECORD

AYES	NOES
Deputy Lord Mayor Burnet	
Briscoe	
Harvey	
Dutta	

COMMITTEE RESOLUTION:

That the information contained in the memorandum titled 'Delegated Permits Report (Planning)' 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

BRISCOE

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

- Legal action taken by, or involving the Council.

The following items were discussed:-

- Item No. 1 Minutes of the last meeting of the Closed Portion of the Committee Meeting
- Item No. 2 Consideration of supplementary items to the agenda
- Item No. 3 Indications of pecuniary and conflicts of interest
- Item No. 4 Planning Authority Items – Consideration of Items with Deputations
- Item No. 5 City Acting as Planning Authority
- Item No. 5.1 Committee Acting as Planning Authority
- Item No. 5.1.1 2 Castray Esplanade, Battery Point - Partial Demolition, Alterations, Extension and Partial Change of Use to Visitor Accommodation - Appeal - PLN-18-413
LG(MP)R 15(4)(a)
- Item No. 6 Questions Without Notice

MOTION CARRIED

VOTING RECORD

AYES

NOES

Deputy Lord Mayor Burnet
Briscoe
Harvey
Dutta

Delegation: Committee

SUPPLEMENTARY ITEMS

APPLICATIONS UNDER THE HOBART INTERIM PLANNING SCHEME 2015

- 11. 234 Elizabeth Street, 236-240 Elizabeth Street, 242-250 Elizabeth Street, Hobart - Archaeological Works
PLN-19-308 - File Ref: F19/122360**
-

HARVEY

That the recommendation contained in the report of the Development Appraisal Planner and the Acting Senior Statutory Planner of 9 September 2019, be adopted.

MOTION CARRIED

VOTING RECORD

AYES

Deputy Lord Mayor Burnet
Briscoe
Harvey
Dutta

NOES

COMMITTEE RESOLUTION:

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for archaeological works at 234, 236-240 and 242-250 Elizabeth Street Hobart TAS 7000 for the reasons outlined in the officer's report attached to supplementary item 11 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-19-308 - 234, 236-240 AND 242-250 ELIZABETH STREET HOBART TAS 7000 - Final Planning Documents except where modified below.

Reason for condition

To clarify the scope of the permit.

THC

The use and/or development must comply with the requirements of the Tasmanian Heritage Council as detailed in the Notice of Heritage Decision, THC Works Ref: 5933 dated 22 August 2019, as attached to the permit.

Reason for condition

To clarify the scope of the permit.

ENV 1

Implement the 'Soil and Water Management Plan' (SWMP) developed by Environmental Management & Consulting Pty Ltd and dated 8 July 2019 for the duration of the works associated with the development.

Reason for condition

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

HER 10

Test trenching is to be limited to an area of 100 square metres with four (4), 5m x 5m sites proposed. An increase of 50% of the total test trenching area is acceptable as is a variation of the test trenching to additional smaller, linear test trenches to an area no greater than 150 square metres once Council is notified and approval issued by Council's Cultural Heritage Officer.

Reason for condition

To ensure that excavation at a place of archaeological potential is appropriately managed.

HER 11

Test trench 4 in the carpark of the business ABS Automotive Centre is to occur at times to allow the business to operate. Consideration is to be given to the following options to lessen the impact:

- limiting the size of the test trench
- undertaking the test trenching outside of business hours
- redesigning the test trenching to a larger number of smaller trenches excavated over different time intervals.

Reason for condition

To ensure that excavation at a place of archaeological potential is appropriately managed.

HER 12

A revised figure 5.1 (page 106 Praxis report) is to be submitted to Council showing all features (walls) as depicted in the 1851 plan for sale of the Robinson land (figure 4.12, page 80 Praxis report).

The revised plan must be submitted and approved by Council prior to the commencement of excavation in accordance with the above requirement.

Reason for condition

To ensure that excavation at a place of archaeological potential is appropriately managed.

HER 6

All test trenching is to be undertaken in accordance with the Archaeological Method Statement (pages 107-111) of the Praxis Report.

Reason for condition

To ensure that excavation at a place of archaeological potential is appropriately managed.

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.

HERITAGE

The applicants are to consult with Aboriginal Heritage Tasmania and the Aboriginal Community with regards to relevant and related findings, conclusions and recommendations of the 'Historic Heritage Management Strategy for 234-250 Elizabeth Street, Hobart' by Praxis Environment (Brad Williams) dated January 2017 and updated January 2018 with a Heritage Impact Assessment dated May 2017 and the report Archaeological Test Trenching Proposal by Praxis, dated May 2019.

All test trenching sites, site offices and other equipment must be secured and made safe.

The applicant must explore meaningful and safe ways in which members of the public view, understand and appreciate the site and the archaeological process.

The consultant is to provide Council with clarification as to what access/release protocols are required should Council be requested to release any report on the archaeological test trenching works once submitted to Council in accordance with the public benefit section of the Archaeological Method Statement (page 110) of the Praxis report.

Delegation: Council

Supplementary item 13 was then taken.

Ms Elizabeth Osborne and Mr Jerry Hampton (Representors) addressed the Committee in relation to supplementary item 12.

**12. 346-352 Elizabeth Street, and Adjacent Road Reserve, North Hobart - Partial Demolition, Alterations and Partial Change of Use to General Retail and Hire
PLN-19-298 - File Ref: F19/122409**

PROCEDURAL MOTION

BRISCOE

That the item be deferred to enable the provision of further information in relation to the possible relocation of the main door further away from the intersection of Burnett Place and the exit from the Condell Place carpark, and the size/type of delivery vehicles to be used to access the premises.

PROCEDURAL MOTION CARRIED

VOTING RECORD

AYES

Briscoe
Harvey
Dutta



NOES

Deputy Lord Mayor Burnet

COMMITTEE RESOLUTION:

That the item be deferred to enable the provision of further information in relation to the possible relocation of the main door further away from the intersection of Burnett Place and the exit from the Condell Place carpark, and the size/type of delivery vehicles to be used to access the premises.

Attachments

- A. Officer Report dated 6 September 2019 for PLN-19-298 - 346-352 Elizabeth Street and Adjacent Road Reserve, North Hobart ⇨ 
- B. CPC Agenda Documents ⇨ 

Delegation: Committee

Item 7.1.3 was then taken.

REPORT

**13. Petition to Amend Sealed Plan 152588
7, 9 & 12 Reid's Road, Fern Tree
File Ref: F19/114557; D0806.01/02**

BRISCOE

That the recommendation contained in the memorandum of the Environment Development Planner and the Director City Planning of 12 September 2019, be adopted.

MOTION CARRIED

VOTING RECORD

AYES

Deputy Lord Mayor Burnet
Briscoe
Harvey
Dutta

NOES

COMMITTEE RESOLUTION:

That pursuant to section 103 of the *Local Government (Building and Miscellaneous) Provisions Act 1993*, the Council approve the petition to amendment Sealed Plan 152588 as outlined in Attachment A to supplementary item 13 of the Open City Planning Committee agenda of 16 September 2019.

Delegation: Council

Item 8.1 was then taken.

The Chairman adjourned the meeting at 5:59 pm for a comfort break.

The meeting was reconvened at 6:00 pm and the discussion of item 7.1.2 recommenced.

There being no further business the open portion of the meeting closed at 7:18 pm.

TAKEN AS READ AND SIGNED AS
A CORRECT RECORD THIS
30TH DAY OF SEPTEMBER 2019.

CHAIRMAN