



CITY OF HOBART

MINUTES

City Planning Committee Meeting

Open Portion

Monday, 14 October 2019 at 5:00 pm

ORDER OF BUSINESS

APOLOGIES AND LEAVE OF ABSENCE

1. CO-OPTION OF A COMMITTEE MEMBER IN THE EVENT OF A VACANCY	4
2. CONFIRMATION OF MINUTES.....	4
3. CONSIDERATION OF SUPPLEMENTARY ITEMS	5
4. INDICATIONS OF PECUNIARY AND CONFLICTS OF INTEREST	5
5. TRANSFER OF AGENDA ITEMS.....	6
6. PLANNING AUTHORITY ITEMS - CONSIDERATION OF ITEMS WITH DEPUTATIONS	6
7. COMMITTEE ACTING AS PLANNING AUTHORITY	7
7.1 APPLICATIONS UNDER THE HOBART INTERIM PLANNING SCHEME 2015	7
7.1.1 2 / 12 Ascot Avenue Sandy Bay - Two Multiple Dwellings (One Existing, One New) Partial Demolition, Alterations, Deck and New Parking Space	7
7.1.2 604 Sandy Bay Road, Sandy Bay - Dwelling - Deferral - PLN-19-643.....	12
7.1.3 11 Denison Street, South Hobart - Partial Demolition, Extension, Alterations and Fencing.....	30
7.1.4 346-352 Elizabeth Street, North Hobart - Signage.....	40
7.1.5 2 Davies Avenue, Hobart - Partial Demolition, Alterations and Extension	43
8. REPORTS	46
8.1 Monthly Building Statistics and Graphs	46
8.2 City Planning - Advertising Report.....	47
8.3 Delegated Decisions Report (Planning).....	48
9. COMMITTEE ACTION STATUS REPORT	48
9.1 Committee Actions - Status Report.....	48
10. RESPONSES TO QUESTIONS WITHOUT NOTICE.....	49
11. QUESTIONS WITHOUT NOTICE	49
12. CLOSED PORTION OF THE MEETING.....	50

SUPPLEMENTARY ITEMS 51

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

- 13. 306a, 300, 270a and 269 Lenah Valley Road and Adjacent Road Reserve, Lenah Valley - Subdivision (21 Lots) and Associated Works - Conciliation - PLN-18-82 51

REPORT

- 14. Climate Youth Support Conference of Parties No. 25, Santiago, Chile, 29 November to 13 December 2019 81

City Planning Committee Meeting (Open Portion) held on Monday, 14 October 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,
Behrakis and Councillor M Dutta.

Councillor Dutta was co-opted to the
Committee.

APOLOGIES: Councillor W F Harvey.

LEAVE OF ABSENCE: Nil.

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
Denison
Behrakis

NOES

2. CONFIRMATION OF MINUTES

BRISCOE

The minutes of the Open Portion of the City Planning Committee meeting held on [Monday, 30 September 2019](#), be confirmed as an accurate record.

MOTION CARRIED

VOTING RECORD

AYES	NOES
Deputy Lord Mayor Burnet	
Briscoe	
Denison	
Behrakis	
Dutta	

The minutes were signed.

3. CONSIDERATION OF SUPPLEMENTARY ITEMS

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

BEHRAKIS

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	
Denison	
Behrakis	
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.

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.

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
Denison
Behrakis
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.

BEHRAKIS

That supplementary item 13 be now taken.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Deputy Lord Mayor Burnet
Briscoe
Denison
Behrakis
Dutta

Supplementary item 13 was then taken.

7.1 APPLICATIONS UNDER THE HOBART INTERIM PLANNING SCHEME 2015

Mr Trevor Glover (Applicant) addressed the Committee in relation to item 7.1.1.

7.1.1 2 / 12 Ascot Avenue Sandy Bay - Two Multiple Dwellings (One Existing, One New) Partial Demolition, Alterations, Deck and New Parking Space PLN-19-513 - File Ref: F19/131595

BRISCOE

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for two multiple dwellings (one existing, one new), partial demolition, alterations, deck and new parking space at 2/12 Ascot Avenue Sandy Bay & common land of parent title for the reason that the proposed development achieves an acceptable density 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-19-513 - 2/12 ASCOT AVENUE SANDY BAY TAS 7005 & COMMON LAND OF PARENT TITLE - 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 2019/01238-HCC dated 10 September 2019 as attached to the permit.

Reason for condition

To clarify the scope of the permit.

ENG 3a

The proposed 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.

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.](#)

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.](#)

MOTION CARRIED

VOTING RECORD

AYES

Deputy Lord Mayor Burnet
Briscoe
Denison
Behrakis
Dutta

NOES

COMMITTEE RESOLUTION:

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for two multiple dwellings (one existing, one new), partial demolition, alterations, deck and new parking space at 2/12 Ascot Avenue Sandy Bay & common land of parent title for the reason that the proposed development achieves an acceptable density 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-19-513 - 2/12 ASCOT AVENUE SANDY BAY TAS 7005 & COMMON LAND OF PARENT TITLE - 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 2019/01238-HCC dated 10 September 2019 as attached to the permit.

Reason for condition

To clarify the scope of the permit.

ENG 3a

The proposed 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.

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.

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.

Attachment

A. Deputation Supporting Documentation - Mr Trevor Glover ⇨ 

Delegation: Council

Mr Tim Breen (Representor) addressed the Committee in relation to item 7.1.2.

Mr Ian Headley of Linkfor (Applicant) together with Mr Jim Rushton (Owner) addressed the Committee in relation to item 7.1.2.

7.1.2 604 Sandy Bay Road, Sandy Bay - Dwelling - Deferral - PLN-19-643
File Ref: F19/132157

DUTTA

That the recommendation contained in the memorandum of the Manager Development Appraisal of 8 October 2019, be adopted.

MOTION LOST

VOTING RECORD

AYES	NOES
Deputy Lord Mayor Burnet Dutta	Briscoe Denison Behrakis

DENISON

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 neighboring 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, g drains, retaining wall g 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	NOES
Briscoe	Deputy Lord Mayor Burnet
Denison	Dutta
Behrakis	

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 neighboring 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, g drains, retaining wall g 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.](#)

Attachments

- A. Deputation Supporting Documentation - Mr Tim Breen ⇨ 
- B. Deputation Supporting Documentation - Mr Ian Headley of Linkfor ⇨



Delegation: Council

Mr Michael Cooper of MCA Architects (Applicant) addressed the Committee in relation to item 7.1.3.

**7.1.3 11 Denison Street, South Hobart - Partial Demolition, Extension, Alterations and Fencing
PLN-19-567 - File Ref: F19/132180**

BEHRAKIS

That the recommendation contained in the report of the Development Appraisal Planner and the Acting Senior Statutory Planner of 8 October 2019, be adopted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Deputy Lord Mayor Burnet
Briscoe
Denison
Behrakis
Dutta

COMMITTEE RESOLUTION:

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for a partial demolition, extension, alterations and fencing at 11 Denison Street, South Hobart TAS 7004 for the reasons outlined in the officer's report attached to item 7.1.3 of the Open City Planning Committee agenda of 14 October 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-19-567 - 11 DENISON 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 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 the 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 commencement of use, vehicular barriers must be inspected by a qualified engineer and certification submitted to the Council confirming that the installed vehicular barriers comply with the certified design and Australian Standard AS/NZS1170.1:2002.

Advice:

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

Reason for condition

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

ENG 3a

The access driveway 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 commencement of use.

Reason for condition

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

ENG 1

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

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

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

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

Reason for condition

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

ENGR 3

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

- Urban - TSD-R09-v1 – Urban Roads Driveways and TSD R14-v1 Type KC vehicular crossing;
- Non-standard K&C- a concrete plinth to Councils standards shall be constructed at the gutter, contact Council's Road Services Engineer for details ;
- Footpath - Urban Roads Footpaths TSD-R11-v1.

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

1. Show the cross and long section of the driveway crossover within the highway reservation and onto the property;
2. Detail any services or infrastructure (ie light poles, pits, awnings) at or near the proposed driveway crossover;
3. Be designed for the expected vehicle loadings. A structural certificate to note that driveway is suitable for heavy vehicle loadings;
4. If the design deviates from the requirements of the TSD then the drawings must demonstrate that a B85 vehicle or B99 depending on use (AS/NZS 2890.1 2004, section 2.6.2) can access the driveway from the road pavement into the property without scraping the cars underside; and
5. Show the existing redundant crossover within the Hennebry Street highway reservation reinstated to footpath, kerb and gutter in general accordance with LGAT Standard Drawing - Urban - TSD-R09-v1 – Urban Roads Driveways and TSD R14-v1 Kerb and Channel Profiles, LGAT Standard Drawing - Footpath - Urban Roads Footpaths TSD-R11-v1 or a Council City Infrastructure Division approved alternate design.
6. Be prepared and certified by a suitable qualified person, to satisfy the above requirement.

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

Advice:

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.

Grated wedge, asphalt wedge and the standard open wedge driveway crossover may be considered. A drawing of a standard concrete plinth can be obtained from Council's Road Services Engineer. Note that the agreement of Council is required to adjust footpath levels.

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

Please note that your proposal 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 the Council's Road Services Engineer and may require further planning approvals. It is advised to place a note to this affect on construction drawings for the site and/or other relevant engineering drawings to ensure that contractors are made aware of this requirement.

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

Reason for condition

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

ENG s1

Any fencing within 2.0 metres of the driveway entrance (3.5m wide) must be less than or equal to 1.2m in height in order to provide adequate sight distance between user vehicles, cyclists and pedestrians.

Reason for condition

To ensure the safety of vehicles entering and leaving the development and of pedestrians and traffic in the vicinity.

ENV 1

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

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

Reason for condition

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

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 for the occupation of the public highway for construction or special event (e.g. placement of skip bin, crane, scissor lift etc). Click [here](#) for more information.

You may require a road closure permit for construction. Click [here](#) for more information.

You may require a Permit to Open Up and Temporarily Occupy a Highway (for work in the road reserve). Click [here](#) for more information.

WORK WITHIN THE HIGHWAY RESERVATION

Please note development must be in accordance with the Hobart City Council's Infrastructure 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 Infrastructure 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.

Delegation: Council

**7.1.4 346-352 Elizabeth Street, North Hobart - Signage
PLN-19-518 - File Ref: F19/132942**

BRISCOE

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

MOTION CARRIED

VOTING RECORD

AYES	NOES
Deputy Lord Mayor Burnet	
Briscoe	
Denison	
Behrakis	
Dutta	

COMMITTEE RESOLUTION:

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for signage at 346 - 352 Elizabeth Street, North Hobart for the reasons outlined in the officer's report attached to item 7.1.4 of the Open City Planning Committee agenda of 14 October 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-19-518 - 346-352 ELIZABETH STREET NORTH HOBART TAS 7000 - Final Planning Documents except where modified below.

Reason for condition

To clarify the scope of the permit.

PLN 10

The awning fascia signage on the Burnett Place frontage must not be illuminated.

Reason for condition

To clarify the scope of the permit.

PLN 11

The *'Real Brands! Real Savings!'* and the *'Stop Paying Too Much!'* window signs on the Burnett Place frontage must be reduced in size so as to obscure a maximum of 20% of the window they are applied to.

Prior to the installation of the signs, revised plans must be submitted and approved showing the signs in accordance with the above requirement.

Reason for condition

To ensure that the design and siting of signs complement or enhance the characteristics of the natural and built environment in which they are located.

PLN 12

All yellow film proposed for the Burnett Place frontage of the tenancy must be transparent (ie. see-through) to the satisfaction of the Director City Planning, rather than being obscure.

Prior to its installation, details of the product and a sample complying with this condition to the satisfaction of the Director City Planning must be submitted and approved.

Once the product is approved, the Burnett Place frontage must be maintained in compliance with this condition.

Reason for condition

To ensure that the level of transparency is to the satisfaction of the Council.

HER 5

The painting as proposed across the full width of the Elizabeth Street facade is not approved.

A new colour tone which is visually recessive and not closely associated with the corporate entity to the satisfaction of the Director City Planning must be used.

Prior to the painting of the facade, details of a revised colour tone in accordance with the above requirement must be submitted and approved by the Director City Planning.

Once approved, the Elizabeth Street facade must be maintained in compliance with this condition.

Reason for condition

To ensure the size, design and siting of signs and colour schemes complement and do not impact on the cultural heritage significance of select relevant places or precincts, listed in the Historic Heritage code.

Advice: To initiate satisfying this condition, the City of Hobart's Cultural Heritage Officer can be contacted on 6238 2715.

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*.

OCCUPATION OF THE PUBLIC HIGHWAY

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

FEES AND CHARGES

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

Delegation: Committee

7.1.5 2 Davies Avenue, Hobart - Partial Demolition, Alterations and Extension PLN-19-446 - File Ref: F19/133323

BRISCOE

That the recommendation contained in the report of the Development Appraisal Planner and the Acting Senior Statutory Planner of 7 October 2019, be adopted.

MOTION CARRIED

VOTING RECORD

AYES	NOES
Deputy Lord Mayor Burnet	
Briscoe	
Denison	
Behrakis	
Dutta	

COMMITTEE RESOLUTION:

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for partial demolition, alterations and extension at 2 Davies Avenue Hobart, Queens Domain for the reasons outlined in the officer's report attached to item 7.1.5 of the Open City Planning Committee agenda of 14 October 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-19-446 2 DAVIES AVENUE HOBART TAS 7000 - Final Planning Documents except where modified below.

Reason for condition

To clarify the scope of the permit.

HER 8

Documentation must be submitted demonstrating that work will be undertaken in a manner that will retain in situ and reuse heritage fabric.

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

The plans must include the retention in situ or reuse of the following heritage fabric:

- weatherboards
- windows
- doors including door furniture
- skirting boards and architraves
- any other joinery items

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

Reason for condition

To ensure that demolition in whole or part of a place within the cultural landscape precinct does not result in the loss of historic cultural heritage values unless there are exceptional circumstance.

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.

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.

Delegation: Council

8. REPORTS

8.1 Monthly Building Statistics and Graphs File Ref: F19/132966

BEHRAKIS

That the recommendation contained in the report of the Acting Director City Planning of 9 October 2019, be adopted.

MOTION CARRIED

VOTING RECORD

AYES	NOES
Deputy Lord Mayor Burnet	
Briscoe	
Denison	
Behrakis	
Dutta	

COMMITTEE RESOLUTION:

That the information be received and noted.

The Director City Planning reports:

1. During the period 1 September 2019 to 30 September 2019, 42 permits were issued to the value of \$13,543,595 which included:
 - (i) 22 for Extensions/Alterations to Dwellings to the value of \$4,453,986;
 - (ii) 4 New Dwellings to the value of \$773,209; and
 - (iii) 2 Major Projects:
 - (a) 93 Elizabeth Street, Hobart - Alterations and Change of Use - \$1,500,000; 160-162 Elizabeth Street, Hobart - New Building and Alterations - \$6,600,000.
2. During the period 1 September 2018 to 30 September 2018, 50 permits were issued to the value of 15,430,289 which included:
 - (i) 23 Extensions/Alterations to Dwellings to the value of \$1,893,789;
 - (ii) 15 New Dwellings to the value of \$5,722,000 and

(iii) 4 Major Projects:

- (a) 2 Elizabeth Street - Commercial Internal Alterations (Restaurant & Visitor Accommodation) - \$2,500,000; 45-71 Bathurst Street - Change of Use to Commercial Premises (Consulting Rooms & Pharmacy) - \$1,980,000; 39 Hillcrest Road – House - \$1,250,000; Level 4, 39-41 Davey Street, Hobart - Commercial Internal Alterations - \$1,200,000.

1. In the twelve months ending 30 September 2019, 635 permits were issued to the value of \$318,201,388; and
2. In the twelve months ending 30 September 2018, 659 permits were issued to the value of \$423,914,810.

Delegation: Council

8.2 City Planning - Advertising Report
File Ref: F19/132974

BEHRAKIS

That the recommendation contained in the report of the Acting Director City Planning of 9 October 2019, be adopted.

MOTION CARRIED

VOTING RECORD

AYES	NOES
Deputy Lord Mayor Burnet	
Briscoe	
Denison	
Behrakis	
Dutta	

COMMITTEE RESOLUTION:

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

Delegation: Committee

8.3 Delegated Decisions Report (Planning)
File Ref: F19/132943

BRISCOE

That the recommendation contained in the memorandum of the Acting Director City Planning of 9 October 2019, be adopted.

MOTION CARRIED

VOTING RECORD

AYES	NOES
Deputy Lord Mayor Burnet	
Briscoe	
Denison	
Behrakis	
Dutta	

COMMITTEE RESOLUTION:

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

Delegation: Committee

9. COMMITTEE ACTION STATUS REPORT

9.1 Committee Actions - Status Report
File Ref: F19/132951

BRISCOE

That the information be received and noted.

MOTION CARRIED

VOTING RECORD

AYES	NOES
Deputy Lord Mayor Burnet	
Briscoe	
Denison	
Behrakis	
Dutta	

Delegation: Committee

10. RESPONSES TO QUESTIONS WITHOUT NOTICE

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

10.1 Significant Tree Register Objections File Ref: F19/118249; 13-1-10

Memorandum of the Director City Planning of 8 October 2019.

10.2 Central Area Precinct Plan - Economic Social Environmental Report - Report Back File Ref: F19/118402; 13-1-10

Memorandum of the Director City Planning of 8 October 2019.

BRISCOE

That the information be received and noted.

MOTION CARRIED

VOTING RECORD

AYES	NOES
Deputy Lord Mayor Burnet	
Briscoe	
Denison	
Behrakis	
Dutta	

Delegation: Committee

11. QUESTIONS WITHOUT NOTICE

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

11.1 Alderman Denison - Navigation and Bookmarking of Agendas on the Hub File Ref: 13-1-10

Question: Could the Acting Director please advise if it is possible for further drill down menus together with bookmarking and notations to be implemented on the Hub to assist with more precise navigation of City Planning Committee agendas?

Answer: The Acting Director City Planning took the question on notice for the Deputy General Manager.

11.2 Deputy Lord Mayor Burnet - Fire Management Plan - Lenah Valley
File Ref: 13-1-10

Question: Could the Acting Director please advise if Lenah Valley residents have been provided with a fire management plan similar to the fire management plan provided to the residents of Fern Tree?

Answer: The Acting Director City Planning took the question on notice for the Director City Amenity.

11.3 Alderman Behrakis - Statistic Reporting
File Ref: 13-1-10

Question: Could the Acting Director please advise if a statistical report can be produced to provide information in relation to how many approved development applications are completed to how many of the approved development applications lapse?

Answer: The Acting Director City Planning advised that this data can be produced, however the Division is still working on the design of reporting to ensure that the information provided is easy to understand and provides relevance for the end user.

Supplementary item 14 was then taken.

12. 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:

- Information of a personal and confidential nature or information provided to the council on the condition it is kept confidential; and
- Matters relating to actual or possible litigation taken, or to be taken, by or involving the council or an employee of the council.

The following items were discussed:-

- Item No. 1 Minutes of the last meeting of the Closed Portion of the C Meeting
- Item No. 2 Consideration of supplementary items to the agenda
- Item No. 3 Indications of pecuniary and conflicts of interest
- Item No. 4 Responses to Questions Without Notice
- Item No. 4.1 Building Permits and Soil and Water Management Plans
LG(MP)R 15(2)(g)
- Item No. 4.2 Officer Advice
LG(MP)R 15(2)(i)
- Item No. 5 Questions Without Notice

MOTION CARRIED

VOTING RECORD

AYES

NOES

Deputy Lord Mayor Burnet
Briscoe
Denison
Behrakis
Dutta

Delegation: Committee

SUPPLEMENTARY ITEMS

Mr Scott Christensen, Ms Janet Henderson and Ms Dawn Brosnan (Representors) addressed the Committee in relation to supplementary item 13.

Mr Frazer Read of All Urban Planning (Applicant) together with Mr Steve Gath (Proponent) addressed the Committee in relation to supplementary item 13.

APPLICATIONS UNDER THE HOBART INTERIM PLANNING SCHEME 2015

- 13. 306a, 300, 270a and 269 Lenah Valley Road and Adjacent Road Reserve, Lenah Valley - Subdivision (21 Lots) and Associated Works - Conciliation - PLN-18-82
File Ref: F19/133868**
-

BEHRAKIS

That the recommendation contained in the report of the Manager Development Appraisal of 10 October 2019, be adopted, as amended by the following advice clauses:

“CONTRACTOR MANAGEMENT PLAN

The Proponent is strongly encouraged to develop a Contractor Management Plan that is distributed to property owners in the vicinity of the development, providing the contact phone numbers of persons undertaking construction works associated with the subdivision as points of contact to discuss any issues that may arise.”

“TREE RETENTION PROGRAM

The Proponent is strongly encouraged to retain the maximum number of trees possible within the development within reason.”

MOTION CARRIED

VOTING RECORD

AYES

Briscoe
Denison
Behrakis

NOES

Deputy Lord Mayor Burnet
Dutta

COMMITTEE RESOLUTION:

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve planning application PLN-18-82 for subdivision (21 Lots) and associated works at 306A, 300, 270A and 269 Lenah Valley Road and adjacent road reserve, Lenah Valley for the reasons outlined in the officer’s report (marked as Attachment A to supplementary item 13 of the Open City Planning Committee agenda of 14 October 2019) and a permit containing the following conditions be issued:

GEN

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-18-82 - 269, 270A, 300, AND 306A LENA VALLEY ROAD LENA VALLEY TAS 7008, AND ADJACENT ROAD RESERVE - Final Planning Documents, except where modified below.

Reason for condition

To clarify the scope of the permit.

TW

The use and/or development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TWDA 2018/00228-HCC dated 20 Feb 2019 as attached to the permit.

Reason for condition

To clarify the scope of the permit.

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 roads, footpaths, driveways and paved areas) must be drained to the Council's stormwater infrastructure prior to sealing of the final plan of survey for each stage.

Advice: This condition permits the staging of the development into two stages, Stage 1 (Lot 1-6 & 21) and Stage 2 (Lot 7-20)

Reason for condition

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

ENG sw2.1

A pre-construction CCTV recording of the Council stormwater main in Lenah Valley Road adjacent to the proposed intersection, along with photos of any drainage structures to be connected to or modified, must be submitted to Council prior to the commencement of work.

The post-construction CCTV will be relied upon to establish the extent of any damage caused to the Council's infrastructure during construction. In the event that the owner/developer fails to provide to the Council pre-construction CCTV video of the Council's infrastructure, then any damage to the Council infrastructure identified in the post-construction CCTV will be deemed to be the responsibility of the owner.

Reason for condition

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

ENG sw2.2

A post-construction CCTV recording of the Council stormwater main in Lenah Valley Road adjacent to the proposed intersection, along with photos of any existing drainage structures connected to or modified as part of the development, must be submitted to Council upon completion of all work.

The post-construction CCTV & photos will be relied upon to establish the extent of any damage caused to the Council's infrastructure during construction. In the event that the owner/developer fails to provide to Council the pre-construction CCTV, then any damage to Council's infrastructure identified in the post-construction CCTV will be deemed to be the responsibility of the owner.

Reason for condition

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

ENG sw3

Construction of the proposed drainage must not adversely impact the Newtown Rivulet.

A Construction Management Plan for works adjacent to the Rivulet must be submitted and approved prior to commencement of works. The plan must:

1. Be prepared by a suitably qualified and experienced engineer.
2. Detail the proposed construction methodology and identify all potential risks to the Rivulet during construction including but not limited to construction loading, traffic loading, excavation works, footing construction, vibrations, undermining, flood, and environmental harm.
3. Provide treatment measures to eliminate or otherwise mitigate to as low as reasonably practicable all identified risks.
4. Include a monitoring regime.

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

Advice:

This condition permits the staging of the development into two stages, Stage 1 (Lot 1-6 & 21) and Stage 2 (Lot 7-20). A single Construction Management Plan may be submitted which covers both stages, or two plans submitted (one for each stage) which address issues relevant to each stage.

Reason for condition

To ensure the protection of the Council's hydraulic infrastructure.

ENG sw4

The new storm water connections for each stage must be constructed, and all redundant existing infrastructure/connections sealed and/or removed as appropriate prior to sealing of the final plan of survey for the relevant stage.

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

1. The location of the proposed connections.
2. The size of the connections appropriate to satisfy the needs of the development.
3. Include longitudinal section(s)/levels with pipe size, class and grade clearly labelled.

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

Advice:

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.

This condition permits the staging of the development into two stages, Stage 1 (Lot 1-6 & 21) and Stage 2 (Lot 7-20)

Reason for condition

To ensure the site is drained adequately.

ENG sw5

The new stormwater infrastructure must be designed and constructed for each stage prior to sealing of the final plan of survey for the relevant stage.

Engineering drawings must be submitted and approved, prior to commencement of work for the relevant stage. The engineering drawings must:

1. Be certified by a qualified and experienced civil engineer.
2. Include layout plans and longitudinal sections of the proposed stormwater mains and associated infrastructure. These should include, but not be limited to: connections, flows, velocities, clearances, cover, gradients, sizing, material, pipe class, easements and inspection openings.
3. Include all relevant calculations and catchment area plans. The stormwater system (including defined overland flow paths) must cater for all 1% AEP flows as at 2100 (i.e including climate change loading) from a fully developed catchment. The main itself must be sized to accommodate at least the 5% AEP flows from a fully-developed catchment.
4. Include provision for future development within the catchment to be adequately and efficiently serviced, i.e via appropriate easements.
5. Include clear, notated delineations between public and private infrastructure.
6. Be substantially in accordance with the LGAT drawings.
7. Include a construction management plan.

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

Advice:

Once the engineered drawings have been approved the Council will issue a condition endorsement (see general advice on how to obtain condition endorsement). Please note that once the condition endorsement has been issued you will need to contact Council's City Infrastructure Division to obtain a Permit to Construct Public Infrastructure.

Please note that any stormwater main proposed as part of the 270A Lenah Valley Road subdivision which is relied upon for this planning permit will need to (a) have been handed over to Council as their asset prior to detailed design of proposed stormwater mains associated with this planning permit being approved, or (b) be included in the detailed design of proposed stormwater mains associated with this planning permit.

This condition permits the staging of the development into two stages, Stage 1 (Lot 1-6 & 21) and Stage 2 (Lot 7-20)

Reason for condition

To ensure Council's hydraulic infrastructure meets acceptable standards.

ENG sw6

Overland flow paths for the 1% AEP as at 2100 (including climate change loading) storm event must be maintained through the site such that flows are wholly contained within the proposed road reserve and/or drainage easements. Plans certified by a suitably qualified and experienced engineer must be submitted and approved prior to commencement of work. The plans must:

1. Show the location and extent of overland flow paths including supporting cross sections and flow calculations.
2. Be designed to accommodate a storm with a 1% AEP plus climate change loading.
3. Demonstrate no diversion of the overland flows onto third-party property unless wholly contained within an appropriately sized easement.

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

Reason for condition

To ensure that the risks associated with inundation are adequately managed.

ENG sw7

Stormwater pre-treatment for stormwater discharges from the development must be installed prior to sealing of the final plan of survey for Stage 1. The stormwater treatment system must be designed to achieve the "Best Practice Environmental Guidelines" stormwater quality (Victorian Stormwater Committee, 1999) and be constructed in accordance with plans and specifications to the satisfaction of the Council.

A stormwater management plan and design must be submitted and approved, prior to commencement of work on the site for Stage 1. The stormwater management plan and design must:

1. Be prepared by a suitably qualified person.
2. Be sized to accommodate ultimate construction of the subdivision.
3. Include detailed design of the proposed treatment train, including final estimations of contaminant removal.
4. Include a Stormwater Management Summary Plan that outlines the obligations for future property owners to stormwater management.

5. Include a Maintenance Plan which describes the operational and maintenance requirements to ensure the ongoing effective operation of all systems, such as: inspection frequency; clean-out procedures; descriptions and diagrams of how the installed systems operate; details of the life of assets and replacement requirements.

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

Advice:

Once the design and 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 approval. Failure to address condition endorsement requirements prior to submitting for building approval may result in unexpected delays.

Reason for condition

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

ENG tr1

Traffic management within the proposed roadway must be installed prior to the commencement of the use.

Traffic management design drawing(s) (including signage and line marking plan), must be submitted and approved, prior to commencement of work for each stage. The design drawing(s) must be in accordance with AS1742.2 2009, AS1742.11 1999, IPWEA LGAT Tasmanian Standard Drawings and Subdivision Guidelines 2013, or any other relevant standard.

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

Advice:

Once the traffic management design drawings have 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 approval. Failure to address condition endorsement requirements prior to submitting for building approval may result in unexpected delays.

This condition permits the staging of the development into two stages, Stage 1 (Lot 1-6 & 21) and Stage 2 (Lot 7-20).

Reason for condition

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

ENG tr2

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

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

1. Be prepared by a suitably qualified person.
2. Develop a communications plan to advise the wider community of the traffic and parking impacts during construction.
3. Include a start date and finish dates of various stages of works.
4. Include times that trucks and other traffic associated with the works will be allowed to operate.
5. Nominate a superintendent, or the like, to advise the Council of the progress of works in relation to the traffic and parking management with regular meetings during the works.

All work required by this condition must be undertaken in accordance with the approved construction traffic and parking management plan.

Advice:

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

This condition permits the staging of the development into two stages, Stage 1 (Lot 1-6 & 21) and Stage 2 (Lot 7-20). A construction traffic management plan may be submitted that covers both stages, or a separate plan for each stage as required.

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 sealing of the final plan of subdivision, 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.

Please note that any vehicular barriers, retaining walls or other building works (private or public) are likely to require approval under the Building Act 2016. This is an entirely separate process to any endorsement by Council for the proposed works.

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) for the relevant stage, a certified vehicle barrier design (including site plan with proposed location(s) of installation for each lot access) 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).

Please note that any vehicular barriers, retaining walls or other building works (private or public) are likely to require approval under the Building Act 2016. This is an entirely separate process to any endorsement by Council for the proposed works.

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 sealing of the final plan of subdivision for each stage, 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).

Please note that any vehicular barriers, retaining walls or other building works (private or public) are likely to require approval under the Building Act 2016. This is an entirely separate process to any endorsement by Council for the proposed works.

This condition permits the staging of the development into two stages, Stage 1 (Lot 1-6 & 21) and Stage 2 (Lot 7-20).

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 the sealing of the final plan of subdivision for each Stage, the access and circulation roadways for Lot 1, 2 and 4, and Lot 3 and 5, and the access, driveway and parking module for Lot 17 must be designed and constructed in accordance with Australian Standard AS/NZS2890.1:2004 (including the requirement for vehicle safety barriers where required) with the following exception:

1. Gradients within the highway reservation must comply with IPWEA LGAT Tasmanian Standard Drawing TSD-R09.

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.

Please note that any private plumbing works associated with the circulation roadway, driveway or parking module will require plumbing approvals under the Building Act 2016. This is separate to any endorsement of planning conditions.

Please note that any vehicular barriers, retaining walls or other building works (private or public) are likely to require approval under the Building Act 2016. This is an entirely separate process to any endorsement by Council for the proposed works.

The circulation roadway (driveway) must be constructed along the Right of Way (access strip) to the lot proper as part of this condition.

This condition permits the staging of the development into two stages, Stage 1 (Lot 1-6 & 21) and Stage 2 (Lot 7-20).

Reason for condition

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

ENG 3b

The access and circulation roadways design for Lot 1, 2 and 4, and Lot 3 and 5, and the access, driveway and parking module design for Lot 17 must be submitted and approved, prior to the commencement of work on the relevant stage.

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

1. Be prepared and certified by a suitably qualified engineer.
2. Be in accordance with the Australian Standard AS/NZS2890.1:2004 (except where permitted by Condition ENG 3a).
3. Where the access design deviates from AS/NZS2890.1:2004 the designer must demonstrate that the design will comply with IPWEA LGAT TSD-09-v1.
4. Show dimensions, levels, gradients, transitions, and other details as Council deems necessary to satisfy the above requirement.

Advice:

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

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

This condition permits the staging of the development into two stages, Stage 1 (Lot 1-6 & 21) and Stage 2 (Lot 7-20).

Reason for condition

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

ENG 4

The access, driveway / circulation roadway and parking module (car parking spaces, aisles and manoeuvring area) approved by this permit must be constructed to a sealed standard (spray seal, asphalt, concrete, pavers or equivalent Council approved) and surface drained to the Council's stormwater infrastructure prior to the commencement of use.

Advice:

This condition permits the staging of the development into two stages, Stage 1 (Lot 1-6 & 21) and Stage 2 (Lot 7-20).

Please note that any private plumbing works associated with private driveway and/or parking module will require plumbing approvals under the Building Act 2016. This is separate to any endorsement of planning conditions.

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 sealing of the final plan of subdivision for the relevant Stage, the proposed access to Lot 1, 2 and 4, Lot 3 and 5, and Lots 14 to 21 inclusive must be designed and constructed in 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](#).

This condition permits the staging of the development into two stages, Stage 1 (Lot 1-6 & 21) and Stage 2 (Lot 7-20).

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.

ENG R1

The subdivision must provide adequate services to meet future development.

Engineering drawings must be submitted and approved prior to commencement of work on the site (for any stage). The engineering drawings must:

1. Be prepared and certified by a suitable qualified person and experienced engineer.
2. Be in accordance with LGAT -Tasmanian Standard Drawings and Subdivision Guidelines 2013 and include the following:

Road Infrastructure:

1. Design driveway access onto the lots with gradients that comply with AS2890 and LGAT drawings.
2. Long and cross sections of the road, footpaths, walkways and driveways onto each lot and concept landscaping plan.
3. Clearly show that there is 2m behind the retaining wall either by road reservation or embankment easement.
4. Include designs of any excavation and/or any earth-retaining structures (e.g. embankments, cuttings, retaining walls) and associated structural certificates for any structures.

The design must:

1. Be in accordance with AS4678, with a design life in accordance with table 3.1 typical application major public infrastructure works.
2. Take into account any additional surcharge loadings as required by relevant Australian Standards.
3. Take into account and reference accordingly any Geotechnical findings.
4. Detail any mitigation measures required.
5. The structure certificated and/or design should note accordingly the above.
6. Include design and certification of pedestrian and vehicle barriers in accordance with the Department of State Growth Specifications Guidelines and procedures, Australian/New Zealand Standard AS / NZS 1170.1 and/or the (IPWEA) LGAT –Tasmanian Standard Drawings. Upon completion the barriers must be inspected by a qualified engineer and a certification submitted to the Council, confirming that the installed barriers comply with the above requirement.
7. Be in accordance with the Department of State Growth Specifications and all other relevant Standards, Guidelines and procedures.
8. Include a safe design of structures assessment in accordance with the Safe Design of Structures Code of Practice (as adopted under section 274 of the Work Health and Safety Act 2012) and supply to the Council any documentation from the norm for the ongoing maintenance and replacement of any structures within the Highway Reservation.

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

Advice:

Once the engineering construction drawings have been approved the Council will issue a condition endorsement.

A minimum of 2m needs to be maintained behind the retaining wall for the City to undertake maintenance of the wall. Thus where the road reservation distance between the wall and property boundary is less than 2m then an embankment is required. The other option is to adjust the road reservation to align with the wall with a consistent 2m embankment easement behind it or extend the road reservation to 2m behind the wall.

Please note that any vehicular barriers, retaining walls or other building works (private or public) are likely to require approval under the Building Act 2016. This is an entirely separate process to any endorsement by the Council for the proposed works.

Please note that Council road engineers are supportive of a staged development, but that the detailed design for the entire proposed road is required prior to commencement of stage 1 works. If staged, the applicant is required to demonstrate how temporary turning area will operate once Stage 1 has had the final plan of subdivision sealed.

Construction joints for the retaining wall must be positioned to facilitate the cutout of accesses to Lot 8-12. This will require the ability for a four (4) metre section of wall to be removed in order to construct accesses to these lots (including sight distance). The applicant is required to indicate the likely location for the accesses and ensure construction joints marry up with the accesses. As future purchasers may wish to construct accesses in alternate locations the applicant is required to indicate how the retaining wall can be cut and demonstrate how small sections of the wall will remain structurally adequate as a vehicular barrier.

LGAT guidelines and standards are available [here](#).

Reason for condition

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

ENG R3

Residential underground power and fibre ready facilities (pit and pipe that can hold optical telecommunication fibre line) to each lot and street lighting must be installed prior to the sealing of the final plan.

A street lighting design for all roads and footways must be submitted and approved, prior to sealing of the final plan. The street lighting design must be:

1. In accordance with AS/NZS 1158 series to the requirements of Tas Network and Council.
2. Include Tas Networks standard supplied poles and energy-efficient road light fittings.
3. Be certified by a suitably qualified person.

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

Advice:

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

Engineering approvals and inspections fees will apply and are required to be paid prior to the issue of condition endorsement. Please refer to the general advice for a link to the fees and charges.

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

ENG R4

Vehicle crash barriers with the proposed highway reservation compliant with the Australian/New Zealand Standard AS / NZS 1170.1 and/or the (IPWEA) LGAT – Tasmanian Standard Drawings must be installed prior to the sealing of the final plan of subdivision for each stage.

A certified design/report prepared by a suitably qualified engineer, to satisfy the above requirements, must be provided to the Council prior to the commencement of work.

All works, required by this condition must be undertaken in accordance with certified design/report. Upon completion the barriers must be inspected by a qualified engineer and a certification submitted to the Council, confirming that the installed barriers comply with the above requirement.

Advice:

Once the engineering construction drawings have been approved the Council will issue a condition endorsement.

Separate to Council public infrastructure approval, approvals under the Building Act 2016 will be required and completion documentation required prior to Council taking ownership of this infrastructure.

This condition permits the staging of the development into two stages, Stage 1 (Lot 1-6 & 21) and Stage 2 (Lot 7-20). Vehicular barriers will be required for the relevant stages.

Reason for condition

To ensure that the safety of users of the driveway/parking and compliance with the standard.

ENG s1

Prior to the sealing of the final plan for Stage 2, private sewer, stormwater and water services/connections are to be entirely separate to each lot and contained entirely within the lots served.

The developer must verify compliance of the separation of services by supplying the Council with an as-built services plan, clearly indicating the location and details of all relevant services, prior to the sealing of the final plan for Stage 2.

The services plan must be accompanied by certification from a suitably qualified person that any 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 qualified person that clearly certifies that this condition has been satisfied and that any work required by this condition has been completed.

A “qualified person” must be a professional engineer or professional surveyor or other persons acceptable to Council.

Council's main concern are the existing services for the existing house and how these will be abandoned or re-purposed for use by Lot 17.

Reason for condition

To ensure that each lot is serviced separately.

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, addressing all areas of ground disturbance other than that within Council's New Town Rivulet linear park, 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.

ENV 3

The public road, private accesses and firefighting water supply system must be designed and constructed in accordance with the prescriptions of the bushfire report by Lark & Creese P/L dated December 2018 (document number 16631-05) and the bushfire hazard management plan by Lark & Creese P/L dated 12 December 2018 (document number 16331-05), including:

1. The cul-de-sac carriageway must have a minimum outer radius of 9m;
2. The cul-de-sac must have a mountable kerb and 1.8m wide (minimum) footpath with a minimum load rating of 20 tonnes;
3. No signage or other road furniture is to be installed within the trafficable turning area or within 1m of the back of the footpath; and
4. No standing line markings must be installed within the cul-de-sac.

Reason for condition

To reduce the risk to life and property, and the cost to the community, caused by bushfires

ENV 4

Prior to sealing of the final plan, certification from a suitably qualified person must be submitted confirming that the public road, constructed private accesses and the fire-fighting water supply system have been designed and constructed in accordance with the prescriptions of the bushfire report by Lark & Creese P/L dated December 2018 (document number 16631-05) and the bushfire hazard management plan by Lark & Creese P/L dated 12 December 2018 (document number 16331-05).

Reason for condition

To reduce the risk to life and property, and the cost to the community, caused by bushfires

ENV 5

Compliance with the the prescriptions of the bushfire report by Lark & Creese P/L dated December 2018 (document number 16631-05) and the bushfire hazard management plan by Lark & Creese P/L dated 12 December 2018 (document number 16331-05) must be required via a Part 5 Agreement pursuant to section 71 of the *Land Use Planning and Approvals Act 1993*. The Agreement must be registered on the Titles of lots 1 to 21 at the time of issue. The Agreement must require the BHMP to be implemented prior to occupation of the first new habitable building on the lots, and to be maintained for the life of all habitable buildings on the lots.

The Council will have its solicitors prepare the Agreement for signing by property owner(s). The Council will then lodge the Agreement with the Lands Titles Office. The cost of preparing the Agreement and registration with the Land Titles Office is to be met by the developer.

Advice: Please contact Council's Environmental Development Planner (6238 2715) to initiate preparation of the Agreement when required.

Reason for condition

To reduce the risk to life and property, and the cost to the community, caused by bushfires

OPS s1

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 Lots 1 to 21, excluding Lot 17, comprised in the Subdivision Proposal Plan: Proposed Lot Layout: Ref 9446 Rev F, Dated 24/5/2018, 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. To initiate the valuation process please contact the Council's Development Appraisal Planner (6238 2715).

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.

OPS s2

All works within New Town Rivulet Linear Park must be undertaken in accordance with an Environmental Management and Communications Plan, prepared by the developer to the satisfaction of the Director Parks and City Amenity. This plan must be in accordance with the Recommendations in the Lark & Creese Flora Assessment Proposed Stormwater Outlet - New Town Rivulet Linear Park, Lenah Valley dated 6th December 2018.

Advice:

A template for the Environmental Management and Communications Plan can be provided by the Open Space Planning Team (6238 2488). This plan must be made specific for the stormwater outfall works that will occur within the reserve.

Reason for condition

The new stormwater outfall will be located in a public reserve in a sensitive environment. Works must be planned so that environmental impacts can be minimised, public safety is ensured and the site is rehabilitated on completion of works.

OPS s3

A landscaping plan detailing the planting of street trees within the approved road reservation must be submitted and approved by the Council's Director City Amenity prior to the sealing of the final plan of subdivision for Stage 1.

The Landscaping Plan must include:

- Street trees planted within the road reservation on a 1 tree per new lot basis;
- The species and size at planting of each tree to the satisfaction of the Council's Director City Amenity;
- The location of footpaths, crossovers, street lighting and any proposed or existing underground infrastructure.

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

Upon completion of planting of all street trees on the approved Landscaping Plan, the subdivider must arrange for an Installation Inspection by the Council. Once all trees shown on the approved landscaping plan have been planted in accordance with the approved plan to the satisfaction of the Council's Director City Amenity, the Council will issue a statement confirming satisfactory planting of all street trees.

All street trees must then be watered and maintained in a healthy state by the subdivider for a period of 2 years from the date of that statement.

Advice:

For further information regarding satisfaction of this condition, and to arrange an Installation Inspection by the Council, please liaise with the Council's Program Leader Arboriculture and Nursery by phoning 6238 2807.

Reason for condition

To ensure that the subdivision provides a high standard of residential amenity and provides road reservations with shade and optimal environmental performance

OPS s4

Prior to the sealing of the final plan of subdivision for Stage 1, a bond to the amount of \$400 for every street tree on the Landscaping Plan approved in accordance with condition OPS s3 must be paid to the Council.

The bond will be released following a Final Inspection by the Council that confirms to the satisfaction of the Council's Director City Amenity that all street trees have been watered and maintained in a healthy state by the subdivider. The Final Inspection will be conducted by the Council's Director City Amenity or their delegate, and must be conducted a minimum of 2 years from the date the Council issued a statement confirming satisfactory planting of all street trees in accordance with condition OPS s3.

Advice:

For further information regarding satisfaction of this condition, and to arrange a Final Inspection by the Council, please liaise with the Council's Program Leader Arboriculture and Nursery by phoning 6238 2807.

Reason for condition

To ensure that the subdivision provides a high standard of residential amenity and provides road reservations with shade and optimal environmental performance

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 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, 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, drainage and/or service easements in favour of the lots they are required to serve.
3. Over any existing, proposed or required road embankments or road batters in favour of the Hobart City Council.

Reason for condition

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

SURV 5

The proposed Road lot is to be transferred in fee simple to the Council at nominal consideration.

Prior to the sealing of the final plan an executed and stamp duty assessed Land Titles Office transfer instrument, Partial Discharge of Mortgage and completed Notice of Sale for the Road lot is to be forwarded to the Council together with a cheque made payable to the Land Titles Office for the associated Land Titles Office registration fees.

Reason for condition

To ensure that title to the proposed Road lot issues in the Council.

SUB s1

The proposed stormwater main passing through Lot 1 on SP 175675 (No. 7 Ancanthe Road) must be located within the 2.00 wide Drainage Easement adjacent to the western boundary of this property. Alternatively a wider Drainage Easement containing the stormwater main over Lot 1 on SP 175675 is to be created on the final plan of survey to the satisfaction of the Council.

Reason for condition

To ensure that the stormwater main is contained within a drainage easement that is to the favour of Hobart City Council.

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.

It is strongly advised that the developer discuss plumbing and building approval requirements for the proposed works under the Building Act 2016 with a building surveyor, as these are separate approvals to planning condition endorsement.

BUILDING PERMIT

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

Building approvals are separate to any condition endorsement of engineering planning conditions.

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.

Plumbing approvals are separate to any condition endorsement of engineering planning conditions.

PERMIT TO CONSTRUCT PUBLIC INFRASTRUCTURE

You may require a permit to construct public infrastructure, with a 12 month maintenance period and bond (please contact the Hobart City Council's City Infrastructure Division to initiate the permit process).

Obtaining a permit to construct public infrastructure does not preclude/negate the need for plumbing or building approvals under the *Building Act 2016*. It is strongly advised to consult an building surveyor to determine what approvals under the *Building Act 2016* will be required.

NEW SERVICE CONNECTION

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

STORM WATER

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

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.

STORMWATER / 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](#).

PROTECTING THE ENVIRONMENT

In accordance with the *Environmental Management and Pollution Control Act 1994*, local government has an obligation to "use its best endeavours to prevent or control acts or omissions which cause or are capable of causing pollution." Click [here](#) for more information.

LEVEL 1 ACTIVITIES

The activity conducted at the property is an environmentally relevant activity and a Level 1 Activity as defined under s.3 of the *Environmental Management and Pollution Control Act 1994*. For further information on what your responsibilities are, click [here](#).

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.

COUNCIL RESERVES

This permit does not authorise any works on nearby Council land. Any act that causes, or is likely to cause, damage to Council's land may be in breach of Council's Public Spaces By-law and penalties may apply. A permit under this by-law will be required for the new stormwater outfall within New Town Rivulet Linear Park. You can apply [here](#) for a permit.

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*.

CONTRACTOR MANAGEMENT PLAN

The Proponent is strongly encouraged to develop a Contractor Management Plan that is distributed to property owners in the vicinity of the development, providing the contact phone numbers of persons undertaking construction works associated with the subdivision as points of contact to discuss any issues that may arise.

TREE RETENTION PROGRAM

The Proponent is strongly encouraged to retain the maximum number of trees possible within the development within reason.

Attachment

A. Deputation Supporting Documentation - Mr Scott Christensen ⇔



Delegation: Council

Item 7.1.1 was then taken.

REPORT

**14. Climate Youth Support Conference of Parties No. 25, Santiago, Chile, 29 November to 13 December 2019
File Ref: F19/133347**

BRISCOE

That the Council decline the request for funding from the Tasmanian youth delegation to attend the United Nations Conference of Youth and Conference of Parties climate negotiations meeting number 25, to be held in Santiago Chile from 29 November to 13 December 2019.

MOTION CARRIED

VOTING RECORD

AYES

Deputy Lord Mayor Burnet
Briscoe
Denison
Behrakis
Dutta

NOES

COMMITTEE RESOLUTION:

That the Council decline the request for funding from the Tasmanian youth delegation to attend the United Nations Conference of Youth and Conference of Parties climate negotiations meeting number 25, to be held in Santiago Chile from 29 November to 13 December 2019.

Delegation: Council

Item 12 was then taken.

The Chairman adjourned the meeting at 6:47 pm for a comfort break.

The meeting was reconvened at 6:51 pm.

Item 7.1.4 was then taken.

There being no further business the open portion of the meeting closed at 7:03 pm.

TAKEN AS READ AND SIGNED AS
A CORRECT RECORD THIS
28TH DAY OF OCTOBER 2019.

CHAIRMAN