



CITY OF HOBART

# **MINUTES**

## **City Planning Committee Meeting**

**Open Portion**

**Monday, 28 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.....	5
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	7 Swan Street, North Hobart - Alterations (Re-Roofing).....	8
7.1.2	190 Macquarie Street, Adjacent Road Reserve, Hobart - Demolition and New Building for Four Multiple Dwellings and Works in a Road Reserve .....	11
7.1.3	30 McRobies Road (CT 160085/3 and CT 126957/1) South Hobart - Partial Demolition, New Washdown Facility and Associated Works .....	13
7.1.4	Significant Trees Amendment - Hobart Interim Planning Scheme 2015 - PSA-19-3 - S39 Consideration of Representations.....	21
8	REPORTS .....	21
8.1	City Planning Committee - Review of Structure, Delegations and Role.....	21
8.2	City Planning - Advertising Report.....	22
8.3	Delegated Decisions Report (Planning).....	23
9.	QUESTIONS WITHOUT NOTICE .....	24
10.	CLOSED PORTION OF THE MEETING.....	26

**SUPPLEMENTARY ITEMS ..... 27**

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

- 11. 52, 48-50, 46 New Town Road, 7A Clare Street and Adjacent Road Reserve, New Town - Demolition, New Building for Hospital Services, Business and Professional Services, and General Retail and Hire, Signage and Associated Infrastructure Works ..... 27
- 12. 26 Lower Jordan Hill Road, West Hobart - Subdivision (One Additional Lot) ..... 28

**City Planning Committee Meeting (Open Portion) held on Monday, 28 October 2019 at 5:00 pm in the Lady Osborne Room, Town Hall.**

**COMMITTEE MEMBERS**

Acting Lord Mayor Burnet (Chairman)  
Briscoe  
Denison  
Harvey  
Behrakis

**NON-MEMBERS**

Lord Mayor Reynolds  
Zucco  
Sexton  
Thomas  
Dutta  
Ewin  
Sherlock

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

**APOLOGIES:** Nil.

**LEAVE OF ABSENCE:** Nil.

Alderman Behrakis retired from the  
meeting at 6:41 pm and was present for  
items 1 to 6 and supplementary item 11.

The Acting Lord Mayor declared an  
interest in item 7.1.1, left the meeting at  
7:14 pm, returning at 7:30 pm.

Alderman Briscoe assumed the Chair for  
item 7.1.1.

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

---

No Elected Members were co-opted to the Committee.

**2. CONFIRMATION OF MINUTES**

---

BRISCOE

The minutes of the Open Portion of the City Planning Committee meeting held  
on [Monday, 14 October 2019](#), be confirmed as an accurate record.

MOTION CARRIED

VOTING RECORD

AYES

Acting Lord Mayor Burnet  
Briscoe  
Denison  
Harvey  
Behrakis

NOES

The minutes were signed.

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

---

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

HARVEY

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

MOTION CARRIED

VOTING RECORD

AYES	NOES
Acting Lord Mayor Burnet	
Briscoe	
Denison	
Harvey	
Behrakis	

### **4. INDICATIONS OF PECUNIARY AND CONFLICTS OF INTEREST**

---

Ref: Part 2, Regulation 8(7) of the *Local Government (Meeting Procedures) Regulations 2015*.

Members of the Committee are requested to indicate where they may have any pecuniary or conflicts of interest in respect to any matter appearing on the agenda, or any supplementary item to the agenda, which the Committee has resolved to deal with.

The following interest was indicated:

1. Acting Lord Mayor Burnet - Item 7.1.1.

### **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.

BEHRAKIS

That item 8.1 be taken after all planning authority items with deputations are determined as follows:

Supplementary item 11, items 7.1.2, 7.1.4, supplementary item 12 and item 7.1.1.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Acting Lord Mayor Burnet  
Briscoe  
Denison  
Harvey  
Behrakis

## 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

NOES

Acting Lord Mayor Burnet  
Briscoe  
Denison  
Harvey  
Behrakis

## **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.

Supplementary item 11 was then taken.

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

---

The Acting Lord Mayor declared an interest in item 7.1.1, left the meeting at 7:14 pm, returning at 7:30 pm.

DENISON

That Alderman Briscoe Chair the meeting for item 7.1.1.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Briscoe  
Denison  
Harvey

Alderman Briscoe assumed the Chair.

Mr John Short (Applicant) addressed the Committee in relation to item 7.1.1.

**7.1.1 7 Swan Street, North Hobart - Alterations (Re-Roofing)**  
**PLN-19-482 - File Ref: F19/138153**

---

**DENISON**

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for alterations (Re-Roofing) at 7 Swan Street, North Hobart for the reason that the proposal does not detract from the heritage values of the precinct through the use of non-traditional material (Colorbond) and finishes in the re-roofing of a Victorian house, 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-19-482 - 7 SWAN STREET NORTH HOBART TAS 7000 - FINAL PLANNING DOCUMENTS except where modified below.**

Reason for condition

To clarify the scope of the permit.

**THC**

**The use and/or development must comply with the requirements of the Tasmanian Heritage Council as detailed in the Notice of Heritage Decision, THC Works Ref: 5997 dated 27 September 2019, as attached to the permit.**

Reason for condition

To clarify the scope of the permit.

**ADVICE**

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

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



## **BUILDING PERMIT**

You may need building approval in accordance with the *Building Act 2016*. Click here for more information.

This is a 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.

## **REUSE OF REMOVED SLATE**

You are encouraged to explore recycling any undamaged slate removed for the roof either for onsite use or alternatively on slate roofed buildings within the vicinity.

MOTION CARRIED

### VOTING RECORD

	AYES	NOES
Briscoe		
Denison		
Harvey		

## **COMMITTEE RESOLUTION:**

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for alterations (Re-Roofing) at 7 Swan Street, North Hobart for the reason that the proposal does not detract from the heritage values of the precinct through the use of non-traditional material (Colorbond) and finishes in the re-roofing of a Victorian house, 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-19-482 - 7 SWAN STREET NORTH HOBART TAS 7000 - FINAL PLANNING DOCUMENTS except where modified below.**

Reason for condition

To clarify the scope of the permit.

## **THC**

**The use and/or development must comply with the requirements of the Tasmanian Heritage Council as detailed in the Notice of Heritage Decision, THC Works Ref: 5997 dated 27 September 2019, as attached to the permit.**

Reason for condition

To clarify the scope of the permit.

## **ADVICE**

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

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

## **BUILDING PERMIT**

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

This is a 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.](#)

## **REUSE OF REMOVED SLATE**

You are encouraged to explore recycling any undamaged slate removed for the roof either for onsite use or alternatively on slate roofed buildings within the vicinity.

**Delegation: Council**

Alderman Briscoe vacated the Chair and the Acting Lord Mayor assumed the Chair.

Item 8.1 was then taken.

Dr Graham Hall, Mr Damian Egan of Murdoch Clarke and Ms Penelope Egan and Mr Roger Curtis of Abetz Curtis Lawyers (Representors) addressed the Committee in relation to item 7.1.2.

Mr Stephen Geason – Director of Cykel Architecture addressed the Committee in relation to item 7.1.2 on behalf of the Applicant.

**7.1.2 190 Macquarie Street, Adjacent Road Reserve, Hobart - Demolition and New Building for Four Multiple Dwellings and Works in a Road Reserve**  
**PLN-19-3 - File Ref: F19/138516**

---

DENISON

That the recommendation contained in the report of the Development Appraisal Planner and the Acting Senior Statutory Planner of 6 September 2019, be adopted.

MOTION LOST

VOTING RECORD

AYES	NOES
Denison	Acting Lord Mayor Burnet Briscoe Harvey

BRISCOE

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council refuse the application for demolition and new building for four multiple dwellings and works in road reserve at 190 Macquarie Street, Hobart for the following reasons:

1. The proposal does not meet clause E.13.8.2 A1 or P1 of the *Hobart Interim Planning Scheme 2015* because the design and siting of buildings and works will result in detriment to the historic cultural heritage significance of the precinct, as listed in Table E13.2.
2. The proposal does not meet clause E.9.7.2 A1 or P1 of the *Hobart Interim Planning Scheme 2015* because development for sensitive use will result in potential to be impacted by environmental harm from use with potential to cause environmental harm, having regard to all of the following:
  - (a) the nature of the use with potential to cause environmental harm; including:
    - (i) operational characteristics;
    - (ii) scale and intensity;

- (iii) degree of hazard or pollution that may emitted from the activity;
- (b) the degree of encroachment by the sensitive use into the Attenuation Area or the attenuation distance;
- (c) measures in the design, layout and construction of the development for the sensitive use to eliminate, mitigate or manage effects of emissions.

MOTION CARRIED

VOTING RECORD

AYES		NOES
Acting Lord Mayor Burnet	Denison	
Briscoe		
Harvey		

**COMMITTEE RESOLUTION:**

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council refuse the application for demolition and new building for four multiple dwellings and works in road reserve at 190 Macquarie Street, Hobart for the following reasons:

1. The proposal does not meet clause E.13.8.2 A1 or P1 of the *Hobart Interim Planning Scheme 2015* because the design and siting of buildings and works will result in detriment to the historic cultural heritage significance of the precinct, as listed in Table E13.2.
2. The proposal does not meet clause E.9.7.2 A1 or P1 of the *Hobart Interim Planning Scheme 2015* because development for sensitive use will result in potential to be impacted by environmental harm from use with potential to cause environmental harm, having regard to all of the following:
  - (a) the nature of the use with potential to cause environmental harm; including:
    - (i) operational characteristics;
    - (ii) scale and intensity;
    - (iii) degree of hazard or pollution that may emitted from the activity;
  - (b) the degree of encroachment by the sensitive use into the Attenuation Area or the attenuation distance;
  - (c) measures in the design, layout and construction of the development for the sensitive use to eliminate, mitigate or manage effects of emissions.

**Delegation: Council**

Item 7.1.4 was then taken.

**7.1.3 30 McRobies Road (CT 160085/3 and CT 126957/1) South Hobart -  
Partial Demolition, New Washdown Facility and Associated Works  
PLN-19-200 - File Ref: F19/136855**

---

HARVEY

That the recommendation contained in the report of the Development Appraisal Planner and the Acting Senior Statutory Planner of 4 September 2019, be adopted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Acting Lord Mayor Burnet  
Briscoe  
Denison  
Harvey

**COMMITTEE RESOLUTION:**

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for partial demolition, new washdown facility and associated works at 30 McRobies Road (CT 166085/3 & CT 166085/5 & CT 126957/1) 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 28 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-19-200 30 MCROBIES ROAD SOUTH HOBART TAS 7004 - Final Planning Documents except where modified below.

Reason for condition

To clarify the scope of the permit.

TW

The use and/or development must comply with the requirements of

TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TWDA 2019/00583-HCC dated 17th May 2019 as attached to the permit.

Reason for condition

To clarify the scope of the permit.

ENG sw1

All stormwater from the proposed development (including but not limited to: roofed areas, ag drains, retaining wall ag drains and impervious surfaces such as driveways and paved areas) must be drained to the Council's stormwater infrastructure prior to commencement of use.

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's stormwater main within/adjacent to the proposed development, 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 recording and photos will be relied upon to establish the extent of any damage caused to Council's stormwater infrastructure during construction. If the owner/developer fails to provide Council with pre-construction CCTV recording then any damage to Council's infrastructure identified in the post-construction CCTV recording will be deemed to be the responsibility of the owner.

Reason for condition

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

## ENG sw2.2

A post-construction CCTV recording of the Council's stormwater main within/adjacent to the proposed development, 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 work.

The post-construction CCTV recording and photos will be relied upon to establish the extent of any damage caused to Council's stormwater infrastructure during construction. If the owner/developer fails to provide Council with 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 of the Council infrastructure and/or site-related service connections affected by the proposal will be altered and/or reinstated at the owner's full cost.

## ENG sw6

The new stormwater connection and drainage infrastructure must be constructed (the new connection to be completed by the Council at the owner's expense), prior to the commencement of use.

Detailed engineering drawings and supporting computations for the proposed new stormwater connection and drainage infrastructure must be submitted and approved prior to commencement of work. The detailed engineering drawings and supporting computations must:

1. Be prepared by a suitably qualified person;
2. Clearly show the location, size, pipe type and class, invert levels, and method of construction of the proposed connection;
3. Include longitudinal section(s)/levels and grades to the point of discharge;
4. Include a trafficable wash-water containment bund across the entrance to the wash bay;
5. Include appropriate scour protection at the end of the asphalt lined swale drain;

6. Provide detail of the power trench where it crosses Council's 1500mm main including levels, depths, clearances, cover etc; and
7. Show 3% CSFCR backfill in the power trench where it crosses Council's 1500mm main.

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

*Advice:*

An [application for a new stormwater connection](#) is required

*Once the detailed engineering plans and computations have been approved Council will issue a condition endorsement (see general advice on how to obtain condition endorsement).*

*Consent from the General Manager of the Council in accordance with section 73 Building Act 2016 will be required for any building work over an existing drain or within one metre from the edge of the existing drain measured horizontally. Also consent is required from all parties with the benefit of the easement in accordance with section 74 Building Act 2016 for any works proposed within the easement. In order to obtain consent from the General Manager of the Council, it is required that a request to the General Manager of Council is made for consent. The request should be supported by the written consent of all parties with the benefit of the easement confirming their consent to the proposed works within the easement. If Council grants a permit authorising the proposal under the Land Use Planning and Approvals Act 1993 and Hobart Interim Planning Scheme 2015, works must not commence unless and until the consent is obtained under Building Act 2016 to the proposed works involving or in proximity of existing drains and service easements, and all conditions of such consent are complied with.*

*Clearance between footings or other works must be to the nearest outside edge of the Council stormwater main and clearly shown on the drawings.*

*Where applicable, zone of influence is to be clearly shown on the drawings.*



Reason for condition

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

ENG 4

The access driveway and truck turning 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 turning area, and that it does not detract from the amenity of users, adjoining occupiers or the environment by preventing dust, mud and sediment transport.

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.

ENVHE 1

Recommendations in the report titled 'Potentially Contaminated Land Code: Environmental Site Assessment (PCLC ESA) Report - 30 McRobies Road, South Hobart, Version R01' (the Report) must be implemented during the excavation works:

1. 'Direct Contact with PCS' and 'Ingestion of PCS' as listed in 'Table 3: Onsite controls and screening during excavation works' of the Appendix A - Contamination Management Plan.
2. The Report does confirm that excavated material is suitable for reuse onsite, however if it is planned to be removed from the investigation area, the EPA Information Bulletin 105 'Classification and Management of Contaminated Soil for Disposal' must be implemented.

#### Reason for condition

To ensure that the works are carried out with minimal risk to workers and the environment.

#### 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.

#### SPECIAL CONNECTION PERMIT

You may need a Special Connection Permit (Trade Waste) in accordance with the *Plumbing Regulations 2014* and the Tasmanian Plumbing Code. Click [here](#) for more information.

#### BUILDING OVER AN EASEMENT

In order to build over the service easement, you will require the written consent of the person on whose behalf the easement was created, in accordance with section 74 of the *Building Act 2016*.

## NEW SERVICE CONNECTION

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

## STORMWATER

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

## STRUCTURES CLOSE TO COUNCILS' STORMWATER MAIN

The design of structures (including footings) must provide protection for the Council's infrastructure. For information regarding appropriate designs please contact the Council's City Amenity Division.

## STORM WATER / ROADS / ACCESS

Services to be designed and constructed in accordance with the (IPWEA) LGAT – standard drawings. Click [here](#) for more information.

## NOISE REGULATIONS

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

## FEES AND CHARGES

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

## DIAL BEFORE YOU DIG

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

## **Delegation: Council**

Item 8.2 was then taken.

Mr Daniel Panek (Representor) addressed the Committee in relation to item 7.1.4.

**7.1.4 Significant Trees Amendment - Hobart Interim Planning Scheme  
2015 - PSA-19-3 - S39 Consideration of Representations  
File Ref: F19/131876; PSA-19-3**

---

HARVEY

That the recommendation contained in the report of the Development Planner and the Acting Director City Planning of 23 October 2019, be adopted.

MOTION LOST

VOTING RECORD

AYES		NOES
Acting Lord Mayor Burnet	Briscoe	
Harvey	Denison	

**COMMITTEE RESOLUTION:**

That the item be referred to Council without a recommendation.

**Delegation: Council**

Supplementary item 12 was then taken.

**8. REPORTS**

---

**8.1 City Planning Committee - Review of Structure, Delegations and  
Role  
File Ref: F19/125130; 16/117**

---

HARVEY

That the recommendation contained in the memorandum of the Deputy General Manager of 9 October 2019, be adopted.

MOTION LOST

VOTING RECORD

AYES	NOES
Harvey	Acting Lord Mayor Burnet
	Briscoe
	Denison

BRISCOE

- That: 1. The Council not proceed with a Planning Authority Committee pursuant to s23 of the *Local Government Act 1993* at this time.
2. Council officers further investigate delegation options for planning applications in relation to:
- (i) Officer delegations;
  - (ii) City Planning Committee delegations; and
  - (iii) Council delegations.

MOTION CARRIED

VOTING RECORD

AYES	NOES
Acting Lord Mayor Burnet	
Briscoe	
Denison	
Harvey	

**COMMITTEE RESOLUTION:**

- That: 1. The Council not proceed with a Planning Authority Committee pursuant to s23 of the *Local Government Act 1993* at this time.
3. Council officers further investigate delegation options for planning applications in relation to:
- (i) Officer delegations;
  - (ii) City Planning Committee delegations; and
  - (iii) Council delegations.

**Delegation: Council**

Item 7.1.3 was then taken.

**8.2 City Planning - Advertising Report**  
**File Ref: F19/138096; 16/117**

---

HARVEY

That the recommendation contained in the report of the Acting Director City Planning of 23 October 2019, be adopted.

MOTION CARRIED

VOTING RECORD

AYES	NOES
Acting Lord Mayor Burnet	
Briscoe	
Denison	
Harvey	

**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: F19/138169**

---

BRISCOE

That the recommendation contained in the report of the Acting Director City Planning of 23 October 2019, be adopted.

MOTION CARRIED

VOTING RECORD

AYES	NOES
Acting Lord Mayor Burnet	
Briscoe	
Denison	
Harvey	

**COMMITTEE RESOLUTION:**

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

**Delegation: Committee**

## **9. QUESTIONS WITHOUT NOTICE**

---

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

### **9.1 Alderman Briscoe - Policy on Material for Roof Replacement of Heritage Houses** **File Ref: 13-1-10**

---

Question: Could the Acting Director please advise if a policy position can be determined in relation to appropriate materials to be used in a slate roof replacement of a heritage house (galvanised v's colorbond) also considering the environmental footprint of the options?

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

### **9.2 Acting Lord Mayor Burnet - Preservation of Slate Roofing** **File Ref: 13-1-10**

---

Question: With a limited number of slate roofing on heritage housing still in good order within the City of Hobart, could the Acting Director please advise if there are any options available to report deterioration and to preserve and protect this style of roofing before it becomes non-existent?

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

### **9.3 Councillor Harvey - Slate Roof Replacement - Financial Assistance** **File Ref: 13-1-10**

---

Question: Could the Acting Director please advise if there is any form of financial assistance available to assist with the repair or replacement of existing slate roofing on heritage houses within the City of Hobart?

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



**9.4 Acting Lord Mayor Burnet - Sandown Park - Mobile Phone Tower Proposal**  
**File Ref: 13-1-10**

---

Question: Asked on behalf of a Lower Sandy Bay resident regarding the Sandown Park mobile phone tower proposal:

- (a) Is the site in a Heritage precinct? – The planning map does indicate that the Nutgrove precinct only extends to one side of Sandown Avenue and also only one side of Beechworth Road. The significance of the park as a part of this precinct and the requirement that “new buildings, extensions or additions to contributory and heritage listed buildings must be compatible and visually subservient when viewed from any road or public open space” suggest that the parklands are part of that precinct?
- (b) Do any of the previous upgrades to the telecommunications tower constitute an extension to the facility? – To meet the low impact requirement there cannot have been a previous extension to the tower. The Vodaphone / Optus low impact addition to this tower in 2018 added not only the antennae but a whole lot of cabling and housing that have effectively extended the width of the facility and added in significant ancillary equipment at the base of the pole. Does a change in the width of the existing tower due to the addition of housing to cover extra cables etc constitute an extension?
- (c) Is the total volume change of this proposal greater than 25%? If so, wouldn't it fall out of the description of “low impact”?
- (d) Are multiple Low Impact Additions to facilities which no longer resemble in any way what was originally approved through a proper development application still considered as low impact?
- (e) Do these changes meet current community requirements and ongoing community interest?

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

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

---

HARVEY

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

- Confirm the minutes of the closed portion of the meeting
- Questions without notice in the closed portion

The following items were discussed:-

Item No. 1	Minutes of the last meeting of the Closed Portion of the Committee Meeting
Item No. 2	Consideration of supplementary items to the agenda
Item No. 3	Indications of pecuniary and conflicts of interest
Item No. 4	Planning Authority Items – Consideration of Items with Deputations
Item No. 5	City Acting as Planning Authority
Item No. 6	Questions Without Notice

MOTION CARRIED

### VOTING RECORD

AYES	NOES
Acting Lord Mayor Burnet	
Briscoe	
Denison	
Harvey	

**Delegation: Committee**

## SUPPLEMENTARY ITEMS

### APPLICATIONS UNDER THE HOBART INTERIM PLANNING SCHEME 2015

Ms Danielle Gray of Gray Consulting, Mr David Reilly together with Mr Chris Clinton, Mr Glenn Woodfall and Dr Allison Turnock (Representors) addressed the Committee in relation to supplementary item 11.

Ms Irene Duckett – Director of Ireneinc Planning and Urban Design, Mr Stephen Penglase – Director of Swanbury Penglase Architects and Mr Geoff Schaedel – Business Development Director of Nexus addressed the Committee on behalf of the Proponent.

- 11. 52, 48-50, 46 New Town Road, 7A Clare Street and Adjacent Road Reserve, New Town - Demolition, New Building for Hospital Services, Business and Professional Services, and General Retail and Hire, Signage and Associated Infrastructure Works  
PLN-19-291 - File Ref: F19/138302**

### PROCEDURAL MOTION

BRISCOE

That the item be deferred to a subsequent City Planning Committee meeting to allow time for a meeting to be convened between the Applicant and Representors to see if a satisfactory solution can be reached in relation to the concerns raised by the Representors.

PROCEDURAL MOTION CARRIED

### VOTING RECORD

AYES

Briscoe  
Denison  
Behrakis



NOES

Acting Lord Mayor Burnet  
Harvey

### **COMMITTEE RESOLUTION:**

That the item be deferred to a subsequent City Planning Committee meeting to allow time for a meeting to be convened between the Applicant and Representors to see if a satisfactory solution can be reached in relation to the concerns raised by the Representors.

### **Attachments**

- A. Deputation Supporting Documentation of David Reilly, Chris Clinton, Glenn Woodfall and Allison Turnock (Representors) ⇨ 
- B. Deputation Supporting Documentation of Irene Duckett, Stephen Penglase and Geoff Schaedel on behalf of the Proponent ⇨ 

**Delegation: Committee**

Item 7.1.2 was then taken.

Mr Luke Chamberlain of Tract Consultants addressed the Committee in relation to supplementary item 12 on behalf of the Applicant Jordan Hill Projects Pty Ltd.

**12. 26 Lower Jordan Hill Road, West Hobart - Subdivision (One Additional Lot)**  
**PLN-19-389 - File Ref: F19/138813**

---

BRISCOE

That the recommendation contained in the report of the Development Appraisal Planner and the Acting Senior Statutory Planner of 22 October 2019, be adopted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Acting Lord Mayor Burnet  
Briscoe  
Denison  
Harvey

**COMMITTEE RESOLUTION:**

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for subdivision (one additional lot) at 26 Lower Jordan Hill Road, West Hobart for the reasons outlined in the officer's report attached to supplementary item 12 of the Open City Planning Committee agenda of 28 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-19-389 26 LOWER JORDAN HILL ROAD WEST HOBART TAS 7000 - 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 2019/01126-HCC dated 16/08/2019 as attached to the permit.

Reason for condition

To clarify the scope of the permit.

ENG 2a

Prior to the sealing of the final plan, 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 2c

Prior to the sealing of the final plan, vehicular barriers must be inspected by a qualified engineer and certification submitted to the Council confirming that the installed vehicular barriers comply with Australian Standard AS/NZS1170.1:2002.

*Advice:*

*Certification may be submitted to the Council 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 3c

The access driveway, and parking module (parking spaces, aisles and manoeuvring area) must be constructed in accordance with the drawings approved in this planning permit or a Council approved alternative design.

Prior to the sealing of the final plan, documentation by a suitably qualified engineer certifying that the access driveway and parking module has been constructed in accordance with the above drawings must be lodged with Council.

*Advice:*

*Certification may be submitted to Council via condition endorsement (see general advice on how to obtain condition endorsement)*

Reason for condition

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

ENG 4

The access driveway 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) for the full length of the right of way and surface drained to the Council's stormwater infrastructure prior to the sealing of the final plan.

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 sealing of the final plan, the proposed driveway crossover to Lower Jordan Hill Road highway reservation must be designed and constructed in general accordance with:

- Urban - TSD-R09-v1 – Urban Roads Driveways and TSD R14-v1 Type KC vehicular crossing
- Footpath - Urban Roads Footpaths TSD-R11-v1
- Or a Council City Amenity Division approved alternate design

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.
4. Show swept path templates in accordance with AS/NZS 2890.1 2004(B85 or B99 depending on use, design template)
5. If the design deviates from the requirements of the TSD then the drawings must demonstrate that a 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
6. Grated wedge, asphalt wedge and the standard open wedge driveway crossover are not permitted. Grated wedges are permitted on highly used bike routes and details of the grate (ie mass) will be required. To gain access a concrete plinth to Councils standards may be constructed at the gutter. A drawing of a standard concrete plinth can be obtained from Councils Road Services Engineer. Note: that the agreement of the Council's is required to adjust footpath levels.
7. Be prepared and certified by a suitable qualified person, to satisfy the above requirement.

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

*Advice:*

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



*Please note that your proposal 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.*

*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

Private sewer, stormwater (including surface drainage and retaining wall g drains) and water services/connections are to be entirely separate to each lot and contained entirely within the lots served. Prior to the sealing of the final plan, 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 (entirely contained within their respective lots). The as-built services plan must be accompanied by certification from a suitably qualified person that all engineering work required by this permit has been completed.

*Advice:*

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

Reason for condition

To ensure that each lot is serviced separately and that the Developer provides the Council with clear written confirmation that the separation of services is complete.

## ENG s2

Prior to the sealing of the final plan the vehicle manoeuvring paths for vehicles entering and exiting the parking module for lot 1 must be demonstrated to be fully contained within the boundaries of the right of way in favour of lot 1.

### Reason for condition

To ensure that vehicles accessing the vehicle parking spaces for lot 1 are contained within the right of way in favour of lot 1.

## ENV 1

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

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

### Reason for condition

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

## SURV 1

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

### Reason for condition

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

## SURV 2

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

Reason for condition

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

SURV 3

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

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

1. Over any proposed or existing stormwater, water or sewer mains passing through the lots on the final plan, in favour of the Hobart City Council and/or TasWater.
2. Along the south-eastern boundary of the property, over and adjacent to the Providence Rivulet.
3. Over any existing or proposed private right of way in favour of the lots they are required to serve.

*Advice:*

*Council requires a minimum easement width of 3m where it covers two pipes, which must be located so as to extend at least one metre each side of the stormwater main. A wider easement is required along the southern boundary to protect the piped Rivulet and its overland flow path. The easement must be a minimum three metres wide along the entire southern boundary, increasing in width where the piped Rivulet enters the property to extend at least two metres from the northern external edge of the pipe.*

Reason for condition

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

## ENG 14

The lots must be adequately drained to Council infrastructure at the owner's expense prior to the sealing of the final plan.

Detailed design drawings showing both existing and proposed services and accesses to all lots must be submitted and approved, prior to commencement of work. The detailed design drawings must:

1. Show in both plan and long-section the proposed stormwater mains, including but not limited to, connections, flows, velocities, hydraulic grade lines, clearances, cover, gradients, sizing, material, pipe class, adequate working platforms around manholes, easements and inspection openings.
2. Include the associated calculations. The main itself must be sized to accommodate at least the 5% AEP flows from a fully-developed catchment.
3. Show the final Lot boundaries, with each Lot serviced separately by Council infrastructure and all private plumbing contained within each Lot;
4. Specify lot connection sizes, depths and locations such that as much as practicable of the lots can be drained via gravity.
5. Show any existing connections. Any redundant connections must be sealed by the Council at the owner's expense prior to sealing of the final plan.
6. Clearly distinguish between public and private infrastructure,
7. Be substantially in accordance with the LGAT Standard Drawings and Tasmanian Subdivision Guidelines 2013.
8. Be checked and certified by a qualified and experienced engineer.

A CCTV recording of the proposed Council's stormwater main within the proposed development, must be submitted to Council after the completion of 12 months maintenance period. prior to the issue of the Final Certificate.

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

*Advice:*

*Once the detailed design 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 initiate a Permit to Construct Public Infrastructure. A 12 month maintenance period, bond and CCTV will apply.*

*A single connection per Lot is allowed under the Urban Drainage Act. Council notes an existing manhole is located near the proposed manhole on the piped Rivulet. Council requires this to be used if possible.*

*Note that the lots will also require adequate water and sewer service connections to TasWater mains/systems. The Services Plan must clearly show the existing/proposed water, sewer and stormwater service connections for each lot. Check the TasWater conditions located in the Appendix.*

Reason for condition

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

Part 5 1

Prior to the sealing of the Final Plan, the owner(s) of the property must enter into an agreement with the Council pursuant to Part 5 of the Land Use Planning and Approvals Act 1993 and which provides for the following:

1. That Lot 2 is designated for multiple dwelling use and development only. All

costs for the preparation and registration of the Part 5 Agreement must be met by the owner.

The owner must comply with the Part 5 Agreement which will be placed on the property title.

*Advice:*

*Please contact the Council's Development Appraisal Unit on 6238 2715 to request the Part 5 Agreement process be started. Once the request to start the process has been made, the Council will have its solicitors prepare the Part 5 Agreement for signing by property owners. Council will then lodge the Agreement with the Lands Titles Office to be placed on the title of the property. The cost of preparing the Part 5 and registration with the Recorder of Titles is to be met by the applicant.*

*Where building approval is also required, it is recommended that the Part 5 Agreement process be started well before submitted documentation for building approval. Failure to start the Part 5 Agreement process prior to submitting for building approval may result in unexpected delays.*

Reason for condition

To clarify the intended future use and development of the lot and to ensure compliance with the requirements of Table 10.1 of the *Hobart Interim Planning Scheme 2015*.

OPS 1

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

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

*Advice:*

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

Reason for condition

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

SUB s1

Prior to sealing of the Final Plan; the Owner of Lot 2 on the plan must covenant with the Hobart City Council to the intent that the burden of this covenant may run with and bind the covenantor's lots and any part thereof, to observe the following stipulation-:

Not without the written consent of the Hobart City Council to erect or permit to be erected any building or structure or carry out any landscaping that may change the contours of the land or alter or restrict the free flow of water over the land within the identified 1% AEP flood extent at 2100.

Reason for condition

To prevent potential flood water impediment.

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



## PERMIT TO CONSTRUCT PUBLIC INFRASTRUCTURE

You will require a permit to construct public infrastructure. A 12 month maintenance period and bond equal to 5% of the contract value of the works or \$3000 (whichever is greater) will apply. This bond will be released after the maintenance period, should no maintenance or rectification works on public infrastructure be required. This will be demonstrated by a final inspection by Council, and submission of a recorded CCTV inspection and associated report of any new public stormwater infrastructure, taken no more than one month before the end of the maintenance period. Please contact the Hobart City Council's City Amenity Division to initiate the permit process.

## NEW SERVICE CONNECTION

Please contact the Hobart City Council's City Amenity 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 Infrastructure 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 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.

## 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.

## 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.

## SUBDIVISION ADVICE

For information regarding standards and guidelines for subdivision works click [here](#). All conditions imposed by this permit are in accordance with the *Local Government Building & Miscellaneous Provisions) Act 1993* and the *Conveyancing and Law of Property Act 1884*.

## PUBLIC OPEN SPACE - CASH IN LIEU VALUATION

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

**Delegation: Council**

Item 7.1.1 was then taken.

There being no further business the open portion of the meeting closed at 8:12 pm.

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

---

**CHAIRMAN**