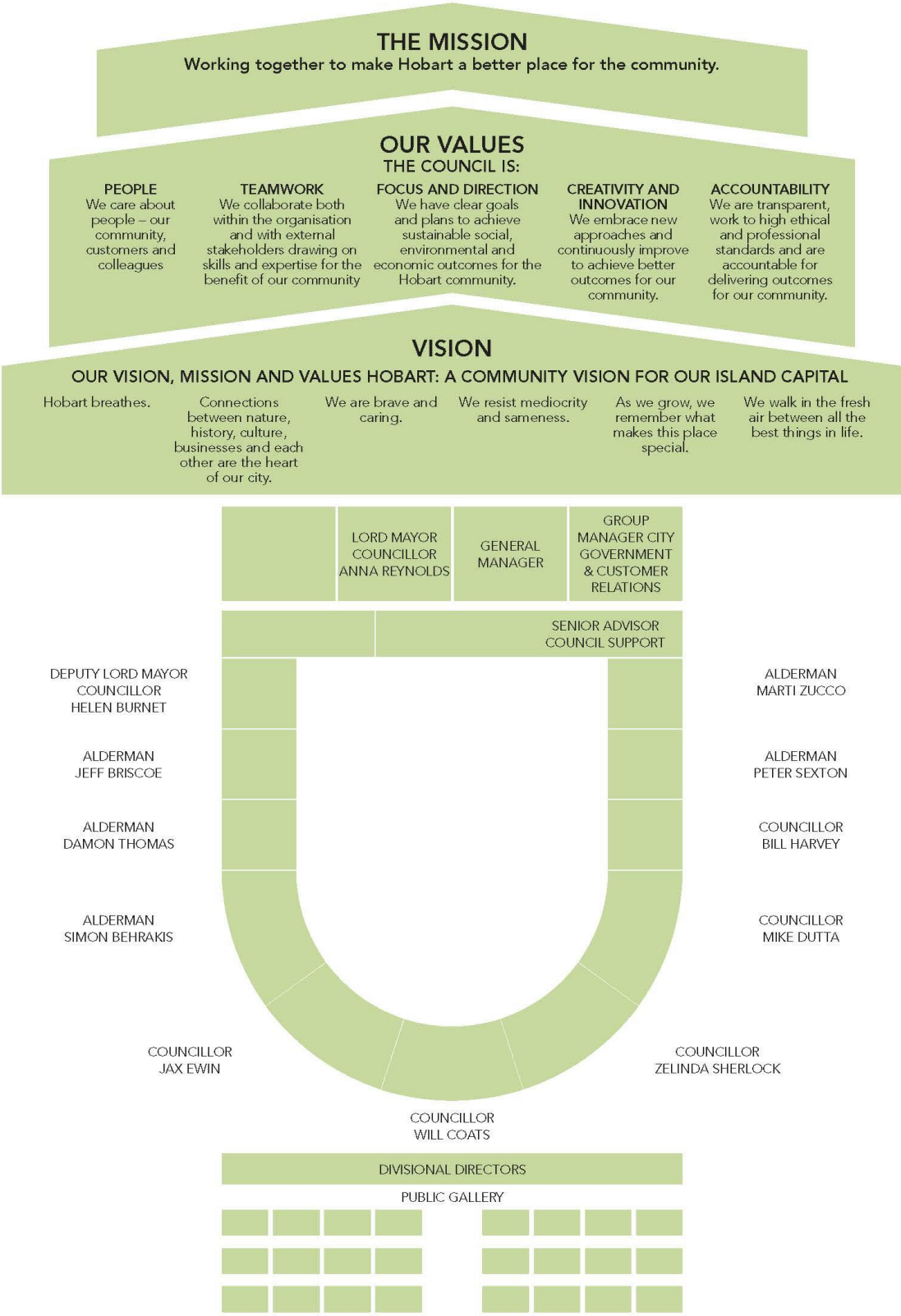




CITY OF HOBART

AGENDA
OPEN PORTION OF THE COUNCIL MEETING
MONDAY, 6 JULY 2020
AT 5:00 PM





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**A MEETING OF THE OPEN PORTION OF THE COUNCIL WILL BE HELD ON
MONDAY, 6 JULY 2020 AT 5:00 PM.**

**N D Heath
General Manager**

This meeting of the Council is held in accordance with a Notice issued by the Premier on 3 April 2020 under section 18 of the *COVID-19 Disease Emergency (Miscellaneous Provisions) Act 2020*.

ELECTED MEMBERS:

Lord Mayor A M Reynolds
Deputy Lord Mayor H Burnet
Alderman M Zucco
Alderman J R Briscoe
Alderman Dr P T Sexton
Alderman D C Thomas
Councillor W F Harvey
Alderman S Behrakis
Councillor M S C Dutta
Councillor J Ewin
Councillor Z E Sherlock
Councillor W N S Coats

APOLOGIES:

LEAVE OF ABSENCE: Nil.

1. CONFIRMATION OF MINUTES

The Chairman reports that she has perused the minutes of the meeting of the Open Portion of the Council meeting held on [Monday, 22 June 2020](#), finds them to be a true record and recommends that they be taken as read and signed as a correct record.

2. TRANSFER OF AGENDA ITEMS

Are there any items, which the meeting believes, should be transferred from this agenda to the closed agenda or from the closed agenda to the open agenda, in accordance with the procedures allowed under Section 15 of the *Local Government (Meeting Procedures) Regulations 2015*?

3. COMMUNICATION FROM THE CHAIRMAN

4. NOTIFICATION OF COUNCIL WORKSHOPS

In accordance with the requirements of the *Local Government (Meeting Procedures) Regulations 2015*, the General Manager reports that no Council workshops have been conducted since the last ordinary meeting of the Council.

5. PUBLIC QUESTION TIME

6. PETITIONS

7. CONSIDERATION OF SUPPLEMENTARY ITEMS

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

RECOMMENDATION

That the Council resolve to deal with any supplementary items not appearing on the agenda, as reported by the General Manager in accordance with the provisions of the *Local Government (Meeting Procedures) Regulations 2015*.

8. INDICATIONS OF PECUNIARY AND CONFLICTS OF INTEREST

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

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

REPORTS OF COMMITTEES

CITY PLANNING COMMITTEE

9. COUNCIL 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 Council 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 Council will act as a planning authority in respect to those matters appearing under this heading on the agenda, inclusive of any supplementary items.

The Council 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.

9.1 14 Stoke Street, New Town - Multiple Dwellings (One Existing, One New) PLN-20-186 - File Ref: F20/63179

Ref: Open [CPC 7.1.1](#), 29/06/2020
Application Expiry Date: 15 July 2020

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for partial demolition, alterations, extension, landscaping (including tree removal), and car parking at 14 Stoke Street, New Town as the proposal meets the requirements of the Scheme, specifically clauses E13.7.1 P1 and E13.8.1 P1(b) of the Historic Heritage Code, in relation to the proposed demolition 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-20-186 – 14 STOKE STREET NEW TOWN TAS 7008 Final Planning Documents except where modified below.

Reason for condition

To clarify the scope of the permit.

TW

The use and/or development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TWDA 2020/00377HCC dated 1 April 2020 as attached to the permit.

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: 6216 dated 27 May 2020, as attached to the permit.

Reason for condition

To clarify the scope of the permit.

ENG 2a

Prior to first occupation or commencement of use (whichever occurs first), vehicular barriers compliant with the Australian Standard AS/NZS1170.1:2002 must be installed to prevent vehicles running off the edge of an access driveway or parking module (parking spaces, aisles and manoeuvring area) where the drop from the edge of the trafficable area to a lower level is 600mm or greater, and wheel stops (kerb) must be installed for drops between 150mm and 600mm. Barriers must not limit the width of the driveway access or parking and turning areas approved under the permit.

Advice:

The Council does not consider a slope greater than 1 in 4 to constitute a lower level as described in AS/NZS 2890.1:2004 Section 2.4.5.3. Slopes greater than 1 in 4 will require a vehicular barrier or wheel stop.

Designers are advised to consult the [National Construction Code 2016](#) to determine if pedestrian handrails or safety barriers compliant with the NCC2016 are also required in the parking module this area may be considered as a path of access to a building.

Reason for condition

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

ENG 3a

The access driveway, ramps and parking module (parking spaces, aisles and manoeuvring area) must be designed and constructed in accordance with Australian Standard AS/NZS 2890.1:2004 (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 / 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 5

The number of car parking spaces approved on the site, for use is two (2).

Reason for condition

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

ENG 11

Prior to the first occupation / commencement of the use, the proposed crossover within the Stoke Street highway reservation must be designed and constructed in general accordance with:

1. LGAT Standard Drawing Urban TSDR09v1 – Urban Roads Driveways and TSD R14v1 Type KC vehicular crossing
2. LGAT Standard Drawing Footpath Urban Roads Footpaths TSDR11v1
3. Or a Council City Infrastructure Division approved alternate design.

Advice:

Note that the existing crossover installed at this location has NOT been approved, and may require modification. 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 nonapproved concrete slab crossover, and where nonstandard kerb and channel exists a concrete plinth to Council standards may be permitted for construction at the gutter.

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 affect on construction drawings for the site and/or other relevant engineering drawings to ensure that contractors are made aware of this requirement.

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.

ENG s1

All stormwater from the proposed development (including roofed areas, gully drains, retaining wall gully drains and impervious surfaces driveways etc) must be discharged to the Council's stormwater infrastructure with sufficient receiving capacity prior to first occupation / commencement of use.

Design drawings and calculations of the proposed private stormwater drainage and connection (including pumped system) to the Council's stormwater infrastructure must be submitted and approved prior to the issue of any approval under the *Building Act 2016*. The design drawings and calculations must:

1. Be prepared by a suitably qualified person;
2. Meet the requirements of Australian Standard AS3500 (including pumped system) or a Council approved alternative;
3. Include long section(s)/levels and grades to the point of discharge; and
4. Include gravity discharge (via dispersion pit) to Council's public infrastructure.

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

Advice:

Under section 23 of the Urban Drainage Act 2013 it is an offence for a property owner to direct stormwater from a private stormwater system so that it causes or is likely to cause a nuisance to a neighbouring property or its residents.

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.

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 revegetated.

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.

**9.2 11 Swan Street, North Hobart - Partial Demolition, Alterations, Extension, Landscaping (including Tree Removal), and Carparking
PLN-20-67 - File Ref: F20/63122**

Ref: Open [CPC 7.1.2](#), 29/06/2020
Application Expiry Date: 10 July 2020

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for partial demolition, alterations, extension, landscaping (including tree removal), and car parking at 11 Swan Street, North Hobart for the reasons outlined in the officer's report attached to item 7.1.2 of the Open City Planning Committee agenda of 29 June 2020 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-20-67 - 11 SWAN STREET NORTH 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 2020/00179-HCC dated 09/04/2020 as attached to the permit.

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: 6173 dated 18 June 2020, as attached to the permit.

Reason for condition

To clarify the scope of the permit.

PLN 15a

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

Advice:

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

Reason for condition

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

PLN 10

No signage is approved by this permit.

Advice:

The interpretation panel required by condition HER 3 is not proscribed by this condition.

Reason for condition

To clarify the scope of the permit.

PLN 17

The external lighting of the site must operate in accordance with Australian Standard AS4282- Control of the obtrusive effects of outdoor lighting.

Reason for condition

To ensure that the non-residential use does not unreasonably impact residential amenity.

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 sw4

The two (2) new stormwater connections must be constructed and existing abandoned connections sealed by the Council at the owner's expense, prior to the first occupation.

Detailed engineering drawings must be submitted and approved, prior to the issuing of any approval under the *Building Act 2016* or commencement of works (whichever occurs first). The detailed engineering drawings must include:

1. the location of the proposed connections; and
2. the size of the connections appropriate to satisfy the needs of the development.
3. the capacity of the connections and capacity of kerb

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

Advice:

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

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

Reason for condition

To ensure the site is drained adequately.

ENG sw7

Stormwater pre-treatment for stormwater discharges from the development must be installed prior to the commencement of use.

The stormwater pre-treatment system must incorporate a treatment system of a size and design sufficient to achieve the stormwater quality targets in accordance with the State Stormwater Strategy 2010. Detailed design and calculations must be submitted and approved prior to any approval under the Building Act 2016 or commencement of works (whichever occurs first). The stormwater pre-treatment design must:

1. be prepared by a suitably qualified person;
2. take into consideration any detention and peak discharge rate permitted; and
3. include supporting maintenance plan.

Advice:

Once the certification has been accepted, 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 possible pollution of drainage systems and natural watercourses, and to comply with relevant State legislation.

ENG sw8

A stormwater detention system in must be installed to limit stormwater discharges from the development to the capacity of the downstream Council stormwater system.

A stormwater detention design must be submitted and approved by Council, prior to the issuing of any approval under the *Building Act 2016* or commencement of works (whichever occurs first). The stormwater detention design must:

1. be prepared by a suitably qualified engineer;

2. include detailed design and supporting calculations of the detention tank, sized such that there is no increase outflow from kerb and gutter connections from the developed site up to 5% AEP storm events (regardless of duration) and such that flows are limited to the receiving capacity of the downstream Council stormwater system. All assumptions must be clearly stated;
3. include design drawings of the detention tank showing the layout, the inlet and outlet (including long section), the overflow mechanism; and
4. include a stormwater management summary plan that outlines the obligations for future property owners to stormwater management, including a maintenance plan which outlines the operational and maintenance measures to check and ensure the ongoing effective operation of all systems, such as: inspection frequency; cleanout 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 and maintained in accordance with the approved stormwater management report and design.

Advice:

Once the stormwater management report and design has been approved the Council will issue a condition endorsement (see general advice on how to obtain condition endorsement and the associated fees).

It is advised that documentation for condition endorsement is lodged well before a building / plumbing permit is required, as failure to address design requirements until building / plumbing permit stage may result in unexpected delays.

Please contact Council Stormwater Engineers to discuss the capacity of any proposed kerb and gutter connection, as this will dictate the detention volume required.

Reason for condition

To ensure that the stormwater runoff quantity is managed to take into account the limited receiving capacity of the downstream Council stormwater infrastructure.

ENG tr2

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

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

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

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

Advice:

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

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

Reason for condition

To ensure the safety of vehicles entering and leaving the development and the safety and access around the development site for the general public and adjacent businesses.

ENG 2a

Prior to first occupation or commencement of use (whichever occurs first), vehicular barriers compliant with the Australian Standard AS/NZS1170.1:2002 must be installed to prevent vehicles running off the edge of an access driveway or parking module (parking spaces, aisles and manoeuvring area) where the drop from the edge of the trafficable area to a lower level is 600mm or greater, and wheel stops (kerb) must be installed for drops between 150mm and 600mm. Barriers must not limit the width of the driveway access or parking and turning areas approved under the permit.

Advice:

The Council does not consider a slope greater than 1 in 4 to constitute a lower level as described in AS/NZS 2890.1:2004 Section 2.4.5.3. Slopes greater than 1 in 4 will require a vehicular barrier or wheel stop.

Designers are advised to consult the National Construction Code 2016 to determine if pedestrian handrails or safety barriers compliant with the NCC2016 are also required in the parking module this area may be considered as a path of access to a building.

Reason for condition

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

ENG 3a

The access driveway, circulation roadways, ramps and parking module (parking spaces, aisles and manoeuvring area) must be designed and constructed in accordance with Australian Standard AS/NZS2890.1:2004 (including the requirement for vehicle safety barriers where required) and accessible parking spaces with Australian Standard AS/NZS2890.6:2009.

Reason for condition

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

ENG 4

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

Reason for condition

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

ENG 5

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

1. A minimum number of fourteen (14) User Class 3 car parking spaces.
2. A minimum number of one (1) User Class 4 (Accessible) car parking spaces.
3. A minimum of two (2) bicycle parking spaces for employees to Class 2
4. A minimum of six (6) bicycle parking spaces for visitors to Class 3

Prior to first occupation or commencement of use (whichever occurs first):

- All User Class 3 car parking spaces must be delineated by means of white or yellow lines 80mm to 100mm wide, or white or yellow pavement markers in accordance with Australian Standards AS 2890.1:2004.
- All User Class 4 car parking spaces must be delineated in accordance with Australian Standards AS 2890.6:2009

Advice:

Carparking space User Class is as defined in Australian Standards AS 2890.1:2004 Bicycle parking space Class is as defined in Hobart Interim Planning Scheme 2015 table E6.2, with Class 2 requiring a locked compound with communal access using duplicate keys and Class 3 requiring facilities which a bicycle frame and wheels can be locked.

Reason for condition

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

ENG 11

Prior to the first occupation or commencement of the use (whichever occurs first), the existing (to be abandoned) vehicular access must be reinstated, and the proposed crossover to the Elphinstone Road highway reservation 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 - Commercial Urban- TSD-R09-v1 – Urban Roads Driveways and TSD R16-v1 Type KCR and B1 or Type KCRB and B1; and
3. LGAT Standard Drawing - Footpath - Urban Roads Footpaths TSD-R11- v1; or
4. A Council City Amenity Division approved alternate design.

Advice:

Local Government Association (LGAT) Tasmanian Standard Drawings (TSD) can be viewed electronically via the [LGAT Website](#).

Please note that your proposal does not include adjustment of footpath levels. Any adjustment to footpath levels necessary to suit the design of proposed floor, parking module or driveway levels will require separate agreement from Council's Road Services Engineer and may require further planning approvals. It is advised to place a note to this affect 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 Amenity Division to discuss approval of alternate designs.

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 s1

The proposed service enclosure adjacent to Elphinstone Road (shown on plan A302) must not have doors which open into the highway reservation.

Reason for condition

To ensure that pedestrian and vehicular safety within the highway reservation.

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.

HER 11

Further details of the cleaning of the fire and smoke damaged external brickwork must be provided. The cleaning method must not use abrasive sand or high pressure blasting and must not damage the original brick surface or pointing including any tuck-pointing.

Prior to the issue of any approval under the *Building Act 2016*, revised details must be submitted and approved showing how the fire and smoke damaged external brickwork is to be cleaned in accordance with the above requirement.

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

Reason for condition

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

HER 12

Further detailed plans documenting the proposed new 'terrace to heritage detail' as shown on drawing titled Section, A401C, dated January 2020 must be provided. The new terrace is to:

- be of a design that is compatible with the heritage listed building; and
- be connected/attached in a manner that does not result in damage to the heritage listed building.

Prior to the issue of any approval under the *Building Act 2016*, documentation must be submitted and approved which details the new 'terrace to heritage detail' in accordance with the above requirement.

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

Reason for condition

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

HER 13

Further detailed plans documenting the proposed new slate roof of the Peacock Centre heritage listed building as described in the Architectural Design Statement by Xsquared dated 23 January 2020, p.16 must be provided and include;

- details of the guttering, downpipes, flashing and ridge capping; and
- the type and colour of the slate.

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

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

Reason for condition

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

HER 14

The service roof that extends over the reconstructed Peacock Centre roof as shown on drawings; Roof Plan A207D, dated Jan 2020; Elevations 1, A301F, dated April 2020 and Section, A401C, dated Jan 2020 is not approved.

Prior to the issue of any approval under the *Building Act 2016*, documentation must be submitted and approved which details a revised service roof in accordance with the requirements below:

- be reduced in scale; and
- be of a different form and use different materials; and
- be of a design that is sympathetic and subservient to the roof form of the heritage listed building.

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

Advice:

The applicant is to note that one option is that any mechanical units that extend into the reconstructed Peacock Centre, can be revealed and do not necessarily have to be obscured by screening or walls. Alternatively, the service roof can be reduced in scale and limited to the area over the lift shaft and mechanical unit in the proposed extension.

Reason for condition

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

HER 3

An historical interpretation panel is to be provided in a publicly accessible location as approved by Council. The panel should include information regarding the site's history, occupants, photographs and any other relevant information to tell the story of the Peacock Centre, the building and the Peacock family. Details of the location, design and content of the interpretation panel are to be submitted for approval by Council and installed prior to occupation.

Reason for condition

To ensure there is public benefit in the recognition of the history of the heritage listed building and all its historical associations.

HER 18

All trees, shown to be retained, and original garden features and plantings must be protected throughout construction and post construction.

Prior to the issue of any approval under the *Building Act 2016*, a report must be submitted and approved in accordance with the requirements of this condition. The report must;

1. Be prepared by a suitable qualified person/s.
2. Show all tree protection zones and relevant measures specified under Section 3 Determining the Protection Zones of the Selected Trees, Section 4 Tree Protection Measures and Section 5 Monitoring and Certification of AS4970-2009 Protection of trees on development sites, around all trees in particular the tree in the front Swan Street garden located immediately adjacent to the boundary with 15 Swan Street in front of the proposed new extension.
3. Show how all original sandstone walls and steps and other garden plantings, shown to be retained or unaltered in the approved plans, are to be protected during construction.

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

Reason for condition

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

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.

PUBLIC HEALTH

You may be required to provide approved/endorsed plans for a food business fit out, in accordance with the National Construction Code - Building Code of Australia including Tas Part H102 for food premises which must have regard to the FSANZ Food Safety Standards. Click [here](#) for more information.

FOOD BUSINESS REGISTRATION

Food business registration in accordance with the *Food Act 2003*. Click [here](#) for more information.

PUBLIC HEALTH RISK

Public health risk activities (tattooing and piercing) licence. 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 are likely to require a Permit to Open Up and Temporarily Occupy a Highway (for work in the road reserve) in order to construct the new crossover. Click [here](#) for more information.

STORMWATER

Please note that in addition to a building and/or plumbing permit, development must be in accordance with the Hobart City Council's 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.

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.

WEED CONTROL

Effective measures are detailed in the Tasmanian Washdown Guidelines for Weed and Disease Control: Machinery, Vehicles and Equipment (Edition 1, 2004). The guidelines can be obtained from the Department of Primary Industries, Parks, Water and Environment [website](#).

NOISE REGULATIONS

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

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.

HERITAGE

No signage is approved as part of this permit. A further planning application is required to be submitted and it is recommended that the applicant discuss future signage requirements with Council.

9.3 55 Runnymede Street, Battery Point and Adjacent Road Reserve - Partial Demolition and Alterations PLN-20-7 - File Ref: F20/63355

Ref: Open [CPC 7.1.3](#), 29/06/2020

Application Expiry Date: 4 August 2020

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for partial demolition and alterations at 55 Runnymede Street, Battery Point for the reasons outlined in the officer's report attached to item 7.1.3 of the Open City Planning Committee agenda of 29 June 2020 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-20-7 - 55 RUNNYMEDE STREET BATTERY POINT TAS 7004 - 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: 6253 dated 16 June 2020, as attached to the permit.

Reason for condition

To clarify the scope of the permit.

PLN s1

No changes to the front fence or gate are approved by this permit.

Reason for condition

To clarify the scope of the permit.

HER 11

The external window shutters are not approved and must be removed. Any damage to external brick work must be repaired with a lime based mortar, and painted to match existing brickwork. Photographs must be submitted showing the shutters removed in accordance with the above requirement within 45 days of the date of this planning permit.

Advice:

For the purposes of this condition, 45 days from the date of this planning permit is 20 August 2020.

Reason for condition

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

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.

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 an occupational license for structures in the Hobart City Council highway reservation, in accordance with conditions to be established by the Council.

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.

GENERAL EXEMPTION (TEMPORARY) PARKING PERMITS

You may qualify for a General Exemption permit for construction vehicles i.e. residential or meter parking/loading zones. Click [here](#) for more information.

CBD AND HIGH VOLUME FOOTPATH CLOSURES

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

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

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

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

HIGHWAY RESERVATION WORKS - REINSTATEMENT

If works are required within the highway reservation by the Council or other service provider, there is no obligation of Council to match the finish or construction of the step on any reinstatement within the Highway Reservation required in the future.

RETROSPECTIVE APPROVAL ONLY

This permit has been issued for the completed work (step and handrails) within the highway reservation and does not allow any further works within the highway reservation. No further works may occur without a permit to open and/or occupy the highway reservation.

DOOR OPENING TO HIGHWAY RESERVATION

The door must not be altered to swing into the highway reservation.

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.

CITY INFRASTRUCTURE COMMITTEE

10. Request For Speed Limit Reduction in Hobart Central Business District and Retail Precincts
File Ref: F20/61264

Ref: Open [CIC 6.2](#), 24/06/2020

That: 1. The Council endorse the engagement with key stakeholders and the preparation of supporting documentation to allow a submission to the Transport Commissioner requesting the following speed limit changes in Hobart's Central Business District indicatively proposed as:

- a) Elizabeth Street between Melville and Morrison Streets (excluding the Elizabeth Street Mall and Macquarie and Davey Street crossing points) from 50 to 30km/hour. (Note: Elizabeth Street between Collins and Davey Streets is currently 30km/hr).
- b) Collins and Liverpool Streets between Murray and Argyle from 50 km/hour to 30km/hour (Note: Criterion Lane and Liverpool St between Elizabeth Street and Murray Street is currently 30km/hr).
- c) Melville and Bathurst Streets between Harrington and Campbell Streets from 50 km/hour to 40km/ hour.
- d) Harrington, Murray, Argyle and Campbell Streets between Melville and Davey Streets (excluding the Davey and Macquarie Street crossings), from 50 km/hour to 40km/hour.
- e) Liverpool and Collins Streets between Harrington and Murray Streets, and between Argyle and Campbell Streets from 50 km/hour to 40km/hour. (Note: Collins Street from Argyle to Elizabeth Street is currently 30 km/hour)
- f) Market Place, Kemp Street, Trafalgar Place, Purdys Mart, Wellington Court, Harrington Lane, Watchorn Street, Victoria Street, Bidendopes Lane from 50 km/hour to 40km/hour.

2. The Council endorse engagement with key stakeholders and the preparation of supporting documentation to allow a submission to the Transport Commissioner for the following speed limit changes in the Suburban Retail Precincts between the hours of 7:00am until 7:00pm Monday to Thursday and 7:00am until 10:00pm Friday to Sunday indicatively proposed as:

- a) North Hobart between Burnett Street and Tasma Street from 50km/hour to 40km/ hour (Note: Extending the existing 40km/hour zone between Federal Street and Burnett Street).

- b) Lenah Valley between Giblin Street and Greenway Avenue from 50km/hour to 40km/ hour.
- c) South Hobart from Excell Lane and the Southern Outlet Junction from 50km/hour to 40km/ hour.
- d) Sandy Bay along Sandy Bay Road from Osborne Street and Russell Crescent, and including King Street between Grosvenor Street and Princes Street, Gregory Street between Grosvenor and Sandy Bay Road, Princes Street between King Street and Sandy Bay Road, and Russell Crescent between Sandy Bay Road and King Street from 50km/hour to 40km/ hour.
- e) New Town: New Town Road from Marsh Street to the Pirie Street intersection, and Risdon Road between New Town Road and Swanston Street from 50km/hour to 40km/ hour.

11. Solar Panels - Notice of Motion
File Ref: F20/58951; 13-1-9/10

Ref: Open [CIC 6.3](#), 24/06/2020

It is recommended that:

1. As a large energy user, the Council continue to create energy, cost and greenhouse gas reductions by pursuing new technologies and opportunities.

Recent changes in the energy sector create tremendous scope for the Council to undertake exciting projects in:

- (i) Smart grids;
- (ii) Peer-to-peer trading;
- (iii) Solar and battery micro grid projects;
- (iv) Other renewable and storage projects;
- (v) Electric vehicles;
- (vi) Street lighting; and
- (vii) Smart-city monitoring.

These projects offer the Council significant scope to achieve far shorter financial payback (in the range of 3 to 5 years), as well as impressive environmental benefits.

2. Solar panels continue to play a role in the City's energy strategy. They should be used more strategically, together with other technologies, to improve their payback periods. For example, a solar/battery micro-grid would allow the Council to avoid not only energy costs but network and demand charges (which can account for more than half of the energy bill) when used for a high power site such as an electric vehicle charging station.

12. Council Delegations - Local Government (Highways) Act 1982 - Proposed Amendments to Officer Delegations
File Ref: F20/23513

Ref: Open [CIC 6.4](#), 24/06/2020

That the Council delegate additional powers under the *Local Government (Highways) Act 1982* to the role of Program Leader Road Services, as marked in Attachment A to item 6.4 of the Open City Infrastructure Committee agenda of 24 June 2020.

- (i) As prescribed in the Act, a two-thirds simple majority vote of the Council is required to grant the delegated powers.

SPECIAL REPORTS – GENERAL MANAGER
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**13. The North Hobart Retail and Entertainment Precinct Place Vision and
Access and Parking Plan Project
File Ref: F20/69187**

A report will be provided under separate cover.

Delegation: Council

14. Future Meeting Arrangements
File Ref: F20/69102; 16/119

Memorandum of the General Manager of 1 July 2020.

Delegation: Council



City of **HOBART**

MEMORANDUM: COUNCIL

Future Meeting Arrangements

The purpose of this report is to provide the Council with an update in relation to the conduct of meetings of Council and Committees.

The Notice that was Gazetted pursuant to the *COVID-19 Disease Emergency (Miscellaneous Provisions) Act 2020* providing for on-line meetings remains in force for 60 days after the “emergency cessation day”. The emergency cessation day is a day declared by the Minister by notice and can be up to 90 days after the Director of Public Health issues a notice to the Minister saying that the emergency circumstances are over.

It could therefore be up to 150 days after the emergency circumstances have ceased, but that is subject to the Minister. Once the Notice expires, the Council must revert to in-person meetings, which would require adherence to all the usual requirements – provision for public attendance, no virtual participation etc.

The public health emergency declared by the Director of Public Health under the *Public Health Act 1997* still exists and the declaration is in force until mid-September.

In preparation for the resumption of physical meetings, a COVID Safe Plan is being developed in relation to Council and Committee meetings. This is consistent with the Council’s operations generally, and will ensure that adequate measures are taken in the resumption of physical meetings.

The Plan identifies that some changes will be necessary to resume physical meetings. It will not be possible to conduct Committee meetings in the Lady Osborne Room nor conduct Council meetings in the Chamber. While the reduction of the maximum density requirements to 2m² per person assist, it is not possible to accommodate all necessary attendees, given the permanent furniture in those rooms, while also maintaining 1.5m distancing between individuals. Provision for public attendance would also not be possible in those locations.

This will result in Committee meetings being held in the Lord Mayor’s Courtroom and Council meetings being held in the Town Hall Ballroom. These clearly pose some logistical challenges and these are currently being worked through by staff.

There is currently no imperative to return to physical meetings. The virtual meetings through Zoom are working well and they have provided for greater access by the community to meetings by having Committee meetings as well as Council meetings

streamed on the internet. Advice on the Tasmanian coronavirus website is that large meetings should be deferred or held by phone and video conferencing for essential meetings.

The Council will be kept informed in relation to any changes to the situation.

RECOMMENDATION

Given the measures necessary to ensure the safe conduct of Council and Council Committee meetings, the maximum density and social distancing requirements along with the public health advice, meetings for Council and Council Committees continue to be held via Zoom and this be reviewed in three months' time.

As signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.



N D Heath
GENERAL MANAGER

Date: 1 July 2020
File Reference: F20/69102; 16/119

**15. Representation on Internal and External Bodies and Council Committee
Vacancies
File Ref: F20/68533**

Memorandum of the General Manager of 30 June 2020.

Delegation: Council



City of **HOBART**

MEMORANDUM: COUNCIL

Representation on Internal and External Bodies and Council Committee Vacancies

Following Councillor Ewin's resignation as Chair of the Hobart Active Travel Committee together with a number of vacancies still remaining in abeyance for the Superannuation Policy Group, Wellington Park Management Trust - Deputy to Alderman Thomas (expiring on 31 December 2021) and the City Infrastructure Committee, it is now considered appropriate to fill these vacancies.

Nominations from the Council are therefore sought to fill the following vacancies:

Hobart Active Travel Committee –	Chairperson;
Superannuation Policy Group –	One Member Position;
Wellington Park Management Trust -	Deputy to Alderman Thomas
	(expiring on 31 December 2021); and
City Infrastructure Committee -	One Member Position.

It is noted that Councillor Ewin has only resigned from their position as Chairperson of the Hobart Active Travel Committee and will continue to retain their position as a member of this Committee.

RECOMMENDATION

That:

- 1. Nominations be sought to fill the Chairperson role on the Hobart Active Travel Committee created by the resignation of Councillor Ewin from that position.***
- 2. Nominations be sought to fill the one vacant position as member of the Superannuation Policy Group created by the resignation of Former Alderman Denison.***
- 3. Nominations be sought to fill the vacancy as deputy member to Alderman Thomas on the Wellington Park Management Trust (expiring on 31 December 2021) created by the resignation of Former Alderman Denison.***

4. Nominations be sought to fill the one vacant position as member of the City Infrastructure Committee.

5. Nominations be sought if any consequential appointments are required following the determination of clauses 1 to 4.

As signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.



N D Heath
GENERAL MANAGER

Date: 30 June 2020
File Reference: F20/68533

16. CLOSED PORTION OF THE MEETING

RECOMMENDATION

That the Council resolve by absolute 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:

- Leave of Absence

The following items are listed for discussion:-

- | | |
|------------|--|
| Item No. 1 | Minutes of the last meeting of the Closed Portion of the Council Meeting |
| Item No. 2 | Communication from the Chairman |
| Item No. 3 | Leave of Absence |
| Item No. 4 | Consideration of supplementary Items to the agenda |
| Item No. 5 | Indications of pecuniary and conflicts of interest |