



CITY OF HOBART MINUTES

OPEN PORTION
MONDAY, 26 APRIL 2021
AT 5:00 PM
COUNCIL CHAMBER, TOWN HALL

This meeting of the Council was conducted 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*.



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PRESENT:

The Lord Mayor Councillor A M Reynolds, the Deputy Lord Mayor Councillor H Burnet, Aldermen M Zucco, J R Briscoe, Dr P T Sexton, D C Thomas, Councillor W F Harvey, Councillors M S C Dutta, J Ewin and Dr Z E Sherlock.

APOLOGIES:

Nil.

LEAVE OF ABSENCE:

Alderman S Behrakis.

Councillor W N S Coats.

Councillor Ewin joined the meeting at 5.20 pm and was not present for items 1 to 8 inclusive.

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 [Wednesday, 31 March 2021](#), finds them to be a true record and recommends that they be taken as read and signed as a correct record.

BURNET
SEXTON

That the recommendation be adopted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Lord Mayor Reynolds
Deputy Lord Mayor Burnet
Zucco
Briscoe
Sexton
Thomas
Harvey
Dutta
Sherlock

The minutes were signed.

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*?

No items were transferred.

3. COMMUNICATION FROM THE CHAIRMAN

No communication was received.

4. NOTIFICATION OF COUNCIL WORKSHOPS

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

5. PUBLIC QUESTION TIME

5.1 Mr Ben Lohberger - Sale of Treated Water

Mr Lohberger put the following question and was provided with the corresponding response from the Lord Mayor.

Question:

Was the Hobart City Council involved in negotiations sometime around the year 2000 to start selling treated drinking water from Hobart's Bryn Estyn water treatment plant for use by irrigators in south eastern Tasmania?

Did TasWater or any Tasmanian Government Department notify the Hobart City Council in 2014, or seek permission, before expanding the existing arrangement to sell Hobart's treated drinking water to irrigators in south eastern Tasmania for up to 100 years?

Answer:

As the question relates to activities dating back 20 years, the Lord Mayor took the question on notice.

5.2 Mr Ben Lohberger - Provision of Youth Programs at the Youth ARC Facility

Mr Lohberger put the following question and was provided with the corresponding response from the Lord Mayor.

Question:

We have heard from the Council about the cost of providing the YouthArc facility for use overnight by the Safe Space shelter for homeless people in Hobart. How much does the YouthARC service cost per annum for the 12 hours per week that it is open during the day? Please include staff salaries, staff support costs (ie human resources, administration, stationary and other supplies, LSL etc), market rent for the building and any other costs accrued by the service and its staff.

Is there any reason why the Council offer what is effectively a free after-school-hours child-minding service when there are numerous other options available in Hobart?

Will the Councillors/Aldermen who voted for the Safe Space lease to be terminated in May this year bear any responsibility for the fate of up to 10 homeless people who will likely be left sleeping outside in winter as a result?

Answer:

The City of Hobart provides a variety of targeted programs for young people aged 12 to 25. Many, but not all, of these programs are run from the Youth ARC facility. Youth programs assist young people to navigate challenges, develop pro-social coping skills, engage in arts, culture and civic life and access specialist services where needed. The City of Hobart's Youth Programs team have delivered a range of programs and activities where they have interacted with just under 3,910 young people between February and April this year.

The Youth ARC facility is currently utilised for youth programs for an average of 26 hours per week. Usage includes skill development workshops, youth events, sector meetings and social and leadership programs. There are also a number of community/health programs delivered at Youth ARC in partnership with organisations such as Headspace, Baptcare, TasTAFE, the Link Youth Health Service and the Youth Network of Tasmania.

The Open Access program alone engages an average of 380 young people, each week. Daily attendance regularly exceeds 120 and includes young people from a wide range of ages, cultural backgrounds, education levels and genders.

Local Government plays a significant role in working directly with young people in our community across Tasmania and more broadly across Australia. Many councils run programs from dedicated youth facilities. The provision of a safe, social and vibrant space for young people to

connect and meet has a positive impact on the City by reducing the impact of large numbers of young people congregating in public spaces after school.

The Council is not aware of any other youth centre providing free social and recreational programs after school for young people in Hobart.

The Safe Space program is fully funded by the State Government and managed by Hobart City Mission. At the commencement of the program in December 2019, the City of Hobart was clear that the offer to co-locate the Safe Space program at Youth ARC, was for a six month pilot program whilst a permanent location was sought. The utilisation of the facility has subsequently been extended several times and will have been operating there for nearly 18 months when the licence period concludes on 31 May 2021.

The Lord Mayor took the questions regarding running costs of the service on notice.

6. PETITIONS

No petitions were received.

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 Acting General Manager in accordance with the provisions of the *Local Government (Meeting Procedures) Regulations 2015*.

No supplementary items were received.

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 conflicts 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.

No interest was indicated.

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 26 Fitzroy Place, Sandy Bay and 2 Montgomery Court, Sandy Bay - Partial Demolition, Extension and Alterations to Visitor Accommodation, Carparking and Subdivision (Boundary Adjustment) PLN-20-827 - File Ref: F21/31889

Ref: Open [CPC 7.1.1](#), 19/04/2021
Application Expiry Date: 7 May 2021

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council refuse the application for partial demolition, extension and alterations to visitor accommodation, car parking and subdivision (boundary adjustment) at 26 Fitzroy Place and 2 Montgomery Court Sandy Bay TAS 7005 for the following reasons:

1. The proposal does not meet the acceptable solution or the performance criterion with respect to clause E13.7.2 A1 or P1 (a) and (b) of the *Hobart Interim Planning Scheme 2015* because it is an incompatible design through its height, scale, bulk, form, fenestration and siting being adjacent to an historic house in a large garden and it also results in the substantial diminution of heritage values through the loss of streetscape elements.
2. The proposal does not meet the acceptable solution or the performance criterion with respect to clause E13.7.2 A2 or P2 (a) to (d) of the *Hobart Interim Planning Scheme 2015* because it will not be subservient and complementary to the listed place of an historic house in a large garden due to its scale, bulk, built form and fenestration, setback and siting with respect to listed buildings.

3. The proposal does not meet the acceptable solution or the performance criterion with respect to clause E13.7.2 A3 or P3 of the *Hobart Interim Planning Scheme 2015* because it does not respond to the heritage characteristics of the place in its materials, built form and fenestration.
4. The proposal does not meet the acceptable solution or the performance criterion with respect to clause E13.8.2 A1 or P1 of the *Hobart Interim Planning Scheme 2015* because it will result in detriment to the historic cultural heritage values of the precinct of an historic house in a large garden.

BURNET
HARVEY

That the recommendation be adopted.

MOTION CARRIED

VOTING RECORD

AYES	NOES
Deputy Lord Mayor Burnet	Lord Mayor Reynolds
Sexton	Zucco
Harvey	Briscoe
Dutta	Thomas
Ewin	
Sherlock	

**9.2 33 Mary Street, North Hobart - Extension and Deck
PLN-20-750 - File Ref: F21/31759**

Ref: Open [CPC 7.1.4](#), 19/04/2021
Application Expiry Date: 29 April 2021

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council refuse the application for extension and deck at 33 Mary Street North Hobart for the following reasons:

1. The proposal does not meet the acceptable solution or the performance criterion with respect to clause E13.7.2 P1 (a) of the *Hobart Interim Planning Scheme 2015* because it is an incompatible design through its height, scale, bulk, form and siting and results in loss of historic cultural heritage values of the listed place.

2. The proposal does not meet the acceptable solution or the performance criterion with respect to clause E13.7.2 P2 (a) and (c) of the *Hobart Interim Planning Scheme 2015* because it will not be subservient and complementary to the listed place due to its bulk, scale, built form and siting with respect to the listed buildings.
3. The proposal does not meet the acceptable solution or the performance criterion with respect to clause E13.7.2 P4 of the *Hobart Interim Planning Scheme 2015* because it detracts from the historic cultural heritage significance of the place as a consequence of its height, bulk, scale, built form and siting with respect to the listed building.

BURNET
BRISCOE

That the recommendation be adopted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Lord Mayor Reynolds
Deputy Lord Mayor Burnet
Zucco
Briscoe
Sexton
Thomas
Harvey
Dutta
Ewin
Sherlock

**9.3 125 Bathurst Street, Hobart - Partial Demolition, Alterations and New Building for Visitor Accommodation, Hotel Industry and Food Services
PLN-20-532 - File Ref: F21/32758**

Ref: Supplementary Open [CPC 12](#), 19/04/2021

Application Expiry Date: 27 April 2021

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for partial demolition, alterations and new building for visitor accommodation, hotel industry and food services, at 125 Bathurst Street, Hobart for the reasons outlined in the officer's report attached to supplementary item 12 of the Open City Planning Committee agenda of 19 April 2021 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-20-532 - 125 BATHURST STREET 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 2020/01267-HCC dated 23/12/2020 as attached to the permit.

Reason for condition

To clarify the scope of the permit.

PLN s1

The palette of exterior colours and materials must be provided.

Prior to the issue of any approval under the *Building Act 2016* (excluding for demolition, excavation and works up to the ground floor slab), revised plans, and montages and samples where appropriate, must be submitted and approved as a Condition Endorsement to the satisfaction of the Director City Planning showing exterior colours and materials in accordance with the above requirement.

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

Advice:

This condition requires further information to be submitted as a Condition Endorsement. Refer to the Condition Endorsement advice at the end of this permit.

Reason for condition

In the interest of the streetscape and townscape values of the surrounding area.

PLN s2

Public artwork must be implemented on site prior to first use of the building. Prior to the issue of any approval under the *Building Act 2016* (excluding for demolition, excavation and works up to the ground floor slab), details of the public artwork must be submitted and approved as a Condition Endorsement, to the satisfaction of the Council's Director City Planning. The details must include, but are not limited to, the following:

- Plans and other associated and relevant documentation demonstrating what the artwork will be, and where it will be located, which are substantially in accordance with the Final Planning Documents. Demonstrating that the artwork has a minimum value of 1% of the construction cost (equivalent to \$170,000 based the value provided in the 'Estimated cost of development' section of the planning application form).
- Identifying the procurement process, and specifying the artist/artists selected.
- Setting out how the project will be managed, including details of installation oversight.
- All work required by this condition must be in accordance with the approved details.

Advice:

For further advice in relation to the acceptable provision of public art you are encouraged to contact Council's Public Art team on 6238 2494.

This condition requires further information to be submitted as a Condition Endorsement. Refer to the Condition Endorsement advice at the end of this permit.

Reason for condition

To provide civic amenity

PLN s3

A landscape plan must be prepared for the soft and hard landscaping of the forecourt, rooftop terraces and parapet perimeter planting, by a suitably qualified landscape designer.

Prior to the issue of any approval under the *Building Act 2016* (excluding for demolition, excavation and works up to the ground floor slab), revised plans must be submitted and approved to the satisfaction of the Director City Planning in accordance with the above requirement.

All work required by this condition must be undertaken in accordance with the approved revised plans. Prior to occupancy, confirmation from the landscape architect who prepared the approved landscaping plan that the all landscaping works required by this condition have been implemented, must be submitted to the satisfaction of the Directory City Planning.

Advice:

This condition requires further information to be submitted as a Condition Endorsement. Refer to the Condition Endorsement advice at the end of this permit.

Reason for condition

In the interest of the amenity of the spaces, streetscape and townscape values of the surrounding area.

PLN s4

Prior to the issue of any approval under the *Building Act 2016* (excluding for demolition, excavation and works up to the ground floor slab), details must be submitted and approved as a Condition Endorsement demonstrating that internal noise levels will be in accordance with relevant Australian Standards for acoustics control (*AS 3671:1989 – Road Traffic Noise Intrusion (Building Siting and Construction)* and *AS 2107:2016 – Acoustics (Recommended Design Sound Levels and Reverberation Times for Building Interiors)*).

Reason for condition

To ensure that buildings for visitor accommodation uses provide reasonable levels of amenity.

ENG 12

A construction waste management plan must be implemented throughout construction.

A construction waste management plan must be submitted and approved as a Condition Endorsement, prior to the issue of any approvals under the *Building Act 2016*. The construction waste management plan must include:

- Provisions for commercial waste services for the handling, storage, transport and disposal of post-construction solid waste and recycle bins from the development; and
- Provisions for the handling, transport and disposal of demolition material, including any contaminated waste and recycling opportunities, to satisfy the above requirement.

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

Advice:

This condition requires further information to be submitted as a Condition Endorsement. Refer to the Condition Endorsement advice at the end of this permit.

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.

ENG sw1

All stormwater from the proposed development site (including but not limited to: roofed areas, 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).

All stormwater which can drain via gravity must do so.

Reason for condition

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

ENG sw4

The new stormwater connection must be constructed, and any existing redundant connections be abandoned and sealed. The connection works must be done by Council at the owner's expense prior to the issue of any completion.

Detailed engineering drawings must be submitted and approved, prior to commencement of work or issue of any consent under the *Building Act 2016* (whichever occurs first), excluding for demolition, excavation and works up to the ground floor slab. The detailed engineering drawings must include:

1. the location of the proposed connections and all existing connections (including any shared connections);

2. the location of any existing third-party or shared private pipes passing through the Lot, and any works affecting them.
3. the size and design of the connection such that it is appropriate to safely service the development;
4. long-sections of the proposed connection clearly showing clearances from any nearby services, cover, size, material and delineation of public and private infrastructure. Connections must be free-flowing gravity.

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

Advice:

A single connection for the property is generally required under the Urban Drainage Act 2013 - an exception may be made for any existing connection servicing the third-party or shared stormwater passing through the site.

Once approved the applicant will need to submit an [application for a new stormwater connection](#) with Council's City Amenity Division. Should the applicant wish to have their contractor install the connection, an [Application to Construct Public Infrastructure](#) is required.

The stormwater service connection may be required to have been approved prior to any plumbing permits being issued for private plumbing works.

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 commencement of use.

A stormwater management report and design must be submitted and approved as a Condition Endorsement, prior to commencement of work or issue of any consent under the *Building Act 2016* (whichever occurs first), excluding for demolition, excavation and works up to the ground floor slab. The stormwater management report and design must:

1. be prepared by a suitably qualified engineer;
2. include detailed design of the proposed treatment train, including estimations of contaminant removal compared to the State Stormwater Strategy targets. Treatment from the carparking must target hydrocarbons and fine sediments;
3. 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:

This condition requires further information to be submitted as a Condition Endorsement. Refer to the Condition Endorsement advice at the end of this permit.

Reason for condition

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

ENG 13

An ongoing waste management plan for all commercial and domestic waste and recycling must be implemented post construction.

A waste management plan must be submitted and approved, prior to the issue of any approvals under the *Building Act 2016*, excluding for demolition, excavation and works up to the ground floor slab. The waste management plan must include provisions for commercial waste services for the handling, storage, transport and disposal of domestic and commercial waste and recycle bins from the development.

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

Reason for condition

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

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 commencement work (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 superintendent, or the like, to advise the Council of the progress of works in relation to the traffic and parking management with regular meetings during the works.

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

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 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/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.

Reason for condition

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

ENG 3b

The access driveway, circulation roadways, ramps and parking module (parking spaces, aisles and manoeuvring area) design must be submitted and approved as a Condition Endorsement, prior to the issuing of any approval under the *Building Act 2016*, excluding for demolition, excavation and works up to the ground floor slab.

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

1. Be prepared and certified by a suitably qualified engineer;
2. Be generally in accordance with the Australian Standard AS/NZS 2890.1:2004;
3. Include a speed hump and conflict avoidance camera system as recommended in the Midson Traffic Pty Ltd traffic impact assessment endorsed by this permit;
4. Include signs each side of the driveway entry/exit (adjacent to, and 2m above the pedestrian path in Bathurst Street) with the text 'caution - vehicles exiting' clearly displayed;
5. Where the design deviates from AS/NZS 2890.1:2004 the designer must demonstrate that the design will provide a safe and efficient access, and enable safe, easy and efficient use; and
6. Show dimensions, levels, gradients and transitions, and other details as Council deem necessary to satisfy the above requirement.

Advice:

This condition requires further information to be submitted as a Condition Endorsement. Refer to the Condition Endorsement advice at the end of this permit.

Reason for condition

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

ENG 3c

The access driveway, circulation roadways, ramps and parking module (parking spaces, aisles and manoeuvring area) must be constructed in accordance with the design drawings approved by Condition ENG 3b.

Prior to the commencement of use, 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. The certification must include, but not be limited to:

1. Confirmation that all recommendations in the Midson Traffic Pty Ltd traffic impact assessment endorsed by this permit, have been satisfactorily implemented;
2. Confirmation that the car turn-table, car lift, and 7x triple car stackers have been satisfactorily constructed and are fully operational.

Advice:

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

Reason for condition

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

ENG 4

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

Reason for condition

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

ENG 5

The number of car parking spaces approved on the site, for use is twenty- one (21).

All parking spaces must be fully operational prior to the commencement of use.

Reason for condition

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

ENG 5b

The manoeuvring and parking of vehicles in the proposed parking area must be undertaken exclusively by the Hotel's valet service for the duration of the use.

Reason for condition

In the interests of user safety.

ENG 6

All vehicles exiting the development must do so via a left turn only. Prior to the commencement of use a sign clearly stating 'left turn only' must be erected adjacent to the access (on the private side).

Reason for condition

To ensure that access to the site enables safe, easy and efficient use.

ENG 8

The use of the car parking spaces is restricted to User Class 2 (hotel parking) in accordance with Australian Standards AS/NZS 2890.1 2004 Table 1.1.

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.

Any damage must be immediately reported to Council.

A photographic record of the Council's infrastructure adjacent to the subject site must be provided to the Council prior to the issue of any approvals under the *Building Act 2016*.

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 r3

Prior to the commencement of use, the proposed driveway crossover and footpath for the full width of the lot frontage, within the Bathurst Street 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-v2

Design drawings must be submitted and approved as a Condition Endorsement prior to any approval under the *Building Act 2016*, excluding for demolition, excavation and works up to the ground floor slab. The design drawings 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 (i.e. light poles, pits, awnings) at or near the proposed driveway crossover;
3. Be designed for the expected vehicle loadings. A structural certificate to note that driveway is suitable for heavy vehicle loadings;
4. 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. Show that vehicular sight lines are met as per AS/NZS 2890.1 2004;

7. Show replacement of the footpath for the full width of the lot frontage;
8. Show the existing redundant driveway crossover as being removed and reinstated in accordance with TSD-R15-v1; and
9. Be prepared and certified by a suitable qualified person, to satisfy the above requirements.

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

Advice:

This condition requires further information to be submitted as a Condition Endorsement. Refer to the Condition Endorsement advice at the end of this permit.

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

Reason for condition

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

ENV 2

Sediment and erosion control measures, sufficient to prevent sediment leaving the site and in accordance with an approved soil and water management plan (SWMP), must be installed prior to the commencement of work and maintained until such time as all disturbed areas have been stabilised and/or restored or sealed to the Council's satisfaction.

A SWMP must be submitted prior to the issue of any approval under the *Building Act 2016* or the commencement of work, whichever occurs first. The SWMP must be prepared in accordance with the Soil and Water Management on Building and Construction Sites fact sheets (Derwent Estuary Program, 2008), available [here](#).

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

Advice:

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

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

Reason for condition

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

HER 9

All construction documentation must contain protocols and recommendations for all contractors working in close proximity to the stone wall along the boundary of 126 Murray Street to be familiar with the heritage values of the heritage listed site and for the need to protect the wall at all costs whilst undertaking the proposed works to upgrade infrastructure. Prior to the commencement of works (including demolition and excavation), all workers and managers must be briefed on the importance of the cultural heritage values of the site as part of a site induction. This must be undertaken by a suitably qualified heritage practitioner. Documents containing protocols for the protection of the wall must be submitted and approved as a Condition Endorsement, prior to the issuing of any approval under the *Building Act 2016* or commencement of works (whichever occurs first).

Advice:

This condition requires further information to be submitted as a Condition Endorsement. Refer to the Condition Endorsement advice at the end of this permit.

Reason for condition -

To ensure that there is no loss or damage to the heritage values or fabric of the neighbouring site.

HER 6

All onsite excavation and disturbance within the area identified as being of moderate archaeological potential within Fig.23 of the Statement of Archaeological Potential produced by Austral Tasmania, dated 30 July 2018 must be monitored by a suitably qualified archaeologist. Should any features or deposits of an archaeological nature be discovered on the site during excavation or disturbance:

1. All excavation and/or disturbance must stop immediately; and
2. A qualified archaeologist must provide advice and assessment of the features and/or deposits discovered and make recommendations on further excavation and/or disturbance; and

3. All and any recommendations made by the archaeologist engaged in accordance with (2) above must be complied with in full; and
4. All features and/or deposits discovered must be reported to the Council with 3 days of the discovery; and
5. A copy of the archaeologist's advice, assessment and recommendations obtained in accordance with paragraph (2) above must be provided to Council within 10 days of receipt of the advice, assessment and recommendations.

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

Reason for condition

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

ENVHE 1

Recommendations in the 'Limited Sampling Assessment' report dated 17 December 2020 prepared by GHD must be implemented.

Reason for condition

To ensure that the risk to future occupants of the building remain low and acceptable.

ENVHE 2

A contamination Environmental Site Assessment report prepared by a suitably qualified and experienced person in accordance with the procedures and practices detailed in the National Environment Protection (Assessment of Site Contamination) Measure 1999 (NEPM) as amended 2013 must be submitted to council following demolition of structures and prior to commencement of work in order to confirm the findings of the 'Limited Sampling Assessment' dated 17 December prepared by GHD.

Demolition works must be undertaken in accordance with a Construction Environmental Management Plan including detailed soil and water management plan, testing and offsite disposal plan, in order to avoid risks to human health and the environment.

Reason for condition

To determine the level of site contamination, and to identify any recommended remediation/management practices/safeguards which need to be followed/put in place during any excavations/ground disturbance on, or for use of the site, to provide for a safe living environment.

ADVICE

BICYCLE PARKING

The applicant is encouraged to consider making the bicycle parking to be wider than the conventional spacing, to enable convenient access for people with heavier bikes, such as e-bikes. Consideration should also be given to providing charging points for e-bikes close to the bicycle parking location.

ADVICE

STREET TREES

The applicant is encouraged to consider whether it is possible in discussion with relevant City of Hobart divisions and other service providers to also plant street tree(s) in the Bathurst Street road reservation in order to satisfy clause 22.4.1 P3.2 of the Hobart Interim Planning Scheme 2015 in respect of the provision of civic amenities. Advice may be provided by the Open Space Planning team at the Council, who may be contacted on 6238 2711. Other approvals may be required in order to do so and any proposed plantings should be reviewed by the Development Engineering unit in City Planning, to ensure that the street trees do not compromise sight-lines.

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

If any condition requires that further documents are submitted and approved, you will need to submit the relevant documentation to satisfy the condition via the Condition Endorsement Submission on Council's [online services e-planning portal](#). Detailed instructions can be found [here](#).

A fee of 2% of the value of the works for new public assets (stormwater infrastructure, roads and related assets) will apply for the condition endorsement application.

Once approved, the Council will respond to you via email that the condition has been endorsed (satisfied).

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.

BUILDING PERMIT

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

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

PLUMBING PERMIT

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

BUILDING OVER AN EASEMENT

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

PERMIT TO CONSTRUCT PUBLIC INFRASTRUCTURE

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

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 DRAINS

Council records suggest third-party or shared private pipes pass along the Right of Way. The design of works (including altered levels in the RoW) must provide protection for any third-party or shared private pipes passing through the Lot. You may need separate consent from Council's Building and Compliance unit under section 73 of the *Building Act 2016*.

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.

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 City Mobility Unit on 6238 2804.

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.

STORMWATER / ROADS / ACCESS

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

RIGHT OF WAY

The private right of way must not be reduced, restricted or impeded in any way, and all beneficiaries must have complete and unrestricted access at all times.

You should inform yourself as to your rights and responsibilities in respect to the private right of way particularly reducing, restricting or impeding the right during and after construction.

WORK PLACE HEALTH AND SAFETY

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

PROTECTING THE ENVIRONMENT

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

LEVEL 1 ACTIVITIES

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

NOISE REGULATIONS

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

WASTE DISPOSAL

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

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

FEES AND CHARGES

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

DIAL BEFORE YOU DIG

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

BURNET
HARVEY

That the recommendation be adopted.

AMENDMENT

EWIN
SEXTON

That the inclusion of at least one parking space for motorcycle parking be included as an advice clause.

AMENDMENT CARRIED

VOTING RECORD

AYES

NOES

Lord Mayor Reynolds
Deputy Lord Mayor Burnet
Zucco
Briscoe
Sexton
Thomas
Harvey
Dutta
Ewin
Sherlock

SUBSTANTIVE MOTION CARRIED

VOTING RECORD

AYES

NOES

Lord Mayor Reynolds
Deputy Lord Mayor Burnet
Zucco
Briscoe
Sexton
Thomas
Harvey
Dutta
Ewin
Sherlock

COUNCIL RESOLUTION:

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for partial demolition, alterations and new building for visitor accommodation, hotel industry and food services, at 125 Bathurst Street, Hobart for the reasons outlined in the officer's report attached to supplementary item 12 of the Open City Planning Committee agenda of 19 April 2021 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-20-532 - 125 BATHURST STREET 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 2020/01267-HCC dated 23/12/2020 as attached to the permit.

Reason for condition

To clarify the scope of the permit.

PLN s1

The palette of exterior colours and materials must be provided.

Prior to the issue of any approval under the *Building Act 2016* (excluding for demolition, excavation and works up to the ground floor slab), revised plans, and montages and samples where appropriate, must be submitted and approved as a Condition Endorsement to the satisfaction of the Director City Planning showing exterior colours and materials in accordance with the above requirement.

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

Advice:

This condition requires further information to be submitted as a Condition Endorsement. Refer to the Condition Endorsement advice at the end of this permit.

Reason for condition

In the interest of the streetscape and townscape values of the surrounding area.

PLN s2

Public artwork must be implemented on site prior to first use of the building. Prior to the issue of any approval under the *Building Act 2016* (excluding for demolition, excavation and works up to the ground floor slab), details of the public artwork must be submitted and approved as a Condition Endorsement, to the satisfaction of the Council's Director City Planning. The details must include, but are not limited to, the following:

- Plans and other associated and relevant documentation demonstrating what the artwork will be, and where it will be located, which are substantially in accordance with the Final Planning Documents. Demonstrating that the artwork has a minimum value of 1% of the construction cost (equivalent to \$170,000 based the value provided in the 'Estimated cost of development' section of the planning application form).
- Identifying the procurement process, and specifying the artist/artists selected.
- Setting out how the project will be managed, including details of installation oversight.
- All work required by this condition must be in accordance with the approved details.

Advice:

For further advice in relation to the acceptable provision of public art you are encouraged to contact Council's Public Art team on 6238 2494.

This condition requires further information to be submitted as a Condition Endorsement. Refer to the Condition Endorsement advice at the end of this permit.

Reason for condition

To provide civic amenity

PLN s3

A landscape plan must be prepared for the soft and hard landscaping of the forecourt, rooftop terraces and parapet perimeter planting, by a suitably qualified landscape designer.

Prior to the issue of any approval under the *Building Act 2016* (excluding for demolition, excavation and works up to the ground floor slab), revised plans must be submitted and approved to the satisfaction of the Director City Planning in accordance with the above requirement.

All work required by this condition must be undertaken in accordance with the approved revised plans. Prior to occupancy, confirmation from the landscape architect who prepared the approved landscaping plan that the all landscaping works required by this condition have been implemented, must be submitted to the satisfaction of the Directory City Planning.

Advice:

This condition requires further information to be submitted as a Condition Endorsement. Refer to the Condition Endorsement advice at the end of this permit.

Reason for condition

In the interest of the amenity of the spaces, streetscape and townscape values of the surrounding area.

PLN s4

Prior to the issue of any approval under the *Building Act 2016* (excluding for demolition, excavation and works up to the ground floor slab), details must be submitted and approved as a Condition Endorsement demonstrating that internal noise levels will be in accordance with relevant Australian Standards for acoustics control (*AS 3671:1989 – Road Traffic Noise Intrusion (Building Siting and Construction)* and *AS 2107:2016 – Acoustics (Recommended Design Sound Levels and Reverberation Times for Building Interiors)*).

Reason for condition

To ensure that buildings for visitor accommodation uses provide reasonable levels of amenity.

ENG 12

A construction waste management plan must be implemented throughout construction.

A construction waste management plan must be submitted and approved as a Condition Endorsement, prior to the issue of any approvals under the *Building Act 2016*. The construction waste management plan must include:

- Provisions for commercial waste services for the handling, storage, transport and disposal of post-construction solid waste and recycle bins from the development; and
- Provisions for the handling, transport and disposal of demolition material, including any contaminated waste and recycling opportunities, to satisfy the above requirement.

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

Advice:

This condition requires further information to be submitted as a Condition Endorsement. Refer to the Condition Endorsement advice at the end of this permit.

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.

ENG sw1

All stormwater from the proposed development site (including but not limited to: roofed areas, 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).

All stormwater which can drain via gravity must do so.

Reason for condition

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

ENG sw4

The new stormwater connection must be constructed, and any existing redundant connections be abandoned and sealed. The connection works must be done by Council at the owner's expense prior to the issue of any completion.

Detailed engineering drawings must be submitted and approved, prior to commencement of work or issue of any consent under the *Building Act 2016* (whichever occurs first), excluding for demolition, excavation and works up to the ground floor slab. The detailed engineering drawings must include:

1. the location of the proposed connections and all existing connections (including any shared connections);
2. the location of any existing third-party or shared private pipes passing through the Lot, and any works affecting them.
3. the size and design of the connection such that it is appropriate to safely service the development;
4. long-sections of the proposed connection clearly showing clearances from any nearby services, cover, size, material and delineation of public and private infrastructure. Connections must be free-flowing gravity.

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

Advice:

A single connection for the property is generally required under the Urban Drainage Act 2013 - an exception may be made for any existing connection servicing the third-party or shared stormwater passing through the site.

Once approved the applicant will need to submit an [application for a new stormwater connection](#) with Council's City Amenity Division. Should the applicant wish to have their contractor install the connection, an [Application to Construct Public Infrastructure](#) is required.

The stormwater service connection may be required to have been approved prior to any plumbing permits being issued for private plumbing works.

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 commencement of use.

A stormwater management report and design must be submitted and approved as a Condition Endorsement, prior to commencement of work or issue of any consent under the *Building Act 2016* (whichever occurs first), excluding for demolition, excavation and works up to the ground floor slab. The stormwater management report and design must:

1. be prepared by a suitably qualified engineer;
2. include detailed design of the proposed treatment train, including estimations of contaminant removal compared to the State Stormwater Strategy targets. Treatment from the carparking must target hydrocarbons and fine sediments;
3. 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:

This condition requires further information to be submitted as a Condition Endorsement. Refer to the Condition Endorsement advice at the end of this permit.

Reason for condition

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

ENG 13

An ongoing waste management plan for all commercial and domestic waste and recycling must be implemented post construction.

A waste management plan must be submitted and approved, prior to the issue of any approvals under the *Building Act 2016*, excluding for demolition, excavation and works up to the ground floor slab. The waste management plan must include provisions for commercial waste services for the handling, storage, transport and disposal of domestic and commercial waste and recycle bins from the development.

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

Reason for condition

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

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 commencement work (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 superintendent, or the like, to advise the Council of the progress of works in relation to the traffic and parking management with regular meetings during the works.

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

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 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/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.

Reason for condition

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

ENG 3b

The access driveway, circulation roadways, ramps and parking module (parking spaces, aisles and manoeuvring area) design must be submitted and approved as a Condition Endorsement, prior to the issuing of any approval under the *Building Act 2016*, excluding for demolition, excavation and works up to the ground floor slab.

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

1. Be prepared and certified by a suitably qualified engineer;
2. Be generally in accordance with the Australian Standard AS/NZS 2890.1:2004;
3. Include a speed hump and conflict avoidance camera system as recommended in the Midson Traffic Pty Ltd traffic impact assessment endorsed by this permit;
4. Include signs each side of the driveway entry/exit (adjacent to, and 2m above the pedestrian path in Bathurst Street) with the text 'caution - vehicles exiting' clearly displayed;
5. Where the design deviates from AS/NZS 2890.1:2004 the designer must demonstrate that the design will provide a safe and efficient access, and enable safe, easy and efficient use; and
6. Show dimensions, levels, gradients and transitions, and other details as Council deem necessary to satisfy the above requirement.

Advice:

This condition requires further information to be submitted as a Condition Endorsement. Refer to the Condition Endorsement advice at the end of this permit.

Reason for condition

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

ENG 3c

The access driveway, circulation roadways, ramps and parking module (parking spaces, aisles and manoeuvring area) must be constructed in accordance with the design drawings approved by Condition ENG 3b.

Prior to the commencement of use, 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. The certification must include, but not be limited to:

1. Confirmation that all recommendations in the Midson Traffic Pty Ltd traffic impact assessment endorsed by this permit, have been satisfactorily implemented;
2. Confirmation that the car turn-table, car lift, and 7x triple car stackers have been satisfactorily constructed and are fully operational.

Advice:

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

Reason for condition

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

ENG 4

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

Reason for condition

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

ENG 5

The number of car parking spaces approved on the site, for use is twenty- one (21).

All parking spaces must be fully operational prior to the commencement of use.

Reason for condition

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

ENG 5b

The manoeuvring and parking of vehicles in the proposed parking area must be undertaken exclusively by the Hotel's valet service for the duration of the use.

Reason for condition

In the interests of user safety.

ENG 6

All vehicles exiting the development must do so via a left turn only. Prior to the commencement of use a sign clearly stating 'left turn only' must be erected adjacent to the access (on the private side).

Reason for condition

To ensure that access to the site enables safe, easy and efficient use.

ENG 8

The use of the car parking spaces is restricted to User Class 2 (hotel parking) in accordance with Australian Standards AS/NZS 2890.1 2004 Table 1.1.

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.

Any damage must be immediately reported to Council.

A photographic record of the Council's infrastructure adjacent to the subject site must be provided to the Council prior to the issue of any approvals under the *Building Act 2016*.

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 r3

Prior to the commencement of use, the proposed driveway crossover and footpath for the full width of the lot frontage, within the Bathurst Street 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-v2

Design drawings must be submitted and approved as a Condition Endorsement prior to any approval under the *Building Act 2016*, excluding for demolition, excavation and works up to the ground floor slab. The design drawings 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 (i.e. light poles, pits, awnings) at or near the proposed driveway crossover;
3. Be designed for the expected vehicle loadings. A structural certificate to note that driveway is suitable for heavy vehicle loadings;
4. 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. Show that vehicular sight lines are met as per AS/NZS 2890.1 2004;
7. Show replacement of the footpath for the full width of the lot frontage;
8. Show the existing redundant driveway crossover as being removed and reinstated in accordance with TSD-R15-v1; and
9. Be prepared and certified by a suitable qualified person, to satisfy the above requirements.

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

Advice:

This condition requires further information to be submitted as a Condition Endorsement. Refer to the Condition Endorsement advice at the end of this permit.

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

Reason for condition

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

ENV 2

Sediment and erosion control measures, sufficient to prevent sediment leaving the site and in accordance with an approved soil and water management plan (SWMP), must be installed prior to the commencement of work and maintained until such time as all disturbed areas have been stabilised and/or restored or sealed to the Council's satisfaction.

A SWMP must be submitted prior to the issue of any approval under the *Building Act 2016* or the commencement of work, whichever occurs first. The SWMP must be prepared in accordance with the Soil and Water Management on Building and Construction Sites fact sheets (Derwent Estuary Program, 2008), available [here](#).

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

Advice:

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

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

Reason for condition

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

HER 9

All construction documentation must contain protocols and recommendations for all contractors working in close proximity to the stone wall along the boundary of 126 Murray Street to be familiar with the heritage values of the heritage listed site and for the need to protect the wall at all costs whilst undertaking the proposed works to upgrade infrastructure. Prior to the commencement of works (including demolition and excavation), all workers and managers must be briefed on the importance of the cultural heritage values of the site as part of a site induction. This must be undertaken by a suitably qualified heritage practitioner. Documents containing protocols for the protection of the wall must be submitted and approved as a Condition Endorsement, prior to the issuing of any approval under the *Building Act 2016* or commencement of works (whichever occurs first).

Advice:

This condition requires further information to be submitted as a Condition Endorsement. Refer to the Condition Endorsement advice at the end of this permit.

Reason for condition -

To ensure that there is no loss or damage to the heritage values or fabric of the neighbouring site.

HER 6

All onsite excavation and disturbance within the area identified as being of moderate archaeological potential within Fig.23 of the Statement of Archaeological Potential produced by Austral Tasmania, dated 30 July 2018 must be monitored by a suitably qualified archaeologist. Should any features or deposits of an archaeological nature be discovered on the site during excavation or disturbance:

1. All excavation and/or disturbance must stop immediately; and
2. A qualified archaeologist must provide advice and assessment of the features and/or deposits discovered and make recommendations on further excavation and/or disturbance; and
3. All and any recommendations made by the archaeologist engaged in accordance with (2) above must be complied with in full; and
4. All features and/or deposits discovered must be reported to the Council with 3 days of the discovery; and
5. A copy of the archaeologist's advice, assessment and recommendations obtained in accordance with paragraph (2) above must be provided to Council within 10 days of receipt of the advice, assessment and recommendations.

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

Reason for condition

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

ENVHE 1

Recommendations in the 'Limited Sampling Assessment' report dated 17 December 2020 prepared by GHD must be implemented.

Reason for condition

To ensure that the risk to future occupants of the building remain low and acceptable.

ENVHE 2

A contamination Environmental Site Assessment report prepared by a suitably qualified and experienced person in accordance with the procedures and practices detailed in the National Environment Protection (Assessment of Site Contamination) Measure 1999 (NEPM) as amended 2013 must be submitted to council following demolition of structures and prior to commencement of work in order to confirm the findings of the 'Limited Sampling Assessment' dated 17 December prepared by GHD.

Demolition works must be undertaken in accordance with a Construction Environmental Management Plan including detailed soil and water management plan, testing and offsite disposal plan, in order to avoid risks to human health and the environment.

Reason for condition

To determine the level of site contamination, and to identify any recommended remediation/management practices/safeguards which need to be followed/put in place during any excavations/ground disturbance on, or for use of the site, to provide for a safe living environment.

ADVICE

BICYCLE PARKING

The applicant is encouraged to consider making the bicycle parking to be wider than the conventional spacing, to enable convenient access for people with heavier bikes, such as e-bikes. Consideration should also be given to providing charging points for e-bikes close to the bicycle parking location.

ADVICE

MOTORCYCLE PARKING

The applicant is encouraged to give consideration to the inclusion of at least one motorcycle parking space.

ADVICE

STREET TREES

The applicant is encouraged to consider whether it is possible in discussion with relevant City of Hobart divisions and other service providers to also plant street tree(s) in the Bathurst Street road reservation in order to satisfy clause 22.4.1 P3.2 of the Hobart Interim Planning Scheme 2015 in respect of the provision of civic amenities. Advice may be provided by the Open Space Planning team at the Council, who may be contacted on 6238 2711. Other approvals may be required in order to do so and any proposed plantings should be reviewed by the Development Engineering unit in City Planning, to ensure that the street trees do not compromise sight-lines.

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

If any condition requires that further documents are submitted and approved, you will need to submit the relevant documentation to satisfy the condition via the Condition Endorsement Submission on Council's [online services e-planning portal](#). Detailed instructions can be found [here](#).

A fee of 2% of the value of the works for new public assets (stormwater infrastructure, roads and related assets) will apply for the condition endorsement application.

Once approved, the Council will respond to you via email that the condition has been endorsed (satisfied).

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.

BUILDING PERMIT

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

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

PLUMBING PERMIT

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

BUILDING OVER AN EASEMENT

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

PERMIT TO CONSTRUCT PUBLIC INFRASTRUCTURE

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

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 DRAINS

Council records suggest third-party or shared private pipes pass along the Right of Way. The design of works (including altered levels in the RoW) must provide protection for any third-party or shared private pipes passing through the Lot. You may need separate consent from Council's Building and Compliance unit under section 73 of the *Building Act 2016*.

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.

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 City Mobility Unit on 6238 2804.

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.

STORMWATER / ROADS / ACCESS

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

RIGHT OF WAY

The private right of way must not be reduced, restricted or impeded in any way, and all beneficiaries must have complete and unrestricted access at all times.

You should inform yourself as to your rights and responsibilities in respect to the private right of way particularly reducing, restricting or impeding the right during and after construction.

WORK PLACE HEALTH AND SAFETY

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

PROTECTING THE ENVIRONMENT

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

LEVEL 1 ACTIVITIES

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

NOISE REGULATIONS

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

WASTE DISPOSAL

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

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

FEES AND CHARGES

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

DIAL BEFORE YOU DIG

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

9.4 19 Ridgeway Road, Ridgeway - Partial Demolition, Alterations, Extension, Carport and Front Fencing PLN-20-574 File Ref: F21/33893

Ref: Special Open [CPC 3.1.1](#), 26/04/2021

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for partial demolition, alterations, extension, carport and front fencing at 19 Ridgeway Road, Ridgeway TAS 7054 for the reasons outlined in the officer's report attached to item 3.1.1 of the Special City Planning Committee agenda of 26 April 2021 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-20-574 - 19 RIDGEWAY ROAD RIDGEWAY TAS 7054 - Final Planning Documents except where modified below.

Reason for condition

To clarify the scope of the permit.

PLN 9

The front fence along the front boundary must be no more than 1.5 metres in height above natural ground level and of muted colour scheme in order to avoid adverse impact on the visual amenity of the site and surroundings.

Prior to the issue of any approval under the *Building Act 2016*, revised plans must be submitted and approved as a Condition Endorsement showing the front fence in accordance with the above requirement.

Advice:

This condition requires further information to be submitted as a Condition Endorsement. Refer to the Condition Endorsement advice at the end of this permit.

Reason for condition

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

PLN 11

A plan showing the palette of exterior colours and materials must be prepared.

Prior to the issue of any approval under the *Building Act 2016* (excluding for demolition) or the commencement of work on the site (whichever occurs first), the plan showing exterior colours and materials must be submitted and approved. Samples and revised montages may be required to be submitted in support of the proposed plan.

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

Advice

The applicant is encouraged to consider options other than black for that part of the development which faces 56 Hall Street, Ridgeway.

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).

Any private or private shared stormwater system passing through third-party land must have sufficient receiving capacity.

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.

SW 9

Prior to occupancy or the commencement of the approved use (whichever occurs first), stormwater detention for stormwater discharges from the development must be installed.

A stormwater management report and design must be submitted and approved as a Condition Endorsement, prior to the issue of any approval under the *Building Act 2016* or the commencement of work on the site (whichever occurs first). The stormwater management report and design must be prepared by a suitably qualified engineer and must:

1. include detailed design and supporting calculations of the detention tank showing:

1. detention tank sizing such that there is no increase in flows from the developed site up to 5% AEP event and no worsening of flooding;
 2. the layout, the inlet and outlet (including long section), outlet size, overflow mechanism and invert level;
 3. the discharge rates and emptying times; and
 4. all assumptions must be clearly stated;
2. include a supporting maintenance plan, which specifies the required 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:

This condition requires further information to be submitted as a Condition Endorsement. Refer to the Condition Endorsement advice at the end of this permit.

ENG 3a

The access driveway, and parking module (parking spaces, 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 enables safe, easy and efficient use.

Reason for condition

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

ENG 3b

The access driveway design must be submitted and approved as a Condition Endorsement, prior to the commencement of work, or issuing of any approval under the *Building Act 2016*, whichever occurs first.

The access driveway design must:

1. Be prepared and certified by a suitably qualified engineer,
2. Be generally in accordance with the Australian Standard AS/NZS2890.1:2004,
3. Where the design deviates from AS/NZS2890.1:2004 the designer must demonstrate that the design will provide a safe and efficient access, and enable safe, easy and efficient use, and
4. Show other details as Council deem necessary to satisfy the above requirement.

Advice:

This condition requires further information to be submitted as a Condition Endorsement. Refer to the Condition Endorsement advice at the end of this permit.

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 approved by this permit must be in part (see Advice) 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.

Advice:

This condition will be considered satisfied if the following is undertaken:

A sealed driveway from the edge of the road pavement of Ridgeway Road to the property boundary (approximately 8 metres) extending a further five metres into the property is to be constructed and the remainder of the driveway access and carparking areas are to be gravel.

Reason for condition

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

ENG 1

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

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

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

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

Reason for condition

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

ENG r3

Prior to the commencement of use, the proposed driveway crossover, between 19 Ridgeway Road and the Council highway reservation, must be designed and constructed in accordance with:

- Rural – TSD-R04-v1 – Rural Roads Typical Driveway Profile and TSD R03-v1 Rural Roads Typical Property Access
- Or a Council City Infrastructure Division approved alternate design.

Design drawings must be submitted and approved as a Condition Endorsement prior to any approval under the *Building Act 2016*. 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 (i.e. light poles, pits, awnings) at or near the proposed driveway crossover.
3. Be designed for the expected vehicle loadings. A structural certificate to note that driveway is suitable for heavy vehicle loadings.
4. If the design deviates from the requirements of the TSD then the drawings must demonstrate that a B85 vehicle or B99 depending on use (AS/NZS 2890.1 2004, section 2.6.2) can access the driveway from the road pavement into the property without scraping the cars underside.
5. 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:

This condition requires further information to be submitted as a Condition Endorsement. Refer to the Condition Endorsement advice at the end of this permit.

Reason for condition

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

ENV 9

No development is to occur south of the southern edge of the car port, extension and shed (including the concrete driveway), apart from the hinged access gate shown on Strategy Diagram revision H.

Reason for condition

To ensure the development does not result in unnecessary or unacceptable loss of priority biodiversity values

ENV 10

An approved Tree Protection Plan must be implemented and complied with.

Prior to the commencement of work and prior to the granting of building consent, a Tree Protection Plan must be submitted and approved.

The Tree Protection Plan must:

- be prepared by a suitably qualified person (e.g. an experienced and qualified arboriculturalist or arborist);
- specify measures to be implemented during construction works to minimise the risk of damage to the trees adjacent the southern boundary, including impacts to tree protection zones as determined using AS4970: Protection of trees on construction sites;
- include areas to be excluded from all works, traffic, storage etc.; and

- include specifications for fencing or suitable barriers to delineate exclusion areas and appropriate signage.

Reason for condition

To ensure the development does not result in unnecessary or unacceptable loss of priority biodiversity values

ENV 2

Sediment and erosion control measures, in accordance with an approved soil and water management plan (SWMP), must be installed prior to the commencement of work and maintained until such time as all disturbed areas have been stabilised and/or restored or sealed to the Council's satisfaction.

A SWMP must be submitted as a Condition Endorsement prior to the issue of any approval under the *Building Act 2016* or the commencement of work, whichever occurs first. The SWMP must be prepared in accordance with the Soil and Water Management on Building and Construction Sites fact sheets (Derwent Estuary Program, 2008), available [here](#).

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

Advice:

This condition requires further information to be submitted as a Condition Endorsement. Refer to the Condition Endorsement advice at the end of this permit.

Reason for condition

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

ADVICE

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

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

CONDITION ENDORSEMENT

If any condition requires that further documents are submitted and approved, you will need to submit the relevant documentation to satisfy the condition via the Condition Endorsement Submission on Council's [online services e-planning portal](#). Detailed instructions can be found [here](#).

A fee of 2% of the value of the works for new public assets (stormwater infrastructure, roads and related assets) will apply for the condition endorsement application.

Once approved, the Council will respond to you via email that the condition has been endorsed (satisfied).

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.

BUILDING PERMIT

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

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

PLUMBING PERMIT

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

OCCUPATION OF THE PUBLIC HIGHWAY

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

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.

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.

BURNET
THOMAS

That the recommendation be adopted.

MOTION CARRIED

VOTING RECORD

AYES

Deputy Lord Mayor Burnet
Zucco
Briscoe
Sexton
Thomas
Harvey
Dutta
Ewin
Sherlock

NOES

Lord Mayor Reynolds

10. Planning Statistics - 1 March 2021 - 31 March 2021

File Ref: F21/30878

Ref: Open [CPC 8.1](#), 19/04/2021

That the planning statistical report of the Director City Planning be received and noted:

1. During the period 1 March 2021 to 31 March 2021, 82 permits were issued to the value of \$80,184,807 which included:
 - (i) 36 extensions/alterations to dwellings to the value of \$5,555,250;
 - (ii) 15 extensions/alterations to commercial properties to the value of \$8,863,075;
 - (iii) 8 new single dwellings to the value of \$3,969,482;
 - (iv) 9 multiple dwellings to the value of \$2,470,000;
 - (v) 2 major project:
 - (a) 46 New Town Road, New Town - Demolition, New Building for Hospital Services, Business and Professional Services, and General Retail and Hire, Signage, and Associated Works - \$60,000,000;
 - (b) 10 Edward Street (Also known as 2 Edward Street), Glebe - Partial Demolition, Alterations and Change of Use to Educational and Occasional Care - \$5,500,000
2. During the period 1 March 2020 to 31 March 2020, 71 permits were issued to the value of \$14,000,573 which included:
 - (i) 35 extensions/alterations to dwellings to the value of \$6,349,134;
 - (ii) 6 extensions/alterations to commercial properties to the value of \$671,050;
 - (iii) 11 new single dwellings to the value of \$3,298,388;
 - (iv) 17 multiple dwellings to the value of \$4,799,500;

- (vi) 1 major project:
 - (a) 9 Star Street, Sandy Bay - 12 Multiple Dwellings, Associated Hydraulic Infrastructure, Road Works (Extension to Star Street), Works in Road Reserve (Star Street and Jersey Street) - \$3,800,000;

This report includes permits issued, exempt and no permit required developments.

BURNET
HARVEY

That the recommendation be adopted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Lord Mayor Reynolds
Deputy Lord Mayor Burnet
Zucco
Briscoe
Sexton
Thomas
Harvey
Dutta
Ewin
Sherlock

11. Building Statistics - 1 March 2021 - 31 March 2021
File Ref: F21/30902

Ref: Open [CPC 8.2](#), 19/04/2021

That the building statistical report of the Director City Planning be received and noted:

- 1. During the period 1 March 2021 to 31 March 2021, 68 permits were issued to the value of \$26,243,586 which included:
 - (i) 42 for extensions/alterations to dwellings to the value of \$5,359,380;

- (ii) 8 new dwellings to the value of \$5,359,380; and
 - (iii) 3 major projects:
 - (a) 40 Melville Street, Hobart - Commercial Internal Alterations - \$5,614,500;
 - (b) 23 Commercial Road, North Hobart - New Commercial Building - \$3,500,000;
 - (c) 284A-284B Argyle Street, North Hobart - Commercial Internal Alterations - \$2,000,000;
2. During the period 1 March 2020 to 31 March 2020, 42 permits were issued to the value of \$20,356,410 which included:
- (i) 21 for extensions/alterations to dwellings to the value of \$3,214,700
 - (ii) 12 new dwellings to the value of \$4,141,395; and
 - (iii) 3 major projects:
 - (a) 254-286 Liverpool Street, Hobart - Commercial Internal Alterations - \$4,200,000;
 - (b) 109-113 Liverpool Street, Hobart - Commercial Internal Alterations - \$2,800,000;
 - (c) 39-41 Davey Street, Hobart - Commercial Internal Alterations - \$2,159,315
3. In the twelve months ending March 2021, 630 permits were issued to the value of \$182,055,284 and
4. In the twelve months ending March 2020, 587 permits were issued to the value of \$250,179,330.

BURNET
SHERLOCK

That the recommendation be adopted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Lord Mayor Reynolds
Deputy Lord Mayor Burnet
Zucco
Briscoe
Sexton
Thomas
Harvey
Dutta
Ewin
Sherlock

FINANCE AND GOVERNANCE COMMITTEE

12. Youth ARC - Dance Studio and Office/Meeting Room Lease - Expression of Interest Process
File Ref: F20/118050

Ref: Open [FGC 6.1](#), 20/04/2021

- That: 1. The Council approve the commencement of an Expression of Interest process to identify a new tenant for the upper level of the Youth ARC facility (also known as the City Hall Supper Room) for a two-year lease period.
2. A further report detailing the outcomes of the Expression of Interest process be presented to the Council in due course.

ZUCCO
SEXTON

That the recommendation be adopted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Lord Mayor Reynolds
Deputy Lord Mayor Burnet
Zucco
Briscoe
Sexton
Thomas
Harvey
Dutta
Ewin
Sherlock

13. Local Government Association of Tasmania General Meeting - Call for Motions

File Ref: F21/25922

Ref: Open [FGC 6.2](#), 20/04/2021

That: 1. The Council endorse the following motion to be submitted to the Local Government Association of Tasmania (LGAT) August 2021 General Meeting:

- a. That LGAT calls on the State Government to commission Equal Opportunity Tasmania to undertake a review of the workplace health and safety of the Local Government sector for elected representatives.

Noting that:

- In 2019, in response to several resignations by young women in Local Government, LGAT conducted a survey for elected members about bullying and harassment online. One third of elected members responded and 60% reporting that they have experienced bullying and harassment and were not clear of their legal protections in terms of workplace safety.
 - In 2021 more than 40 Tasmanian local government representatives from 16 Councils signed a joint statement expressing concern about workplace culture, particularly for women in Local Government.
 - The workplace health and safety of the Tasmanian Parliament will be the subject of an Inquiry by Equal Opportunity Tasmania and the Victorian Auditor General recently completed an Inquiry into sexual harassment in Local Government.
2. That the Council determine whether it wishes to submit any further motions to the Local Government Association of Tasmania's (LGAT) August 2021 General Meeting.

ZUCCO

SHERLOCK

That the recommendation be adopted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Lord Mayor Reynolds
Deputy Lord Mayor Burnet
Zucco
Briscoe
Sexton
Thomas
Harvey
Dutta
Ewin
Sherlock

14. Council Policy Manual Review April 2021
File Ref: F21/31433; 18/17

Ref: Open [FGC 6.3](#), 20/04/2021

That the Council Policies marked as Appendices 1 to 20 as shown in Attachment A to item 6.3 of the Open Finance and Governance Committee agenda of 20 April 2021, excluding:

- (i) Leases to Non-profit Organisations policy (Appendix 1)
- (ii) Residential Parking Permit in Non-Metered Areas policy (Appendix 9)
- (iii) Elected Member Development and Support policy (Appendix 12).

be endorsed.

ZUCCO
THOMAS

That the recommendation be adopted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Lord Mayor Reynolds
Deputy Lord Mayor Burnet
Zucco
Briscoe
Sexton
Thomas
Harvey
Dutta
Ewin
Sherlock

PARKS AND RECREATION COMMITTEE

15. Draft City of Hobart Bushfire Management Strategy - Endorsement for Community Engagement
File Ref: F20/114361

Ref: Open [PRC 6.2](#), 22/04/2021

That: 1. The Draft City of Hobart Bushfire Management Strategy (version 6, April 2021) marked as Attachment A to item 6.1 of the Open Parks and Recreation Committee agenda of 22 April 2021, be endorsed for public release for community engagement.

2. The draft Strategy include a table which identifies external funding opportunities that the City might pursue, together with suggested actions partner organisations and government agencies could undertake to help with the implementation of the Strategy.
 - (i) A report be provided at the appropriate time following feedback received from the external parties.
3. A further report be provided to the Council following the community engagement for approval of the Strategy.

BRISCOE
SHERLOCK

That the recommendation be adopted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Lord Mayor Reynolds
Deputy Lord Mayor Burnet
Zucco
Briscoe
Sexton
Thomas
Harvey
Dutta
Ewin
Sherlock

16. CLOSED PORTION OF THE MEETING

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
- Proposal for the Council to dispose of land
- Commercial information of a confidential nature.

The following items were discussed:-

- | | |
|------------|---|
| 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 |
| Item No. 6 | Giblin Street Quarry, Lenah Valley - Deputation
LG(MP)R 15(2)(f) |
| Item No. 7 | Sandy Bay Bathing Pavilion
LG(MP)R 15(2)(c)(i) |
| Item No. 8 | 24 Gregson Avenue, New Town - Proposed Transfer of
Additional Crown Land
LG(MP)R 15(2)(f) |

SEXTON
THOMAS

That the recommendation be adopted.

MOTION CARRIED BY
ABSOLUTE MAJORITY

VOTING RECORD

AYES	NOES
Lord Mayor Reynolds	
Deputy Lord Mayor Burnet	
Zucco	
Briscoe	
Sexton	
Thomas	
Harvey	
Dutta	
Ewin	
Sherlock	

There being no further business the Open portion of the meeting closed at 5.46 pm.

TAKEN AS READ AND SIGNED AS A
CORRECT RECORD THIS
10TH DAY OF MAY 2021.

CHAIRMAN