



CITY OF HOBART

# **MINUTES**

## **City Planning Committee Meeting**

**Open Portion**

**Tuesday, 26 April 2022 at 5:00pm  
Council Chamber, Town Hall**

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## ORDER OF BUSINESS

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**City Planning Committee Meeting (Open Portion) held on Tuesday, 26 April 2022 at 5:00 pm in the Council Chamber, Town Hall.**

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

The title Chief Executive Officer is a term of reference for the General Manager as appointed by Council pursuant s.61 of the *Local Government Act 1993* (Tas).

**COMMITTEE MEMBERS**

Deputy Lord Mayor Councillor H Burnet  
(Chairman)  
Alderman J R Briscoe  
Councillor W F Harvey  
Alderman S Behrakis  
Councillor M Dutta  
Councillor W Coats

**NON-MEMBERS**

Lord Mayor Councillor A M Reynolds  
Alderman M Zucco  
Alderman Dr P T Sexton  
Alderman D C Thomas  
Councillor J Fox  
Councillor Dr Z Sherlock

**PRESENT:** The Deputy Lord Mayor Councillor H Burnet, Alderman J R Briscoe, Councillor W F Harvey, Alderman S Behrakis and Councillor M Dutta.

Alderman Behrakis left the meeting at 6.02pm, returning at 6.03pm.

**APOLOGIES:** Councillor W Coats

**LEAVE OF ABSENCE:** Nil.

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

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No Elected Members were co-opted to the Committee.

**2. CONFIRMATION OF MINUTES**

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DUTTA

The minutes of the Open Portion of the City Planning Committee meeting held on [Monday, 4 April 2022](#), be confirmed as an accurate record.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Deputy Lord Mayor Burnet  
Briscoe  
Harvey  
Behrakis  
Dutta

The minutes were signed.

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

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

#### **Recommendation**

That the Committee resolve to deal with any supplementary items not appearing on the agenda, as reported by the Chief Executive Officer.

No supplementary items were received.

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

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

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

No interest was indicated.

### **5. TRANSFER OF AGENDA ITEMS**

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Regulation 15 of the *Local Government (Meeting Procedures) Regulations 2015*.

A Committee may close a part of a meeting to the public where a matter to be discussed falls within 15(2) of the above regulations.

In the event that the Committee transfer an item to the closed portion, the reasons for doing so should be stated.

Are there any items which should be transferred from this agenda to the closed portion of the agenda, or from the closed to the open portion of the agenda?

No items were transferred.

## 6. PLANNING AUTHORITY ITEMS - CONSIDERATION OF ITEMS WITH DEPUTATIONS

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In accordance with the requirements of Part 2 Regulation 8(3) of the *Local Government (Meeting Procedures) Regulations 2015*, the Chief Executive Officer is to arrange the agenda so that the planning authority items are sequential.

In accordance with Part 2 Regulation 8(4) of the *Local Government (Meeting Procedures) Regulations 2015*, the Committee by simple majority may change the order of any of the items listed on the agenda, but in the case of planning items they must still be considered sequentially – in other words they still have to be dealt with as a single group on the agenda.

Where deputations are to be received in respect to planning items, past practice has been to move consideration of these items to the beginning of the meeting.

BRISCOE

That in accordance with Regulation 8(4) of the *Local Government (Meeting Procedures) Regulations 2015*, the Committee resolve to deal with any items which have deputations by members of the public regarding any planning matter listed on the agenda, to be taken out of sequence in order to deal with deputations at the beginning of the meeting.

MOTION CARRIED

### VOTING RECORD

AYES	NOES
Deputy Lord Mayor Burnet	
Briscoe	
Harvey	
Behrakis	
Dutta	

## **7. COMMITTEE ACTING AS PLANNING AUTHORITY**

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In accordance with the provisions of Part 2 Regulation 25 of the *Local Government (Meeting Procedures) Regulations 2015*, the intention of the Committee to act as a planning authority pursuant to the *Land Use Planning and Approvals Act 1993* is to be noted.

In accordance with Regulation 25, the Committee will act as a planning authority in respect to those matters appearing under this heading on the agenda, inclusive of any supplementary items.

The Committee is reminded that in order to comply with Regulation 25(2), the Chief Executive Officer is to ensure that the reasons for a decision by a Council or Council Committee acting as a planning authority are recorded in the minutes.

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

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Ms Louise Bloomfield (Confederation of Greater Hobart Business Ltd), Professor Pam Sharpe, Mr Robert Morris-Nunn, and Mr. Michael Bailey (Representors). Mr David Clerk, Mr Frazer Reed, and Ms Penny Ratcliffe (Applicants) addressed the Committee in relation to item 7.1.1

#### **7.1.1 83 Melville Street, 80 Melville Street, Hobart and Adjacent Road Reserve - Partial Demolition, Alterations, Extension, Change of Use to Educational and Occasional Care, and Associated Works in Road Reserve PLN-21-869 - File Ref: F22/35906**

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HARVEY

That the recommendation contained in the report of the Development Appraisal Planner and the Senior Statutory Planner of 20 April 2022, be adopted with the addition of the following advice clauses:

- The Applicant is encouraged to prepare a campus access travel plan to minimise the need for access to the site during peak traffic periods, including by planning lectures and tutorials outside those times and staggering classes times.
- It is noted that the Applicant has committed to work with the City of Hobart to provide additional parking on future development sites.
- It is recommended that each of the car parking spaces are compliant with the Australian Standards for disabled spaces, if possible.

**PROCEDURAL MOTION**

BRISCOE

That the item be deferred until the UTas move to the city has been discussed at the upcoming Public Meeting.

PROCEDURAL  
MOTION LOST

**VOTING RECORD**

AYES	NOES
Briscoe Behrakis	Deputy Lord Mayor Burnet Harvey Dutta

MOTION CARRIED

**VOTING RECORD**

AYES	NOES
Deputy Lord Mayor Burnet Harvey Behrakis Dutta	Briscoe

**COMMITTEE RESOLUTION:**

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for partial demolition alterations, extension, change of use to educational and occasional care, and associated works in road reserve at 83 Melville Street, 80 Melville Street, Hobart TAS 7000 and adjacent road reserve for the reasons outlined in the officer's report attached to item 7.1.1 of the Open City Planning Committee agenda of 26 April 2022 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-21-869 - 83 MELVILLE 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 2022/00056-HCC dated 10/03/2022 as attached to the permit.

Reason for condition

To clarify the scope of the permit.

THC

The use and/or development must comply with the requirements of the Tasmanian Heritage Council as detailed in the Notice of Heritage Decision, THC Works Ref: 6812 dated 20 March 2022, as attached to the permit.

Reason for condition

To clarify the scope of the permit.

PLN s4

Prior to the issue of any approval under the *Building Act 2016*, revised plans must be submitted and approved as a Condition Endorsement showing:

1. Detailed landscaping plan of Brisbane Street laneway, including species and maximum heights of vegetation, to ensure passive surveillance between Brisbane Street and the entrance at the end of the laneway.

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

*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 building design provides for the safety of the public.

ENG 12

A demolition and construction waste management plan must be submitted and approved as a Condition Endorsement, prior to issue of any building approval, or commencement of work, including demolition (whichever occurs first).

The demolition and construction waste management plan submitted for approval must include:

- Provisions for the handling, storage, transport, and disposal, of demolition material including any contaminated waste and recyclables,
- Provisions for the handling, storage, transport, and disposal, of post-construction solid waste and recycle bins from the development, and
- Any other details the Council deem necessary.

The approved demolition and construction waste management plan must be implemented throughout demolition and construction works approved by this permit.

*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 City Resilience Unit regarding reducing, reusing, and recycling materials associated with demolition on the site to minimize 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 (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).

*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 1

Prior to the issue of any approval under the *Building Act 2016* or the commencement of work on the site (whichever occurs first), a pre- construction structural condition assessment and visual record (eg video and photos) of the Hobart City Council's stormwater infrastructure within and adjacent to the proposed development must be submitted to the City of Hobart as a Condition Endorsement.

The condition assessment must include at least:

1. a site plan clearly showing the location of the investigation, with access points and all segments and nodes shown and labelled, with assets found to have a different alignment from that shown on the City of Hobart's plans to be marked on the ground and on the plan;
2. a digital recording of a CCTV inspection and written condition assessment report in accordance with WSA 05-2013 Conduit Inspection Reporting Code of Australia, in a 'Wincan' compatible format; and
3. photos of any existing drainage structures connected to or modified as part of the development.

The pre-construction condition assessment will be relied upon to establish the extent of any damage caused to Hobart City Council's stormwater infrastructure during construction. If the owner/developer fails to provide the City of Hobart with an adequate pre-construction condition assessment then any damage to the City of Hobart's infrastructure identified in the post-construction condition assessment will be the responsibility of the owner/developer.

*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.*

## SW 2

Prior to occupancy or the commencement of the approved use (whichever occurs first), a post-construction structural condition assessment and visual record (eg video and photos) of the existing and new Hobart City Council's stormwater infrastructure within and adjacent to the proposed development, must be submitted to the City of Hobart.

The condition assessment must include at least:

1. a site plan clearly showing the location of the investigation, with access points and all segments and nodes shown and labelled, with assets found to have a different alignment from that shown on the City of Hobart's plans shall be marked on the ground and on the plan;
2. a digital recording of a CCTV inspection and written condition assessment report in accordance with WSA 05-2013 Conduit Inspection Reporting Code of Australia, in a 'Wincan' compatible format; and
3. photos of any existing drainage structures connected to or modified as part of the development.

The pre-construction condition assessment will be relied upon to establish the extent of any damage caused to the Hobart City Council's stormwater infrastructure during construction. If the owner/developer fails to provide the City of Hobart with an adequate pre-construction condition assessment then any damage to the Hobart City Council's infrastructure identified in the post-construction CCTV will be deemed to be the responsibility of the owner/developer.

*Advice:*

*This may be able to be combined with the condition assessments of the new public assets required under the Permit to Construct Public Infrastructure, depending on timing of works.*

SW 3

The proposed works including foundations and overhangs must be designed to ensure the long term protection of and access to the Council's stormwater infrastructure.

A detailed design certified by a suitably qualified engineer must be submitted and approved prior to issue of any consent under *Building Act 2016* / commencement of works (whichever occurs first).

The detailed design must:

- a. Demonstrate how the design will maintain the overland flow path, provide adequate access to the main, impose no additional loads onto the main and that the structure will be fully independent of the main and its trenching.

- b. Include cross-sections clearly showing the relationship both vertically and horizontally between Council's stormwater infrastructure and the proposed works (including footings), and stating the minimum setbacks from the works to the nearest external surface of the main.
- c. Include a long-section of Council's stormwater main clearly showing proposed cover. If the cover is less than 600mm, engineering details and full calculations to relevant Australian standards (including construction traffic loading) must be submitted to demonstrate the mains can withstand the likely forces and will be adequately protected. All assumptions must be stated.
- d. Be certified by a suitably qualified engineer

Prior to issue of any Certificate of Completion a suitably qualified engineer must confirm the installation of the works within two metres of Council's stormwater main / construction of the retaining wall is in accordance with the approved drawings and complies with this condition. Should any remediation works be required, these must be carried out at the developer's cost.

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

*You will need specific permission from Council's Stormwater Unit under s73 of the Building Act 2016 and s13 of the Urban Drainage Act for the final certified detailed design plans.*

SW 5

Construction of the development must not adversely impact the Council's stormwater infrastructure.

A construction management plan (CMP) must be submitted and approved as a Condition Endorsement prior to commencement of works. The CMP must be prepared by a suitably qualified and experienced engineer and must:

1. detail the proposed construction methodology and identify all potential risks to the public assets during construction including but not limited to construction loading, traffic loading, excavation works, footing construction, vibrations, undermining, flood, and environmental harm;

2. provide treatment measures to eliminate or otherwise mitigate to as low as reasonably practicable all identified risks;
3. include a monitoring regime;
4. incorporate the tree protection measures referred to in conditions OPS4 and OPS5;and
5. demonstrates how service to the upstream catchment will be maintained

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

*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.*

SW 6

The new stormwater infrastructure must be designed and constructed prior to occupancy or the commencement of the approved use (whichever occurs first).

Prior to the issuing of any approval under the *Building Act 2016* or commencement of works (whichever occurs first), detailed engineering drawings must be submitted and approved as a Condition Endorsement. The detailed engineering drawings must be certified by a suitably qualified and experienced civil engineer and must:

1. be substantially in accordance with the Local Government Association of Tasmania: Tasmanian Municipal Standard Drawings (May 2020), as varied by the City of Hobart's published departures from those Drawings (available from [here](#)), and the Local Government Association of Tasmania, Tasmanian Subdivision Guidelines (October 2013);
2. clearly distinguish between public and private infrastructure;
3. show in both plan and long-section the final design of the proposed stormwater mains, including but not limited to, connections, flows, velocities, hydraulic grade lines, clearances, cover, gradients, sizing, material, pipe class, adequate working platforms around manholes, easements and inspection openings;
4. The stormwater system (including defined overland flow paths) must cater for all 1% AEP event flows as at 2100 (i.e including climate change loading) from a fully developed catchment. The main itself must be sized to accommodate at least the 5% AEP event flows from a fully-developed catchment;

5. any backflow prevention required must be privately owned and maintained

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

*A Permit to Construct Public Infrastructure will be required. This will include requirements for a maintenance period, bond, and condition assessments.*

SW 9

Prior to occupancy or the commencement of the approved use (whichever occurs first), stormwater pre-treatment 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 person and must:

1. include detailed design of the proposed treatment train, including estimations of contaminant removal sufficient to achieve the stormwater quality and quantity targets in accordance with the State Stormwater Strategy 2010, unless it is not feasible to do so;
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. Council notes and supports the proposed capture and reuse of roofwater.*

SW 11

Measures to adequately convey the overland flow path through the site and mitigate flood risk from the critical 1% AEP at 2100 event must be installed prior to occupancy or issue of any completion (whichever occurs first).

Detailed engineering drawings accompanied with a report must be submitted 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). These must include (but are not limited to):

1. certification from an accredited and qualified structural engineer that all proposed structures within the flood zone are designed to resist inundation, erosion, undermining and likely forces from a flood event (including debris loading);
2. The final building plans must be in general accordance with the submitted details of the JMG "Flood Analysis and Stormwater Report" dated December 2021, and detail the flood mitigation/overland flow path measures.
3. details of management of the flood zone including signage and measures to prevent blockage of the overland flow path (such as bollards, gratings, surface treatment, and restrictions on use of the area including furniture, minor works); This must also clearly address when the building is not occupied.
4. a flood management summary plan from a suitably qualified and experienced expert that outlines the obligations for future property owners to flood and overland flow management, including:
5.
  - a) the flood risk to the site, including depth, extent and hazard ratings for the 1% AEP at 2100 event;
  - b) key assumptions included in the flood modelling and resultant uncertainty in the model results.
  - c) identification of all measures to maintain and maximise the overland flow path through the site and their maintenance;
  - d) identification of all flood management measures and their required maintenance

All work required by this permit must be undertaken and maintained in accordance with the approved detailed drawings and report.

*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 Flood Management Summary Plan is not a Flood Study, but rather a plain English document summarising risk and actions required by a future site manager.*

#### ENG 13

A waste management plan must be submitted and approved as a Condition Endorsement, prior to issue of any building approval, or commencement of work, including demolition (whichever occurs first).

The waste management plan submitted for approval must include;

- Provisions for commercial waste services and facilities for the handling, storage, transport, and disposal of waste generated by the development, and
- Any other details the Council deem necessary.

All works required to satisfy this condition must be undertaken in accordance with the approved waste management plan.

The approved waste management plan must be also be implemented on an ongoing basis post construction, prior to first occupation or commencement of use (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 solid waste management from the site meets the Council's requirements and standards.

#### ENG 2a

Prior to first occupation or commencement of use (whichever occurs first), physical controls (i.e. barriers, wheel stops, kerbs, and other protective devices) must be designed by a suitably qualified person and installed in accordance with the Australian Standard AS/NZS 2890.1:2004. Physical controls designed and installed must contain and limit vehicle travel appropriately, and shall not introduce conflicts with the plans approved by this permit.

*Advice:*

*Any drop heights off trafficable areas as a result of the development, be it for existing or proposed parking areas both within neighbouring/adjacent sites or the subject site, form part of the scope of this condition and as such must be addressed.*

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

Reason for condition

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

ENG 3b

Drawings must be submitted and approved as a Condition Endorsement, prior to the issue of any building approval, or commencement of work (whichever occurs first).

The following aspects of the proposed parking area require further attention:

1. Detailed design of parking bays, including dimensioned commercial vehicle service bay(s), and bays for people with disabilities.

The drawings submitted for approval must:

1. Be prepared and certified by a suitably qualified person,
2. Be in accordance with AS/NZS 2890.1:2004, AS/NZS 2890.2-2002, AS/NZS 2890.6:2009, and related Australian Standards,
3. Where the design deviates from the relevant Australian Standards, the designer must demonstrate the provision of a safe and efficient access, and enable safe, easy and efficient use, and
4. Show dimensions, levels, gradients and transitions, and any other details as Council deem necessary for granting approval.

Prior to first occupation or commencement of use (whichever occurs first), the parking area must be constructed in accordance with the drawings approved by this condition.

Reason for condition

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

ENG 4

Prior to first occupation or commencement of use (whichever occurs first), the parking area approved by this permit must be constructed to a sealed standard (e.g. spray seal, asphalt, concrete, pavers, or other Council approved equivalent) and surface drained to the City's stormwater infrastructure.

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

Prior to first occupation or commencement of use (whichever occurs first), all parking spaces must be delineated by means of white or yellow lines 80mm to 100mm wide, or white or yellow pavement markers in accordance with Australian Standard AS/NZS 2890.1:2004.

Reason for condition

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

ENG 9

Prior to first occupation or commencement of use (whichever occurs first), all parking spaces for people with disabilities must be identified and delineated in accordance with Australian Standard AS/NZS 2890.6:2009.

Reason for condition

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

ENG 11

Prior to first occupation or commencement of use (whichever occurs first), all crossovers deemed redundant must be reinstated in accordance with the design details approved under GMC-21-84.

*Advice:*

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

*You are likely to require a Permit to Open Up and Temporarily Occupy a Highway (for work within the highway reservation). Click [here](#) for more information.*

Reason for condition

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

ENG 1

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

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

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

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

Reason for condition

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

ENV 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 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.

HER 9

Revised plans for 83 Melville Street (Building 1 - Crisp and Gunn workshop/store) and 79 Melville Street (Building 2 - Crisp and Gunn Offices) must be submitted.

The revised plans must:

- show the retention and conservation of the flag pole on the front facade, the door identified as element 10 (p.140) and safe door.
- show additional detailed design that results in a reduction in the demolition on the ground floor between the main chamber, the stair hall and the service area in order to retain the spatial qualities of the main chamber. Where there is a conflict between the recommendations of the Heritage Impact Statement and the significance identified in the Praxis report (section 6, pp. 96-102), the features with high significance in the Praxis report will prevail.
- show additional detailed design that results in a reduction in the demolition on the first floor and roof structures of Building 2. Where there is a conflict between the recommendations of the Heritage Impact Statement and the significance identified in the Praxis report (section 6, pp. 96-102), the features with high significance in the Praxis report will prevail.
- show additional detailed design that reduces the demolition on the first floor/ceiling of Building 1.

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 detailed design in accordance with the above requirement.

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

*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 in the resolution of the use and spatial requirements to the space shown in Building 1 - 83 Melville Street the original floor between the basement and first floor be retained to a greater extent to reduce the impact on the structural integrity and an ability to discern the spatial layout of the building as per the advice of the Praxis report (p.131)*

Reason for condition

To ensure that demolition in whole or part of a heritage place does not result in the loss of historic cultural heritage values.

HER 10

Drawings must be submitted showing how any secondary glazing to the original windows is detailed. The design of the secondary glazing must be sympathetic in detail, materials and colour to ensure the original windows and window furniture is retained, protected, conserved and maintained.

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 detailed design in accordance with the above requirement.

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

*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 demolition in whole or part of a heritage place does not result in the loss of historic cultural heritage values.

HER 6

All on-site excavation and disturbance with the area designate as being of high and low/no archaeological sensitivity in the Praxis report "Statement of Historical Archaeological Potential" (see section 7.6 of the Praxis report) must be undertaken in accordance with the above report by a suitably qualified archaeologist.

1. A qualified archaeologist must be engaged to undertake archaeological excavations and provide advice and assessment of the features and/or deposits discovered and make recommendations on all and further excavation and/or disturbance; and
2. All and any recommendations made by the archaeologist engaged in accordance with 1.above must be complied with in full; and
3. All features and/or deposits discovered must be reported to the Council with 1 day of the discovery; and
4. A qualified archaeologist must undertake an audit of bulk archaeological material, should any be uncovered. The bulk archaeological material may include worked sandstone blocks, 19th century bricks or cobblestones and be suitable for reuse. These bulk archaeological materials must be retained on site unless approval for removal to a secure site is given by Council.
5. A copy of the archaeologist's advice, assessment and recommendations obtained in accordance with 1, 2 and 4 above must be provided to Council within 60 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.

HER 7

All artefacts of high interpretative value and/or rare or otherwise significant as determined by the qualified archaeologist engaged in accordance with Condition HER 6 must be incorporated into an on-site interpretation and history

An interpretation plan must be prepared and submitted and approved by Council prior to commencement of construction.

The on-site interpretation must be:

- in accordance with the approved interpretation plan,
- incorporate the artefacts described above,
- located in a publicly accessible space,
- and installed prior to the issue of a certificate of completion.

Reason for condition

To ensure that there is public benefit from archaeological investigations.

HER 8

The audit report prepared in accordance with condition HER 6 must be submitted and approved as a Condition Endorsement prior to the commencement of building work.

The audit report must also demonstrate how the finds described in HER 6 sub-clause 4 are to be incorporated into the development in landscaping, vertical or horizontal surfaces or other designed or decorative features. Revised plans must be submitted and approved as part of the Condition Endorsement process showing the recommendations of the audit report in accordance with a above requirement.

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

*Advice:*

*This conditions 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 archaeological evidence is retained, protected and preserved or otherwise appropriately managed.

ENVHE 1

Prior to the issue of any approval under the *Building Act 2016*, the following must be submitted and approved as Condition Endorsement:

## PCL1 ENVIRONMENTAL SITE ASSESSMENT

A full 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 provided. The report must conclude:

- Whether any site contamination presents a risk to workers involved in redevelopment of the site, or future users of the site, as a result of proposed excavation of the site.
- Whether any site contamination presents an environmental risk from excavation conducted during redevelopment of the site.
- Whether any specific remediation and/or protection measures are required to ensure proposed excavation does not adversely impact human health or the environment before excavation commences.

## REMEDICATION AND PROTECTION MEASURES

If the Environmental Site Assessment report concludes that remediation and/or protection measures are necessary to avoid risks to human health or the environment, a proposed remediation and/or management plan must be submitted. Any remediation or management plan involving soil disturbance must include a detailed soil and water management plan to prevent off-site transfer of potentially contaminated soil or stormwater.

## STATEMENT OF SUITABILITY

A statement based on the results of the Environmental Site Assessment that the excavation as part of the planned works will not adversely impact on human health or the environment is to be provided (subject to implementation of any identified remediation and/or protection measures as required).

The Environmental Site Assessment submitted must address the four target aspects representing potential site contamination that require further assessment, listed in the cover letter by GHD dated 15 February 2022 and titled 'Application No. PLN-21-869 83 Melville Street - Assessment against the Potentially Contaminated Land Code.'

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

*Advice:*

*This conditions 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 risk to human health and the environment remains low.

OPS 3

All works within the tree protection zone (TPZ) as defined in the Australian Standard AS 4970 – 2009 *Protection of trees on developments sites*, including works on the footpath as well as works to install underground services, of trees 1-3 in the Development Impact Assessment 79-83 Melville Street, Hobart dated 16/2/2022, by Element Tree Services, must be overseen by a suitably qualified and experienced arborist. Site workers are to follow all directions from the Project Arborist regarding measures required to protect the tree. The Project Arborist must document all works within the TPZ and provide a written report that includes photos of the works, including any roots that were encountered, and certification that the works did not impact on the tree's long-term health and stability.

Reason for condition

To maintain the amenity value of street trees as per the City of Hobart Street Tree Strategy.

OPS 4

Two *Platanus x acerifolia* (London plane) trees in Brisbane Street must be protected from damage during the works, as per chapter 4 Tree protection of Element Tree Services' DEVELOPMENT IMPACT ASSESSMENT 79-83 Melville Street, Hobart 16/02/2022. Therefore, prior to works commencing, all of the tree protection zones of both trees are to be fenced off and signs erected stating that the fencing is for tree protection. Where works encroach into the tree protection zones, the fencing should be erected as close to the edge of the zone as possible, to the satisfaction of the Project Arborist. No works are to occur within the fenced areas.

Reason for condition

To maintain the amenity value of street trees as per the City of Hobart Street Tree Strategy.

## OPS 5

Details of the street tree protection measures specified in permit condition OPS 4 must be clearly notated on any plans submitted to the Council under the *Building Act 2016*.

### *Advice:*

*Once the plans showing tree protection measures have been approved, the City will issue a condition endorsement (see general advice on how to obtain condition endorsement). 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 maintain the amenity value of street trees as per the City of Hobart Street Tree Strategy.

### Part 5 1

The owner(s) of the property must enter into an agreement with the planning authority pursuant to Part 5 of the *Land Use Planning and Approvals Act 1993* prior to the issue of occupancy or any completions under the *Building Act 2016* (whichever occurs first). The Agreement must:

- prohibit any development, works or use of the land which alters the level of the land or interferes with the free flow of water within the identified overland flow path beyond that approved under this planning permit without the written permission of Council;
- agree to comply with the approved Flood Management Summary Plan;
- indemnify Council against any costs or claims arising from the works within the identified 1% AEP flood extent;
- indemnify Council against any costs or claims arising from building over or within two metres of the Council's stormwater mains or for damages incurred in the act of performing operation, maintenance, or replacement tasks on the stormwater mains;
- not perform any future works to the structure within two metres of the main, including replacement of footings without written permission from Council

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

*Advice:*

*Please contact the Development Appraisal Planner to initiate preparation of the Agreement.*

*Please note the Flood Management Summary plan is that referred to in condition SW11. This will need to be submitted and approved prior to the Part 5.*

Reason for condition

To ensure that the risks associated with building in a flood zone and near Council's stormwater infrastructure are managed.

#### ADVICE

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

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

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

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

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

#### GENERAL EXEMPTION (TEMPORARY) PARKING PERMITS

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

#### 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 Life Division to initiate the permit process).

#### NEW SERVICE CONNECTION

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

#### STORMWATER

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

#### STRUCTURES CLOSE TO COUNCILS' STORMWATER MAIN

The design of structures (including footings) must provide protection for the Council's infrastructure. For information regarding appropriate designs please contact the Council's City Life Division. You may need the General Manager's consent under section 13 of the *Urban Drainage Act 2013* and consent under section 73 or 74 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 Mobility Unit on 6238 2711.

#### DRIVEWAY SURFACING OVER HIGHWAY RESERVATION

If a coloured or textured surface is used for the driveway access within the Highway Reservation, the Council or other service provider will not match this on any reinstatement of the driveway access within the Highway Reservation required in the future.

#### REDUNDANT CROSSOVERS

Redundant crossovers are required to be reinstated under the Hobart City Council's Infrastructure By law. Click [here](#) for more information.

#### STORMWATER / ROADS / ACCESS

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

#### 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.

## HERITAGE

It is recommended that a Construction Management Plan address impacts on adjacent heritage listed buildings/foundations and structures to ensure that these structures are not negatively impacted on by vehicular movements, excavation, construction and vibration.

Further investigation and exploratory work within the interior of building 2 may be necessary to inform the additional design work. Works to investigate can be undertaken on the basis that no heritage fabric is damage.

Further investigations to ascertain if the original signage for Crisp and Gunn are behind the blue banner signs on Building 1 and 2 can be undertaken. If present the signage should be retained, conserved and revealed.

## FURTHER ADVICE

The Applicant is encouraged to prepare a campus access travel plan to minimise the need for access to the site during peak traffic periods, including by planning lectures and tutorials outside those times and staggering classes times.

It is noted that the Applicant has committed to work with the City of Hobart to provide additional parking on future development sites.

It is recommended that each of the car parking spaces are compliant with the Australian Standards for disabled spaces, if possible.

**Delegation: Council**

**7.1.2 156 New Town Road, New Town - Demolition, Subdivision (Lot Consolidation), and new Building for 19 Multiple Dwellings and Fitness Centre (Sports and Recreation)  
PLN-21-718 - File Ref: F22/35175**

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## PROCEDURAL MOTION

### BRISCOE

That at the request of the applicant, the item be deferred so the applicant can further consider the proposal.

PROCEDURAL  
MOTION CARRIED

VOTING RECORD

AYES

NOES

Deputy Lord Mayor Burnet  
Briscoe  
Harvey  
Behrakis  
Dutta

That at the request of the applicant, the item be deferred so the applicant can further consider the proposal.

**Delegation: Committee**

**7.1.3 2/324 Davey Street, South Hobart and Common Land of Parent  
Title - Partial Demolition and Alterations  
PLN-22-71 - File Ref: F22/35143**

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BRISCOE

That the recommendation contained in the report of the Development Appraisal Planner and the Senior Statutory Planner of 8 April 2022, be adopted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Deputy Lord Mayor Burnet  
Briscoe  
Harvey  
Behrakis  
Dutta  
Coats

**COMMITTEE RESOLUTION:**

That pursuant to the *Hobart Interim Planning Scheme 2015*, the City Planning Committee, in accordance with the delegations contained in its terms of reference, approve the application for partial demolition & alterations at 324 Davey Street South Hobart TAS 7004 for the reasons outlined in the officer's report attached to item 7.1.3 of the Open City Planning Committee agenda of 26 April 2022 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-22-71 324 DAVEY STREET SOUTH HOBART TAS 7004 - Final Planning Documents except where modified below.

### Reason for condition

To clarify the scope of the permit.

### PLN s1

Approval is limited to the retractable awning only. Nothing in this permit should be read as approving or legalising any other development on site.

### Reason for condition

To clarify the scope of this permit.

### PLN s2

Additional details of the proposed material for the retractable awning must be submitted and approved as a Condition Endorsement, prior to commencement of works. The additional details must include:

1. manufacturer's technical data that demonstrates the likely performance of the fabric/material for the mechanical awning.
2. The material must achieve light transmittance of between 30% and 40%.

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

### *Advice:*

- *Marklux Perla 37009 is considered to meet this condition.*
- *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 order to ensure that the proposed development does not appear unreasonably bulky and sufficient sunlight reaching the gardens and habitable space of eastern neighbouring properties.

## 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.

#### 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.

As well, clause 23 of the Urban Drainage Act 2013 requires that an owner must ensure that stormwater is not discharged from a private stormwater system so that it causes or is likely to cause a nuisance to a neighbouring property or its residents. You are strongly advised to consider how rainwater and stormwater runoff will be managed when the awning is extended.

#### FEES AND CHARGES

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

#### DIAL BEFORE YOU DIG

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

#### Delegation: Committee

#### **7.1.4 23 Marievile Esplanade, Sandy Bay - Replacement of Existing Pontoon and Jetty, and Installation of New Floating Pontoon and Jetty** **PLN-22-78 - File Ref: F22/35073**

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#### BEHRAKIS

That the recommendation contained in the report of the Development Appraisal Planner and the Senior Statutory Planner of 12 April 2022, be adopted.

MOTION CARRIED

#### VOTING RECORD

AYES	NOES
Deputy Lord Mayor Burnet	
Briscoe	
Harvey	
Behrakis	
Dutta	

#### **COMMITTEE RESOLUTION:**

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for a replacement of existing pontoon and jetty, and installation of new floating pontoon and jetty at 23 Marievile Esplanade Sandy Bay TAS 7005 for the reasons outlined in the officer's report attached to item 7.1.4 of the Open City Planning Committee agenda of 26 April 2022 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-22-78 - 23 MARIEVILLE ESPLANADE SANDY BAY TAS 7005 - Final Planning Documents except where modified below.

Reason for condition

To clarify the scope of the permit.

## ENG 1

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

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

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

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

Reason for condition

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

## ENV 2

An approved demolition and construction environmental management plan must be implemented.

Prior to the commencement of works, a demolition and construction environmental management plan must be submitted and approved as a Condition Endorsement. The demolition and construction environmental management plan must:

- detail the proposed demolition and construction methodology (particularly where works may have environmental impacts);

- identify all potential environmental impacts associated with the works including (as relevant) noise, odours, air pollution, water pollution, land contamination, erosion, land instability, changes to hydrology, habitat degradation and impacts upon flora and fauna; and
- include measures to adequately avoid or mitigate all identified environmental risks.

*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 minimise the potential for environmental impacts from the demolition and construction works

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*.

#### 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.

#### NOISE REGULATIONS

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

#### WASTE DISPOSAL

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

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

#### FEES AND CHARGES

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

#### DIAL BEFORE YOU DIG

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

**Delegation: Council**

## 8. REPORTS

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### 8.1 Monthly Building Statistics - 1 March - 31 March 2022 File Ref: F22/34644

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BEHRAKIS

That the recommendation contained in the memorandum of the Director City Life of 14 April 2022, be adopted.

MOTION CARRIED

#### VOTING RECORD

AYES	NOES
Deputy Lord Mayor Burnet	
Briscoe	
Harvey	
Behrakis	
Dutta	

#### **COMMITTEE RESOLUTION:**

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

During the period 1 March 2022 to 31 March 2022, 44 permits were issued to the value of \$20,640,708 which included:

- (i) 24 for extensions/alterations to dwellings to the value of \$2,473,190;
- (ii) 4 new dwellings to the value of \$2,549,600
- (iii) 13 new multiple dwellings to the value of \$4,850,000; and
- (iv) 2 major projects:
  - (a) 48 Liverpool Street, Hobart - Commercial Internal Alterations - \$6,500,000;
  - (b) 14 Kooyong Glen, South Hobart - 11 Multiple Dwellings - \$4,200,000;

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) 0 new multiple dwellings; and
- (iv) 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;

In the twelve months ending March 2022, 583 permits were issued to the value of \$255,830,101; and

In the twelve months ending March 2021, 630 permits were issued to the value of \$182,055,284

**Delegation: Council**

**8.2 Monthly Planning Statistics - 1 March - 31 March 2022**  
**File Ref: F22/34662**

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DUTTA

That the recommendation contained in the memorandum of the Director City Life of 14 April 2022, be adopted.

MOTION CARRIED

VOTING RECORD

AYES	NOES
Deputy Lord Mayor Burnet	
Briscoe	
Harvey	
Behrakis	
Dutta	

**COMMITTEE RESOLUTION:**

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

During the period 1 March 2022 to 31 March 2022, 58 permits were issued to the value of \$30,149,300 which included:

- (i) 9 new single dwellings to the value of \$5,690,100
- (ii) 17 multiple dwellings to the value of \$10,750,000;
- (iii) 25 extensions/alterations to dwellings to the value of \$4,736,580
- (iv) 6 extensions/alterations to commercial properties to the value of \$8,668,000;
- (v) 2 major projects;
  - (a) 2 Sayer Crescent, Sandy Bay - Demolition, New Building for 14 Multiple Dwellings, and Associated Works - \$10,000,000;
  - (b) 111-115 Macquarie Street, Hobart - Partial Demolition, Alterations and Extension and Signage - \$4,000,000

During the period 1 March 2021 to 31 March 2021, 82 permits were issued to the value of \$80,184,807 which included:

- (i) 8 new single dwellings to the value of \$3,969,482;
- (ii) 9 multiple dwellings to the value of \$2,470,000;
- (iii) 36 extensions/alterations to dwellings to the value of \$5,555,250;
- (iv) 15 extensions/alterations to commercial properties to the value of \$8,863,075;
- (v) 2 major projects;
  - (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

In the twelve months ending March 2022, 709 permits were issued to the value of \$255,778,083; and

In the twelve months ending March 2021, 785 permits were issued to the value of \$333,402,852.

# *This report includes permits issued, exempt and no permit required decisions.*

**Delegation: Council**

**8.3 City Planning - Advertising Report**  
**File Ref: F22/32335**

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DUTTA

That the recommendation contained in the memorandum of the Director City Life of 6 April 2022, be adopted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Deputy Lord Mayor Burnet  
Briscoe  
Harvey  
Behrakis  
Dutta

**COMMITTEE RESOLUTION:**

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

**Delegation: Committee**

**8.4 Delegated Decision Report (Planning)**  
**File Ref: F22/35365**

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HARVEY

That the recommendation contained in the memorandum of the Director City Life of 14 April 2022, be adopted.

MOTION CARRIED

VOTING RECORD

AYES

Deputy Lord Mayor Burnet  
Briscoe  
Harvey  
Behrakis  
Dutta

NOES

**COMMITTEE RESOLUTION:**

That the information contained in the memorandum titled - *Delegated Decision Report (Planning)* - be received and noted.

**Delegation: Committee**

**9. QUESTIONS WITHOUT NOTICE**

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

No questions were asked at the meeting.

**10. CLOSED PORTION OF THE MEETING**

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BRISCOE

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

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

The following items were discussed:-

Item No. 1	Minutes of the last meeting of the Closed Portion of the Committee Meeting
Item No. 2	Consideration of supplementary items to the agenda
Item No. 3	Indications of pecuniary and conflicts of interest
Item No. 4	Questions Without Notice

The Chairman adjourned the meeting at 6.41pm for a comfort break.

The meeting was reconvened at 6.46pm.

Item 7.1.2 was then taken.

There being no further business the Open portion of the meeting closed at 6.54pm.

TAKEN AS READ AND SIGNED AS  
A CORRECT RECORD THIS  
9<sup>TH</sup> DAY OF MAY 2022.

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**CHAIRMAN**