



CITY OF HOBART

MINUTES

Special City Planning Committee Meeting

Open Portion

Tuesday, 14 June 2022 at 4:00pm

ORDER OF BUSINESS

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Special City Planning Committee Meeting (Open Portion) held on Tuesday, 14 June 2022 at 4.00 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 31 March 2022 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 (Chairman), Alderman J R Briscoe, Councillor W F Harvey, Alderman S Behrakis, Councillors M Dutta, W Coats, Aldermen M Zucco, Dr P T Sexton and D C Thomas.

Aldermen Zucco, Sexton and Thomas arrived at the meeting at 4.09pm.

APOLOGIES: Nil.

LEAVE OF ABSENCE: Nil.

BRISCOE

That Alderman Behrakis chair the special meeting at request of the Chairman.

MOTION CARRIED

VOTING RECORD

AYES

Deputy Lord Mayor Burnet
Briscoe
Harvey
Behrakis
Dutta
Coats

NOES

Alderman Behrakis assumed the chair.

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

No elected members were co-opted to the Committee.

2. INDICATIONS OF PECUNIARY AND CONFLICTS OF INTEREST

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

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

No interest was indicated.

3. COMMITTEE ACTING AS PLANNING AUTHORITY

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

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

The Committee is reminded that in order to comply with Regulation 25(2), the 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.

3.1 APPLICATIONS UNDER THE HOBART INTERIM PLANNING SCHEME 2015

3.1.1 156 New Town Road, New Town - Demolition, Subdivision (Lot Consolidation) and New Building for 19 Multiple Dwellings and Fitness Centre (Sports and Recreation) PLN-22-272 - File Ref: F22/56391

HARVEY

That the recommendation contained in the report of the Development Appraisal Planner and the Senior Statutory Planner of 25 May 2022, be adopted.

MOTION CARRIED

VOTING RECORD

| AYES | NOES |
|--------------------------|-------|
| Behrakis | Dutta |
| Deputy Lord Mayor Burnet | |
| Briscoe | |
| Harvey | |
| Coats | |

COMMITTEE RESOLUTION:

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for demolition, subdivision (lot consolidation), and new building for 19 multiple dwellings and fitness centre (sports and recreation) at

156 New Town Road, New Town, 7008 for the reasons outlined in the officer's report attached to item 3.1.1 of the Special City Planning Committee Meeting agenda of 14 June 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-22-272 - 156 NEW TOWN ROAD NEW TOWN TAS 7008 - Final Planning Documents.

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. TW 2022/00654-HCC dated 12/5/2022 as attached to the permit.

Reason for condition

To clarify the scope of the permit.

PLN 14

Prior to the issue of any approval under the *Building Act 2016* (excluding for demolition), revised plans must be submitted and approved as a Condition Endorsement that demonstrate that the habitable rooms of the dwellings adjacent to New Town Road will achieve internal noise levels in accordance with relevant Australian Standards for acoustics control (including *AS3671:1989 – Road Traffic Noise Intrusion (Building Siting and Construction)* and *AS2107:2016 – Acoustics (Recommended Design Sound Levels and Reverberation Times for Building Interiors)*)

The revised plans must be certified by a suitably qualified person as demonstrating likely compliance 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 buildings for residential use provide reasonable levels of residential amenity.

PLN 6

Hours of operation for the fitness centre (except for office and administrative tasks) must be within:

- 7.00 am to 9.00 pm Mondays to Fridays inclusive;
- 8.00 am to 6.00 pm Saturdays;
- 9.00 am to 5.00 pm Sundays and Public Holidays;

Reason for condition

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

PLN s1

The combined area of windows and door openings at ground floor level in the front façade of the approved building must be equivalent to no less than 40% of the surface area of the ground floor level façade, unless further planning approval is obtained. Any glazing provided within the front façade at ground floor level must have predominantly clear glass and must not be obscured through the use of obscure glass or film, or otherwise obscured without further planning approval.

Reason for condition

To ensure that building design for non-residential uses contributes positively to the streetscape.

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 commencement of work on the site. 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 City Resilience 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 (including but not limited to: roofed areas, g drains, and impervious surfaces such as driveways and paved areas) must be drained to the Council's stormwater infrastructure prior to first occupation or commencement of use (whichever occurs first).

All impervious areas which can be drained to New Town Road via gravity (including charged systems) must be drained via gravity. The pump system must be limited to capture stormwater only from areas which cannot be drained via gravity. All pump rising main discharges must occur to a private dispersion pit such that only gravity flow from the property to the Council stormwater connection.

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, and the pump system is designed and maintained to minimise risk to third-party land.

SW 7

Prior to occupancy or the commencement of the use (whichever occurs first), any new stormwater connection must be constructed and existing redundant connection(s) be abandoned and sealed at the owner's expense.

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. The detailed engineering drawings must include:

1. the location of the proposed connections and all existing connections, including details of abandonment of the existing redundant connections,
2. the size and design of the connection such that it is appropriate to safely service the development,
3. clearances from any nearby obstacles (eg services, crossovers, trees, poles, walls),
4. long-sections of the proposed connection clearly showing levels, cover, size, grade, material and delineation of public and private infrastructure;
5. connections which are free-flowing gravity driven, and,
6. be in general accordance with Council's departures from the LGAT Tasmanian Standard Drawings, available from [here](#).

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

Advice:

Upgraded or new connections can be approved separately from the CEP process, via the Application for New Connection form available from [here](#). The approved stormwater connection documents must be included in your plumbing permit application document set and listed in accompanying forms.

A single connection for the property is required under the Urban Drainage Act 2013.

SW 9

Prior to occupancy or the commencement of the approved use (whichever occurs first), stormwater pre-treatment and 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 long-section of the proposed treatment train, including final estimations of contaminant removal and driving head requirements;
2. include detailed design and supporting calculations of the detention tank showing:
 - detention tank sizing such that there is no increase in flows from the developed site up to 5% AEP event and flows do not exceed the receiving capacity of the kerb and gutter as per the planning documentation;
 - the layout and long section showing the inlet and outlet, any internal weir, outlet size, overflow mechanism and invert levels; the discharge rates and emptying times; and
 - all assumptions must be clearly stated;
3. 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 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 as a Condition Endorsement, prior to commencement of work on the site. A waste management plan must include:

1. the number of bins,
2. adequate bin storage area,
3. bin cleaning area that is appropriately drained,
4. the method of collection,
5. the time of day of collection; the frequency of collection,
6. access to bin storage areas, including consideration of gradient, site lines, manoeuvring, direction of vehicle movement and pedestrian access
7. distance from vehicle stopping point to bins if not collected on site, and,
8. confirmation by a private contractor that they are able and willing to provide collection services according to the waste management plan.

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

Reason for condition

To ensure that solid waste management from the site meets the Council's requirements and standards and collecting waste do not compromise the safety, amenity and convenience of surrounding occupants, vehicular traffic, parking, cyclists, pedestrians and other road and footpath users

ENG tr1

Traffic management within the access driveway, circulation roadway and parking module (parking spaces and aisles) must be installed prior to the commencement of the use.

Traffic management design drawing(s) (including signage and line marking), 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 works on site (whichever occurs first). The design drawing(s) and management plan must show but not limited to, the following information:

1. Be prepared by a suitably qualified person,
2. Signage indicating that the car parking area is a private car park,
3. Signage to be installed at the driveway entrance/exit informing users access is restricted to left in – left out only (as per Clause 3.2.3 of AS2890.1),
4. Pavement arrows for the control and direction of circulating traffic within the car park and associated access in accordance with Australian/NZS Standard, *Parking facilities Part 1: Off-street car parking AS/NZS 2890.1: 2004*,
5. The turning bay must be delineated by means of white or yellow pavement lines and suitable signage,
6. Pedestrian safety bollards for egress to/from lifts and doorways, and,
7. Delineation of pedestrian pathways.

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

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

ENG tr2

A construction traffic and parking management plan must be implemented prior to the commencement of work on the site (including demolition). The construction traffic (including cars, public transport vehicles, service vehicles,

pedestrians and cyclists) and parking management plan must be submitted and approved as a Condition Endorsement, 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 be responsible for the implementation of the approved traffic management plan and available as a direct contact to Council and/or members of the community regarding day to day construction traffic operations at the site, including any immediate traffic issues or hazards that may arise.

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

Reason for condition

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

ENG 2a

Prior to first occupation or commencement of use (whichever occurs first), vehicular barriers compliant with the Australian Standard AS/NZS 1170.1:2002 must be installed to prevent vehicles running off the edge of an access driveway or parking module (parking spaces, aisles and manoeuvring area) where the drop from the edge of the trafficable area to a lower level is 600mm or greater, and wheel stops (kerb) must be installed for drops between 150mm and 600mm. Barriers must not limit the width of the driveway access or parking and turning areas approved under the permit.

Advice:

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

[Designers are advised to consult the National Construction Code 2016 to determine if pedestrian handrails or safety barriers compliant with the 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 3a

The access driveway and parking area must be constructed and line marked in accordance with the following documentation which forms part of this permit: Basement Plan / DA-05 / Revision C/ dated 04/05/2022.

The works required by this condition must be completed prior to first occupation.

Reason for condition

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

ENG 3c

Prior to the first occupation, a suitably qualified engineer must certify that all aspects of the the access driveway and parking area have been constructed in accordance with design drawings approved by Condition ENG 3a.

Advice:

We strongly encourage you to speak to your engineer before works begin so that you can discuss the number and nature of the inspections they will need to do during the works in order to provide this certification. It may be necessary for a surveyor to also be engaged to ensure that the driveway will be constructed as approved.

The reason this condition has been imposed as part of your planning permit is that the driveway is outside the Australian Standard gradients or design parameters. If the driveway is not constructed as it has been approved then this may mean that the driveway will either be unsafe or will not function properly.

An example certificate is available on our [website](#).

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 first occupation or commencement of use (whichever occurs first).

Reason for condition

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

ENG 5

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 Standards AS/NZS 2890.1 2004, prior to first occupation or commencement of use, whichever occurs first.

- The number of car parking spaces approved on the site is twenty six (26),
- The number of motorcycle parking spaces approved on the site is two (2),
- The number of bicycle parking spaces approved on the site is twelve (12).
- No visitor parking is provided on site,
- A minimum of one (1) parking space must be allocated to each dwelling, and,

- Each pair of tandem parking spaces must serve the same dwelling.

Reason for condition

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

ENG 1

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

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

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

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

Reason for condition

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

ENG r1

The excavation and/or earth-retaining structures (i.e. cuttings, retaining walls) and/or footings within or supporting the highway reservation must not undermine the stability and integrity of the highway reservation and its infrastructure.

Detailed design drawings, structural certificates, and associated geotechnical assessments of the basement building wall supporting the New Town Road highway reservation must be submitted and approved as a Condition Endorsement, prior to the commencement of work and must:

1. Be prepared and certified by a suitably qualified person and experienced engineer,

2. Not undermine the stability of the highway reservation,
3. Take into account any additional surcharge loadings as required by relevant Australian Standards,
4. Take into account and reference accordingly any Geotechnical findings,
5. Detail any mitigation measures required,
6. Detail the design and location of the footing adjacent to the New Town Road highway reservation, and,
7. Include a structural certificate which notes the excavation near the highway will not adversely impact the stability of the road reservation.

Include a structural certificate which notes the excavation near the highway will not adversely impact the stability of the road reservation.

The structural certificates and drawings should note the above. All work required by this condition must be undertaken in accordance with the approved design drawings and structural certificates.

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 the stability and integrity of the Council's highway reservation is not compromised by the development.

ENG r3

Prior to the commencement of use, the proposed driveway crossover on the New Town Road highway reservation must be designed and constructed in general accordance with:

- Urban - TSD-R09-v3 – Urban Roads Driveways and TSD R14-v3 Type KC vehicular crossing,
- Redundant vehicle crossovers to be reinstated - TSD-R14-v3 - Type KC kerb and channel, and,
- Footpath - Urban Roads Footpaths TSD-R11-v3.

Design drawings must be submitted and approved as a Condition Endorsement prior to any approval under the *Building Act 2016*. 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. Show swept path templates in accordance with AS/NZS 2890.1 2004(B85 or B99 depending on use, design template),
4. If the design deviates from the requirements of the TSD, then demonstrate that a B85 vehicle or a 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 vehicle's underside,
5. Show that vehicular and pedestrian sight lines are met as per AS/NZS 2890.1 2004, and,
6. Be prepared and certified by a suitably 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. 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 Program Leader Road Services and may require further planning approvals. It is advised to place a note to this effect on construction drawings for the site and/or other relevant engineering drawings to ensure that contractors are made aware of this requirement.

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 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), and,
- reflect any Contamination Management Plan or Environmental Site Assessment for the site

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 17a

The palette of exterior colours, materials and finishes must reflect the palette of colours, materials and finishes within the local streetscape and precinct.

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

All work required by this condition must be undertaken in accordance with the approved 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 development at a heritage place/precinct is undertaken in a sympathetic manner which does not cause loss of historic cultural heritage significance.

ENVHE 1

Recommendations in the report GES Environmental Site Assessment 156 New Town Road, New Town, Tasmania, dated November 2020, must be implemented prior to the commencement of works.

Specifically:

1. Documentation stating the Underground Petroleum Storage System(UPSS) has been decommissioned and removed,
2. Contamination Management Plan (CMP) relating to human receptors, including mitigation measures post construction for residential use, and also include soil management onsite during construction, and,
3. All contaminated soils must be managed in accordance with IB105 (EPA document and process).

Reason for condition

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

To manage excavated soils onsite in relation to contamination.

To ensure the safety of workers

ENVHE 4

A construction management plan must be implemented throughout the construction works.

A construction management plan must be submitted and approved as a Condition Endorsement prior to the issuing of any approval under the *Building Act 2016*. The plan must include but is not limited to the following:

1. Identification and disposal of any potentially contaminated waste and asbestos,
2. Proposed hours of work (including volume and timing of heavy vehicles entering and leaving the site, and works undertaken on site),
3. Proposed hours of construction,
4. Identification of potentially noisy construction phases, such as operation of rock- breakers, explosives or pile drivers, and proposed means to minimise impact on the amenity of neighbouring buildings,
5. Control of dust and emissions during working hours
6. Proposed screening of the site and vehicular access points during work, and,

7. Procedures for washing down vehicles, to prevent soil and debris being carried onto the street.

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

Reason for condition

To ensure minimal impact on the amenity of adjoining properties and members of the public during the construction period.

SURV 16

The titles comprising the development site (CT 171514/1 and CT 171514/2) are to be adhered in accordance with the provisions of Section 110 of the *Local Government (Building and Miscellaneous Provisions) Act 1993*, to the satisfaction of Council prior to the issue of any building approval pursuant to the *Building Act 2016*, or the commencement of works on site (whichever occurs first).

Advice:

The application for an adhesion order to Council has a fee of \$300. Evidence will be required that the owners and mortgagees do not object to the adhesion. This condition will be considered to be satisfied when a copy of the receipt for the Land Titles Office lodgement slip for the adhesion order has been received by Council.

Reason for condition

To ensure compliance with statutory provisions

Part 5 r1

Prior to any works commencing on site (including demolition), the owner(s) of the property must enter into an agreement with the Council pursuant to Part 5 of the *Land Use Planning and Approvals Act 1993* with respect to the protection of the retaining wall adjacent to the New Town Road highway reservation.

The owner must not undertake any works (including excavation and building) that will have any effect on the integrity of the New Town Road highway reservation or any adjacent retaining structure.

All costs for the preparation and registration of the Part 5 Agreement must be met by the owner. The owner must comply with the Part 5 Agreement which will be placed on the property title.

Advice:

For further information with respect to the preparation of a Part 5 Agreement please contact Council's Development Engineering Unit.

Reason for condition

To ensure the protection of Council infrastructure.

SUB s1

The right of carriageway appurtenant to CT 7973/1 (18 Roope Street) over the Roadway shown on Plan No. 171514 burdening the titles comprising the development site (CT 171514/1 and CT 171514/2) is to be extinguished in accordance with the provisions of section 108 of the *Land Titles Act 1980* prior to the issue of any building approval pursuant to the *Building Act 2016*.

Reason for condition

To ensure that building works do not occur over the right of carriageway.

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](#).

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.

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.

REDUNDANT CROSSOVERS

Redundant crossovers are required to be reinstated under the Hobart City Council's

Infrastructure By law. 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 before you dig information.

There being no further business the Open portion of the meeting closed at 4.12pm.

TAKEN AS READ AND SIGNED AS
A CORRECT RECORD THIS
20TH DAY OF JUNE 2022.

CHAIRMAN