



CITY OF HOBART

MINUTES

City Planning Committee Meeting

Open Portion

Tuesday, 13 June 2017 at 5:04 pm

ORDER OF BUSINESS

APOLOGIES AND LEAVE OF ABSENCE

1.	CO-OPTION OF A COMMITTEE MEMBER IN THE EVENT OF A VACANCY	3
2.	CONFIRMATION OF MINUTES.....	4
3.	CONSIDERATION OF SUPPLEMENTARY ITEMS	4
4.	INDICATIONS OF PECUNIARY AND CONFLICTS OF INTEREST	4
5.	TRANSFER OF AGENDA ITEMS.....	5
6.	PLANNING AUTHORITY ITEMS - CONSIDERATION OF ITEMS WITH DEPUTATIONS	5
7.	COMMITTEE ACTING AS PLANNING AUTHORITY	6
7.1	APPLICATIONS UNDER THE SULLIVANS COVE PLANNING SCHEME 1997	6
7.1.1	Salamanca Square and Castray Esplanade, Battery Point and 3 Argyle Street, Morrison Street, 3 Morrison Street, Hobart - Signage	6
7.2	APPLICATIONS UNDER THE HOBART INTERIM PLANNING SCHEME 2015	7
7.2.1	188 Strickland Avenue and Adjacent Road Reserve, South Hobart - Multiple Dwellings and Vegetation Clearance	7
8	REPORTS	16
8.1	Delegated Decisions Report (Planning).....	16
8.2	City Planning - Advertising List	17
8.3	Visitor Accommodation - Proposed Interim Planning Directive	18
9.	RESPONSES TO QUESTIONS WITHOUT NOTICE.....	19
10.	QUESTIONS WITHOUT NOTICE	19
11.	CLOSED PORTION OF THE MEETING	20

City Planning Committee Meeting (Open Portion) held on Tuesday, 13 June 2017 at 5.00 pm in the Lady Osborne Room, Town Hall.

COMMITTEE MEMBERS

Briscoe (Chairman)
Ruzicka
Burnet
Denison

ALDERMEN

Lord Mayor Hickey
Deputy Lord Mayor Christie
Zucco
Sexton
Cocker
Thomas
Reynolds
Harvey

PRESENT: Alderman J R Briscoe (Chairman), Aldermen E R Ruzicka, H C Burnet, T M Denison and W F Harvey.

Alderman Harvey was co-opted to the Committee.

APOLOGIES: Nil

LEAVE OF ABSENCE: Nil.

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

BURNET

That Alderman Harvey be co-opted to the Committee.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Briscoe
Ruzicka
Burnet
Denison

2. CONFIRMATION OF MINUTES

RUZICKA

The minutes of the Open Portion of the City Planning Committee meeting held on [Monday, 29 May 2017](#), be confirmed as an accurate record.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Briscoe
Ruzicka
Burnet
Denison
Harvey

The minutes were signed.

3. CONSIDERATION OF SUPPLEMENTARY ITEMS

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 General Manager.

No supplementary items were received.

4. INDICATIONS OF PECUNIARY AND CONFLICTS OF INTEREST

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

Aldermen 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

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

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

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

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

RECOMMENDATION

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.

No items with deputations were received.

7. COMMITTEE ACTING AS PLANNING AUTHORITY

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

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

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

7.1 APPLICATIONS UNDER THE SULLIVANS COVE PLANNING SCHEME 1997

7.1.1 Salamanca Square and Castray Esplanade, Battery Point and 3 Argyle Street, Morrison Street, 3 Morrison Street, Hobart - Signage PLN-17-288 - File Ref: F17/57255

BURNET

That the recommendation contained in the report of the Development Appraisal Planner of 7 June 2017, be adopted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Briscoe
Ruzicka
Burnet
Denison
Harvey

COMMITTEE RESOLUTION:

Pursuant to the *Sullivans Cove Planning Scheme 1997*, the Council approve the application for Signage at Salamanca Square and Castray Esplanade, Battery Point and 3 Argyle Street, Morrison Street and 3 Morrison Street, Hobart for the reasons outlined in the officer's report attached to item 7.1.1 of the Open City Planning Committee agenda of 13 June 2017, 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 PLN17288 SALAMANCA SQUARE CASTRAY ESPLANADE BATTERY POINT TAS 7004 3 ARGYLE STREET MORRISON STREET 30 MORRISON STREET HOBART TAS 7000 - Final Planning Documents except where modified below.

Reason for condition

To clarify the scope of the permit.

ADVICE

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

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

WORK WITHIN THE HIGHWAY RESERVATION

Please note development must be in accordance with the Hobart City Council's

Highways By law. Click [here](#) for more information.

Delegation: Council

7.2 APPLICATIONS UNDER THE HOBART INTERIM PLANNING SCHEME 2015

7.2.1 188 Strickland Avenue and Adjacent Road Reserve, South Hobart - Multiple Dwellings and Vegetation Clearance PLN-16-1112 - File Ref: F17/57210

HARVEY

That the recommendation contained in the report of the Development Appraisal Planner of 7 June 2017, be adopted.

MOTION CARRIED

VOTING RECORD

AYES	NOES
Briscoe	Ruzicka
Burnet	
Denison	
Harvey	

COMMITTEE RESOLUTION:

Pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for Multiple Dwellings and Vegetation Clearance at 188 Strickland Avenue and Adjacent Road Reserve, South Hobart for the reasons outlined in the officer's report attached to item 7.2.1 of the Open City Planning Committee agenda of 13 June 2017, 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-16-1112 - 188 Strickland Avenue, South Hobart - 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 2016/01565-HCC dated 24 March 2017 as attached to the permit.

Reason for condition

To clarify the scope of the permit.

ENG sw4

The development (all impervious areas including roofs, driveways, parking and maneuvering areas) must be drained to the Council stormwater infrastructure. New stormwater connections must be constructed at the owner's expense and any proposed abandoned stormwater connections sealed by the Council at the owner's expense, prior to first occupation.

Detailed engineering design drawings must be submitted and approved by the Council's Director City Infrastructure, prior to obtaining any plumbing

Certificate of Likely Compliance under the *Building Act 2016*.

The design drawing for the proposed stormwater connection to Strickland Avenue Table Drain must:

- Include the location of the proposed stormwater connection;
- Include the size of the proposed stormwater connection appropriate to satisfy the needs of the development
- Include the material of the proposed stormwater connection the Council and private stormwater infrastructure
- Ensure that stormwater flows exiting the outfall are dissipated and contained within the table drain

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

Advice: Once the detailed engineered drawings have been approved the Council will issue a condition endorsement (see general advice on how to obtain condition endorsement).

Please note that once the condition endorsement has been issued you will need to contact the Council's City Infrastructure Unit to initiate an application for service connection.

Reason for condition

To ensure the site is drained adequately.

ENG sw7

Stormwater pre-treatment and detention tanks for storm water discharges from the development must be installed prior to first occupation.

A stormwater management design must be submitted and approved by Council's Director City Infrastructure, prior to obtaining any plumbing Certificate of Likely Compliance under the *Building Act 2016*. The stormwater management design must:

- Be prepared by a suitably qualified person
- Provide detailed design of the detention tank showing the:
 - Layout of the inlet and outlet diameter/invert level

- Details of the overflow mechanism and invert level
- Including supporting calculations showing the emptying times for the specified detention tank and outlet size
- Provide detailed design of the stormwater pre-treatment showing compliance with the required stormwater quality targets

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

Advice:

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

It is advised that documentation for condition endorsement is lodged well before a Building Permit is required, as failure to address design requirements until Building Application stage may result in unexpected delays

Reason for condition

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

ENG 2

Vehicle safety barriers where required by Australian Standard AS/NZS2890.1:2004, compliant with AS/NZS1170.1:2002 must be installed prior to the first occupation.

If barriers are not required by AS/NZS2890.1:2004; a report, prepared by a suitably qualified person, demonstrating that barriers are not required must be submitted and approved by Council prior to the issuing of any Certificate of Likely Compliance under the *Building Act 2016*.

If vehicle safety barriers are required, a certified vehicle crash barrier design (including site plan with proposed location(s) of installation), prepared by a suitably qualified Engineer, to satisfy the above requirements, must be submitted and approved by Council prior to the issuing of any Certificate of Likely Compliance under the *Building Act 2016*. All works, required by this condition must be undertaken in accordance with certified design.

Prior to the issuing of any Occupancy or Completion Certificate under the *Building Act 2016*, barriers must be inspected by a qualified engineer and certification submitted to Council, confirming that the installed barriers comply with the above requirement.

Advice:

If vehicle safety barriers are not required due to a drop of less than 600mm, the designers should make this clear on the drawings to help avoid unnecessary delays in building approval

If wheelstops (i.e kerb 90 to 110mm high) are not required due to a drop of less than 150mm, the designers should make this clear on the drawings to help avoid unnecessary delays in building approval

Designers are advised to consult the National Construction Code 2016 to determine if pedestrian handrails or safety barriers compliant with the NCC2016 are also required: <http://www.abcb.gov.au/Resources/NCC>. Council do 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

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

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

Reason for condition

To ensure that the safety of users of the driveway/parking and compliance with the standard.

ENG 14

Prior to the issuing of any Completion or Occupancy Certificate under the *Building Act 2016*, documents signed by a suitably qualified engineer, certifying the driveway / parking area / manoeuvring area / access / crossover has been constructed in accordance with the planning permit design drawings, must be lodged with the Council.

Reason for condition

To ensure that the access and parking layout for the development is

constructed to accepted standards.

ENG 1

The cost of repair of any damage to the Council infrastructure resulting from the implementation of this permit, must be met by the owners within 30 days of the completion of the development or as otherwise determined by the Council.

A photographic record of the Council 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 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 infrastructure and/or site-related service connections affected by the proposal will be altered and/or reinstated at the owner's full cost.

ENG s1

A revised detailed engineering design drawing of the driveway (Drawing 0195 Sheet 3 and 5 of 6) must be submitted and approved, prior to obtaining any Certificate of Likely Compliance under the *Building Act 2016*.

The revised detailed engineering design drawings must include:

1. Traffic management device (speed hump) including deliniation in accordance with AS/NZ2890.1 Section 4.9 Type 2 hump at the property boundary.
2. Mountable kerb in accordance with (IPWEA) LGAT- – standard drawing TSD-R14-v1 kerb type KCM2 along the entire north western side of the driveway adjacent to 186b Strickland Avenue boundary.
3. Passing bay between the driveway access to 186b Strickland Avenue and the lot proper.

Advice: It is recommended that long sections of the adjacent property driveway works (to match existing driveways for adjacent properties which share the access off Strickland Avenue) are undertaken prior to construction to ensure the works complies with AS/NZ2890.1 and planning application drawing 0195R1 Sheet 3 of 6 note 6. Failure to comply with these requirements may result in an additional planning permit being required.

Reason for condition

To ensure exiting vehicle speeds are checked prior to driveway confluence with adjacent driveways sharing the access to Strickland Avenue and to ensure access to 186b Strickland Avenue via the Right of Way over 188 Strickland Avenue is maintained along the entire Right of Way.

ENV 9

All trees must be retained other than the trees identified for removal on the Tree Removal Plan by Henry Design and Consulting dated October 2016 (drawing number H16001-A19 Rev A) and the Driveway and Services Plan by D Pretzman Survey & Civil Drafting dated March 2016.

Reason for condition

To ensure the use/development minimises impact upon biodiversity values.

ENV 10

The trees to be retained on the lot must be protected in accordance with Australian Standard AS 4970 *Protection of trees on development sites*, except that determined tree protection zones may be delineated by barrier tape securely attached to posts rather than fencing.

Reason for condition

To ensure the use/development minimises impact upon biodiversity values.

ENV 15

All construction vehicles and machinery must be effectively cleaned of soil before entering the property.

Soil cleaned from construction vehicles and machinery must not be allowed, either directly or indirectly, to enter waterways or the Council's stormwater system.

Note: further information on effective measures for washdown can be found [here](#).

Reason for condition

To minimise the spread of weeds and pathogens.

ENV 2

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

A SWMP must be submitted and approved, prior to the commencement of work. The SWMP must be prepared in accordance with the Soil and Water Management on Building and Construction Sites fact sheets (Derwent Estuary Program, 2008), available [here](#).

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

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

Reason for condition

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

ADVICE

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

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

CONDITION ENDORSEMENT

As condition endorsements are required by a planning condition above, you

will need to submit the relevant documentation to satisfy the condition, via the Condition Endorsement Submission on Council's online e-service portal.

Once approved, the Council will respond to you via email that the condition(s) has been endorsed (satisfied). Detailed instructions can be found [here](#).

BUILDING PERMIT

Building permit in accordance with the *Building Act 2016*. Click [here](#) for more information.

PLUMBING PERMIT

Plumbing permit 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

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

NEW SERVICE CONNECTION

New service connection (please contact the Hobart City Council's City Infrastructure Division to initiate the application process).

STORM WATER

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

WORK WITHIN THE HIGHWAY RESERVATION

Please note development must be in accordance with the Hobart City Council's Highways By law. Click [here](#) for more information.

ACCESS

Designed in accordance with LGAT- IPWEA – Tasmanian standard drawings. Click [here](#) for more information.

The Environmental Development Planner has advised that the design specifications for the driveway appear to be inconsistent with the requirements of the submitted bushfire report.

CROSS OVER CONSTRUCTION

The construction of the crossover can be undertaken by the Council or by a private contractor, subject to Council approval of the design. Click [here](#) for more information.

STORMWATER / ROADS / ACCESS

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

WEED CONTROL

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

NOISE REGULATIONS

Submitted design specifications for the driveway appear to be inconsistent with the requirements of the submitted bushfire report.

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

8.1 Delegated Decisions Report (Planning) File Ref: F17/57107

RUZICKA

That the recommendation contained in the report of the Director City Planning of 7 June 2017, be adopted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Briscoe
Ruzicka
Burnet
Denison
Harvey

COMMITTEE RESOLUTION:

That the information be received and noted.

Delegation: Committee

8.2 City Planning - Advertising List
File Ref: F17/57763

BURNET

That the recommendation contained in the report of the Director City Planning of 7 June 2017, be adopted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Briscoe
Ruzicka
Burnet
Denison
Harvey

COMMITTEE RESOLUTION:

That the information be received and noted.

Delegation: Committee

8.3 Visitor Accommodation - Proposed Interim Planning Directive **File Ref: F17/59256; 32-13-4**

HARVEY

That the recommendation contained in the report of the Manager Planning Policy and Heritage and Director City Planning of 8 June 2017, be adopted, amended by the following:

1. The addition of Clause 2 to read as follows:

“A further report by provided to the City Planning Committee as soon as practicable mapping annual approvals of self-contained visitor accommodation throughout the City of Hobart over the last three years. If practical the map should also include self-contained visitor accommodation that existed prior to this period.”

MOTION CARRIED

VOTING RECORD

AYES	NOES
Briscoe	Burnet
Ruzicka	
Denison	
Harvey	

COMMITTEE RESOLUTION:

- That
1. The Lord Mayor write to the Minister for Planning and Local Government drawing attention to the implications of making self-contained visitor accommodation permitted in Battery Point and request that the proposed Interim Planning Directive not apply to Battery Point Heritage Area BP1 under the Hobart Interim Planning Scheme 2015.
 2. A further report by provided to the City Planning Committee as soon as practicable mapping annual approvals of self-contained visitor accommodation throughout the City of Hobart over the last three years. If practical the map should also include self-contained visitor accommodation that existed prior to this period.

Delegation: Council

9. RESPONSES TO QUESTIONS WITHOUT NOTICE

Regulation 29(3) *Local Government (Meeting Procedures) Regulations 2015*.
File Ref: 13-1-10

9.1 Tax on Vacant Properties **File Ref: F17/29303; 13-1-10**

9.2 Overview of Powers for the Provision of Retrospective Planning Approvals **File Ref: F17/29312; 13-1-10**

RUZICKA

That the information be received and noted.

MOTION CARRIED

VOTING RECORD

	AYES	NOES
Briscoe		
Ruzicka		
Burnet		
Denison		
Harvey		

Delegation: Committee

10. QUESTIONS WITHOUT NOTICE

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

No questions were asked at the meeting.

11. CLOSED PORTION OF THE MEETING

The following items were discussed:-

- | | |
|------------|--|
| Item No. 1 | Minutes of the last meeting of the Closed Portion of the Council 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 |

RUZICKA

That the items be noted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Briscoe
Ruzicka
Burnet
Denison
Harvey

The Chairman adjourned the meeting at 5:40 pm to conduct the closed portion of the meeting.

The meeting reconvened at 5:42 pm.

Item 11 was then taken.

There being no further business the meeting closed at 5:42 pm.

TAKEN AS READ AND SIGNED AS
A CORRECT RECORD THIS
26TH DAY OF JUNE 2017.

CHAIRMAN