



CITY OF HOBART

MINUTES

City Planning Committee Meeting

Open Portion

Monday, 31 July 2017 at 5:00 pm

ORDER OF BUSINESS

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City Planning Committee Meeting (Open Portion) held on Monday, 31 July 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), Alderman E R Ruzicka, H C Burnet, T M Denison and B 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

RUZICKA

That Alderman Harvey be co-opted to the Committee.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Briscoe
Ruzicka
Burnet
Denison

2. CONFIRMATION OF MINUTES

BURNET

The minutes of the Open Portion of the City Planning Committee meeting held on [Monday, 17 July 2017](#), be confirmed as an accurate record.

MOTION CARRIED

VOTING RECORD

AYES

Briscoe
Ruzicka
Burnet
Denison
Harvey

NOES

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.

BURNET

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

Briscoe
Ruzicka
Burnet
Denison
Harvey

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.

Item 7.1.2 was then taken

7.1 APPLICATIONS UNDER THE HOBART INTERIM PLANNING SCHEME 2015

7.1.1 533 Nelson Road, Mount Nelson - Extension PLN-16-1247 - File Ref: F17/91964

BURNET

That the recommendation contained in the report of the Director City Planning of 26 July 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 extension at 533 Nelson Road, Mt Nelson for the reasons outlined in the officer's report attached to item 7.1.1 of the Open City Planning Committee agenda of 31 July 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-16-1247 - 533 NELSON ROAD MOUNT NELSON TAS 7007 - Final planning documents, except where modified below.

Reason for condition

To clarify the scope of the permit.

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.

ENV 1

Sediment and erosion control measures sufficient to prevent sediment from leaving the site must be installed prior to any disturbance of the site. Sediment controls must be maintained until all areas of disturbance have been stabilized or re-vegetated.

Advice: For further guidance in preparing a Soil and Water Management Plan – in accordance with Fact sheet 3 Derwent Estuary Program click [here](#).

Reason for condition

To avoid the sedimentation of roads, drains, natural watercourses, Council land that could be caused by erosion and runoff from the development, and to comply with relevant State legislation.

ADVICE

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

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

BUILDING PERMIT

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*. Click [here](#) for more information.

Delegation: Council

Item 8.1 was then taken.

Mr Ben Mangan, Ms Loretta Mangan and Ms Larni Davies (Representors) addressed the Committee in relation to item 7.1.2.

Mr Gerard Flack (Applicant) addressed the Committee in relation to item 7.1.2.

7.1.2 4 Garth Avenue, Sandy Bay - Partial Demolition, Alterations and Extensions (Re-Advertised - Amended Proposal) PLN-17-212 - File Ref: F17/91983

DENISON

That the recommendation contained in the report of the Acting Manager Development Appraisal of 26 July 2017, be adopted, amended by the following:

- 1 The addition of a further condition clause to read as follows:

PLNs1

The glazing of the vertical, south-facing window within the first floor of the proposed addition (W:04) must be constructed from obscure glass.

Reason for condition:

To provide additional privacy for the neighbouring property at 2A Garth Avenue.

- 2 The addition of a further advice clause to read as follows:

LANDSCAPING

The applicant is encouraged to maximise the amount of landscaping provided and maintained between the proposed addition and the boundary shared with 2A Garth Avenue.

MOTION CARRIED

VOTING RECORD

AYES

Briscoe
Denison
Harvey

NOES

Ruzicka
Burnet

COMMITTEE RESOLUTION:

Pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for partial demolition, alterations and extensions at 4 Garth Avenue, Sandy Bay for the reasons outlined in the officer's report attached to item 7.1.2 of the Open City Planning Committee agenda of 31 July 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-17-212 - 4 GARTH AVENUE, Sandy Bay - Final Planning Documents except where modified below.

Reason for condition

To clarify the scope of the permit.

PLNs1

The glazing of the vertical, south-facing window within the first floor of the

proposed addition (W:04) must be constructed from obscure glass.

Reason for condition:

To provide additional privacy for the neighbouring property at 2A Garth Avenue.

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.

ENV 1

Sediment and erosion control measures sufficient to prevent sediment from leaving the site must be installed prior to any disturbance of the site. Sediment controls must be maintained until all areas of disturbance have been stabilized or re-vegetated.

Advice: For further guidance in preparing a Soil and Water Management Plan – in accordance with Fact sheet 3 Derwent Estuary Program click [here](#).

Reason for condition

To avoid the sedimentation of roads, drains, natural watercourses, Council

land that could be caused by erosion and runoff from the development, and to comply with relevant State legislation.

ADVICE

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

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

BUILDING PERMIT

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.

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](#).

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.

LANDSCAPING

The applicant is encouraged to maximise the amount of landscaping provided and maintained between the proposed addition and the boundary shared with 2A Garth Avenue.

Delegation: Council

Ms Jen Welch from Ireneinc addressed the Committee in relation to item 7.1.3 on behalf of Ms Kelly Logan, Mr Will Logan, Mr Philip Crisp and Ms Elizabeth Bennet (Representors).

Mr Chris Merridew (Representor) addressed the Committee in relation to item 7.1.3

Mr Jacob Britten from S Group addressed the Committee in relation to item 7.1.3, on behalf of the Applicant.

**7.1.3 8 Red Knights Road, Sandy Bay - Demolition and New Dwelling
(Re-Advertised - Amended Proposal)
PLN-16-807
PLN-16-807 - File Ref: F17/92890**

PROCEDURAL MOTION

RUZICKA

That the matter be deferred to a subsequent City Planning Committee meeting to enable the applicant to engage in further formal discussions with the owners of the neighbouring properties and for the applicant to provide verification of the heights and dimensions of the proposed building.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Briscoe
Ruzicka
Burnet
Denison
Harvey

COMMITTEE RESOLUTION:

That the matter be deferred to a subsequent City Planning Committee meeting to enable the applicant to engage in further formal discussions with the owners of the neighbouring properties and for the applicant to provide verification of the heights and dimensions of the proposed building.

Delegation: Committee

Ms Jen Welch from Irenevic addressed the Committee in relation to item 7.1.4, on behalf of the Applicant.

**7.1.4 95 Hampden Road (CT 172852/2), Battery Point & Adjacent Road Reserve - Partial Demolition, Multiple Dwellings and Fencing (Re-Advertised - Administrative Correction)
PLN-17-391 - File Ref: F17/92889**

DENISON

That the recommendation contained in the report of the Development Appraisal Planner of 26 July 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 Partial Demolition, Multiple Dwellings and Fencing at 95 Hampden Road (Ct172852/2) and Adjacent Road Reserve, Battery Point for the reasons outlined in the officer's report attached to item 7.1.4 of the Open City Planning Committee agenda of 31 July 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-17-391 - 95 HAMPDEN ROAD BATTERY POINT TAS 7004 - 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 2017/00817-HCC dated 06/06/2017 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 Application No.5325 dated 10 July 2017, as attached to the permit.

Reason for condition

To clarify the scope of the permit.

PLN 15

A demolition waste management plan must be implemented throughout demolition.

A demolition waste management plan must be submitted and approved, prior to commencement of work on the site. The demolition waste management plan must include provisions for the handling, transport and disposal of demolition material, including any contaminated waste and

recycling opportunities, to satisfy the above requirement.

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

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

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

Reason for condition

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

ENG sw6

All stormwater from the proposed development (including hardstand runoff) must be discharged to the Council's infrastructure with sufficient receiving capacity prior to first occupation. Any new stormwater connection required must be constructed, and any existing redundant connections be abandoned and sealed, by Council at the owner's expense prior to the first occupation. All costs associated with works required by this condition are to be met by the owner.

Design drawings and calculations of the proposed stormwater drainage and connections to Council infrastructure must be submitted and approved prior to the commencement of work. The design drawings and calculations must:

1. Prepared by a suitably qualified person;
2. Include levels and grades to the point of discharge, demonstrating that all stormwater practicable is drained via gravity
3. The location of any proposed connection and all existing connections;
4. Long-sections of any proposed connection clearly showing levels, clearances from any nearby services, cover, size, material and delineation of public and private infrastructure.

Connections must be free-flowing gravity

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

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

A single connection for the property is required under the Urban Drainage Act. Standard sizes for kerb and gutter connections are in Council's Fees and Charges Booklet available from [here](#).

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

Reason for condition

To ensure the site is drained adequately.

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. Any damage must be immediately reported to 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 r1

The removal of the fence within the highway reservation must not undermine the stability and integrity of the highway reservation and its infrastructure.

Drawings of the removal of the fence and associated ground level supporting the Stowell Avenue highway reservation must be submitted and approved, prior to the commencement of work and must show that there is no substantially drop off between the footpath and new nature strip.

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

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

Reason for condition

To ensure that the stability and integrity of the Council's highway reservation is not compromised by the development

ENGR 3

The proposed driveway crossover within the Stowell Avenue highway reservation must be designed and constructed in general accordance with TSD-R09-v1 – Urban Roads Driveways, TSD R14-v1 Type KC vehicular crossing (including a non-standard K&C concrete plinth if required) to the Council's standards, prior to the commencement of the use (see advice).

Design drawings must be submitted and approved prior to the commencement of work. 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 at or near the proposed driveway crossover, included redundant driveway crossovers to be reinstated to kerb and channel in accordance with the TSD
3. If the design deviates from the requirements of the TSD then the drawings must demonstrate that a B85 vehicle or B99 depending on use (AS/NZS 2890.1 2004, section 2.6.2) can access the driveway from the road pavement into the property without scraping the cars underside

4. Grated wedge, asphalt wedge and the standard open wedge driveway crossover are not permitted. Grated wedges are permitted on highly used bike routes and details of the grate (ie mass) will be required. To gain access a concrete plinth to Councils standards may be constructed at the gutter. A drawing of a standard concrete plinth can be obtained from Councils Road Services Engineer
5. Be prepared and certified by a suitable qualified person, to satisfy the above requirement

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

Advice:

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

Please note that the agreement of the Council's is required to adjust footpath levels

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 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 soil and water management plan (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 this condition and 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.

HER 17

The palette of exterior colours and materials of the proposal must reflect and respond to the traditional palette of materials of brick, masonry and timber within the local streetscape and precinct.

Plans must be submitted and approved prior to the commencement of work. The plans must show all details of external colours, finishes or exterior cladding to satisfy the above requirement.

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

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

Reason for condition

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

ADVICE

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

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

CONDITION ENDORSEMENT

If a condition endorsement is 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 services e-planning](#)

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.

Once approved, the Council will respond to you via email that the condition 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.

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

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

Ms Abi Binning (Applicant) addressed the Committee in relation to item 7.1.5.

7.1.5 6 Washington Street, South Hobart - Partial Change of Use to Community Meeting and Entertainment, Change of Operating Hours and Signage
PLN-17-428 - File Ref: F17/92274

BURNET

That the recommendation contained in the report of the Acting Manager Development Appraisal of 26 July 2017, be adopted, amended by the following:

- 1 That clause PLN 6: be amended as follows:

Occasional cinema screenings, and other use of the community meeting space (in accordance with condition PLN s1 below), must not be open to the public outside of the following hours:

- 10am until 8pm Sunday through to Thursday night, and
- 10am until 10pm on Friday and Saturday nights with the exception of up to eight special events each calendar year that may extend the opening/event hours to 11pm on these nights.

Commercial vehicles servicing any use on the site must also occur within the above hours.

Reason for condition

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

- 2 That the following condition be added:

PLN s2

A management plan must be developed by the occupier of the building to provide advice to local residents regarding the eight special event nights referred to in condition PLN 6 of this permit.

The management plan must be submitted to and approved by the Council prior to first occupation of the building and must provide details of the following to the satisfaction of the Council's Director City Planning:

- what measures are to be employed to minimise noise and

disturbance in surrounding streets from patrons leaving the site.

- the methods that will be used to provide advice to residents of the area about upcoming special events
- the advice that will be given to residents (eg. the date/s of the special event/s, any measures that will be undertaken to minimise impacts upon resident amenity, etc)
- when the advice will be provided (ie. how much notice residents will be given prior to each special event)
- the area within South Hobart that the advice will be provided to.

Once approved, the measures to minimise impacts on adjacent residential amenity and advice to those residents must be undertaken in accordance with the management plan.

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

Reason for the condition:

To ensure the eight special event nights do not have an unreasonable impact on residential amenity.

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 partial change of use to community meeting and entertainment, change to operating hours, and signage at 6 Washington St, South Hobart for the reasons outlined in the officer's report attached to item 7.1.5 of the Open City Planning Committee agenda of 31 July 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-17-428 - 6 Washington Street - Final Planning Documents except where modified below.

Reason for condition

To clarify the scope of the permit.

PLN 14

The noise generated by the Community Meeting and Entertainment Use at 6 Washington St, South Hobart, must not cause environmental harm when measured at the boundary of the residential zone (located on the other side of Washington Street).

Reason for the condition

To ensure noise emissions do not have an unreasonable impact on residential amenity.

PLN 6

Occasional cinema screenings, and other use of the community meeting space (in accordance with condition PLN s1 below), must not be open to the public outside of the following hours:

- 10am until 8pm Sunday through to Thursday night, and
- 10am until 10pm on Friday and Saturday nights with the exception of up to eight special events each calendar year that may extend the opening/event hours to 11pm on these nights.

Commercial vehicles servicing any use on the site must also occur within the above hours.

Reason for condition

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

PLN s2

A management plan must be developed by the occupier of the building to provide measures to minimise impacts on local residents regarding the eight special event nights referred to in condition PLN 6 of this permit.

The management plan must be submitted to and approved by the Council prior to first occupation of the building and must provide details of the following to the satisfaction of the Council's Director City Planning:

- what measures are to be employed to minimise noise and disturbance in surrounding streets from patrons leaving the site.
- the methods that will be used to provide advice to residents of the area about upcoming special events
- the advice that will be given to residents (eg. the date/s of the special event/s, any measures that will be undertaken to minimise impacts upon resident amenity, etc)
- when the advice will be provided (ie. how much notice residents will be given prior to each special event)
- the area within South Hobart that the advice will be provided to.

Once approved, the measures to minimise impacts on adjacent residential amenity and advice to those residents must be undertaken in accordance with the management plan.

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

Reason for the condition:

To ensure the eight special event nights do not have an unreasonable impact on residential amenity.

PLN s1

The community meeting space must only be hired for uses within the Community Meeting and Entertainment use class, as defined in the *Hobart Interim Planning Scheme 2015*:

use of land for social, religious and cultural activities, entertainment and meetings. Examples include an art and craft centre, church, cinema, civic centre, function centre, library, museum, public art gallery, public hall and theatre.

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.

BUILDING PERMIT

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

TEMPORARY PARKING PERMITS

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

COUNCIL RESERVES

This permit does not authorise any works on the adjoining Council land. Any act that causes, or is likely to cause damage to Council's land may be in breach of the Council's Parks, Recreation and Natural Areas Bylaw and penalties may apply. The by law is available [here](#).

Advice from the City of Hobart Parks and Recreation Unit (South Hobart Oval asset manager):

- The front entrance on the northern side of the building should be the main entrance used by Wide Angle and their customers. The rear entrance opens into the oval and kiosk area (access to the ground), for use by oval users. The rear entrance may be used as an emergency exit. Users of the site will require a permit to use space external to the building for any activities.
- Parking pressure within close proximity to the oval during events at the oval (i.e. weekend soccer) is high.
- The Parks and Recreation Unit will be refurbishing the public toilets accessed off Washington Street within the 2017-18 financial year. This will include a DDA compliant toilet and

changes to the toilet access. For further information, the applicant can contact Shannon Avery – Program Leader Recreation and Projects, on 6238 2956 or averys@hobartcity.com.au. Or Simon Munn (Capital Works Officer) – 62382 135 or munns@hobartcity.com.au.

- It is noted that the site plan (titled AIS-17-441-Amended Plan, 21 June) has incorrectly labelled the public toilet facility as 'existing office'.

NOISE

Click [here](#) for information with respect to noise nuisances in residential areas. Wide Angle Tasmania staff and any hirers of the venue are to provide verbal and signed advice to patrons to leave quietly in the evening.

BICYCLE PARKING

The provision of bicycle parking spaces in the front external covered area of the 6 Washington St building would assist with the car parking issues and should be actively promoted to visitor / customers of the site.

Delegation: Council

Mr Andrew Jones and Ms Karen Jones (Applicant) addressed the Committee in relation to item 7.1.6.

7.1.6 74 Grosvenor Street, Sandy Bay - Front Fencing PLN-17-403 - File Ref: F17/92002

RUZICKA

That the recommendation contained in the report of the Acting Manager Development Appraisal of 26 July 2017, be adopted.

MOTION CARRIED

VOTING RECORD

AYES	NOES
Ruzicka	Briscoe
Burnet	
Denison	
Harvey	

COMMITTEE RESOLUTION:

Pursuant to the *Hobart Interim Planning Scheme 2015*, the Council refuse the application for a front fence at 74 Grosvenor Street, Sandy Bay for the following reasons:

- 1 The proposal does not meet the acceptable solution or the performance criterion with respect to clause E13.8.2 A4 and P4 of the *Hobart Interim Planning Scheme 2015* because the proposed front boundary fence and gates, by reason of their height and transparency, would have a detrimental impact on those features which contribute to the historic cultural significance of the Golf Links Estate Heritage Precinct (SB6) as set out in table E.13.2 of the Historic Heritage Code.
- 2 The proposal does not meet the acceptable solution or the performance criterion with respect to clause E6.7.2 A1 and P1 of the *Hobart Interim Planning Scheme 2015* because .with regard to pedestrian sightlines as outlined under AS/NZS 2890.1:2004 3.2.4, the fence's height and transparency make it unsafe.

Delegation: Council

Mr Stephen Burke, Ms Margaretta Pos and Mr Michael Davis (Representor) addressed the Committee in relation to item 7.1.7.

Mr Alex Hill from DHK Architecture addressed the Committee in relation to item 7.1.7, on behalf of the Applicant.

**7.1.7 61 Quayle Street, Sandy Bay - Multiple Dwelling
PLN-17-333 - File Ref: F17/92892**

RUZICKA

That the recommendation contained in the report of the Manager Development Appraisal of 26 July 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 refuse the application for a multiple dwelling at 61 Quayle Street, Sandy Bay for the following reasons:

- 1 The proposal does not meet the acceptable solution or the performance criterion with respect to clause 11.4.2 A1 and P1 of the *Hobart Interim Planning Scheme 2015* because it would cause an unreasonable loss of amenity by:
 - a) a reduction in sunlight to a habitable room of a dwelling on an adjoining lot, and,
 - b) visual impacts caused by the apparent scale, bulk, and proportions of the proposed development when viewed from an adjoining lot.
- 2 The proposal does not meet the acceptable solution or the performance criterion with respect to clause 11.4.3 A1(b) and P1 of the *Hobart Interim Planning Scheme 2015* because the proposed dwelling would not have:
 - a) private open space that is able to accommodate operational needs such as clothes drying and storage, and,
 - b) reasonable space for the planting of gardens and landscaping.
- 3 The proposal does not meet the acceptable solution or the performance criterion with respect to clause E6.6.1 A1 and P1 of the *Hobart Interim Planning Scheme 2015* because the number of onsite car parking spaces provided would be insufficient to meet the reasonable needs of users, with regard to:
 - a) the high car parking demand in the nearby area
 - b) the limited availability of on-street and public car parking in the locality, and,
 - c) the existing car parking deficiency on the site.

Delegation: Council

Item 7.1.1 was then taken.

8 REPORTS

8.1 Delegated Decisions Report (Planning) File Ref: F17/89937

BURNET

That the recommendation contained in the report of the Director City Planning of 26 July 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: F17/89944

HARVEY

That the recommendation contained in the report of the Director City Planning of 26 July 2017, be adopted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Briscoe
Ruzicka
Burnet
Denison
Harvey

COMMITTEE RESOLUTION:

That the information be received and noted, and that the application for 80 Elizabeth Street be referred to the City Planning Committee for determination.

Delegation: Committee

9. QUESTIONS WITHOUT NOTICE

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

9.1 Electric Charging Points – Future proofing File Ref: 13-1-10

HARVEY

Question: Is there, and if not, would there be a condition that large or multiple dwelling developments be future-proofed by requiring the installation of electric vehicle charging points?

Answer: The Director City Planning has taken the question on notice and will prepare a response in due course.

10. 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 | Planning Authority Items – Consideration of Items with Deputations |
| Item No. 5 | City Acting as Planning Authority |
| Item No. 6 | Questions without notice – File Ref: 13-1-10 |

BURNET

That the items be noted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Briscoe
Ruzicka
Burnet
Denison
Harvey

The Chairman adjourned the meeting at 7:38 pm to conduct the closed portion of the meeting.

The meeting reconvened at 7:41 pm.

Item 10 was then taken.

There being no further business the meeting closed at 7:42 pm.

**TAKEN AS READ AND SIGNED AS
A CORRECT RECORD THIS
14TH DAY OF AUGUST 2017.**

CHAIRMAN