



CITY OF HOBART

MINUTES

Special City Planning Committee Meeting

Open Portion

Monday, 23 October 2017 at 4:35 pm

ORDER OF BUSINESS

APOLOGIES AND LEAVE OF ABSENCE

- 1. INDICATIONS OF PECUNIARY AND CONFLICTS OF INTEREST 3**
- 2. COMMITTEE ACTING AS PLANNING AUTHORITY 4**
 - 2.1 APPLICATIONS UNDER THE HOBART INTERIM PLANNING
SCHEME 20154**
 - 2.1.1 260 Sandy Bay Road, Sandy Bay and Adjacent Road
Reserve - Signage and Alterations to Car Park Access and
Layout4**

**Special City Planning Committee Meeting (Open Portion) held on Monday,
23 October 2017 at 4:35 pm in the Lady Osborne Room.**

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, P T Sexton,
the Lord Mayor Alderman S L Hickey,
Aldermen M Zucco, P S Cocker,
A M Reynolds and W F Harvey.

Alderman Sexton was co-opted to the
Committee.

APOLOGIES: Nil.

LEAVE OF ABSENCE: Nil.

BURNET

That Alderman Sexton be co-opted to the Committee.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Briscoe
Ruzicka
Burnet
Denison

1. 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.

2. 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.

2.1 APPLICATIONS UNDER THE HOBART INTERIM PLANNING SCHEME 2015

2.1.1 260 Sandy Bay Road, Sandy Bay and Adjacent Road Reserve - Signage and Alterations to Car Park Access and Layout PLN-17-637 - File Ref: F17/141521

DENISON

That the recommendation contained in the report of the Development Appraisal Planner and the Senior Statutory Planner of 11 October 2017, be adopted.

AMENDMENT

RUZICKA

1. That Clause PLN 11 be substituted with the following:

“PLN 11

The window signage to the Russell Crescent frontage must be only a single item (text and/or graphic), measuring approximately 12 square metres in area, and positioned at any point within the window area outside of that 12 square metre area, all existing window images must be retained or replaced with similarly detailed images containing no text or branding.

Advice: For the purposes of this condition the red background on the windows is not considered to be signage. That is, the red background on the windows is acceptable and is not restricted by this condition.

Reason for condition

In the interests of limiting the degree of signage repetition (in particular the word 'Coles') fronting Russell Crescent, in accordance with clause E17.7.1 of the Signs Code under the *Hobart Interim Planning Scheme 2015*. Further, to ensure that the design (in particular their size) and siting of signs complement or enhance the characteristics of the natural and built environment in which they are located.”

AMENDMENT CARRIED

VOTING RECORD

AYES

NOES

Briscoe
Ruzicka
Burnet
Denison
Sexton

SUBSTANTIVE MOTION CARRIED

VOTING RECORD

AYES

NOES

Briscoe
Ruzicka
Burnet
Denison
Sexton

COMMITTEE RESOLUTION:

Pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for Signage and Alterations to Car Park Access and Layout at 260 Sandy Bay Road, Sandy Bay and Adjacent Road Reserve for the reasons outlined in the officer's report attached to item 2.1.1 of the Open City Planning Committee agenda of 23 October 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-17-637 - 260 SANDY BAY ROAD AND ADJACENT ROAD RESERVE SANDY BAY TAS 7005 - 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 2017/01330-HCC dated 31/8/2017 as attached to the permit.

Reason for condition

To clarify the scope of the permit.

PLN 11

The window signage to the Russell Crescent frontage must be only a single item (text and/or graphic), measuring approximately 12 square metres in area, and positioned at any point within the window area outside of that 12 square metre area, all existing window images must be retained or replaced with similarly detailed images containing no text or branding.

Advice: For the purposes of this condition the red background on the windows is not considered to be signage. That is, the red background on the windows is acceptable and is not restricted by this condition.

Reason for condition

In the interests of limiting the degree of signage repetition (in particular the word 'Coles') fronting Russell Crescent, in accordance with clause E17.7.1 of the Signs Code under the *Hobart Interim Planning Scheme 2015*. Further, to ensure that the design (in particular their size) and siting of signs complement or enhance the characteristics of the natural and built environment in which they are located.

ENG SW6

Stormwater runoff from the proposed driveway must be discharged to the Council's stormwater drainage infrastructure by gravity via the existing connection, prior to commencement of use. All costs associated with works required by this condition are to be met by the owner.

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

1. Be prepared by a suitably qualified person; and

2. Include long section(s)/levels and grades to the point of discharge.

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

Prior to the commencement of use, certification from a suitably qualified engineer that the stormwater drainage has been constructed in accordance with the approved design drawings, must be lodged with the Council.

Advice:

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

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

Reason for condition

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

ENG 14

Parking, driveway and access crossover must be generally designed and constructed in accordance with the Australian Standard AS 2890.1 – 2004, prior to commencement of use. All costs associated with works required by this condition are to be met by the owner.

Design drawings must be submitted and approved, prior to commencement of work. The design drawings must:

1. Be prepared by a suitably qualified person.
2. Include linemarking and signage details.
3. Include access crossover details (dimensions, gradients, longitudinal section etc.).
4. Include kerb and gutter reinstatement details.

5. Include any alterations to the existing footpath

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

Prior to the commencement of use, certification from a suitably qualified engineer that the parking, driveway, and access crossover have been constructed in accordance with the approved design drawings, must be lodged with the Council.

Advice:

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

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

Reason for condition

To ensure that the access and parking for the development is to accepted standards.

ENG 1

The cost of repair of any damage to the Council's 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'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.

ENGR 3

Prior to the commencement of use, the proposed driveway access crossover within the Russell Crescent highway reservation must be designed and constructed in accordance with:

1. Commercial Urban - TSD-R09-v1 – Urban Roads Driveways and TSD R16-v1 Type KCR and B1 or Type KCRB and B1; and
2. Footpath - Urban Roads Footpaths TSD-R11-v1.

Reason for condition

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

ENGR S1

Prior to the commencement of use, the existing vehicle access off Russell Crescent must be reinstated to footpath kerb and gutter.

The reinstatement to footpath kerb and gutter must be designed and constructed in accordance with:

1. Urban Roads Footpaths TSD-R11-v1; and
2. Approved concrete kerbs and channels, profile dimensions and construction details, TSD R14 (Typekc) and TSD R15 (Type kc in existing pavement).

Reason for condition

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

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.

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

information.

PLUMBING PERMIT

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

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.

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

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.

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.

ACCESS

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

CROSS OVER CONSTRUCTION

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

information.

STORM WATER / ROADS / ACCESS

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

WORK PLACE HEALTH AND SAFETY

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

WASTE DISPOSAL

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

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

FEES AND CHARGES

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

DIAL BEFORE YOU DIG

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

Delegation: Council

There being no further business the meeting closed at 4:48 pm.

TAKEN AS READ AND SIGNED AS
A CORRECT RECORD THIS
30TH DAY OF OCTOBER 2017.

CHAIRMAN