



CITY OF HOBART

MINUTES

City Planning Committee Meeting

Open Portion

Monday, 30 October 2017 at 5:03 pm

ORDER OF BUSINESS

APOLOGIES AND LEAVE OF ABSENCE

1. CO-OPTION OF A COMMITTEE MEMBER IN THE EVENT OF A VACANCY	4
2. CONFIRMATION OF MINUTES.....	4
3. CONSIDERATION OF SUPPLEMENTARY ITEMS	5
4. INDICATIONS OF PECUNIARY AND CONFLICTS OF INTEREST	5
5. TRANSFER OF AGENDA ITEMS.....	5
6. PLANNING AUTHORITY ITEMS - CONSIDERATION OF ITEMS WITH DEPUTATIONS.....	6
7. COMMITTEE ACTING AS PLANNING AUTHORITY	7
7.1 APPLICATIONS UNDER THE SULLIVANS COVE PLANNING SCHEME 1997	7
7.1.1 3 Argyle Street and 10-14 Davey Street, Hobart - Alterations	7
7.2 APPLICATIONS UNDER THE HOBART INTERIM PLANNING SCHEME 2015	9
7.2.1 88 Hill Street, West Hobart - Partial Demolition, Alterations and Extension (Re-Advertised - Amended Proposal).....	9
7.2.2 3A Giblin Street and Giblin Street, Lenah Valley and 30 McRobies Road, South Hobart - Quarry Works (Depositing Fill)	14
7.2.3 2 Davies Avenue, Hobart - Demolition	20
7.2.4 2 Derwent Lane, Battery Point - Partial Demolition, Alterations, Extensions and Outbuilding.....	25
7.2.5 99 Salamanca Place, Battery Point - Demolition.....	38
7.2.6 1 Ross Place and 1 A Ross Place, Mount Stuart - Dwelling and Ancillary Dwelling	41
7.2.7 20 Stoney Steps Road, South Hobart - New House - ETA-17-138.....	48
8. REPORTS	49
8.1 Hobart Interim Planning Scheme 2015 - Planning Scheme Amendment PSA-17-5 and S43A Permit Application - 286 Argyle Street, North Hobart - Consideration of Representation.....	49
8.2 Delegated Decisions Report (Planning).....	49

8.3	City Planning - Advertising List	50
9	MOTIONS OF WHICH NOTICE HAS BEEN GIVEN	51
9.1	Re-Appointment of a State Architect	51
10	COMMITTEE ACTION STATUS REPORT	52
10.1	Committee Actions - Status Report.....	52
11.	RESPONSES TO QUESTIONS WITHOUT NOTICE.....	53
12.	QUESTIONS WITHOUT NOTICE	53
13.	CLOSED PORTION OF THE MEETING.....	54

City Planning Committee Meeting (Open Portion) held on Monday, 30 October 2017 at 5:03 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 H C Burnet and
T M Denison.

APOLOGIES: Nil.

LEAVE OF ABSENCE:

Alderman E R Ruzicka.

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

No Aldermen were co-opted to the Committee.

2. CONFIRMATION OF MINUTES

BURNET

The minutes of the Open Portion of the City Planning Committee meeting held on [Monday, 9 October 2017](#) and the Special City Planning Committee meeting held on [Monday, 23 October 2017](#), be confirmed as an accurate record.

MOTION CARRIED

VOTING RECORD

AYES

Briscoe
Burnet
Denison

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
Burnet
Denison

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 7.2.1 was then taken.

7.1 APPLICATIONS UNDER THE SULLIVANS COVE PLANNING SCHEME 1997

7.1.1 3 Argyle Street and 10-14 Davey Street, Hobart - Alterations PLN-17-665 - File Ref: F17/143369

DENISON

That the recommendation contained in the report of the Development Appraisal Planner and the Senior Statutory Planner of 17 October 2017, be adopted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Briscoe
Burnet
Denison

COMMITTEE RESOLUTION:

That: Pursuant to the *Sullivans Cove Planning Scheme 1997*, the Council approve the application for alterations at 3 Argyle Street and 10-14 Davey Street, Hobart for the reasons outlined in the officer's report attached to item 7.1.1 of the Open City Planning agenda of 30 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-17-665 - 3 ARGYLE STREET AND 10-14 DAVEY 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.

BUILDING PERMIT

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

Delegation: Council

Item 7.2.2 was then taken.

7.2 APPLICATIONS UNDER THE HOBART INTERIM PLANNING SCHEME 2015

Mr Tony and Ms Angela Dionysopoulos (Applicant) addressed the Committee in relation to item 7.2.1.

7.2.1 88 Hill Street, West Hobart - Partial Demolition, Alterations and Extension (Re-Advertised - Amended Proposal) PLN-17-605 - File Ref: F17/142691

BURNET

That the recommendation contained in the report of the Development Appraisal Planner and the Senior Statutory Planner of 6 October 2017, be adopted.

MOTION CARRIED

VOTING RECORD

	AYES	NOES
Briscoe		Denison
Burnet		

COMMITTEE RESOLUTION:

That: Pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for Partial Demolition, Alterations and Extension (Re-Advertised – Amended Proposal) at 88 Hill Street, WEST HOBART for the reasons outlined in the officer's report attached to item 7.2.1 of the Open City Planning Committee agenda of 30 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-17-605 - 88 HILL STREET WEST HOBART TAS 7000 - Final Planning Documents except where modified below.

Reason for condition

To clarify the scope of the permit.

PLN S1

The kitchen window in the western elevation sited above the corner of the kitchen bench must be constructed so that it meets one of the following:

1. Be offset at least 1.5m in the horizontal plane from the edges of the eastern facing windows of 3 Petty Street; or
2. Have a sill height of at least 1.7m above floor level; or
3. Have a permanently fixed screen for the full length of the window to a height of at least 1.7m above floor level with a uniform transparency of not more than 25%.

Reason for condition

To protect the privacy of the neighbour at 3 Petty Street.

ENG 7

The number of parking spaces approved on the site is zero (0).

Reason for condition

To clarify the scope of the permit.

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.

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.

HER 9

The windows in the east facing wall of bedroom 02 must be retained.

Reason for condition

To clarify the extent of the permit and to ensure the maintenance of historic cultural heritage values.

HER 10

The demolition of the original northern internal corner fireplace and associated chimney breast in the original front and dining rooms is not approved. The original elements of the internal corner fireplaces and chimney breast must be retained.

Plans must be submitted and approved prior to the commencement of work on the site. The plans must show the retention of the original elements of the northern internal fireplaces and associated chimney breast in the original front and dining rooms 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, 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 demolition in whole or part of a heritage place does not result in the loss of historic cultural heritage values.

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 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.

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: Committee

Item 7.2.4 was then taken.

**7.2.2 3A Giblin Street and Giblin Street, Lenah Valley and 30 McRobies Road, South Hobart - Quarry Works (Depositing Fill)
PLN-17-527 - File Ref: F17/142735**

DENISON

That the recommendation contained in the report of the Development Appraisal Planner and the Senior Statutory Planner of 17 October 2017, be adopted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Briscoe
Burnet
Denison

COMMITTEE RESOLUTION:

That: Pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for quarry works (depositing fill) at 3A Giblin Street and Giblin Street, Lenah Valley and 30 McRobies Road, South Hobart for the reasons outlined in the officer's report attached to item 7.2.2 of the Open City Planning Committee agenda of 30 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-17-527 - 3A GIBLIN STREET and GIBLIN STREET LENA VALLEY and 30 MCROBIES ROAD SOUTH HOBART

TAS 7008 except where modified below.

Reason for condition

To clarify the scope of the permit.

PLN 11

Prior to the depositing of any fill, a sign (or signs) must be installed within the site near the exit with Giblin Street which recommends a maximum speed of 20km per hour for vehicles exiting onto Giblin Street.

Reason for condition

To reduce truck speed in the vicinity of the site.

PLN S1

The use of B-Double trucks at the site is not permitted.

Reason for condition

To clarify the scope of the permit.

PLN S2

A maximum of twenty (20) trucks per day are approved to deposit fill at the site under this planning permit.

Reason for condition

To clarify the scope of the permit.

ENV 8

All recommendations in sections 6.2, 6.3, 6.4, 6.5 and 8.0 of the Giblin Street Quarry Safety Bund and Quarry Rehabilitation Design Report by GHD dated June 2017 must be implemented except that:

1. Construction of the fill deposits must be in accordance with the submitted design drawings where inconsistent with the report recommendations; and
2. Removal of vegetation along access roads is limited to light trimming of overhanging trees.

Reason for condition

To ensure that the risk of landslide is acceptable or tolerable

ENV 9

Fill must not be placed within the drip line of any *Eucalyptus* species trees which have a diameter greater than 400mm at 1m above ground level as at the date of this permit.

Reason for condition

To clarify the scope of the permit

ENV 2

Sediment and erosion control measures, in accordance with an approved soil and water management plan (SWMP), must be implemented for the drain construction works, to minimise sediment transfer to the stormwater system.

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).

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

ENV S1

Prior to the commencement of works, the potential slope failures on the access road discussed in section 6 of the Rock Face Hazard Assessment by GHD dated September 2015 must be investigated and assessed by a suitably qualified person, to determine if remedial works are necessary to ensure a tolerable level of risk to persons involved in the development works. If that assessment determines that remedial works are necessary, the recommended remedial works must be

completed prior to any fill being deposited.

Reason for condition

To ensure that the risk of landslide is acceptable or tolerable

ENV S2

An approved revegetation plan for each of the fill deposits must be implemented within 12 months of the cessation of works creating the relevant fill deposit.

Within six (6) months of the cessation of filling operations for each fill deposit, a fill deposit revegetation plan must be submitted and approved. The revegetation plan must include details of proposed revegetation of the relevant fill deposit using native species with the aim of:

1. Ensuring long-term stability of the fill deposit;
2. Minimising erosion of the fill deposits; and
3. Providing habitat for native fauna.

The revegetation plan must be developed in accordance with the advice of suitably qualified people.

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

Advice:

Once the fill deposit revegetation plan has been approved, the Council will issue a condition endorsement (see general advice on how to obtain condition endorsement).

Reason for condition

To minimise erosion and biodiversity impacts.

ENV S3

Stormwater pre-treatment for stormwater discharges from the

development must be installed prior to commencement of filling operations.

A stormwater management report and design must be submitted and approved, prior to commencement of work. The stormwater management report and design must:

1. Be prepared by a suitably qualified person;
2. Include detailed design of the proposed treatment train, including final estimations of sediment removal;
3. Minimize ongoing maintenance requirements and lifecycle costs; and
4. Include a maintenance plan which outlines the operational and 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:

Once the stormwater management report and design 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 possible pollution of drainage systems and natural watercourses 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](#).

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

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

WEEKEND CONSULTATION

It is recommended that the Council undertake consultation with local residents prior to depositing fill on weekends. Please be advised that the development must be undertaken substantially in accordance with the approved documentation. As infilling of the quarry on the weekend was not proposed as part of the application, only the occasional infilling of the quarry on weekends would be considered to be substantially in accordance with the planning permit.

Delegation: Council

7.2.3 2 Davies Avenue, Hobart - Demolition
PLN-17-719 - File Ref: F17/142822

DENISON

That the recommendation contained in the report of the Assistant Planner and the Senior Statutory Planner of 12 October 2017, be adopted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Briscoe
Burnet
Denison

COMMITTEE RESOLUTION:

That: Pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for demolition at 2 Davies Avenue, Hobart for the reasons outlined in the officer's report attached to item 7.2.3 of the Open City Planning Committee agenda of 30 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-17-719 - 2 DAVIES AVENUE HOBART TAS 7000 - Final Planning Documents except where modified below.

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). 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. 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.

HER S2

The existing structure must be thoroughly documented.

Prior to the commencement of demolition work, high resolution photographs of each elevation, and some general external and internal photographs must be submitted and approved, together with a plan showing the location of each photograph capture. The photographs must be submitted in jpeg or tiff format - not PDF format.

Advice:

Once the photographs and plan 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 provide an archival record of a redundant recreational structure within a Cultural Landscape Precinct.

HER S3

Demolition and salvage must be undertaken to ensure the protection and reuse where possible of heritage fabric.

Documentation must be submitted and approved, prior to the commencement of work. The documentation must indicate:

1. What elements are to be salvaged;
2. How and if elements will be used and reused;
3. How and if the demolition is to be staged;
4. How recording of the structure is to occur; and
5. The form of the recording.

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

Advice:

Once the documentation has 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 demolition in whole or part of a heritage place does not result in the loss of historic cultural heritage values unless there are exceptional circumstances.

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.

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](#).

DIAL BEFORE YOU DIG

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

Delegation: Council

Item 7.2.5 was then taken.

Mr Rohan Pace from S-Group and Ms Irene Duckett from Ireneinc, addressed the Committee in relation to item 7.2.4 on behalf of the Applicant.

**7.2.4 2 Derwent Lane, Battery Point - Partial Demolition, Alterations, Extensions and Outbuilding
PLN-17-425 - File Ref: F17/143266**

BURNET

That the recommendation contained in the report of the Development Appraisal Planner and the Senior Statutory Planner of 17 October 2017, be adopted.

MOTION LOST

VOTING RECORD

	AYES	NOES
Burnet		Briscoe Denison

DENISON

That: Pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for partial demolition, alterations, extensions and outbuilding at 2 Derwent Lane, Battery Point 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-17-425 - 2 DERWENT LANE 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 2017/00945-HCC dated 24/08/2017 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).

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.

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.

PLN s1

The garden pavilion must not to be used for the manoeuvring or parking of vehicles. The width of the doors within the northern elevation of the garden pavilion must be reduced, or their design otherwise altered, to prevent the doors from being used to provide vehicular access to the building.

Prior to the issue of any approval under the *Building Act 2016* for the garden pavilion, revised plans must be submitted and approved demonstrating compliance with the above requirement.

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

Reason for condition

To ensure that the development complies with the performance criterion P7 for clause *E13.8.4 Buildings and Works in Heritage Precinct BP1*.

ENG sw6

All stormwater from the proposed development must be discharged to the Council's infrastructure with sufficient receiving capacity prior to use. All costs associated with works required by this condition are to be met by the owner.

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

Reason for condition

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

ENG 5

The number of car parking spaces approved on the site is zero (0).

Reason for condition

To ensure safe and efficient parking adequate to provided for the use.

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.

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.

HER 9

The demolition of the sash windows on the south east wall and shown on the floor plan drawing A2-001 dated 24/5/2017 and on the east elevation drawing A3-004 dated 24/5/2017 is not approved. The sash windows on either side of the front door must be retained.

Prior to the issue of any approval under the *Building Act 2016*, revised plans must be submitted and approved showing the existing sash windows on the either side of the front door retained and in situ.

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

Reason for condition

To ensure that demolition in part of a building within a heritage precinct does not result in the loss of historic cultural heritage values.

HER s2

All chimneys must be retained as is.

Prior to the issuing of any approval under the *Building Act 2016*,

revised and annotated plans must be submitted and approved clearly demonstrating that all chimneys are to be retained.

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

Reason for condition

To ensure that no demolition in part of a building occurs within a heritage precinct that results in the loss of historic cultural heritage values.

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.

Discretionary Planning Permit issued pursuant to section 57 of the *Land Use Planning and Approvals Act 1993*.

PLUMBING PERMIT

Plumbing permit in accordance with the *Building Act 2016*, *Building Regulations 2016* and the National Construction Code. 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.

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

RIGHT OF WAY

The private right of way must not be reduced, restricted or impeded in any way, and all beneficiaries must have complete and unrestricted access at all times.

You should inform yourself as to your rights and responsibilities in respect to the private right of way particularly reducing, restricting or impeding the right during and after construction.

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](#).

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.

SENSITIVE USE ON CONTAMINATED LAND

The environmental site assessment by GES Geo Environmental Solutions, 2 Derwent Lane, April 2017 demonstrates that there are elevated levels of heavy metals present in the soil of 2 Derwent Lane, Battery Point. Ongoing use of the site as a residential premise should consider the inherent risks with dermal exposure to the elevated levels of lead and other heavy metals in the soil. To ensure minimal risk to ongoing site users the appropriate installation of sealed surfaces should be considered across the site and the growing of fruit trees, vegetable gardens and the keeping of poultry avoided in order to minimize risk to human health.

NOISE REGULATIONS

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

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.

MOTION CARRIED

VOTING RECORD

	AYES	NOES
Briscoe		
Denison		
Burnet		

COMMITTEE RESOLUTION:

That: Pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approves the application for partial demolition, alterations, extensions and outbuilding at 2 Derwent Lane, Battery Point 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-17-425 - 2 DERWENT LANE 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 2017/00945-HCC dated 24/08/2017 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).

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.

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.

PLN s1

The garden pavilion must not to be used for the manoeuvring or parking of vehicles. The width of the doors within the northern elevation of the garden pavilion must be reduced, or their design otherwise altered, to prevent the doors from being used to provide vehicular access to the building.

Prior to the issue of any approval under the *Building Act 2016* for the garden pavilion, revised plans must be submitted and approved demonstrating compliance with the above requirement.

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

Reason for condition

To ensure that the development complies with the performance criterion P7 for clause *E13.8.4 Buildings and Works in Heritage Precinct BP1*.

ENG sw6

All stormwater from the proposed development must be discharged to the Council's infrastructure with sufficient receiving capacity prior to use. All costs associated with works required by this condition are to be met by the owner.

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

Reason for condition

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

ENG 5

The number of car parking spaces approved on the site is zero (0).

Reason for condition

To ensure safe and efficient parking adequate to provided for the use.

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.

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.

HER 9

The demolition of the sash windows on the south east wall and shown on the floor plan drawing A2-001 dated 24/5/2017 and on the east elevation drawing A3-004 dated 24/5/2017 is not approved. The sash windows on either side of the front door must be retained.

Prior to the issue of any approval under the *Building Act 2016*, revised plans must be submitted and approved showing the existing sash windows on the either side of the front door retained and in situ.

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

Reason for condition

To ensure that demolition in part of a building within a heritage precinct does not result in the loss of historic cultural heritage values.

HER s2

All chimneys must be retained as is.

Prior to the issuing of any approval under the *Building Act 2016*, revised and annotated plans must be submitted and approved clearly demonstrating that all chimneys are to be retained.

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

Reason for condition

To ensure that no demolition in part of a building occurs within a heritage precinct that results in the loss of historic cultural heritage values.

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.

Discretionary Planning Permit issued pursuant to section 57 of the *Land Use Planning and Approvals Act 1993*.

PLUMBING PERMIT

Plumbing permit in accordance with the *Building Act 2016*, *Building Regulations 2016* and the National Construction Code. 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.

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

RIGHT OF WAY

The private right of way must not be reduced, restricted or impeded in any way, and all beneficiaries must have complete and unrestricted access at all times.

You should inform yourself as to your rights and responsibilities in respect to the private right of way particularly reducing, restricting or impeding the right during and after construction.

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](#).

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.

SENSITIVE USE ON CONTAMINATED LAND

The environmental site assessment by GES Geo Environmental Solutions, 2 Derwent Lane, April 2017 demonstrates that there are elevated levels of heavy metals present in the soil of 2 Derwent Lane, Battery Point. Ongoing use of the site as a residential premise should consider the inherent risks with dermal exposure to the elevated levels of lead and other heavy metals in the soil. To ensure minimal risk to ongoing site users the appropriate installation of sealed surfaces should be considered across the site and the growing of fruit trees, vegetable gardens and the keeping of poultry avoided in order to minimize risk to human health.

NOISE REGULATIONS

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

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

Item 7.2.7 was then taken.

7.2.5 99 Salamanca Place, Battery Point - Demolition
PLN-17-737 - File Ref: F17/143431

BURNET

That the recommendation contained in the report of the Assistant Planner and the Senior Statutory Planner of 18 October 2017, be adopted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Briscoe
Burnet
Denison

COMMITTEE RESOLUTION:

That: Pursuant to the *Sullivans Cove Planning Scheme 1997*, the Council approve the application for demolition at 99 Salamanca Place, Battery Point for the reasons outlined in the officer's report attached to item 7.2.5 of the Open City Planning Committee agenda of 30 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-17-737 - 99 SALAMANCA PLACE BATTERY POINT TAS 7004 - CPC Agenda Documents except where modified below.

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).

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.

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.

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.

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](#).

DIAL BEFORE YOU DIG

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

Delegation: Council

**7.2.6 1 Ross Place and 1 A Ross Place, Mount Stuart - Dwelling and Ancillary Dwelling
PLN-17-535 - File Ref: F17/143496**

DENISON

That the recommendation contained in the report of the Development Appraisal Officer and the Senior Statutory Planner of 19 October 2017, be adopted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Briscoe
Burnet
Denison

COMMITTEE RESOLUTION:

That: Pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for Dwelling and Ancillary Dwelling at 1 and 1A Ross Place, MOUNT STUART for the reasons outlined in the officer's report attached to item 7.2.6 of the Open City Planning agenda of 30 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-17-535 - 1 ROSS PLACE AND 1A ROSS PLACE MOUNT STUART TAS 7000 - Final Planning Documents except where modified below.

Reason for condition

To clarify the scope of the permit.

TW

The use and/or development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TWDA 2017/01119-HCC dated 24/07/2017 as attached to the permit.

Reason for condition

To clarify the scope of the permit.

ENG SW3

The proposed development (including foundations and overhangs) must be designed to ensure the protection of and access to the Council's stormwater main.

A detailed design must be submitted and approved prior to the issuing of any approval under the *Building Act 2016*.

The detailed design must:

1. Demonstrate how the design will provide adequate access to the main, impose no additional loads onto the main, and that the structure will be fully independent of the main and its trenching.
2. Include cross-sections clearly showing the relationship both vertically and horizontally between the Council's stormwater infrastructure and the proposed works (including footings), and stating the minimum setbacks from the works to the nearest external surface of the main.
3. Include certification by a suitably qualified engineer.

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

Reason for condition

To ensure the protection of the Council's stormwater infrastructure.

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 crash 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 prior to the issuing of any approval under the *Building Act 2016*. All works, required by this condition must be undertaken in accordance with the approved certified vehicle crash barrier design.

Prior to first occupation, the barriers must be inspected by a qualified engineer and certification must be submitted to the Council confirming that the installed barriers comply with the approved certified vehicle crash barrier design.

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 prior to the issuing of any approval under the *Building Act 2016*.

Advice:

- *Where 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.*
- *Where 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 obtaining building approval.*
- *Designers are advised to consult the National Construction Code 2016 to determine if pedestrian handrails or safety barriers are also required.*
- *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.*

Reason for condition

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

ENG 4

The driveway and car parking area approved by this permit must be constructed to a sealed standard and surface drained prior to the first occupation.

Reason for condition

To ensure safe access is provided for the use.

ENG 5

The number of car parking spaces approved on the site is three (3).

Reason for condition

To ensure safe and efficient parking that is adequate for the use is provided.

ENG 3

A driveway car parking and manoeuvring area design must be submitted and approved, prior to the issuing of any consent under the *Building Act 2016*.

The driveway car parking and manoeuvring area design must:

1. Be prepared and certified by a suitably qualified engineer that the design is in accordance with the Australian standards AS/NZS 2890.1; and
2. Show turning paths for vehicles exiting car parking spaces with a maximum path centreline gradient of 10%.

The driveway, car parking and manoeuvring area must be constructed in accordance with the approved driveway car parking and manoeuvring area design, prior to the first occupation.

Prior to first occupation and once constructed, certification from a suitably qualified engineer must be submitted to the Council confirming that the driveway, car parking and manoeuvring area has been constructed in accordance with the approved driveway car parking and manoeuvring area design.

Reason for condition

To ensure that the safety of users of the driveway/parking area.

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.

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).

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 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

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.

BUILDING OVER AN EASEMENT

In order to build over the service easement, you will require the consent of the Hobart City Council in accordance with section 73 of the *Building Act 2016*

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.

STRUCTURES CLOSE TO COUNCILS' STORMWATER MAIN

The design of structures (including footings) must provide protection for the Council's infrastructure. For information regarding appropriate designs please contact the Council's City Infrastructure Division.

RIGHT OF WAY

The private right of way must not be reduced, restricted or impeded in any way, and all beneficiaries must have complete and unrestricted access at all times.

You should inform yourself as to your rights and responsibilities in respect to the private right of way particularly reducing, restricting or impeding the right during and after construction.

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

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

FEES AND CHARGES

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

DIAL BEFORE YOU DIG

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

Delegation: Committee

Item 8.1 was then taken.

Mr Julian Bush (Applicant) addressed the Committee in relation to item 7.2.7.

7.2.7 20 Stoney Steps Road, South Hobart - New House - ETA-17-138 File Ref: F17/143549

DENISON

That the recommendation contained in the memorandum of the Manager Development Appraisal of 25 October 2017, be adopted, amended by the following:

1. The word *not* be deleted after *PLN-15-00390-01*.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Briscoe
Burnet
Denison

COMMITTEE RESOLUTION:

That the request ETA-17-138 to extend the time in which to substantially commence planning permit PLN-15-00390-01 relating to a new house at 20 Stoney Steps Road, South Hobart be granted.

Delegation: Council

Item 7.1.1 was then taken.

8 REPORTS

8.1 Hobart Interim Planning Scheme 2015 - Planning Scheme Amendment PSA-17-5 and S43A Permit Application - 286 Argyle Street, North Hobart - Consideration of Representation File Ref: F17/141206; PSA-17-5

DENISON

That the recommendation contained in the report of the Development Appraisal Planner and the Manager Planning Policy & Heritage of 25 October 2017, be adopted.

MOTION CARRIED

VOTING RECORD

	AYES	NOES
Briscoe		
Burnet		
Denison		

COMMITTEE RESOLUTION:

- That: 1. Pursuant to Section 39(2) of the former provisions of the Land Use Planning and Approvals Act 1993, the Council endorse the report marked as item 8.1 of the Open City Planning Committee agenda of 30 October 2017, as the formal statement of its opinion as to the merit of the representation received during the exhibition of the draft PSA-17-5 amendment and S43A permit.
2. Pursuant to Section 39 (2) of the Land Use Planning and Approvals Act 1993, the Council recommend to the Tasmanian Planning Commission that the PSA-17-5 Amendment to the Hobart Interim Planning Scheme 2015 and combined S43A permit be approved as certified.

Delegation: Council

8.2 Delegated Decisions Report (Planning) File Ref: F17/143058

BURNET

That the recommendation contained in the memorandum of the Director City Planning of 25 October 2017, be adopted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Briscoe
Burnet
Denison

COMMITTEE RESOLUTION:

That the information be received and noted.

Delegation: Committee

8.3 City Planning - Advertising List
File Ref: F17/143883

BURNET

That the recommendation contained in the report of the Director City Planning of 24 October 2017, be adopted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Briscoe
Burnet
Denison

COMMITTEE RESOLUTION:

That the information be received and noted.

Delegation: Committee

9 MOTIONS OF WHICH NOTICE HAS BEEN GIVEN

9.1 Re-Appointment of a State Architect File Ref: F17/143451; 13-1-9

BURNET

That in accordance with Council's policy, the following Notice of Motion which was adopted by the City Planning Committee, be considered by the Council.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Briscoe
Burnet
Denison

Motion:

"That in the interest of good design for our city, region and state, the Council call upon the state government to reinstate the position of State Architect."

Rationale:

"There is a government architect in each Australian state, with the exception of Tasmania. According to Wikipedia, citing the Government Architects' Network Australia, "although their role differs from state to state, it generally includes the general objective to improve the design of public buildings and spaces and to enhance the quality of the built environment."

The position of State Architect was held by Peter Poulet from 2009-January 2012. On his resignation to take up the position of State Architect for New South Wales, the position was not filled and then later abolished by the Liberal Hodgman government when they were elected.

During his tenure as Tasmanian State Architect, Peter Poulet produced three documents which were particularly relevant to Hobart. The Draft Sullivan's Cove Plan was an important blueprint for much of the development that has occurred around Sullivan's Cove. [http://www.stors.tas.gov.au/au-7-0023-00221\\$tv](http://www.stors.tas.gov.au/au-7-0023-00221$tv) the Hobart capital city plan 2011-2040, and Liveability development principles (draft) <http://www.stors.tas.gov.au/au-7-0095-05609>

Currently there is much that needs to occur to ensure good planning and design for our city, region and state. The need for oversight of outcomes that provide good public infrastructure as part of other development should not be underestimated.

Without a State Architect, there is no clear coordination of these things which shape our future. The use of roads, and the River to accommodate transport options, designing for schools, car free areas, public spaces, catering for shifting demographics with the university's greater presence in the city, are

complex aspects of our city and regions that should be properly considered and designed.

The Minister for Planning introduced the Tasmanian Planning System, which is still being implemented, there has been significant public concern about building heights in Hobart, Macquarie Point has not been effectively developed, and there is an unprecedented amount of housing and commercial development across the state.

There has been a void in coordination and strategic direction. At this critical point in Tasmania's land use, with so many pressures from interests, it is s time to reinstate the position of state architect to apply high level strategic thinking to the issues that Tasmania needs to ensure are sustainable."

The General Manager reports:

"In line with the Council's policy in relation to Notices of Motion, I advise that the matter is considered to be within the jurisdiction of the Hobart City Council as it relates to planning in general and the Council's role as a Planning Authority."

Delegation: Council

10 COMMITTEE ACTION STATUS REPORT

10.1 Committee Actions - Status Report **File Ref: F17/143657**

BURNET

That the information be received and noted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Briscoe
Burnet
Denison

Delegation: Committee

11. RESPONSES TO QUESTIONS WITHOUT NOTICE

Regulation 29(3) *Local Government (Meeting Procedures) Regulations 2015.*

File Ref: 13-1-10

11.1 Progression of the Cat Management Plan

File Ref: F17/75208; 13-1-10

11.2 kunanyi / Mount Wellington Landowner Consent

File Ref: F17/96322; 13-1-10

BRISCOE

That the information be received and noted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Briscoe
Burnet
Denison

Delegation: Committee

12. 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.

13. 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. 5.1.1 | PLN-17-212 - 4 Garth Avenue, Sandy Bay - Appeal - Mediation LG(MP)R 15(4)(a) |
| Item No. 6 | Committee Action Status Report |
| Item No. 6.1 | Committee Actions - Status Report LG(MP)R 15(2)(d) |
| Item No. 7 | Responses to Questions Without Notice |
| Item No. 7.1 | 186 Bathurst Street - Certificate of Completion LG(MP)R 15(2)(i) |
| Item No. 8 | Questions Without Notice |

BURNET

That the items be noted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Briscoe
Burnet
Denison

Delegation: Committee

The Chairman adjourned the meeting at 6:35 pm to conduct the closed portion of the meeting.

The meeting reconvened at 6:42 pm.

Item 13 was then taken.

There being no further business the meeting closed at 6:42 pm.

TAKEN AS READ AND SIGNED AS
A CORRECT RECORD THIS
13TH DAY OF NOVEMBER 2017.

CHAIRMAN