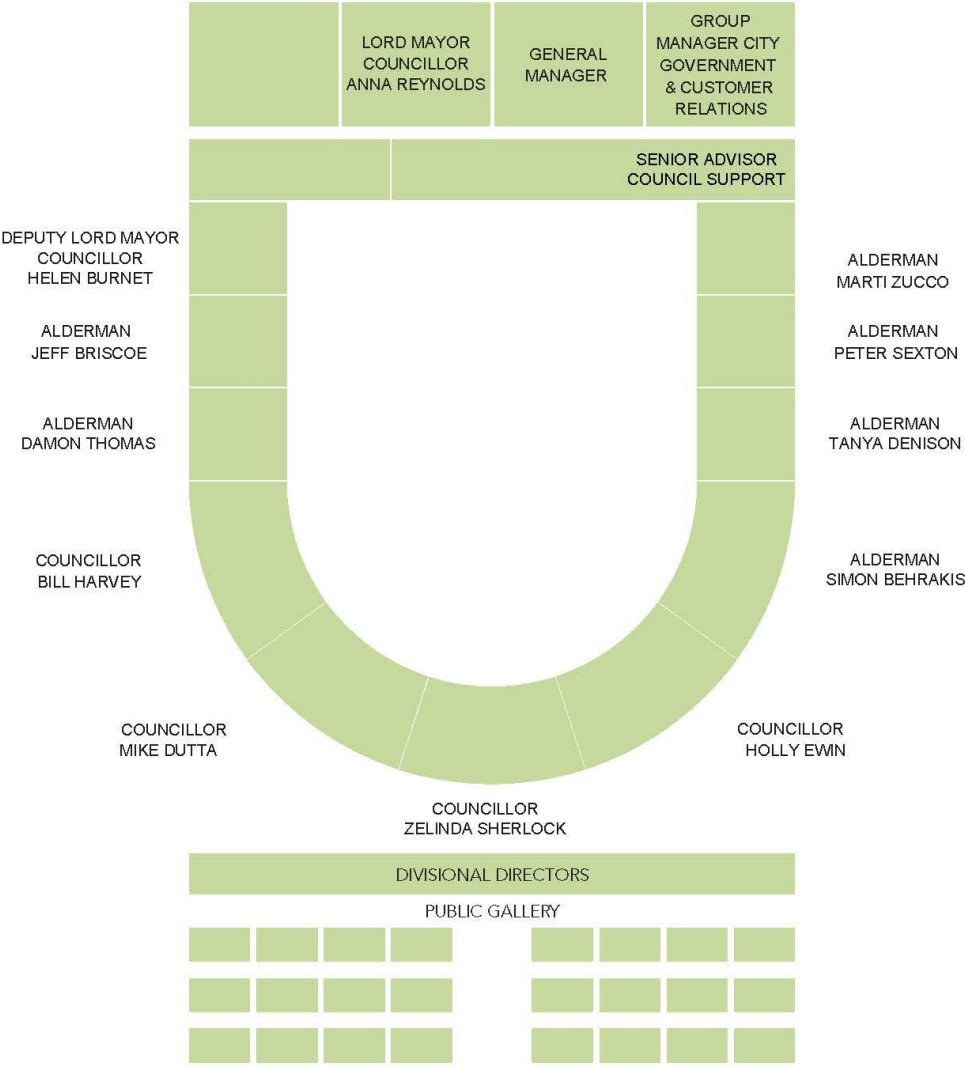




CITY OF HOBART

AGENDA
OPEN PORTION OF THE COUNCIL MEETING
MONDAY, 22 JULY 2019
AT 5:00 PM





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A MEETING OF THE OPEN PORTION OF THE COUNCIL WILL BE HELD IN THE COUNCIL CHAMBER, TOWN HALL ON MONDAY, 22 JULY 2019 AT 5:00 PM.

**N D Heath
General Manager**

ELECTED MEMBERS:

Lord Mayor A M Reynolds
Deputy Lord Mayor H Burnet
Alderman M Zucco
Alderman J R Briscoe
Alderman Dr P T Sexton
Alderman D C Thomas
Alderman T M Denison
Councillor W F Harvey
Alderman S Behrakis
Councillor M S C Dutta
Councillor H A Ewin
Councillor Z E Sherlock

APOLOGIES:

LEAVE OF ABSENCE:

Lord Mayor A M Reynolds
Alderman S Behrakis

1. CONFIRMATION OF MINUTES

The Chairman reports that she has perused the minutes of the meeting of the Open Portion of the Council meeting held on [Monday, 8 July 2019](#), finds them to be a true record and recommends that they be taken as read and signed as a correct record.

2. TRANSFER OF AGENDA ITEMS

Are there any items, which the meeting believes, should be transferred from this agenda to the closed agenda or from the closed agenda to the open agenda, in accordance with the procedures allowed under Section 15 of the *Local Government (Meeting Procedures) Regulations 2015*?

3. COMMUNICATION FROM THE CHAIRMAN

4. NOTIFICATION OF COUNCIL WORKSHOPS

In accordance with the requirements of the *Local Government (Meeting Procedures) Regulations 2015*, the General Manager reports that the following workshops have been conducted since the last ordinary meeting of the Council.

Date: 16/07/2019
Purpose: City Parking Workshop

5. PUBLIC QUESTION TIME

6. PETITIONS

7. CONSIDERATION OF SUPPLEMENTARY ITEMS

Ref: Part 2, Regulation 8(6) of the *Local Government (Meeting Procedures) Regulations 2015*.

RECOMMENDATION

That the Council resolve to deal with any supplementary items not appearing on the agenda, as reported by the General Manager in accordance with the provisions of the *Local Government (Meeting Procedures) Regulations 2015*.

8. INDICATIONS OF PECUNIARY AND CONFLICTS OF INTEREST

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

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

REPORTS OF COMMITTEES

CITY PLANNING COMMITTEE

9. COUNCIL 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 Council 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 Council will act as a planning authority in respect to those matters appearing under this heading on the agenda, inclusive of any supplementary items.

The Council 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.

9.1 3 Argyle Street, Hobart - Alterations PLN-19-324 - File Ref: F19/93010

Ref: Open [CPC 7.1.1](#), 15/07/2019
Application Expiry Date: 12 August 2019
Extension of Time: Not applicable

That pursuant to the *Sullivans Cove Planning Scheme 1997*, the Council approve the application for alterations at 3 Argyle Street, Hobart for the reasons outlined in the officer's report, attached to item 7.1.1 of the Open City Planning Committee Agenda of 15 July 2019, 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-19-324 - 3 ARGYLE STREET HOBART TAS 7000 - Final Planning Documents.

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

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

This is a Permitted Planning Permit issued in accordance with section 58 of the *Land Use Planning and Approvals Act 1993*.

9.2 31 Beddome Street, Sandy Bay - Two Multiple Dwellings (One Existing, One New) PLN-18-504 - File Ref: F19/90781

Ref: Open [CPC 7.2.1](#), 15/07/2019
Application Expiry Date: 3 August 2019
Extension of Time: Not applicable

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for two multiple dwellings (one existing, one new) at 31 Beddome Street and 8 Niree Lane, Sandy Bay 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-18-504 - 31 BEDDOME STREET AND 8 NIREE HEIGHTS 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 2018/01321-HCC dated 24/08/2018 as attached to the permit.

Reason for condition

To clarify the scope of the permit.

PLN s1

This permit grants approval for only two dwellings on the site. No ancillary dwellings are approved, or may be created in either of the two multiple dwellings approved under this permit.

Reason for condition

To clarify the scope of the permit, noting that ancillary dwellings may only be created in single dwellings, and would constitute an additional multiple dwelling that has not been considered or approved in the context of this approval.

ENG sw1

All stormwater from the proposed development (including but not limited to: roofed areas, gully drains, retaining wall gully drains and impervious surfaces such as driveways, paved areas and ramps) must be drained to the Council's stormwater infrastructure prior to first occupation or commencement of use (whichever occurs first).

Reason for condition

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

ENG sw2.1

A pre CCTV video of the Council stormwater main (within Niree Lane, 8 Niree Heights and 31 Beddome Street) must be undertaken and submitted to Council prior to the commencement of work.

The post construction CCTV 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 pre construction CCTV video of the Council's infrastructure, then any damage to the Council infrastructure identified in the post construction CCTV will be deemed to be the responsibility of the owner.

Reason for condition

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

ENG sw2.2

A post CCTV video of the Council stormwater main (within Niree Lane, 8 Niree Heights and 31 Beddome Street) must be undertaken and submitted to Council on completion of all work.

The post construction CCTV 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 pre construction CCTV video of the Council's infrastructure, then any damage to the Council infrastructure identified in the post construction CCTV will be deemed to be the responsibility of the owner.

Reason for condition

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

ENG sw3

The proposed dwelling foundations and roadway extension foundations must be designed to ensure the protection and access to the Council's storm water main.

A detailed design must be submitted and approved prior to construction. The detailed design must:

1. Demonstrate how the design will ensure the protection and provide access to the Council's stormwater main. (see advice section of permit)

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

Advice:

- *The applicant is required submit detailed design documentation to satisfy this condition via Council's planning condition endorsement process (noting there is a fee associated with condition endorsement approval of engineering drawings [see general advice on how to obtain condition endorsement and for fees and charges]). This is a separate process to any building approval under the Building Act 2016.*
- *Failure to address condition requirements prior to submitting for building approval may result in unexpected delays.*

Reason for condition

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

ENG sw4

New storm water connections (8 Niree Heights and 31 Beddome Street) must be constructed and any existing connections proposed to be abandoned sealed by the Council at the owner's expense, prior to the first occupation.

Detailed engineering drawings must be submitted and approved, prior to commencement of work. The detailed engineering drawings must include:

1. The location of the proposed connection.
2. The long section of the proposed connection demonstrating the cover, gradient and invert of both ends of the connection.
3. The size of the connection appropriate to satisfy the needs of the development.

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

Advice:

- *The applicant is advised to submit detailed design drawings via a Council City Infrastructure Division [application for a new stormwater connection](#). If detailed design to satisfy this condition is submitted via the planning condition endorsement process there may be fees associated with the assessment, and once approved the applicant will still need to submit an application for a new stormwater connection with Council City Infrastructure Division.*
- *Where building / plumbing approval is also required, it is recommended that documentation to satisfy this condition is submitted well before submitting documentation for building/plumbing approval. Failure to address planning condition requirements prior to submitting for building/plumbing approval may result in unexpected delays.*

Reason for condition

To ensure the site is drained adequately.

ENG sw5

The proposed Council stormwater main must be designed and constructed prior to the commencement of the use.

Engineering drawings must be submitted and approved, prior to any approval under the *Building Act 2016*. The engineering drawings must:

1. Be certified by a qualified and experienced Civil Engineer;
2. Include a plan and long-section of the proposed stormwater main;
3. Include the associated calculations and catchment area plans. These should include, but not be limited to, connections, flows, velocities, clearances, cover, gradients, sizing, material, pipe class, easements and inspection openings; and
4. Include a construction program and method for the proposed diversion of the stormwater main, to satisfy the above requirement.

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

Advice:

- *The applicant is required submit detailed design documentation to satisfy this condition via Council's planning condition endorsement process (noting there is a fee associated with condition endorsement approval of engineering drawings [see general advice on how to obtain condition endorsement and for fees and charges]). This is a separate process to any building approval under the Building Act 2016.*
- *Failure to address condition endorsement requirements prior to submitting for building approval may result in unexpected delays.*

Reason for condition

To ensure Council's hydraulic infrastructure meets acceptable standards.

ENG tr2

A construction traffic and parking management plan must be implemented prior to the commencement of work on the site (including demolition).

The construction traffic (including cars, public transport vehicles, service vehicles, pedestrians and cyclists) and parking management plan must be submitted and approved, prior to commencement work (including demolition).

The construction traffic and parking management plan must:

1. Be prepared by a suitably qualified person.
2. Develop a communications plan to advise the wider community of the traffic and parking impacts during construction.
3. Include a start date and finish dates of various stages of works.
4. Include times that trucks and other traffic associated with the works will be allowed to operate.
5. Nominate a superintendent, or the like, to advise the Council of the progress of works in relation to the traffic and parking management with regular meetings during the works.

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

Advice:

- *Once the construction traffic and parking 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.*

Reason for condition

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

ENG 2a

Prior to first occupation or commencement of use (whichever occurs first), vehicular barriers compliant with the Australian Standard AS/NZS1170.1:2002 must be installed to prevent vehicles running off the edge of an access driveway or parking module (parking spaces, aisles and manoeuvring area) where the drop from the edge of the trafficable area to a lower level is 600mm or greater, and wheel stops (kerb) must be installed for drops between 150mm and 600mm. Barriers must not limit the width of the driveway access or parking and turning areas approved under the permit.

Advice:

- *The Council does not consider a slope greater than 1 in 4 to constitute a lower level as described in AS/NZS 2890.1:2004 Section 2.4.5.3. Slopes greater than 1 in 4 will require a vehicular barrier or wheel stop.*
- *Designers are advised to consult the [National Construction Code 2016](#) to determine if pedestrian handrails or safety barriers compliant with the NCC2016 are also required in the parking module this area may be considered as a path of access to a building.*

Reason for condition

To ensure the safety of users of the access driveway and parking module and compliance with the standard.

ENG 2b

Prior to the issue of any approval under the *Building Act 2016* or the commencement of works on site (whichever occurs first), a certified vehicle barrier design (including site plan with proposed location(s) of installation) prepared by a suitably qualified engineer, compliant with Australian Standard AS/NZS1170.1:2002, must be submitted to Council.

Advice:

- *If the development's building approval includes the need for a Building Permit from Council, the applicant is advised to submit detailed design of vehicular barrier as part of the Building Application.*
If the development's building approval is covered under Notifiable Work the applicant is advised to submit detailed design of vehicular barrier as a condition endorsement of the planning permit condition. Once the certification has been accepted, the Council will issue a condition endorsement (see general advice on how to obtain condition endorsement).
- *Vehicle barriers are likely to be required on 31 Beddome Street (within the building as well as externally), and on 8 Niree Heights.*

Reason for condition

To ensure the safety of users of the access driveway and parking module and compliance with the standard.

ENG 2c

Prior to the first occupation, vehicular barriers must be inspected by a qualified engineer and certification submitted to the Council confirming that the installed vehicular barriers comply with the certified design and Australian Standard AS/NZS1170.1:2002.

Advice:

- *Certification may be submitted to the Council as part of the Building Act 2016 approval process or via condition endorsement (see general advice on how to obtain condition endorsement)*

Reason for condition

To ensure the safety of users of the access driveway and parking module and compliance with the relevant standards.

ENG 3a

The access, driveway, circulation roadways, ramps and parking module (parking spaces, aisles and manoeuvring area) must be designed and constructed in accordance with Australian Standard AS/NZS2890.1:2004 (including the requirement for vehicle safety barriers where required).

Advice:

- *It is advised that designers consider the detailed design of the access and parking module prior to finalising the Finished Floor Level (FFL) of the parking spaces (especially if located within a garage incorporated into the dwelling), as failure to do so may result in difficulty complying with this condition.*

Reason for condition

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

ENG 3b

The access, driveway, circulation roadways, ramps and parking module (parking spaces, aisles and manoeuvring area) design must be submitted and approved, prior to the issuing of any approval under the *Building Act 2016*.

The access, driveway, circulation roadways, ramps and parking module (parking spaces, aisles and manoeuvring area) design must:

1. Be prepared and certified by a suitably qualified engineer.
2. Be in accordance with the Australian Standard AS/NZS2890.1:2004.
3. Show dimensions, levels, gradients and transitions, and other details as Council deem necessary to satisfy the above requirement.

Advice:

- *It is advised that designers consider the detailed design of the access and parking module prior to finalising the Finished Floor Level (FFL) of the parking spaces (especially if located within a garage incorporated into the dwelling), as failure to do so may result in difficulty complying with this condition.*
- *Once the design 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 ensure the safety of users of the access and parking module, and compliance with the relevant Australian Standard.

ENG 3c

The access, driveway, circulation roadways, ramps and parking module (parking spaces, aisles and manoeuvring area) must be constructed in accordance with the design drawings approved by Condition ENG 3b.

Prior to the first occupation, documentation by a suitably qualified engineer certifying that the access driveway and parking module has been constructed in accordance with the above drawings must be lodged with Council.

Advice:

- *Certification may be submitted to Council as part of the Building Act 2016 approval process or via condition endorsement (see general advice on how to obtain condition endorsement)*

Reason for condition

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

ENG 4

The access, driveway circulation roadway and parking module (car parking spaces, aisles and manoeuvring area) for 31 Beddome Street (including any pavement within Niree Lane and/or 8 Niree Heights required to gain access to 31 Beddome Street) approved by this permit must be constructed to a sealed standard (spray seal, asphalt, concrete, pavers or equivalent Council approved) and surface drained to the Council's stormwater infrastructure prior to the first occupation.

Advice:

- *The ramp within the Right of Way may be constructed of an unsealed pavement in accordance with TSD-R01-v1, but this will still be required to drain to Council's stormwater infrastructure.*

Reason for condition

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

ENG 5

The number of car parking spaces approved on the site is five (5).

Advice:

- *This consists of 2x for existing dwelling (under the existing carport) and 3x for proposed dwelling (all within the proposed garage)*

Reason for condition

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

ENG 1

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

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

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

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

Reason for condition

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

ENGR 3

Prior to the commencement of use, the proposed driveway crossover in the Niree Lane highway reservation must be designed and constructed in accordance with:

- Urban - TSD-R09-v1 – Urban Roads Driveways and TSD R14-v1 Type KC vehicular crossing, or
- A Council approved alternative design.

Design drawings must be submitted and approved prior to any approval under the *Building Act 2016*. The design drawing must:

1. Show the cross and long section of the driveway crossover within the highway reservation and onto the property.
2. Detail any services or infrastructure (i.e. stormwater pits, pipes) at or near the proposed driveway crossover.
3. Be designed for the expected vehicle loadings. A structural certificate to note that driveway is suitable for heavy vehicle loadings.
4. Show swept path templates in accordance with AS/NZS 2890.1 2004(B85 or B99 depending on use, design template).
5. If the design deviates from the requirements of the TSD then the drawings must demonstrate that a B99 (AS/NZS 2890.1 2004, section 2.6.2) can access the driveway from the road pavement to the property without scraping the car's underside.
6. Be prepared and certified by a suitable qualified person, to satisfy the above requirement.

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

Advice:

- *The applicant is required submit detailed design documentation to satisfy this condition via Council's planning condition endorsement process (noting there is a fee associated with condition endorsement approval of engineering drawings [see general advice on how to obtain condition endorsement and for fees and charges]). This is a separate process to any building approval under the Building Act 2016.*
- *Failure to address condition endorsement requirements prior to submitting for building approval may result in unexpected delays.*

Reason for condition

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

ENG s1

Prior to the commencement of use, the proposed Right of Way pavement extension (including access(s), driveway, circulation roadway, parking module and ramp into 8 Niree Heights) driveway crossover Niree Lane highway reservation must be constructed in accordance with detailed design documentation approved by Council (City Infrastructure, Development Engineering, and Parks and City Amenity).

Design drawings must be submitted and approved prior to any approval under the *Building Act 2016*. The design drawing must:

1. Show the cross and long section of the works and how this interfaces with pavement on 31 Beddome Street and Niree Lane, and the natural surface on 8 Niree Heights.
2. Detail any services or infrastructure (i.e. Council stormwater system modifications, stormwater connections, private stormwater system) affected by or required to service the proposed Right of Way works.
3. Be designed for the expected vehicle loadings. A structural certificate to note that it is suitable for relevant vehicle loadings.
4. Be designed generally in accordance with TSD-R02-v1, or Council approved equivalent.
5. Detail any retaining walls and associated vehicular barriers, including structural certificates.
6. Detail the extent of works proposed within 8 Niree Heights and ensure this is limited to the Right of Way.
7. Detail of any gate / barrier proposed within the Right of Way, demonstrating how access to the Right of Way will be maintained for entities which have a legal right over it.
8. Be prepared and certified by a suitable qualified Engineer, to satisfy the above requirement.

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

Advice:

- *The applicant is required submit detailed design documentation to satisfy this condition via Council's planning condition endorsement process (noting there is a fee associated with condition endorsement approval of engineering drawings [see general advice on how to obtain condition endorsement and for fees and charges]). This is a separate process to any building approval under the Building Act 2016.*
- *Failure to address condition endorsement requirements prior to submitting for building approval may result in unexpected delays.*

Reason for condition

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

ENG s2

All refuse disposal, service vehicle access to the property (including but not limited to Couriers and AusPost), and visitor access to the property must be via the Beddome Street frontage and not via Niree Lane. A footpath / ramp / steps compliant with the National Construction Code 2016 must be provided from Beddome Street to the proposed dwellings to facilitate this.

Prior to any approval under the *Building Act 2016*, detailed design of the proposed path / ramp / steps must be submitted to Council and approved.

The detailed design must include (but is not limited to):

1. A bin storage area compliant with the permitted building envelope of 31 Beddome Street.
2. A National Construction Code compliant ramp from the bin storage to the Beddome Street footpath.
3. A National Construction Code compliant footpath / steps / ramp from the Beddome Street footpath to the proposed dwelling which is suitable for emergency services access to the dwellings.
4. Details of any foundations, retaining walls and drainage for the footpath / ramp / steps, detailing the proximity both horizontally and vertically from Council's Stormwater Main demonstrating that there are no loads imposed upon the main and that cover is maintained to Council's satisfaction.

Advice:

- *Once the documentation has been approved the Council will issue a condition endorsement (see general advice on how to obtain condition endorsement and note the fees associated with 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 proposed works comply with Clause E6.7.15 of the *Hobart Interim Planning Scheme 2015*.

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 prior to the issue of any approval under the *Building Act 2016* or the commencement of work, whichever occurs first. The SWMP must be prepared in accordance with the Soil and Water Management on Building and Construction Sites fact sheets (Derwent Estuary Program, 2008), 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 ENGINEERING

All engineering drawings required to be submitted and approved by this planning permit must be submitted to the City of Hobart as a CEP (Condition Endorsement) via the City's [Online Service Development Portal](#). When lodging a CEP, please reference the PLN number of the associated Planning Application. Each CEP must also include an estimation of the cost of works shown on the submitted engineering drawings. Once that estimation has been confirmed by the City's Engineer, the following fees are payable for each CEP submitted and must be paid prior to the City of Hobart commencing assessment of the engineering drawings in each CEP:

Value of Building Works Approved by Planning Permit Fee:

- Up to \$20,000: \$150 per application.
- Over \$20,000: 2% of the value of the works as assessed by the City's Engineer per assessment.

These fees are additional to building and plumbing fees charged under the Building and Plumbing Regulations.

Once the CEP is lodged via the [Online Service Development Portal](#), if the value of building works approved by your planning permit is over \$20,000, please contact the City's Development Engineer on 6238 2715 to confirm the estimation of the cost of works shown on the submitted engineering drawings has been accepted.

Once confirmed, please call one of the City's Customer Service Officers on 6238 2190 to make payment, quoting the reference number (ie. CEP number) of the Condition Endorsement you have lodged. Once payment is made, your engineering drawings will be assessed.

BUILDING PERMIT

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

This is a Discretionary Planning Permit issued in accordance with section 57 of the *Land Use Planning and Approvals Act 1993*.

PLUMBING PERMIT

You may need plumbing approval in accordance with the *Building Act 2016*, *Building Regulations 2016* and the National Construction Code. Click [here](#) for more information.

OCCUPATION OF THE PUBLIC HIGHWAY

You may require a Permit 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.

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.

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](#).

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.

9.3 26 Darling Parade, Mount Stuart and Adjacent Road Reserve - Partial Demolition, Deck, New Driveway and Carparking PLN-18-606 - File Ref: F19/90765

Ref: Open [CPC 7.2.3](#), 15/07/2019
Application Expiry Date: 15 August 2019
Extension of Time: Not applicable

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for partial demolition, deck, new driveway and carparking at 26 Darling Parade, Mount Stuart and adjacent road reserve for the reasons outlined in the officer's report, attached to item 7.2.3 of the Open City Planning Committee Agenda of 15 July 2019, 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 PLN-18-606 - 26 DARLING PARADE MOUNT STUART TAS 7000 AND ADJACENT ROAD RESERVE - 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 2018/01893-HCC dated 23 May 2019 as attached to the permit.

Reason for condition

To clarify the scope of the permit.

ENG sw1

All stormwater from the proposed development (including but not limited to: roofed areas, ag drains, retaining wall ag drains and impervious surfaces such as driveways and paved areas) must be drained to the Council's stormwater infrastructure prior to first occupation or commencement of use (whichever occurs first).

Reason for condition

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

ENG 2a

Prior to first occupation or commencement of use (whichever occurs first), vehicular barriers compliant with the Australian Standard AS/NZS1170.1:2002 must be installed to prevent vehicles running off the edge of an access driveway or parking module (parking spaces, aisles and manoeuvring area) where the drop from the edge of the trafficable area to a lower level is 600mm or greater, and wheel stops (kerb) must be installed for drops between 150mm and 600mm. Barriers must not limit the width of the driveway access or parking and turning areas approved under the permit.

Advice:

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

Designers are advised to consult the National Construction Code 2016 to determine if pedestrian handrails or safety barriers compliant with the NCC2016 are also required in the parking module this area may be considered as a path of access to a building.

Reason for condition

To ensure the safety of users of the access driveway and parking module and compliance with the standard.

ENG 3a

The driveway and parking module (parking spaces, aisles and manoeuvring area) must be designed and constructed in accordance with Australian Standard AS/NZS2890.1:2004 (including the requirement for vehicle safety barriers where required).

Advice:

It is advised that designers consider the detailed design of the access and parking module prior to finalising the Finished Floor Level (FFL) of the parking spaces (especially if located within a garage incorporated into the dwelling), as failure to do so may result in difficulty complying with this condition.

Reason for condition

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

ENG 4

The access, driveway and parking module (car parking spaces, aisles and manoeuvring area) approved by this permit must be constructed to a sealed standard (spray seal, asphalt, concrete, pavers or equivalent Council approved) and surface drained to the Council's stormwater infrastructure prior to the commencement of use.

Reason for condition

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

ENG 1

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

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

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

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

Reason for condition

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

ENGR 3

Prior to the commencement of use, the proposed driveway crossover Darling Parade highway reservation must be designed and constructed in generally in accordance with Urban - TSD-R09-v1 – Urban Roads Driveways and TSD R14-v1 Type KC vehicular crossing. Any deviation from the Tasmanian Standard Drawings must be approved by the Council's Director City Amenity.

Design drawings must be submitted and approved prior to any approval under the *Building Act 2016*, or the commencement of work (whichever occurs first). The design drawing must:

1. Show the cross and long section of the driveway crossover within the highway reservation and onto the property.
2. Detail any services or infrastructure (ie light poles, pits, awnings, pipes) at or near the proposed driveway crossover.
3. Be designed for the expected vehicle loadings.
4. If the design deviates from the requirements of the TSD then the drawings must demonstrate that a B85 vehicle or B99 depending on use (AS/NZS 2890.1 2004, section 2.6.2) can access the driveway from the road pavement into the property without scraping the vehicle's underside.
5. Include detailed design and structural certification for any vehicular barriers or retaining walls included in the design.
6. Be prepared and certified by a suitable qualified person, to satisfy the above requirement.

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

Advice:

The applicant is required submit detailed design documentation to satisfy this condition via Council's planning condition endorsement process (noting there is a fee associated with condition endorsement approval of engineering drawings [see general advice on how to obtain condition endorsement and for fees and charges]). This is a separate process to any building approval under the Building Act 2016.

Please note that your proposal may include building works and as such may require separate approval under the Building Act 2016.

Failure to address condition endorsement requirements prior to submitting for building approval may result in unexpected delays.

Reason for condition

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

ENG s1

The proposed access is approved for right hand turn into the property only (approach from the west). Egress from the site must be via the same vehicular path.

Reason for condition

To ensure the access is safe and efficient.

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, and 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 ENGINEERING

All engineering drawings required to be submitted and approved by this planning permit must be submitted to the City of Hobart as a CEP (Condition Endorsement) via the City's [Online Service Development Portal](#). When lodging a CEP, please reference the PLN number of the associated Planning Application. Each CEP must also include an estimation of the cost of works shown on the submitted engineering drawings. Once that estimation has been confirmed by the City's Engineer, the following fees are payable for each CEP submitted and must be paid prior to the City of Hobart commencing assessment of the engineering drawings in each CEP:

Value of Building Works Approved by Planning Permit Fee:

Up to \$20,000: \$150 per application.

Over \$20,000: 2% of the value of the works as assessed by the City's Engineer per assessment.

These fees are additional to building and plumbing fees charged under the Building and Plumbing Regulations.

Once the CEP is lodged via the [Online Service Development Portal](#), if the value of building works approved by your planning permit is over \$20,000, please contact the City's Development Engineer on 6238 2715 to confirm the estimation of the cost of works shown on the submitted engineering drawings has been accepted.

Once confirmed, please call one of the City's Customer Service Officers on 6238 2190 to make payment, quoting the reference number (ie. CEP number) of the Condition Endorsement you have lodged. Once payment is made, your engineering drawings will be assessed.

BUILDING PERMIT

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

This is a Discretionary Planning Permit issued in accordance with section 57 of the *Land Use Planning and Approvals Act 1993*.

PLUMBING PERMIT

You may need plumbing approval in accordance with the *Building Act 2016*, *Building Regulations 2016* and the National Construction Code. Click [here](#) for more information.

OCCUPATION OF THE PUBLIC HIGHWAY

As your proposal includes a new access crossover and retaining walls within the highway reservation you will require a Permit to Open Up and Temporarily Occupy a Highway (for work in the road reserve). Click [here](#) for more information.

STORMWATER

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

WORK WITHIN THE HIGHWAY RESERVATION

Please note Council will not be reinstating or repairing any existing landscaping, including trees within Council's Road Reservation that are removed or damaged by the works.

For advice regarding the removal or replacement of this vegetation, please contact Council's Senior Park Planner on telephone 6238 2448.

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.

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](#).

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.

**9.4 55-59 Murray Street, Hobart and Adjacent Road Reserve - Partial Demolition, Alterations and Signage
PLN-19-280 - File Ref: F19/92802**

Ref: Open [CPC 7.2.4](#), 15/07/2019
Application Expiry Date: 25 July 2019
Extension of Time: Not applicable

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for a partial demolition, alterations and signage at 55-59 Murray Street Hobart TAS 7000 for the reasons outlined in the officer's report, attached to item 7.2.4 of the Open City Planning Committee Agenda of 15 July 2019 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-19-280 - 55-9 MURRAY STREET HOBART TAS 7000 - Final Planning Documents except where modified below.

Reason for condition

To clarify the scope of the permit.

ENG 1

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

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

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

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

Reason for condition

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

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

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

This is a Discretionary Planning Permit issued in accordance with section 57 of the *Land Use Planning and Approvals Act 1993*.

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.

CBD AND HIGH VOLUME FOOTPATH CLOSURES

Please note that the City of Hobart does not support the extended closure of public footpaths or roads to facilitate construction on adjacent land.

It is the developer's responsibility to ensure that the proposal as designed can be constructed without reliance on such extended closures.

In special cases, where it can be demonstrated that closure of footpaths in the CBD and/or other high volume footpaths can occur for extended periods without unreasonable impact on other businesses or the general public, such closures may only be approved by the full Council.

For more information about this requirement please contact the Council's Traffic Engineering Unit on 6238 2804.

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.

9.5 424 Strickland Avenue and Adjacent Road Reserve, South Hobart - Parking Deck **PLN-19-170 - File Ref: F19/92966**

Ref: Open [CPC 7.2.6](#), 15/07/2019

Application Expiry Date: 14 August 2019

Extension of Time: Not applicable

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for a Parking Deck at 424 Strickland Avenue, South Hobart and adjacent road reserve for the reasons outlined in the officer's report, attached to item 7.2.6 of the Open City Planning Committee Agenda of 15 July 2019, 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-19-170 - 424 STRICKLAND AVENUE SOUTH HOBART TAS 7004 - Final Planning Documents except where modified below.

Reason for condition

To clarify the scope of the permit.

ENG sw1

All stormwater from the proposed development (including but not limited to: roofed areas, ag drains, retaining wall ag drains and impervious surfaces such as driveways and paved areas) must be drained to the Council's stormwater infrastructure prior to commencement of use.

Reason for condition

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

ENG 3b

The access driveway and parking module design must be submitted and approved, prior to the commencement of work.

The access driveway and parking module design must:

1. Be prepared and certified by a suitably qualified engineer,
2. Be generally in accordance with the Australian Standard AS/NZS2890.1:2004,
3. Where the design deviates from AS/NZS2890.1:2004, demonstrate that it will provide a safe and efficient access, and enable safe, easy and efficient use, and
4. Show dimensions, levels, gradients and transitions, and other details as Council deem necessary to satisfy the above requirement.

Advice:

- *It is advised that designers consider the detailed design of the access and parking module prior to finalising the Finished Floor Level (FFL) of the parking spaces (especially if located within a garage incorporated into the dwelling), as failure to do so may result in difficulty complying with this condition.*
- *Once the design 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 ensure the safety of users of the access and parking module, and compliance with the relevant Australian Standard.

ENG 3c

The access driveway and parking module must be constructed in accordance with the design drawings approved by Condition ENG 3b prior to the commencement of use.

Reason for condition

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

ENG 1

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

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

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

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

Reason for condition

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

ENGR 3

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

- LGAT Standard Drawing - Rural – TSD-R04-v1 – Rural Roads Typical Driveway Profile and TSD R03-v1 Rural Roads Typical Property Access; or
- A Council City Infrastructure Division approved alternate design.

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

1. Be prepared and certified by a suitably qualified person
2. Incorporate a flexible pavement design suitable for the expected vehicle loadings; and
3. Allow for vehicle passing at the intersection with the Strickland Avenue Pavement.

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

Advice:

- *The applicant is required submit detailed design documentation to satisfy this condition via Council's planning condition endorsement process (noting there is a fee associated with condition endorsement approval of engineering drawings [see general advice on how to obtain condition endorsement and for fees and charges]). This is a separate process to any building approval under the Building Act 2016.*
- *Failure to address condition endorsement requirements prior to submitting for building approval may result in unexpected delays.*

Reason for condition

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

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 prior to the issue of any approval under the *Building Act 2016* or the commencement of work, whichever occurs first. The SWMP must be prepared in accordance with the Soil and Water Management on Building and Construction Sites fact sheets (Derwent Estuary Program, 2008), 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.

BUILDING PERMIT

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

This is a Discretionary Planning Permit issued in accordance with section 57 of the *Land Use Planning and Approvals Act 1993*.

PLUMBING PERMIT

You may need plumbing approval in accordance with the *Building Act 2016*, *Building Regulations 2016* and the National Construction Code. Click [here](#) for more information.

STORMWATER

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.

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](#).

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.

10. Monthly Building Statistics - 1 June - 30 June 2019
File Ref: F19/92795

Ref: Open [CPC 8.4](#), 15/07/2019

The information contained in the report of the Director City Planning, be received and noted:

1. During the period 1 June 2019 to 30 June 2019, 56 permits were issued to the value of \$48,450,431 which included:
 - (i) 31 for Extensions/Alterations to Dwellings to the value of \$4,131,000;
 - (ii) 22 New Dwellings to the value of \$7,415,000; and
 - (iii) 2 Major Projects:
 - (a) 134 Macquarie Street, Hobart - Tenancy fit-out works including internal alterations - \$16,000,000; 40 Melville Street, Hobart - Partial Demolition, Alterations and New Buildings for Communal Residence, Business and Professional Services, Food Services and General Retail and Hire - \$14,534,431
2. During the period 1 June 2018 to 30 June 2018, 41 permits were issued to the value of \$7,618,192 which included:
 - (i) 25 for Extensions/Alterations to Dwellings to the value of \$2,972,792;
 - (ii) 8 New Dwellings to the value of \$3,287,200; and
 - (iii) 0 Major Projects:
1. In the twelve months ending June 2019, 633 permits were issued to the value of \$377,161,791; and
2. In the twelve months ending June 2018, 679 permits were issued to the value of \$404,209,241

MOTIONS OF WHICH NOTICE HAS BEEN GIVEN

**IN ACCORDANCE WITH REGULATION 16(5) OF THE LOCAL GOVERNMENT
(MEETING PROCEDURES) REGULATIONS 2015**

That in accordance with Council's policy, the following Notice of Motion which was adopted by the Community, Culture and Events Committee, be considered by the Council.

11. Pill Testing

File Ref: F19/39420; 13-1-9

Ref: Open [CCEC 7.1](#), 10/07/2019

Councillor Ewin

Motion:

"That in order to minimise the harms associated with illicit drug use at festivals, events, pubs, clubs and venues, an officer report be provided for the Hobart City Council to:

1. Provide in-principle support for the provision of drug analysis services (commonly known as pill testing) at major events and festivals held in the City of Hobart.
2. Call on the State Government to commence the necessary action to facilitate a trial of pill testing in Tasmania once the New South Wales coronial inquest into pill-related deaths at music festivals findings are released.
3. Communicate information explaining the purpose of pill testing and the reasoning for the Council's support to the residents of the city at the appropriate time."

Rationale:

"Pill testing is first and foremost a health issue. A significant number of people attending festivals and venues in the City of Hobart take unlawful drugs contained in pills, powders and liquids. These substances can contain contaminants and uncertain strengths, which can lead to preventable harm and mortality. This harm can be easily avoided by implementing pill testing.

According to research, of 1000 ecstasy users, 70% of pills are taken in a public setting (clubs, dance parties and festivals). Of those surveyed, 82% said they would use pill testing if provided.

Local governments provide or facilitate this service in several European countries including France, the Netherlands, Switzerland, Austria, Belgium, Germany and Spain. Domestically, the City of Port Phillip passed a similar motion in 2017, and is renewing its push for the Victorian State government to allow a trial to be implemented.

Pill testing is supported by the Australian Medical Association, The Royal Australasian College of Physicians, the Alcohol, Tobacco and other Drugs Council of Tasmania, the National Drug and Alcohol Research Centre, and The Royal Australian College of Medical Practitioners among many others, and is considered best practice and a key harm minimisation strategy for our community.

Pill Testing Australia is the provider for these services. The process for service provision is that of enabling policy, rather than legislative changes (such as decriminalisation or legalisation). Police, government and Pill Testing Australia work together to deliver the service to ensure safety and transparency at all times. People considering using an illicit substance come to a collection point to have the substance tested in order to discover what they really may be taking. Their phones are confiscated to ensure privacy, and they are taken through the process with a qualified chemist and a doctor who explain the makeup and effects of the substance. This enables people to make informed choices about what they are about to do, to understand the risks better, and what to do in the event of an adverse outcome. Throughout the process, people are never advised that it is safe to take drugs, consumption of drugs is never promoted, and people are not judged for the decisions they make in regard to drug use.

Pill Testing Australia provides a free trial for the initial service, so there is no cost to Government or festival/event organisers in the first instance. The service is then costed at \$4,000 for each festival/event, which is a cost absorbed by the festival promoters.

At the recent Groovin the Moo festival, the lives of seven young people were potentially saved by a pill testing trial- patrons discarded their drugs after testing alerted them that their pills contained a substance (n-ethylpentylone) which recently caused the deaths of several people in New Zealand.

In the interests of minimising harm to vulnerable members of our community and the recent appetite displayed by members of the State Government to investigate pill testing, I believe now is the perfect time for us to add our voice in support of pill testing.

Further information and resources:

https://www.drugpolicy.org.au/pill_testing

<https://www1.racgp.org.au/newsgp/racgp/racgp-president-backs-calls-for-pill-testing-follo>

<https://ama.com.au/gp-network-news/ama-backs-pill-testing-festivals>

<https://www.racp.edu.au/news-and-events/media-releases/racp-writes-to-nation-s-leaders-there-is-sufficient-evidence-to-support-pill-testing-trials>

<https://www.examiner.com.au/story/5896052/calls-voiced-for-pill-test-trial-committee/>

<https://www.abc.net.au/news/2019-03-16/pill-testing-in-tasmania-gets-liberal-sue-hickey-support/10903312>

http://www.portphillip.vic.gov.au/january-2019-media_7939.htm

<https://www.theguardian.com/news/2017/dec/05/portugals-radical-drugs-policy-is-working-why-hasnt-the-world-copied-it>

<https://www.aihw.gov.au/reports/alcohol/alcohol-tobacco-other-drugs-australia/contents/impacts/health-impacts>

<https://www.sbs.com.au/news/australia-s-second-pill-testing-trial-in-canberra-overwhelmingly-successful>

<https://www.theguardian.com/australia-news/2019/apr/29/pill-testing-at-groovin-the-moo-festival-potentially-saves-seven-lives-organisers-say>

<https://ndarc.med.unsw.edu.au/node/301000974>

<https://harmreductionjournal.biomedcentral.com/articles/10.1186/s12954-018-0216-z>

Also please see attachments from the ATDC on FAQs and their position statement, marked as Attachments A, B and C to item 7.1 of the Open Community, Culture and Events Committee agenda of 10 July 2019 (well worth the read)!!”

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 aligns with strategic objective 4.3 of the Strategic Plan 2015-2025 (Build community resilience, public health and safety).”

That in accordance with Council's policy, the following Notice of Motion which was adopted by the Community, Culture and Events Committee, be considered by the Council.

12. City of Hobart's Reconciliation Action Plan Commitments
File Ref: F19/78847; 13-1-9

Ref: Open [CCEC 7.2](#), 10/07/2019

Councillor Sherlock

Motion:

"This motion seeks for the following items to be given consideration in the development of the City of Hobart's Reconciliation Action Plan Commitments:

- 1) The development of a sign, or series of signs, at key access points to the city to provide a welcome in the language of our Tasmanian Aboriginal Community/Palawa people and/or an acknowledgment of the Traditional Custodians of the land in Hobart. For example:
 - a) Signs could be erected alongside existing welcome signs on Davey Street and the Brooker Highway.
 - b) Community engagement with Tasmanian Aboriginal Community/Palawa people should be undertaken to discuss and agree upon the language, design and theme of each sign.
- 2) That Council write letters to primary schools, high schools and colleges in the Hobart City Council municipality to encourage the flying of the Aboriginal flag. For example:
 - a) If the institution currently flies the Aboriginal flag, a letter of acknowledgement and support could be sent.
 - b) If the institution does not currently fly the Aboriginal flag, a letter of encouragement could be sent alongside relevant literature and information.
 - c) Consideration could be given regarding the Council's provision of financial support for institutions to be able to purchase an Aboriginal flag.
 - d) Council could also write to the State Government to seek encouragement and support for an increased number of schools flying the Aboriginal flag."

Rationale:

“The land upon which Hobart was built always was and always will be Aboriginal land. Our First Nations People, representing the oldest, continuing culture in the world, are the custodians of this place and as such should be recognised visually at the entry points to our city and through the flying of the Aboriginal flag within the context of institutions of education and learning.

The Community Vision for our Island Capital document includes the following statements that directly support this motion:

We are proud of our history, lineage and ancestry (Identity Statement 2.1).

We recognise the Tasmanian Aboriginal community and their heritage and culture as the foundation of this place (Pillar 2.1.1).

These statements directly lend support to the following aims of the project to develop a Reconciliation Action Plan as included in the Report dated 6 February 2019:

2.4.4 Increasing the visibility of the Aboriginal Community, language, heritage and culture across Hobart, both for residents of and visitors to our city.

2.4.6 Showing leadership on reconciliation in Tasmania and demonstrating the importance and value in reconciliation to the broader community thereby increasing our reputation as an inclusive, proactive and connected City.

Historically, in Tasmania there has been a lack of recognition of the Tasmanian Aboriginal Community/Palawa people and of the 40,000 plus years of culture and history. While history cannot be changed, it is imperative that we take heartfelt and practical steps to visually recognise our heritage as a country, and specifically within the local communities around Hobart.

Many Councils around the country (see attached Appendix A) have led by example through the development of welcome signs and similar visual acknowledgements. They demonstrate the multifaceted ways in which language and symbols play a significant role in recognition and equitable treatment of our First Nations People.

It is noted that whilst education is the role of the State Government, the Council can, nevertheless, encourage a culture of respect, awareness and recognition across educational institutions within our city, something which seems vital for our younger generation of citizens.

Out of respect for our people, our history and moving forward through collaboration, this motion seeks to visually pay respect to elders past, present and emerging.”

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 aligns with the Council’s consideration of a Reconciliation Action Plan.”

COMMUNITY, CULTURE AND EVENTS COMMITTEE

13. Dr Edward Hall Environment Grants

File Ref: F18/30845; 17/49

Ref: Open [CCEC 6.1](#), 10/07/2019

- That:
1. The Dr Edward Hall Environment Grants and the Waste Reduction Grants be combined to form the City of Hobart Urban Sustainability Grants in order to avoid duplication and overlap, and to broaden and increase their scope.
 2. The City of Hobart Urban Sustainability Grants focus on waste reduction, energy efficiency, air and water quality, food gardens, climate change, sustainable transport and local biodiversity
 3. The City of Hobart Urban Sustainability Grants provide an annual grant budget of \$55,000, comprised of the existing allocations of \$35,000 from the DEHEG and \$20,000 from the Waste Reduction grant streams.
 4. The City of Hobart Urban Sustainability Grants be administered by the Community Life Division.
 5. The City of Hobart Policy: Applications for Grants – City of Hobart Grants Program be amended to include the City of Hobart Urban Sustainability Grants, including the provision of technical input and support from the within the relevant operational areas of the organisation.
 6. The City Planning Committee's Terms of Reference be amended to remove reference to the Dr Edward Hall Environment Grants.

14. Proposed Council Policy Amendments - City of Hobart Grants Program

File Ref: F19/65185; 18/279

Ref: Open [CCEC 6.2](#), 10/07/2019

That the City of Hobart Policy, Applications for Grants – City of Hobart Grants Program, as amended and marked as Attachment A to item 6.2 of the Open Community Culture and Events Committee Agenda of 10 July 2019, be approved.

15. Provision of English Language Classes in Hobart
File Ref: F19/66425; 17/204

Ref: Open [CCEC 6.3](#), 10/07/2019

- That:
1. The Council write to the State Government regarding the gaps identified in English as an additional language service provision, as outlined in the report marked as item 6.3 of the Open Community, Culture and Events Committee Agenda of 10 July 2019, encouraging an exploration of the opportunities to improve the English as an additional language service provision and offering appropriate support to address these gaps.
 2. Council officers continue to engage with stakeholders on this issue and work to support current or new initiatives as appropriate through the grants program and/or through the provision of facilities to hold classes.

16. Community Safety Commitment - Approval
File Ref: F19/67720; 17/90

Ref: Open [CCEC 6.4](#), 10/07/2019

- That:
1. The Council approve the Community Safety Commitment 2019, marked as Attachment A to item 6.4 of the Open Community Culture and Events Committee agenda of 10 July 2019.
 2. The Commitment will be reviewed annually in consultation with the community safety partners.

17. Housing and Homelessness Update
File Ref: F19/91266

Ref: Open [CCEC 6.5](#), 10/07/2019

- That:
1. The Council note the Homelessness Forum discussion notes marked as Attachment B to item 6.5 of the Open Community Culture and Events Committee agenda of 10 July 2019.
 2. The Council endorse the Lord Mayor's ongoing participation as the City of Hobart representative on the Greater Hobart Housing Alliance with regular progress updates to be provided to the Council.

18. Housing with Dignity Reference Group Update
File Ref: F19/92942; 17/239

Ref: Open [CCEC 11](#), 10/07/2019

That the Council note the minutes from the Housing with Dignity Reference Group on 25 June 2019, marked as Attachment A to supplementary item 11 of the Open Community Culture and Events Committee agenda of 10 July 2019, and endorse the key initiatives and actions that members of the group will be progressing.

ECONOMIC DEVELOPMENT & COMMUNICATIONS COMMITTEE

19. Invitation to Visit Friendship City of Xi'an
File Ref: F19/96104

Ref: Special Open [EDCC 4.1](#), 22/07/2019

A recommendation will be submitted to the meeting.

SPECIAL REPORT – GENERAL MANAGER

20. Elector Poll Results
File Ref: F19/96719; 16/119-006

Memorandum of the General Manager of 17 July 2019 and attachment.

Delegation: Council



City of **HOBART**

MEMORANDUM: COUNCIL

Elector Poll Results

The purpose of this report is to provide Council with the results of the recent elector poll conducted by the Tasmanian Electoral Commission (TEC).

Council will recall that it received a petition signed by over 1,000 electors which required the Council to conduct an elector poll on the subject matter of the petition. In accordance with s60D(1)(c) of the *Local Government Act 1993* ("the Act"), the elector poll was conducted by the TEC and the polls closed at 10am on Monday 15 July 2019.

Section 60E(1) of the Act states that the Council is to discuss the result of an elector poll at its next ordinary meeting. **Attachment A** to this report are the results of the elector poll from the TEC.

In accordance with the Act I am to ensure that the result of the elector poll is published in a newspaper circulating in the municipal area and this will be arranged by the TEC.

Section 60E(2) of the Act states that the result of an elector poll is not binding on a Council.

RECOMMENDATION

That the information be received and noted.

As signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.

N D Heath
GENERAL MANAGER

Date: 17 July 2019

File Reference: F19/96719; 16/119-006

Attachment A: Tasmanian Electoral Commission - Elector Poll Results ↓

F19/96666.



Your ref: 16/119-006
Our ref: F94 07

Level 3
169 Main Road
Moonah Tasmania 7009
PO Box 307
Moonah Tas 7009
Phone (03) 6208 8700
Fax (03) 6208 8791
ballot.box@tec.tas.gov.au
www.tec.tas.gov.au

Mr Nick Heath
General Manager
City of Hobart
GPO Box 503
HOBART TAS 7001

Dear Nick

Hobart City Council elector poll completed

At the close of the poll (10am Monday 15 July) 15,990 (42.4%) postal declaration envelopes returned. The results are as follows:

Principal Q: Should the Council support the building height limits and other recommendations made by its planning officers

Response	YES	NO
Votes	12,145	3,619
%	77.04%	22.96%

For the further questions, ballot papers were grouped based on the response to the principal question.

Q: Would you prefer the building height limit in Height Area 1 to be lower than 60 metres?

Response	YES	NO	YES	NO
Votes	9,200	2,869	1,805	1,800
Totals	Informal 76	Total 12,145	Informal 14	Total 3,619

Q: Would you prefer the planning schemes remain unchanged?

Response	YES	NO	YES	NO
Votes	2,716	9,256	1,923	1,674
Totals	Informal 173	Total 12,145	Informal 22	Total 3,619

Should you have any questions, please do not hesitate to contact me.

Yours sincerely

Andrew Hawkey
ELECTORAL COMMISSIONER
16 July 2019



21. CLOSED PORTION OF THE MEETING

RECOMMENDATION

That the Council resolve by absolute majority that the meeting be closed to the public pursuant to regulation 15(1) of the *Local Government (Meeting Procedures) Regulations 2015* because the items included on the closed agenda contain the following matters:

- Leave of Absence
- Information of a confidential nature

The following items are listed for discussion:-

- | | |
|------------|--|
| Item No. 1 | Minutes of the last meeting of the Closed Portion of the Council Meeting |
| Item No. 2 | Communication from the Chairman |
| Item No. 3 | Leave of Absence |
| Item No. 4 | Consideration of supplementary Items to the agenda |
| Item No. 5 | Indications of pecuniary and conflicts of interest |
| Item No. 6 | Digital Signage Screens in Car Parks
LG(MP)R 15(2)(g) |
| Item No. 7 | Cleary's Gates Depot, Hobart - Placement of Communication Infrastructure - Request for Permission to Negotiate a Licence
LG(MP)R 15(2)(g) |