



# CITY OF HOBART MINUTES

OPEN PORTION  
MONDAY, 23 SEPTEMBER 2019  
AT 6:00 PM  
COUNCIL CHAMBER, TOWN HALL



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## ORDER OF BUSINESS

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**PRESENT:**

The Lord Mayor Councillor A M Reynolds, Deputy Lord Mayor Councillor H Burnet, Aldermen M Zucco, J R Briscoe, D C Thomas, T M Denison, Councillor W F Harvey, Alderman S Behrakis, Councillors M S C Dutta, H A Ewin and Z R Sherlock.

**APOLOGIES:**

Nil.

**LEAVE OF ABSENCE:**

Alderman Dr P T Sexton.

Alderman Zucco left the meeting at 7.24pm after declaring an interest in item 9.7, returning at 7.29pm.

Alderman Briscoe left the meeting at 7.30pm and returned at 7.31pm.

Councillor Sherlock left the meeting at 7.31pm and returned at 7.33pm.

Councillor Harvey left the meeting at 7.42pm after declaring an interest in item 9.2, returning at 7.51pm.

Alderman Behrakis left the meeting at 7.42pm and returned at 7.44pm.

Alderman Dutta left the meeting at 8.37pm, returning at 8.57pm after the comfort break and was not present for items 14 and 15.

Alderman Denison retired from the meeting at 8.57pm and was not present for items 9.6, 10, 11 and 16 to 24 inclusive.

Councillor Sherlock left the meeting at 8.40pm at the commencement of the comfort break, returning at 8.58pm.

## **1. CONFIRMATION OF MINUTES**

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The Chairman reports that she has perused the minutes of the meeting of the Open Portion of the Council meeting held on [Monday, 9 September 2019](#), finds them to be a true record and recommends that they be taken as read and signed as a correct record.

BURNET  
HARVEY

That the recommendation be adopted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Lord Mayor Reynolds  
Deputy Lord Mayor Burnet  
Zucco  
Briscoe  
Thomas  
Denison  
Harvey  
Behrakis  
Dutta  
Ewin  
Sherlock

The minutes were then signed.

**2. TRANSFER OF AGENDA ITEMS**

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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*?

No items were transferred.

ZUCCO  
BRISCOE

That item 12 be taken after item 8.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Lord Mayor Reynolds  
Deputy Lord Mayor Burnet  
Zucco  
Briscoe  
Thomas  
Denison  
Harvey  
Behrakis  
Dutta  
Ewin  
Sherlock

### **3. COMMUNICATION FROM THE CHAIRMAN**

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No communication was received.

### **4. NOTIFICATION OF COUNCIL WORKSHOPS**

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In accordance with the requirements of the *Local Government (Meeting Procedures) Regulations 2015*, the General Manager reports that no Council workshops have been conducted since the last ordinary meeting of the Council.

### **5. PUBLIC QUESTION TIME**

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#### **5.1 Mr Andy Baird - Pecuniary Interest**

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Mr Baird put the following question and was provided with the corresponding response by the Lord Mayor.

Question:

By Australian government standards probity is the evidence of ethical behaviour, and can be defined as complete and confirmed integrity, uprightness and honesty in a particular process. Can the council identify the processes for elected members who have pecuniary interest in a matter before the council to prevent them using their position to promote issues which directly benefit themselves, and how Aldermen are held accountable to these processes.

Response:

The Council has a probity policy in respect to its assessment of potential developments and disposal of land. The policy titled '*Probity Guidelines for the Consideration of Commercial Property Transactions*' is available on the City's website. I'll ensure a copy is provided to you with our written response.

Declarations of pecuniary and conflicts of interest are specifically dealt with under the *Local Government Act 1993* and the Elected Member Code of Conduct, which is also available on the City's website.

The Council process for dealing with conflicts of interest is in-line with Section 48 of the Act which states;

- (1) A councillor must not participate at any meeting of a council, council committee, special committee, controlling authority, single authority or joint authority in any discussion, nor vote on any matter, in respect of which the councillor—
  - (a) has an interest; or
  - (b) is aware or ought to be aware that a close associate has an interest.
- (2) A councillor must declare any interest that the councillor has in a matter before any discussion on that matter commences.
- (3) On declaring that he or she has an interest, the councillor is to leave the room in which the meeting is being held.
- (4) The councillor, by notice in writing, is to advise the general manager of the details of any interest that the councillor has declared under this section within 7 days of so declaring.
- (5) The general manager is to –
  - (a) ensure that the declaration of interest is recorded in the minutes of the meeting at which it is made; and
  - (b) record the details of any interest declared in the register of interests kept under [section 54](#) .

Additionally, section 53 of the Act states;

- (1) Any person who considers that a councillor, member or member of an audit panel has an interest in a matter to be, or being, dealt with by a council, council committee, special committee, controlling authority or audit panel may notify the general manager in writing of that interest.
- (2) On receipt of a notification, the general manager is to advise the following persons of the notification:
  - (a) the councillor, member or member of an audit panel who is the subject of the notification;
  - (b) all other councillors, members or members of the audit panel.

Also of relevance is section 52 which sets out when an elected member does not need to declare a pecuniary interest. There are limited cases where an interest does not need to be declared, generally where the financial benefit gained by any decision is in common with all or a substantial proportion of the electors of Hobart.

Early in the proceedings of each council or council committee meeting, the chair will call for declarations of pecuniary or conflicts of interest. It is the responsibility of each individual elected member to determine if they have a pecuniary interest and to declare that interest. This is listed as item 8 of tonight's agenda.

Under section 339E of the Act, failing to make a declaration can be dealt with a complaint to the Director of Local Government. Any person is able to make a complaint by writing to the Director. The penalty for not complying with section 48 could be up to 50 penalty units. The current value of a unit is \$168.

## **5.2 Mr Ben Lohberger - Greater Hobart Act and UTAS Transfer of Land Title**

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Mr Lohberger put the following questions and was provided with the corresponding response by the Lord Mayor.

Question 1:

Now that the *Greater Hobart Act* has passed Parliament, is there any possibility that the state government of the day and the other greater Hobart Councils could use the mechanisms set up under this new Act to impose unwanted projects in the Hobart City Council area, such as the cable car, or the excessively tall hotel developments?

Question 2:

Hill Street Grocer is constructing a new shop on the southern corner of TT Flynn Street and Churchill Avenue, on land that was part of the Sandy Bay campus of the University of Tasmania. There appears to be no title for this site, so can the HCC please reveal whether it has been transferred into the name of Hill Street Grocer (or its backers), whether any Council rates are being paid for the land, why there are no title documents for the site, and how it is that UTAS was able to transfer this land to a private developer when it is, or was, located in a particular purpose area zoned for educational use?

Response 1:

The *Greater Hobart Act 2019* ("the Act") creates the concept of a work program to set out specific actions to be carried out by those councils or the State Government under the Act. The work program, once developed, is to be adopted by the Committee established under the Act which consists of each of the mayors of the Greater Hobart area councils, as well as the Ministers for primary responsibility for:

- Economic development;
- Infrastructure;
- Housing; and
- Community development.

A quorum of the Committee is 6 members including at least 3 members who are mayors of the Greater Hobart area councils and each member has one vote.



The result of this is that for a work program to be adopted it would require a majority vote at a meeting where at least 3 mayors of the Greater Hobart area councils were present.

The Act cannot override the planning scheme.

Response 2:

While the Council was formally advised of the change of ownership registered at the Titles Office on 9 August 2019, it was a partial change of ownership only.

The Office of the Valuer-General will split the prior property and create a new property which will be in the ownership of Hill Street South Property Group Pty Ltd.

The City will thereafter be advised formally through the supplementary rates process.

The University of Tasmania will continue to be responsible for the entire rates on 2 Churchill Avenue until such time as the City is formally advised by the Office of the Valuer-General of the property split through the supplementary rates process.

In respect to this process, a search of The List has found that a Title has recently been created for the site.

While the Zone Purpose Statements for Particular Purpose Zone 3 – University of Tasmania (Sandy Bay Campus) include ‘to provide for the continued development of the University of Tasmania Sandy Bay campus (UTAS Sandy Bay) as a major tertiary education centre of the State’, they also include ‘To provide for a diversity of activities primarily catering for the education, recreation and entertainment of its student population while also encouraging a closer integration with the community.’

The planning application that relates to the use and development currently under construction, and that lead to the subsequent subdivision of the site from the main UTAS title, indicated that while the use would be available to the general public, it would primarily serve the large number of students, staff and on-campus accommodation beds, and was intended as an enhancement to existing on-campus facilities in line with the direction of universities throughout Australia. The application also indicated that the use would help reduce external vehicle trips, and would improve the amenity and services provided to staff and students on campus, in a similar manner to other on-campus services existing at the time, including a travel agent, book shop, post office, bank, restaurant/café and medical practitioner. Those considerations were taken into account as part of the application’s assessment and determination.

Mr Lohberger then asked the following supplementary question:

Has Alderman Zucco declared a pecuniary interest in relation to item 12 of the agenda?

Response:

We have not yet reached that item of the agenda so the opportunity has not yet been provided for any declarations to be made in tonight's agenda.

BURNET  
DUTTA

That item 9.7 be taken prior to item 9.1.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Lord Mayor Reynolds  
Deputy Lord Mayor Burnet  
Zucco  
Briscoe  
Thomas  
Denison  
Harvey  
Behrakis  
Dutta  
Ewin  
Sherlock

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## 6. PETITIONS

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No petitions were received.

## **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*.

No supplementary items were received.

## **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 conflicts 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.

The following interest was indicated:

1. Alderman Zucco - item 9.7
2. Councillor Harvey - item 9.2

Item 12 was then taken.

## **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 66 Alexander Street, Sandy Bay - Demolition and Two Multiple Dwellings  
PLN-19-366 - File Ref: F19/120898**

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Ref: Open [CPC 7.1.1](#), 16/09/2019

Application Expiry Date: 9 October 2019

Extension of Time: Not applicable

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council refuse the application for Demolition and Two Multiple Dwellings at 66 Alexander Street, Sandy Bay for the following reasons:

1. The proposal does not meet the acceptable solution or the performance criteria with respect to clause E5.6.4 A1 and P1 of the *Hobart Interim Planning Scheme 2015* because the design, layout and location of the access, does not provide adequate sight distances to ensure the safe movement of vehicles, having regard to:
  - (a) *The nature and frequency of the traffic generated by the use;*
  - (b) *The frequency of use of the road network;*
  - (c) *Any alternative access;*
  - (d) *The need for the access;*
  - (e) *Any traffic impact assessment;*
  - (f) *Any measures to improve or maintain sight distance; and*
  - (g) *Any written advice received from the road authority.*
2. The proposal does not meet the acceptable solution or the performance criteria with respect to clause E6.7.2 A1 and P1 of the *Hobart Interim Planning Scheme 2015* because the design of the vehicle access point is not safe, efficient and convenient, having regard to all of the following:
  - (a) *Avoidance of conflicts between users including vehicles, cyclists and pedestrians;*
  - (b) *Avoidance of unreasonable interference with the flow of traffic on adjoining roads;*
  - (c) *Suitability for the type and volume of traffic likely to be generated by the use or development;*
  - (d) *Ease of accessibility and recognition for users.*
3. The proposal does not meet the acceptable solution or the performance criteria with respect to clause E6.7.5 A1 and P1 of the *Hobart Interim Planning Scheme 2015* because the layout of car parking spaces, access aisles, circulation roadways and ramps is not safe and does not ensure ease of access, egress and manoeuvring on-site.

BURNET  
EWIN

That the recommendation be adopted.

MOTION CARRIED

VOTING RECORD

AYES	NOES
Lord Mayor Reynolds	Zucco
Deputy Lord Mayor Burnet	Thomas
Briscoe	Denison
Harvey	Behrakis
Dutta	Ewin
Sherlock	

Councillor Harvey declared an interest in item 9.2 and left the meeting.

**9.2 9 Star Street and Adjacent Road Reserve, Sandy Bay - 12 Multiple Dwellings, Associated Hydraulic Infrastructure, Road Works (Extension to Star Street), Works in Road Reserve (Star Street and Jersey Street) PLN-18-721 - File Ref: F19/120971**

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Ref: Open [CPC 7.1.2](#), 16/09/2019  
Application Expiry Date: 25 September 2019  
Extension of Time: Not applicable

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council refuse the application for multiple dwellings, associated hydraulic infrastructure, road works (extension to Star Street), works in road reserve (Star Street and Jersey Street) at 9 Star Street and adjacent road reserve, Sandy Bay for the following reasons:

1. The proposal does not meet the acceptable solution or the performance criterion with respect to clause 11.4.1 A1 and P1 (a) of the *Hobart Interim Planning Scheme 2015* because the proposed site area per dwelling of less than 200m<sup>2</sup> does not contribute to a range of dwelling types and sizes appropriate to the locality or provide for a specific accommodation need such as aged care, special needs or student accommodation.

2. The proposal does not meet the acceptable solution or the performance criterion with respect to clause 11.4.2 A1 and P1 of the *Hobart Interim Planning Scheme 2015* because the setback of the dwelling from the frontage with Star Street and Jersey Street is not compatible with the relationship of existing buildings to the road in terms of setback or in response to other physical constraints of the site and does not have regard to streetscape qualities or assist the integration of new development into the streetscape.
3. The proposal does not meet the acceptable solution or the performance criterion with respect to clause 11.4.3 A1 and P1 of the *Hobart Interim Planning Scheme 2015* because the dwellings do not have private open space of a size and dimension that is appropriate for the size of the dwelling and is able to accommodate outdoor recreational space consistent with the projected requirements of the occupants, operational needs such as clothes drying and storage and reasonable space for the planting of gardens and landscaping.

BURNET  
SHERLOCK

That the recommendation be adopted.

MOTION CARRIED

VOTING RECORD

AYES	NOES
Lord Mayor Reynolds	Denison
Deputy Lord Mayor Burnet	Behrakis
Zucco	Ewin
Briscoe	
Thomas	
Dutta	
Sherlock	

**9.3 4 Turner Street, Sandy Bay - Two Multiple Dwellings (One Existing, One New)**  
**PLN-19-294 - File Ref: F19/121842**

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Ref: Open [CPC 7.1.3](#), 16/09/2019  
Application Expiry Date: 8 October 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 4 Turner Street, Sandy Bay for the reasons outlined in the officer's report attached to item 7.1.3 of the Open City Planning Committee agenda of 16 September 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-19-294 - 4 TURNER STREET SANDY BAY TAS 7005 Attachment B - 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 2019/00709-HCC dated 30/05/2019 as attached to the permit.

Reason for condition

To clarify the scope of the permit.

PLN 4

A Landscaping Plan must be submitted and approved by the Council's Director City Planning prior to the issue of any consent under the *Building Act 2016*, excluding for excavation.

The Landscaping Plan must include:

1. Planting of mature vegetation along the entire length of the northeastern site boundary shared with 24 Byron Street. The vegetation along this boundary must have a height of approximately 2 metres at the time of planting and must grow to a height of at least 5 metres;
2. Planting of mature vegetation along the entire length of the southeastern site boundary shared with 22 Byron Street. The vegetation along this boundary must have a height of approximately 2 metres at the time of planting and must grow to a height of at least 3 metres;
3. Planting of mature vegetation along the entire length of the northwestern site boundary shared with 8 Fitzroy Place. The vegetation along this boundary must have a height of approximately 2 metres at the time of planting and must grow to a height of at least 3 metres;
4. Details of the species, number of plants and location of planting relative to the proposed dwelling, site boundaries and services.

All landscaping must be planted and installed in accordance with the approved Landscaping Plan to the satisfaction of the Council's Director City Planning prior to commencement of use.

The vegetation required by this condition must be maintained by the owners of the proposed dwelling, and replacement vegetation in accordance with the approved Landscaping Plan must be planted if any vegetation dies or is removed.

Reason for condition

To soften the appearance of the new building and to assist in reducing its impact upon the amenity of adjacent properties.

ENG sw1

All stormwater runoff 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 into the Council stormwater system prior to first occupation or commencement of use (whichever occurs first). All runoff from the site that can drain by gravity to the Council's stormwater infrastructure (with either a free-draining or a charged system) must be allowed to do so.



*Advice: Council will only approve stormwater pumping systems when absolutely necessary. It appears that the roof of the proposed dwelling can be drained by gravity, and also much of the driveway - especially the existing & new paved areas which are to the NW of the proposed dwelling. If necessary new sewer and SW lot connections to the mains can be built at the lowest possible point within the property adjacent to the southeast boundary of the property (existing connections would need to be abandoned) - this will provide the lowest possible connection points and assist the drainage of the new dwelling. Only one connection point to the sewer and SW mains is allowed per lot, so both existing and proposed dwellings will have to connect to the mains at the same point. Under section 23 of the Urban Drainage Act 2013 it is an offence for a property owner to direct stormwater onto a neighbouring property.*

Reason for condition

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

ENG sw4

If a new stormwater connection is required, it must be constructed (and existing connections 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 drawings must include:

1. the location of the proposed connection; and
2. 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 drawings.

*Advice:*

*The applicant is advised to submit drawings via a Council City Amenity 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 Amenity 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 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 3b

The design of the access driveway, parking and turning areas must be submitted and approved, prior to the issuing of any approval under the *Building Act 2016*.

The 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 (including the requirement for vehicle safety barriers where required),
3. Where the design deviates from AS/NZS2890.1:2004 the designer must demonstrate that the design will provide a safe and efficient access, and enable safe, easy and efficient use,
4. Show dimensions, levels, gradients, transitions and other details as Council deem necessary to satisfy the above requirement,
5. Clearly distinguish between existing and proposed driveway and parking areas, provide details of proposed parking area for the existing dwelling, also show details of any visitor parking spaces,
6. Show details of the existing and proposed entry into the property in plan view and front elevation, showing details and dimensions of any fencing and gates. The design of the entry must allow the free movement of vehicles into the parking areas of both existing and new dwellings. Fencing and gates must allow adequate visibility of pedestrians and vehicles in the road from within an exiting vehicle.

Reason for condition

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

ENG 4

The access driveway, parking and turning areas 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 / commencement of use.

Reason for condition

To ensure the safety of users of the access driveway and parking areas, and so 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.

## 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 PLANNING

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 portal](#).

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

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.

## NEW SERVICE CONNECTION

If required, please contact the Hobart City Council's City Infrastructure Division to initiate the application process for your [new stormwater connection](#).

## 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.

## 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.

## NOISE REGULATIONS

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

## WASTE DISPOSAL

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

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

## FEES AND CHARGES

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

## DIAL BEFORE YOU DIG

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

BURNET  
BRISCOE

That the recommendation be adopted.

MOTION CARRIED

### VOTING RECORD

#### AYES

#### NOES

Lord Mayor Reynolds  
Deputy Lord Mayor Burnet  
Zucco  
Briscoe  
Thomas  
Denison  
Harvey  
Behrakis  
Dutta  
Ewin  
Sherlock

#### **9.4 2 and 4 Tara Street, South Hobart - Public Art Installation PLN-19-444 - File Ref: F19/120816**

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Ref: Open [CPC 7.1.4](#), 16/09/2019  
Application Expiry Date: 11 October 2019  
Extension of Time: Not applicable

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for a public art installation at 2 Tara Street and 4 Tara Street, South Hobart for the reasons outlined in the officer's report attached to item 7.1.4 of the Open City Planning Committee agenda of 16 September 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-19-444 - 2 TARA STREET & 4 TARA STREET SOUTH HOBART TAS 7004 - Final Planning Documents except where modified below.

### Reason for condition

To clarify the scope of the permit.

## OPS s1

The installation of the art works up the slope towards the cliffs must be done in a way that minimises ground disturbance and does not damage or destroy any native vegetation. Any damage to native flora must be reported to the City of Hobart Bushland Unit immediately.

### Reason for condition

To protect native vegetation and minimise the risk of more weeds invading the park.

## 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*.



## 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.

## HERITAGE

The Applicant is advised that the location of Sculptures 3, 4 and 5 sit within the bushland and thus beyond the focus of early industrial activity associated with this heritage precinct and its distinctive history. As such, the Applicant might wish to consider the use of timber support poles in these locations as opposed to steel as a more appropriate choice of material.

BURNET  
EWIN

That the recommendation be adopted.

MOTION CARRIED

## VOTING RECORD

### AYES

### NOES

Lord Mayor Reynolds  
Deputy Lord Mayor Burnet  
Zucco  
Briscoe  
Thomas  
Denison  
Harvey  
Behrakis  
Dutta  
Ewin  
Sherlock

**9.5 4 Westinwood Road, Lenah Valley - Subdivision (One Additional Lot)  
PLN-19-407 - File Ref: F19/120909**

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Ref: Open [CPC 7.1.5](#), 16/09/2019  
Application Expiry Date: 30 September 2019  
Extension of Time: Not applicable

BURNET  
SHERLOCK

That the recommendation contained in the officer's report, marked as Attachment A to item 9.5 of the Open Council agenda of 23 September 2019, be adopted.

MOTION LOST

VOTING RECORD

AYES	NOES
Deputy Lord Mayor Burnet	Lord Mayor Reynolds
Harvey	Zucco
	Briscoe
	Thomas
	Denison
	Behrakis
	Dutta
	Ewin
	Sherlock

BRISCOE  
DUTTA

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for a subdivision (one additional lot) at 4 Westinwood Road, Lenah Valley for the reason that the proposed subdivision achieves reasonable minimum lot sizes 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-19-407 - 4 WESTINWOOD ROAD LENAH VALLEY TAS 7008 - 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 2019/00975-HCC dated 15 July 2019 as attached to the permit.

Reason for condition

To clarify the scope of the permit.

ENG s1

The Final Plan is to note under Section 83(5)(a)(ii) of the Local Government (Building & Miscellaneous Provisions) Act 1993, to the satisfaction of Council's Manager Surveying Services that Council cannot provide a gravity-reticulated stormwater services to Lot 1 below the level of the invert of a stormwater pipe at the body of the Lot. This level (on State Datum and determined as detailed below) must be noted on the Final Plan.

Prior to the sealing of the Final Plan the owner's Registered Land Surveyor must supply the Council with the as-constructed invert level of the stormwater pipe at the body of the lot.

Reason for condition

To alert future owners if Council cannot service the entirety of Lot 1.

ENG sw4

The new stormwater connection must be constructed 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; and
2. 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 Amenity 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 Amenity 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 4

The access strip 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 sealing of the Final Plan of Survey.

Reason for condition

To ensure the compliance with the scheme's clause 10.6.1 P4 (i)

ENG 11

Prior to the sealing of the Final Plan of Subdivision, the proposed crossover widening to the Westinwood Road highway reservation must be designed and constructed in general accordance with:

1. LGAT Standard Drawing - Urban - TSD-R09-v1 – Urban Roads Driveways, TSD R14-v1 Type KC vehicular crossing, TSD-R11-v1 Urban Road Footpaths, or
2. A Council City Infrastructure Division approved alternate design.

*Advice:*

- Local Government Association (LGAT) Tasmanian Standard Drawings (TSD) can be viewed electronically via the [LGAT Website](#).*

- *Please note that your proposal does not include adjustment of footpath levels. Any adjustment to footpath levels necessary to suit the design of proposed floor, parking module or driveway levels will require separate agreement from Council's Road Services Engineer and may require further planning approvals. It is advised to place a note to this effect on construction drawings for the site and/or other relevant engineering drawings to ensure that contractors are made aware of this requirement.*
- *Please contact Council City Infrastructure Division to discuss approval of alternate designs. Based on a site specific assessment, Council City Infrastructure Division Road Engineer may permit extending non-approved concrete slab crossover, and where non-standard kerb and channel exists a concrete plinth to Council standards may be permitted for construction at the gutter.*
- *You are likely to require a Permit to Open Up and Temporarily Occupy a Highway (for work within the highway reservation). Click [here](#) for more information.*

Reason for condition

In the interests of vehicle user safety and the amenity of the development.

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.

#### 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.

#### SURV 1

The applicant must submit to the Council a copy of the surveyor's survey notes at the time of lodging the final plan.

#### Reason for Condition

To enable the Council to accurately update cadastral layers on the corporate Geographic Information System.

#### SURV 2

The final plan and schedule of easements must be submitted and approved in accordance with section 89 of the *Local Government (Building & Miscellaneous Provisions) Act 1993*.

#### Reason for Condition

To ensure that the subdivision/boundary adjustment is carried out in accordance with the Council's requirements under the provisions of Part 3 of the *Local Government (Building & Miscellaneous Provisions) Act 1993*.

#### SURV 3

The final plan and schedule of easements must be submitted and approved under section 89 of the *Local Government (Building & Miscellaneous Provisions) Act 1993*.

The final plan and schedule of easements must provide easements to the satisfaction of the Council:

1. Over any proposed or existing storm water or sewer mains passing through the lots on the final plan, in favour of the Hobart City Council and/or TasWater (minimum width of 2m, or 3m if they cover two pipes).
2. Over any existing or proposed private rights of way or service easements in favour of the lots they are required to serve.
3. Over any existing Wayleave Easements in favour of TasNetworks

#### Reason for Condition

To ensure that there are no impediments to the provision of public and private services and access to the lots.

#### SURV 12

Lot 1 on the final plan is to be notated in accordance with the provisions of section 83(5)(a)(ii) of the *Local Government (Building & Miscellaneous Provisions) Act 1993*, to the effect that the Hobart City Council cannot provide a means of gravity reticulated stormwater disposal from lot 1 below a specified reduced level.

The final plan must be submitted for approval by the Council. The final plan must be notated to the satisfaction of the Council.

Any specified reduced level that may be required is to be provided by the owner's Registered Land Surveyor who must supply the invert level (on State Datum) of the stormwater connection constructed to serve Lot 1

#### Reason for condition

To ensure that the restriction in the Council's ability to provide a means of gravity reticulated stormwater disposal is noted on the final plan.

#### SURV 13

The final plan is to be notated in accordance with the provisions of section 83(7) (b) of the *Local Government (Building & Miscellaneous Provisions) Act 1993* to the effect that the Tasmanian Water and Sewerage Corporation cannot provide a means of gravity reticulated sewerage disposal from lot 1 below a specified reduced level.

The final plan must be submitted for approval by the Council.

The final plan must be notated to the satisfaction of the Council.

The specified reduced level that may be required is to be provided by the owner's Registered Land Surveyor who must supply the invert level (on State Datum) of the sewer connection constructed to serve Lot 1.

Reason for condition

To ensure that the limitation in TasWater's ability to provide a means of gravity reticulated sewerage disposal from Lot 1 is noted on the final plan.

ENG 16

Prior to the sealing of the final plan, private sewer, stormwater (including surface drainage) and water services/connections are to be entirely separate to each lot and contained wholly within the lots served.

Reason for condition

To ensure that each lot is services separately.

ENG 17

Prior to the sealing of the final plan, the developer must verify compliance with condition ENG 16 by supplying the Council with an as-installed services plan clearly indicating the location and details of all relevant services (entirely contained within their respective lots or appropriate easements). The as-installed services plan must be accompanied by certification from a suitably qualified person that all engineering work required by this permit has been completed.

*Advice: Any final plan submitted for sealing will not be processed unless it is accompanied by documentation by a suitably qualified person that clearly certifies that this condition has been satisfied and that all the work required by this condition has been completed. A 'suitably qualified person' must be a Professional Engineer or Professional Surveyor or other persons acceptable to Council.*

Reason for condition

To ensure that the Developer provides the Council with clear written confirmation that the separation of services is complete.

ENG r7

Residential underground power to each lot and street lighting must be installed prior to the sealing of the final plan.

Reason for condition

To ensure that the subdivision of land provides adequate services to meet the projected needs of future development.



## OPS 1

The owner must pay a cash contribution to the Council for contribution to public open space, prior to sealing of the final plan.

The open space contribution is equal to 5% of the undeveloped value of Lot 2 on the final plan, in lieu of the provision of public open space within the subdivision.

*Advice: The value is to be determined by a registered valuer commissioned by the Council at the developer's cost. Please contact the Council's Development Appraisal Unit on 6238 2715 to instigate the valuation process.*

## Reason for condition

Approval of the subdivision will create further demand upon Hobart's Public Open Space System. The funds obtained will be used for future expenditure on the purchase or improvement of land for public open space in Hobart.

## 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.

## NEW SERVICE CONNECTION

Please contact the Hobart City Council's City Infrastructure Division to initiate the application process for your [new stormwater connection](#).

## 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.

## PART 5 AGREEMENT

Please note that the owner(s) of this property are subject to Part 5 Agreement E29810 that requires the owner(s) to:

- implement the relevant requirements of the approved Bushfire Management Plan in relation to the property;
- implement recommendations 4-8, 10-11 and 13-18 of the Geotechnical Assessment as relevant to the property;
- comply with the Tree Protection Plan;
- implement the Weed Management Plan; and
- ensure development is in accordance with the Swift Parrot Protection Guidelines.

The Bushfire Management Plan (BMP) requires this lot to be maintained as a hazard management area in accordance with the prescriptions of the BMP until developed with a dwelling. Dwellings constructed on this lot must be constructed in accordance with the specifications for BAL-12.5 under AS3959-2009 unless the civil works for stages 3 and 4 of the subdivision have been completed in which case the dwellings can be constructed to BAL-Low.

## SUBDIVISION ADVICE

For information regarding standards and guidelines for subdivision works click [here](#).

All conditions imposed by this permit are in accordance with the *Local Government Building & Miscellaneous Provisions) Act 1993* and the *Conveyancing and Law of Property Act 1884*.

## PUBLIC OPEN SPACE - CASH IN LIEU VALUATION

Please contact the Council's Development Appraisal Unit on 6238 2715 to instigate the valuation process.

## MOTION CARRIED

### VOTING RECORD

AYES	NOES
Lord Mayor Reynolds	Harvey
Deputy Lord Mayor Burnet	
Zucco	
Briscoe	
Thomas	
Denison	
Behrakis	
Dutta	
Ewin	
Sherlock	

## **COUNCIL RESOLUTION:**

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for a subdivision (one additional lot) at 4 Westinwood Road, Lenah Valley for the reason that the proposed subdivision achieves reasonable minimum lot sizes 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-19-407 - 4 WESTINWOOD ROAD LENAH VALLEY TAS 7008 - 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 2019/00975-HCC dated 15 July 2019 as attached to the permit.

Reason for condition

To clarify the scope of the permit.

### **ENG s1**

The Final Plan is to note under Section 83(5)(a)(ii) of the Local Government (Building & Miscellaneous Provisions) Act 1993, to the satisfaction of Council's Manager Surveying Services that Council cannot provide a gravity-reticulated stormwater services to Lot 1 below the level of the invert of a stormwater pipe at the body of the Lot. This level (on State Datum and determined as detailed below) must be noted on the Final Plan.

Prior to the sealing of the Final Plan the owner's Registered Land Surveyor must supply the Council with the as-constructed invert level of the stormwater pipe at the body of the lot.

Reason for condition

To alert future owners if Council cannot service the entirety of Lot 1.

### **ENG sw4**

The new stormwater connection must be constructed 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; and
2. 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 Amenity 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 Amenity 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 4

The access strip 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 sealing of the Final Plan of Survey.

Reason for condition

To ensure the compliance with the scheme's clause 10.6.1 P4 (i)

ENG 11

Prior to the sealing of the Final Plan of Subdivision, the proposed crossover widening to the Westinwood Road highway reservation must be designed and constructed in general accordance with:

1. LGAT Standard Drawing - Urban - TSD-R09-v1 – Urban Roads Driveways, TSD R14-v1 Type KC vehicular crossing, TSD-R11-v1 Urban Road Footpaths, or
2. A Council City Infrastructure Division approved alternate design.

*Advice:*

- *Local Government Association (LGAT) Tasmanian Standard Drawings (TSD) can be viewed electronically via the [LGAT Website](#).*
- *Please note that your proposal does not include adjustment of footpath levels. Any adjustment to footpath levels necessary to suit the design of proposed floor, parking module or driveway levels will require separate agreement from Council's Road Services Engineer and may require further planning approvals. It is advised to place a note to this effect on construction drawings for the site and/or other relevant engineering drawings to ensure that contractors are made aware of this requirement.*
- *Please contact Council City Infrastructure Division to discuss approval of alternate designs. Based on a site specific assessment, Council City Infrastructure Division Road Engineer may permit extending non-approved concrete slab crossover, and where non-standard kerb and channel exists a concrete plinth to Council standards may be permitted for construction at the gutter.*
- *You are likely to require a Permit to Open Up and Temporarily Occupy a Highway (for work within the highway reservation). Click [here](#) for more information.*

*Reason for condition*

In the interests of vehicle user safety and the amenity of the development.

**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.

#### 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.

#### SURV 1

The applicant must submit to the Council a copy of the surveyor's survey notes at the time of lodging the final plan.

#### Reason for Condition

To enable the Council to accurately update cadastral layers on the corporate Geographic Information System.

#### SURV 2

The final plan and schedule of easements must be submitted and approved in accordance with section 89 of the *Local Government (Building & Miscellaneous Provisions) Act 1993*.

#### Reason for Condition

To ensure that the subdivision/boundary adjustment is carried out in accordance with the Council's requirements under the provisions of Part 3 of the *Local Government (Building & Miscellaneous Provisions) Act 1993*.

#### SURV 3

The final plan and schedule of easements must be submitted and approved under section 89 of the *Local Government (Building & Miscellaneous Provisions) Act 1993*.

The final plan and schedule of easements must provide easements to the satisfaction of the Council:

1. Over any proposed or existing storm water or sewer mains passing through the lots on the final plan, in favour of the Hobart City Council and/or TasWater (minimum width of 2m, or 3m if they cover two pipes).
2. Over any existing or proposed private rights of way or service easements in favour of the lots they are required to serve.
3. Over any existing Wayleave Easements in favour of TasNetworks

#### Reason for Condition

To ensure that there are no impediments to the provision of public and private services and access to the lots.

#### SURV 12

Lot 1 on the final plan is to be notated in accordance with the provisions of section 83(5)(a)(ii) of the *Local Government (Building & Miscellaneous Provisions) Act 1993*, to the effect that the Hobart City Council cannot provide a means of gravity reticulated stormwater disposal from lot 1 below a specified reduced level.

The final plan must be submitted for approval by the Council. The final plan must be notated to the satisfaction of the Council.

Any specified reduced level that may be required is to be provided by the owner's Registered Land Surveyor who must supply the invert level (on State Datum) of the stormwater connection constructed to serve Lot 1

#### Reason for condition

To ensure that the restriction in the Council's ability to provide a means of gravity reticulated stormwater disposal is noted on the final plan.

### SURV 13

The final plan is to be notated in accordance with the provisions of section 83(7) (b) of the *Local Government (Building & Miscellaneous Provisions) Act 1993* to the effect that the Tasmanian Water and Sewerage Corporation cannot provide a means of gravity reticulated sewerage disposal from lot 1 below a specified reduced level.

The final plan must be submitted for approval by the Council.

The final plan must be notated to the satisfaction of the Council.  
The specified reduced level that may be required is to be provided by the owner's Registered Land Surveyor who must supply the invert level (on State Datum) of the sewer connection constructed to serve Lot 1.

Reason for condition

To ensure that the limitation in TasWater's ability to provide a means of gravity reticulated sewerage disposal from Lot 1 is noted on the final plan.

### ENG 16

Prior to the sealing of the final plan, private sewer, stormwater (including surface drainage) and water services/connections are to be entirely separate to each lot and contained wholly within the lots served.

Reason for condition

To ensure that each lot is services separately.

### ENG 17

Prior to the sealing of the final plan, the developer must verify compliance with condition ENG 16 by supplying the Council with an as-installed services plan clearly indicating the location and details of all relevant services (entirely contained within their respective lots or appropriate easements). The as-installed services plan must be accompanied by certification from a suitably qualified person that all engineering work required by this permit has been completed.

*Advice: Any final plan submitted for sealing will not be processed unless it is accompanied by documentation by a suitably qualified person that clearly certifies that this condition has been satisfied and that all the work required by this condition has been completed. A 'suitably qualified person' must be a Professional Engineer or Professional Surveyor or other persons acceptable to Council.*



Reason for condition

To ensure that the Developer provides the Council with clear written confirmation that the separation of services is complete.

ENG r7

Residential underground power to each lot and street lighting must be installed prior to the sealing of the final plan.

Reason for condition

To ensure that the subdivision of land provides adequate services to meet the projected needs of future development.

OPS 1

The owner must pay a cash contribution to the Council for contribution to public open space, prior to sealing of the final plan.

The open space contribution is equal to 5% of the undeveloped value of Lot 2 on the final plan, in lieu of the provision of public open space within the subdivision.

*Advice: The value is to be determined by a registered valuer commissioned by the Council at the developer's cost. Please contact the Council's Development Appraisal Unit on 6238 2715 to instigate the valuation process.*

Reason for condition

Approval of the subdivision will create further demand upon Hobart's Public Open Space System. The funds obtained will be used for future expenditure on the purchase or improvement of land for public open space in Hobart.

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.

## NEW SERVICE CONNECTION

Please contact the Hobart City Council's City Infrastructure Division to initiate the application process for your [new stormwater connection](#).

## 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.

## PART 5 AGREEMENT

Please note that the owner(s) of this property are subject to Part 5 Agreement E29810 that requires the owner(s) to:

- implement the relevant requirements of the approved Bushfire Management Plan in relation to the property;
- implement recommendations 4-8, 10-11 and 13-18 of the Geotechnical Assessment as relevant to the property;
- comply with the Tree Protection Plan;
- implement the Weed Management Plan; and
- ensure development is in accordance with the Swift Parrot Protection Guidelines.

The Bushfire Management Plan (BMP) requires this lot to be maintained as a hazard management area in accordance with the prescriptions of the BMP until developed with a dwelling. Dwellings constructed on this lot must be constructed in accordance with the specifications for BAL-12.5 under AS3959-2009 unless the civil works for stages 3 and 4 of the subdivision have been completed in which case the dwellings can be constructed to BAL-Low.

## SUBDIVISION ADVICE

For information regarding standards and guidelines for subdivision works click [here](#).

All conditions imposed by this permit are in accordance with the *Local Government Building & Miscellaneous Provisions) Act 1993* and the *Conveyancing and Law of Property Act 1884*.

## PUBLIC OPEN SPACE - CASH IN LIEU VALUATION

Please contact the Council's Development Appraisal Unit on 6238 2715 to instigate the valuation process.

ZUCCO  
BURNET

That items 13, 14 and 15 be taken next.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Lord Mayor Reynolds  
Deputy Lord Mayor Burnet  
Zucco  
Briscoe  
Thomas  
Denison  
Harvey  
Behrakis  
Dutta  
Ewin  
Sherlock

Item 13 was then taken.

**9.6 234 Elizabeth Street, 236-240 Elizabeth Street, 242-250 Elizabeth Street,  
Hobart - Archaeological Works  
PLN-19-308 - File Ref: F19/122360**

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Ref: Supplementary Open [CPC 11](#), 16/09/2019  
Application Expiry Date: 10 October 2019  
Extension of Time: Not applicable

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for archaeological works at 234, 236-240 and 242-250 Elizabeth Street Hobart TAS 7000 for the reasons outlined in the officer's report attached to supplementary item 11 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-19-308 - 234, 236-240 AND 242- 250 ELIZABETH STREET HOBART TAS 7000 - Final Planning Documents except where modified below.

Reason for condition

To clarify the scope of the permit.

## THC

The use and/or development must comply with the requirements of the Tasmanian Heritage Council as detailed in the Notice of Heritage Decision, THC Works Ref: 5933 dated 22 August 2019, as attached to the permit.

### Reason for condition

To clarify the scope of the permit.

## ENV 1

Implement the 'Soil and Water Management Plan' (SWMP) developed by Environmental Management & Consulting Pty Ltd and dated 8 July 2019 for the duration of the works associated with the development.

### Reason for condition

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

## HER 10

Test trenching is to be limited to an area of 100 square metres with four (4), 5m x 5m sites proposed. An increase of 50% of the total test trenching area is acceptable as is a variation of the test trenching to additional smaller, linear test trenches to an area no greater than 150 square metres once Council is notified and approval issued by Council's Cultural Heritage Officer.

### Reason for condition

To ensure that excavation at a place of archaeological potential is appropriately managed.

## HER 11

Test trench 4 in the carpark of the business ABS Automotive Centre is to occur at times to allow the business to operate. Consideration is to be given to the following options to lessen the impact:

- limiting the size of the test trench
- undertaking the test trenching outside of business hours
- redesigning the test trenching to a larger number of smaller trenches excavated over different time intervals.

Reason for condition

To ensure that excavation at a place of archaeological potential is appropriately managed.

HER 12

A revised figure 5.1 (page 106 Praxis report) is to be submitted to Council showing all features (walls) as depicted in the 1851 plan for sale of the Robinson land (figure 4.12, page 80 Praxis report).

The revised plan must be submitted and approved by Council prior to the commencement of excavation in accordance with the above requirement.

Reason for condition

To ensure that excavation at a place of archaeological potential is appropriately managed.

HER 6

All test trenching is to be undertaken in accordance with the Archaeological Method Statement (pages 107-111) of the Praxis Report.

Reason for condition

To ensure that excavation at a place of archaeological potential is appropriately managed.

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.

## HERITAGE

The applicants are to consult with Aboriginal Heritage Tasmania and the Aboriginal Community with regards to relevant and related findings, conclusions and recommendations of the 'Historic Heritage Management Strategy for 234-250 Elizabeth Street, Hobart' by Praxis Environment (Brad Williams) dated January 2017 and updated January 2018 with a Heritage Impact Assessment dated May 2017 and the report Archaeological Test Trenching Proposal by Praxis, dated May 2019.

All test trenching sites, site offices and other equipment must be secured and made safe.

The applicant must explore meaningful and safe ways in which members of the public view, understand and appreciate the site and the archaeological process.

The consultant is to provide Council with clarification as to what access/release protocols are required should Council be requested to release any report on the archaeological test trenching works once submitted to Council in accordance with the public benefit section of the Archaeological Method Statement (page 110) of the Praxis report.

BURNET  
EWIN

That the recommendation be adopted.

MOTION CARRIED

## VOTING RECORD

### AYES

Lord Mayor Reynolds  
Deputy Lord Mayor Burnet  
Zucco  
Briscoe  
Thomas  
Harvey  
Behrakis  
Dutta  
Ewin  
Sherlock

### NOES

Item 10 was then taken.

Alderman Zucco declared an interest in item 9.7 and left the meeting.

**9.7 346-352 Elizabeth Street, and Adjacent Road Reserve, North Hobart - Partial Demolition, Alterations and Partial Change of Use to General Retail and Hire**  
**File Ref: F19/124758; PLN-19-298**

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Ref: Special Open [CPC 2.1.1](#), 23/09/2019

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for partial demolition, alterations and partial change of use to general retail and hire at 346-352 Elizabeth Street and adjacent road reserve, North Hobart for the reasons outlined in the officer's report attached to item 2.1.1 of the Special Open City Planning Committee agenda of 23 September 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-19-298 346-352 ELIZABETH STREET NORTH HOBART TAS 7000 - Final Planning Documents except where modified below.

Reason for condition

To clarify the scope of the permit.

PLN 6

The use must not be open to the public outside of the following hours:

- (a) 6.00 am to 10.00 pm Mondays to Saturdays inclusive;
- (b) 7.00 am to 9.00 pm Sundays and Public Holidays;

except for office and administrative tasks.

Reason for condition

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

PLN s1

Commercial vehicle movements, (including loading and unloading and garbage removal) must not be undertaken outside of the following hours:

- (a) 6.00 am to 10.00 pm Mondays to Saturdays inclusive;
- (b) 7.00 am to 9.00 pm Sundays and public holidays.

Reason for condition

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

PLN s2

No signage is approved by this permit.

*Advice: Any signage for the proposed use will require a separate planning permit.*

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.



## ENG s2

Prior to the commencement of use, the proposed driveway crossovers, footpath, and other alterations to the highway reservation must be designed and constructed in general accordance with the Tasmanian Standard Drawings to the satisfaction of Council's Manager Road and Environmental Engineering.

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

1. Detail any services or infrastructure (ie light poles, pits, awnings) at or near the proposed works.
2. Relocation of any services.
3. Long sections and cross sections of the footpath.
4. Protection of public infrastructure.
5. Be prepared and certified by a suitable qualified person, to satisfy the above requirement.

All work required by this condition must be undertaken in accordance with the approved 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.*
- *A road opening permit will be required.*

### Reason for condition

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

## ENV 1

Sediment and erosion control measures sufficient to prevent sediment from leaving the site must be installed prior to any disturbance of the site, 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 you are proposing works in 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.

#### PERMIT TO CONSTRUCT PUBLIC INFRASTRUCTURE

You may require a permit to construct public infrastructure, with a 12 month maintenance period and bond (please contact the Hobart City Council's City Amenity Division to initiate the permit process).

#### WORK WITHIN THE HIGHWAY RESERVATION

Please note development must be in accordance with the Hobart City Council's Infrastructure By law. 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.

#### COMMERCIAL DELIVERIES

In the event that it is not possible for a 6 tonne medium rigid truck to access the site via Condell Place and Little Arthur Street, alternative arrangements for all deliveries to be made by van should be made.

BURNET  
BRISCOE

That the recommendation be adopted.

MOTION CARRIED

VOTING RECORD

AYES

Lord Mayor Reynolds  
Briscoe  
Thomas  
Denison  
Harvey  
Behrakis  
Ewin

NOES

Deputy Lord Mayor Burnet  
Dutta  
Sherlock

Item 9.1 was then taken.

**10. Petition to Amend Sealed Plan 152588  
7, 9 & 12 Reid's Road, Fern Tree  
File Ref: F19/114557; D0806.01/02**

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Ref: Supplementary Open [CPC 13](#), 16/09/2019

That pursuant to section 103 of the *Local Government (Building and Miscellaneous) Provisions Act 1993*, the Council approve the petition to amendment Sealed Plan 152588 as outlined in Attachment A to supplementary item 13 of the Open City Planning Committee agenda of 16 September 2019.

BURNET  
BRISCOE

That the recommendation be adopted.

MOTION CARRIED

VOTING RECORD

AYES

Lord Mayor Reynolds  
Deputy Lord Mayor Burnet  
Zucco  
Briscoe  
Thomas  
Harvey  
Behrakis  
Dutta  
Ewin  
Sherlock

NOES

**MOTIONS OF WHICH NOTICE HAS BEEN GIVEN**

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

**11. Newstart Allowance**

**File Ref: F19/108610; s13-001-09**

Ref: Open [CCEC 7.1](#), 11/09/2019

Councillors Ewin, Sherlock, Harvey, Deputy Lord Mayor Burnet, Councillor Dutta and Lord Mayor Reynolds

Motion:

“That the City of Hobart notes that the low rate of Newstart payments exacerbates poverty and homelessness; therefore:

1. The Council note that a number of elected members have signed a submission which has been forwarded to the senate enquiry into the “Adequacy of Newstart and related payments and alternative mechanisms to determine the level of income support payments in Australia.”
2. The General Manager provide further advice on how to best address the issue within the Council’s current governance structure.
3. The Council condemns the proposed introduction of a cashless welfare card and drug testing of welfare recipients.”

Rationale:

“The intent of this motion is to support the Functions and Powers as stated in the *Local Government Act 1993*, in particular, Section 20 (3) of the Act outlines clearly that advocating for our community is part of our function and power. In particular S. 20 (3) states that our function is to:

- (3) A council may do anything necessary or convenient to perform its functions either within or outside its municipal area.

With this as a guiding principle, the Act further expands on how a Councillor may go about performing these functions, in particular, we note Section 20 (2) which clearly states:

- (2) In performing its functions, a council is to consult, involve and be accountable to the community.

In summary, as indicated by document in 2018, entitled *A Guide For Prospective Councillors*, "Councils are elected to provide leadership for, and the good governance of, the municipal area. In performing their functions, councils are required to consult, involve and be accountable to the community. They must consider the diverse needs of the local community in their decision-making, setting and monitoring strategic objectives and in ensuring resources are managed in a responsible manner." As per Section 20 (1) (g), the intent of this motion is to represent and promote the interests of the community.

This particular motion, then, has been supported by eleven local councils in South Australia and Victoria. This is not a motion that is not within the functions and powers of the HCC but marries advocacy via promotion of community interests.

Newstart, at \$269 per week, is \$177 per week below the Henderson poverty line. It is less than 41 percent of the minimum wage, less than 18 percent of the average wage, and has not been raised in real terms since 1994.

The Newstart payment is the second lowest in the developed world.

An Australian Council of Social Service (ACOSS) survey of 600 Newstart recipients in 2015 reported:

- 40% are unable to pay their bills on time;
- 40% are unable to see a dentist;
- 50% are unable to raise \$2,000 in the event of an emergency;
- 50% are turning off heating and cooling to save money;
- 32% skipped meals in the previous year;
- 25% are suffering from severe housing stress — spending more than half their income on rent; and
- 20% do not have enough money for essentials like housing, food and electricity.

One of the reasons Newstart is so low is that it is intended as a temporary payment while people are between jobs. However, according to figures released by the Government, the average time spent on Newstart is over four years. This is largely due to the lack of jobs available. According to the latest government data, there are 2.8 million people competing for only 180,000 jobs. Newstart has become a one-way ticket to entrenched poverty.

We also know that the low rate of Newstart is a major factor pushing people into homelessness. According to a 2017 study by Anglicare, only .03% of all properties on the national market are affordable for a single person living on Newstart.

There is also a growing problem of Newstart recipients with disabilities being unable to afford the medicines they need. 25% of Newstart recipients have a diagnosed disability. This is because of significant attacks over the past several years on the ability to access the Disability Support Pension (DSP).

Increasing the Newstart rate to the Henderson Poverty Line (\$1026.24 per fortnight) – the most reliable and regularly updated measure of poverty in Australia – will go a long way to giving Newstart recipients control over their lives, helping them out of poverty, and enabling them to participate in meaningful community life.

Increasing Newstart would benefit local economies. By increasing the spending power of those on low incomes, extra funds would circulate through local businesses. It would also reduce the strain on Council community services assisting the growing number of people experiencing hardship, particularly homelessness. Experts in this area frequently point out that the low rate of Newstart contributes to crime, mental health issues, and creates an extra strain on council and health services.

Increasing Newstart will not only help people into employment, but create a more prosperous community. There are thousands of unemployed people in the Hobart LGA who need our representation and advocacy.

The Business Council of Australia has advocated to the Federal government that the low rate of Newstart is a barrier to employment and risks entrenching poverty. Auditing company KPMG and the OECD have also advocated for an increase in Newstart, as well as the community sector.

Already there is a ground swell of local councils who have taken up this issue. Nineteen local councils across Australia have already passed similar motions declaring their support for raising Newstart. ALGA also passed a motion in June 2018 calling on the Federal Government to raise Newstart. Advocacy for our community is important now, as ever. Since June 2018 we have had a Federal election, and the subject of Newstart is once again the subject of Parliamentary discussion. The more councils who adopt this demand, the more pressure can be applied on the Federal government to do the right thing by our community.

References and resources:

ABS data on average wages

<https://www.abs.gov.au/ausstats/abs@.nsf/mf/6302.0?opendocument&ref=HPKI>

ACOSS data on Newstart poverty

[https://www.acoss.org.au/media\\_release/budget\\_must\\_not\\_forget\\_the\\_unemployed\\_83\\_dont\\_have\\_enough\\_to\\_live\\_on/](https://www.acoss.org.au/media_release/budget_must_not_forget_the_unemployed_83_dont_have_enough_to_live_on/)

Anglicare Rental Affordability Snapshot- 0.03% of properties affordable to people on Newstart <https://www.anglicare.asn.au/docs/default-source/default-document-library/rental-affordability-snapshot-2017.pdf?sfvrsn=4>

Australian Unemployed Workers Union- Jobseekers vs. available jobs data  
<http://unemployedworkersunion.com/job-seekers-v-job-vacancy-data/>

DHS- Disability Support Pension information  
<https://www.humanservices.gov.au/individuals/services/centrelink/disability-support-pension>

Fair Work Australia- info on minimum wages, cost of living  
<https://www.fairwork.gov.au/how-we-will-help/templates-and-guides/fact-sheets/minimum-workplace-entitlements/minimum-wages#current-national-minimum-wage>

KPMG and OECD calling for increase in Newstart  
[https://www.acoss.org.au/media\\_release/kpmg-repeats-its-call-for-an-increase-to-newstart/#\\_ftn1](https://www.acoss.org.au/media_release/kpmg-repeats-its-call-for-an-increase-to-newstart/#_ftn1)

Melbourne Institute- Applied Economic and Social Research: Poverty Lines Australia  
[https://melbourneinstitute.unimelb.edu.au/data/assets/pdf\\_file/0005/254047/1/Poverty-lines-Australia-June-2017.pdf](https://melbourneinstitute.unimelb.edu.au/data/assets/pdf_file/0005/254047/1/Poverty-lines-Australia-June-2017.pdf)

National Social Security Rights Network- ¼ of Newstart recipients has a significant disability <http://www.nssrn.org.au/social-security-rights-review/1-in-4-on-newstart-has-a-significant-disability/>."

EWIN  
SHERLOCK

That the recommendation be adopted with an amendment to clause 1 to read:

1. The Council make a submission to the senate enquiry into the "Adequacy of Newstart and related payments and alternative mechanisms to determine the level of income support payments in Australia."

THOMAS  
HARVEY

That the vote for clause 1 and 2 be taken together and 3 separately.

MOTION CARRIED



VOTING RECORD

AYES

Zucco  
Briscoe  
Thomas  
Harvey  
Behrakis  
Dutta

NOES

Lord Mayor Reynolds  
Deputy Lord Mayor Burnet  
Ewin  
Sherlock

The Chair then put clause 1 and 2.

MOTION CARRIED

VOTING RECORD

AYES

Lord Mayor Reynolds  
Deputy Lord Mayor Burnet  
Briscoe  
Harvey  
Dutta  
Ewin  
Sherlock

NOES

Zucco  
Thomas  
Behrakis

The Chair then put clause 3.

MOTION LOST

VOTING RECORD

AYES

Lord Mayor Reynolds  
Deputy Lord Mayor Burnet  
Harvey  
Ewin  
Sherlock

NOES

Zucco  
Briscoe  
Thomas  
Behrakis  
Dutta

### **COUNCIL RESOLUTION:**

That the City of Hobart notes that the low rate of Newstart payments exacerbates poverty and homelessness; therefore:

1. The Council make a submission to the senate enquiry into the “Adequacy of Newstart and related payments and alternative mechanisms to determine the level of income support payments in Australia.”
2. The General Manager provide further advice on how to best address the issue within the Council’s current governance structure.

Item 16 was then taken.

### **12. Condell Place Car Park - Redevelopment** **File Ref: F19/113809; s13-001-09**

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Ref: Open [FGC 7.1](#), 17/09/2019

Alderman Zucco

Motion:

- “That: 1. An urgent report be prepared addressing any issues for the Council immediately pursuing expressions of interest for the redevelopment of the Condell carpark in North Hobart, as per the most recent report to Council (as attached to the agenda for the Finance and Governance Committee meeting held on 17 July 2018).
2. A further report to also address the broader parking, mobility and smart cities issues and solutions for North Hobart (as per the Council decision of 23 July 2018).
  3. The report to consider any other existing report relevant to the development of car parking within the North Hobart precinct.
  4. The Council’s preferred position be subject to community engagement at the appropriate time.”

Rationale:

“The Finance and Governance Committee considered a report at its meeting held on 17 July 2018 proposing a formal expression of interest process be undertaken for the development of the Condell Place Car Park site with the provision that submissions must include a provision for expansion of the number of parking spaces in the car park.

The report outlined that the provision of additional parking will be looked upon favourably by business owners and patrons of the North Hobart are with the North Hobart Traders Association commenting that they believed the only way to provide an adequate parking supply is by developing existing land/property.

Whilst some measures have been implemented to improve parking availability in the area, it was disappointing that when the Council considered this report it resolved to seek another report consolidating information in relation to the Condell Place site rather than taking action.

North Hobart is one of Hobart's premier dining locations playing host to a significant number of patrons on a daily basis – the required infrastructure needs to be in place to cater for this demand."

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 Council property."

ZUCCO  
BEHRAKIS

That the recommendation be adopted.

BEHRAKIS  
SHERLOCK

That Alderman Zucco be granted an additional two minutes to address the meeting.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Lord Mayor Reynolds  
Deputy Lord Mayor Burnet  
Zucco  
Briscoe  
Thomas  
Denison  
Harvey  
Behrakis  
Dutta  
Ewin  
Sherlock

THOMAS  
DUTTA

That Councillor Harvey be granted an additional 30 seconds to address the meeting.

MOTION CARRIED

VOTING RECORD

AYES	NOES
Lord Mayor Reynolds	
Deputy Lord Mayor Burnet	
Zucco	
Briscoe	
Thomas	
Denison	
Harvey	
Behrakis	
Dutta	
Ewin	
Sherlock	

Lord Mayor Reynolds vacated the chair.

Deputy Lord Mayor Burnet assumed the chair.

EWIN  
REYNOLDS

That the vote for clause 1 and 2 be taken separately with clause 3 and 4 taken together.

MOTION LOST

VOTING RECORD

AYES	NOES
Lord Mayor Reynolds	Zucco
Deputy Lord Mayor Burnet	Briscoe
Harvey	Thomas
Ewin	Denison
	Behrakis
	Dutta
	Sherlock

Deputy Lord Mayor Burnet vacated the chair.

Lord Mayor Reynolds resumed the chair.

MOTION CARRIED

VOTING RECORD

AYES

Zucco  
Briscoe  
Thomas  
Denison  
Behrakis  
Dutta  
Sherlock

NOES

Lord Mayor Reynolds  
Deputy Lord Mayor Burnet  
Harvey  
Ewin

**COUNCIL RESOLUTION:**

- That: 1. An urgent report be prepared addressing any issues for the Council immediately pursuing expressions of interest for the redevelopment of the Condell carpark in North Hobart, as per the most recent report to Council (as attached to the agenda for the Finance and Governance Committee meeting held on 17 July 2018).
2. A further report to also address the broader parking, mobility and smart cities issues and solutions for North Hobart (as per the Council decision of 23 July 2018).
3. The report to consider any other existing report relevant to the development of car parking within the North Hobart precinct.
4. The Council's preferred position be subject to community engagement at the appropriate time.

Item 9.7 was then taken.

**COMMUNITY, CULTURE AND EVENTS COMMITTEE**

**13. City of Hobart Public Art Framework**

**File Ref: F19/37398; 19/44-0001**

Ref: Open [CCEC 6.1](#), 11/09/2019

- That:
1. The Council adopt the proposed new City of Hobart Public Art Framework marked as Attachment A to item 6.1 of the Open Community Culture and Events Committee agenda of 11 September 2019.
  2. An increase of \$100,000 to the annual Public Art Fund be included for consideration in the 2020-21 budget preparation and ongoing.
    - (i) An allocation of \$43,800 per annum from this allocation would be utilised in 2020-21 and 2021-22 for the two-year Signal Box Project (50 traffic signal boxes painted over this two year period).
  3. The additional Public Art Fund allocation be able to be accrued across several financial years to enable the realisation of larger projects.
  4. The Council list for consideration an ongoing one percent of the annual City of Hobart new capital works budget for public art.
    - (i) The allocation be able to accumulate across financial years, and expenditure of the allocation to go towards the inclusion of public art in major and/or significant capital works projects.
  5. That consideration be given regarding a process to make amendments to the 2015 Interim Planning Scheme, and any subsequent schemes, to include a mandatory requirement for developments valued at or above \$3,000,000 to contribute 1 per cent of the value to public art on the development site or in public space within specific zones (Sullivans Cove, Central Business Zone, Commercial Zone). Details of this process would be presented in a future report to Council prior to implementation.

HARVEY  
EWIN

That the recommendation be adopted.

BRISCOE  
SHERLOCK

That the vote for clause 5 be taken separately.

**PROCEDURAL MOTION**

ZUCCO  
DUTTA

That clause 5 be deferred back to the Planning Committee for further consideration.

The Chair rejected the procedural motion for the reason that the motion before the meeting would achieve the same outcome.

The Chair then put the motion to separate the vote.

MOTION LOST

**VOTING RECORD**

**AYES**

Zucco  
Briscoe  
Denison  
Behrakis  
Dutta

**NOES**

Lord Mayor Reynolds  
Deputy Lord Mayor Burnet  
Thomas  
Harvey  
Ewin  
Sherlock

**AMENDMENT**

BEHRAKIS  
ZUCCO

That clause 5 be amended so that the 1 per cent contribution be put towards funding crisis accommodation and homelessness rather than public art.

AMENDMENT LOST

**VOTING RECORD**

**AYES**

Zucco  
Briscoe  
Denison  
Behrakis

**NOES**

Lord Mayor Reynolds  
Deputy Lord Mayor Burnet  
Thomas  
Harvey  
Dutta  
Ewin  
Sherlock

MOTION CARRIED

VOTING RECORD

AYES	NOES
Lord Mayor Reynolds	Zucco
Deputy Lord Mayor Burnet	Behrakis
Briscoe	
Thomas	
Denison	
Harvey	
Dutta	
Ewin	
Sherlock	

**14. Draft Capital City Strategic Plan 2019-29 - Community Engagement**  
**File Ref: F19/116222; 17/198**

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Ref: Open [CCEC 6.2](#), 11/09/2019

That the Council adopt the City of Hobart Capital City Strategic Plan 2019-29 marked as Attachment B to item 6.2 of the Open Community Culture and Events Committee agenda of 11 September 2019.

HARVEY  
BURNET

That the recommendation be adopted.

MOTION CARRIED

VOTING RECORD

AYES	NOES
Lord Mayor Reynolds	
Deputy Lord Mayor Burnet	
Zucco	
Briscoe	
Thomas	
Denison	
Harvey	
Behrakis	
Ewin	
Sherlock	



**15. City of Hobart Grants Program - Annual Program 2019  
Recommendations  
File Ref: F19/116111**

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Ref: Open [CCEC 6.3](#), 11/09/2019

- That:
1. The Council approve the recommended level of funding to the respective applicants for assistance under the 2019-20 City of Hobart Grants Program, marked as Attachments A and B to item 6.3 of the Open Community Culture and Events Committee agenda of 11 September 2019, under the streams of Creative Hobart Major Cultural Organisations and Event Partnerships.
  2. The Council note the projects not recommended for funding from this round of the City of Hobart Grants Program as detailed in Attachments A and B to item 6.3 of the Open Community Culture and Events Committee agenda of 11 September 2019.
  3. The value of the combined recommended projects is noted as:
    - \$40,000 for Creative Hobart Major Cultural Organisations, and
    - \$300,000 for Event Partnerships.
  4. There are no unallocated funds remaining from either grant streams within the 2019-20 financial year.
  5. The funding for the grants be attributed to the Activation and Events Budget Function in the 2019-20 Annual Plan.
  6. All funding applicants be advised accordingly.
  7. The total grant provision be recorded in the 'Grants, Assistance and Benefits provided' section of the City of Hobart's Annual Report.
  8. The provision of triennial funding agreements for Event Partnerships be removed from the policy, taking effect from the 2020-21 financial year.

HARVEY  
THOMAS

That the recommendation be adopted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Lord Mayor Reynolds  
Deputy Lord Mayor Burnet  
Zucco  
Briscoe  
Thomas  
Denison  
Harvey  
Behrakis  
Ewin  
Sherlock

Item 9.6 was then taken.

**FINANCE AND GOVERNANCE COMMITTEE**

**16. Local Government Legislative Framework Review**

**File Ref: F19/121549; 15/153-201**

Ref: Open [FGC 6.1](#), 17/09/2019

- That:
1. The Council adopt the positions in respect of each Reform Direction identified in the table in Attachment B to item 6.1 of the Open Finance and Governance Committee agenda of 17 September 2019, as amended and set out in the memorandum marked as Attachment A to item 16 of the Open Council agenda of 23 September 2019.
  2. The General Manager be authorised to provide a submission to the Local Government Legislation Review conveying the Council's position as adopted.

ZUCCO  
SHERLOCK

That the recommendation be adopted.

**AMENDMENT**

BURNET  
EWIN

That the following amendments be made and the vote for each be taken separately:

1. Reform option 13 – the Council not support the concept of introducing a candidate fee.
2. Reform option 29 – revert to the Officer's recommendation contained in Attachment B to item 6.1 of the Open Finance and Governance Committee agenda of 17 September 2019.
3. Reform option 37 – revert to the Officer's recommendation contained in Attachment B to item 6.1 of the Open Finance and Governance Committee agenda of 17 September 2019.
4. Reform option 39 – revert to the Officer's recommendation contained in Attachment B to item 6.1 of the Open Finance and Governance Committee agenda of 17 September 2019.
5. Reform option 40 – revert to the Officer's recommendation contained in Attachment B to item 6.1 of the Open Finance and Governance committee agenda of 17 September 2019.

The Chair then put the motion to separate the vote.

MOTION CARRIED

**VOTING RECORD**

AYES	NOES
Lord Mayor Reynolds	
Deputy Lord Mayor Burnet	
Zucco	
Briscoe	
Thomas	
Harvey	
Behrakis	
Dutta	
Ewin	
Sherlock	

The Chair then put clause 1 of the amendment.

AMENDMENT CARRIED

VOTING RECORD

AYES		NOES
Lord Mayor Reynolds	Zucco	
Deputy Lord Mayor Burnet	Behrakis	
Briscoe	Dutta	
Thomas		
Harvey		
Ewin		
Sherlock		

The Chair then put clause 2 of the amendment.

AMENDMENT CARRIED

VOTING RECORD

AYES		NOES
Lord Mayor Reynolds	Zucco	
Deputy Lord Mayor Burnet	Thomas	
Briscoe	Behrakis	
Harvey	Dutta	
Ewin		
Sherlock		

The Chair then put clause 3 of the amendment.

AMENDMENT CARRIED

VOTING RECORD

AYES		NOES
Lord Mayor Reynolds	Zucco	
Deputy Lord Mayor Burnet	Thomas	
Briscoe	Behrakis	
Harvey	Dutta	
Ewin		
Sherlock		

The Chair then put clause 4 of the amendment.

AMENDMENT LOST

VOTING RECORD

AYES		NOES
Lord Mayor Reynolds	Zucco	
Deputy Lord Mayor Burnet	Thomas	
Briscoe	Behrakis	
Harvey	Dutta	
Ewin	Sherlock	

The Chair then put clause 5 of the amendment.

AMENDMENT LOST

VOTING RECORD

AYES		NOES
Lord Mayor Reynolds	Zucco	
Deputy Lord Mayor Burnet	Briscoe	
Harvey	Thomas	
Ewin	Behrakis	
	Dutta	
	Sherlock	

SUBSTANTIVE MOTION CARRIED

VOTING RECORD

AYES		NOES
Lord Mayor Reynolds	Zucco	
Deputy Lord Mayor Burnet	Behrakis	
Briscoe		
Thomas		
Harvey		
Dutta		
Ewin		
Sherlock		

**COUNCIL RESOLUTION:**

That: 1. The Council adopt the positions in respect of each Reform Direction identified in the table in Attachment B to item 6.1 of the Open Finance and Governance Committee agenda of 17 September 2019, as amended and set out in the memorandum marked as Attachment A to item 16 of the Open Council agenda of 23 September 2019 together with the following amendments:

Reform Direction	Council Recommendation
<b><i>13. Introduce a candidate nomination fee.</i></b>	The Council not support the concept of introducing a candidate nomination fee.
<b><i>29. Establish an independent rates oversight mechanism.</i></b>	Council not support the reform to create powers to establish an independent rates oversight mechanism in the new Act.
<b><i>37. Create a power for the Director of Local Government to require an undertaking from a council as a measure to address compliance issues.</i></b>	Council not support the reform to create a power for the Director of Local Government to require an undertaking from a council as a measure to address compliance issues.

2. The General Manager be authorised to provide a submission to the Local Government Legislation Review conveying the Council's position as adopted.

**17. Council Policy Manual Review 2019**  
**File Ref: F19/121485**

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Ref: Open [FGC 6.2](#), 17/09/2019

- That:
1. The Council endorse the schedule of Council Policies, as shown in Attachment A to item 6.2 of the Open Finance and Governance Committee agenda of 17 September 2019 with the exception of the Elected Members' Development and Support policy (marked as Appendix 10).
  2. A portion of the policy portfolio be reviewed every six months such that all policies are reviewed within a two year period.
  3. The Elected Members' Development and Support policy be referred back to committee for further consideration to include investigation of the policy positions of other capital cities with regards international travel.

ZUCCO  
SHERLOCK

That the recommendation be adopted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Lord Mayor Reynolds  
Deputy Lord Mayor Burnet  
Zucco  
Briscoe  
Thomas  
Harvey  
Behrakis  
Dutta  
Ewin  
Sherlock

**18. 2018-19 Annual Plan - Final Report**  
**File Ref: F19/102440**

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Ref: Open [FGC 6.3](#), 17/09/2019

That the Council endorse the Annual Plan Final Report for the period ending 30 June 2019, marked as Attachment A to item 6.3 of the Open Finance and Governance Committee agenda of 17 September 2019.

ZUCCO  
BURNET

That the recommendation be adopted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Lord Mayor Reynolds  
Deputy Lord Mayor Burnet  
Zucco  
Briscoe  
Thomas  
Harvey  
Behrakis  
Dutta  
Ewin  
Sherlock

**19. Southern Tasmania Council Authority Update**

**File Ref: F19/120777; 18/17**

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Ref: Open [FGC 6.5](#), 17/09/2019

- That: 1 The update on the activities on the Southern Tasmania Council Authority as detailed in the memorandum marked as item 6.5 on the Open Finance and Governance Committee agenda of 17 September 2019 be noted.
2. The Council consider those proposed infrastructure projects that may be beneficial to the region.

ZUCCO

SHERLOCK

That the recommendation be adopted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Lord Mayor Reynolds  
Deputy Lord Mayor Burnet  
Zucco  
Briscoe  
Thomas  
Harvey  
Behrakis  
Dutta  
Ewin  
Sherlock

<b>PARKS AND RECREATION COMMITTEE</b>
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**20. kunanyi / Mount Wellington - Proposed Visitor Centre at the Springs - Alternative Proposal**

**File Ref: F19/39897; 18/12**

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Ref: Open [PRC 6.2](#), 12/09/2019

- That: 1. The Springs Visitor Centre Concept as developed to date, not be progressed.
2. Comprehensive assessment and feasibility assessment be undertaken into the Halls Saddle site to establish its potential role as the primary road-based gateway entrance facility for servicing visitor access to the mountain.



3. This work to involve:
  - (i) Concept development – including confirming required site functions and feasibility assessment.
  - (ii) Site master planning to ensure any required functions can fit within the site.
  - (iii) A transport / access analysis – including the site's potential role in providing for a regular mountain bus service.
  - (iv) Determination of infrastructure and services requirements at the site.
  - (v) Compliance with planning scheme, including bushfire risk requirements.
  - (vi) Preparation of a high level assessment of the financial investment required to develop the Halls Saddle site as proposed.
  - (vii) The identification of potential grant funding and other external funding opportunities that could provide the investment required to develop the Halls Saddle site.
4. The costs associated with the work to investigate the Halls Saddle concept, estimated to be in the order of \$100,000 be allocated from the 2019-2020 Bushland Capital Works budget.
5. A report be provided on the findings of the above for the Council's consideration by February 2020.

BRISCOE  
BURNET

That the recommendation be adopted.

MOTION CARRIED

VOTING RECORD

AYES

Lord Mayor Reynolds  
Deputy Lord Mayor Burnet  
Briscoe  
Thomas  
Harvey  
Dutta  
Ewin  
Sherlock

NOES

Zucco  
Behrakis

**21. Domain Athletic Centre - Proposed Athletics Tasmania Master Plan**  
**File Ref: F19/109728**

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Ref: Open [PRC 6.4](#), 12/09/2019

That the Draft Domain Athletic Centre Master Plan, as prepared by Athletics Tasmania, marked as Attachment A to item 6.4 of the Open Parks and Recreation Committee agenda of 12 September 2019 be endorsed to allow key user groups and wider community engagement to be undertaken.

- (i) Following community engagement and feedback, the draft master plan for the site be referred back for the Council's approval to allow Athletics Tasmania to seek to secure external grant funding for the development.

BRISCOE  
THOMAS

That the recommendation be adopted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Lord Mayor Reynolds  
Deputy Lord Mayor Burnet  
Zucco  
Briscoe  
Thomas  
Harvey  
Behrakis  
Dutta  
Ewin  
Sherlock

**SPECIAL REPORT - LORD MAYOR**

**22. Elected Member Professional Development**  
**Councillor Ewin**  
**File Ref: F19/123597**

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BURNET  
SHERLOCK

That the recommendation contained in the report of the Lord Mayor be adopted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Lord Mayor Reynolds  
Deputy Lord Mayor Burnet  
Zucco  
Briscoe  
Thomas  
Harvey  
Behrakis  
Dutta  
Ewin  
Sherlock

**COUNCIL RESOLUTION:**

That the amended Professional Development Plan for Councillor Ewin, as attached to the Open Council Agenda of 23 September 2019, be received and noted.

**SPECIAL REPORT – DEPUTY LORD MAYOR**

**23. Elected Member Professional Development  
Lord Mayor Councillor Reynolds  
File Ref: F19/124062**

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BURNET  
DUTTA

That the recommendation contained in the report of the Deputy Lord Mayor be adopted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Lord Mayor Reynolds  
Deputy Lord Mayor Burnet  
Zucco  
Briscoe  
Thomas  
Harvey  
Behrakis  
Dutta  
Ewin  
Sherlock

**COUNCIL RESOLUTION:**

That the Professional Development Plan for the Lord Mayor Councillor Reynolds, as attached to the Open Council Agenda of 23 September 2019, be received and noted.

**SPECIAL REPORT – GENERAL MANAGER**

**24. International Urban Design Conference - Invitation for Alderman Denison to Present**  
**File Ref: F19/122435**

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BURNET  
DUTTA

That the recommendation contained in the report of the General Manager be adopted.

MOTION CARRIED

VOTING RECORD

AYES	NOES
Lord Mayor Reynolds	
Deputy Lord Mayor Burnet	
Zucco	
Briscoe	
Thomas	
Harvey	
Behrakis	
Dutta	
Ewin	
Sherlock	

**COUNCIL RESOLUTION:**

- That:
1. In accordance with Section D of the Elected Member Development and Support Policy, Alderman Denison be approved to represent the City as a speaker at the International Urban Design Conference to be held in Hobart in on 13-16 November 2019 in relation to the topic of collaborative placemaking and how Hobart's local retail precinct projects have been developed in partnership with local communities.
  2. The costs of registration of \$1025 be attributed to the Elected Member Allowances and Expenses Function of the Annual Plan 2019-20.

## 25. CLOSED PORTION OF THE MEETING

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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;
- Legal action taken by, or involving the Council;
- Information provided to the Council on the condition it is kept confidential;
- Proposal for the disposal of land; and
- Renewal of lease.

The following items were discussed:-

- |              |  |
|--------------|--|
| 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. 6.1 | 2 Castray Esplanade, Battery Point - Partial Demolition, Alterations, Extension and Partial Change of Use to Visitor Accommodation - Appeal - PLN-18-413<br>LG(MP)R 15(4)(a) |
| Item No. 7   | Proposal - Safe Night Space<br>LG(MP)R 15(2)(g)  |
| Item No. 8   | Sale of Land for Unpaid Rates: 5/646 Sandy Bay Road - Update<br>LG(MP)R 15(2)(f) and (g)   |
| Item No. 9   | Council Rates - Methods of Payment<br>LG(MP)R 15(2)(d)   |
| Item No. 10  | Proposed Acquisition of 74 Risdon Road, New Town and Disposal of Lot 104, Wilmslow Avenue, New Town<br>LG(MP)R 15(2)(f)  |
| Item No. 11  | Swan Street Park, North Hobart - Lease from Uniting Church<br>LG(MP)R 15(2)(f)   |
| Item No. 12  | Hobart City Deal - Implementation Plan<br>LG(MP)R 15(2)(g)   |

BURNET  
DUTTA

That the recommendation be adopted.

MOTION CARRIED BY AN  
ABSOLUTE MAJORITY

VOTING RECORD

AYES

NOES

Lord Mayor Reynolds  
Deputy Lord Mayor Burnet  
Zucco  
Briscoe  
Thomas  
Harvey  
Behrakis  
Dutta  
Ewin  
Sherlock

The Chairman adjourned the meeting at 8.40 pm for a comfort break.

The meeting was reconvened at 8.57 pm.

There being no further business the open portion of the meeting closed at 9.45pm.

TAKEN AS READ AND SIGNED AS  
A CORRECT RECORD THIS  
7<sup>TH</sup> DAY OF OCTOBER 2019.

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**CHAIRMAN**