



CITY OF HOBART

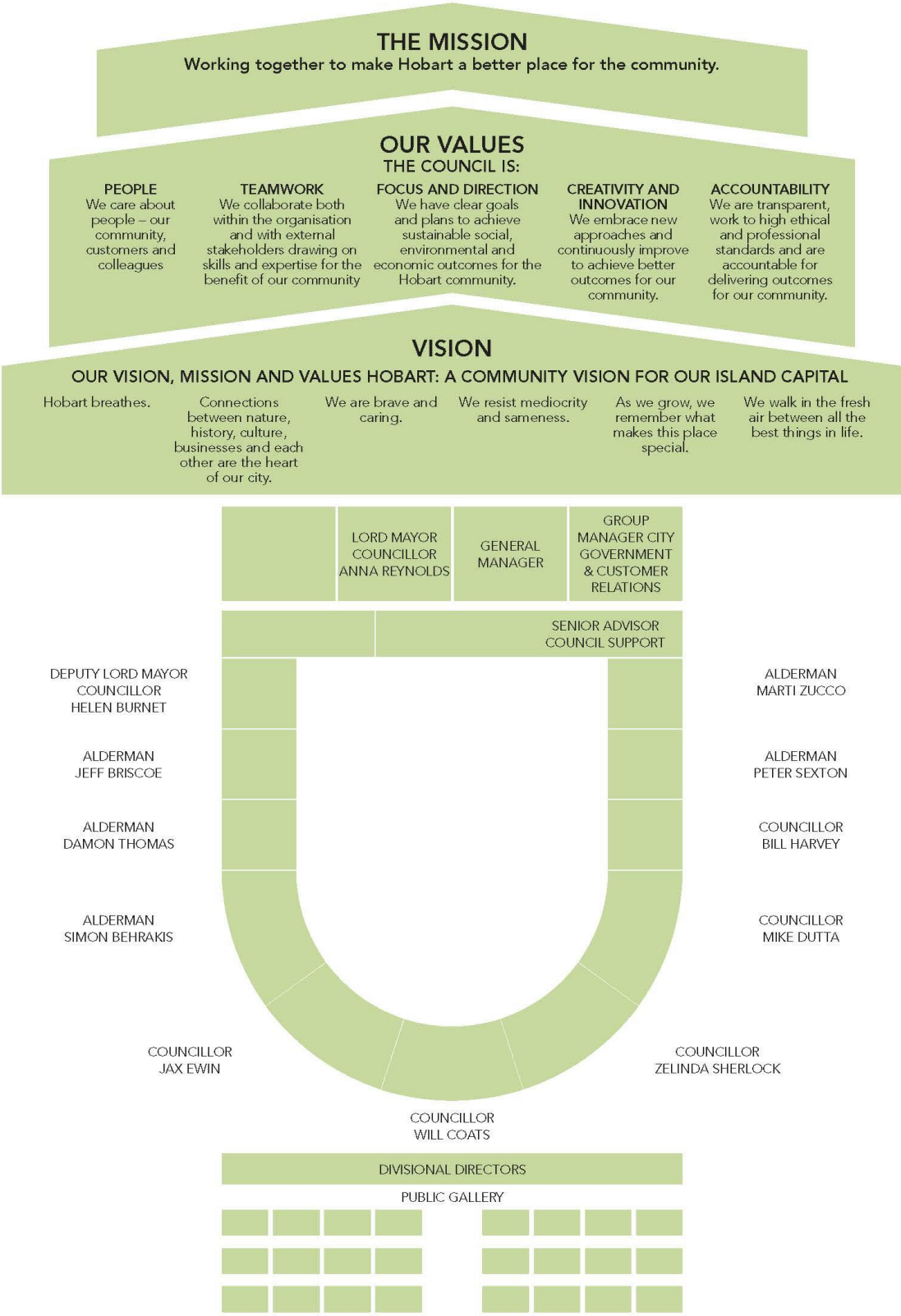
AGENDA

OPEN PORTION OF THE COUNCIL MEETING

MONDAY, 23 NOVEMBER 2020

AT 5:00 PM





ORDER OF BUSINESS

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**A MEETING OF THE OPEN PORTION OF THE COUNCIL WILL BE HELD IN THE
COUNCIL CHAMBER, TOWN HALL ON MONDAY, 23 NOVEMBER 2020 AT
5:00 PM.**

**N D Heath
General Manager**

ELECTED MEMBERS:

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

APOLOGIES:

LEAVE OF ABSENCE:

Alderman Dr P T Sexton.

1. CONFIRMATION OF MINUTES

The Chairman reports that she has perused the minutes of the meeting of the Open Portion of the Council meeting held on [Monday, 9 November 2020](#), finds them to be a true record and recommends that they be taken as read and signed as a correct record.

2. TRANSFER OF AGENDA ITEMS

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

3. COMMUNICATION FROM THE CHAIRMAN

4. NOTIFICATION OF COUNCIL WORKSHOPS

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

5. PUBLIC QUESTION TIME

6. PETITIONS

7. CONSIDERATION OF SUPPLEMENTARY ITEMS

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

RECOMMENDATION

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

8. INDICATIONS OF PECUNIARY AND CONFLICTS OF INTEREST

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

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

REPORTS OF COMMITTEES

CITY PLANNING COMMITTEE

9. COUNCIL ACTING AS PLANNING AUTHORITY

In accordance with the provisions of Part 2 Regulation 25 of the *Local Government (Meeting Procedures) Regulations 2015*, the intention of the Council to act as a planning authority pursuant to the *Land Use Planning and Approvals Act 1993* is to be noted.

In accordance with Regulation 25, the Council will act as a planning authority in respect to those matters appearing under this heading on the agenda, inclusive of any supplementary items.

The Council is reminded that in order to comply with Regulation 25(2), the General Manager is to ensure that the reasons for a decision by a Council or Council Committee acting as a planning authority are recorded in the minutes.

9.1 20 McVilly Drive, Hobart - Alterations to Stormwater Infrastructure PLN-20-245 - File Ref: F20/118073

Ref: Open [CPC 7.1.1](#), 16/11/2020
Application Expiry Date: 9 December 2020

That pursuant to the *Sullivans Cove Planning Scheme 1997*, the Council approve the application for alterations to stormwater infrastructure at 20 McVilly Drive, Hobart for the reasons outlined in the officer's report attached to item 7.1.1 of the Open City Planning Committee agenda of 16 November 2020 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-20-245 - 20 MCVILLY DRIVE HOBART TAS 7000 - Advertised Documents except where modified below.

Reason for condition

To clarify the scope of the permit.

ENG sw4

The site must be drained to Council infrastructure. A new stormwater connection must be constructed and existing abandoned connections sealed by the Council at the owner's expense, prior to completion/commencement of use (whichever occurs first).

Detailed engineering drawings must be submitted and approved, prior to the issuing of any approval under the *Building Act 2016* or commencement of works (whichever occurs first). The detailed engineering drawings must include:

- a. the location of the proposed connections and all existing connections.
- b. the size and design of the connection(s) such that they are appropriate to safely service the development, taking into account the maximum permissible discharge into the existing main of 11.55L/s.
- c. long-sections of the proposed connection(s) clearly showing any nearby services, cover, size, material and delineation of public and private infrastructure.
- d. Clearly distinguish between public and private infrastructure.
- e. Be checked and certified by a qualified and experienced engineer.

All private plumbing must be contained fully within the Lot boundary.

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

Advice:

The applicant is advised to submit detailed design drawings via the City Amenity Division's [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 the 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 sw7

Stormwater pre- treatment and detention for stormwater discharges from the development must be installed prior to issue of a Certificate of Completion.

A stormwater management report and design must be submitted and approved, prior to issue of any consent under the *Building Act 2016* or commencement of work (whichever occurs first). The stormwater management report and design must:

- a. be prepared by a suitably qualified engineer.
- b. include detailed design of the proposed treatment train, demonstrating best practice for the expected pollutant loads. Council notes carpark treatment must target fine sediments and hydrocarbons.
- c. include final detailed design and supporting calculations of the detention basin, sized such that there is no increase in flows from the developed site up to 5% AEP storm events. All assumptions must be clearly stated. The detailed design must include suitable planting.
- d. Include a Stormwater Management Summary Plan that outlines the obligations for future property owners to stormwater management, including a maintenance plan which outlines the operational and maintenance measures to check and ensure the ongoing effective operation of all systems, such as: inspection frequency; cleanout procedures; descriptions and diagrams of how the installed systems operate; details of the life of assets and replacement requirements.

All work required by this condition must be undertaken and maintained in accordance with the approved stormwater management report and design.

Advice:

A maximum discharge rate of 11.55L/s for the critical 5% AEP event (as proposed under PAM-19-192) to the new connection is accepted.

Once the stormwater management report and design has been approved the Council will issue a condition endorsement (see general advice on how to obtain condition endorsement).

Reason for condition

To avoid the possible pollution of drainage systems and natural watercourses, to comply with relevant State legislation, and to ensure the development's stormwater system takes into account limited receiving capacity of the Council's infrastructure.

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 2

Sediment and erosion control measures, in accordance with an approved soil and water management plan (SWMP), must be installed prior to the commencement of work and maintained until such time as all disturbed areas have been stabilised and/or restored or sealed to the Council's satisfaction.

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

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

Advice:

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

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

Reason for condition

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

ADVICE

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

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

CONDITION ENDORSEMENT ENGINEERING

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

Value of Building Works Approved by Planning Permit Fee:

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

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

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

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

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

BUILDING PERMIT

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

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

PLUMBING PERMIT

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

HERITAGE

Aboriginal relics and artefacts may be located within the area of excavation and you are therefore advised that the *Aboriginal Heritage Act 1975* may apply. You are advised to seek independent and separate advice in relation to the application and requirements of this legislation.

9.2 3 Argyle Street, Hobart - Signage
PLN-20-632 - File Ref: F20/119408

Ref: Open [CPC 7.1.2](#), 16/11/2020

Application Expiry Date: 24 November 2020

That pursuant to the *Sullivans Cove Planning Scheme 1997*, the Council approve the application for signage at 3 Argyle Street, Hobart for the reasons outlined in the officer's report attached to item 7.1.2 of the Open City Planning Committee agenda of 16 November 2020 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-20-632 - 3 ARGYLE STREET HOBART TAS 7000 - Final Planning Documents, except where modified below.

Reason for condition

To clarify the scope of the permit.

ENG 1

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

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

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

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

Reason for condition

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

HER 14

All dimensions and details of the fixings of the proposed dolerite slabs and bronze plaques to the Council's concrete wall must be provided to minimise the impact on the Council's wall.

Prior to the casting of the bronze plaques and the cutting of the dolerite mounting slabs, revised plans must be submitted and approved showing all details in accordance with the above requirement.

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

Reason for condition

To ensure that development on Council land in Sullivans Cove is undertaken in an appropriate manner.

HER 5

The artwork, with final wording must be submitted to Council for approval.

Prior to the casting of the bronze plaques, cutting and procurement of the dolerite slabs, and installation of any of the plaques, revised, final and fully edited artwork and wording must be submitted and approved by Council.

Installation of the proposed plaques or dolerite slabs must not occur until Council approval of the detailed.

Reason for condition

To ensure that development on Council land in Sullivans Cove is undertaken in an appropriate manner.

OPS s1

A protective lacquer is required on the plaques in order for them to be easier to clean.

Reason for condition

To ensure that the signs are capable of being maintained in good repair at all times.

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.

OCCUPATION OF THE PUBLIC HIGHWAY

You may require a permit for the occupation of the public highway for construction or special event (e.g. placement of skip bin, crane, scissor lift etc). Click [here](#) for more information.

You may require an occupational license for structures in the Hobart City Council highway reservation, in accordance with conditions to be established by the Council. Click [here](#) for more information.

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

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.

CBD AND HIGH VOLUME FOOTPATH CLOSURES

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

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

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

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

9.3 19 View Street, Sandy Bay - Partial Demolition, Alterations, Extension and Front Fencing
PLN-20-705 - File Ref: F20/119598

Ref: Open [CPC 7.2.1](#), 16/11/2020

Application Expiry Date: 26 November 2020

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council refuse the application for partial demolition, alterations, extension and front fencing at 19 View Street, Sandy Bay for the following reasons:

1. The proposal does not meet the acceptable solution or the performance criterion with respect to clause E13.8.1 A1 and P1 of the *Hobart Interim Planning Scheme 2015* because it includes demolition which will result in the loss of part of a building, as well as fabric and landscape elements, all of which contribute to the historic cultural heritage significance of the precinct, and none of the following apply:
 - a. There are, environmental, social, economic or safety reasons of greater value to the community than the historic cultural heritage values of the place;
 - b. There are no prudent or feasible alternatives;
 - c. Opportunity is created for a replacement building that will be more complementary to the heritage values of the precinct.
2. The proposal does not meet the acceptable solution or the performance criterion with respect to clause E13.8.2 A1 and P1 of the *Hobart Interim Planning Scheme 2015* because its design and siting will result in detriment to the historic cultural heritage significance of the precinct, as listed in Table E13.2.
3. The proposal does not meet the acceptable solution or the performance criterion with respect to clause E13.8.2 P3 of the *Hobart Interim Planning Scheme 2015* because it is an extension to the existing building and will detract from the historic cultural heritage significance of the precinct.

9.4 1/266 Churchill Avenue and 2/266 Churchill Avenue, Sandy Bay and Common Land of Parent Title - Three Multiple Dwellings (Two Existing, One New)
PLN-20-381 - File Ref: F20/120017

Ref: Open [CPC 7.2.3](#), 16/11/2020

Application Expiry Date: 6 December 2020

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for three multiple dwellings (two existing, one new) at 1/266 Churchill Avenue, 2/266 Churchill Avenue Sandy Bay, and adjacent road reserve, for the reasons outlined in the officer's report attached to item 7.2.3 of the Open City Planning Committee agenda of 16 November 2020 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-20-381 - 1/266 CHURCHILL AVENUE SANDY BAY TAS 7005 - Final Planning Documents, except where modified below.

Reason for condition

To clarify the scope of the permit.

TW

The use and/or development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TWDA 2020/00898-HCC dated 11 August 2020 as attached to the permit.

Reason for condition

To clarify the scope of the permit.

PLN 3

Screening to a height of no less than 1.2m must be installed prior to the commencement of the use, to screen the communal waste storage area from view.

Advice:

The screens can be in the form of new or existing vegetation or a new structure or both, and may incorporate a paling fence.

Reason for condition

To ensure that the rubbish bins do not impact on the amenity of the locality, and to ensure compliance with the outdoor storage standards in the *Hobart Interim Planning Scheme 2015*.

ENG sw1

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

Any private stormwater system passing through third-party land must have sufficient receiving capacity.

Advice:

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 sw6

All stormwater from the proposed development (including hardstand runoff) must be discharged to the Council's stormwater infrastructure with sufficient receiving capacity prior to first occupation. All costs associated with works required by this condition are to be met by the owner.

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

1. prepared by a suitably qualified person;
2. include long section(s)/levels and grades to the point of discharge; and
3. accommodate a storm with an ARI of 20 years when the land serviced by the system is fully developed.

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

Advice:

The applicant is advised to submit detailed design drawings and calculations as part of their Plumbing Permit Application. For the stormwater connection the applicant is advised to submit detailed design drawings via a Council City Amenity Division application for a new stormwater connection.

Reason for condition

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

ENG sw7

Stormwater flow maintenance for stormwater discharges from the development must be installed prior to commencement of use.

A stormwater management plan and design must be submitted and approved, prior to the issuing of any approval under the *Building Act 2016* or commencement of works (whichever occurs first). The stormwater management plan and design must:

1. be prepared by a suitably qualified person;
2. the detention tank must be sized such that there is no increase in flows from the developed site up to the 20yr ARI storm event. All assumptions must be clearly stated; and
3. Include supporting maintenance plan.

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

Reason for condition

To avoid the possible pollution of drainage systems and natural watercourses, and to comply with relevant State legislation.

ENG 2a

Prior to first occupation or commencement of use (whichever occurs first), vehicular barriers compliant with the Australian Standard AS/NZS 1170.1:2002 must be installed to prevent vehicles running off the edge of an access driveway or parking module (parking spaces, aisles and manoeuvring area) where the drop from the edge of the trafficable area to a lower level is 600mm or greater, and wheel stops (kerb) must be installed for drops between 150mm and 600mm. Barriers must not limit the width of the driveway access or parking and turning areas approved under the permit.

Advice:

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

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

Reason for condition

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

ENG 3a

The access driveway and parking module (parking spaces, aisles and manoeuvring area) must be designed and constructed in accordance with Australian Standard AS/NZS 2890.1:2004 (including the requirement for vehicle safety barriers where required), or a Council approved alternate design certified by a suitably qualified engineer to provide a safe and efficient access, and enable safe, easy and efficient use.

Advice:

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

Reason for condition

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

ENG 3b

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

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

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

Advice:

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

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

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

Reason for condition

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

ENG 4

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

Reason for condition

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

ENG 7

The number of car parking spaces approved on the site for use is five (5). All parking spaces must be delineated by means of white or yellow lines 80mm to 100mm wide, or white or yellow pavement markers in accordance with Australian Standards AS/NZS 2890.1 2004, prior to the first occupation or commencement of use (whichever occurs first).

Revised drawings must be submitted and approved, prior to the issue of any approval under the *Building Act 2016*. The revised drawings must:

1. Include signage for the two external spaces located between the apartments, clearly stating 'apartment 1' and 'apartment 2' such that each space is allocated to a separate apartment; and
2. Include signage for the external parking space located at the end of the driveway clearly stating 'visitor parking only'.

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

Advice:

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

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

Reason for condition

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

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 stabilised 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](#).

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.

BUILDING OVER AN EASEMENT

In order to build over the service easement, you will require the written consent of the person on whose behalf the easement was created, in accordance with section 74 of the *Building Act 2016*.

NEW SERVICE CONNECTION

Please contact the Hobart City Council's City Amenity 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 Infrastructure By law. [Click here](#) for more information.

STRATA AMENDMENT

You will be required to amend the strata plan pursuant to the provisions of the *Strata Titles Act 1998* in order to reflect the completed development works. [Click here](#) for more information.

COUNCIL RESERVES

This permit does not authorise any works on the adjoining Council land. Any act that causes, or is likely to cause, damage to Council's land may be in breach of Council's Public Spaces By-law and penalties may apply. A permit is required for works on Council land. The by-law is available [here](#).

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.](#)

10. Public Art Framework - Public Art Private Development Guide
File Ref: F20/120546; 19/44-0001

Ref: Open [CPC 8.1](#), 16/11/2020

- That:
1. The Council endorse the Public Art Private Development Guide, marked as Attachment A to item 8.1 of the Open City Planning Committee agenda of 16 November 2020, to be provided to developers of large projects as a supporting document for the pre-application stage, and for use throughout the planning process.
 2. A Public Amenity Policy for the City be developed, with public art being noted as one way a developer might contribute to the public amenity of the city. This policy would be the subject of a future report to the Council.
 3. A report be provided to the Council on an annual basis detailing the contributions made under the Public Art Private Development Guide.

11. Monthly Building and Planning Statistics - 1 October - 31 October 2020
File Ref: F20/120065

Ref: Open [CPC 8.5](#), 16/11/2020

That the report of the Director City Planning be received and noted:

During the period 1 October 2020 to 31 October 2020, 64 permits were issued to the value of \$17,445,605 which included:

- (i) 28 for Extensions/Alterations to Dwellings to the value of \$5,848,450;
- (ii) 6 New Dwellings to the value of \$3,091,000; and
- (iii) 2 Major Projects:
 - (a) 1 Risdon Road, New Town - Commercial Internal Alterations - \$3,292,985;
 - (b) 2 Cross Street, New Town - Demolition, Alteration and Additions - \$1,700,000

During the period 1 October 2019 to 31 October 2019, 45 permits were issued to the value of \$7,160,709 which included:

- (i) 24 for Extensions/Alterations to Dwellings to the value of \$2,578,700;
- (ii) 6 New Dwellings to the value of \$2,089,913; and

(iii) No Major Projects

In the twelve months ending 31 October 2020, 647 building permits were issued to the value of \$234,637,825; and

In the twelve months ending 31 October 2019, 617 building permits were issued to the value of \$298,788,537.

12. Urban Design Advisory Panel - Membership
File Ref: F20/118199

Ref: Supplementary Open [CPC 13](#), 16/11/2020

- That:
1. In respect to the nominee for the Urban Design Advisory Panel as chairperson with urban design and public administration experience the Council appoint either:-
 - (i) Scott Balmforth
 - (ii) Helen Norrie
 2. The Council amend the terms of reference of the Urban Design Advisory Panel to appoint two members with both planning and urban design experience.
 - (i) In respect to the nominee for the Urban Design Advisory Panel with both planning and urban design experience the Council appoint Ian James and Leigh Woolley.
 3. In respect to the nominee for the Urban Design Advisory Panel as a person who currently holds an academic position in urban design the Council appoint either:-
 - (i) Scott Balmforth
 - (ii) Helen Norrie
 4. In respect to the nominee from the Tasmanian Chapter of the Australian Institute of Architects the Council appoint:-
 - (i) Keith Drew with both Andrew Shurman and Karen Davis as proxies.
 5. In respect to the nominee from the Tasmanian Chapter of the Australian Institute of Landscape Architects the Council appoint:-
 - (i) Susan Small with Edwina Hughes as proxy.
 6. The Lord Mayor on behalf of the Council formally thank both Peter Curtis and Jamieson Allom for their significant service as members of the Urban Design Advisory Panel.

**13. Sustainable Hobart Action Plan Including Community Engagement
Report**
File Ref: F20/119643; 18/327-0002-003

Ref: Special Open [CPC 3.1](#), 23/11/2020

A recommendation will be submitted to the meeting.

FINANCE AND GOVERNANCE COMMITTEE

14. EV Charging Station and Pricing

File Ref: F20/110592; 17/230

Ref: Open [FGC 6.2](#), 17/11/2020

- That:
1. Pursuant to Section 205 of the *Local Government Act*, a maximum EV fast-charge “park and charge” fee of \$20 per hour (or part thereof), be set to allow Council to cost-recover investments in EV charging infrastructure and electricity consumption.
 2. The traffic controls relating to EV fast-charge parking spaces be restricted to a maximum of 1P.
 3. A further report be provided in June 2021, detailing actual usage and costs associated with operation of the Dunn Place EV park and charge service.

15. North Hobart Parking Operational Policy Changes

File Ref: F20/118769; 18/327-0002

Ref: Open [FGC 6.3](#), 17/11/2020

- That:
1. Parking in the Condell Place car park is charged at a rate of \$2/hr (or part thereof) between the hours of 9am and 6pm and free from 6pm onwards with parking controls of 3P. Existing 1/2P free spaces within this facility to be maintained.
 2. Parking in the Lefroy Street car park is charged at a rate of \$2/hr (or part thereof) between the hours of 9am and 6pm and free from 6pm onwards with parking controls of 3P.
 3. Parking on Elizabeth Street between Federal and Burnett Streets is charged at a rate of \$2/hr (or part thereof) between the hours of 11am and 2pm and 5pm and 8pm, and free at all other times with parking controls of 1/2P.
 4. There are no changes to the existing Bus Zones (3), Loading Zones (2), and P5 parking bays (3) on Elizabeth Street between Federal and Burnett Streets.
 5. Sensors and parking bay line marking be installed in Strahan Street, Swan Street, Burnett Place, Little Arthur Street, Newdegate Street and Lefroy Streets based on current parking controls.
 6. Officers explore the progressive installation of dynamic parking wayfinding signage within the North Hobart precinct.

7. The General Manager be delegated the authority to implement the full recommendations contained in this report.
8. The General Manager continue to undertake and support direct representations to the Minister, as appropriate, in relation to the potential regulation of social food delivery services in Hobart.
9. A further report be provided in June 2021 providing an operational update on the outcomes arising from implementation of new parking controls in North Hobart.

16. Council Policy Manual Review October 2020
File Ref: F20/118885; 18/17

Ref: Open [FGC 6.4](#), 17/11/2020

That the Council Policies marked as Appendices 1 to 15, as shown in Attachment A to item 6.4 of the Open Finance and Governance Committee agenda of 17 November 2020 be endorsed.

SPECIAL MEETING OF ALL COUNCIL COMMITTEES
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- 17. The North Hobart Retail and Entertainment Precinct Place Vision and Access and Parking Plan Project**
File Ref: F20/101258
-

Ref: Open [JMC 4.1](#), 23/11/2020

A recommendation will be submitted to the meeting.

SPECIAL REPORT – GENERAL MANAGER

- 18. 2020 Resilient Australia National Local Government Award - City of Hobart Finalist**
File Ref: F20/123212; 18/279
-

Memorandum of the General Manager of 18 November 2020.

Delegation: Council



City of **HOBART**

MEMORANDUM: COUNCIL

2020 Resilient Australia National Local Government Award - City of Hobart Finalist

Introduction

The purpose of this memorandum is to request the Council's consideration as to whether it wishes to nominate Elected Member(s) representation of the City to attend the National Resilient Australia Awards Ceremony which will be held in Canberra on Friday 4 December 2020.

On 5 October 2020, the City of Hobart received the State Local Government Award under the same Resilient Australia Award program at a ceremony officiated by the Hon Mark Shelton, Minister for Police, Fire and Emergency Management.

I am pleased to advise that the City of Hobart has been selected as a finalist for the 2020 Resilient Australia National Local Government Award for its suite of May 2018 flood projects collectively known as 'Resilient Hobart'.

For more information about the Resilient Australia Awards, visit:

<https://www.aidr.org.au/programs/resilient-australia-awards/>

A summary of the projects included in the submission are listed below. These were jointly funded by the Australian and Tasmanian Governments under the Natural Disaster Relief and Recovery Arrangements.

Elected Member Representation

Elected Members are advised that in accordance with section D of the Elected Member Development and Support Policy ("the Policy"), this activity does not constitute professional development.

Section D of the Policy states that the Council may resolve to send an elected member as a representative of the City to a conference/forum/panel etc. in the capacity of a speaker, presenter, or to accept an award. Therefore the approval of the Council is required.

Financial Considerations

Elected Members will recall that as part of the Council's response to COVID-19 that all travel for Elected Members and staff was removed from the budget. Should any Elected Member wish to attend consideration will need to be given as to whether funds could be reallocated from another budget function area.

If the Council was to nominate for Elected Member(s) representation of the City to attend the ceremony, estimated costs associated with attending, including flights and accommodation are estimated at approximately \$1,500.00 per Elected Member.

Costs associated with attendance at the awards ceremony will be attributed to the Elected Member Allowances and Expenses Function of the Annual Plan 2020-21 and recorded on the monthly Elected Members' expense report.

As a finalist, one member of the City of Hobart's project team has been invited to attend the National Resilient Australia Awards Ceremony at the expense of the Australian Institute for Disaster Resilience. The Community Development Officer – Multicultural and Inclusion, who coordinated the delivery of these projects, will be attending as a representative of the project team.

Project Background

Stories of Resilience

This creative project was an opportunity for flood-affected community members to have their stories recorded for posterity and to help others learn lessons from the experience. A podcast series, photo gallery, and a short film have been produced and are available for viewing from storiesofresilience.hobartcity.com.au/

Communities Assessing their Own Resilience - A Pilot Project

Community members were invited to form voluntary working groups to assess their respective suburb's resilience using the Torrens Community Disaster Resilience Scorecard. The City of Hobart brought community members together to explore resilience in the context of their community and the resulting impacts this can have on resilience-building efforts at the grassroots level.

For more information visit the [Communities Assessing their Own Resilience - A Pilot Project](#)

Rain Coming - Public Artwork

A new permanent work of public art located adjacent to the rivulet in South Hobart provides the basis for acknowledging the destructive nature of the natural world and its incredible force, as well as an opportunity to build community cohesion, connectivity and resilience.

For more information visit [Rain Coming - Public Artwork](#)

Afloat - A Children and Families Community Art Project

The City employed two local artists (Rosie McKeand and Leigh Tesch) to run several creative workshops with children, families and educators, using creative recovery and play as a means to help children deal with change, adversity and associated feelings. These workshops culminated in a community event, a year on from the May 2018 floods at the base of the rivulet, to connect families together, share stories and celebrate community resilience, as well as to support the ongoing process of community recovery and to deal with the impacts of climate change.

For more information visit [Afloat - children and families community resilience art project](#)

Australian Red Cross Workshops

Two 'Disaster Ready' workshops and three 'Communicating in Recovery' workshops were facilitated by the Australian Red Cross for community service providers and community leaders in the areas most affected by the extreme weather event. The workshops assist community service providers with tools and awareness to prepare for and act in an emergency, and assist community leaders to communicate more effectively after an emergency has occurred.

For more information visit [Australian Red Cross Workshops](#)

RECOMMENDATION

That:

- 1. The Council determine whether it wishes to nominate an Elected Member to represent the City at the National Resilient Australia Awards Ceremony which will be held in Canberra on Friday 4 December 2020.***
- 2. The estimated cost of \$1,500.00 per Elected Member be attributed to the Elected Member Allowances and Expenses Function of the Annual Plan 2020-21 and recorded on the monthly Elected Members' expense report.***

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



N D Heath
GENERAL MANAGER

Date: 18 November 2020
File Reference: F20/123212; 18/279

19. CLOSED PORTION OF THE MEETING

RECOMMENDATION

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

- Financial Hardship – Rates Remission
- Proposal for Council land of a confidential nature
- Disposal of Council land

The following items are listed for discussion:-

Item No. 1	Minutes of the last meeting of the Closed Portion of the Council Meeting
Item No. 2	Communication from the Chairman
Item No. 3	Leave of Absence
Item No. 4	Consideration of supplementary Items to the agenda
Item No. 5	Indications of pecuniary and conflicts of interest
Item No. 6	Financial Hardship - Rates Remission Request LG(MP)R 15(2)(j)
Item No. 7	Potential Development on Council Land LG(MP)R 15(2)(c)(i), (f) and (g)
Item No. 8	Potential Sale of Council Property LG(MP)R 15(2)(c)(i), (f) and (g)