



CITY OF HOBART

MINUTES

PLANNING COMMITTEE MEETING

OPEN PORTION

WEDNESDAY, 10 APRIL 2024 AT 5.00 PM



City of **HOBART**

ORDER OF BUSINESS

APOLOGIES AND LEAVE OF ABSENCE

| | |
|---|-----------|
| 1. CONFIRMATION OF MINUTES..... | 3 |
| 2. CONSIDERATION OF SUPPLEMENTARY ITEMS | 4 |
| 3. INDICATIONS OF PECUNIARY AND CONFLICTS OF INTEREST | 4 |
| 4. TRANSFER OF AGENDA ITEMS..... | 4 |
| 5. PLANNING AUTHORITY ITEMS - CONSIDERATION OF ITEMS WITH DEPUTATIONS | 5 |
| 6. COMMITTEE ACTING AS PLANNING AUTHORITY | 6 |
| 6.1 APPLICATIONS UNDER THE HOBART INTERIM PLANNING SCHEME 2015 | 6 |
| 6.1.1 20 Barrack Street, Hobart - Subdivision, Partial Demolition, New Building for 56 Multiple Dwellings, Business and Professional Services, and Food Services..... | 6 |
| 6.1.2 1 Marieville Esplanade, Sandy Bay - Partial Demolition and Alterations to Launching Ramp | 33 |
| 6.1.3 1 Paviour Street, New Town - Partial Demolition, Removal of Hedge and Fencing..... | 37 |
| 7. REPORTS | 42 |
| 7.1 Delegated Decision Report (Planning) | 42 |
| 7.2 Planning - Advertised Applications Report | 43 |
| 8. QUESTIONS WITHOUT NOTICE | 43 |
| 9. CLOSED PORTION OF THE MEETING | 45 |

**Planning Committee Meeting (Open Portion) held on Wednesday, 10 April 2024
at 5.00 pm in the Council Chamber, Town Hall.**

COMMITTEE MEMBERS

Councillor M Dutta (Chairperson)
Lord Mayor Councillor A M Reynolds
Deputy Lord Mayor Councillor H Burnet
Alderman M Zucco
Councillor W F Harvey
Councillor Dr Z Sherlock
Councillor J Kelly
Councillor L Elliot
Alderman L Bloomfield
Councillor R Posselt
Councillor B Lohberger
Councillor W Coats

Councillor Elliot retired from the meeting
at 6.19pm during the discussion of item 8
and was not present for item 9.

PRESENT: Councillor M Dutta
(Chairperson), the Lord Mayor Councillor
A M Reynolds, Alderman M Zucco,
Councillors W F Harvey, Dr Z Sherlock, J
Kelly, L Elliot, Alderman L Bloomfield,
Councillors R Posselt and B Lohberger.

APOLOGIES:
Councillor W Coats.

LEAVE OF ABSENCE: Nil.

The Chairperson provided an acknowledgement to Country.

The Chairperson acknowledged the contribution of the former Deputy Lord
Mayor Councillor Helen Burnet who has recently been elected to the
Parliament of Tasmania and thanked her for her contributions and in particular
as former Chair of the Planning Committee.

1. CONFIRMATION OF MINUTES

LOHBERGER

The minutes of the Open Portion of the Planning Committee meeting held on
[Wednesday, 27 March 2024](#), be confirmed as an accurate record.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Dutta
Lord Mayor Reynolds
Zucco
Harvey
Sherlock
Kelly
Elliot
Bloomfield
Posselt
Lohberger

The minutes were signed.

2. CONSIDERATION OF SUPPLEMENTARY ITEMS

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

Recommendation

That the Committee resolve to deal with any supplementary items not appearing on the agenda, as reported by the Chief Executive Officer.

No supplementary items were received.

3. INDICATIONS OF PECUNIARY AND CONFLICTS OF INTEREST

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

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

No interest was indicated.

4. TRANSFER OF AGENDA ITEMS

Regulation 15 of the *Local Government (Meeting Procedures) Regulations 2015*.

A Committee may close a part of a meeting to the public where a matter to be discussed falls within 15(2) of the above regulations.

In the event that the Committee transfer an item to the closed portion, the reasons for doing so should be stated.

Are there any items which should be transferred from this agenda to the closed portion of the agenda, or from the closed to the open portion of the agenda?

No items were transferred.

5. PLANNING AUTHORITY ITEMS - CONSIDERATION OF ITEMS WITH DEPUTATIONS

In accordance with the requirements of Part 2 Regulation 8(3) of the *Local Government (Meeting Procedures) Regulations 2015*, the Chief Executive Officer is to arrange the agenda so that the planning authority items are sequential.

In accordance with Part 2 Regulation 8(4) of the *Local Government (Meeting Procedures) Regulations 2015*, the Committee by simple majority may change the order of any of the items listed on the agenda, but in the case of planning items they must still be considered sequentially – in other words they still have to be dealt with as a single group on the agenda.

Where deputations are to be received in respect to planning items, past practice has been to move consideration of these items to the beginning of the meeting.

HARVEY

That in accordance with Regulation 8(4) of the *Local Government (Meeting Procedures) Regulations 2015*, the Committee resolve to deal with any items which have deputations by members of the public regarding any planning matter listed on the agenda, to be taken out of sequence in order to deal with deputations at the beginning of the meeting.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Dutta
Lord Mayor Reynolds
Zucco
Harvey
Sherlock
Kelly
Elliot
Bloomfield
Posselt
Lohberger

6. COMMITTEE ACTING AS PLANNING AUTHORITY

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

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

The Committee is reminded that in order to comply with Regulation 25(2), the Chief Executive Officer 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.

6.1 APPLICATIONS UNDER THE HOBART INTERIM PLANNING SCHEME 2015

Mr Scott Balmforth (Chairman Urban Design Panel) and Mr Phil Gartrell (Applicant) addressed the Committee in relation to item 6.1.1.

6.1.1 20 Barrack Street, Hobart - Subdivision, Partial Demolition, New Building for 56 Multiple Dwellings, Business and Professional Services, and Food Services PLN-23-548 - File Ref: F24/29933

POSSELT

That the recommendation contained in the report of the Development Appraisal Planner and the Acting Senior Statutory Planner of 27 March 2024, be adopted, as amended by the addition of the following advice clause:

“Advice

Bike Parking

The developer is encouraged to provide additional bike parking that complies with the relevant standards.”

MOTION CARRIED

VOTING RECORD

AYES

NOES

Dutta
Lord Mayor Reynolds
Zucco
Harvey
Sherlock

Kelly
Elliot
Bloomfield
Posselt
Lohberger

COMMITTEE RESOLUTION:

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Planning Committee, in accordance with the delegations contained in its terms of reference, approves the application for subdivision, partial demolition, new building for 56 multiple dwellings, business and professional services, and food services at 20 Barrack Street, Hobart, for the reasons outlined in the officer's report 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-23-548 - 20 BARRACK STREET HOBART TAS 7000 - Final Planning Documents except where modified below.

Reason for condition

To clarify the scope of the permit.

TW

The use and/or development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TWDA 2023/01530HCC dated 19/3/2024 as attached to the permit.

Reason for condition

To clarify the scope of the permit.

PLN 7

Prior to the issue of any approval under the *Building Act 2016* (excluding for demolition and any below ground works), a landscaping plan for the soft and hard landscaping of the site prepared by a suitably qualified landscape expert must be submitted and approved as a Condition Endorsement. The landscaping plan must be substantially in accordance with the Final Planning

Documents approved by this permit.

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

Prior to occupancy or the commencement of the use (whichever occurs first), confirmation from a suitably qualified landscape expert that all landscaping works required by this condition have been implemented, must be submitted.

The vegetation which is planted on the site pursuant to the landscaping plan must be maintained and must not be disturbed. If any vegetation dies or is destroyed, replacement vegetation of a similar size must be planted within 30 days of the death or destruction.

Advice:

This condition requires further information to be submitted as a Condition Endorsement. Refer to the Condition Endorsement advice at the end of this permit.

PLN 8

A plan showing the palette of exterior colours and materials must be prepared. The plan must be substantially in accordance with the Final Planning Documents approved by this permit.

Prior to the issue of any approval under the *Building Act 2016* (excluding for demolition or below ground works), the plan showing exterior colours and materials must be submitted and approved as a Condition Endorsement. Samples and revised montages may be required to be submitted in support of the proposed plan.

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

Advice:

This condition requires further information to be submitted as a Condition Endorsement. Refer to the Condition Endorsement advice at the end of this permit.

PLN s1

Public artwork must be implemented on site prior to first use of the building.

Prior to the issue of any approval under the *Building Act 2016* (excluding for demolition, excavation, and works up to the ground floor slab), details of the public artwork must be submitted and approved as a Condition Endorsement, to the satisfaction of the Council's Director City Life.

The details must include, but are not limited to, the following:

- Plans and other associated and relevant documentation demonstrating what the artwork will be and where it will be located;
- How the artwork would comply with the guidance and criteria set out in Council's 'Public Art in Private Developments' guide and The City of Hobart's Public Art Framework;
- Demonstrating that the artwork has a minimum value of 1% of the construction cost (equivalent to \$240,000 based the value provided in the 'Estimated cost of development' section of the planning application form);
- Identifying the procurement process and specifying the artist/artists selected;
- Setting out how the project will be managed, including details of installation oversight.

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

Advice:

- *For further advice in relation to the acceptable provision of public art you are encouraged to contact Council's Public Art team on 6238 2494.*
- *This condition requires further information to be submitted as a Condition Endorsement. Refer to the Condition Endorsement advice at the end of this permit.*

Reason for condition

To provide civic amenity.

PLN s2

Any recommendations made in the Desktop Environmental Wind Assessment provided for the development prepared by MEL Consultants must be implemented. Specifically:

- (a) the pedestrian entrance at the northwestern corner of the basement level of the development (level 01) must be setback 2m from the site's Barrack Street frontage in order to achieve the required pedestrian comfort criterion;
- (b) Either:
 - (i) balustrades with a minimum height of 1.8m above finished surface level must be provided for the balconies on levels 01, 02, 03, and 04 of the development, as shown in figures 4, 5, and 6 of the wind assessment; or
 - (ii) a further wind assessment must be carried out and any recommendations made within the assessment regarding achieving acceptable wind conditions within the development must be implemented. These recommendations must be implemented upon completion of the development.
- (c) a plan for educating the occupants of the approved apartments on potential wind impacts on elevated balconies must be prepared. The plan must address the management of objects left permanently on balconies and include details of how education of occupants will be carried out.

Prior to the issue of building approval, revised plans and details that demonstrate compliance with this condition must be submitted and approved as a Condition Endorsement.

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

Advice:

This condition requires further information to be submitted as a Condition Endorsement. Refer to the Condition Endorsement advice at the end of this permit.

Reason for condition

To minimise unreasonable impacts on pedestrian and occupant amenity from adverse wind conditions.

PLN s3

Privacy screens must be provided between any areas of private open space on the same level that would be separated by less than 6m. The privacy screens must have a minimum height of 1.7m above the finished surface level of the private open space and a maximum 25% transparency. Plant and equipment (including the outdoor components of air conditioning units) must not be placed within any area of private open space provided on levels 2 and 3 of the building.

Prior to the issue of building approval, revised plans that demonstrate compliance with this condition must be submitted and approved as a Condition Endorsement.

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

Advice:

This condition requires further information to be submitted as a Condition Endorsement. Refer to the Condition Endorsement advice at the end of this permit.

Reason for condition

To ensure that buildings for residential use provide reasonable levels of amenity and safety in terms of open space.

ENG 12

A construction waste management plan must be implemented throughout construction.

A construction waste management plan must be submitted and approved as a Condition Endorsement, prior to commencement of work on the site. The construction waste management plan must include:

- Provisions for commercial waste services for the handling, storage, transport and disposal of postconstruction solid waste and recycle bins from the development; and
- Provisions for the handling, transport and disposal of demolition material, including any contaminated waste and recycling opportunities, to satisfy the above requirement.

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

Advice:

This condition requires further information to be submitted as a Condition Endorsement. Refer to the Condition Endorsement advice at the end of this permit.

It is recommended that the developer liaise with the Council's City Resilience Unit regarding reducing, reusing and recycling materials associated with demolition on the site to minimise solid waste being directed to landfill. Further information can also be found on the Council's [website](#).

Reason for condition

To ensure that solid waste management from the site meets the Council's requirements and standards.

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).

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.

SW 9

Prior to occupancy or the commencement of the approved use (whichever occurs first), stormwater pretreatment from the development must be installed.

A stormwater management report and design must be submitted and approved as a Condition Endorsement, prior to the issue of any approval under the *Building Act 2016* or the commencement of work on the site (whichever occurs first). The stormwater management report and design must be prepared by a suitably qualified engineer and must:

1. include detailed design of the proposed treatment train, including final estimations of contaminant removal in accordance with the targets of the State Stormwater Strategy 2010;
2. include all design parameters and assumptions (eg MUSIC model inputs and minimum driving head); and
3. include a supporting maintenance plan, which specifies the required 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:

This condition requires further information to be submitted as a Condition Endorsement. Refer to the Condition Endorsement advice at the end of this permit.

SW 15

Access and services to each lot must be designed and installed to meet the needs of future development, prior to the sealing of the final plan, commencement of use or occupancy (whichever occurs first).

Detailed engineering drawings must be submitted and approved as a Condition Endorsement prior to the issue of any approval under the *Building Act 2016* or the commencement of work on the site (whichever occurs first). The drawings must be certified by a suitably qualified and experienced engineer and must:

1. be generally in accordance with Local Government Association of Tasmania: Tasmanian Municipal Standard Drawings (May 2020), as varied by the City of Hobart published departures from those drawings, and Tasmanian Subdivision Guidelines (October 2013);
2. clearly distinguish between public and private infrastructure;
3. show the final lot boundaries, with each lot serviced separately by the Hobart City Council infrastructure and all private plumbing contained within each lot;
4. specify lot connection sizes appropriate for the developable area of each lot;
5. show the proposed location and level of each lot connection such that the majority of the lot, including the driveway, can be adequately drained via gravity;
6. show all stormwater from the existing and proposed development (including but not limited to: roofed areas, ag drains, and impervious surfaces such as driveways and paved areas) drained to the Hobart City Council stormwater infrastructure with sufficient receiving capacity;
7. show the location of all existing connections and third-party private pipes passing through the lots;
8. show any existing redundant connection(s) to be abandoned as to be removed and footpath reinstated; and
9. show in plan and long-section the proposed stormwater connection, including but not limited to, flows, clearances from structures, boundaries and other services, cover, gradients, sizing, material, pipe class, and

private inspection opening to delineate private vs public;

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

Advice:

This condition requires further information to be submitted as a Condition Endorsement. Refer to the Condition Endorsement advice at the end of this permit.

ENG 13

The waste management plan approved by this permit, for commercial and domestic waste and recycling must be implemented post construction.

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

Advice:

This condition requires further information to be submitted as a Condition Endorsement. Refer to the Condition Endorsement advice at the end of this permit.

Reason for condition

To ensure that solid waste management from the site meets the Council's requirements and standards.

ENG tr2

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

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

1. Be prepared by a suitably qualified person.

2. Develop a communications plan to advise the wider community of the traffic and parking impacts during construction.
3. Include a start date and finish dates of various stages of works.
4. Include times that trucks and other traffic associated with the works will be allowed to operate.
5. Nominate a superintendent, or the like, to be responsible for the implementation of the approved traffic management plan and available as a direct contact to Council and/or members of the community regarding day-to-day construction traffic operations at the site, including any immediate traffic issues or hazards that may arise.

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

Advice:

This condition requires further information to be submitted as a Condition Endorsement. Refer to the Condition Endorsement advice at the end of this permit.

Reason for condition

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

ENG 2a

Prior to first occupation or commencement of use (whichever occurs first), vehicular barriers compliant with the Australian Standard AS/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 Code 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 car parking layout, access driveway and parking area require further detailed designs to ensure functionality and compliance with the Australian Standard.

This documentation must be submitted and approved as a condition endorsement, prior to the issuing of any approval under the *Building Act 2016*.

The detailed designs must:

1. be prepared and certified by a suitably qualified engineer;
2. be in accordance with the Australian Standard AS/NZS 2890.1:2004, if possible;
3. where the design deviates from AS/NZS 2890.1:2004 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.

The access driveway and parking area must be constructed in accordance with the approved detailed designs prior to first occupation.

Reason for condition

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

ENG 3c

Prior to the first occupation, a suitably qualified engineer must certify that the access driveway and parking area has been constructed in accordance with design drawings approved by Condition ENG 3c.

Advice:

We strongly encourage you to speak to your engineer before works begin so that you can discuss the number and nature of the inspections they will need to do during the works in order to provide this certification. It may be necessary for a surveyor to also be engaged to ensure that the driveway will be constructed as approved.

The reason this condition has been imposed as part of your planning permit is that the driveway is outside the Australian Standard gradients or design parameters. If the driveway is not constructed as it has been approved then this may mean that the driveway will either be unsafe or will not function properly.

An example certificate is available on our [website](#).

Reason for condition

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

ENG 4

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

Reason for condition

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

ENG 5

The number of car parking spaces approved on site for residential use and commercial use is fifty six (56) and eight (8) respectively.

Signage must be erected in accordance with Australian Standard AS1742.11:2016 to indicate the allocation of the commercial car parking spaces, and an appropriate treatment for the residential car parking spaces.

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 commencement of use.

Reason for condition

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

ENG 9

All car parking spaces for people with disabilities must be delineated to Australian/NZS Standard, Parking facilities Part 6: Off-street parking for people with disabilities AS/NZS 2890.6: 2009, prior to the commencement of the use.

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, preexisting 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 r3

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

- Commercial Urban TSD-R09-v3 - Urban Roads Driveways and TSD R16-v3 Type KCR and B1 or Type KCRB and B1;
- Footpath Urban Roads Footpaths TSD-R11-v3 match the existing footpath level.

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

Advice:

This condition requires further information to be submitted as a Condition Endorsement. Refer to the Condition Endorsement advice at the end of this permit.

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 Program Leader Road Services 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.

Reason for condition

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

ENV 2

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

A SWMP must be submitted and approved as a Condition Endorsement 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

- (a) the *Erosion And Sediment Control, The Fundamentals for Development in Tasmania* and associated guideline documents (TEER &DEP, 2023), available from the Derwent Estuary Program's [website](#); and
- (b) any Contamination Management Plan or Environmental Site Assessment for the Site.

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

Advice:

This condition requires further information to be submitted as a Condition Endorsement. Refer to the Condition Endorsement advice at the end of this permit.

Reason for condition

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

ENV s1

Noise mitigation measures recommended in the Noise Assessment by Noise Vibration Consulting dated 22 August 2023 must be implemented.

Design drawings must be submitted as a Condition Endorsement prior to any approval under the *Building Act 2016*. The design drawings must ensure that the construction of the facades is to achieve a minimum sound isolation of Rw 32, pursuant to Australian Standard AS2107.

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

Advice:

This condition requires further information to be submitted as a Condition Endorsement. Refer to the Condition Endorsement advice at the end of this permit.

The noise mitigation measures may be achieved by various combinations of the building construction and layout, with the following constructions appropriate:

- *Where glazing is proposed, 6mm float glass / 12mm gap / 6mm float glass is appropriate. Note that any operable windows/doors, including sliding doors, will require full perimeter seals.*
- *Typical wall construction using lightweight external cladding, 90 mm cavity with insulation, and 10 mm standard plasterboard internal linings will achieve this rating. The currently proposed copper cladding will be satisfactory.*
- *Any masonry construction will comfortably achieve this rating.*
- *External doors are to be solid core (or if glazed, as per the recommendation above) and have seals around all jambs.*

Reason for condition

To ensure that buildings for residential or visitor accommodation uses provide reasonable levels of amenity and safety in terms of noise, access to daylight and natural ventilation, open space and storage.

HER 9

All work associated with the proposed water, sewer and stormwater service connections beneath the heritage listed sandstone wall on Barrack Street as shown in the following drawings:

- Plan of Subdivision PDA 50657CT1, dated 10 March 2023 and Concept Siteworks and Stormwater, Concept Water and Sewer Plan, Gandy and Roberts, C020 and C021 dated 23 Nov 2023,

must be supervised by a suitably qualified person (historic heritage) and by a structural engineer, to ensure that the heritage listed sandstone wall is not damaged or altered during works.

Reason for condition

To ensure that development at a heritage place is undertaken in a sympathetic manner which does not cause loss of historic cultural heritage significance.

HER 10

The proposed location and design concept for the reuse of sandstone from the portion of wall proposed for demolition is required.

Prior to the issue of any approval under the *Building Act 2016*, revised plans must be submitted and approved as a Condition Endorsement showing the reuse of sandstone accordance with the above requirement.

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

Advice:

This condition requires further information to be submitted as a Condition Endorsement. Refer to the Condition Endorsement advice at the end of this permit.

Reason for condition

To ensure that demolition in whole or part of a heritage place does not result in the loss of historic cultural heritage values.

HER 13

No fabric of historic value other than that shown on the approved plans is to be removed.

Reason for condition

To ensure that demolition in whole or part of a heritage place does not result in the loss of historic cultural heritage.

HER 6

All onsite excavation and disturbance must be monitored. Should any features or deposits of an archaeological nature be discovered on the site during excavation or disturbance:

1. All excavation and/or disturbance must stop immediately; and
2. A qualified archaeologist must be engaged to attend the site and provide advice and assessment of the features and/or deposits discovered and make recommendations on further excavation and/or disturbance; and
3. All and any recommendations made by the archaeologist engaged in accordance with 2. above must be complied with in full; and
4. All features and/or deposits discovered must be reported to the Council with 2 days of the discovery; and
5. A copy of the archaeologist's advice, assessment and recommendations obtained in accordance with 2. above must be provided to Council within 28 days of receipt of the advice, assessment and recommendations.

Excavation and/or disturbance must not recommence unless and until approval is granted from the Council.

Reason for condition

To ensure that work is planned and implemented in a manner that seeks to understand, retain, protect, preserve and manage significant archaeological evidence.

HER 7

Any excavation proposed in areas of high/medium archaeological potential (marked in orange in Praxis Environment Report pg 49) must be preceded by an archaeological impact assessment, and if necessary, an archaeological method statement, which details measures to be taken to avoid or mitigate impact upon the archaeological resource. That method statement must be in accordance with industry standard (e.g., the Tasmanian Heritage Council's Practice Note 2 - Managing Historical Archaeological Significance in the Works Application Process) and implemented in the works process.

Reason for condition

To ensure that work is planned and implemented in a manner that seeks to understand, retain, protect, preserve and manage significant archaeological evidence.

HER 17c

The external colours, materials and finishes of the approved development must be substantially in accordance with the approved plans. Any substantial change in the colours, materials and finishes requires further approval.

Reason for condition

To ensure that development at a heritage place/precinct is undertaken in a sympathetic manner which does not cause loss of historic cultural heritage significance.

ENVHE 1

Immediately following demolition works, and prior to construction commencing, an Environmental Site Assessment report, prepared by a suitably qualified and experienced person in accordance with the procedures and practices detailed in the *National Environment Protection (Assessment of Site Contamination) Measure 1999 (NEPM)* as amended 2013 must be submitted to Council. The report must conclude:

- Whether any site contamination presents a risk to workers or future users of the site, as a result of proposed excavation of the site.

- Whether any site contamination presents an environmental risk from excavation carried out on the site.
- Whether any specific remediation and/or protection measures are required to ensure proposed excavation does not adversely impact human health or the environment before excavation commences.
- Based on the results of the Environmental Site Assessment that the excavation as part of the planned works will not adversely impact on human health or the environment (subject to implementation of any identified remediation and/or protection measures as required).

If the Environmental Site Assessment report concludes that remediation and/or protection measures are necessary to avoid risks to human health or the environment, a proposed remediation and/or management plan must be submitted prior to commencement of work. Any remediation or management plan involving soil disturbance must include a detailed soil and water management plan to prevent offsite transfer of potentially contaminated soil or stormwater.

Advice:

This condition requires further information to be submitted as a Condition Endorsement. Refer to the Condition Endorsement advice at the end of this permit.

Reason for condition

To determine the level of site contamination, and to identify any recommended remediation/management practices/safeguards which need to be followed/put in place during any excavations/ground disturbance on, or for use of the site, to provide for a safe living environment.

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 8

The applicant, at no cost to the Council, must have prepared, entered into, and have registered at the Land Titles Office, a deed pursuant to Section 75CA of the *Conveyancing and Law of Property Act 1884* for the canopy encroachments over Macquarie and Barrack Streets, prior to the issue of a completion certificate.

Advice:

A Section 75CA Conveyancing & Law of Property Act 1884 certificate for the occupation of a Highway requires that the encroachment is a minimum 2.40 metres above the footpath or 4.25 metres above the road carriageway. A 600mm set back from the back of kerb may also be required.

The applicant must prepare and forward the required instrument pursuant to section 75CA Conveyancing & Law of Property Act 1884, including a survey plan of the encroachment (certified by a registered surveyor), the associated \$294 Council application fee and the Land Titles Office registration fee, to the Council for execution and subsequent registration within the Land Titles Office.

Reason for condition

To ensure that the proposed building encroachments over Macquarie and Barrack Streets are formalised in accordance with statutory provisions.

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.

SUB s1

The demolition of Partial Workshop / Carpark and the removal of the carparks adjacent to the proposed north-western boundary of Lot 1 as shown on Ptd Studio Existing and Demolition Plan - Drawing TP00.02 is to occur prior to the sealing of the final plan.

Reason for condition

To ensure that the existing building and car parks proposed to be removed as part of the development are not straddling the proposed north-western boundary of Lot 1.

SUB s2

A suitably qualified building surveyor is to provide certification of fire separation along the newly created boundary between Lot 1 and the Balance Lot to the satisfaction of Council prior to the sealing of the final plan.

If the suitably qualified building surveyor is unable to provide certification as required in 1. above, building approval for any works required to achieve fire separation must be obtained in accordance with the *Building Act 2016*. The works must then be undertaken and a certificate of completion issued prior to the sealing of the final plan.

Reason for condition

To ensure that adequate fire separation is provided along the newly created boundary.

Advice

Bike Parking

The developer is encouraged to provide additional bike parking that complies with the relevant standards.

ADVICE

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

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

CONDITION ENDORSEMENT

If any condition requires that further documents are submitted and approved, you will need to submit the relevant documentation to satisfy the condition via the Condition Endorsement Submission on Council's [online services eplanning portal](#). Detailed instructions can be found [here](#).

Once approved, the Council will respond to you via email that the condition

has been endorsed (satisfied).

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.

BUILDING PERMIT

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

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

PLUMBING PERMIT

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

OCCUPATION OF THE PUBLIC HIGHWAY

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

STORMWATER

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

WORK WITHIN THE HIGHWAY RESERVATION

Please note development must be in accordance with the Hobart City Council's 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 Mobility Unit on 62382711.

DRIVEWAY SURFACING OVER HIGHWAY RESERVATION

If a coloured or textured surface is used for the driveway access within the Highway Reservation, the Council or other service provider will not match this on any reinstatement of the driveway access within the Highway Reservation required in the future.

RIGHT OF WAY

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

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

WORK PLACE HEALTH AND SAFETY

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

PROTECTING THE ENVIRONMENT

In accordance with the *Environmental Management and Pollution Control Act 1994*, local government has an obligation to "use its best endeavours to prevent or control acts or omissions which cause or are capable of causing pollution." Click [here](#) for more information.

LEVEL 1 ACTIVITIES

The activity conducted at the property is an environmentally relevant activity and a Level 1 Activity as defined under s.3 of the *Environmental Management and Pollution Control Act 1994*. For further information on what your responsibilities are, click [here](#).

WASTE DISPOSAL

It is recommended that the developer liaise with the Council's City Resilience 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.

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*.

PRIVATE UNDERGROUND ELECTRICAL CONNECTIONS

The City of Hobart does not allow the installation of private underground electrical services within the road reservation. Click [here](#) for more information.

Delegation: Committee

Item 6.1.3 was then taken.

**6.1.2 1 Marieville Esplanade, Sandy Bay - Partial Demolition and Alterations to Launching Ramp
PLN-23-702 - File Ref: F24/29904**

LORD MAYOR REYNOLDS

That the recommendation contained in the report of the Development Appraisal Planner and the Acting Senior Statutory Planner of 26 March 2024, be adopted.

MOTION CARRIED

VOTING RECORD

| AYES | NOES |
|---------------------|------|
| Dutta | |
| Lord Mayor Reynolds | |
| Zucco | |
| Harvey | |
| Sherlock | |
| Kelly | |
| Elliot | |
| Bloomfield | |
| Posselt | |
| Lohberger | |

COMMITTEE RESOLUTION:

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Planning Committee, in accordance with the delegations contained in its terms of reference, approves the application for Partial Demolition and Alterations to Launching Ramp, at 1 Marieville Esplanade, Sandy Bay for the reasons outlined in the officer's report 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-23-702 - 1 MARIEVILLE ESPLANADE SANDY BAY TAS 7005 - 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.

ENV 2

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

A SWMP must be submitted and approved as a Condition Endorsement 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 *Erosion and Sediment Control, The Fundamentals for Development in Tasmania* and associated guideline documents (TEER & DEP, 2023), available from the Derwent Estuary Program's [website](#); and the Waterways and Wetlands Works Manual (DPIWE, 2003).

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

Advice:

This condition requires further information to be submitted as a Condition Endorsement. Refer to the Condition Endorsement advice at the end of this permit.

Reason for condition

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

ADVICE

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

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

CONDITION ENDORSEMENT

If any condition requires that further documents are submitted and approved, 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](#). Detailed instructions can be found [here](#).

Once approved, the Council will respond to you via email that the condition has been endorsed (satisfied).

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.

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*.

PLANNING

A Construction Environmental Management Plan should be prepared and implemented, having regard to the following:

A daily pre-start-up visual observation of marine mammals in the vicinity should be undertaken prior to construction works commencing. If a marine mammal is sighted, construction works should be limited until it has left the area. Use construction equipment from the local area, or ensure equipment is thoroughly cleaned pursuant to regulations under the *Living Marine Resources Management Act 1995*.

The spotted handfish breeding season occurs between mid-July and mid-November. Consider construction outside of these dates if feasible. Waste management and spill response capability should be onsite during construction.

COUNCIL RESERVES

It is advised that Council will not accept any maintenance responsibility or ownership of the launching ramp facility.

WASTE DISPOSAL

It is recommended that the developer liaise with the Council's City Resilience 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.

Delegation: Committee

Item 7.1.1 was then taken.

Mr Paul Jacobs addressed the Committee in relation to item 6.1.3

**6.1.3 1 Paviour Street, New Town - Partial Demolition, Removal of Hedge and Fencing
PLN-23-644 - File Ref: F24/30392**

ZUCCO

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Planning Committee, in accordance with the delegations contained in its terms of reference, approves the application for Partial Demolition, Removal of Hedge and Fencing, at 1 Paviour Street, New Town as it complies with performance criteria 11.4.7 A1 or P1 (a) and 11.4.7 A1 or P1 (b) 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-23-644 1 PAVIOUR STREET NEW TOWN TAS 7008 - 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.

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 guidance, please see the TEER & DEP (2023) Erosion and Sediment Control guideline documents available from the Derwent Estuary Program's [website](#).

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.

BUILDING PERMIT

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

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

PLUMBING PERMIT

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

OCCUPATION OF THE PUBLIC HIGHWAY

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

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.

AMENDMENT

HARVEY

That the front fence (brick piers and panels) along the southern and western boundaries must be reduced in height by at least one (1) brick course to reduce the overall height of the fence.

AMENDMENT LOST

VOTING RECORD

AYES

Posselt

NOES

Dutta
Lord Mayor Reynolds
Zucco
Harvey
Sherlock
Kelly
Elliot
Bloomfield
Lohberger

MOTION CARRIED

VOTING RECORD

AYES

Dutta
Lord Mayor Reynolds
Zucco
Harvey
Sherlock
Kelly
Elliot
Bloomfield
Lohberger

NOES

Posselt

COMMITTEE RESOLUTION:

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Planning Committee, in accordance with the delegations contained in its terms of reference, approves the application for Partial Demolition, Removal of Hedge and Fencing, at 1 Paviour Street, New Town as it complies with performance criteria 11.4.7 A1 or P1 (a) and 11.4.7 A1 or P1 (b) 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-23-644 1 PAVIOUR STREET NEW TOWN TAS 7008 - 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.

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 guidance, please see the TEER & DEP (2023) Erosion and Sediment Control guideline documents available from the Derwent Estuary Program's [website](#).

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.

BUILDING PERMIT

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

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

PLUMBING PERMIT

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

OCCUPATION OF THE PUBLIC HIGHWAY

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

FEES AND CHARGES

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

DIAL BEFORE YOU DIG

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

Delegation: Committee

Item 6.1.2 was then taken.

7. REPORTS

7.1 Delegated Decision Report (Planning)
File Ref: F24/29929

ZUCCO

That the recommendation contained in the report of the Acting Director City Life of 5 April 2024, be adopted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Dutta
Lord Mayor Reynolds
Zucco
Harvey
Sherlock
Kelly
Elliot
Bloomfield
Posselt
Lohberger

COMMITTEE RESOLUTION:

That the information contained in the 'Delegated Decision Report (Planning)', be received and noted.

Delegation: Committee

7.2 Planning - Advertised Applications Report
File Ref: F24/30004

ZUCCO

That the recommendation contained in the report of the Acting Director City Life of 5 April 2024, be adopted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Dutta
Lord Mayor Reynolds
Zucco
Harvey
Sherlock
Kelly
Elliot
Bloomfield
Posselt
Lohberger

COMMITTEE RESOLUTION:

That the information contained in the 'Planning - Advertised Applications Report', be received and noted.

Delegation: Committee

8. QUESTIONS WITHOUT NOTICE

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

File Ref: 13-1-10

8.1 Councillor Posselt - Local Provisions Schedule - Bicycle Parking
File Ref: 13-1-10

Question: Can the Acting Director advise on bicycle parking within the LPS and if it is in fact absent can advice be provided to Elected Members on how to modify for minimums to be applied for residential applications?

Answer: The Acting Director City Life took the question on notice.

8.2 Councillor Harvey - Waste Systems - Multi-Residential Developments
File Ref: 13-1-10

Question: Can the Acting Director provide advice on the improvement of the adequacy of waste management systems on multi-residential developments. Can the Council produce something to improve the situation of the management of such waste in multi-residential buildings?

Answer: The Acting Director City Life took the question on notice.

8.3 Lord Mayor Reynolds - Organic Waste Collection - Medium / High Density Developments
File Ref: 13-1-10

Question: Can the Acting Director review what other capital cities are doing around food and organic waste collection and disposal in new medium and high density apartments, whether they are using the planning scheme or other levers to ensure that food and organic waste can be separated and collected for disposal?

Answer: The Acting Director City Life took the question on notice.

8.4 Lord Mayor Reynolds - St Vincent De Paul - Argyle Street Application
File Ref: 13-1-10

Question: Can the Acting Director advise on the current status of the St Vincent De Paul development application in Argyle Street?

Answer: The Acting Director City Life advised that it will be submitted to the next Planning Committee meeting.

8.5 Councillor Dutta - Public Art - Major Developments
File Ref: 13-1-10

Question: Can the Acting Director provide clarification on the public art contribution which is based on the estimated cost of the development, why is it the estimated cost and not the actual cost?

Answer: The Acting Director City Life advised that if concerns appear at the point of finalising the details of the public art then more information can be sought from the applicant. It can be difficult to quantify estimated costs at the outset so further indications can be given of what would be acceptable.

9. CLOSED PORTION OF THE MEETING

ZUCCO

That the Committee resolve by 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:

The following items were discussed:-

- Item No. 1 Minutes of the last meeting of the Closed Portion of the Committee Meeting
- Item No. 2 Consideration of supplementary items to the agenda
- Item No. 3 Indications of pecuniary and conflicts of interest
- Item No. 4 Questions Without Notice

MOTION CARRIED

VOTING RECORD

AYES

NOES

Dutta
Lord Mayor Reynolds
Zucco
Harvey
Sherlock
Kelly
Bloomfield

Posselt
Lohberger

Delegation: Committee

There being no further business the Open portion of the meeting closed at 6.22pm.

TAKEN AS READ AND SIGNED AS
A CORRECT RECORD THIS
24TH DAY OF APRIL 2024.

CHAIRMAN