



CITY OF HOBART

MINUTES

PLANNING AUTHORITY COMMITTEE MEETING

OPEN PORTION

WEDNESDAY, 12 MARCH 2025 AT 4.01PM



City of **HOBART**

ORDER OF BUSINESS

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Planning Authority Committee Meeting (Open Portion) held on Wednesday, 12 March 2025 at 4.01 pm in the Council Chamber, Town Hall.

APPOINTED MEMBERS

Councillor M Dutta (Chairperson)
Lord Mayor Councillor A M Reynolds
Deputy Lord Mayor Cr Dr Z E Sherlock
Councillor W F Harvey
Councillor R Posselt
Councillor B Lohberger
Councillor G Kitsos

NOMINEE MEMBERS

Alderman M Zucco
Councillor J Kelly
Councillor L Elliot
Alderman L Bloomfield
Councillor W Coats

PRESENT:

Councillor M Dutta (Chairperson)
Deputy Lord Mayor Cr Dr Z E Sherlock
Alderman M Zucco
Councillor W F Harvey
Councillor J Kelly
Councillor L Elliot
Alderman L Bloomfield
Councillor R Posselt
Councillor B Lohberger
Councillor G Kitsos

Apologies:

Lord Mayor Councillor A M Reynolds

Leave of Absence: Nil.

In accordance with clause 4.6 of the terms of reference the Deputy Director Strategy and Regulatory Services appointed the Alderman M Zucco, as an Appointed Member to the Committee.

In accordance with clause 5.3 of the terms of reference the Deputy Director Strategy and Regulatory Services appointed the Councillors J Kelly, L Elliot, and Alderman L Bloomfield, as Appointed Members to the Committee.

Councillor Elliot left the meeting at 5.53pm, returning at 5.55pm.

1. ACKNOWLEDGEMENT OF COUNTRY

The Chairperson provided an acknowledgement of country.

2. CONFIRMATION OF MINUTES

SHERLOCK

The minutes of the Open Portion of the Planning Authority Committee meeting held on [Wednesday, 19 February 2025](#), be confirmed as an accurate record.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Dutta
Deputy Lord Mayor Sherlock
Harvey
Posselt
Lohberger
Kitsos
Zucco
Kelly
Elliot
Bloomfield

The minutes were signed.

3. CONSIDERATION OF SUPPLEMENTARY ITEMS

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

Recommendation

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

No supplementary items were received.

4. INDICATIONS OF PECUNIARY AND CONFLICTS OF INTEREST

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

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.

No interest was indicated.

5. TRANSFER OF AGENDA ITEMS

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

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

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

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

HARVEY

That item 7.1.2 be heard after item 7.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Dutta
Deputy Lord Mayor Sherlock
Harvey
Posselt
Lohberger
Kitsos
Zucco
Kelly
Elliot
Bloomfield

Delegation: Committee

6. PLANNING AUTHORITY ITEMS - CONSIDERATION OF ITEMS WITH DEPUTATIONS

In accordance with the requirements of Part 2 Regulation 8(3) of the *Local Government (Meeting Procedures) Regulations 2015*, the 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.

LOHBERGER

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
Deputy Lord Mayor Sherlock
Harvey
Posselt
Lohberger
Kitsos
Zucco
Kelly
Elliot
Bloomfield

Delegation: Committee

7. COMMITTEE ACTING AS PLANNING AUTHORITY

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

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

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

Item 7.1.2 was then taken.

7.1 APPLICATIONS UNDER THE HOBART INTERIM PLANNING SCHEME 2015

Mr Nicholas Sawyer (Tasmanian National Parks Association), Mr Ben Jones (Respect The Mountain), Mr Andy Page, Ms Chloe Lucas Rumsby, Mr Bernard Lloyd, Mr David Day (South Hobart Progress Association), Mr Ross Stephens (Hobart Walking Club), Ms Gabrielle Robin (Representors) and Mr. Frazer Read, and Mr Shane Abel (Applicant) addressed the Committee in relation to the below item.

7.1.1 100 Pinnacle Road Wellington Park and Strickland Avenue, South Hobart and 220 Waterworks Road, Ridgeway - Tourist Operation Including Aerial Ropeway (Zipline), Launch Tower, Landing Platform, Storage and Amenities, Car Parking and Associated Works PLN-HOB-2024-0525 - File Ref: F25/16287

ZUCCO

That the recommendation contained within the officer report, marked as item 7.1.1 of the Open Planning Authority Committee Agenda of 12 March 2025, be adopted.

MOTION LOST

VOTING RECORD

AYES

Zucco
Kelly
Elliot
Bloomfield

NOES

Dutta
Deputy Lord Mayor Sherlock
Harvey
Posselt
Lohberger
Kitsos

COMMITTEE RESOLUTION:

The motion was lost.

FORESHADOWED MOTION

HARVEY

That: Pursuant to the *Hobart Interim Planning Scheme 2015*, the Council refuse the application tourist operation including aerial ropeway (zipline), launch tower, landing platform, storage and amenities, car parking, and associated works at 100 Pinnacle Road, Wellington Park; 220 Waterworks Road, Ridgeway; and Strickland Avenue, South Hobart for the following reasons:

1. The proposed Tourist Operation use is prohibited in the Recreation Zone (landing platform) and a permit must not be granted, pursuant to Table 3 of the *Wellington Park Management Plan 2013* (as amended October 2015) and clause 8.7.1 of the *Hobart Interim Planning Scheme 2015*.
2. The proposed use is not consistent with the values of the Wellington Park identified in section 8.2 and section 2.3 of the *Wellington Park Management Plan 2013* in that it is primarily focused on the recreational and tourism values and diminishes the Wellington Park's values relating to natural values, wildness and remoteness, and cultural and historical significance.
3. The proposal does not meet the acceptable solution or performance criteria with respect to section 8.5.7, Issue 2, P2.1 of the *Wellington Park Management Plan 2013* as the proposal, due to the clearing associated with the landing platform and tracks, does not avoid or sufficiently remedy the loss of native vegetation.
4. The proposal does not meet the acceptable solution or performance criteria with respect to section 8.5.7, Issue 2, P2.2 of the *Wellington Park Management Plan 2013* as the proposal, due to the potential impact on endangered species, including the Swift Parrot, from the impacts from the operation of the zipline such as noise and collision risk, and does not avoid or sufficiently remedy those potential impacts.
5. The proposal does not meet the acceptable solution or performance criteria with respect to section 8.5.7, Issue 6, P6.1 and S1.6, Issue 1, P11.1 of the *Wellington Park Management Plan 2013* as the proposal will generate noise emissions that will have an adverse effect on the quiet enjoyment of the natural and cultural values of kunanyi/Mount Wellington and which are insufficiently remedied.

MOTION CARRIED

VOTING RECORD

AYES

Dutta
Deputy Lord Mayor Sherlock
Harvey
Posselt
Lohberger
Kitsos

NOES

Zucco
Kelly
Elliot
Bloomfield







COMMITTEE RESOLUTION:

That: Pursuant to the *Hobart Interim Planning Scheme 2015*, the Council refuse the application tourist operation including aerial ropeway (zipline), launch tower, landing platform, storage and amenities, car parking, and associated works at 100 Pinnacle Road, Wellington Park;

220 Waterworks Road, Ridgeway; and Strickland Avenue, South Hobart for the following reasons:

1. The proposed Tourist Operation use is prohibited in the Recreation Zone (landing platform) and a permit must not be granted, pursuant to Table 3 of the *Wellington Park Management Plan 2013* (as amended October 2015) and clause 8.7.1 of the *Hobart Interim Planning Scheme 2015*.
2. The proposed use is not consistent with the values of the Wellington Park identified in section 8.2 and section 2.3 of the *Wellington Park Management Plan 2013* in that it is primarily focused on the recreational and tourism values and diminishes the Wellington Park's values relating to natural values, wildness and remoteness, and cultural and historical significance.
3. The proposal does not meet the acceptable solution or performance criteria with respect to section 8.5.7, Issue 2, P2.1 of the *Wellington Park Management Plan 2013* as the proposal, due to the clearing associated with the landing platform and tracks, does not avoid or sufficiently remedy the loss of native vegetation.
4. The proposal does not meet the acceptable solution or performance criteria with respect to section 8.5.7, Issue 2, P2.2 of the *Wellington Park Management Plan 2013* as the proposal, due to the potential impact on endangered species, including the Swift Parrot, from the impacts from the operation of the zipline such as noise and collision risk, and does not avoid or sufficiently remedy those potential impacts.
5. The proposal does not meet the acceptable solution or performance criteria with respect to section 8.5.7, Issue 6, P6.1 and S1.6, Issue 1, P11.1 of the *Wellington Park Management Plan 2013* as the proposal will generate noise emissions that will have an adverse effect on the quiet enjoyment of the natural and cultural values of kunanyi/Mount Wellington and which are insufficiently remedied.

Attachments

- A Nicholas Sawyer - Deputation - Supporting Info ⇨ 
- B Ben Jones - Deputation - Supporting Info ⇨ 
- C Andy Page - Deputation - Supporting Info ⇨ 
- D Chloe Lucas - Deputation - Supporting Info ⇨ 
- E David Day - Deputation - Supporting Info ⇨ 
- F Gabrielle Robin - Deputation - Supporting Info ⇨ 

Delegation: Committee

Item 8 was then taken.

Mr Duncan Buckeridge, Mr Michael Ertl (Representors) and Mr Mat Clarke & Mr Tim Penny (Applicant) spoke to the Committee in relation to the following item.

**7.1.2 3A Giblin Street, Lenah Valley - 26 Multiple Dwellings
PLN-HOB-2024-0601 - File Ref: F25/16562**

SHERLOCK

That the recommendation contained within the officer report, marked as item 7.1.2 of the Open Planning Authority Committee Agenda of 12 March 2025, be adopted with the inclusion of the words “*and FOGO bins*” after the word recycling in condition *PLN 2 – Screening*, as well as the addition of the following conditions:

“PLN 10 – Landscaping

Prior to the issue of any approval under the Building Act 2016 or the commencement of work on the site (whichever occurs first), a landscaping plan for the soft and hard landscaping of the common areas of the site prepared by a suitably qualified landscape expert must be submitted and approved as a condition endorsement. The landscaping plan must show planting locations and vegetation types.

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.

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.”

And

“PLN s1

Each bin collection area must provide for waste, recycling, and FOGO bins.

Prior to the issue of any approval under the Building Act 2016, revised plans must be submitted and approved as a condition endorsement that demonstrate likely compliance with this condition.

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.”

MOTION CARRIED

VOTING RECORD

AYES

Deputy Lord Mayor Sherlock Dutta
Harvey
Posselt
Lohberger
Kitsos
Zucco
Kelly
Elliot
Bloomfield

NOES

COMMITTEE RESOLUTION:

Pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for 26 Multiple Dwellings at 3A Giblin Street, Lenah Valley for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

GEN - General

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-HOB-2024-0601 - Final Planning Documents except where modified below.

PLN 1 - Screening

The following windows must be screened, or otherwise re-designed, to minimise direct views to a habitable room window or the private open space of another dwelling:

1. The first floor, study windows within the northern elevations of units 3, 5, 14, and 15;
2. The first floor, study windows within the southern elevation of units 4, 6, 15, and 16;
3. The first floor, bedroom windows within the southern elevation of units 10, 11, 20, 21, and 25; and

4. The first floor, bedroom windows within the northern elevations of units 9, 10, 19, 20, and 24.

Prior to the issue of any approval under the *Building Act 2016*, revised plans must be submitted and approved as a condition endorsement, that show screening or re-design in accordance with the above requirement. The revised plans should include line of sight diagrams to demonstrate how direct views from the above windows to habitable room windows or the private open space of another dwelling would be minimised.

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.

PLN 2 - Screening

Screening must be provided between the site frontage and the storage area for waste, recycling and FOGO bins provided for units 1 to 7. Screening must also be provided between this storage area and unit 2. The screening should be of sufficient height to provide visual screening between the storage area and the site frontage, and between the storage area and unit 2.

Prior to the issue of any approval under the *Building Act 2016*, revised plans must be submitted and approved as a condition endorsement that demonstrate likely compliance with this condition.

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.

PLN s1

Each bin collection area must provide for waste, recycling, and FOGO bins.

Prior to the issue of any approval under the *Building Act 2016*, revised plans must be submitted and approved as a condition endorsement that demonstrate likely compliance with this condition.

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.

PLN 10 – Landscaping

Prior to the issue of any approval under the Building Act 2016 or the commencement of work on the site (whichever occurs first), a landscaping plan for the soft and hard landscaping of the common areas of the site prepared by a suitably qualified landscape expert must be submitted and approved as a condition endorsement. The landscaping plan must show planting locations and vegetation types.

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.

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.

R 1 - Road Infrastructure - Protection of Hobart City Council Assets

The excavation and earth retaining structure supporting the highway reservation must not undermine the stability and integrity of the highway reservation and its infrastructure.

Detailed design drawings, structural certificates and associated geotechnical assessments of the proposed and existing retaining structure supporting the Giblin Street highway reservation 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, certificates and assessments must be prepared and certified by a suitably qualified and experienced engineer and must:

1. not undermine the stability of the highway reservation;
2. be designed in accordance with AS 4678-2002, with a design life in accordance with table 3.1;

3. take into account any additional surcharge loadings as required by relevant Australian Standards;
4. take into account and reference accordingly any geotechnical findings;
5. detail any mitigation measures required;
6. detail the design and location of the footing adjacent to Giblin Street.

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

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.

R 3 - Road infrastructure - Design

Prior to occupancy or the commencement of the use (whichever occurs first), the proposed driveway crossover in the Giblin Street highway reservation must be designed and constructed generally accordance with the Local Government of Tasmania, Tasmanian Standard Drawings (the version which applies at the time the relevant works), as varied by the City of Hobart's published departures from those drawings:

Urban: TSD-R09-v2 – Urban Roads Driveways and TSD R14-v2 Type KC vehicular crossing

Design 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 design drawing must be prepared and certified by a suitably qualified expert and must:

1. show the cross and long section of the driveway crossover within the highway reservation and onto the property;
2. show sections along the footpath to show proposed changes to the footpath crossfall and how the new crossfall with integrate with existing footpath on either side of the proposed vehicle entrance;
3. detail any services or infrastructure (i.e., light poles, pits, awnings) at or near the proposed driveway crossover;
4. if the design deviates from the requirements of the Local Government of Tasmania, Tasmanian Standard Drawings (the version which applies at the time the relevant works), as varied by the City of Hobart's published

departures from those drawings, then the drawings must demonstrate that a B85 vehicle or B99 depending on use (Australian Standard AS/NZS 2890.1:2004, section 2.6.2) can access the driveway from the road pavement into the property without scraping the cars underside; and

5. show that vehicular and pedestrian sight lines are met as per AS/NZS.

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

Advice:

The driveway is not to be dowelled into the public footpath.

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

Mount Stuart Park Access

The design and final location of the gated access to Mount Stuart Park must be to the satisfaction of Council's Program Leader - Parks.

ENG s1 - Development Engineering - Special

All garbage collection associated with the development must occur wholly within the site, therefore, on-street garbage collection by private contractors within the Council's Giblin Street Highway Reservation is prohibited.

ENG s2 - Development Engineering - Special

The construction works for the development shall be carried out in the order and in accordance with the four stages listed below:

Stage 1 – Driveway access from Giblin Street along most of the southern edge of the lot and 11 dwellings in the northwest corner;

Stage 2 – Further 10 dwellings in the centre of the lot;

Stage 3 – Further 4 dwellings at the rear of the lot; and

Stage 4 – Final dwelling in the southwest corner of the lot with Giblin Street frontage.

ENG s3 - Development Engineering - Special

All turning bays must be delineated by means of white or yellow pavement lines (including chevron markings) and the installation of suitable signage "TURNING BAY - NO STANDING ANYTIME" in accordance with Australian Standard AS/NZS1742.11:2016, must be erected at each turning bay to

indicate the area is for turning manoeuvres only prior to first occupation for each stage.

ENG s4 - Development Engineering - Special

The number of visitor parking spaces approved on the site is nine (9). All visitor parking spaces must be delineated by means of white or yellow pavement lines and the installation of signage "VISITOR PARKING ONLY" in accordance with Australian Standard AS/NZS1742.11:2016, must be erected at each visitor parking space to indicate the parking space is for visitor parking only prior to first occupation for each stage.

ENG s5 - Development Engineering - Special

The lighting of parking areas and vehicle circulation roadways and pedestrian paths used outside daylight hours must be designed and constructed in accordance with clause 3.1 "Basis of Design" and clause 3.6 "Car Parks" in AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Part 3.1: Pedestrian area (Category P) lighting.

Prior to the issuing of any approval under the *Building Act 2016* or commencement of works (whichever occurs first) for each stage, detailed design drawings must be submitted and approved as a Condition Endorsement.

The detailed designs must:

1. be prepared by a suitably qualified person;
2. be designed and constructed in accordance with clause 3.1 "Basis of Design" and clause 3.6 "Car Parks" in AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Part 3.1: Pedestrian area (Category P) lighting
3. include certification, signed by a suitably qualified person, stating that the design complies with the above requirements.

All work required by this condition must be undertaken in accordance with the approved detailed design 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 1A - Development Engineering - Protection of Council Assets

Any damage to council infrastructure resulting from the implementation of this permit, must be reported to Council as soon as practicable and 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.

ENG 2A - Development Engineering - Vehicle Barriers

Prior to occupancy or commencement of use (whichever occurs first) for each stage, 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, domestic driveway(s) and parking modules (parking spaces, aisles and manoeuvring areas) where the drop from the edge of the trafficable area to a lower level is 600mm or greater. At drops between 150mm and 600mm, wheel stops (kerb) must be provided. Barriers must not limit the width of the access driveway, domestic driveway or parking and turning areas approved under the permit.

Advice:

The City of Hobart 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 are also required in the parking module this area may be considered as a path of access to a building.

ENG 3A - Development Engineering - Parking and Access Design

The access driveway and parking modules (parking spaces, aisles and manoeuvring areas) must be constructed in accordance with the following documentation which forms part of this permit: Johnstone McGee & Gandy Pty. Ltd documentation received by the Council on the 21st January 2025 and Hubble Traffic documentation received by the Council on the 31st October 2024 approved as part of the Final Planning Documents set associated with this permit.

Any departure from that documentation and any works which are not detailed in the documentation must be either:

1. approved by the Director Strategic and Regulatory Services, via a condition endorsement application; or
2. designed and constructed in accordance with Australian Standard AS/NZ 2890.1:2004.

The works required by this condition must be completed prior to first occupation.

ENG 3C - Development Engineering - Parking and Access Design

Prior to the first occupation for each stage, a suitably qualified engineer must certify that the access driveway and parking modules (parking spaces, aisles and manoeuvring areas) have been constructed in accordance with design drawings approved by condition ENG 3A.

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.

ENG 4 - Development Engineering - Parking and Access Design

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

ENG 5 - Development Engineering - Parking and Access Design

The number of car parking spaces approved on the site, for use is forty (40). Of these;

1. A minimum of one (1) car parking space must be allocated to each dwelling;
2. Nine (9) car parking spaces must be allocated to visitor parking; and
3. All car parking spaces must be allocated to the residential occupation / use of the development site.

All external 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 and AS/NZS 2890.6: 2009, prior to first occupation for each stage.

ENG 6 - Development Engineering - Parking Spaces

The number of motorcycle parking spaces approved on the site is two (2). The motorcycle parking areas must be constructed on the site in accordance with the Australian Standards *AS/NZS 2890.1:2004* and the installation of signage "MOTORCYCLE PARKING ONLY" in accordance with Australian Standards AS/NZS1742.11:2016, must be erected at each motorcycle parking area prior to the first occupation of any unit under Stage 2.

ENG 7 - Development Engineering - Waste Management

An ongoing waste management plan for all domestic waste and recycling must be implemented post construction. Waste must be collected wholly within the site via a private waste collector. The proposal of Council waste servicing cannot be accommodated.

A waste management plan must be submitted and approved as a Condition Endorsement, prior the issue of any building approval under the *Building Act 2016* for each stage. A waste management plan must:

1. Include provisions for commercial waste services for the handling, storage, transport and disposal of the domestic waste and recycle bins from the development.
2. Include any impacts or changes required to the road to service the lot.

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.

ENG 10 - Development Engineering - Stormwater

All stormwater from the proposed development (including but not limited to: roofed areas, ag drains, and impervious surfaces such as driveways and paved areas) must be drained to a lawful point of discharge to the public stormwater system prior to occupancy or commencement of use (whichever occurs first) of the relevant Stage.

TR 2 - Traffic - Construction Management

A construction traffic and parking management plan must be implemented prior to the commencement of work on the site for each stage.

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.

ENV 6 - Environmental Planning - Soil Water Management Plan

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 any disturbance of the site and maintained until such time as all disturbed areas have been stabilised and/or restored or sealed to the Council's satisfaction.

A SWMP for each stage 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) for that stage. 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](<https://www.derwentestuary.org.au/stormwater/>).

All work must be undertaken in accordance with this condition and the approved soil and water management plan (SWMP). If the site or controls change, an updated SWMP must be submitted and approved.

Advice:

Once the soil and water management plan (SWMP) has been approved the Council will issue a condition endorsement (see general advice on how to obtain condition endorsement).

SW 1 - Stormwater - Protection of Hobart City Council Assets

Prior to the issue of any approval under the *Building Act 2016* or the commencement of work on the site (whichever occurs first), a pre-construction structural condition assessment and visual record (eg video and photos) of the flow path and Hobart City Council's stormwater infrastructure within and adjacent to the proposed development must be submitted to the City of Hobart.

The condition assessment must include at least:

1. a site plan clearly showing the location of the investigation, with access points and all segments and nodes shown and labelled, with assets found to have a different alignment from that shown on the City of Hobart's plans to be marked on the ground and on the plan;
2. a digital recording of a CCTV inspection and written condition assessment report in accordance with WSA 05-2013 Conduit Inspection Reporting Code of Australia, in a 'Wincan' compatible format;
3. photos of any existing drainage structures connected to or modified as part of the development; and
4. levels (ie capacity) and condition of the existing overland flow swale through the site (ie approximately following the piped watercourse).

The pre--construction condition assessment will be relied upon to establish the extent of any damage caused to Hobart City Council's stormwater infrastructure during construction. If the owner/developer fails to provide the City of Hobart with an adequate pre-construction condition assessment then any damage to the City of Hobart's infrastructure identified in the post--construction condition assessment will be the responsibility of the owner/developer.

SW 2 - Stormwater - Protection of Hobart City Council Assets

Prior to occupancy or the commencement of the approved use (whichever

occurs first) of each Stage, a post-construction structural condition assessment and visual record (eg video and photos) of the overland flow path and Hobart City Council's stormwater infrastructure within and adjacent to the proposed development must be submitted to the City of Hobart.

The condition assessment must include at least:

1. a site plan clearly showing the location of the investigation, with access points and all segments and nodes shown and labelled, with assets found to have a different alignment from that shown on the City of Hobart's plans shall be marked on the ground and on the plan;
2. a digital recording of a CCTV inspection and written condition assessment report in accordance with WSA 05-2013 Conduit Inspection Reporting Code of Australia, in a 'Wincan' compatible format;
3. photos of any existing drainage structures connected to or modified as part of the development; and
4. levels (ie capacity) and condition of the existing overland flow swale through the site (ie approximately following the piped watercourse).

The post--construction condition assessment will be relied upon to establish the extent of any damage caused to the Hobart City Council's stormwater infrastructure during construction. If the owner/developer fails to provide the City of Hobart with an adequate pre-construction condition assessment then any damage to the Hobart City Council's infrastructure identified in the post--construction CCTV will be deemed to be the responsibility of the owner/developer.

SW 3 - Stormwater - Protection of Hobart City Council Assets

The proposed works (including driveway, walls, foundations and overhangs) must be designed and installed to ensure the long-term protection of and access to the Council's stormwater infrastructure, and facilitate the safe overland flow of water through the site.

A detailed design certified by a suitably qualified engineer must be submitted and approved as a Condition Endorsement prior to issue of any consent under *Building Act 2016* or commencement of works (whichever occurs first) for that stage. The detailed design must:

1. Demonstrate how the design will maintain the overland flow path, provide adequate access to the main, impose no additional loads onto the main and that the structure will be fully independent of the main and its trenching.
2. Include cross-sections clearly showing the relationship both vertically and horizontally between Council's stormwater infrastructure or the overland flow swale and the proposed works (including footings). These must

clearly state the minimum setbacks from the works to the nearest external surface of the stormwater system.

3. Include a long-section of Council's stormwater main clearly showing proposed cover. If the cover is less than 600mm, engineering details and full calculations to relevant Australian standards (including construction traffic loading) must be submitted to demonstrate the mains can withstand the likely forces and will be adequately protected. All assumptions must be stated.
4. Detail any alterations required to existing public infrastructure, including but not limited to raising manhole lids and replacing all lids in trafficable areas with Class D lids.
5. Be certified by a suitably qualified engineer

Prior to issue of any Certificate of Completion for the relevant Stages, a suitably qualified engineer must confirm the installation of the works within two metres of Council's stormwater infrastructure is in accordance with the approved drawings and complies with this condition. Should any remediation works be required, these must be carried out at the developer's cost.

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

Advice:

You will need specific permission from Council's Stormwater Unit under s73 of the Building Act 2016 and s13 of the Urban Drainage Act 2013 for the final certified detailed design plans.

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

SW 9 - Stormwater - Design

Prior to occupancy or the commencement of the approved use (whichever occurs first) for each Stage, treatment and detention for stormwater discharges from the development must be installed sufficient for that stage.

A final stormwater management report and design for the development as a whole 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 final proposed treatment train, including estimations of contaminant removal meeting the State Stormwater Strategy targets;
2. include detailed design and supporting calculations of the detention tank

showing:

- a. detention tank and orifice sizing such that flows from the site are restricted to the Permissible Site Discharge as detailed in Dealing E369102 on Lot 185962/3,
 - b. the layout, long section, impervious tank, stepped orifice design, overflow mechanism and invert levels,
 - c. the discharge rates and emptying times; and
 - d. all assumptions must be clearly stated.
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.
 4. clearly delineate staging (if any) of the installation of these systems.

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 11 - Stormwater - Inundation

Measures to minimise impact on the overland flow path (including on third-party land) and mitigate flood risk from the critical 1% AEP at 2100 event must be installed prior to occupancy or issue of any completion (whichever occurs first) for each relevant stage.

Detailed engineering drawings accompanied with a report must be submitted 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). These must include (but are not limited to):

1. Certification from an accredited and qualified structural engineer that all proposed structures within the flood zone are designed to resist inundation, erosion, undermining and likely forces from a flood event (including debris loading);
2. Details of measures to prevent sediment transport and erosion from the inundated land;
3. Details of the overland flow path including but not limited to: southern flow path parallel to driveway, flush kerb, hydraulically permeable vehicle barriers and fencing; main driveway crossover, crossfall, signage, and

design; sag spillway (including appropriate erosion control); and unit 1 driveway levels, design and habitable floor level in general accordance with the JMG Concept Services Report, January 2025 submitted as part of this application; and

4. A flood management summary plan from a suitably qualified and experienced expert that outlines the obligations for future property owners to flood and overland flow management, including:
 - a) the flood risk to the site, including depth, extent and hazard ratings for the 1% AEP at 2100 event;
 - b) identification of all measures to facilitate the overland flow path through the site and their maintenance.

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

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 13 - Stormwater - Inundation

The overland flow path (existing and proposed) and all structures within or adjacent to the modelled flood zone must be inspected by a suitably qualified and accredited engineer.

Certification from a suitably qualified and accredited engineer that the installation has been constructed in accordance with the approved design must be provided to the City of Hobart prior to occupancy or commencement of use (whichever occurs first) for each stage.

SW 14 - Stormwater - Inundation

Certification from a registered surveyor that the Unit 1 finished floor level and its driveway access levels are at or above the relevant minimum levels shown on the approved engineering drawings must be provided to the City of Hobart prior to occupancy or commencement of use (whichever occurs first) of Unit 1.

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 through PlanBuild. Detailed instructions can be found [here](<https://www.hobartcity.com.au/Development/Condition-endorsement>).

Once approved, the Council will respond to you via PlanBuild 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.

Fees for Condition Endorsement are set out in Council's Fees and Charges.

BUILDING APPROVAL

Building approval may be required 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 APPROVAL

Plumbing approval may be required 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.

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

STRATA DEVELOPMENT

Should the property be Strata titled as a staged Strata Development, you will be required to register a staged Strata Development Scheme at the Land Titles Office.

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.](#)

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.

ACCESS

Designed in accordance with LGAT- IPWEA – Tasmanian standard drawings. [Click here for more information.](#)

CROSS OVER CONSTRUCTION

The construction of the crossover can be undertaken subject to Council approval of the design. [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 and the *Urban Drainage Act 2013*. [Click here for more information.](#)

STORMWATER / ROADS / ACCESS

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

FEES AND CHARGES

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

BEFORE YOU DIG

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

ACCESS TO PUBLIC OPEN SPACE

Please contact Council's Open Space Planning team to negotiate the implementation of a public right of way between Giblin Street and Mount Stuart Park along the internal accessway.

Delegation: Committee

Item 7.1.1 was then taken.

8. REPORTS

8.1 Planning Advertising Report File Ref: F25/16383

POSSELT

That the recommendation contained within the officer report, marked as item 8.1 of the Open Planning Authority Committee Agenda of 12 March 2025, be

adopted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Dutta
Deputy Lord Mayor Sherlock
Zucco
Harvey
Kelly
Elliot
Bloomfield
Posselt
Lohberger
Kitsos

COMMITTEE RESOLUTION:

That the information contained in the Planning Advertising Report be received and noted.

Delegation: Committee

8.2 Planning (Delegated Decisions) Report
File Ref: F25/16487

POSSELT

That the recommendation contained within the officer report, marked as item 8.2 of the Open Planning Authority Committee Agenda of 12 March 2025, be adopted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Dutta
Deputy Lord Mayor Sherlock
Zucco
Harvey

Kelly
Elliot
Bloomfield
Posselt
Lohberger
Kitsos

COMMITTEE RESOLUTION:

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

Delegation: Committee

9. RESPONSES TO QUESTIONS WITHOUT NOTICE

Regulation 29(3) *Local Government (Meeting Procedures) Regulations 2015.*
File Ref: 13-1-10

HARVEY

That the recommendation contained within the officer report, marked as item 9.1 of the Open Planning Authority Committee Agenda of 12 March 2025, be adopted.

MOTION CARRIED

VOTING RECORD

AYES

NOES

Dutta
Deputy Lord Mayor Sherlock
Zucco
Harvey
Kelly
Elliot
Bloomfield
Posselt
Lohberger
Kitsos

COMMITTEE RESOLUTION:

That the response to questions without notice marked as item 9.1 to the Open Planning Authority Committee meeting agenda of 12 March 2025, be received and noted.

Delegation: Committee

10. QUESTIONS WITHOUT NOTICE

Regulation 29 of the *Local Government (Meeting Procedures) Regulations 2015.*
File Ref: 13-1-10

10.1 Councillor Elliot - Zipline Deferral
File Ref: 13-1-10

Question: Did an Elected Member ask the Director for the zipline item to be deferred or extended ?

Answer: The Deputy Director took the question on notice.

10.2 Councillor Elliot - Requests to Defer
File Ref: 13-1-10

Question: Are individual Elected Members able to ask Directors to have an item deferred or extended?

Answer: The Deputy Director advised that the decision to defer or extend an item lies with the Elected Members sitting as the Planning Authority .

10.3 Councillor Elliot - Elected Member Deferral Requests
File Ref: 13-1-10

Question: Would it be fair to say that it is inappropriate for an individual Elected Member to ask for an item to be deferred or extended

Answer: The Deputy Director replied that if she was asked by an Elected Member to defer an item on the agenda, she would let the Elected Member know that their role as the Deputy Director didn't have the authority to defer or extend an item on an agenda.

10.4 Councillor Kelly - TasWater Road Closures
File Ref: 13-1-10

Question: Did TasWater provide any advice to Council relating to the extended closure of the Queens Walk Road in Cornelian Bay as part of their works in the area?

Answer: The Deputy Director took the question on notice.

10.5 Councillor Posselt - Road Closure Notification
File Ref: 13-1-10

Question: Can the Deputy Director advise if road closure notifications are usually reported to the Planning Authority Committee?

Answer: The Deputy Director advised the Planning Authority Committee are not notified. Temporary road closures are delegated to Council Officers

11. CLOSED PORTION OF THE MEETING

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:

- Minutes of a Closed Committee meeting
- Closed Questions Without Notice

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

LOHBERGER

That the recommendation be adopted.

MOTION CARRIED BY
ABSOLUTE MAJORITY

VOTING RECORD

	AYES	NOES
Dutta		
Deputy Lord Mayor Sherlock		
Zucco		
Harvey		
Kelly		
Elliot		
Bloomfield		
Posselt		
Lohberger		
Kitsos		

Delegation: Committee

The Chairperson adjourned the meeting at 6.08pm for a dinner break.

The meeting was reconvened at 6.25pm.

Item 7.1.1 was then taken.

There being no further business the Open portion of the meeting closed at 8.13pm.

TAKEN AS READ AND SIGNED AS
A CORRECT RECORD THIS
26TH DAY OF MARCH 2025.

CHAIRPERSON