

Committee Members
Ald Jeff Briscoe (Chairman)
Ald Eva Ruzicka
Ald Helen Burnet
Ald Tanya Denison
Aldermen
Lord Mayor Ald Sue Hickey
Deputy Lord Mayor Ald Ron Christie
Ald Marti Zucco
Ald Peter Sexton
Ald Philip Cocker
Ald Damon Thomas
Ald Suzy Cooper
Ald Anna Reynolds

Meeting
Minutes
Reception
Public x2
Trolley
Total Distribution: 6



CITY OF HOBART

AGENDA

SPECIAL CITY PLANNING COMMITTEE MEETING (OPEN PORTION OF THE MEETING)

MONDAY, 25 JANUARY 2016

AT 3.30 PM

THE MISSION

Our mission is to ensure good governance of our capital City.

THE VALUES

The Council is:

about people	We value people – our community, our customers and colleagues.
professional	We take pride in our work.
enterprising	We look for ways to create value.
responsive	We're accessible and focused on service.
inclusive	We respect diversity in people and ideas.
making a difference	We recognise that everything we do shapes Hobart's future.

HOBART 2025 VISION

In 2025 Hobart will be a city that:

- Offers opportunities for all ages and a city for life
 - Is recognised for its natural beauty and quality of environment
 - Is well governed at a regional and community level
 - Achieves good quality development and urban management
 - Is highly accessible through efficient transport options
 - Builds strong and healthy communities through diversity, participation and empathy
 - Is dynamic, vibrant and culturally expressive
-

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**BUSINESS LISTED ON THE AGENDA IS TO BE CONDUCTED IN THE ORDER
IN WHICH IT IS SET OUT UNLESS THE COMMITTEE BY SIMPLE MAJORITY
DETERMINES OTHERWISE**

I, Heather Salisbury, Acting General Manager of the Hobart City Council, hereby certify that:

1. In accordance with Section 65 of the Local Government Act 1993, the reports in this agenda have been prepared by persons who have the qualifications or the experience necessary to give such advice, information or recommendations included therein.
2. No interests have been notified, pursuant to Section 55(1) of the Local Government Act 1993, other than those that have been advised to the Council.



H. SALISBURY
ACTING GENERAL MANAGER

SPECIAL CITY PLANNING COMMITTEE AGENDA (OPEN)

Committee Members

Briscoe (Chairman)

Ruzicka

Burnet

Denison

Aldermen

Lord Mayor Hickey

Deputy Lord Mayor Christie

Zucco

Sexton

Cocker

Thomas

Cooper

Reynolds

Special City Planning Committee (Open Portion of the Meeting) - Monday, 25 January 2016 at 3.30 pm in the Lady Osborne Room.

PRESENT:

APOLOGIES:

LEAVE OF ABSENCE: Alderman E R Ruzicka

CO-OPTION OF COMMITTEE MEMBERS IN THE EVENT OF A VACANCY

Where a vacancy may exist from time to time on the Committee, the Local Government Act 1993 provides that the Council Committees may fill such a vacancy.

**SPECIAL CITY PLANNING COMMITTEE AGENDA
(OPEN PORTION OF THE MEETING)
25/1/2016**

1. INDICATIONS OF PECUNIARY AND CONFLICTS OF INTEREST

In accordance with Part 2 Regulation 8 (7) of the Local Government (Meeting Procedures) Regulations 2015, the chairman of a meeting is to request Aldermen to indicate whether they have, or are likely to have, a pecuniary interest in any item on the agenda.

In addition, in accordance with the Council's resolution of 14 April 2008, Aldermen are requested to indicate any conflicts of interest in accordance with the Aldermanic Code of Conduct adopted by the Council on 27 August 2007.

Accordingly, Aldermen are requested to advise of pecuniary or conflicts of interest they may have in respect to any matter appearing on the agenda, or any supplementary item to the agenda, which the committee has resolved to deal with, in accordance with Part 2 Regulation 8 (6) of the Local Government (Meeting Procedures) Regulations 2015.

2. 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 General Manager 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.

RECOMMENDATION

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.

**SPECIAL CITY PLANNING COMMITTEE AGENDA
(OPEN PORTION OF THE MEETING)
25/1/2016**

3. 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 General Manager is to ensure that the reasons for a decision by a Council or Council Committee acting as a planning authority are recorded in the minutes.

3.1 APPLICATIONS UNDER THE HOBART INTERIM PLANNING SCHEME 2015

3.1.1 6 MONTRIVALE RISE, DYNMYRNE - TWO DWELLINGS - PLN-15-01345-01 – FILE REF: 3312157 & P/6/992 62x's (Council)

**APPLICATION UNDER HOBART INTERIM PLANNING SCHEME 2015**

Type of Report	Council
Committee:	18 January 2016
Council:	25 January 2016
Expiry Date:	25 December 2015 (extension granted until 5 February 2016)
Application No:	PLN-15-01345-01
Address:	6 Montrivale Rise, Dynnyrne
Applicant:	Alex Reed, McCarthy Reed Architects, 57 Lansdowne Crescent, West Hobart
Proposal:	Two Dwellings
Representations:	Twelve (12)
Performance criteria:	Development Standards; Bushfire-prone areas

1. Executive Summary

- 1.1. Planning approval is sought for two dwellings.
 - Each dwelling would have its own vehicular access and parking for two vehicles.
 - Design styles differ between the two dwellings and various materials and finishes are proposed to be used.
- 1.2. The proposal relies on performance criteria to satisfy the following standards and codes:
 - 1.2.1. Development standards – setbacks and building envelope; private open space; width of openings of garages and carports; privacy; waste storage.
 - 1.2.2. Bushfire-prone areas code.
- 1.3. Twelve (12) representations objecting to the proposal were received within the statutory advertising period (26 November 2015 – 10 December 2015).
- 1.4. The proposal is recommended for approval subject to conditions.
- 1.5. The final decision is delegated to the Council.

2. Site Detail



Image 1: Aerial view of the subject property and surrounds.

- 2.1. The subject property is situated at the head of the cul-de-sac on Montrivale Rise and slopes steeply downhill with a northerly orientation. Established residential properties on Waterworks Road adjoin the subject site below. To the east, west and south are undeveloped lots within the recent subdivision. The lot has an area of 1096sq.m.
- 2.2. Photos of the site follow below:



Plate 1: The frontage of the site at the cul-de-sac of Montrivale Rise.



Plate 2: Looking across the front (top) of the site to the west.



Plate 3: Looking down into the site from the front boundary.



Plate 4: Looking east across the top of the site.



Plate 5: An indication of the slope of the site from the east.



Plate 6: Looking down and across the site to the north-east.



Plate 7: Looking towards the site from the bend to the east on Montrivale Rise.



Plate 8: Looking down from the access road to lots above to the cul-de-sac and frontage of the property at the end of Montrivale Rise.



Plate 9: The site as viewed through trees from across the valley on Stoney Steps Road.

3. Proposal



Image 2: A 3D perspective model of the two dwellings as provided by the applicant.

- 3.1. The proposal seeks approval for two dwellings (Images 2, 3 and 4).
- 3.2. The dwellings would differ in design style and form, with one made up of skillion-roofed sections and the other being gable-roofed, and would each have their own access driveway into the site from the cul-de-sac.
- 3.3. Each dwelling would have two parking spaces.
- 3.4. The steep slope of the site has influenced the design of the two dwellings where, most notably, their heights are increased as the ground falls away to the rear boundary.



Image 3: Additional 3D modelling of the proposed dwellings.

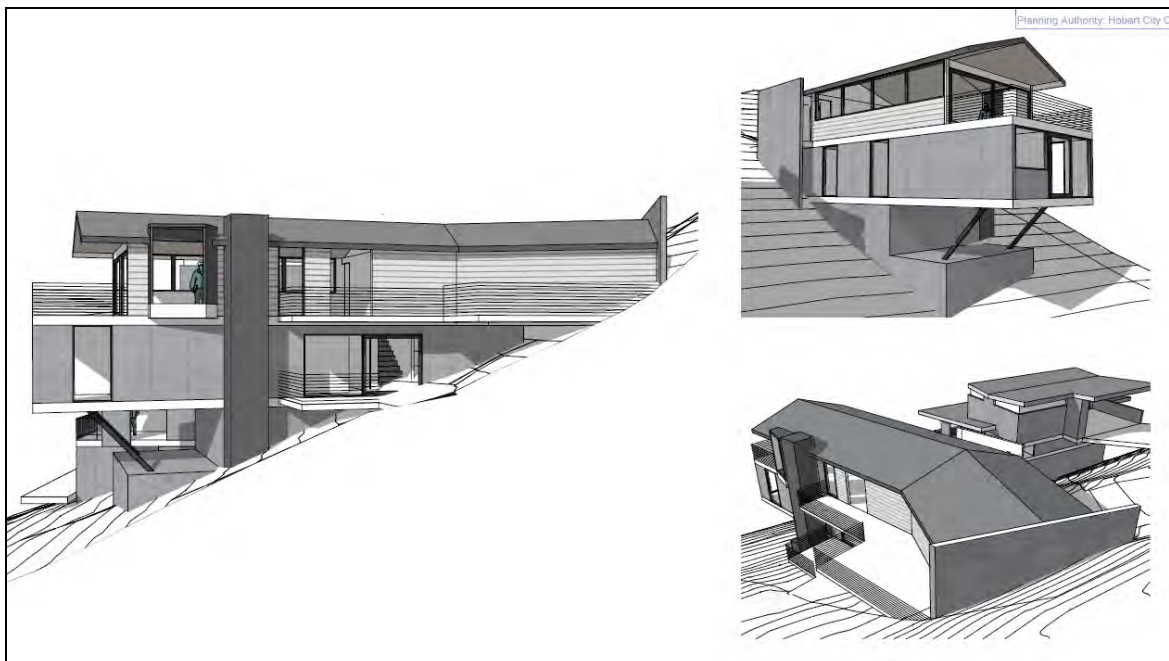


Image 4: Additional 3D modelling of the proposed dwellings.

- 3.5. The two dwellings would be located towards the front (top) of the site, and each would skew marginally away from the other as they follow each side boundary. The north-western rear corner of House Two (the easternmost dwelling) would be the closest point of the development to the rear boundary at approximately 8.9m distance. The average rear setback of the proposed development is approximately 10m.
- 3.6. Each dwelling would have upper level decks. External finishes would consist of tilt-up concrete panels, painted cement sheet, timber board cladding and sections of base blockwork. Colorbond is proposed for roof cladding.

4. Background

- 4.1. The subject site was created as part of the subdivision of 111-125 Waterworks Road, approved by the Council in December 2011. An application for the same two dwellings was refused by the Council in August 2015. This application was assessed against the *City of Hobart Planning Scheme 1982* which has since been replaced by the *Hobart Interim Planning Scheme 2015*.

5. Concerns raised by representors

- 5.1. The following table outlines the issues raised by representors. All concerns raised with respect to the discretions invoked by the proposal will be addressed in Section 6 of this report.

<ul style="list-style-type: none"> • The decision on this application should be delayed until safety hazards associated with works on upslope properties are remedied in accordance with conditions handed down by RMPAT.
<ul style="list-style-type: none"> • Development out of character and does not respect the neighbourhood. Does not blend with the natural landscape.
<ul style="list-style-type: none"> • Privacy and amenity impact – overlooking of properties below and adjacent vacant properties.
<ul style="list-style-type: none"> • Excessive height causing unreasonable overshadowing and being out of character. Development does not comply with the building envelope.
<ul style="list-style-type: none"> • Increase in traffic flow onto Waterworks Road.
<ul style="list-style-type: none"> • Will cause a significant negative effect upon the community.
<ul style="list-style-type: none"> • Is the infrastructure of the original subdivision, having recently been further subdivided, sufficient to cope with the development?
<ul style="list-style-type: none"> • Proposal will set a precedent for similar such excessive developments.
<ul style="list-style-type: none"> • Excessive mass of the buildings when viewed from below.
<ul style="list-style-type: none"> • Concerns of safety during construction for properties below.
<ul style="list-style-type: none"> • When originally approved the subdivision was intended for single dwellings on each lot and supporting reports were based on similar densities.
<ul style="list-style-type: none"> • Floor layout suggests potential for intensification of residential use – House Two could be used as two flats – additional vehicles not able to be adequately accommodated on street.
<ul style="list-style-type: none"> • Inadequate weed management procedures.
<ul style="list-style-type: none"> • No attempt made to reduce the height of the buildings to account for the slope.

6. Assessment

The *Hobart Interim Planning Scheme 2015* is a performance based planning scheme. To meet an applicable standard, a proposal must demonstrate compliance with either an acceptable solution or a performance criterion. Where a proposal complies with a standard by relying on one or more performance criteria, the Council may approve or refuse the proposal on that basis. The ability to approve or refuse the proposal relates only to the performance criteria relied on.

- 6.1. The site is located within the General Residential Zone of the *Hobart Interim Planning Scheme 2015*.
- 6.2. The proposed use is Multiple Dwellings, which falls within the Residential use class, which is a permitted use in the zone.
- 6.3. The proposal has been assessed against:
 - 6.3.1. Part D-10 General residential zone
 - 6.3.2. E1.0 Bushfire-prone areas code
 - 6.3.3. E6.0 Parking and access code
 - 6.3.4. E7.0 Stormwater management code
- 6.4. The proposal relies on the following performance criteria to comply with the applicable standards:
 - 6.4.1. Setbacks and Building Envelope – Part D 10.4.2 P1; P3
 - 6.4.2. Private Open Space – Part D 10.4.3 P1; P2
 - 6.4.3. Width of openings for garages and carports – Part D 10.4.5 P1
 - 6.4.4. Privacy – Part D 10.4.6 P1; P2
 - 6.4.5. Waste Storage – Part D 10.4.8 P1
 - 6.4.6. Bushfire Management – Part E1.6.3.1 P1; P2
- 6.5. Each performance criterion is dealt with separately below.
- 6.6. Setbacks and Building Envelope – Front Setback: Part D 10.4.2 P1
 - 6.6.1. Front setbacks of 8.4m (House One) and 3.4m (House Two) are proposed.
 - 6.6.2. Part D 10.4.2A1 requires a front setback of at least 4.5m.
 - 6.6.3. The proposal does not comply with the acceptable solution; therefore assessment against the performance criterion is relied on.
 - 6.6.4. *A dwelling must:*
 - (a) *have a setback from a frontage that is compatible with the existing dwellings in the street, taking into account any topographical constraints; and*
 - (b) *if abutting a road identified in Table 10.4.2, include additional design elements that assist in attenuating traffic noise or any other detrimental impacts associated with proximity to the road.*
 - 6.6.5. The reduced front setback of the development is considered reasonable given the steep slope of the site. It is essentially a response to the topographical constraints and avoids the need for excessive works and potentially steeper grades for driveway access. There are no other dwellings in Montrivale Rise and therefore no set character against which the proposal can demonstrate compatibility. Slope, however, is the determining factor here.

6.6.6. The proposal complies with the performance criterion.

6.7. Setbacks and Building Envelope – Building Envelope: Part D 10.4.2 P3

6.7.1. Elements of both dwellings extend outside of the defined building envelope and maximum height is exceeded.

6.7.2. To meet the acceptable solution, dwellings must be contained within a building envelope determined by a distance equal to the frontage setback and projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above natural ground level at the side boundaries and a distance of 4m from the rear boundary to a building height of not more than 8.5m above natural ground level.

6.7.3. The proposal does not comply with the acceptable solution; therefore assessment against the performance criterion is relied on.

6.7.4. *The siting and scale of a dwelling must:*

(a) *not cause unreasonable loss of amenity by:*

- (i) *reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot; or*
- (ii) *overshadowing the private open space of a dwelling on an adjoining lot; or*
- (iii) *overshadowing of an adjoining vacant lot; or*
- (iv) *visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and*

(b) *provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area.*

6.7.5. The design of the dwellings is such that they increase in height as the ground falls away steeply to the north. They present as single storey dwellings from the cul-de-sac road level above at the front of the site. The dwellings extend more-or-less outwards from their initial elements at the level of the front of the property. As such, their overall height is accentuated by the slope, and they are generally at their greatest heights above ground level towards the rear of the site. House Two however, being partially stepped, has its highest point of 10.4m at its midpoint. The smaller upper level garage element has a maximum height of 9.1m. House One has a more uniform profile, eventually being partially cantilevered at the rear. Its maximum height would be 11m.

House Two would extend to the furthest extent outside of the building envelope. This occurs to the eastern side where the dwelling's orientation and proximity to the boundary line and its tall side wall combine with the slope of the site to emphasize the degree of non-compliance with the acceptable solution.

With regard to the proposal's non-compliance with the defined building envelope, and in terms of the relevant performance criteria in this regard, it is considered that the proposed development performs well in terms of amenity impact.

Although extending beyond the acceptable maximum height and the defined building envelope, overshadowing has been demonstrated by way of shadow diagrams to be reasonable. Some shadowing of the adjacent vacant properties (to the west more so) would occur, however not to an extent considered to be unreasonable – each vacant lot would maintain in excess of three hours sunlight on June 21, and the extent of shadow cast would only affect a portion of each property. Established residential properties adjoining the property downslope are to the north of the site and as such are not affected by the shadow cast by the two dwellings. The two dwellings themselves also complement each other in terms of shadow impact.

There is an acceptable degree of separation between the proposed dwellings and the established dwellings to the north below. As there are no dwellings to either side, separation distances to dwellings on either side cannot be considered.

Visual impacts caused by the apparent scale, bulk or proportions of the dwellings when viewed from an adjoining lot, and the extent of the proposed dwellings' 'overbearing-ness', are therefore the primary consideration with regard to this aspect of the proposal and the performance criteria mentioned above. The proposed dwellings are tall and rise quite dramatically above the level of the established dwellings below. Nevertheless, they are to the rear of these established properties, and are similarly oriented to the north. For the most part, the dwellings below look away from the subject site, although it is acknowledged that from the rear yards of these properties, the dwellings would rise to a significant height behind.

There is also a reasonable separation distance between the proposed dwellings and the rear boundary of the subject site, and a further, greater setback distance from this boundary line to the neighbouring dwellings below, although a newer small dwelling is backed up to the rear boundary of 127 Waterworks Road. The proposed dwellings would indeed rise up significantly behind these existing dwellings. However due to the steepness of the slope, the hillside would continue to rise beyond the tops of the proposed dwellings, helping to soften their bulk, height and profile.

It would appear that lower heights could be achieved by 'stepping' the buildings to follow the slope of the site. Given the nature of the topography however, it would be impossible for development upon the subject site not to rise up to a point where it wouldn't be obvious from the properties below.

Additionally in terms of height, whilst the proposed dwellings do exceed the acceptable solution for height limit as defined by the building envelope, their actual heights and the degree of extension above the acceptable height are shown in documentation as not being consistent. Substantial portions of the two dwellings are shown to be able to demonstrate compliance with the acceptable height maximum and building envelope (Image 5). Of note here is that whilst under the building envelope of the General Residential Zone in the Hobart Interim Planning Scheme 2015 the maximum height has been reduced by 0.5m from that of the Rescode building envelope applicable to the previous application for the same development which was subject to the *City of Hobart Planning Scheme 1982*, the subtle change to the shape of the envelope actually results in smaller amounts of the two dwellings extending outside of the envelope.

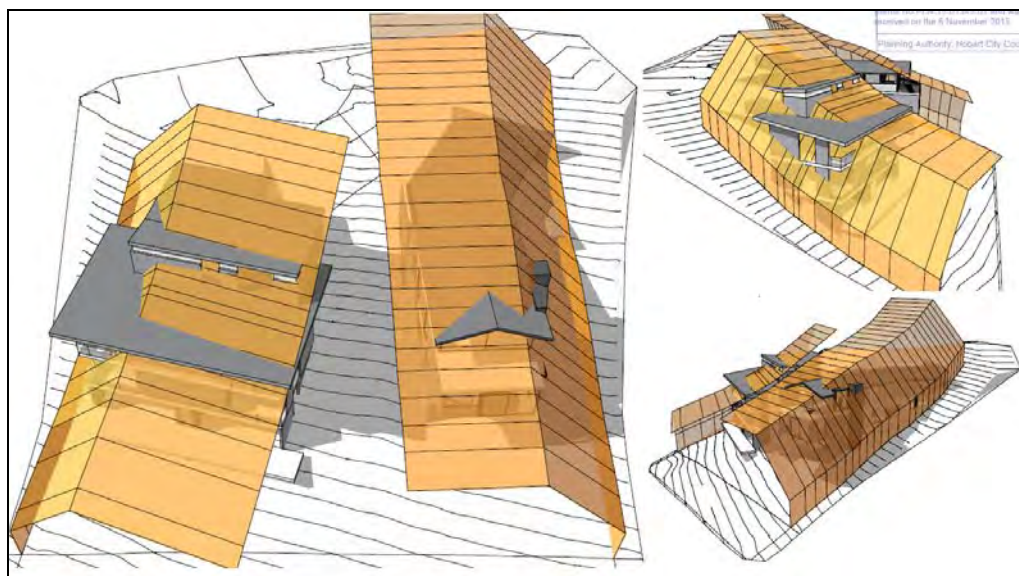


Image 5: Diagram showing the accepted building envelope in yellow/orange as it applies from the side boundaries of the site.

It is worth considering that if the proposed dwellings were simply shaped to fit perfectly inside the acceptable envelope, their degree of visual impact, their scale, bulk and proportions would not be entirely dissimilar to that produced by the dwellings as proposed and yet the buildings would comply with the building envelope standard. Whilst it is acknowledged that more could have been done to reduce the extent to which the dwellings extend outside of the envelope, in an overall sense in terms of the degree of non-compliance, the proposal is not unreasonable.

6.7.6. The proposal complies with the performance criterion.

6.8. Private Open Space – Total Area: Part D 10.4.3 P1

6.8.1. Decks on multiple levels of both dwellings with total areas of 65.8sq.m (House One) and 55.1sq.m (House Two) are proposed. No defined private open space areas are proposed at ground level.

- 6.8.2. To meet the acceptable solution, Part D.10.4.3.A1(b) requires multiple dwellings to have a total area of private open space of not less than 60m² associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer).
- 6.8.3. The proposal does not comply with the acceptable solution; therefore assessment against the performance criterion is relied on.
- 6.8.4. *Dwellings must have:*
- (a) *private open space that is of a size and dimensions that are appropriate for the size of the dwelling and is able to accommodate:*
 - (i) *outdoor recreational space consistent with the projected requirements of the occupants and, for multiple dwellings, take into account any communal open space provided for this purpose within the development; and*
 - (ii) *operational needs, such as clothes drying and storage; and*
 - (b) *reasonable space for the planting of gardens and landscaping.*
- 6.8.5. House One has been afforded a greater amount of deck space with dimensions providing greater usability as open space and therefore providing some potential for outdoor recreational space. House Two has smaller decks which would provide minimal space for outdoor recreation.
- 6.8.6. The proposal complies with the performance criterion.
- 6.9. Private Open Space – Attributes of Space: Part D 10.4.3 P2
- 6.9.1. Private open space includes multiple decks for both dwellings. Both dwellings have at least some of their finished floor level below 1.8m above natural ground level, and as such the larger open space requirements are relevant to the proposal.
- 6.9.2. Part D 10.4.3.A2 states: *A dwelling must have an area of private open space that:*
- (a) *is in one location and is at least:*
 - (i) *24 m²; or*
 - (ii) *12 m², if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8 m above the finished ground level (excluding a garage, carport or entry foyer); and*

- (b) *has a minimum horizontal dimension of:*
 - (i) *4 m; or*
 - (ii) *2 m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8 m above the finished ground level (excluding a garage, carport or entry foyer); and*
- (c) *is directly accessible from, and adjacent to, a habitable room (other than a bedroom); and*
- (d) *is not located to the south, south-east or south-west of the dwelling, unless the area receives at least 3 hours of sunlight to 50% of the area between 9.00am and 3.00pm on the 21st June; and*
- (e) *is located between the dwelling and the frontage, only if the frontage is orientated between 30 degrees west of north and 30 degrees east of north, excluding any dwelling located behind another on the same site; and*
- (f) *has a gradient not steeper than 1 in 10; and*
- (g) *is not used for vehicle access or parking.*

6.9.3. The proposal does not comply with the acceptable solution; therefore assessment against the performance criterion is relied on.

6.9.4. *A dwelling must have private open space that:*

- (a) *includes an area that is capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play and that is:*
 - (i) *conveniently located in relation to a living area of the dwelling; and*
 - (ii) *orientated to take advantage of sunlight.*

6.9.5. Once again House One has the superior allocation of private open space areas across its multiple decks. One of these deck areas exceeds the minimum area requirement but none meet the minimum dimension requirement. Two of the decks are accessible from a habitable room other than a bedroom.

House Two has one larger deck exceeding minimum area requirements however none of its decks meet minimum dimension requirements. Two of the smaller decks can be accessed from habitable rooms other than bedrooms.

The orientation and gradient of all defined areas of private open space meet acceptable standards.

With regard to the performance criteria the proposed decks are considered sufficient to provide for some outdoor relaxation, dining entertainment and children's play, however the extent of these activities would be limited, particularly for House Two.

It should also be noted that a significant amount of open space is available at ground level for each dwelling in the proposal, which could be utilised to offset the abovementioned deck areas. Due to the slope of the site, some level modification and landscaping would be required to improve the usability of this space, however the utilisation of this area would provide additional amenity and outdoor recreational space for the projected occupants of each dwelling.

6.9.6. The proposal complies with the performance criterion.

6.10. Width of Openings of Garages and Carports: Part D 10.4.5 P1

6.10.1. A double garage for House One with an opening of 6m and a double carport for House Two with an opening of 6.1m are proposed.

6.10.2. To meet the acceptable solution, garages and carports within 12m of a primary frontage must have a total width of openings facing the primary frontage of not more than 6m or half the width of the frontage (whichever is the lesser).

6.10.3. The proposal does not comply with the acceptable solution; therefore assessment against the performance criterion is relied on.

6.10.4. A garage or carport must be designed to minimise the width of its openings that are visible from the street, so as to reduce the potential for the openings of a garage or carport to dominate the primary frontage.

6.10.5. The orientation of the two dwellings to the Montrivale Rise cul-de-sac head is such that neither faces the roadside 'square-on'. House Two has the wider opening for its carport; however this carport would be set partially below the level of the road. The same applies to the garage of House One. It is considered that the potential for the garage and carport openings to dominate the street is effectively reduced.

6.10.6. The proposal complies with the performance criterion.

6.11. Privacy – Setback of decks: Part D 10.4.6 P1

6.11.1. The proposal includes a deck above 1m up to the western side boundary (House One) and a deck 1.7m from the eastern side boundary (House Two).

- 6.11.2. Acceptable solution Part D 10.4.6 A1 requires decks above 1m to have a permanently fixed screen to a height of at least 1.7 m above the finished surface or floor level, with a uniform transparency of no more than 25% with a minimum side setback of 3m and a minimum rear setback of 4m.
- 6.11.3. The proposal does not comply with the acceptable solution; therefore assessment against the performance criterion is relied on.
- 6.11.4. Part D.10.4.6 P1 states: *A balcony, deck, roof terrace, parking space or carport (whether freestanding or part of the dwelling) that has a finished surface or floor level more than 1 m above natural ground level, must be screened, or otherwise designed, to minimise overlooking of:*
- (a) *a dwelling on an adjoining lot or its private open space; or*
 - (b) *another dwelling on the same site or its private open space; or*
 - (c) *an adjoining vacant residential lot.*
- 6.11.5. The decks to the western side of House One have the potential for the greatest degree of impact upon the adjacent vacant lot to the west. These decks extend right to the western side boundary of the property. Three of House Two's decks extend to 1.7m from the eastern side boundary of the property and generate the potential for overlooking of the adjacent vacant lot to the east. None of the proposed decks include screening and it appears that no attempt has been made to design these decks to minimise overlooking of the adjacent properties, however with the inclusion of screening as defined in the acceptable solution, the privacy impact could be effectively managed. As such it is recommended that a condition requiring screening be included in any permit granted for the development.
- 6.11.6. With the inclusion of a condition requiring screening the proposal complies with the performance criterion.
- 6.12. Privacy – Setback of windows: Part D 10.4.6 P2
- 6.12.1. Windows in the eastern side wall of House Two are located 1.7m from the eastern side boundary of the property.
- 6.12.2. Acceptable solution Part D 10.4.6A2 requires windows to habitable rooms with floor levels greater than 1m to have a setback of at least 3m from a side boundary.
- 6.12.3. The proposal does not comply with the acceptable solution; therefore assessment against the performance criterion is relied on.

6.12.4. *A window or glazed door, to a habitable room of dwelling, that has a floor level more than 1 m above the natural ground level, must be screened, or otherwise located or designed, to minimise direct views to:*

- (a) window or glazed door, to a habitable room of another dwelling; and*
- (b) the private open space of another dwelling; and*
- (c) an adjoining vacant residential lot.*

6.12.5. The bedroom and living room windows of House Two are floor to ceiling windows facing directly to the mid part of the adjacent vacant residential lot to the east. Direct views to the adjoining vacant residential lot would be possible, however it is considered that due to the orientation of the lots, the location of the windows corresponding with the midpoint of the adjacent property, and the likelihood that any future dwelling built on this property would have a similar orientation primarily away from House Two, that the potential for ongoing impact is reduced.

6.12.6. The proposal complies with the performance criterion.

6.13. Waste Storage – Part D 10.4.8 P1

6.13.1. To meet the relevant acceptable solution, multiple dwellings must have a storage area for water and recycling bins of at least 1.5m² per dwelling with particular spatial attributes detailed in the clause.

6.13.2. To meet Part D10.4.8 A1 multiple dwellings must have storage areas for waste and recycling bins in an area exclusive to each dwelling or in a communal area.

6.13.3. The proposal does not comply with the acceptable solution; therefore assessment against the performance criterion is relied on.

6.13.4. Part D 10.4.8 P1 states: *A multiple dwelling development must provide storage, for waste and recycling bins, that is:*

- (a) capable of storing the number of bins required for the site; and*
- (b) screened from the frontage and dwellings; and*
- (c) if the storage area is a communal storage area, separated from dwellings on the site to minimise impacts caused by odours and noise.*

6.13.5. Storage of bins would be possible within the enclosed and semi-enclosed parking areas allocated to either dwelling.

6.13.6. The proposal complies with the performance criterion.

6.14. Bushfire-prone areas – Part E1.6.3.1 P1

- 6.14.1. As the proposal is for habitable buildings within a bushfire-prone area, a bushfire hazard management plan to protect the development or certification from the Tasmania Fire Service (TFS) or accredited person that there is an insufficient increase in risk proposed are required to meet the relevant acceptable solution.
- 6.14.2. The proposal does not comply with the acceptable solution; therefore assessment against the performance criterion is relied on.
- 6.14.3. Performance Criterion E1.6.3.1 P1 states: *There must be, in relation to habitable buildings, hazard management areas that provide adequate separation from the bushfire-prone vegetation. In determining the dimension of hazard management areas, it must be demonstrated that the nature of the hazard has been considered, including:*
- (a) *vegetation type, structure and flammability;*
 - (b) *other potential forms of fuel and ignition sources;*
 - (c) *slope;*
 - (d) *any fire shielding structures or features*
- and that the dimensions, given the nature of the construction, provide adequate protection for the building and to fire fighters and occupants defending property from bushfire.*
- 6.14.4. The Council's Environmental Development Planner has assessed this aspect of the proposal and provides the following:
- A TFS-endorsed bushfire hazard management plan (BHMP) applies to the site under a Part 5 Agreement. The BHMP does not specify any particular requirements for this lot.
- The Bushfire Code applies as a habitable building is proposed within a bushfire-prone area. The relevant standards are under section E1.6.3 'New habitable buildings on pre-existing lots'. With regard to E1.6.3.1 'Provision of hazard management areas for habitable buildings', the proposal does not comply with an acceptable solution as a certified bushfire plan or exemption was not submitted.
- As hazard management areas were included in the TFS-endorsed BHMP for all lots, separation from bushfire-prone vegetation is considered adequate.
- 6.14.5. The proposal complies with the performance criterion.

6.15. Bushfire-prone areas – Part E1.6.3.1 P2

- 6.15.1. Hazard management areas on land external to the lot are proposed.
- 6.15.2. Acceptable solution E1.6.3.1A2 requires written consent from the owner of land external to the lot where any hazard management areas are located to ensure a Part 5 Agreement can be registered on the neighbouring title.
- 6.15.3. The proposal does not comply with the acceptable solution; therefore assessment against the performance criterion is relied on.
- 6.15.4. Applications must demonstrate how hazard management areas will be maintained in a minimum fuel condition.
- 6.15.5. The Council's Environmental Development Planner has assessed this aspect of the proposal and provides the following:

The proposal does not comply with acceptable solution A2 as hazard management areas are required on external land. The related performance criterion, P2, states '*applications must demonstrate how hazard management areas will be maintained in a minimum fuel condition*'. In this case, the required hazard management areas on external land are required to be maintained in a minimal fuel condition under a Part 5 Agreement.

- 6.15.6. The proposal complies with the performance criterion.

7. Discussion

- 7.1. The proposed dwellings represent designs responding to the site and its constraints, particularly in terms of slope and the provision of acceptable access grades. Their heights are reasonably significant and granted, alternative designs could allow for a reduced degree of non-compliance or even a fully compliant building in terms of the acceptable building envelope. Nonetheless, the proposal is not without merit, and in terms of non-compliance, it performs adequately against relevant performance criteria. Overall, the impact of the development upon nearby residential amenity is considered to be acceptable.
- 7.2. The proposed materials and finishes of the dwellings would provide visual interest whilst combining to 'break up' the look of the large structures, which would have a modern appearance. Although the General Residential Zone of the site and immediate area under the *Hobart Interim Planning Scheme 2015* does not require it, it is considered a reasonable expectation for this proposal that colours and finishes of muted and natural tones be specified and agreed upon prior to the issue of any building consent, given the prominence of the site. This is consistent with the design response provided by the applicant.

- 7.3. Noting some comments made by representors suggesting that this proposal be denied until matters relating to works on separate properties (albeit part of the same subdivision) rising behind are resolved, such suggestions in the context of this proposal are not able to be supported. It is not possible to restrict development on a site based on matters associated with a separate title, which could reasonably be in separate ownership. This could not be used as grounds for refusal of this application.
- 7.4. With regard to representor concerns suggesting the use of House Two as more than one dwelling, other than there being a bathroom allocated to each bedroom, the remaining facilities within the dwelling demonstrate that it is a single dwelling and, if approved, should be used as such.
- 7.5. Representor concerns regarding potential hazards to down-slope properties, such as rockfalls from excavation, generated as a result of the development of the site, are valid and shared, and practically, measures should be automatically put in place during construction to manage such hazards. The site is steep and a number of incidents occurring during the construction of the subdivision and other works on the upper slopes of the site have been well documented. A construction management plan or similar, addressing landslide risk in relation to the development and to specify measures to prevent or mitigate against rockfalls during construction would be an appropriate inclusion on any planning permit issued.
- 7.6. The proposal has been assessed by the Council's Environmental Development Planner given their role in the assessment of the earlier subdivision, and in light of geotechnical, bushfire and weed management considerations; matters which have also been raised as concerns by some of the representors to this proposal. The following comments by the Council's Environmental Development Planner are of note:

The lot was created under planning permit PLN-11-00387-01 and the owners are subject to Part 5 Agreement D133539 that requires compliance with an approved Site Development Plan. The Site Development Plan addresses management of bushfire hazard, geotechnical issues and biodiversity values. The requirements contained within the Site Development Plan should for the most part ensure compliance with the relevant provisions of the *Hobart Interim Planning Scheme 2015*.

Regarding rock fall potential:

While the submitted plans suggest that the extent of excavation would be relatively limited, the risk of cobbles and boulders being liberated during earthworks and impacting off-site receptors is real and will need to be addressed during the works. While the Part 5 Agreement Site Development Plan requires the recommendations of the geotechnical assessment to be implemented (including compliance with good hillside construction practices which include 'remove or stabilise boulders which may have unacceptable risk'), a specific permit condition to identify and treat the risk (if required) would be beneficial. A condition to this effect is recommended.

Overall, the proposal has been endorsed from an environmental development perspective with appropriate conditions and advice recommended.

- 7.7. From an engineering perspective the proposal has been assessed and endorsed. No traffic concerns have been identified and appropriate conditions and advice has been recommended by the Council's Development Engineering Officer.

8. Conclusion

- 8.1. The proposed two dwellings at 6 Montrivale Rise satisfy the relevant provisions of the *Hobart Interim Planning Scheme 2015*, and as such are recommended for approval.

9. Recommendations

That: Pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for two dwellings at 6 Montrivale Rise, Dynnynrne for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

GENERAL

GEN **The use and/or development must be substantially in accordance with the documents and drawings that comprise the Planning Application No. PLN-15-01345-01 outlined in attachment A to this permit except where modified below.**

Reason for condition

To clarify the scope of the permit.

TASWATER

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 2015/01792-HCC dated 18/11/2015 as attached to the permit.**

Reason for condition

To clarify the scope of the permit.

PLANNING

- PLNs1 **The colours and finishes of the two dwellings must be of muted, non-reflective, natural tones. Prior to the issue of building consent, samples demonstrating compliance with this requirement must be submitted and approved. Once approved the details will form part of this permit and must be complied with.**

Reason for condition

To minimise visual impact and to assist the development to blend with the surrounding natural environment and hillside.

- PLN 2 **Screening with no more than 25% transparency and a minimum height of 1.7m above floor level, must be installed and maintained along the western edges of the deck (where above 1 metre) to the western side of House One and on the eastern edges of the three decks on House Two prior to first occupation of the dwellings.**

Design drawings must be submitted and approved prior to the issuing of any building permit under the *Building Act 2000*. The design drawings must:

- **show the location, height, material and transparency of the screening to satisfy the above requirement.**

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

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

Reason for condition

To provide reasonable opportunity for privacy for dwellings.

ENVIRONMENTAL

- ENV1 **Sediment and erosion control measures sufficient to prevent sediment from leaving the site must be installed prior to any disturbance of the site. Sediment controls must be maintained until all areas of disturbance have been stabilized or revegetated.**

Advice: For further guidance in preparing Soil and Water Management Plans in accordance with Fact Sheet 3 Derwent Estuary Program go to www.hobartcity.com.au development engineering standards and guidelines.

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.

- ENVs1 **Prior to the issue of building consent, a construction management plan must be submitted to and approved. The Construction Management Plan must:**
- i. Include an assessment by a suitably qualified person of the risk of rock falls;**
 - ii. Include any appropriate mitigation measures in accordance with the Practice Note Guidelines for Landslide Risk Management 2007 (Australian Geomechanics Society, 2007c);**
 - iii. Indicate where necessary that all earthworks will comply with Australian Standard AS 3798 Guidelines on Earthworks for Commercial and Residential Developments;**
 - iv. Indicate that construction has been based on thorough investigation, reporting and design;**
 - v. Confirm whether or not a site specific assessment to determine appropriate foundation design for all structures is required to be undertaken in accordance with Australian Standard AS2870 Residential Slabs and Footings; and**
 - vi. Indicate where necessary that all design and construction (including earthworks and drainage works) will be undertaken in general accordance with The Australian GeoGuides for Slope Management and Maintenance published by the Australian Geomechanics Society.**

A suitably qualified geotechnical engineer must certify that the construction management plan complies with the requirements of this condition.

The approved construction management plan will form part of this permit and must be complied with.

Reason for condition

To ensure that rock fall hazard and landslide risk is managed within acceptable levels.

ENGINEERING

ENG1 The cost of repair of any damage to the Council's infrastructure resulting from the implementation of this permit, must be met by the owners within 30 days of the completion of the development.

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 strip, including if any, pre existing damage) will be relied upon to establish the extent of damage caused to the Council's infrastructure during construction. In the event that the owner/developer fails to provide to the Council a photographic record of the Council's infrastructure, then any damage to the Council's infrastructure found on completion of works will be deemed to be the responsibility of the owner.

Reason for condition

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

ENG 2 Vehicle crash barriers compliant with the Australian/New Zealand Standard AS / NZS 1170.1 must be installed prior to the first occupation.

A certified design/report prepared by a suitably qualified engineer, to satisfy the above requirements, must be provided to the Council prior to the commencement of work.

All works, required by this condition must be undertaken in accordance with the certified design/report. Upon completion, the barriers must be inspected by a qualified engineer and a certification submitted to the Council, confirming that the installed barriers comply with the above requirement.

Advice: Satisfaction of this condition should involve the following:

- i. Removal of the existing guard rail at the proposed driveway crossover to unit 2;*
- ii. Termination of the existing guard rail to manufacturers specifications;*
- iii. Construction of new vehicle barriers to AS1170.1:*
 - a. on both sides of the driveway to the back of the footpath for unit 2; and*
 - b. between the driveways to unit 1 and 2 along the back of the footpath.*

Note that the construction material of the crossover from the kerbline to the back of footpath must match the existing footpath material.

A 0.5m kerb is required between the existing vehicle crossover to unit 1 and the new crossover to unit 2. If a 0.5m kerb is not achievable then the driveways should be combined with the maximum crossover width of 8m excluding the wings.

If a different material is used for the crossover forward from the back of footpath, the Council will not be able to match this on any reinstatement of the crossover required in the future. Please contact the Council's Project and Development Inspector, on 6238 2967, regarding requirements in relation to the new crossover.

Please note that the agreement of the Council's Manager Road and Environmental Engineering is required to adjust footpath levels to suit the design of any proposed floor levels or entrances to the development prior to the issue of any building permit.

Reason for condition

To ensure that the safety of users of the driveway/parking and compliance with the standard.

ENG 4 The driveway and car parking area approved by this permit must be constructed to a sealed standard and surface drained prior to the first occupation.

Advice: Prior to pouring/paving the driveway slab, the owner should contact the Council's Project and Development Inspector giving a minimum of 24 hours notice, on telephone (03) 6238 2967 to inspect the proposed slab/paving levels in relation to the footpath. A note to this effect should appear on the construction drawings for the site and/or on other relevant engineering drawings to ensure that contractors are made aware of this requirement.

Reason for condition

To ensure safe access is provided for the use.

ENG s1 The proposed driveway(s) must comply with the following:

- Constructed to a sealed finish, the finished gradient must not exceed 1 in 4 (25%).
- Vertical alignment must include transition curves to the Australian/NZS Standard, *Parking facilities Part 1: Off-street car parking AS/NZS 2890.1: 2004*.
- The parking/turning area must not exceed a maximum grade of 10% (1 in 10).
- Minimum width must be 3.0 metres.

Design drawings for the driveway demonstrating compliance with the above requirements must be provided to the Council prior to the commencement of work.

Once approved, the design drawings will form part of this permit and must be complied with.

The design drawings required by the conditions of this permit must include but not limited to, the following information:

- Fully dimensioned horizontal and vertical geometry (plan view and longitudinal section).
- Construction details in a typical cross-section(s) including any proposed barriers.
- Drainage details (crossfalls, kerblines, spot levels, pits and reticulation details, pipe material, class and gradients).

Advice: The design of the proposed driveway(s) shall also create a safe environment for pedestrians accessing the road network.

Reason for condition

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

ENG s2 Prior to the issuing of any permit under the *Building Act 2000* (including demolition), or the commencement of works on site (whichever occurs first), detailed design drawings showing that the carport and deck over the embankment easement and within the highway reservation, prepared by a suitably qualified and experienced engineer, must be submitted to and approved. The design shall be undertaken so that the carport and deck are demountable from the rest of the structure and are engineered as a separate structure to allow it to be removed if maintenance is required on the embankment easement. This must be accompanied by a structural certificate from a suitably qualified engineer and experienced engineer certifying the above requirement.

Once approved, the design drawing(s) and structural certificate will form part of this permit and must be complied with.

Reason for condition

To ensure that the structural integrity of the embankment is not compromised by the development.

- ENG s3 **Prior to the issuing of any permit under the *Building Act 2000* (including demolition), or the commencement of works on site (whichever occurs first), design drawings showing the footings for the structures within the Council's highway embankment easement and within the highway reservation, extended to bedrock and do not compromise the structural integrity of the embankment easement or the road reservation, prepared by a suitably qualified and experienced engineer, must be submitted to and approved. This must be accompanied by a structural certificate from a suitably qualified engineer and experienced engineer certifying the above requirement.**

Once approved, the design drawing(s) and structural certificate will form part of this permit and must be complied with.

Reason for condition

To ensure that the structural integrity of the embankment and road reservation is not compromised by the development

- Part 5 1 **Prior to the commencement of work the owner(s) of the property must enter into an agreement with the Council pursuant to Part 5 of the *Land Use Planning and Approvals Act 1993* with respect to:**

- 1. Indemnifying the Council against any costs or claims arising from the proposed construction within the Montrivale Rise highway reservation; and**
- 2. That the owner(s) will maintain the footings and structure above the embankment easement and highway reservation as long as the structures remain in situ to the satisfaction of the Council's General Manager.**

All costs for the preparation and registration of the Part 5 Agreement must be met by the owner.

The owner must comply with the Part 5 Agreement which will be placed on the property title.

Advice: Further information with respect to the preparation of a part 5 agreement can be found at

http://www.hobartcity.com.au/Development/Planning/Part_5_agreements

Reason for condition

To ensure that the Council does not incur liability as a result of the development.

- ENG 1 **The proposed crossovers must be designed and constructed in accordance with (IPWEA) LGAT – standard drawings TSD-R09-v1 – Urban Roads – Driveways and TSD R14-v1: Type KC – Approved Concrete Kerbs and Channels Profile Dimensions prior to the commencement of the use (see advice).**

Reason for condition

In the interests of vehicle user safety and the amenity of 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 www.hobartcity.com.au 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 in accordance with the *Building Act 2000*; www.hobartcity.com.au/Development/Building
- Plumbing permit under the *Tasmanian Plumbing Regulations 2014*; www.hobartcity.com.au/Development/Plumbing
- Permit for the occupation of the public highway for construction (e.g. (hoarding/scaffolding/signage/skip bins/cranes/concrete pump/cherry picker etc); [www.hobartcity.com.au/Transport/Permits/Construction Activities Special Events in the Road Reservation](http://www.hobartcity.com.au/Transport/Permits/Construction_Activities_Special_Events_in_the_Road_Reservation)
- Permit to Open Up and Temporarily Occupy a Highway (for work in the road reserve). [www.hobartcity.com.au/Transport/Lighting Roads Footpaths and Street Cleaning/Roads and Footpaths](http://www.hobartcity.com.au/Transport/Lighting_Roads_Footpaths_and_Street_Cleaning/Roads_and_Footpaths)

Stormwater

Please note that in addition to a building and/or plumbing permit, development must be in accordance with the Hobart City Council's Hydraulic Services By law. www.hobartcity.com.au/Council/Legislation

Work within the Highway Reservation

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

<http://www.hobartcity.com.au/Council/Legislation>

Stormwater/roads/access

Services are to be designed and constructed in accordance with the (IPWEA) LGAT- – standard drawings.

[www.hobartcity.com.au/Development/Engineering Standards and Guidelines](http://www.hobartcity.com.au/Development/Engineering_Standards_and_Guidelines)

Part 5 Agreement

The owners of this land are subject to Part 5 Agreement D133539 which requires implementation of a Site Development Plan. The Site Development Plan includes requirements relating to:

- i. bushfire risk management;
- ii. management of geotechnical issues;
- iii. weed management; and
- iv. building design to minimise the risk of bird collisions.

Fees and charges

[http://www.hobartcity.com.au/Council/Fees and Charges](http://www.hobartcity.com.au/Council/Fees_and_Charges)

Other

Please note that the agreement of the Council's Manager Road and Environmental Engineering is required to adjust footpath levels to suit the design of any proposed floor levels or entrances to the development prior to the issue of any building consent, building permit (including demolition) pursuant to the *Building Act 2000* or the commencement of works on site (whichever occurs first).

The owner is to accept any responsibility for the effect that any run-off from any hardstand may have on this or any other land and the ultimate disposal to a stormwater system as and when directed by the Council.

Note that you are required to ensure that all excavation works, drains and structures associated with the development are retained within the boundaries of the subject site. This includes any guttering and eaves overhangs.

The designer must ensure that the needs of all affected authorities, ie TasNetworks, Telstra and the Department of State Growth, are catered for both in the design and construction of the works, in particular adjustments to any underground cables or other infrastructure.

Pedestrian and vehicle access must be maintained along the footpaths and road(s) on the frontage of the site during construction and until the development is completed.

Note the burdening easements on the title and the rights of the beneficiaries in respect of those easements. It is your obligation to ensure that arrangements are made prior to the works commencing to ensure that the proposed development does not reduce, restrict or impede in any way, the rights of the beneficiaries as set out in the schedule to the title.



(Cameron Sherriff)

DEVELOPMENT APPRAISAL PLANNER

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



(Rohan Probert)

SENIOR STATUTORY PLANNER

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

Date of Report: 5 January 2016

Attachment(s) Attachment A – Documents and Drawings List
Attachment B – TasWater form Reference No. TWDA 2015/01792-HCC
Attachment C – Documents and Drawings
Attachment D – Development Application Report

Attachment A**Documents and Drawings that comprise
Planning Application Number - PLN-15-01345-01****DEVELOPMENT ADDRESS: 6 Montrivale Rise, DYNMYRNE****LIST OF DOCUMENTATION:**

Description	Drawing Number/Revision/Author/Date, Report Author/Date, Etc	Date of Lodgement to Council
Application Form		06 November 2015
Title + Schedule of Easements	CT 167721/3	06 November 2015 24 November 2015
Title Declaration		24 November 2015
Application Report	Drawn by: McCarthy Reed Architects	06 November 2015
Site and Location Plan	Project No: 14.26 Drawing No: A101 Drawn by: McCarthy Reed Architects Date of Drawing: 05.11.2015	06 November 2015
Driveway Plan	Project No: 14.26 Drawing No: A102 Drawn by: McCarthy Reed Architects Date of Drawing: 05.11.2015	06 November 2015
Concept Drainage Plan	Project No: 14.26 Drawing No: A103 Drawn by: McCarthy Reed Architects Date of Drawing: 23.11.2015	24 November 2015
House 1 Lower Ground and Ground Floor Plans	Project No: 14.26 Drawing No: A201 Drawn by: McCarthy Reed Architects Date of Drawing: 05.11.2015	06 November 2015
House 2 Lower Ground Floor Plans	Project No: 14.26 Drawing No: A202 Drawn by: McCarthy Reed Architects Date of Drawing: 05.11.2015	06 November 2015
House 2 Ground and Entry Floor Plans	Project No: 14.26 Drawing No: A203 Drawn by: McCarthy Reed Architects Date of Drawing: 05.11.2015	06 November 2015

House 1 East and North Elevations	Project No: 14.26 Drawing No: A300 Drawn by: McCarthy Reed Architects Date of Drawing: 05.11.2015	06 November 2015
House 1 South and West Elevations	Project No: 14.26 Drawing No: A301 Drawn by: McCarthy Reed Architects Date of Drawing: 05.11.2015	06 November 2015
House 2 East and North Elevations	Project No: 14.26 Drawing No: A302 Drawn by: McCarthy Reed Architects Date of Drawing: 05.11.2015	06 November 2015
House 2 South and West Elevations	Project No: 14.26 Drawing No: A303 Drawn by: McCarthy Reed Architects Date of Drawing: 05.11.2015	06 November 2015
House 1 Section A and House 2 Section B	Project No: 14.26 Drawing No: A401 Drawn by: McCarthy Reed Architects Date of Drawing: 05.11.2015	06 November 2015
House 1 Driveway Chainage and House 2 Driveway Chainage	Project No: 14.26 Drawing No: A402 Drawn by: McCarthy Reed Architects Date of Drawing: 05.11.2015	06 November 2015
Model Images	Project No: 14.26 Drawing No: A801 Drawn by: McCarthy Reed Architects Date of Drawing: 05.11.2015	06 November 2015
Model Images	Project No: 14.26 Drawing No: A802 Drawn by: McCarthy Reed Architects Date of Drawing: 05.11.2015	06 November 2015
Building Envelope	Project No: 14.26 Drawing No: A803 Drawn by: McCarthy Reed Architects Date of Drawing: 05.11.2015	06 November 2015
Shadow Diagrams	Project No: 14.26 Drawing No: A804 Drawn by: McCarthy Reed Architects Date of Drawing: 05.11.2015	06 November 2015

Submission to Planning Authority Notice

Council Planning Permit No.	PLN-15-01345	Council notice date	10/11/2015
TasWater details			
TasWater Reference No.	TWDA 2015/01792-HCC	Date of response	18/11/2015
TasWater Contact	Amanda Craig	Phone No.	03) 6345 6318
Response issued to			
Council name	HOBART CITY COUNCIL		
Contact details	hcc@hobartcity.com.au		
Development details			
Address	6 MONTRIVALE RISE, DYNMYRNE	Property ID (PID)	3312157
Description of development	New dwelling		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
McCarthy Reed Architects	Site Plan A101	--	05/11/2015
Conditions			
<p>Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:</p> <p>CONNECTIONS, METERING & BACKFLOW</p> <ol style="list-style-type: none"> 1. A suitably sized water supply with metered connections / sewerage system and connections to each unit of the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. 2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost. <p>DEVELOPMENT ASSESSMENT FEES</p> <ol style="list-style-type: none"> 3. The applicant or landowner as the case may be, must pay a development assessment fee to TasWater for this proposal of \$197.00 for development assessment as approved by the Economic Regulator and the fees will be indexed as approved by the Economic Regulator from the date of the Submission to Planning Authority Notice for the development assessment fee, until the date they are paid to TasWater. Payment is required within 30 days from the date of the invoice. 			
Advice			
<p>For information on TasWater development standards, please visit http://www.taswater.com.au/Development/Development-Standards</p> <p>For information regarding assessment fees and other miscellaneous fees, please visit http://www.taswater.com.au/Development/Fees---Charges</p> <p>For application forms please visit http://www.taswater.com.au/Development/Forms</p> <p>The developer is responsible for arranging to locate existing TasWater infrastructure and clearly showing it on any drawings. Existing TasWater infrastructure may be located by TasWater (call 136 992) on site at</p>			



the developer's cost, alternatively a surveyor and/or a private contractor may be engaged at the developers cost to locate the infrastructure.

Declaration

The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.

Authorised by

A handwritten signature in black ink, appearing to read "J Taylor".

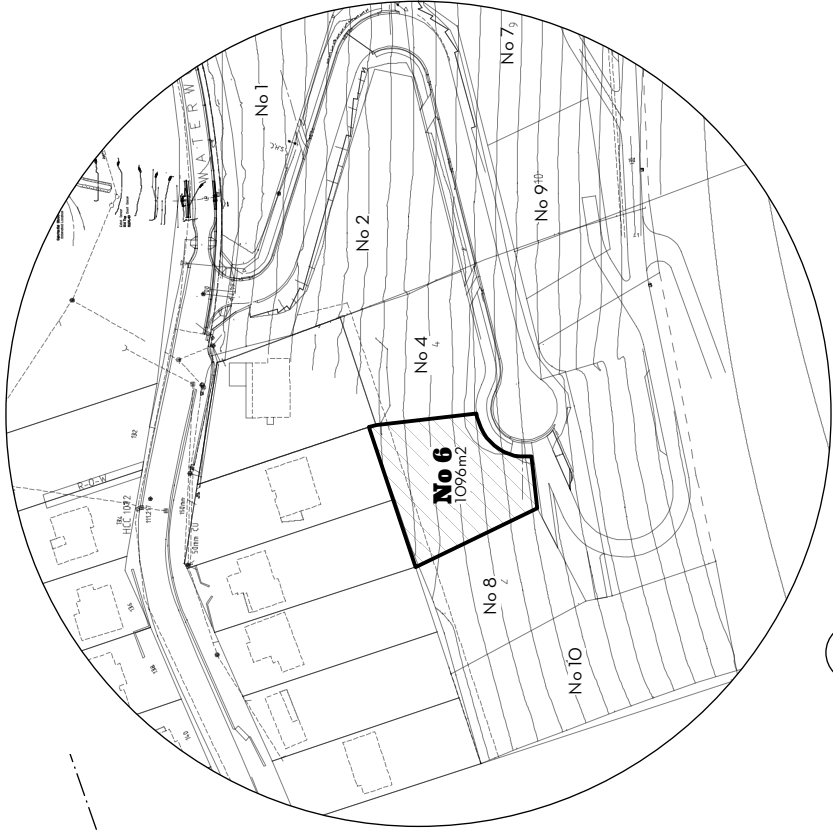
Jason Taylor

Development Assessment Manager

TasWater Contact Details			
Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au



1 Site Plan
scale: 1:200



2 Location Plan
scale: 1:2000

MATERIALS:

(BW)	BLOCKWORK
(C)	CARPET
(CO)	CONCRETE
(GL)	GLAZING
(RS1)	STEEL ROOF SHEETING
(RS2)	STEEL ROOF SHEETING
(T)	TILE
(TD)	TIMBER DECKING
(TM)	TIMBER
(WC1)	CONCRETE TILT UP PANEL / CEMENT SHEET
(WC2)	TIMBER SHIPLAP CLADDING - VERTICAL
(WC3)	CEMENT SHEET CLADDING - PAINT FINISH
(WC4)	TIMBER SHIPLAP CLADDING - HORIZONTAL

SITE INFORMATION:

SITE AREA	1123 m ²
UNIT 01:	
GARAGE	41.0 m ²
UPPER FLOOR	68.0 m ²
TIMBER DECK	30.4 m ²
TILED DECK	16.8 m ²
LOWER GROUND FLOOR	92.7 m ²
LOWER TIMBER DECK	18.4 m ²
UNIT 02:	
CARPORT	31.0 m ²
ENTRY FLOOR	35.0 m ²
GROUND FLOOR	76.5 m ²
GROUND FLOOR TILED DECKS	17.8 m ²
LOWER GROUND FLOOR	85.4 m ²
LOWER GROUND FLOOR TILED DECKS	9.0 m ²
TIMBER DECK	28.3 m ²
SITE COVERAGE:	
UNIT 01 ROOF	150.4 m ²
UNIT 02 ROOF	161.6 m ²
PERCENTAGE OF SITE:	312.0 m ² 27.8%
LAND TITLE REFERENCE:	1677210

DRAWING REGISTER:

A101	SITE PLAN
A102	DRIVEWAY PLAN
A201	HOUSE 1 - FLOOR PLANS
A202	HOUSE 2 - FLOOR PLANS
A203	HOUSE 2 - FLOOR PLANS
A300	HOUSE 1 - ELEVATIONS
A301	HOUSE 1 - ELEVATIONS
A302	HOUSE 2 - ELEVATIONS
A303	HOUSE 2 - ELEVATIONS
A401	GENERAL SECTIONS
A402	DRIVEWAY SECTIONS
A801	MODEL IMAGES
A802	MODEL IMAGES
A803	MODEL IMAGES
A804	SHADOW DIAGRAM





600 VEE DRAIN INSTALLED AROUND PERIMETER OF CUL-DE-SAC



'STUBBY NOSE END' TO BE RE-USED IN PROPOSED RAIL TERMINATION

EXISTING UNIT 1 DRIVEWAY



EXAMPLE OF PROPOSED VEHICLE BARRIER TO REPLACE SHORT SECTION OF GUARD RAIL BETWEEN U1 AND U2 DRIVEWAYS. VEHICLE BARRIER TO EXTEND THE LENGTH OF BOTH U1 AND U2 DRIVEWAYS



NEW HOUSES
6 MONTRIVALE RISE
DYNMYRNE
McCORMICK

NDK ARCHITECTS
ARCHITECTS

M : 0419 132 038 - STEVE MCCARTHY
M : 0400 672 203 - ALEX REED
ABN : 41 945 954 898 CC : 6311

DATE

REVISION NOTES: REV. DESCRIPTION

© COPYRIGHT

JOB No : 1426
DRAWING : PLANDRIVEWAYS
STAGE : DEVELOPMENT APP.
SCALE : AS SHOWN @ A3
DRAWN : ARR
REVISION : -

NEW HOUSES
6 MONTRIVALE RISE
DYNMYRNE
McCORMICK

NDK ARCHITECTS
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DATE

REVISION NOTES: REV. DESCRIPTION

© COPYRIGHT

JOB No : 1426
DRAWING : PLANDRIVEWAYS
STAGE : DEVELOPMENT APP.
SCALE : AS SHOWN @ A3
DRAWN : ARR
REVISION : -

NEW HOUSES
6 MONTRIVALE RISE
DYNMYRNE
McCORMICK

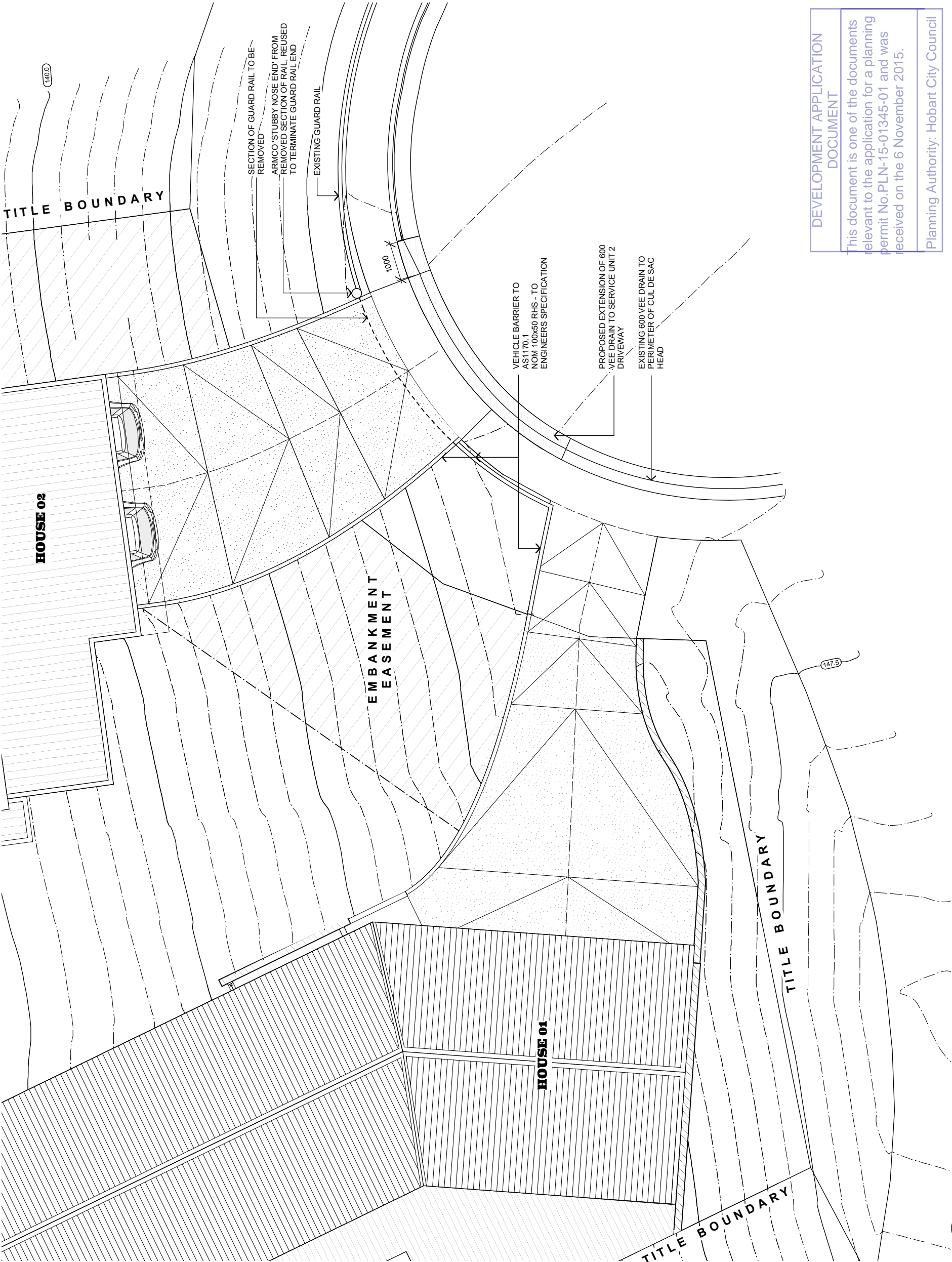
NDK ARCHITECTS
ARCHITECTS

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M : 0400 672 203 - ALEX REED
ABN : 41 945 954 898 CC : 6311

DATE

REVISION NOTES: REV. DESCRIPTION

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DEVELOPMENT APPLICATION DOCUMENT

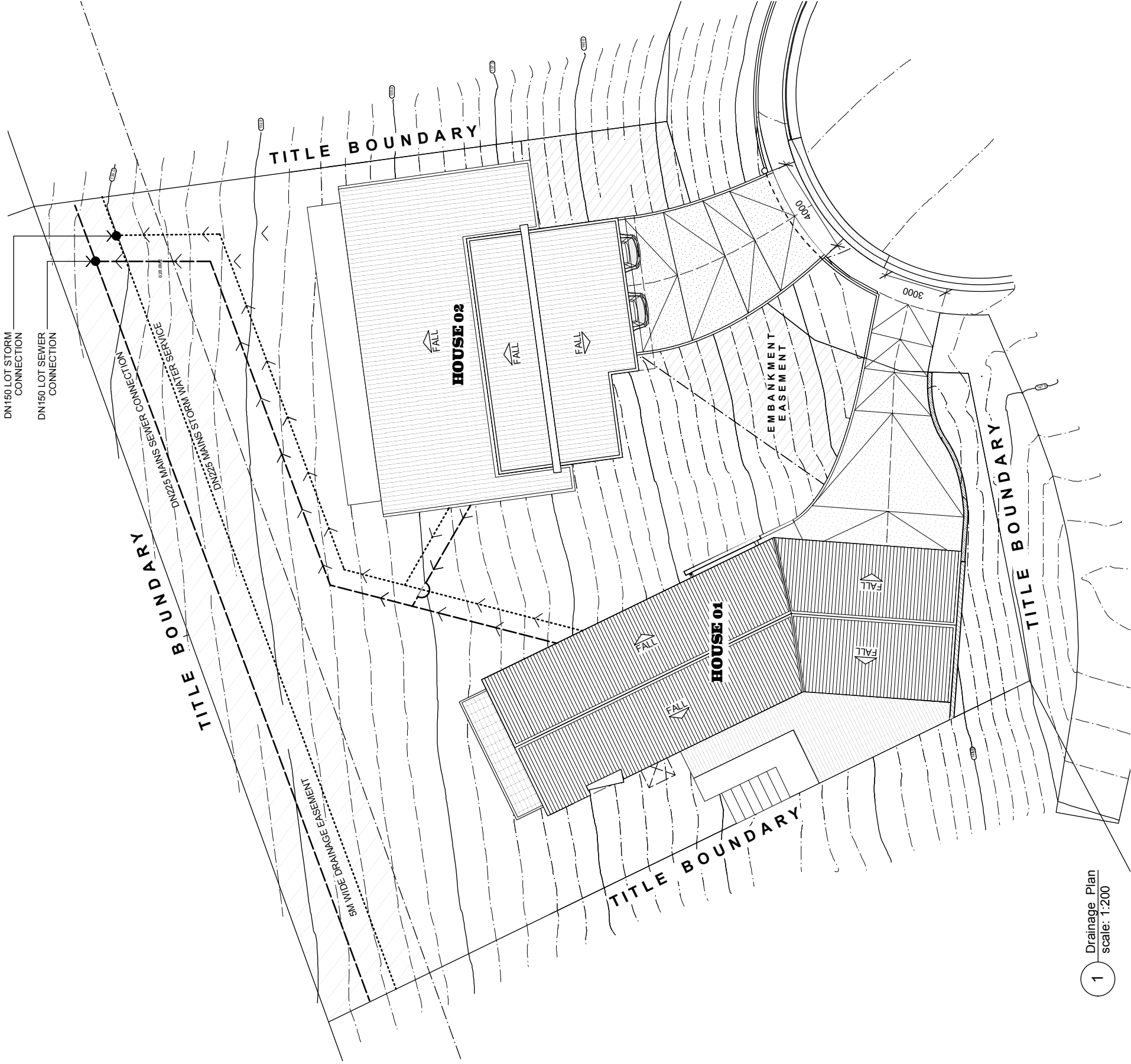
This document is one of the documents relevant to the application for a planning permit No.PLN-15-01345-01 and was received on the 6 November 2015.

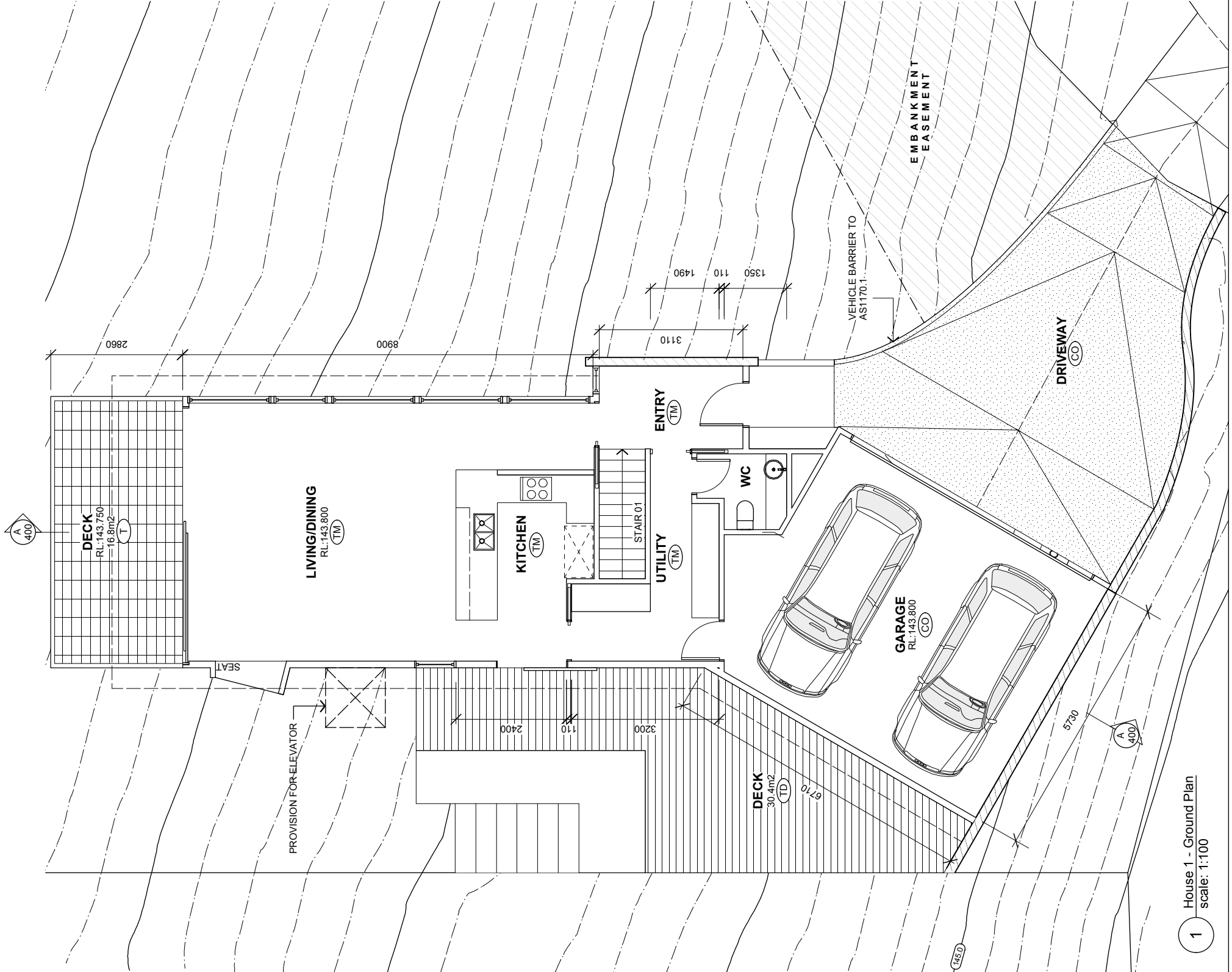
Planning Authority: Hobart City Council

1 Driveway Plan
Scale: 1:100

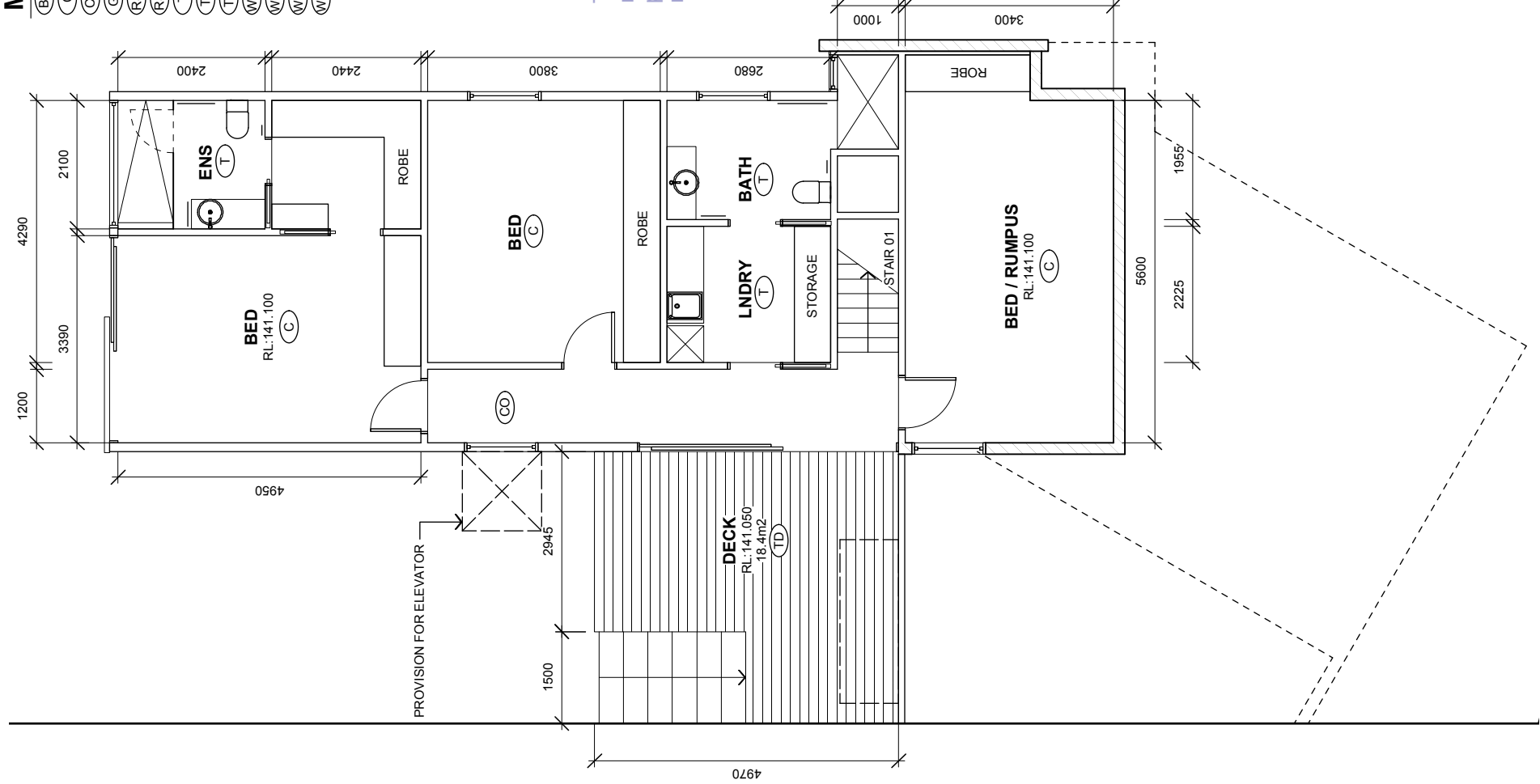
NOTE:
SCHEMATIC DRAWING ONLY.
ACTUAL LOCATION OF DRAINAGE
SERVICES AND CONNECTION
POINTS WILL BE DETERMINED
ONSITE AT TIME OF CONSTRUCTION

ALL HARDSTAND AND IMPERVIOUS
SURFACE RUNOFF COLLECTED AND
DIRECTED TO MAINS STORMWATER
OUTLET





1 House 1 - Ground Plan
scale: 1:100



2 House 1 - Lower Ground Plan
scale: 1:100

MATERIALS:

- BLOCKWORK
- CARPET
- CONCRETE
- GLAZING
- STEEL ROOF SHEETING
- STEEL ROOF SHEETING
- TILE
- TIMBER DECKING
- TIMBER
- CONCRETE TILT UP PANEL / CEMENT SHEET
- TIMBER SHIPLAP CLADDING - VERTICAL
- CEMENT SHEET CLADDING - PAINT FINISH
- TIMBER SHIPLAP CLADDING - HORIZONTAL

DEVELOPMENT APPLICATION DOCUMENT

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Planning Authority: Hobart City Council

Item No. 3.1.1

MATERIALS:

- BW

BLOCKWORK
- C

CARPET
- CO

CONCRETE
- GL

GLAZING
- RS1

STEEL ROOF SHEETING
- RS2

STEEL ROOF SHEETING
- T

TILE
- TD

TIMBER DECKING
- TM

TIMBER
- WC

CONCRETE TILT UP PANEL / CEMENT SHEET
- WC2

TIMBER SHIPLAP CLADDING - VERTICAL
- WC3

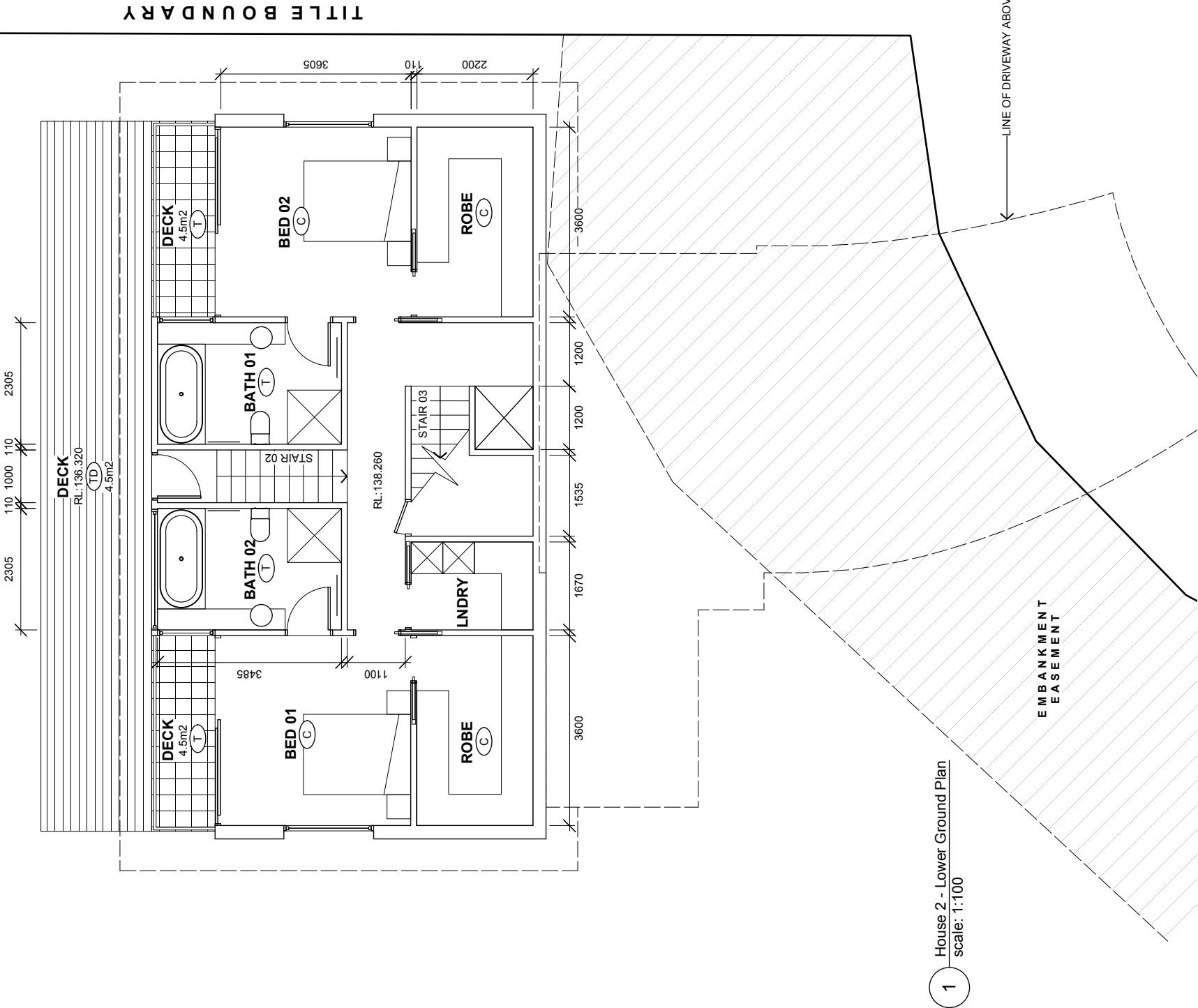
CEMENT SHEET CLADDING - PAINT FINISH
- WC4

TIMBER SHIPLAP CLADDING - HORIZONTAL

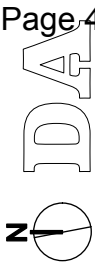
DEVELOPMENT APPLICATION DOCUMENT

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Planning Authority: Hobart City Council



1 House 2 - Lower Ground Plan
scale: 1:100



DA

A202

MATERIALS:

- BW

C

CO

GL

RS1

RS2

T

TD

TM

WC

WC2

WC3

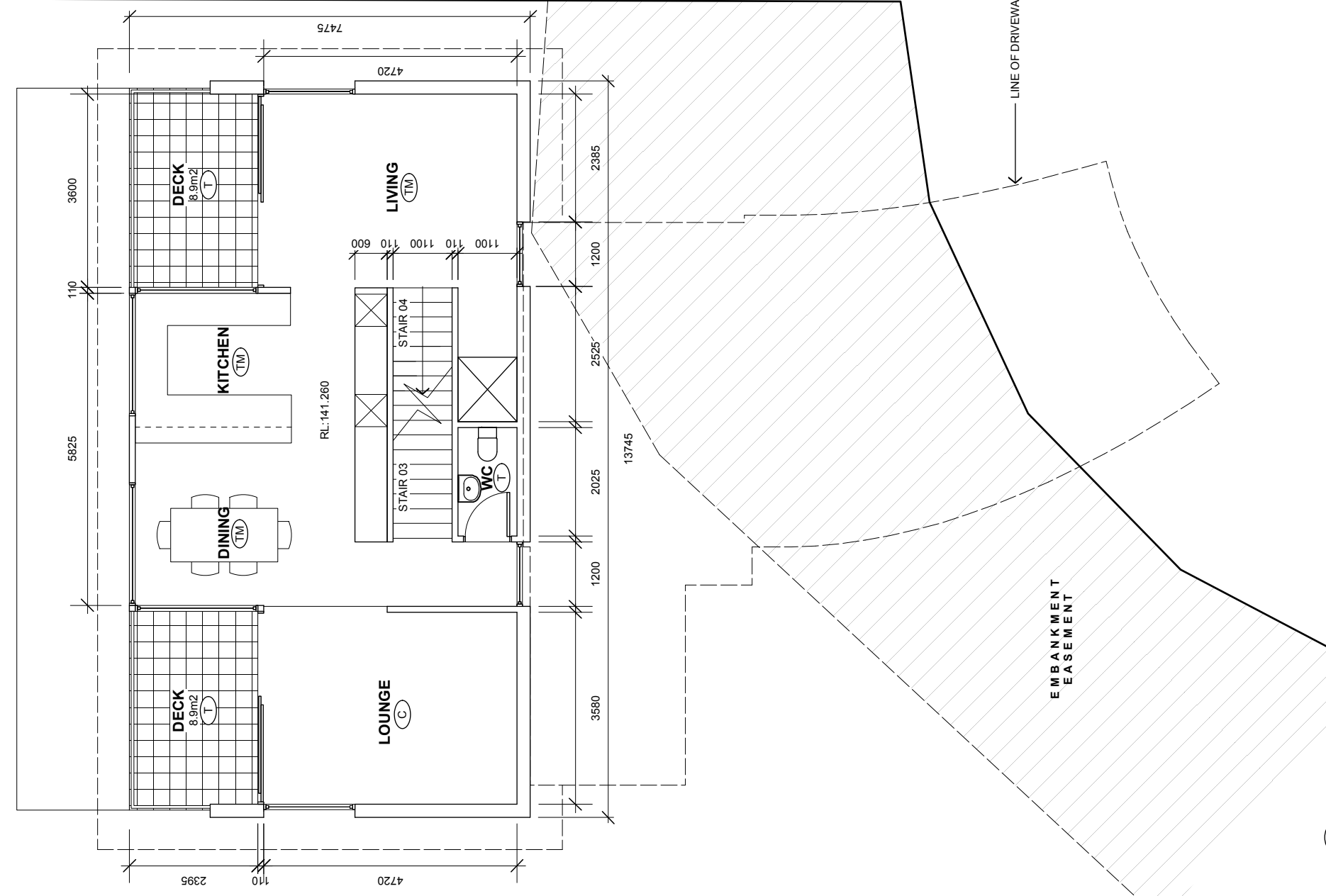
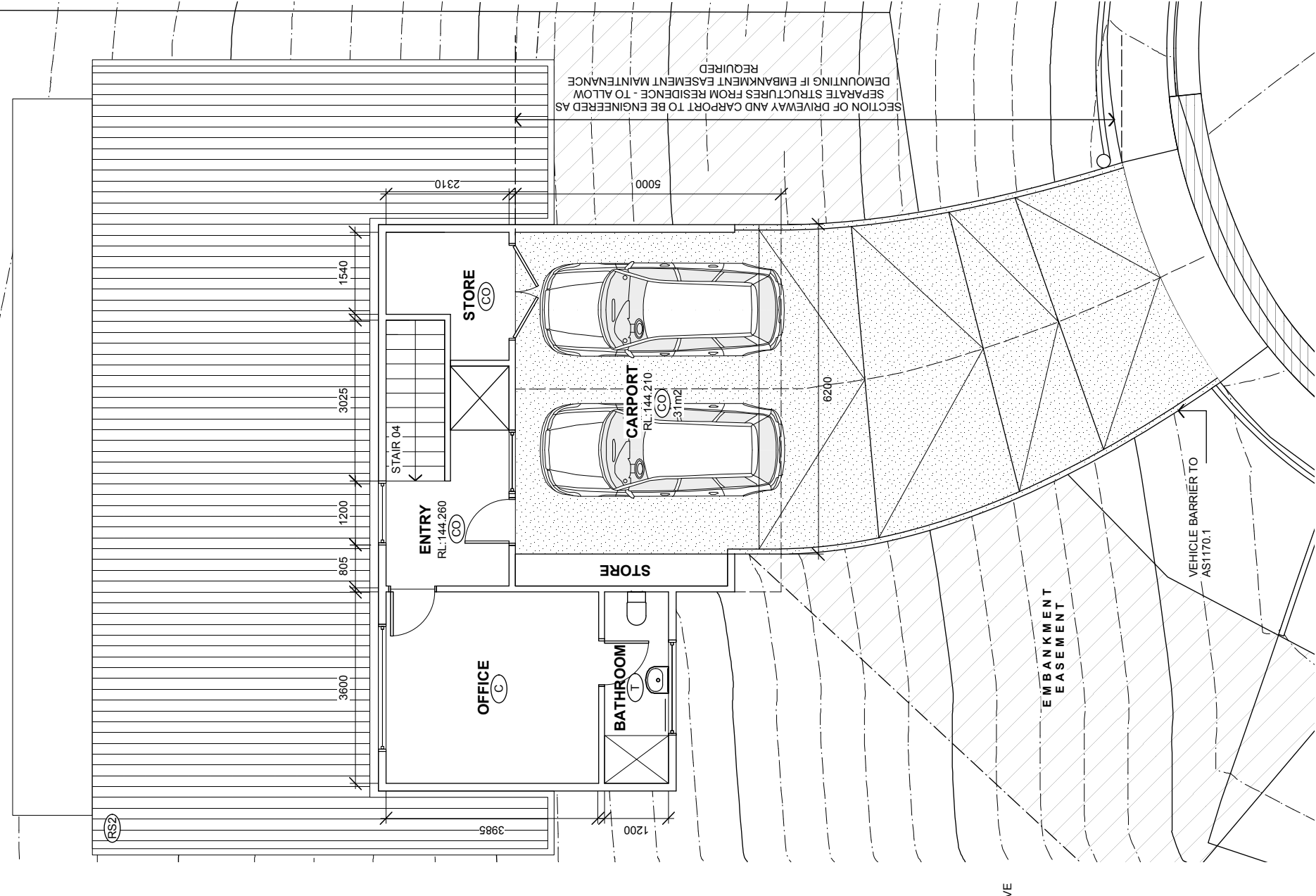
WC4

BLOCKWORK
CARPET
CONCRETE
GLAZING
STEEL ROOF SHEETING
STEEL ROOF SHEETING
TILE
TIMBER DECKING
TIMBER
CONCRETE TILT UP PANEL / CEMENT SHEET
TIMBER SHIPLAP CLADDING - VERTICAL
CEMENT SHEET CLADDING - PAINT FINISH
TIMBER SHIPLAP CLADDING - HORIZONTAL

DEVELOPMENT APPLICATION
DOCUMENT

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Planning Authority: Hobart City Council



2 House 2 - Entry
scale: 1:100

1 House 2 - Ground Plan
scale: 1:100

REVISION NOTES: REV. DESCRIPTION DATE

NDK ARCHITECTS
ARCHITECTS

M: 0419 132 038 - STEVE MCCARTHY
M: 0400 672 203 - ALEX REED
ABN: 41 945 954 898 CC: 6311

NEW HOUSES
6 MONTRIVALE RISE
DYNMYRNE
McCORMICK

JOB No: 1426
DRAWING: PLAN - HOUSE 2
STAGE: DEVELOPMENT APP.
SCALE: AS SHOWN @ A3
DRAWN: ARR
REVISION: -



A203

MATERIALS:

- (BW)

BLOCKWORK
- (C)

CARPET
- (CO)

CONCRETE
- (GL)

GLAZING
- (RS1)

STEEL ROOF SHEETING
- (RS2)

STEEL ROOF SHEETING
- (T)

TILE
- (TD)

TIMBER DECKING
- (TM)

TIMBER
- (WC)

CONCRETE TILT UP PANEL / CEMENT SHEET
- (WC2)

TIMBER SHIPLAP CLADDING - VERTICAL
- (WC3)

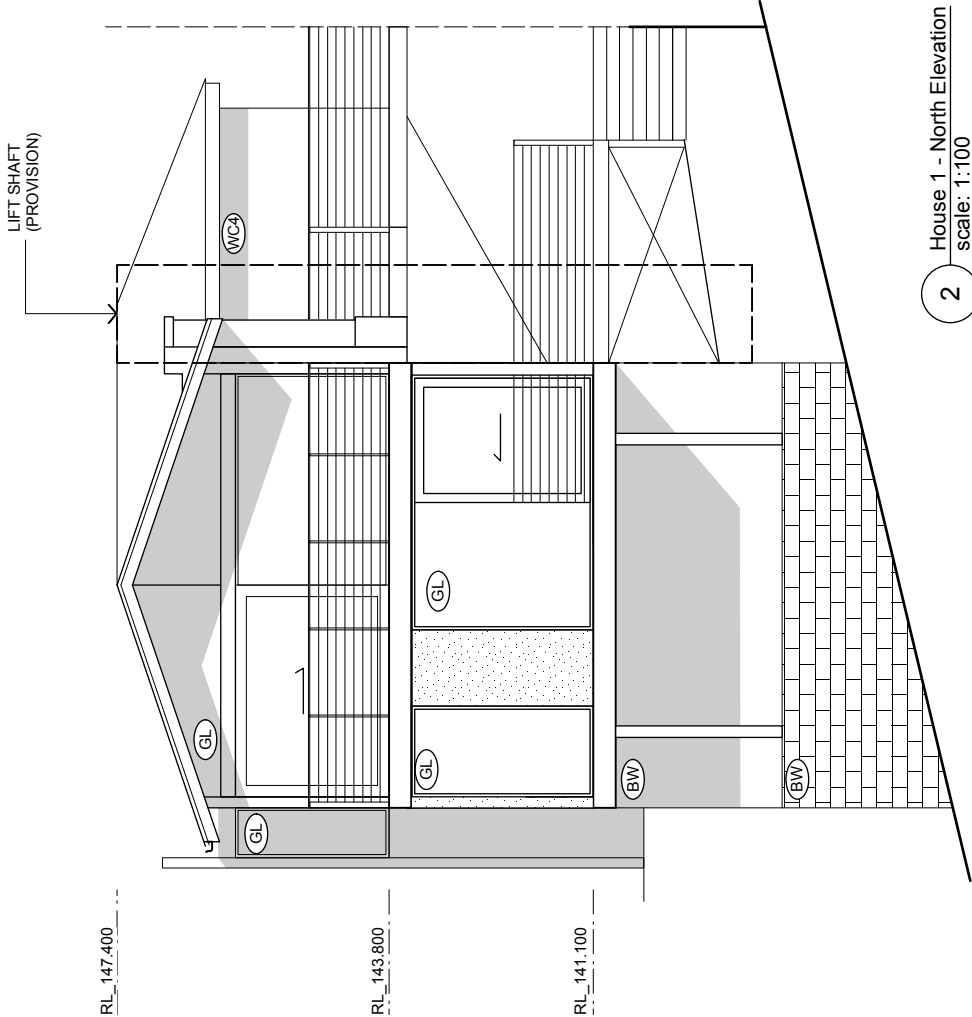
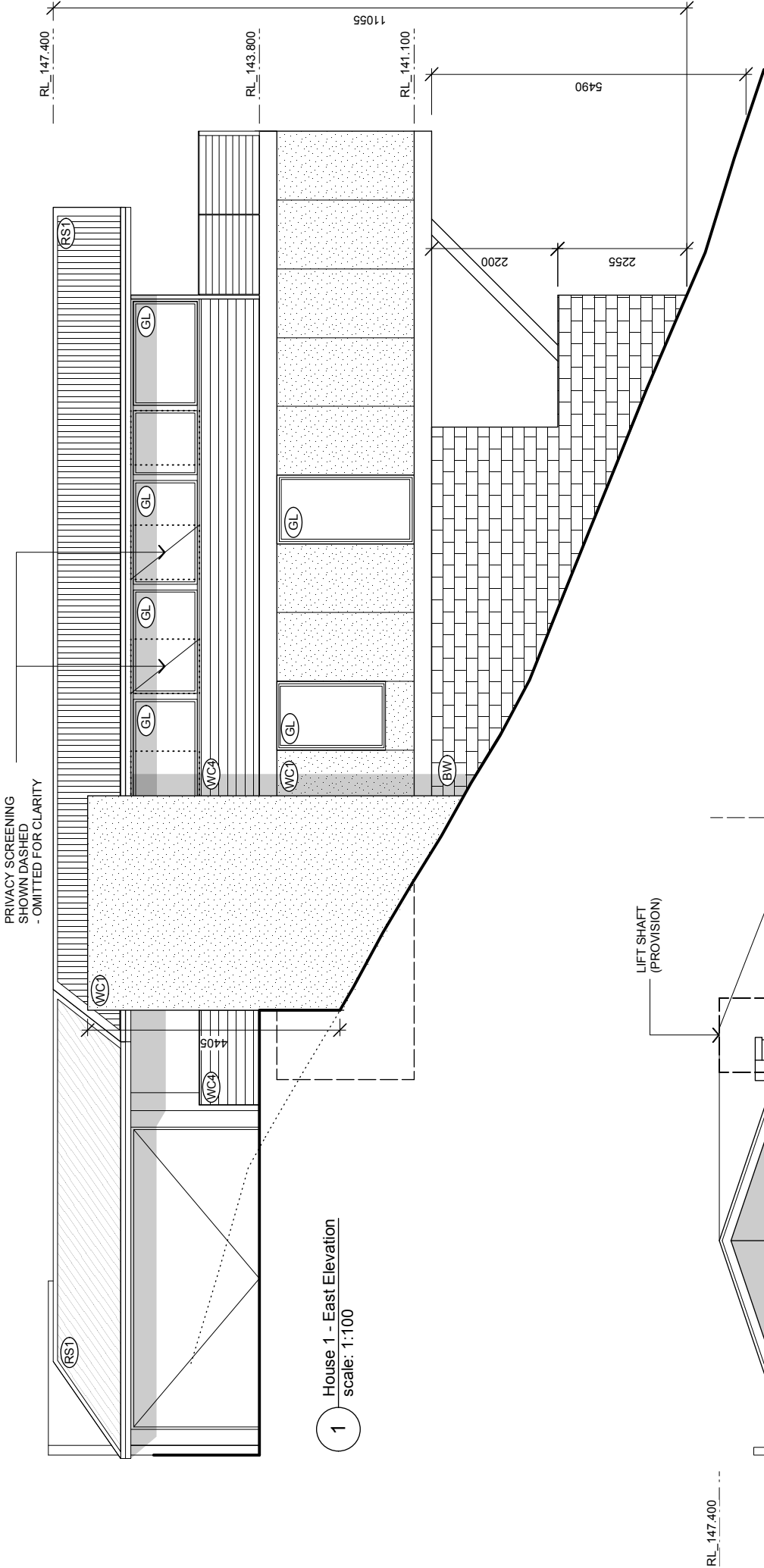
CEMENT SHEET CLADDING - PAINT FINISH
- (WC4)

TIMBER SHIPLAP CLADDING - HORIZONTAL

DEVELOPMENT APPLICATION DOCUMENT

This document is one of the documents relevant to the application for a planning permit No.PLN-15-01345-01 and was received on the 6 November 2015.

Planning Authority: Hobart City Council



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ND CARTHON KEED ARCHITECTS
M: 0419 132 038 - STEVE MCCARTHY
M: 0400 672 203 - ALEX REED
ABN: 41 945 954 898 CC: 6311

NEW HOUSES
6 MONTRIVALE RISE
DYNNNYRNE
McCORMICK

JOB No : 1426
DRAWING : HOUSE 1 ELEVATIONS
STAGE : DEVELOPMENT APP.
SCALE : AS SHOWN @ A3
DRAWN : ARR
REVISION : -

DA

A300

MATERIALS:

- BW

BLOCKWORK
- C

CARPET
- CO

CONCRETE
- GL

GLAZING
- RS1

STEEL ROOF SHEETING
- RS2

STEEL ROOF SHEETING
- T

TILE
- TD

TIMBER DECKING
- TM

TIMBER
- WC1

CONCRETE TILT UP PANEL / CEMENT SHEET
- WC2

TIMBER SHIPLAP CLADDING - VERTICAL
- WC3

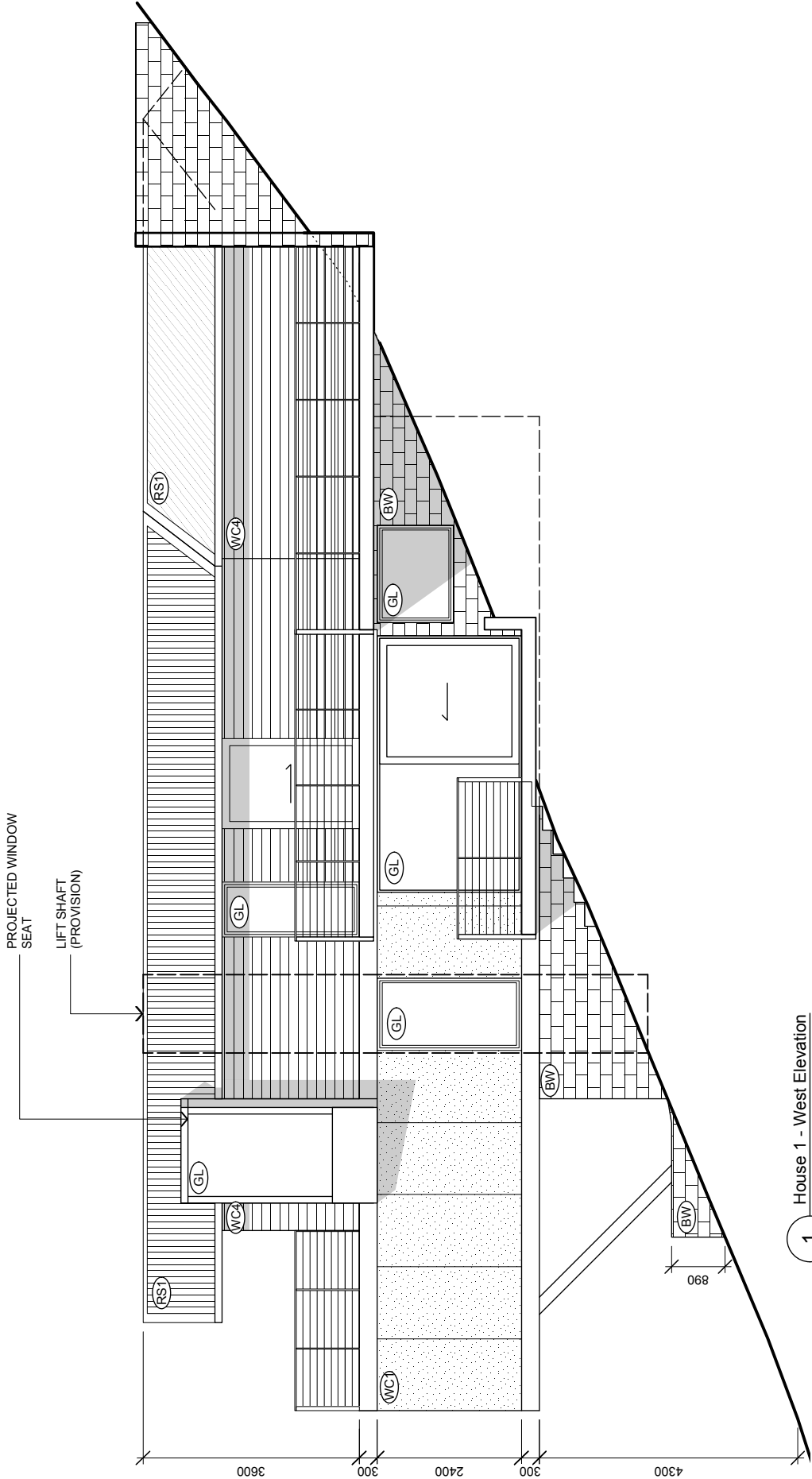
CEMENT SHEET CLADDING - PAINT FINISH
- WC4

TIMBER SHIPLAP CLADDING - HORIZONTAL

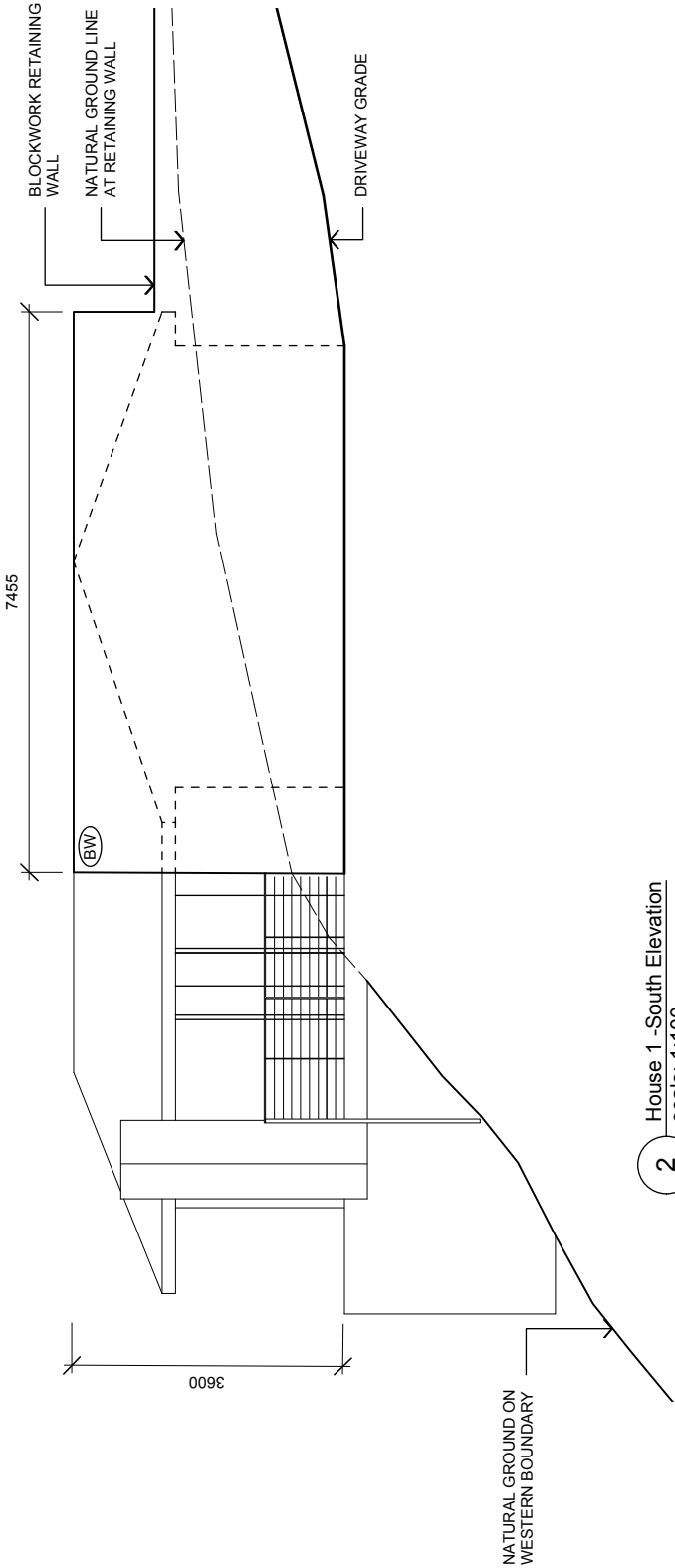
DEVELOPMENT APPLICATION DOCUMENT

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Planning Authority: Hobart City Council



1 House 1 - West Elevation
scale: 1:100



2 House 1 -South Elevation
scale: 1:100

REVISION NOTES: REV. DESCRIPTION DATE

NDARTHNKEED ARCHITECTS

M : 0419 132 038 - STEVE MCCARTHY
M : 0400 672 203 - ALEX REED
ABN : 41 945 954 898 CC : 6311

NEW HOUSES
6 MONTRIVALE RISE
DYNMYRNE
McCORMICK

JOB No : 1426
DRAWING : HOUSE 1 ELEVATIONS
STAGE : DEVELOPMENT APP.
SCALE : AS SHOWN @ A3
DRAWN : ARR
REVISION : -

DA

A301

DEVELOPMENT APPLICATION DOCUMENT

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Planning Authority: Hobart City Council

MATERIALS :

- (BW) BLOCKWORK
- (C) CARPET
- (CO) CONCRETE
- (GL) GLAZING
- (RS1) STEEL ROOF SHEETING
- (RS2) STEEL ROOF SHEETING
- (T) TILE
- (TD) TIMBER DECKING
- (TM) TIMBER
- (WC) CONCRETE TILT UP PANEL / CEMENT SHEET
- (WC2) TIMBER SHIPLAP CLADDING - VERTICAL
- (WC3) CEMENT SHEET CLADDING - PAINT FINISH
- (WC4) TIMBER SHIPLAP CLADDING - HORIZONTAL

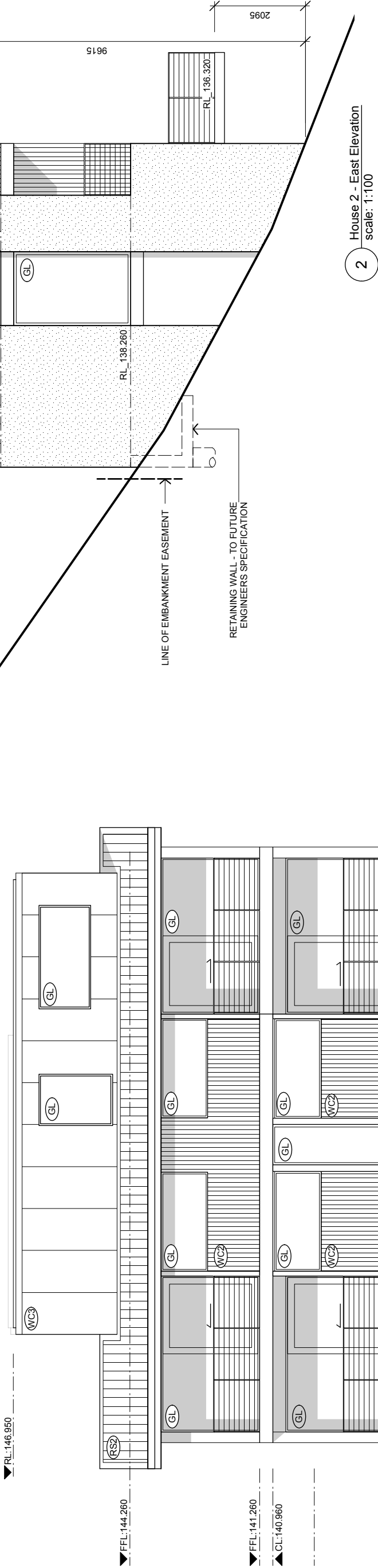
SECTION OF DRIVEWAY AND CARPORT TO BE ENGINEERED AS SEPARATE STRUCTURES FROM RESIDENCE - TO ALLOW DEMOUNTING IF EMBANKMENT EASEMENT MAINTENANCE REQUIRED

VEHICLE BARRIER TO AS 1170.1

SCREW PILE - TO ENGINEERS APPROVED BASE

LINE OF EMBANKMENT EASEMENT

RETAINING WALL - TO FUTURE ENGINEERS SPECIFICATION



1 House 2 - North Elevation
scale: 1:100

2 House 2 - East Elevation
scale: 1:100

DEVELOPMENT APPLICATION DOCUMENT

This document is one of the documents relevant to the application for a planning permit No.PLN-15-01345-01 and was received on the 6 November 2015.

Planning Authority: Hobart City Council

MATERIALS:

BW

BLOCKWORK

C

CARPET

CO

CONCRETE

GL

GLAZING

RS1

STEEL ROOF SHEETING

RS2

STEEL ROOF SHEETING

T

TILE

TD

TIMBER DECKING

TM

TIMBER

WC1

CONCRETE TILT UP PANEL / CEMENT SHEET

WC2

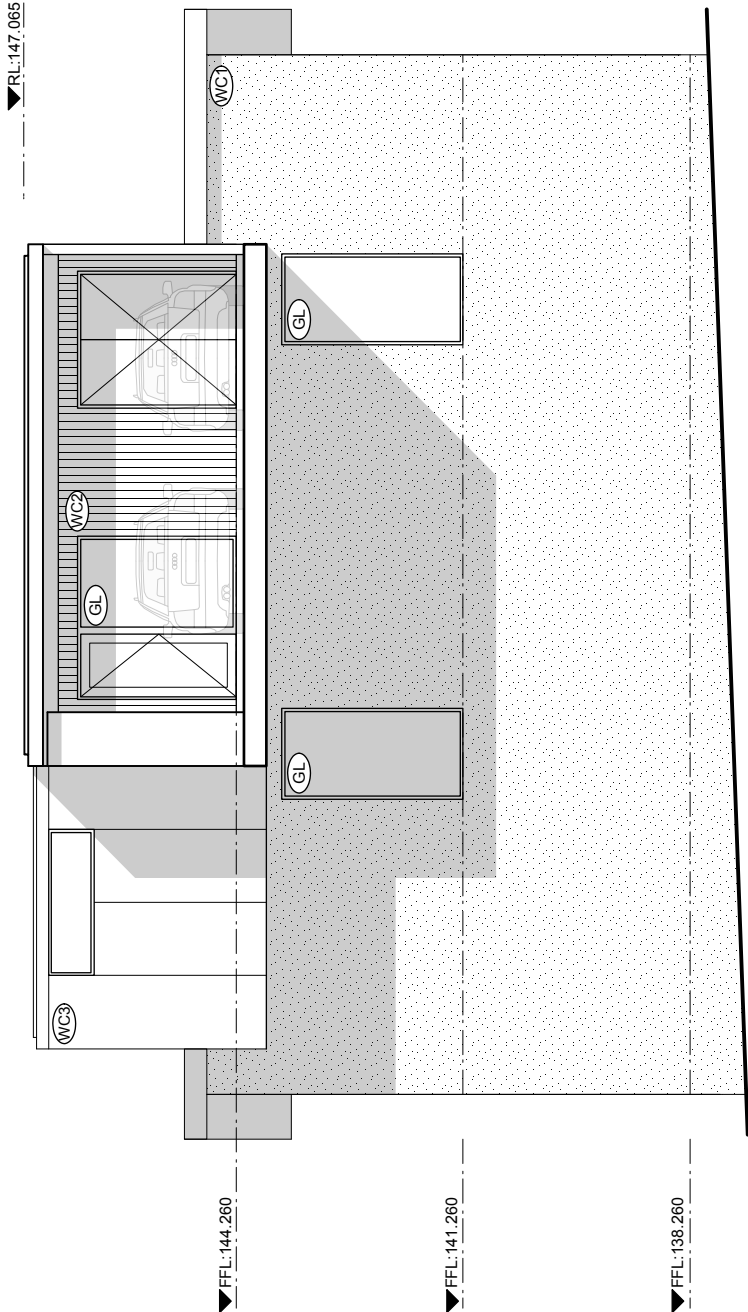
TIMBER SHIPLAP CLADDING - VERTICAL

WC3

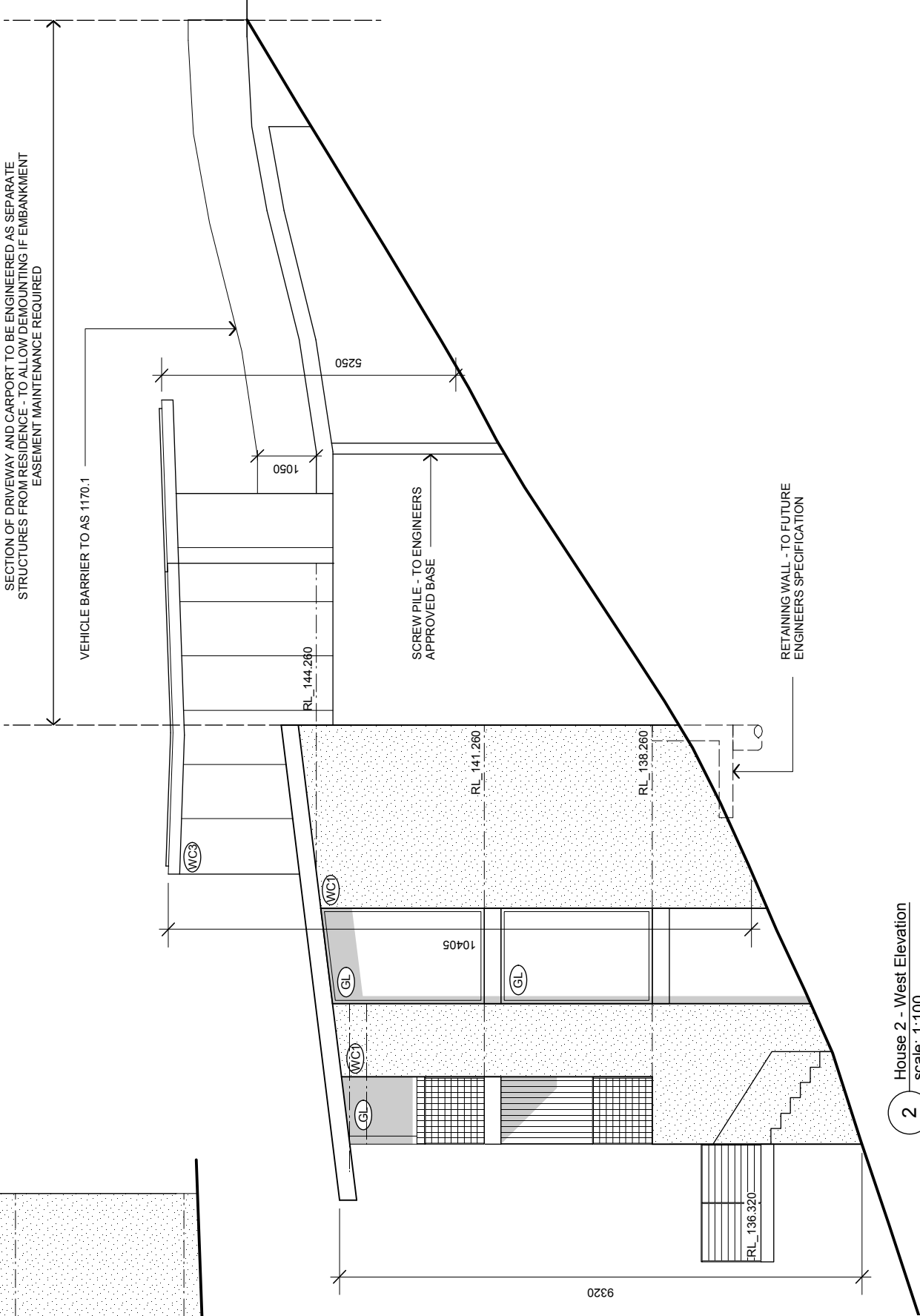
CEMENT SHEET CLADDING - PAINT FINISH

WC4

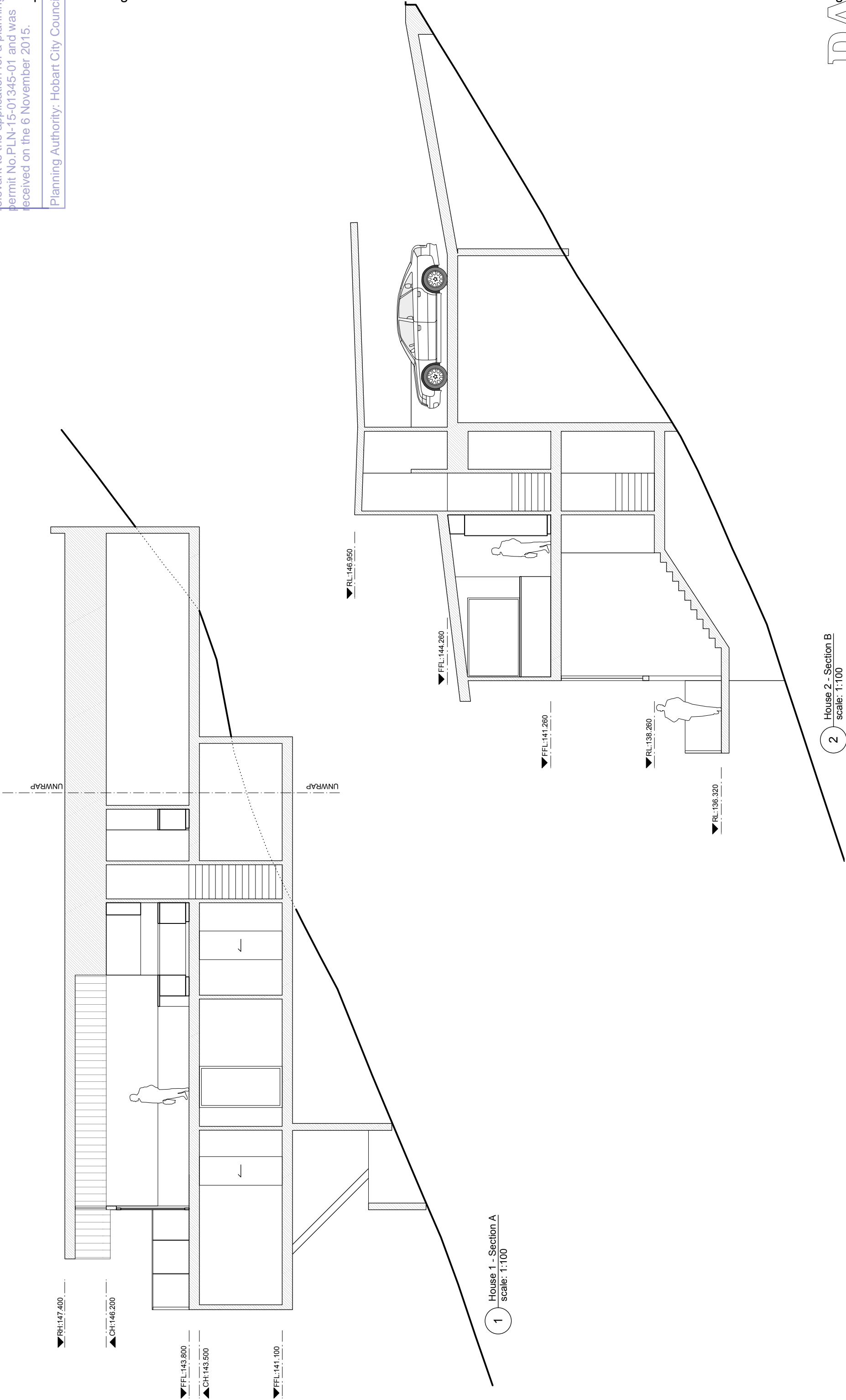
TIMBER SHIPLAP CLADDING - HORIZONTAL

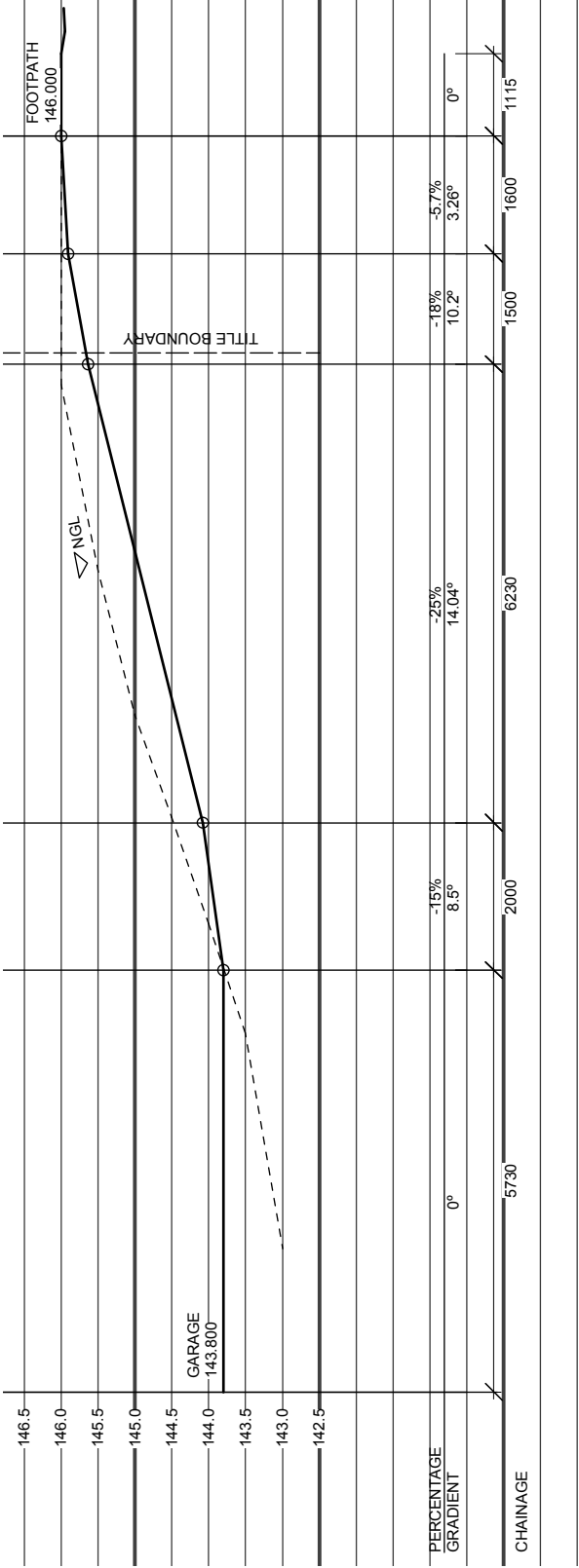


1 House 2 - South Elevation
scale: 1:100

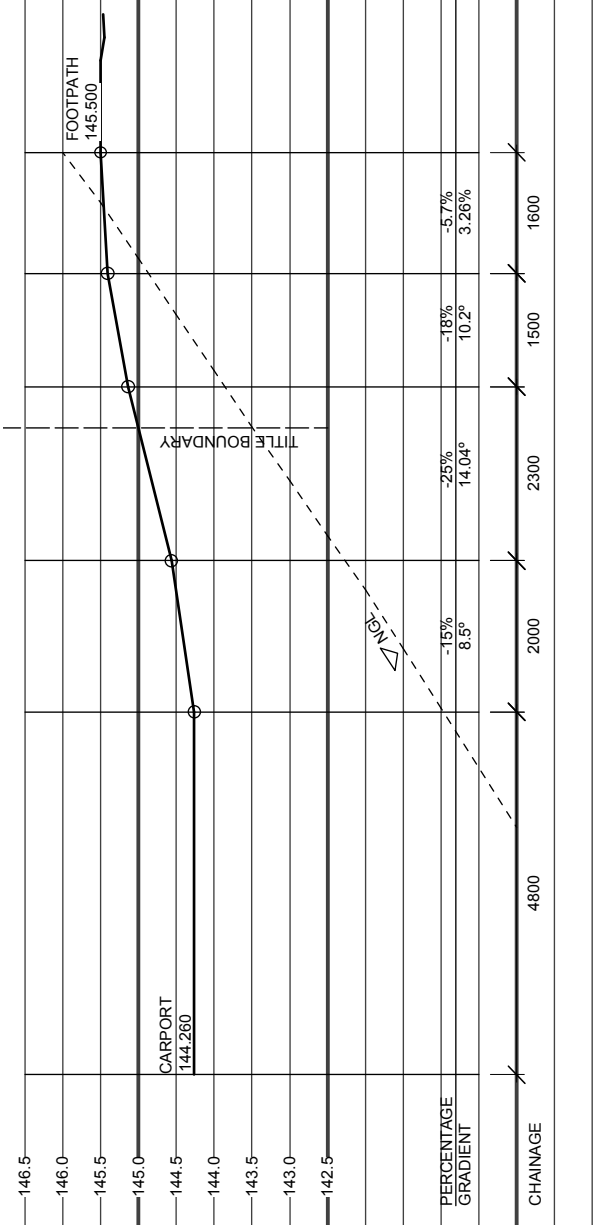


2 House 2 - West Elevation
scale: 1:100





1 House 1 - Driveway Chainage
scale: 1:100

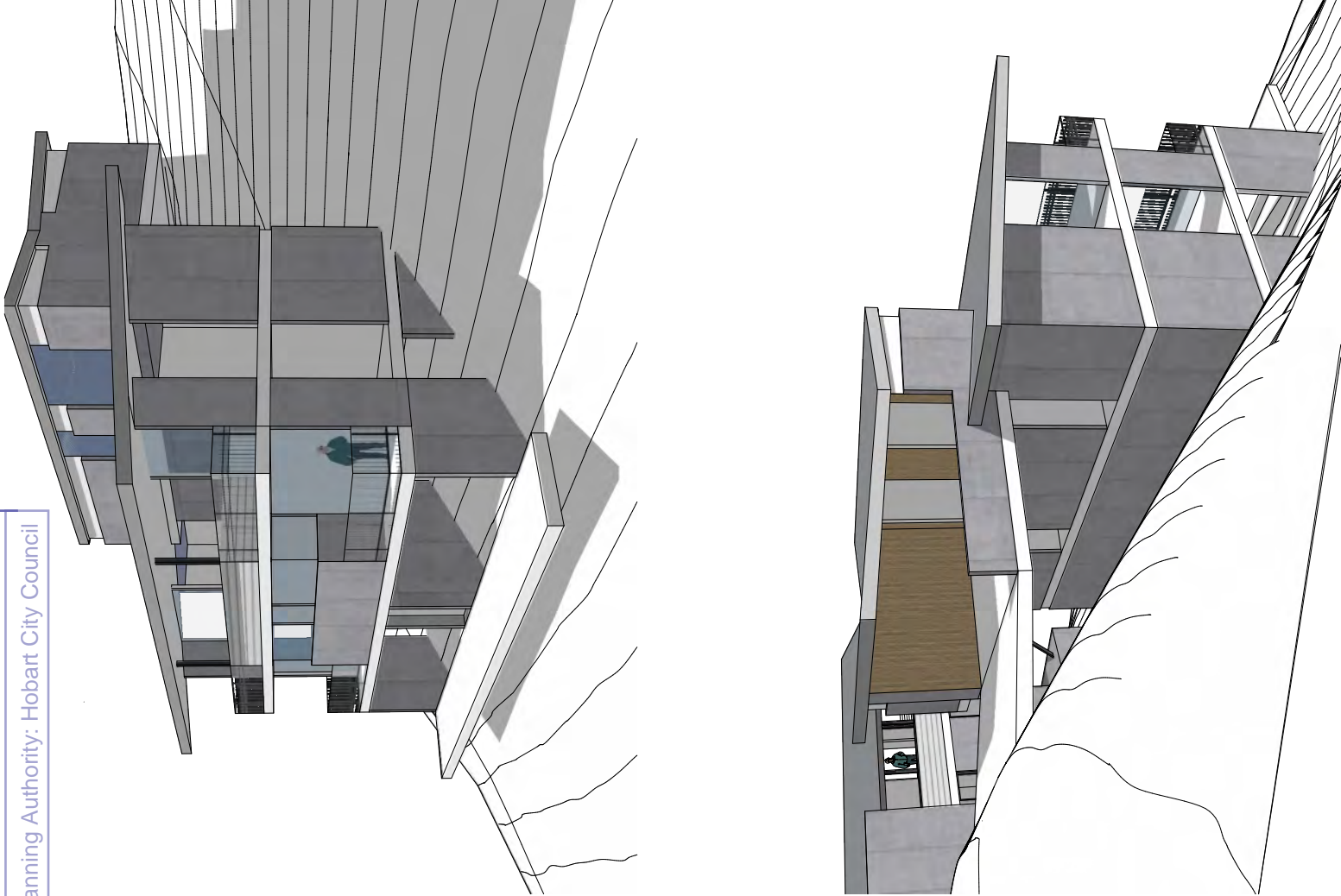


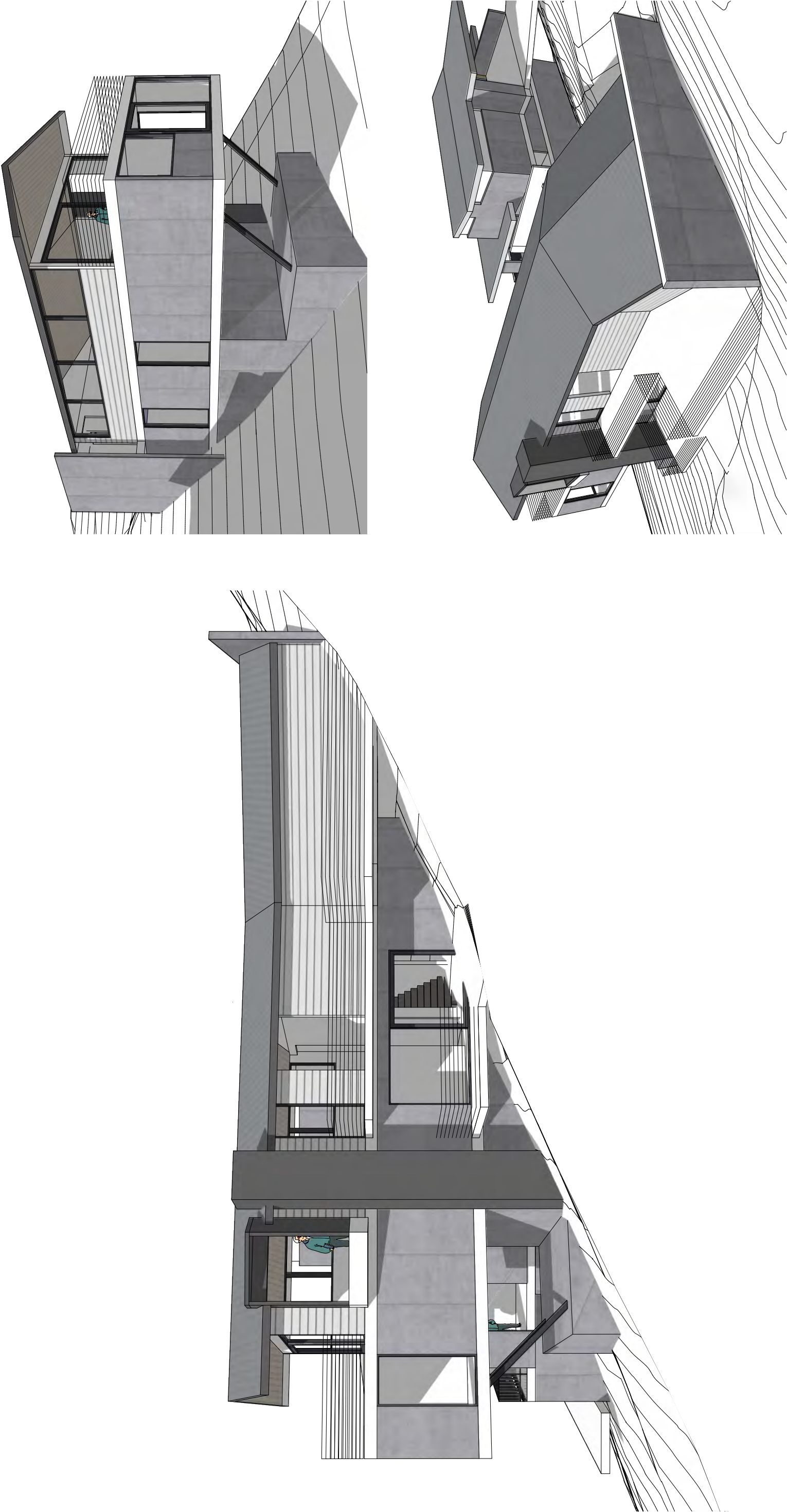
2 House 2 - Driveway Chainage
scale: 1:100

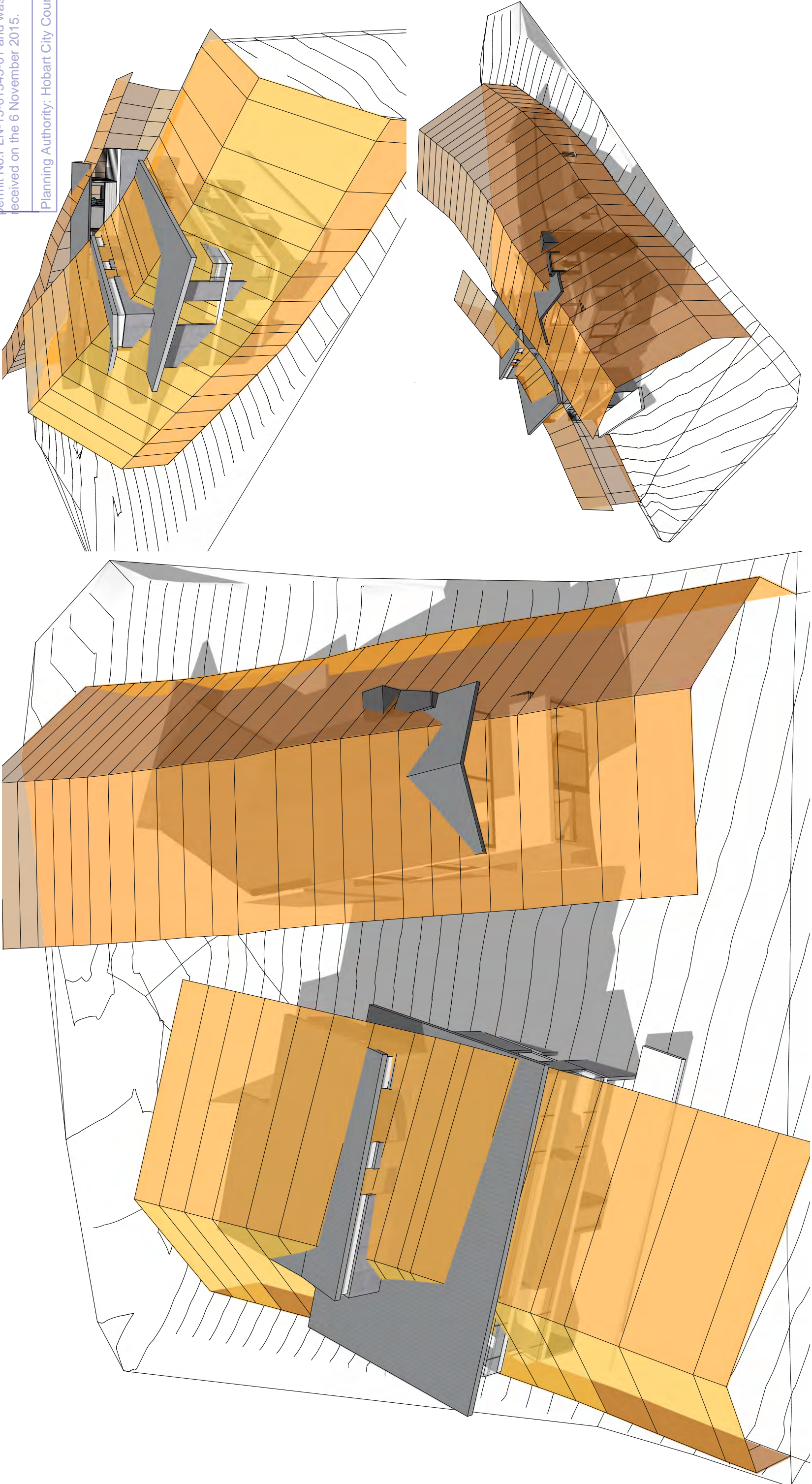
DEVELOPMENT APPLICATION DOCUMENT

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Planning Authority: Hobart City Council



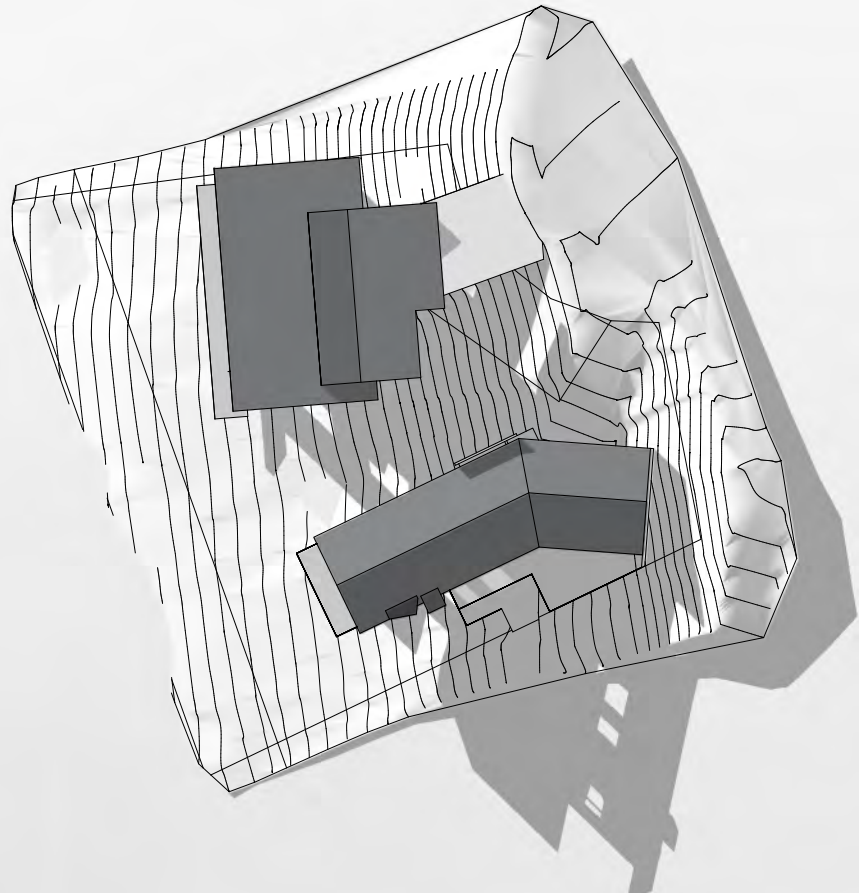




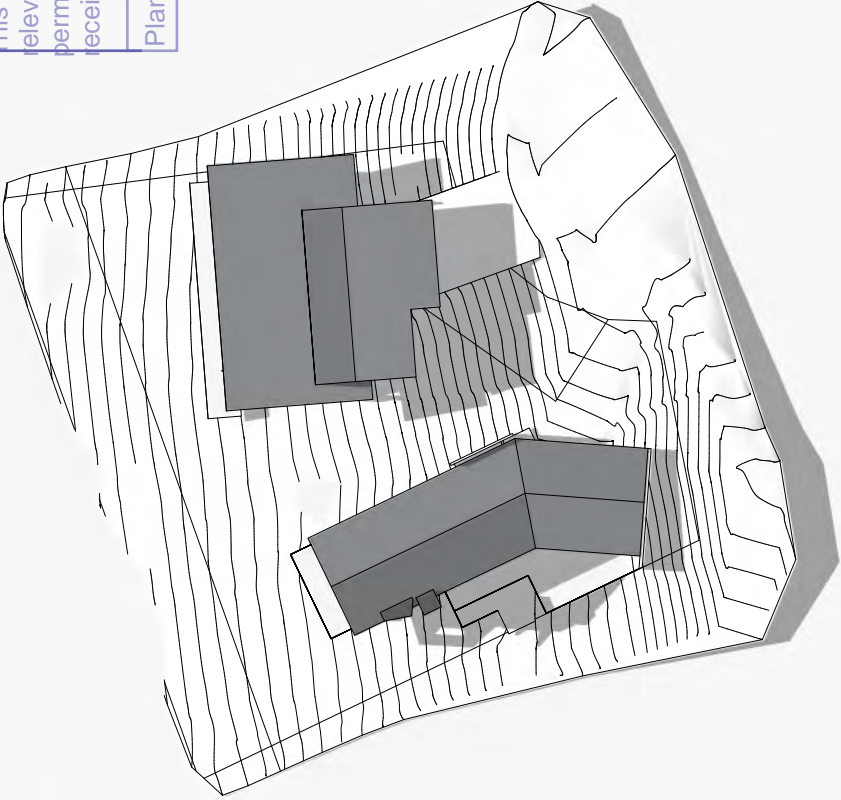
DEVELOPMENT APPLICATION
DOCUMENT

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permit No.PLN-15-01345-01 and was
received on the 6 November 2015.

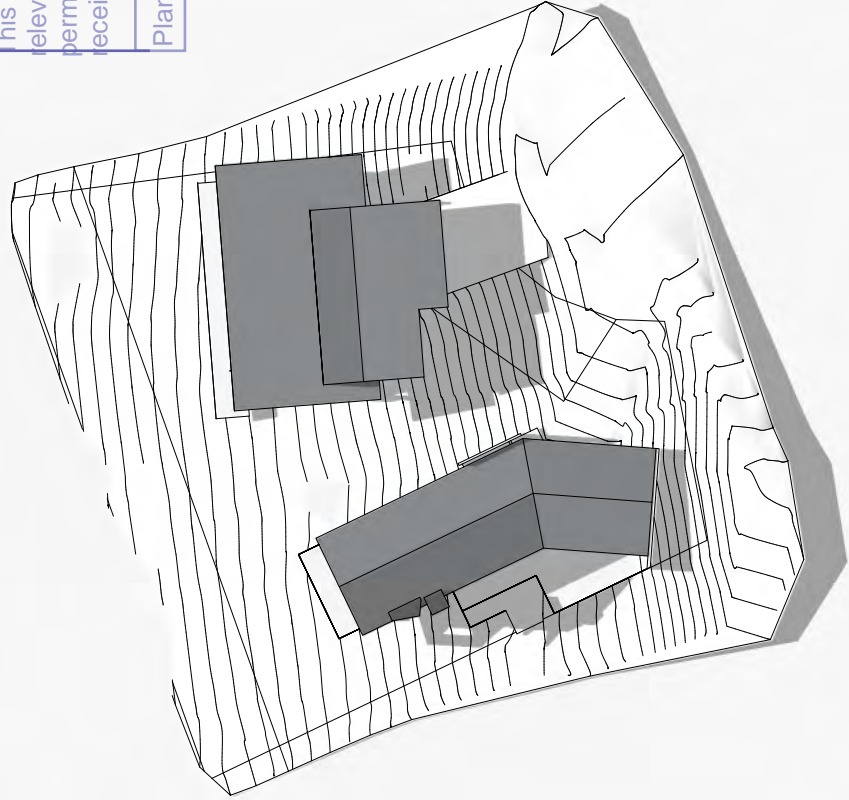
Planning Authority: Hobart City Council



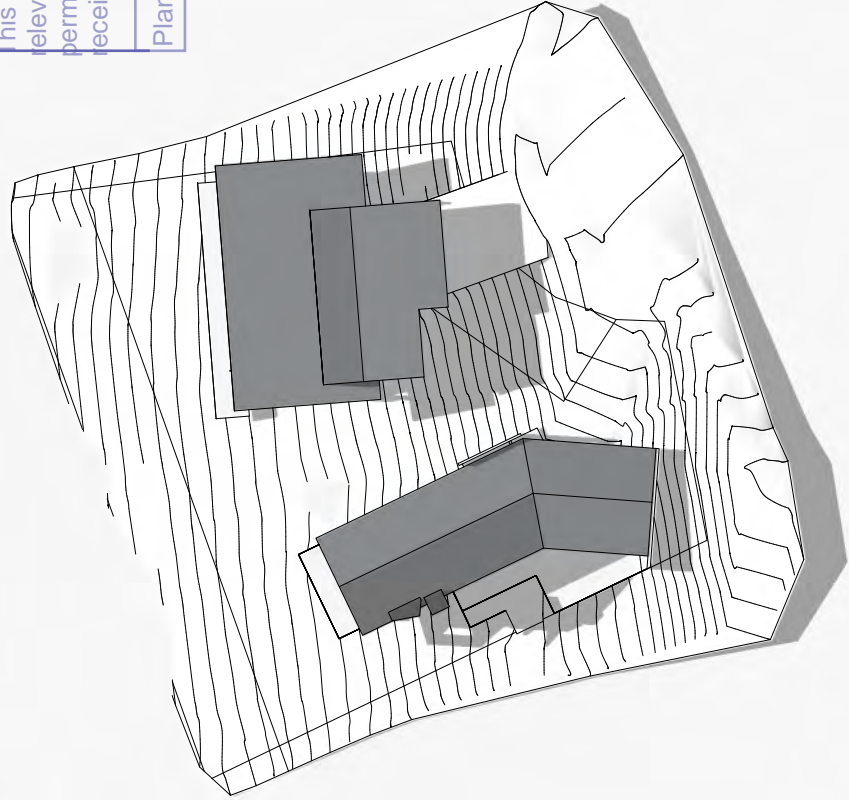
1 9 am - June 21st



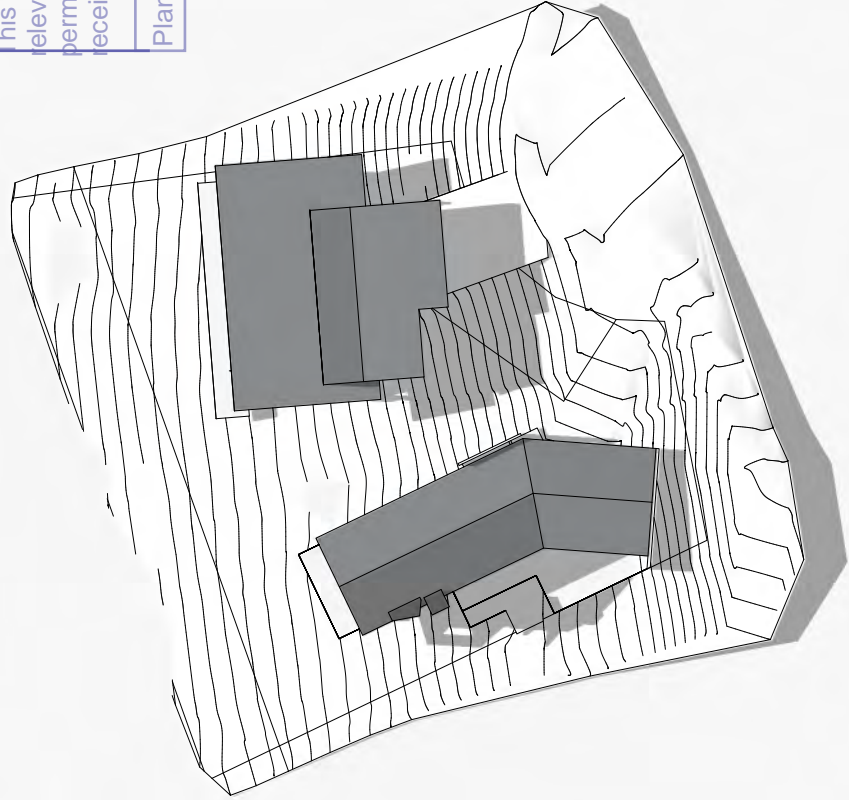
2 12 Noon - June 21st



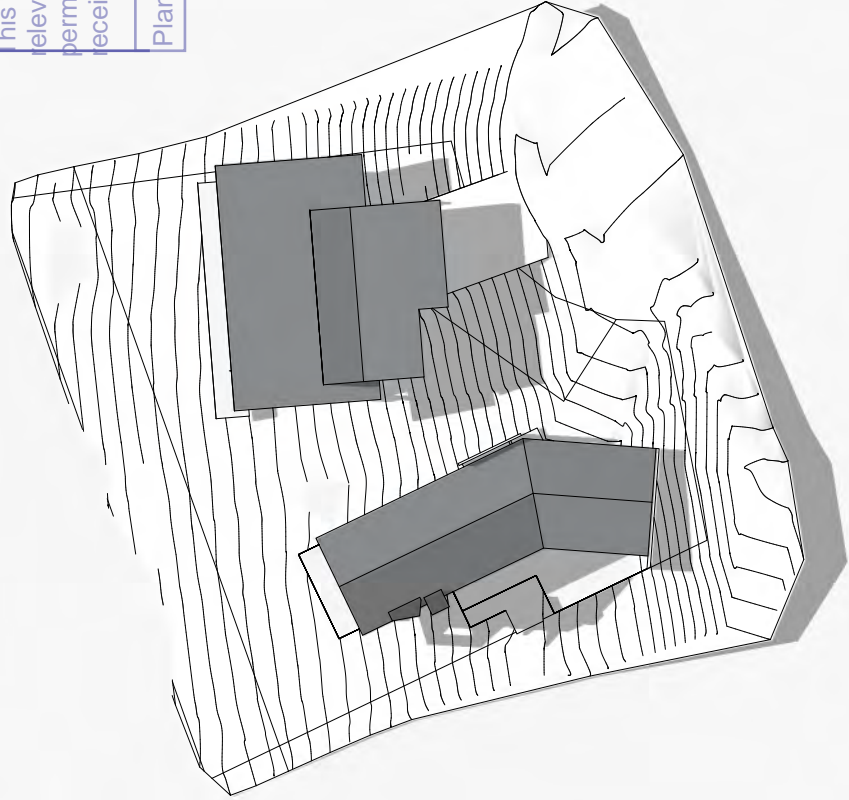
2 12 Noon - June 21st



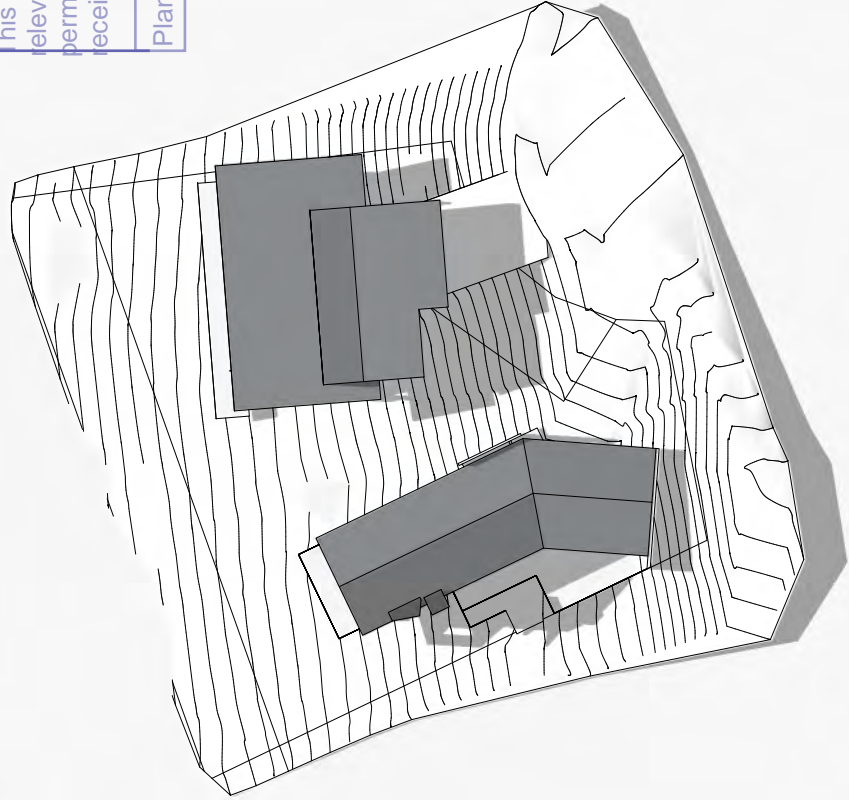
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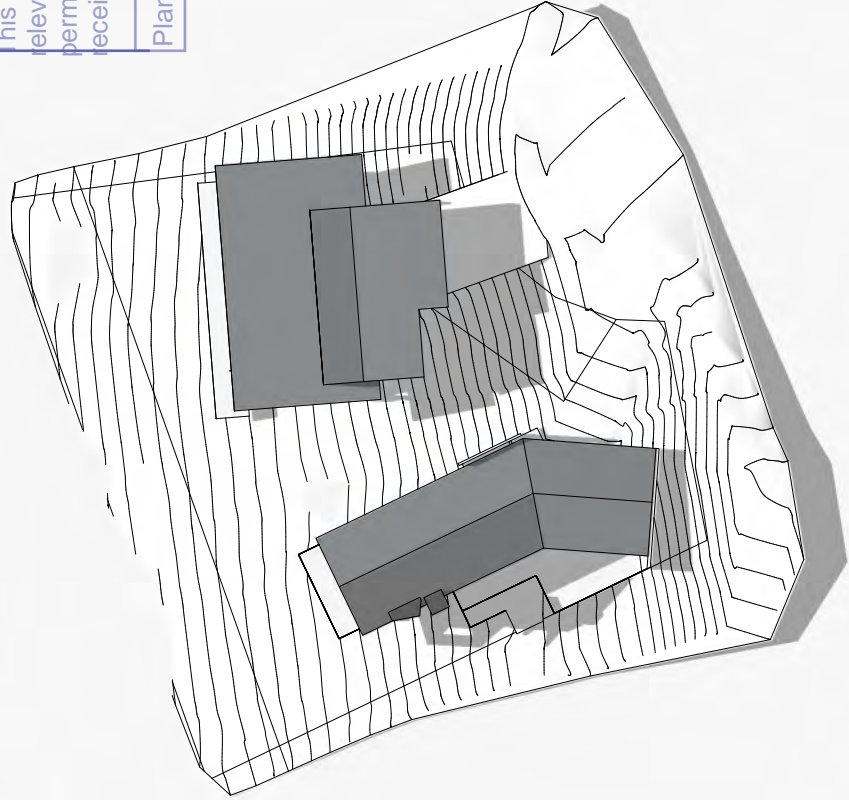
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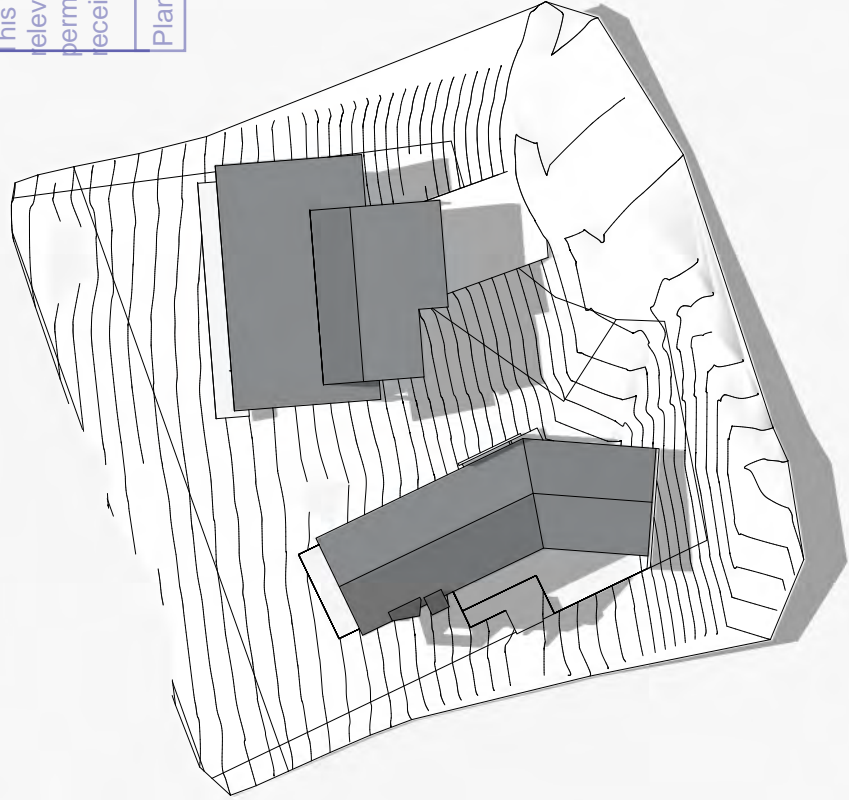
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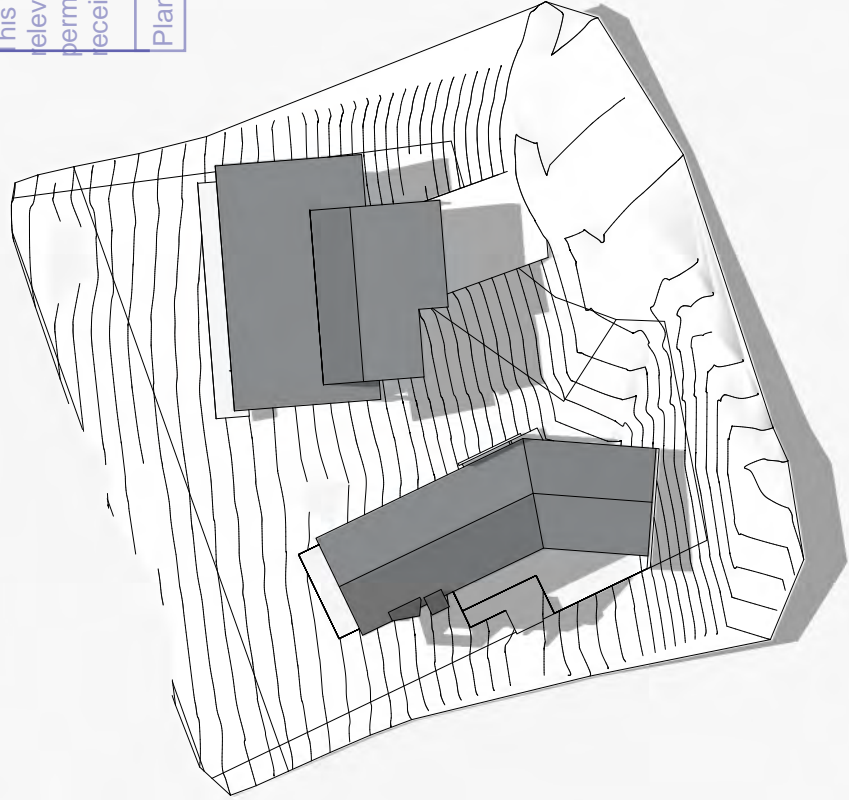
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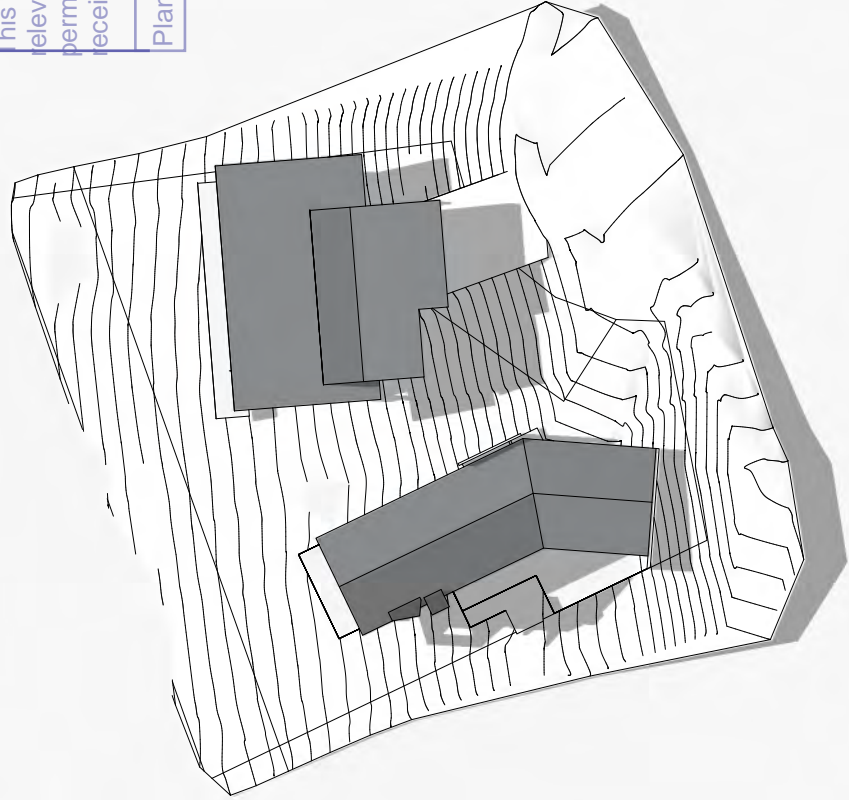
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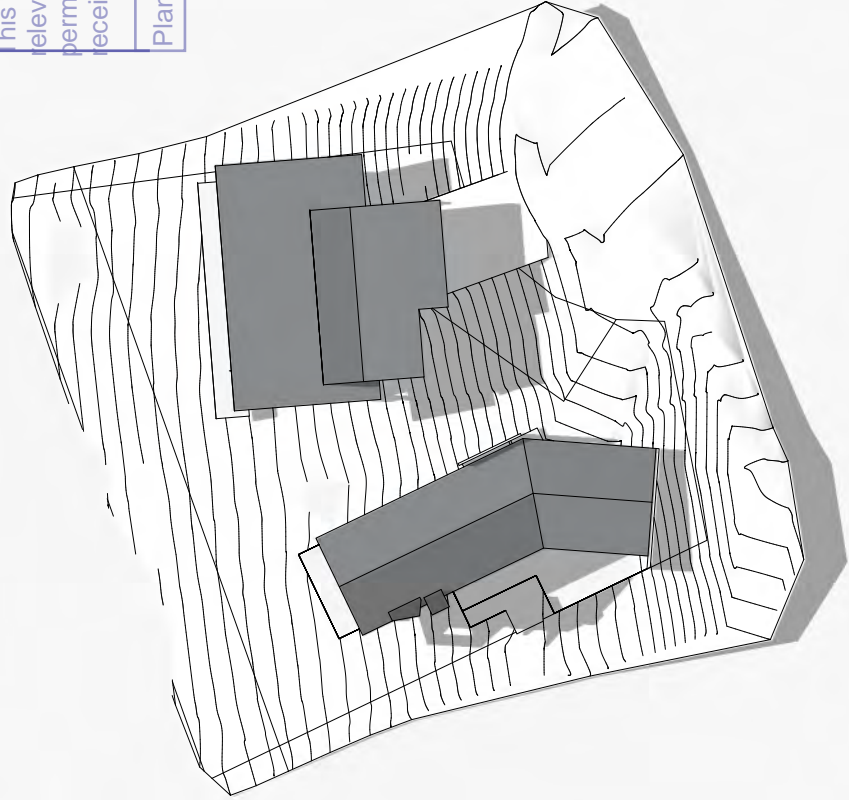
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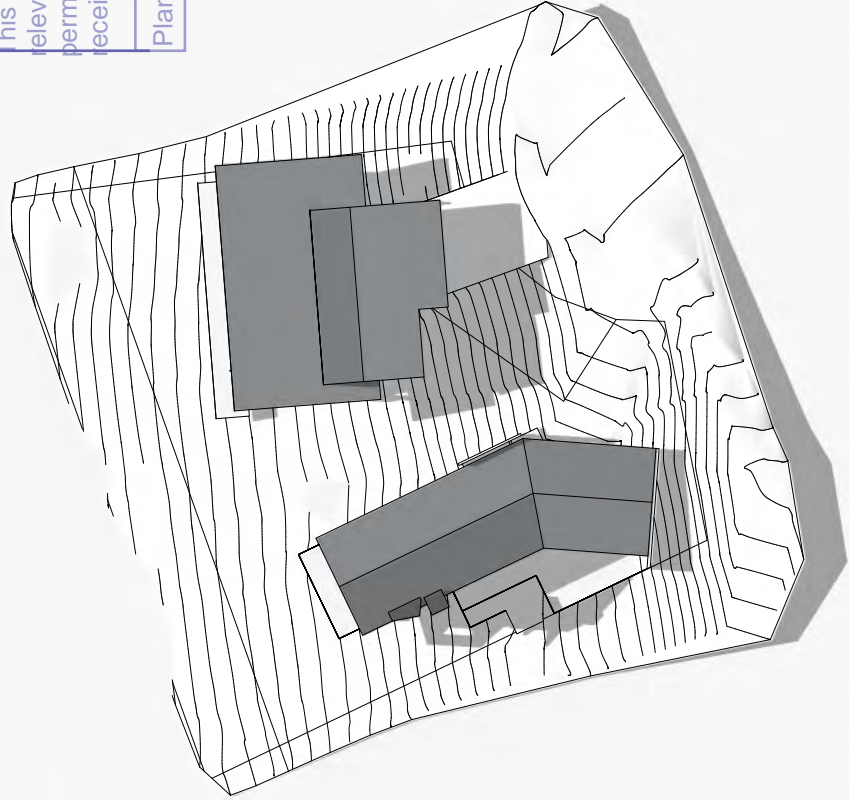
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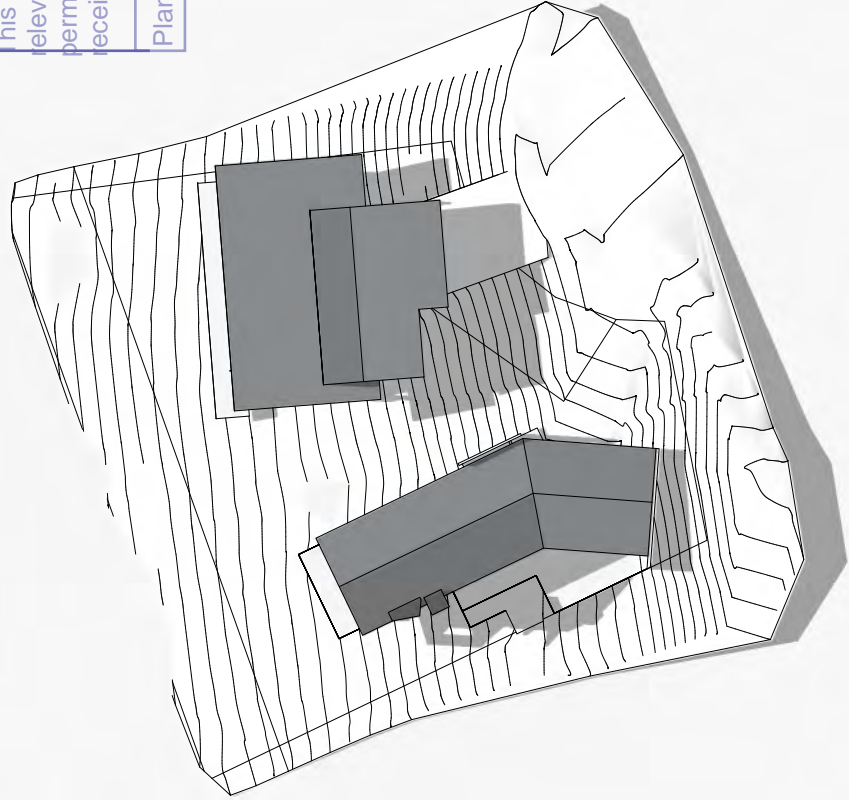
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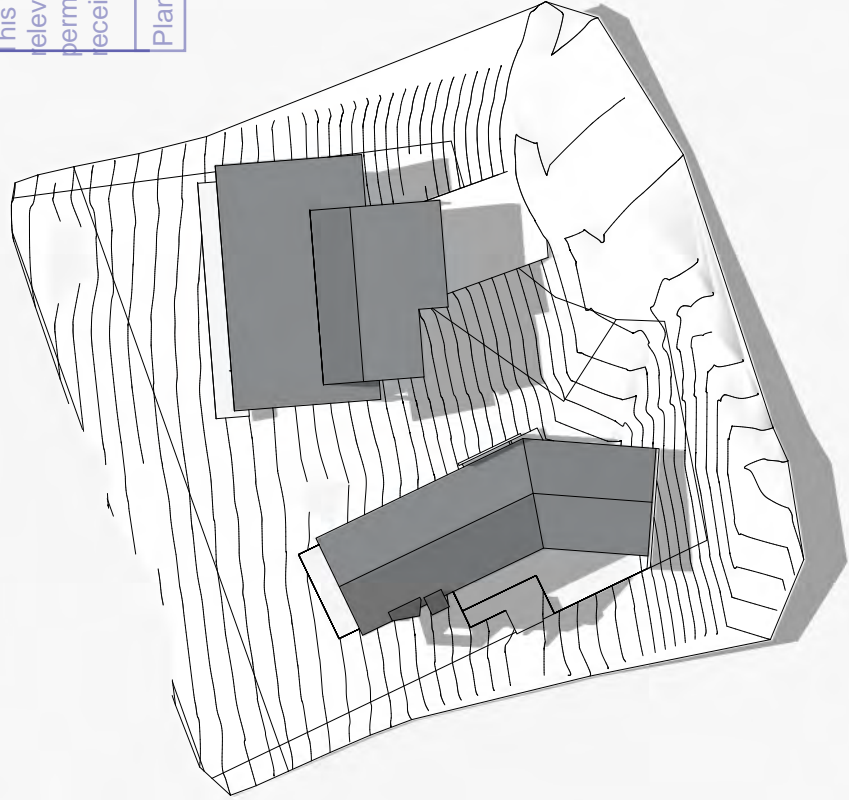
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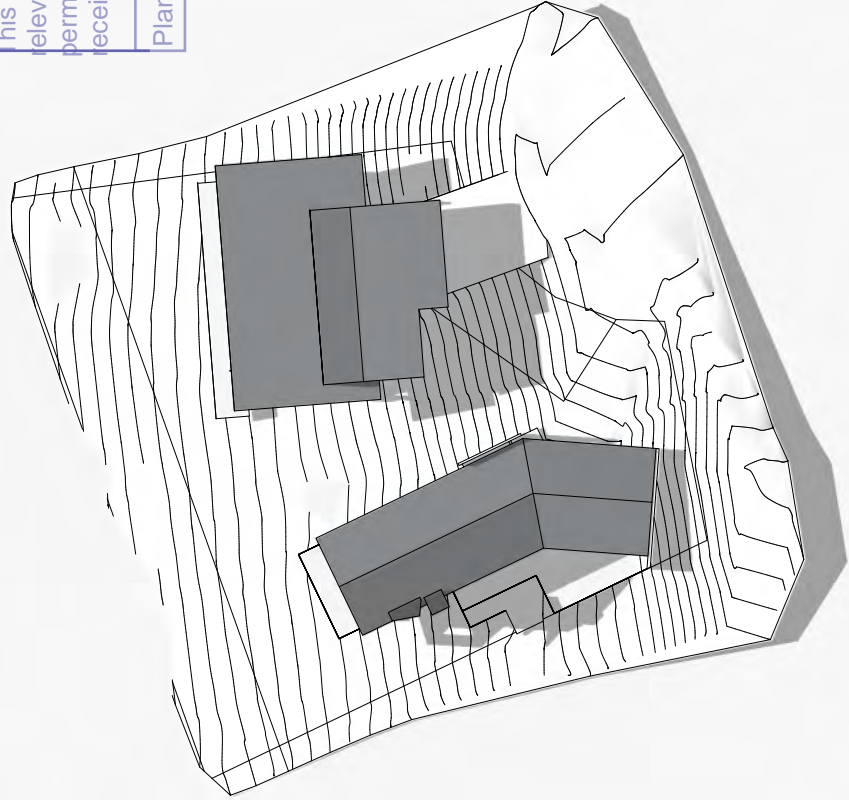
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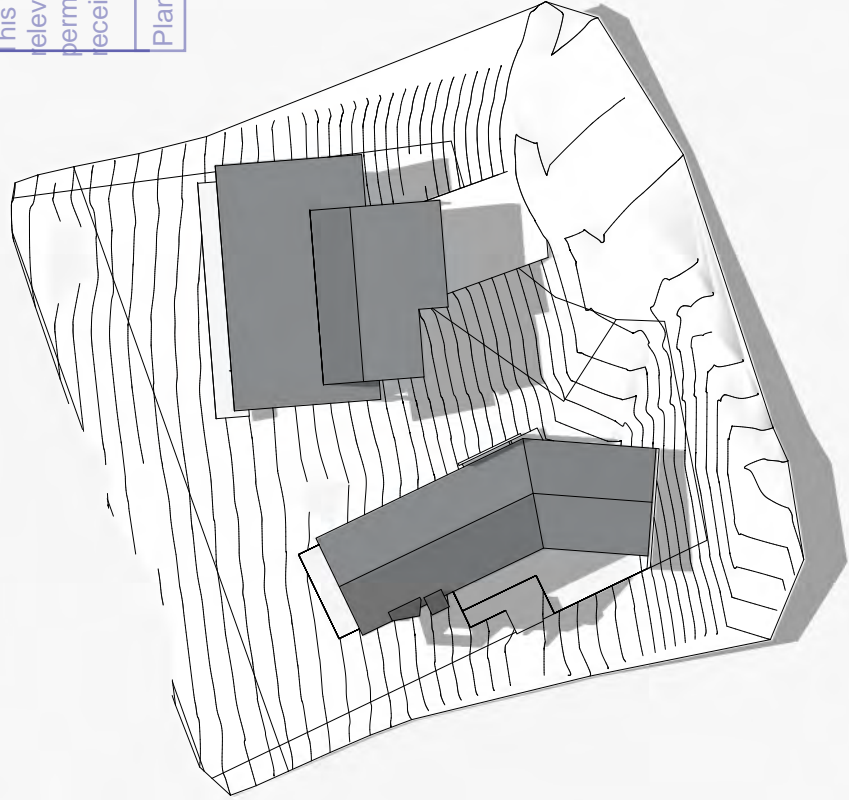
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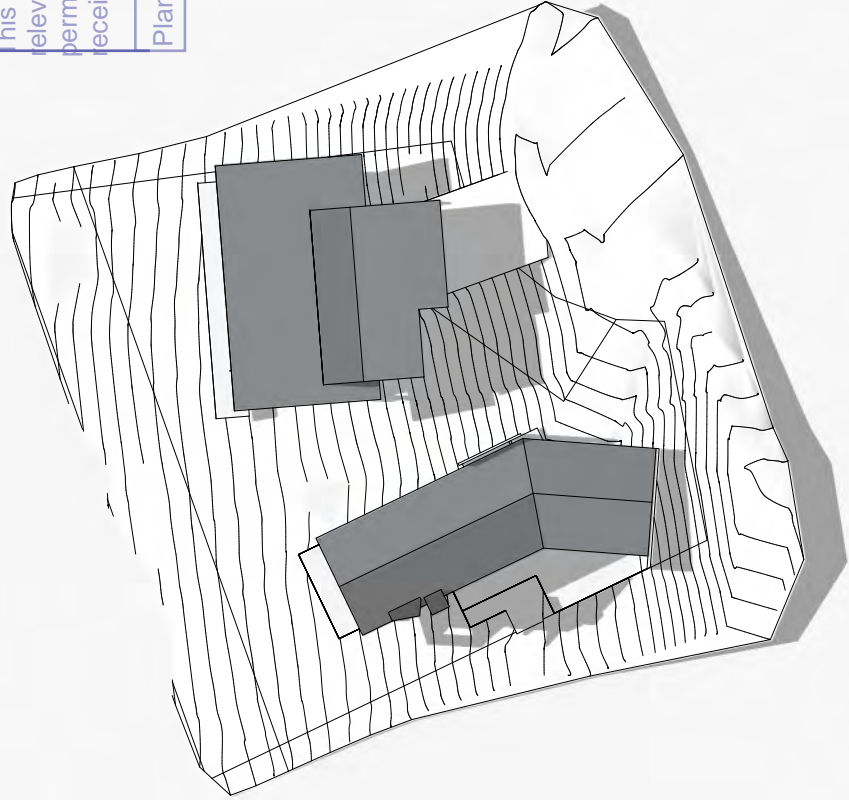
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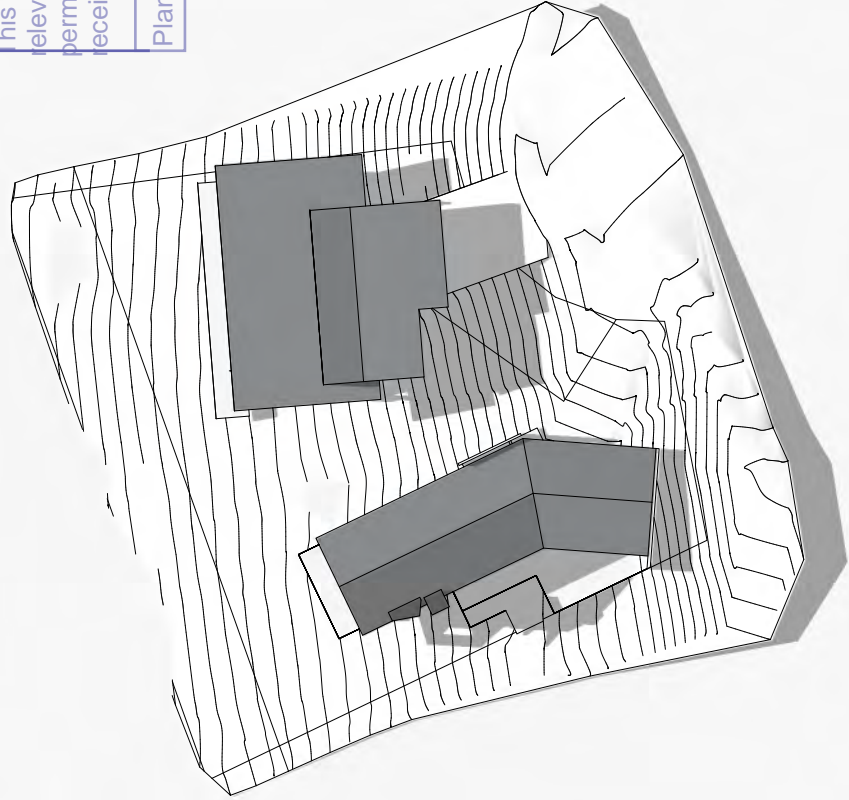
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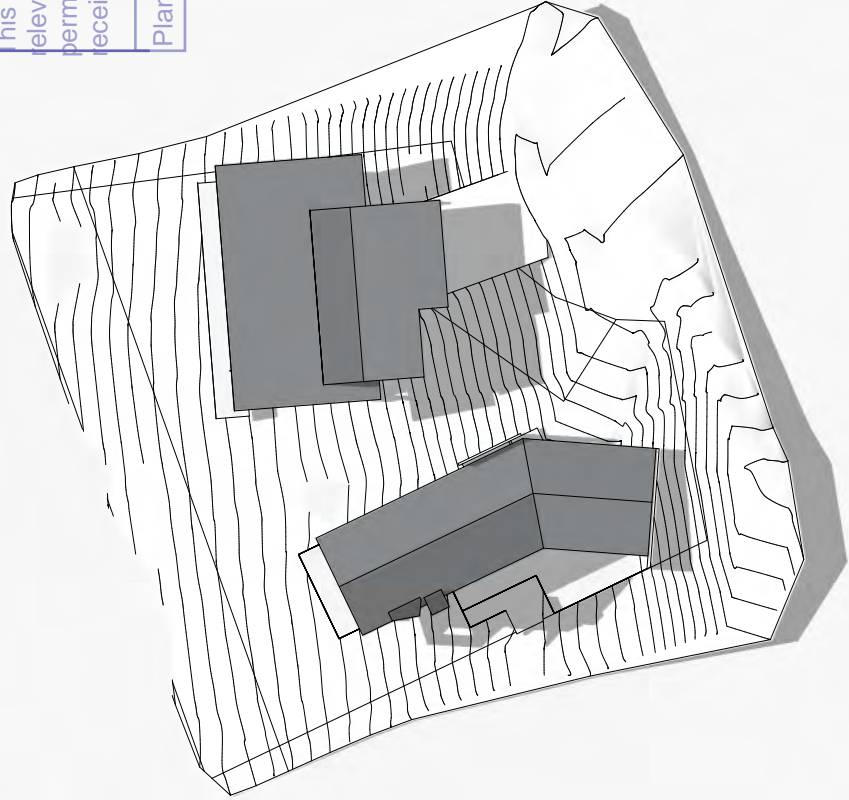
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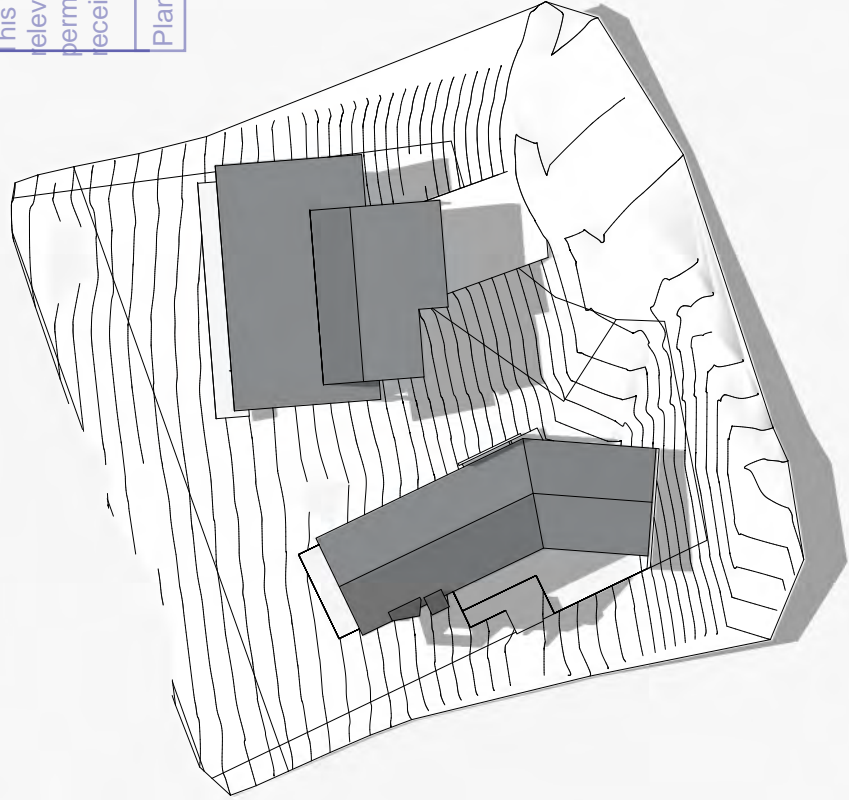
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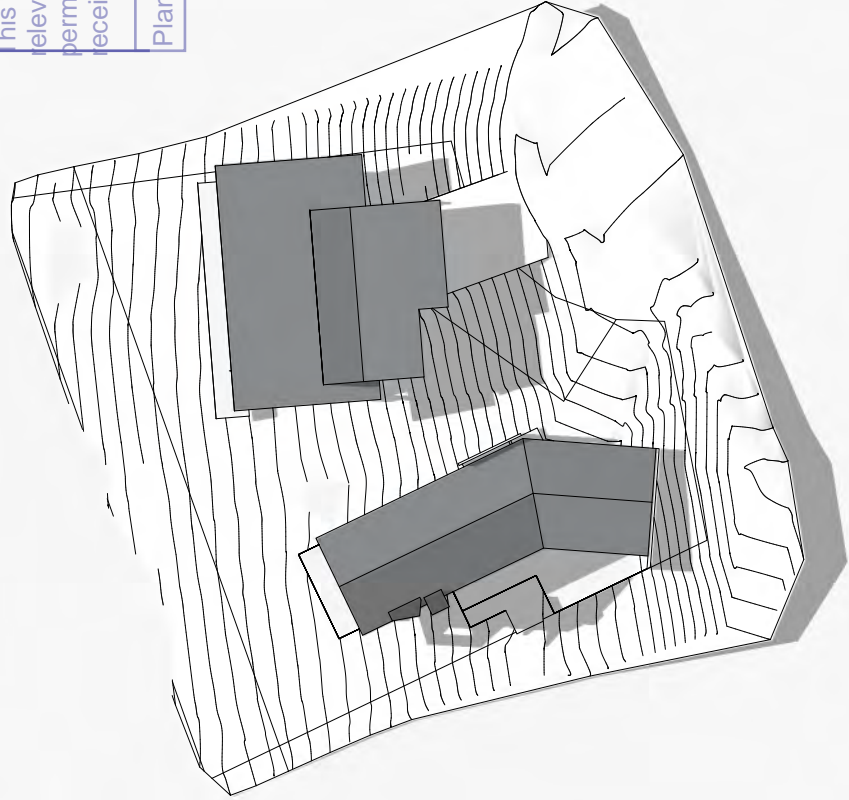
2 12 Noon - June 21st



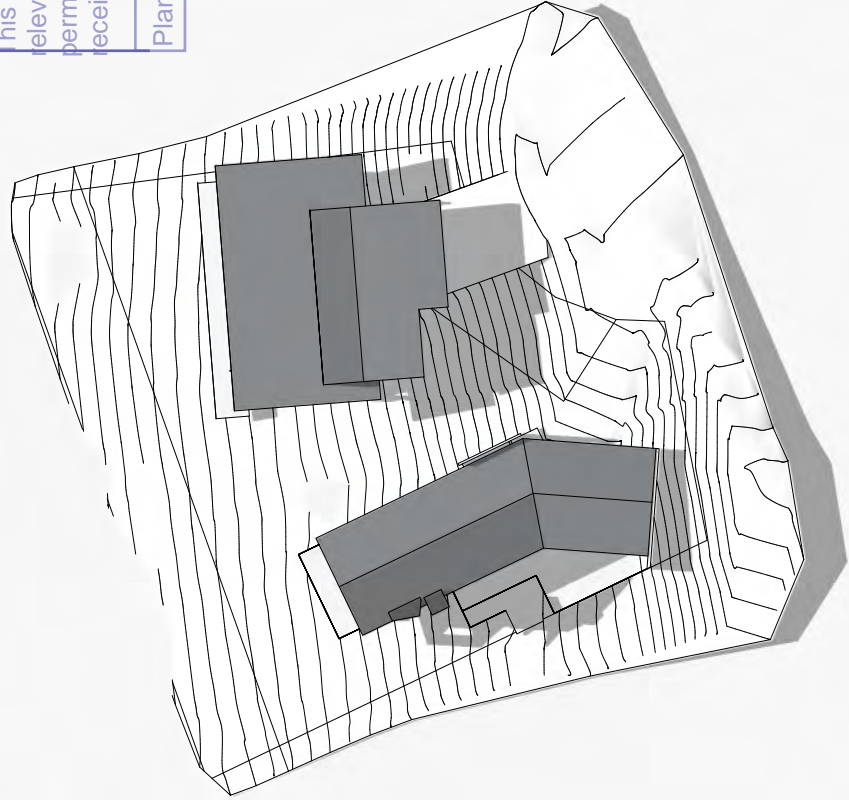
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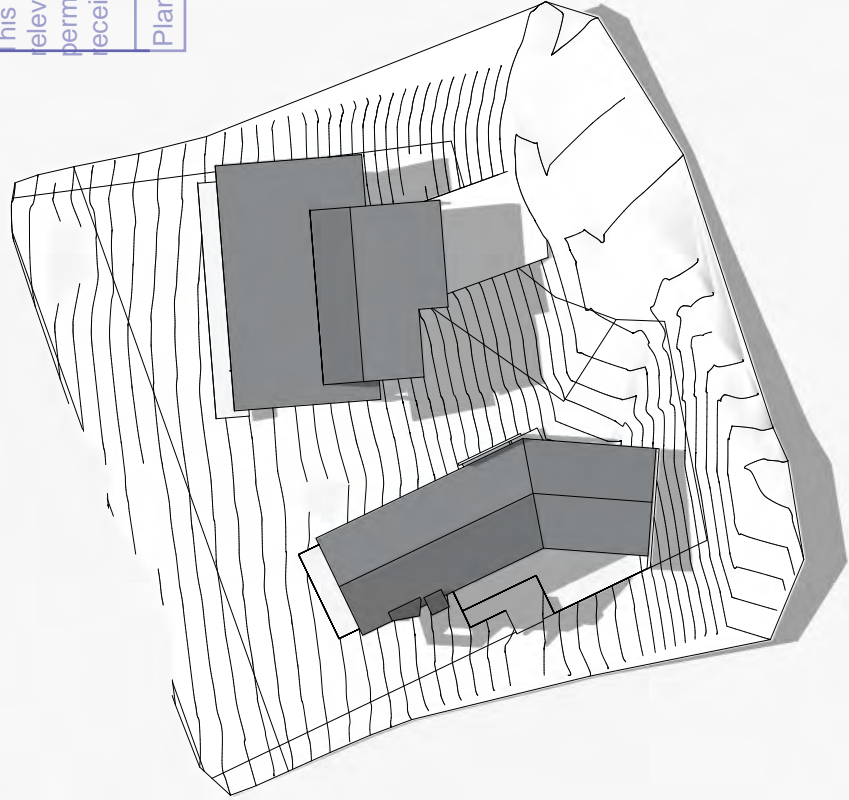
2 12 Noon - June 21st



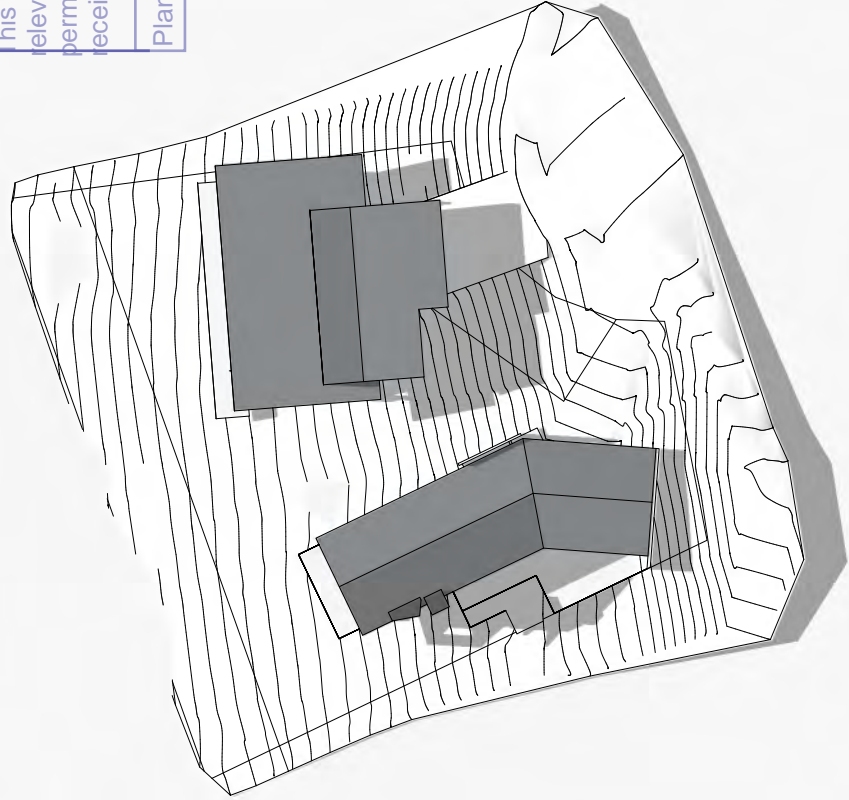
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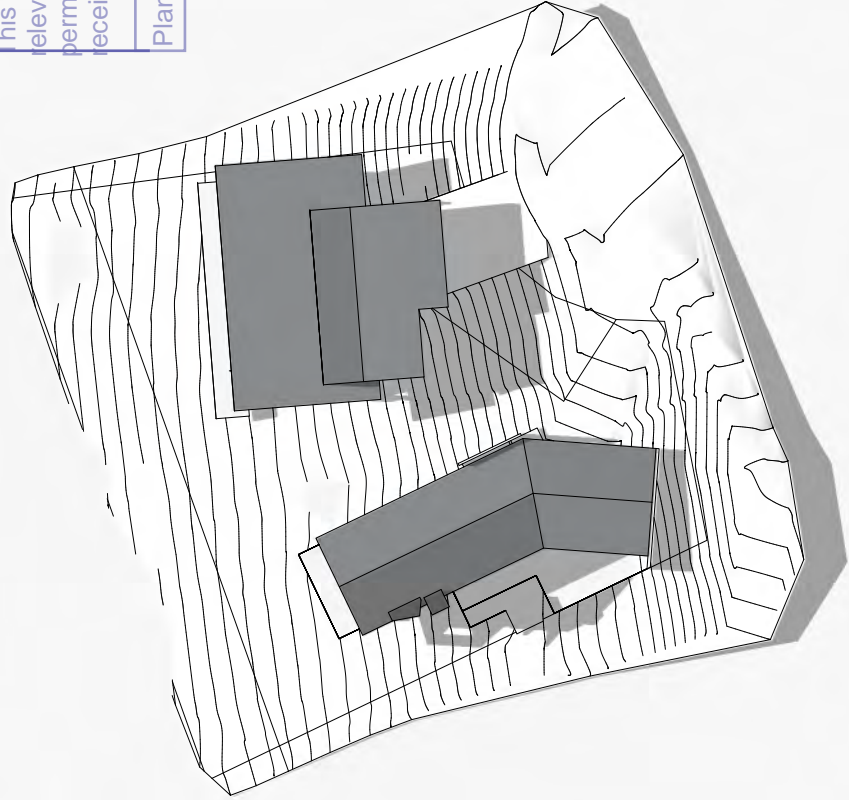
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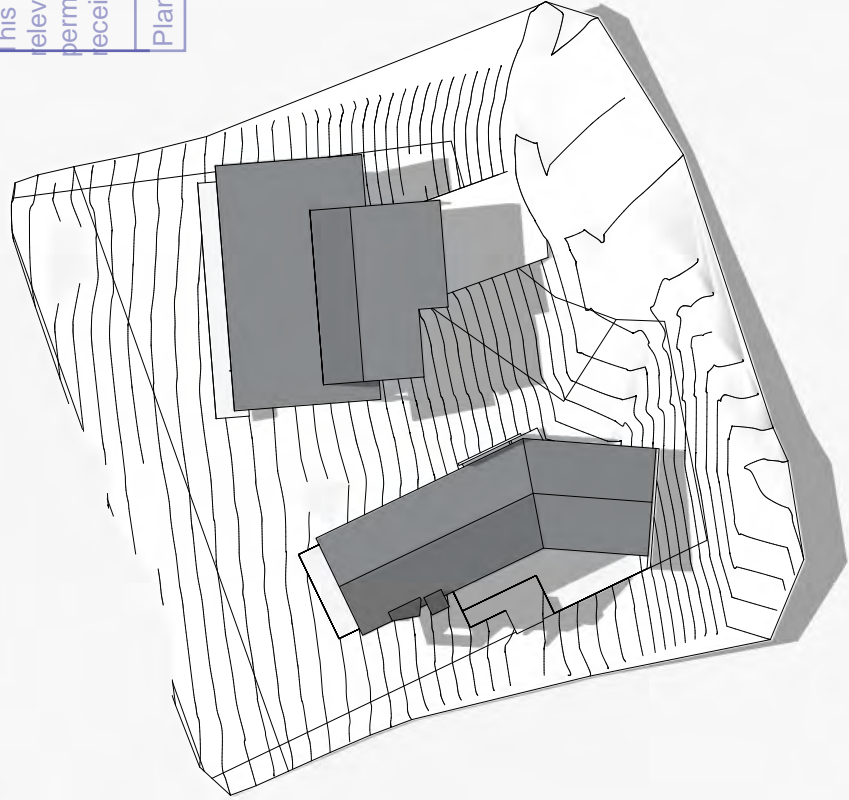
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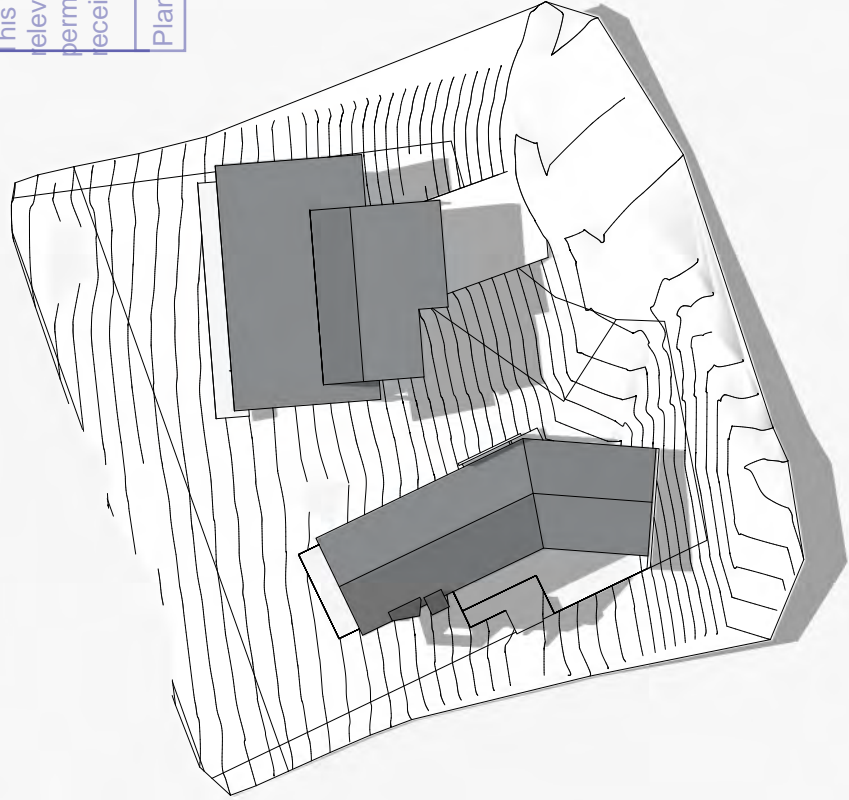
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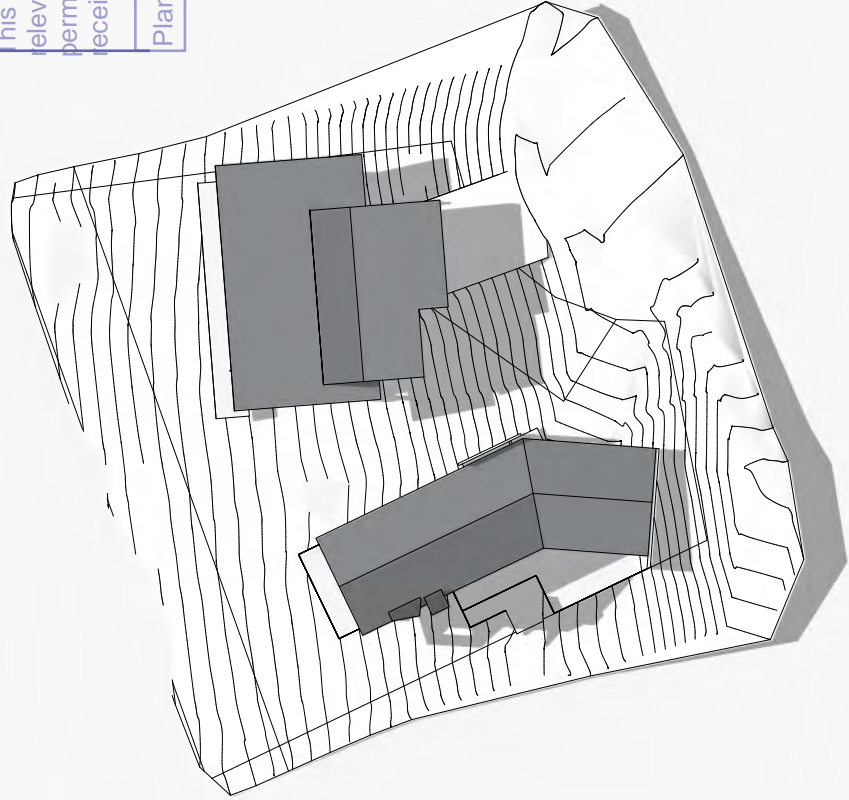
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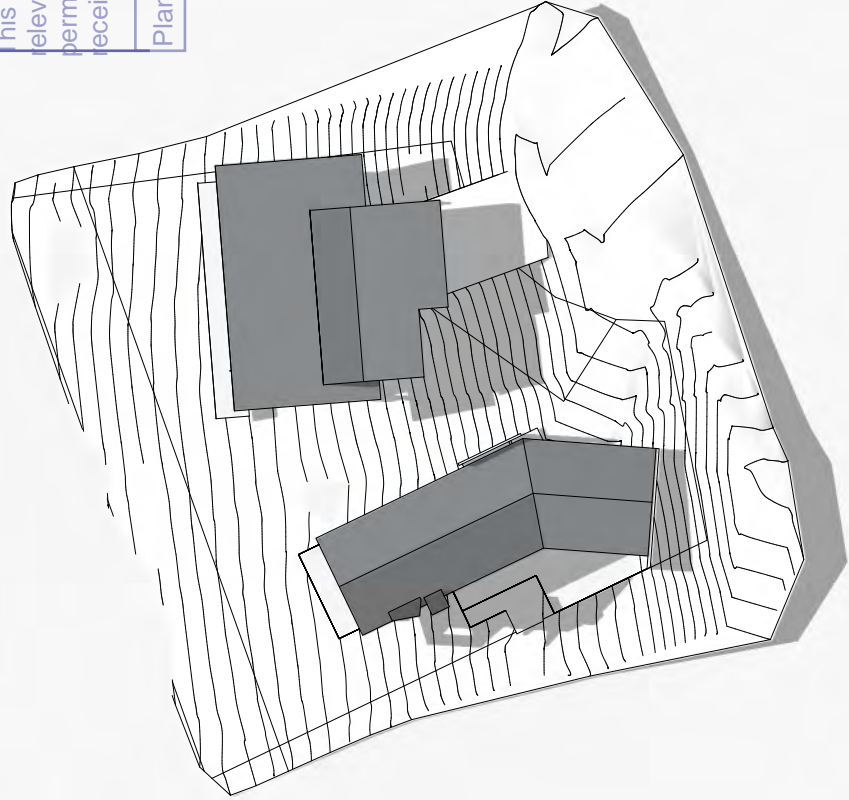
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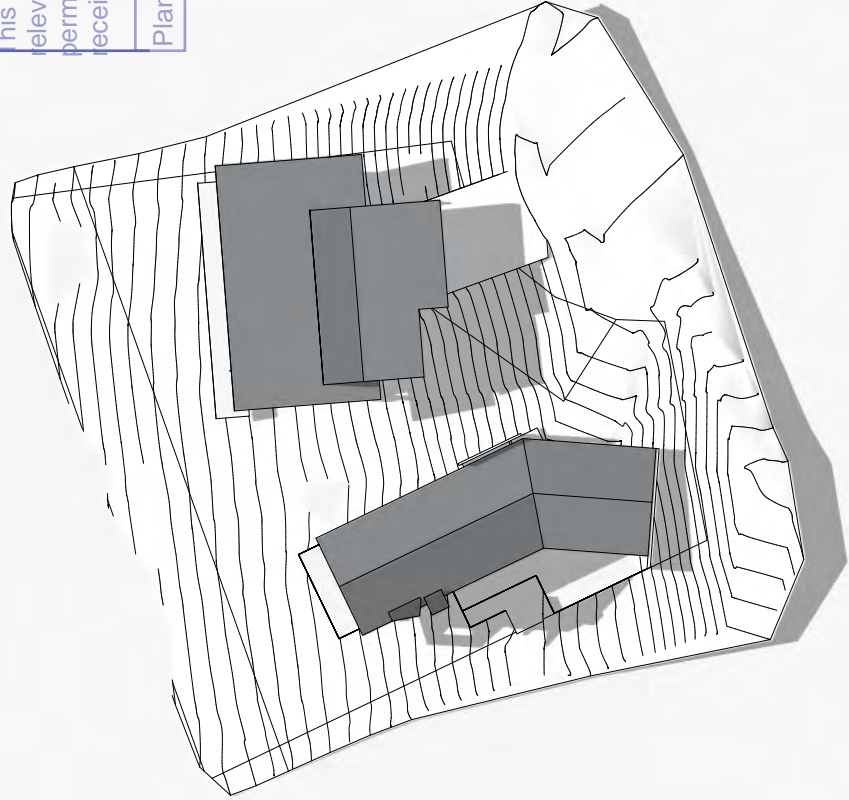
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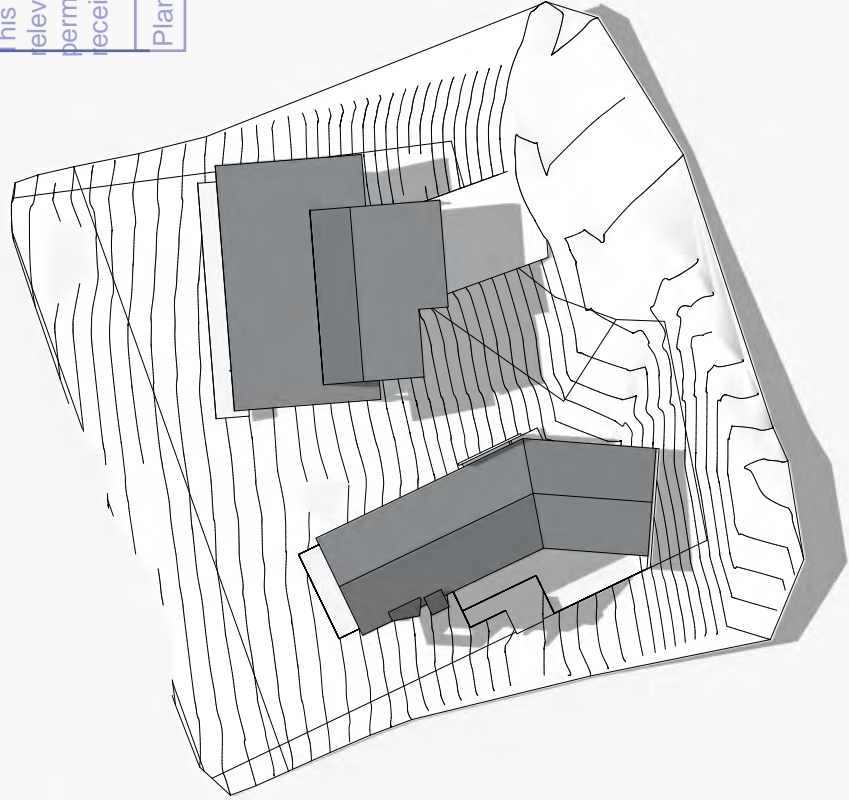
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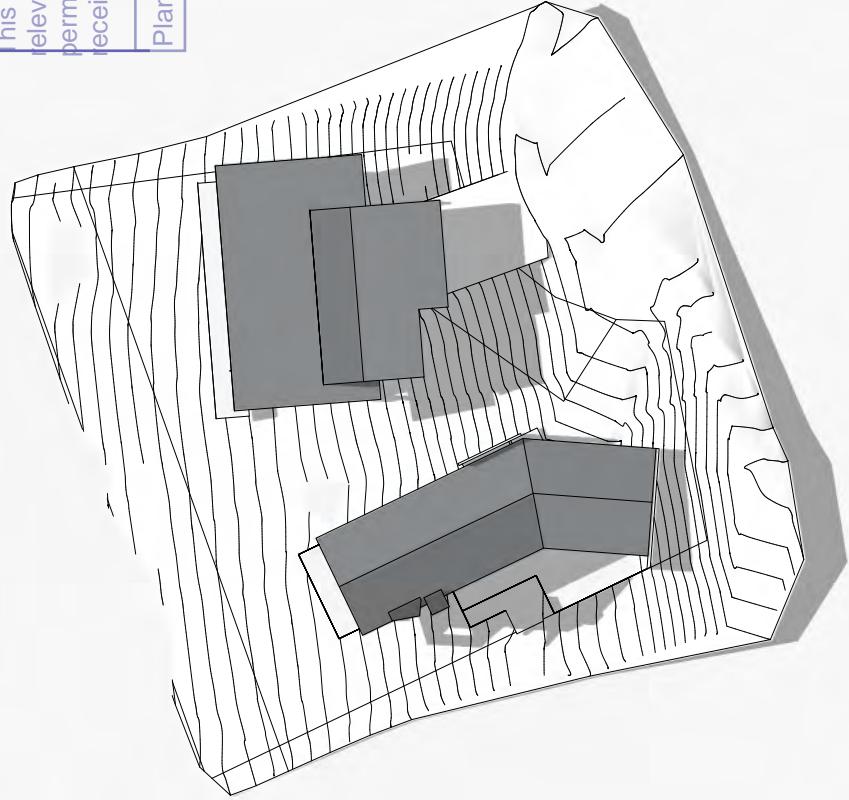
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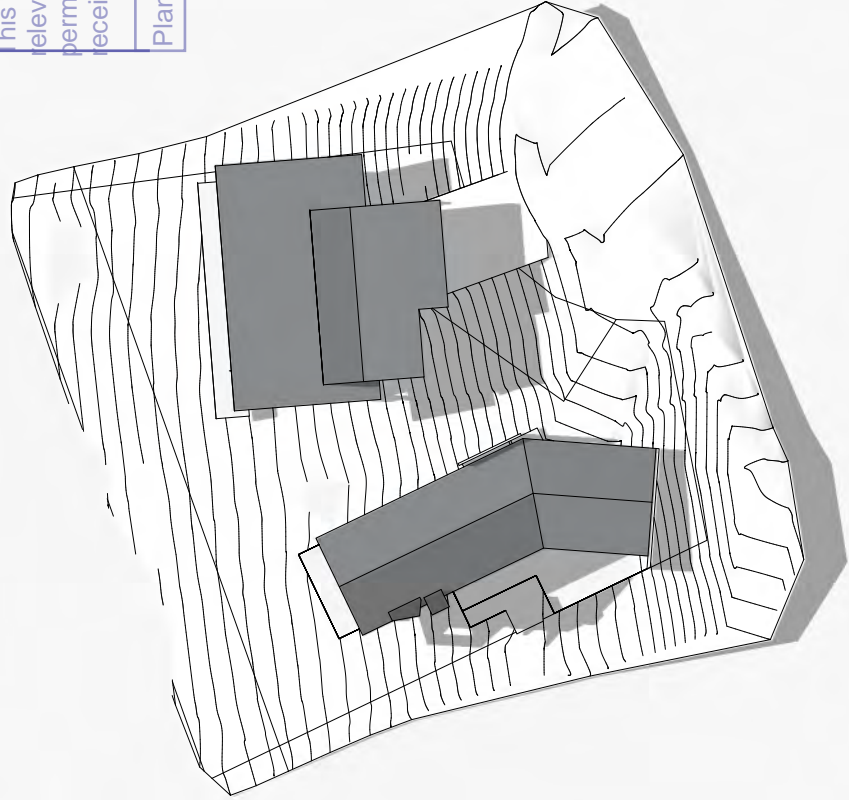
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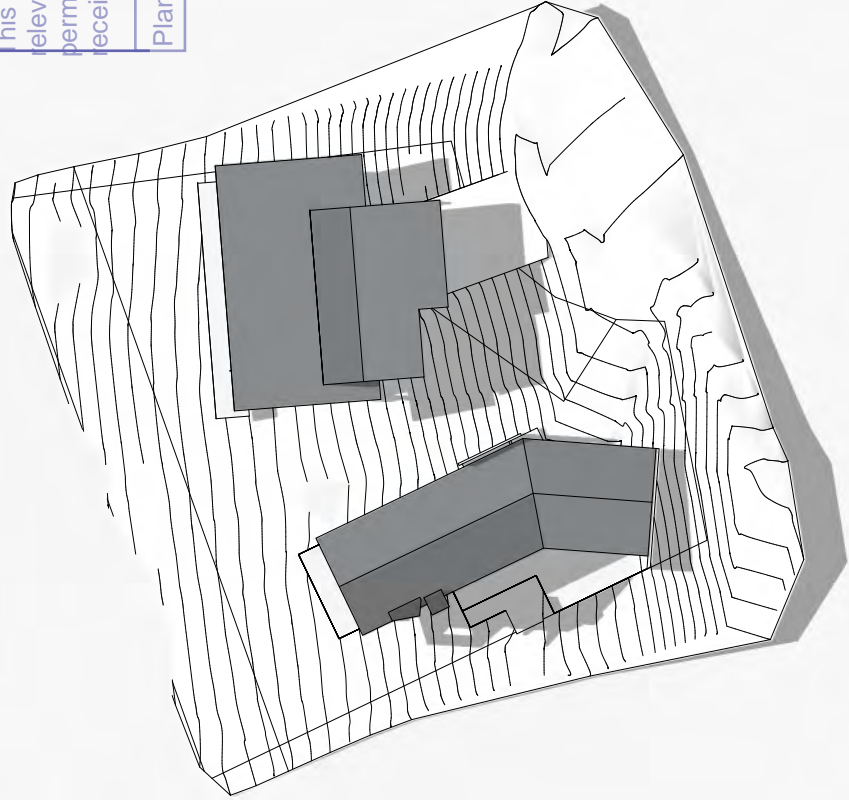
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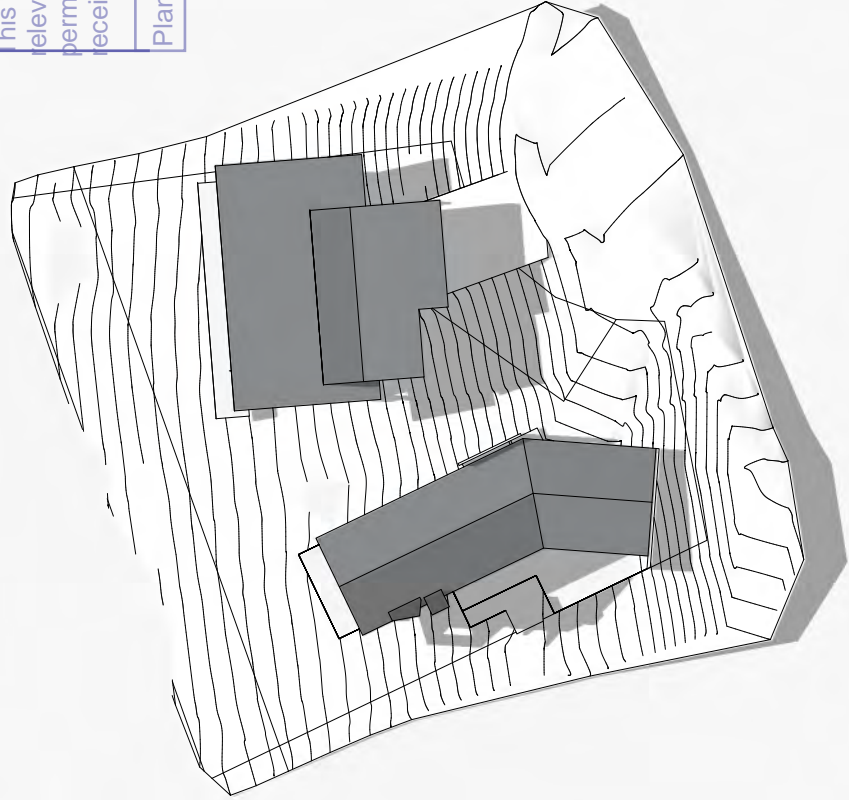
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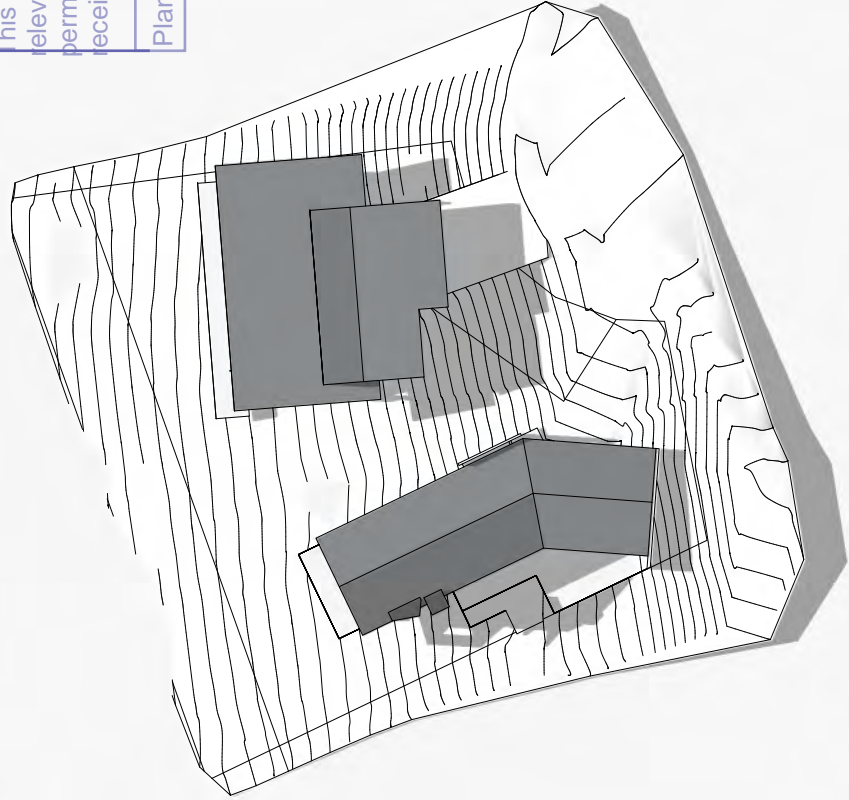
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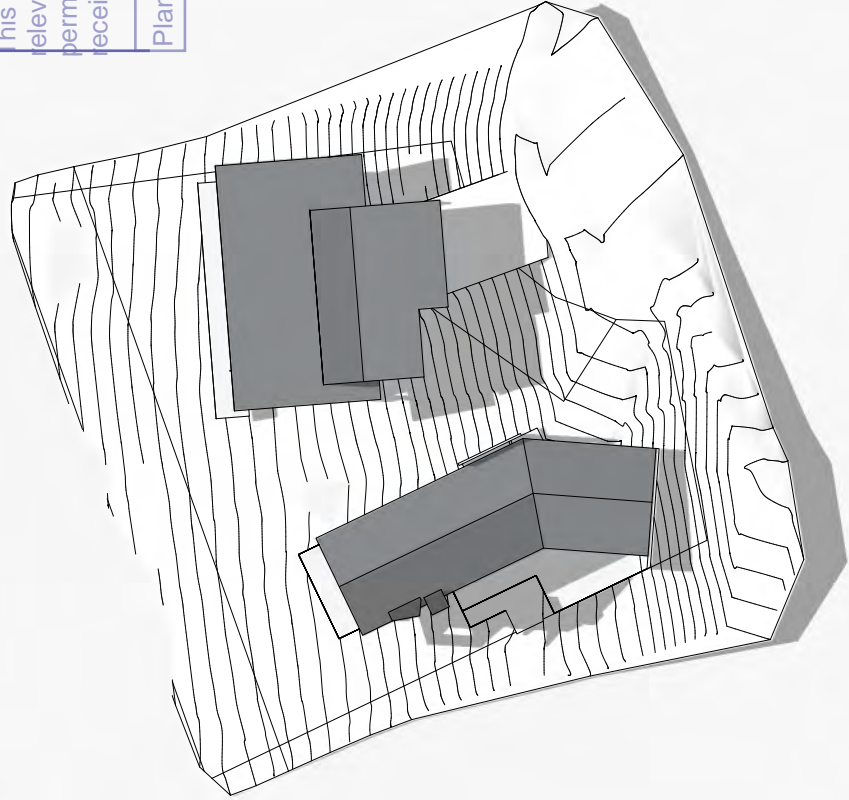
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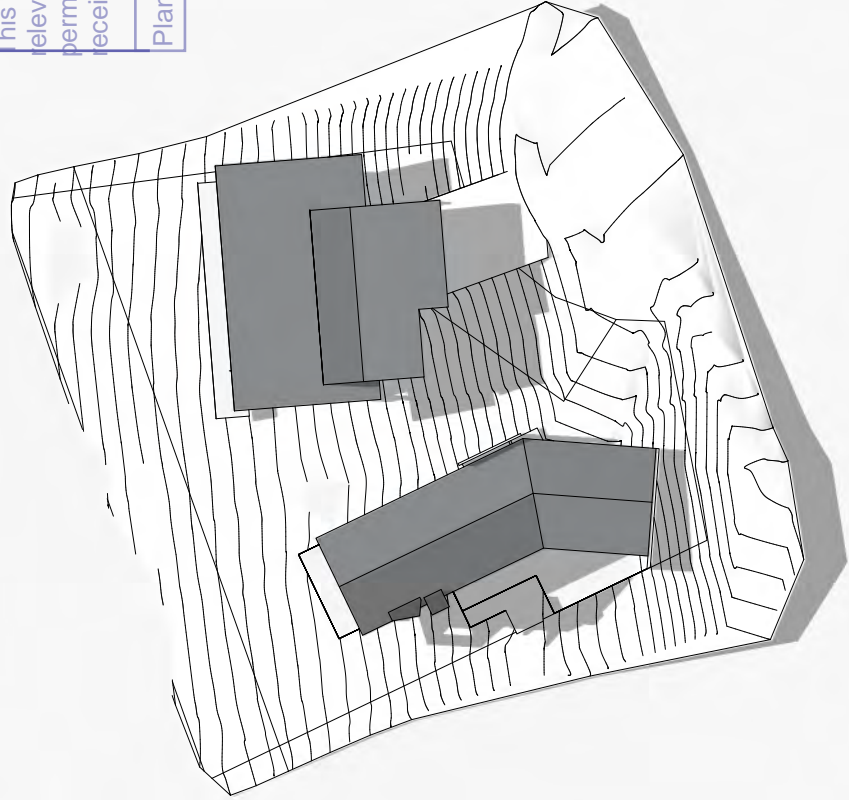
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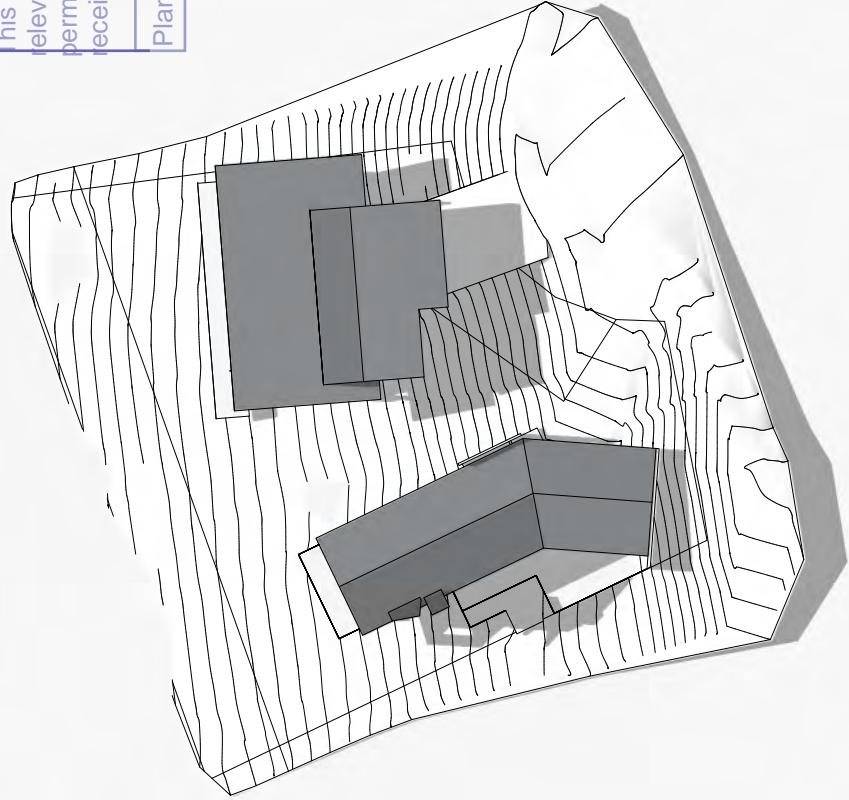
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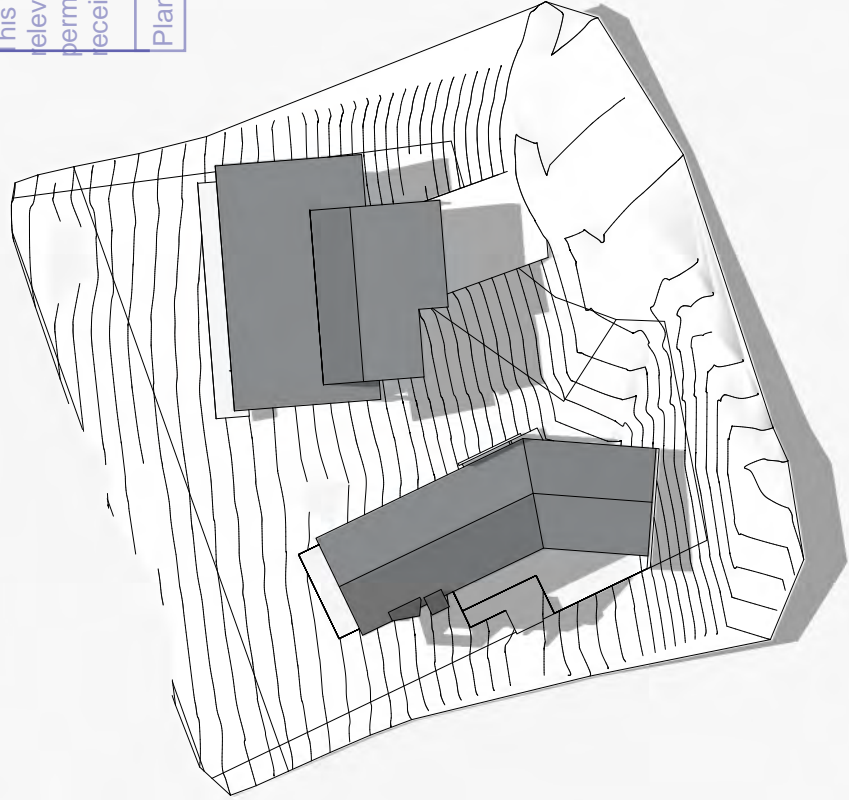
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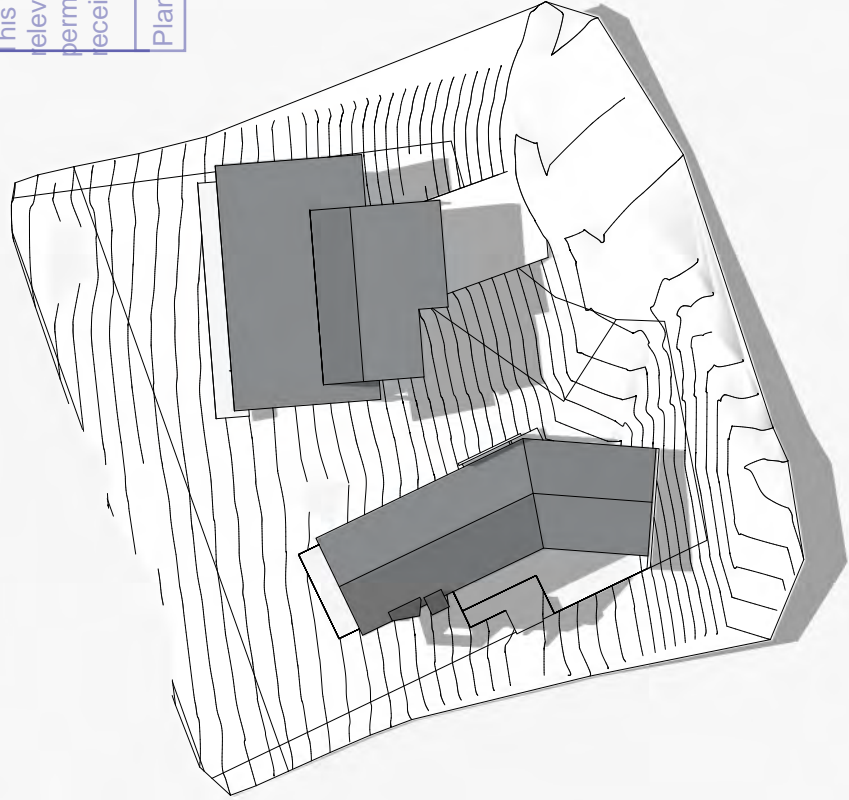
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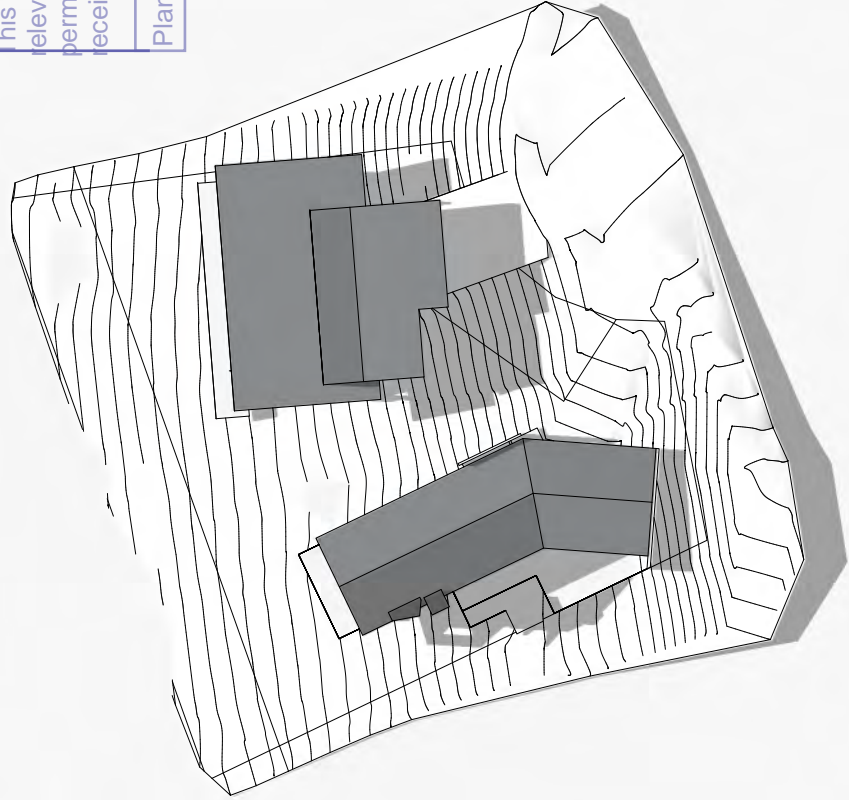
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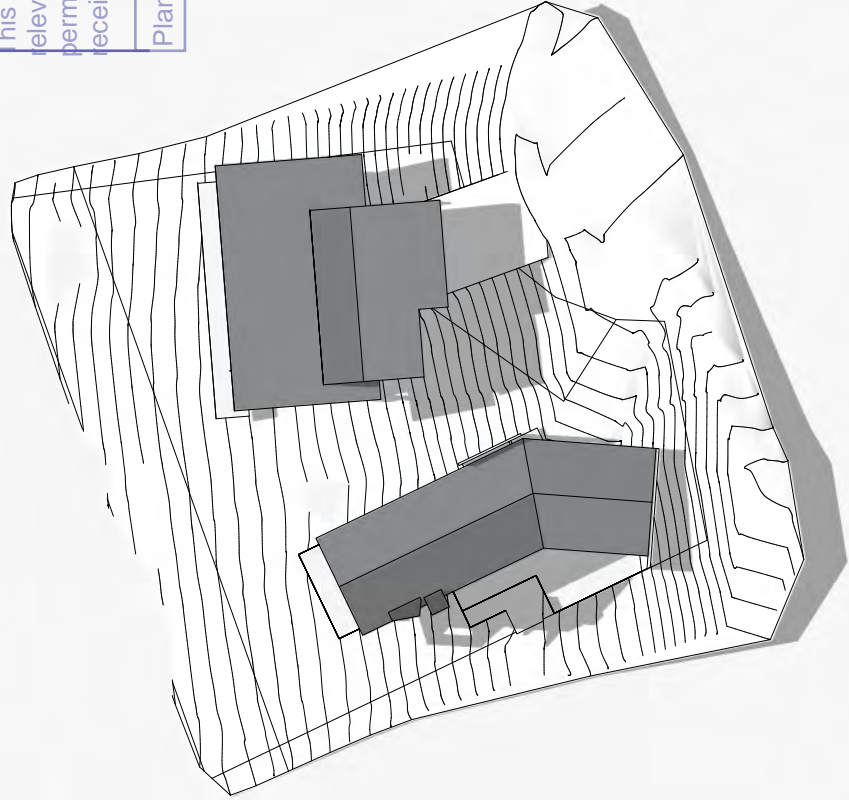
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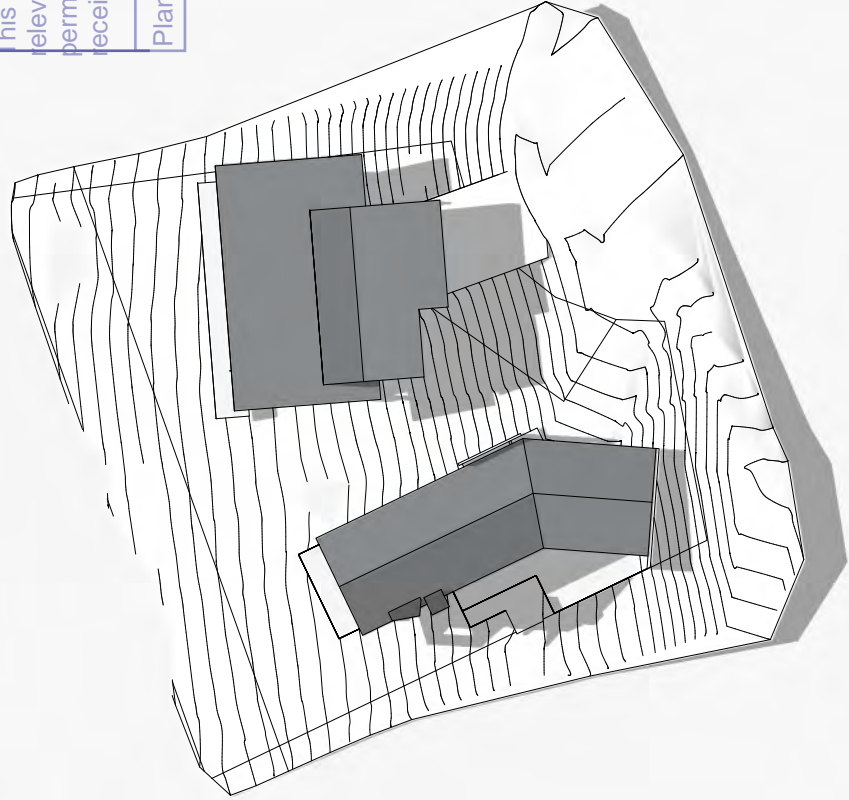
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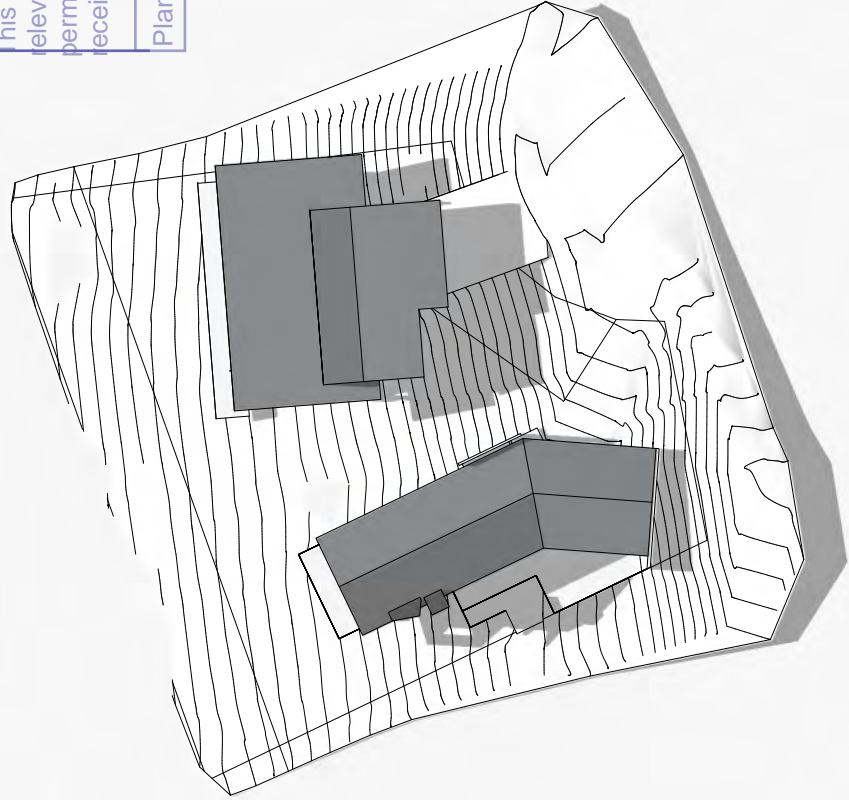
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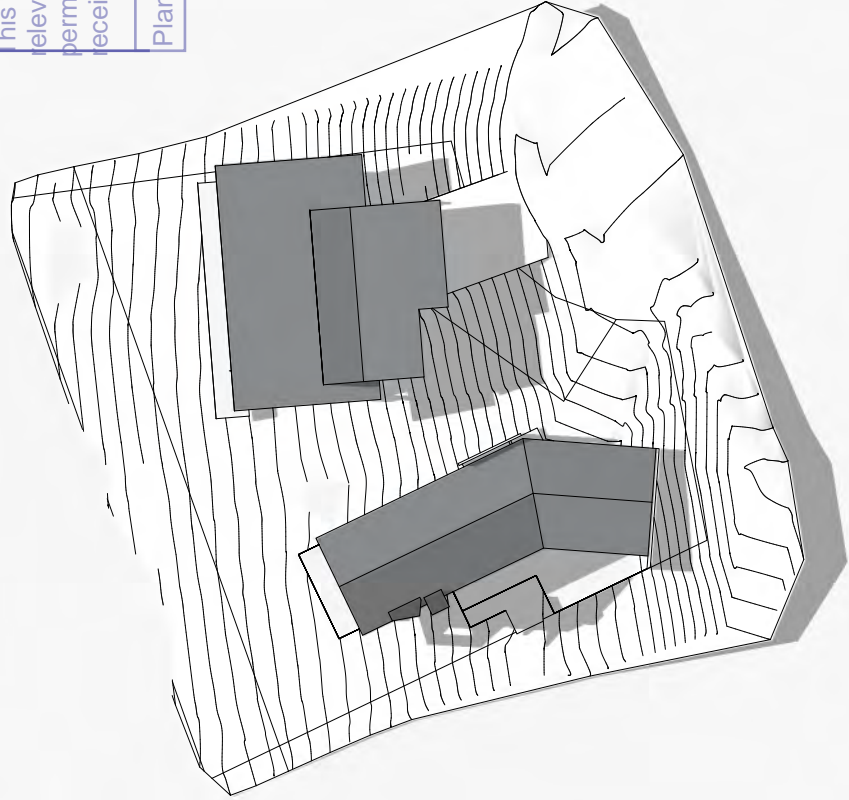
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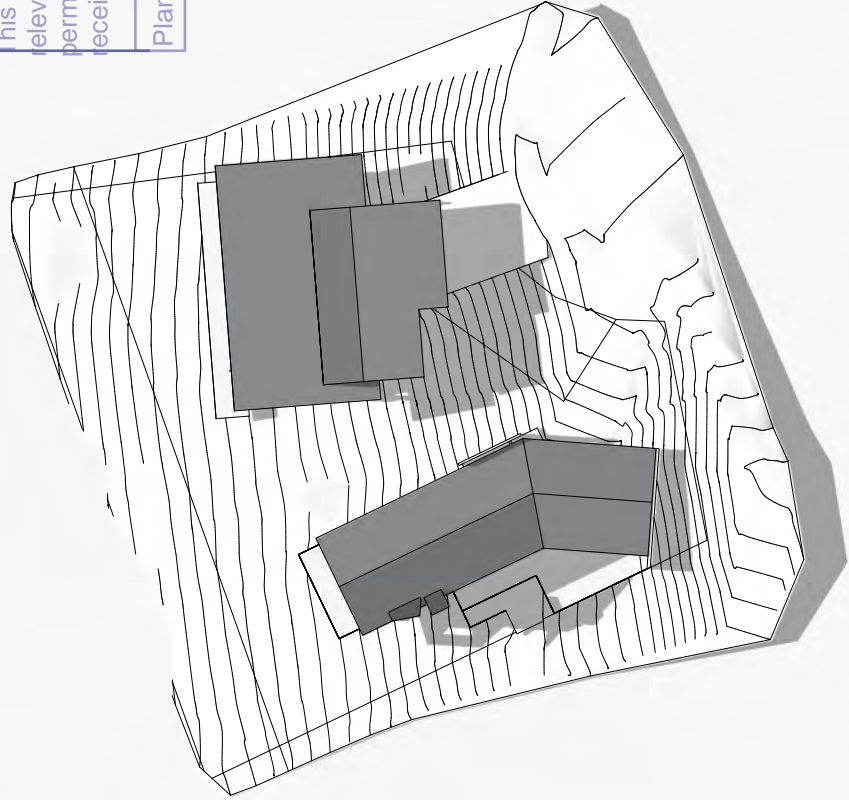
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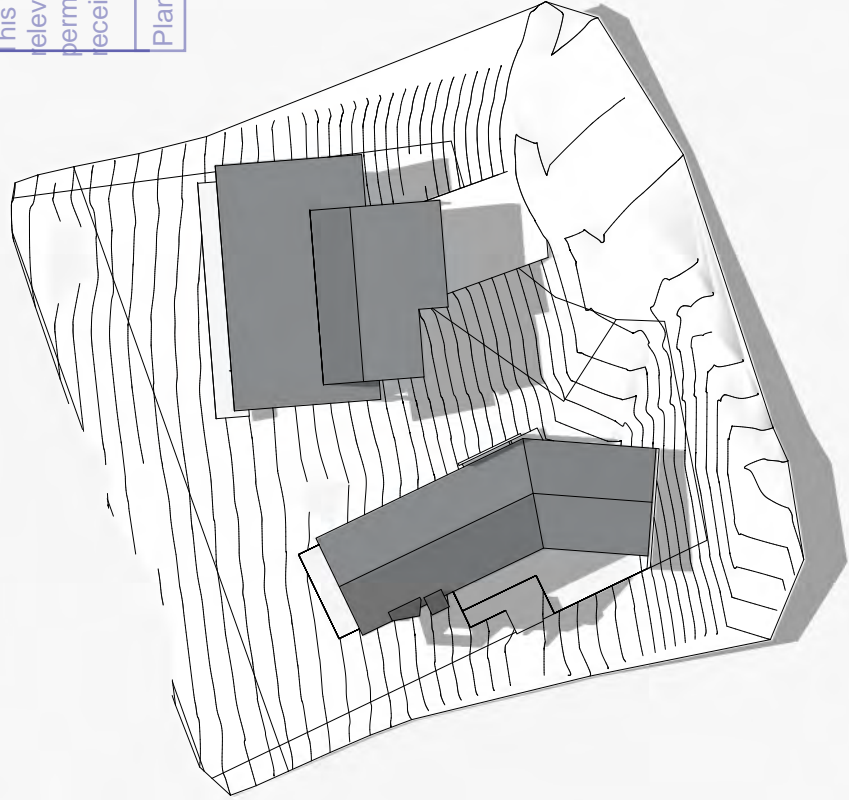
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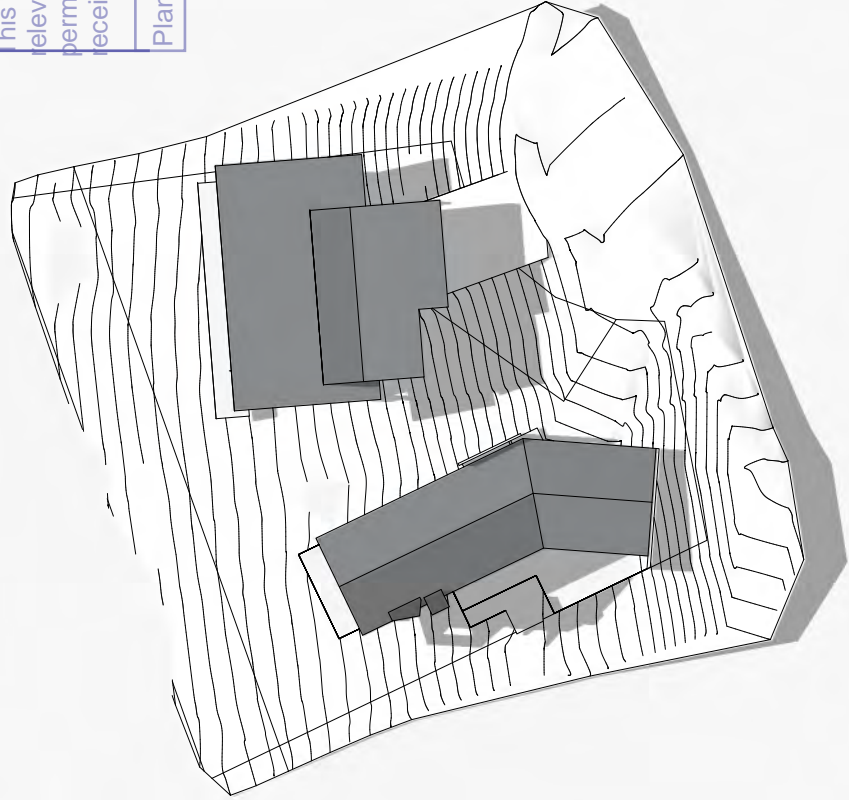
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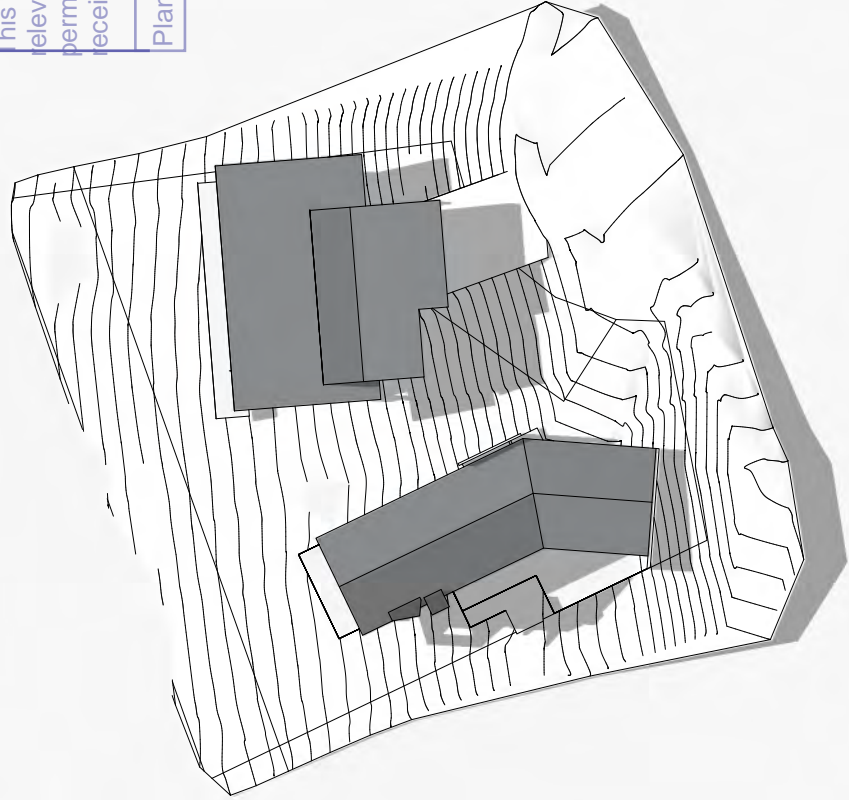
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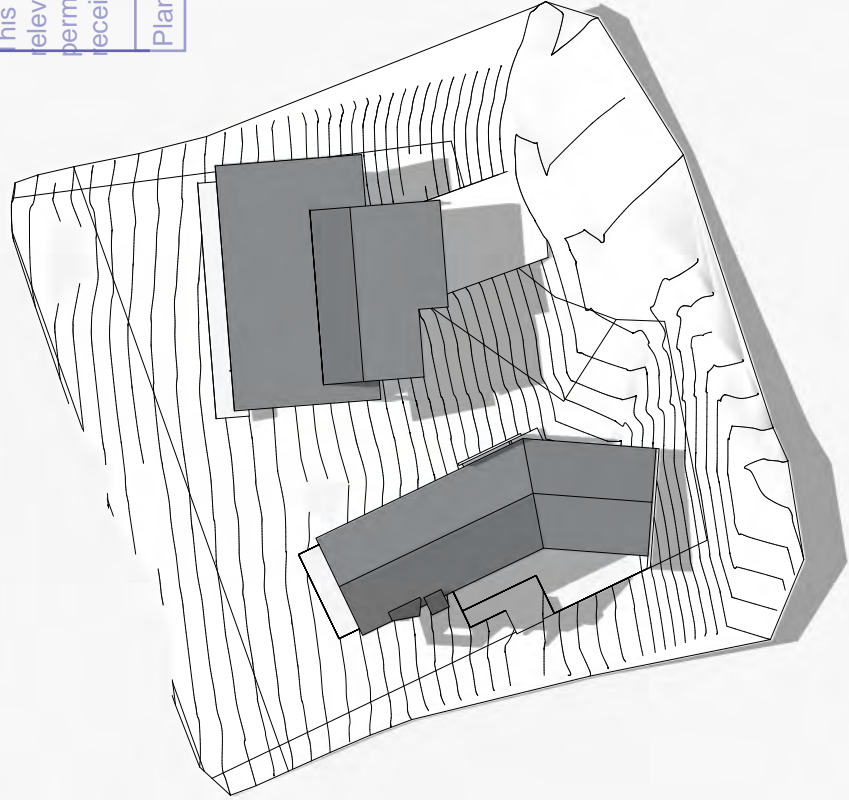
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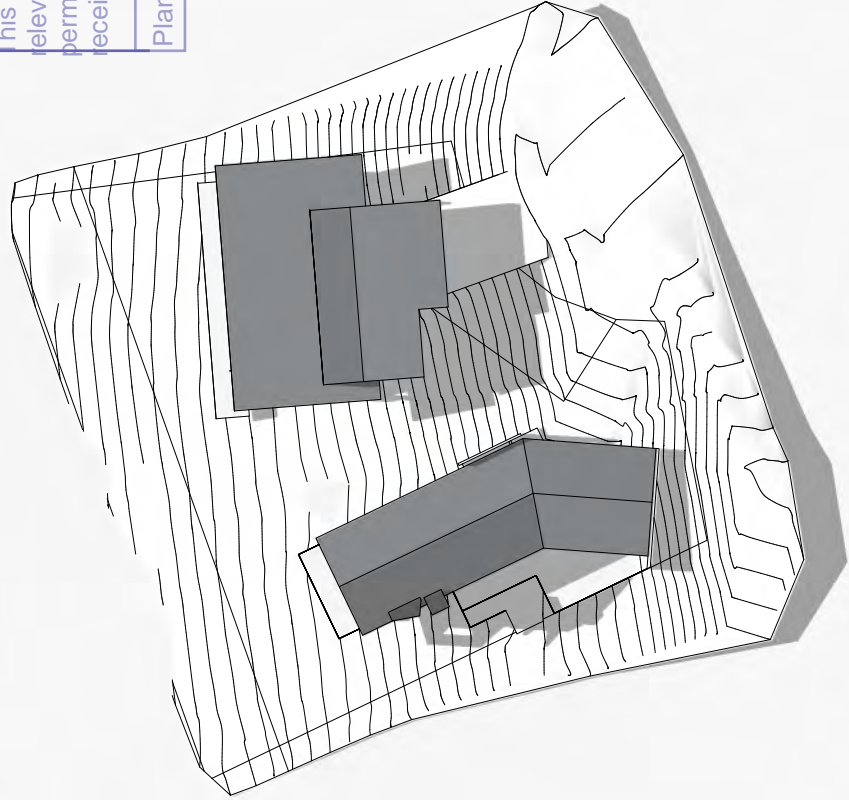
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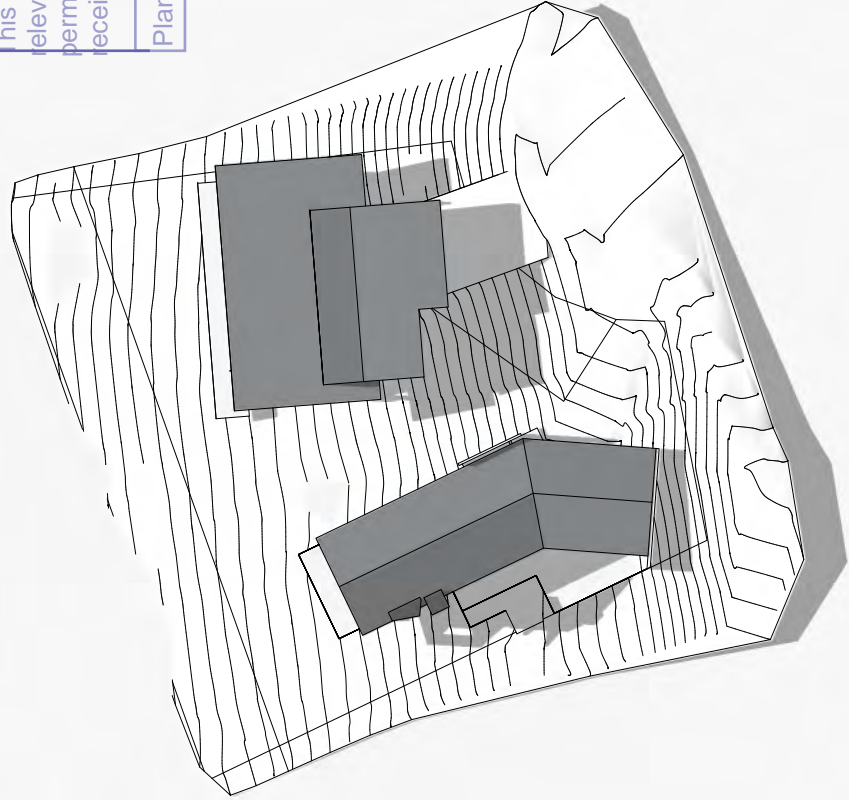
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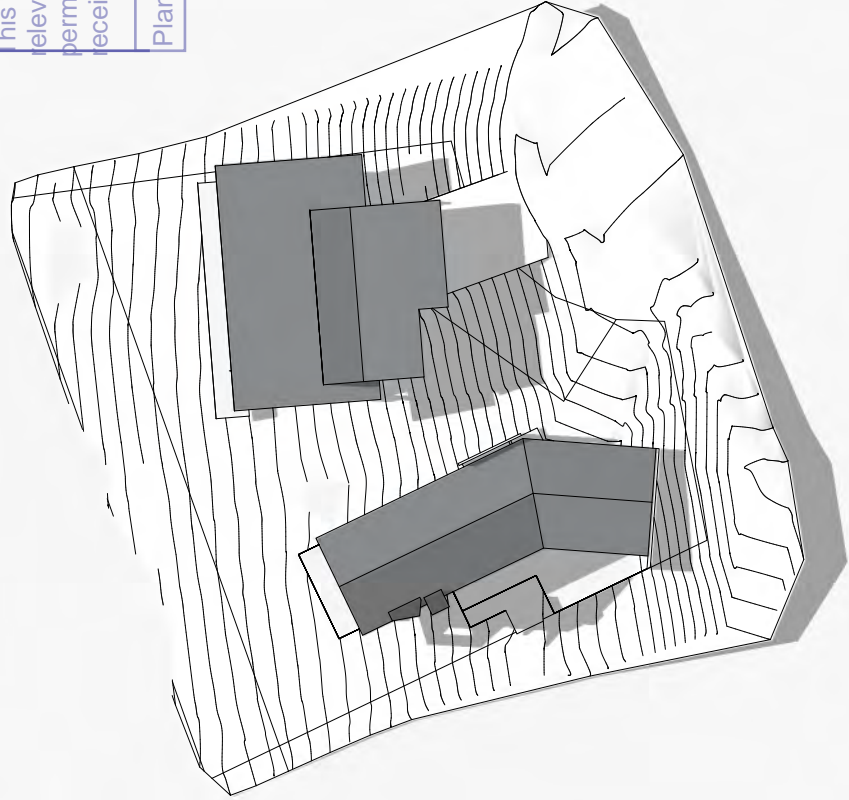
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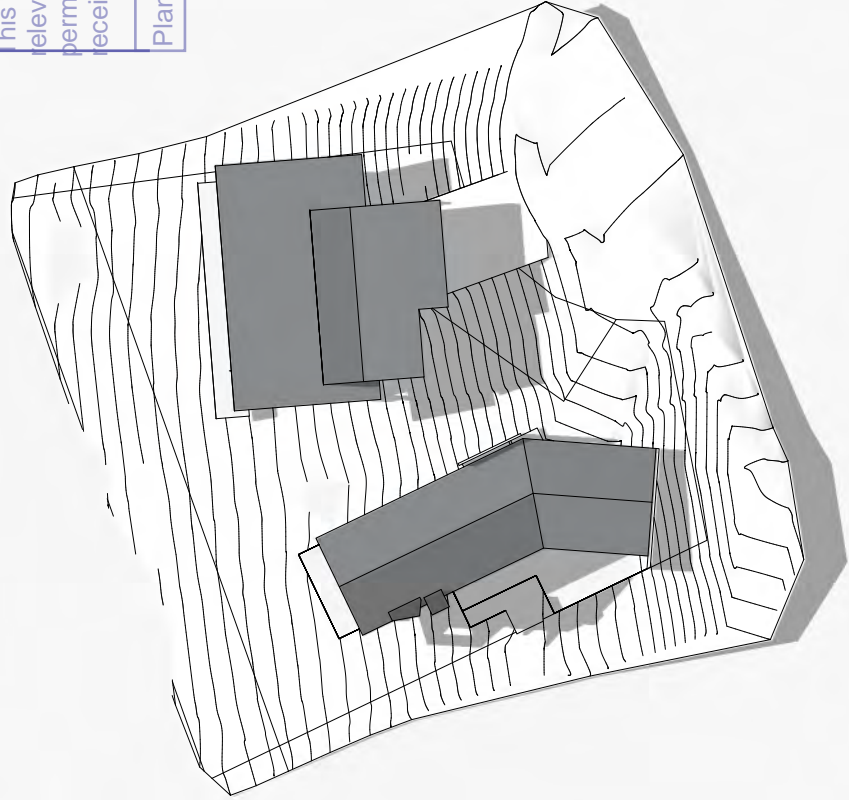
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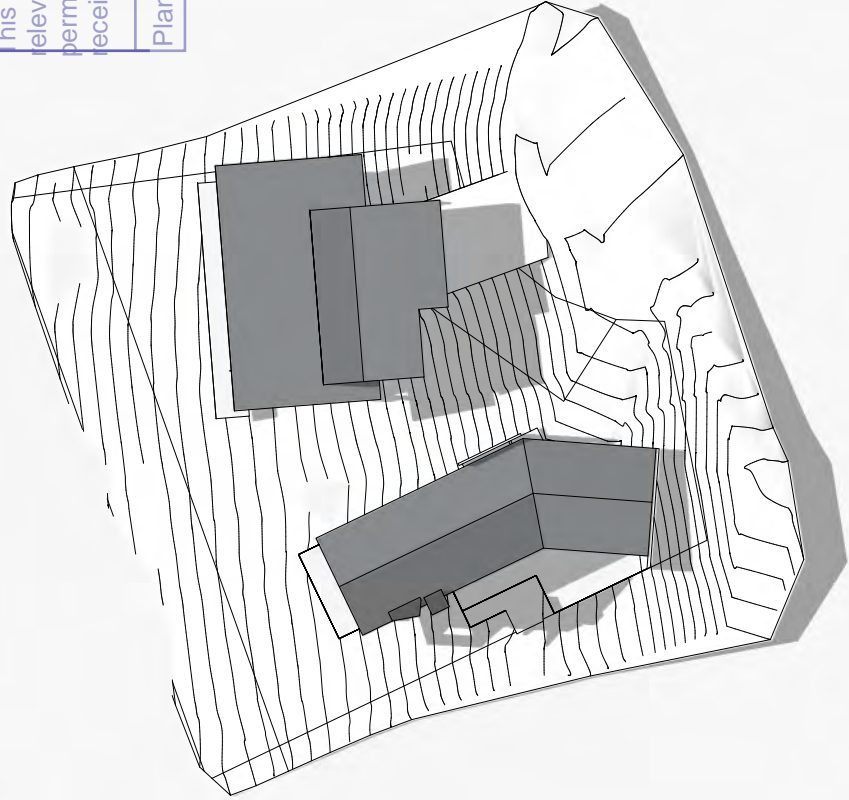
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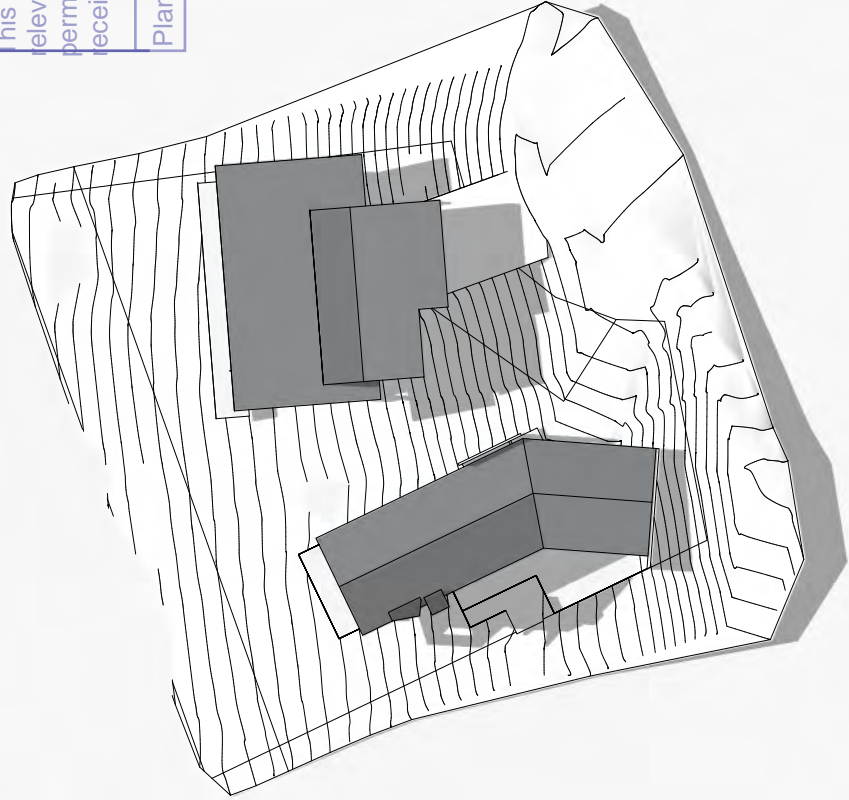
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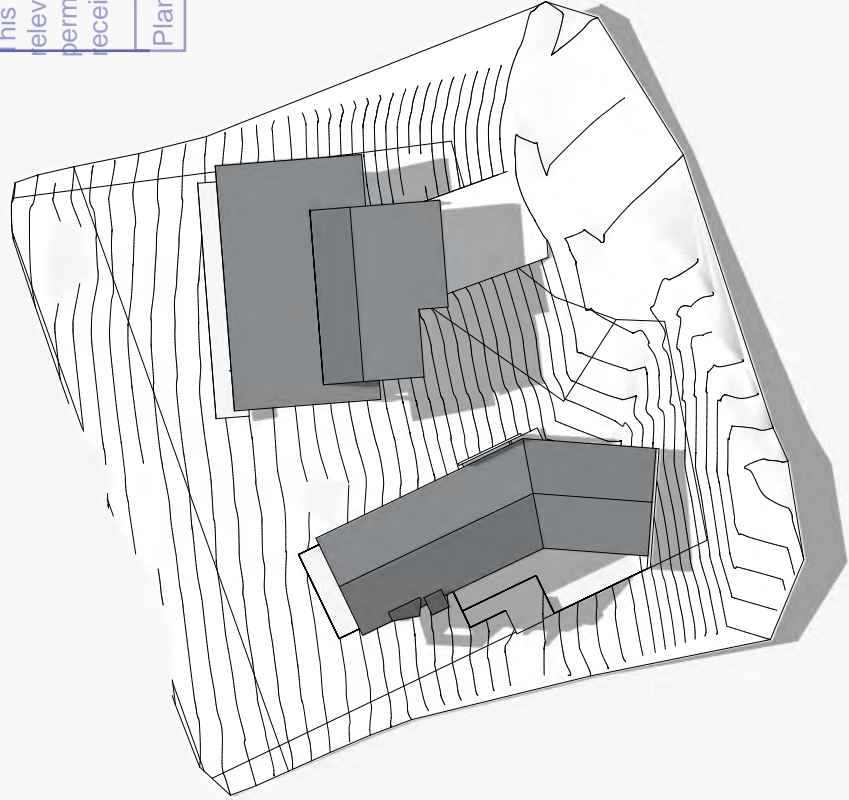
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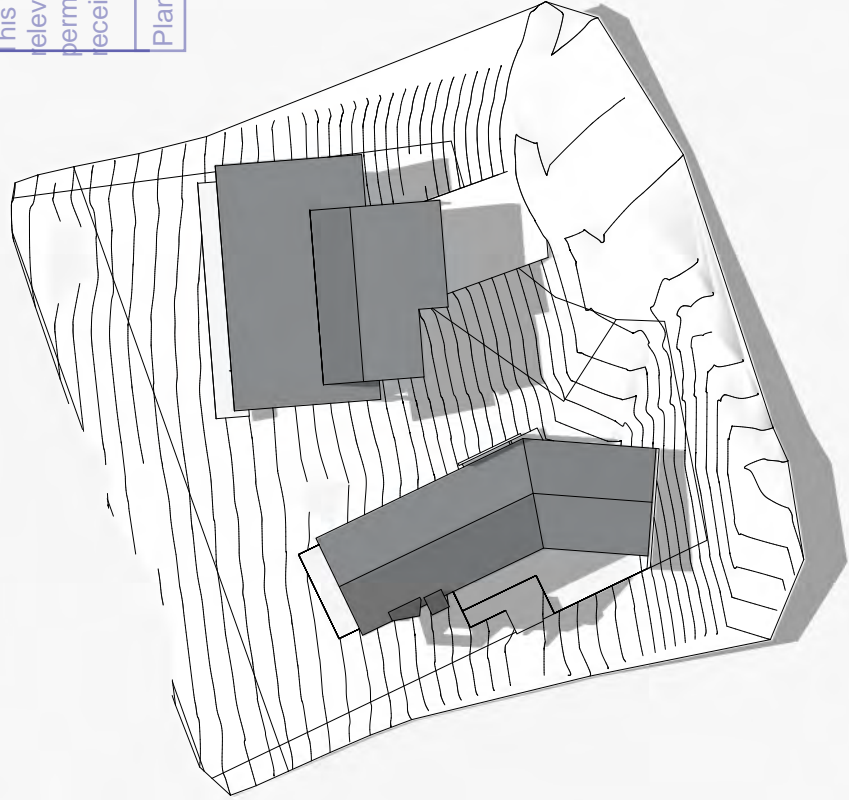
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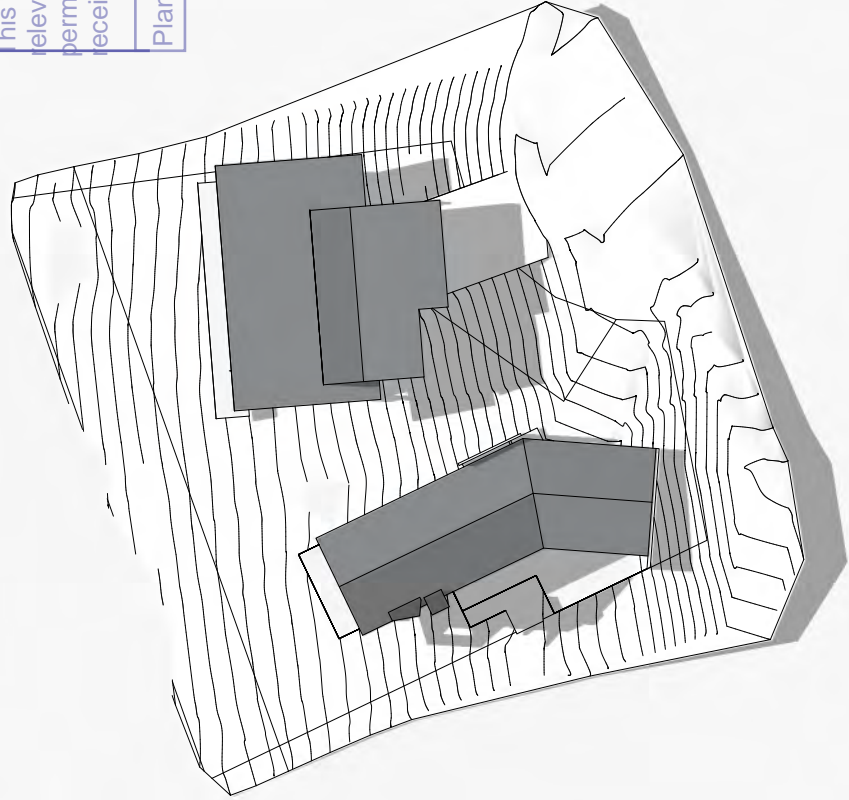
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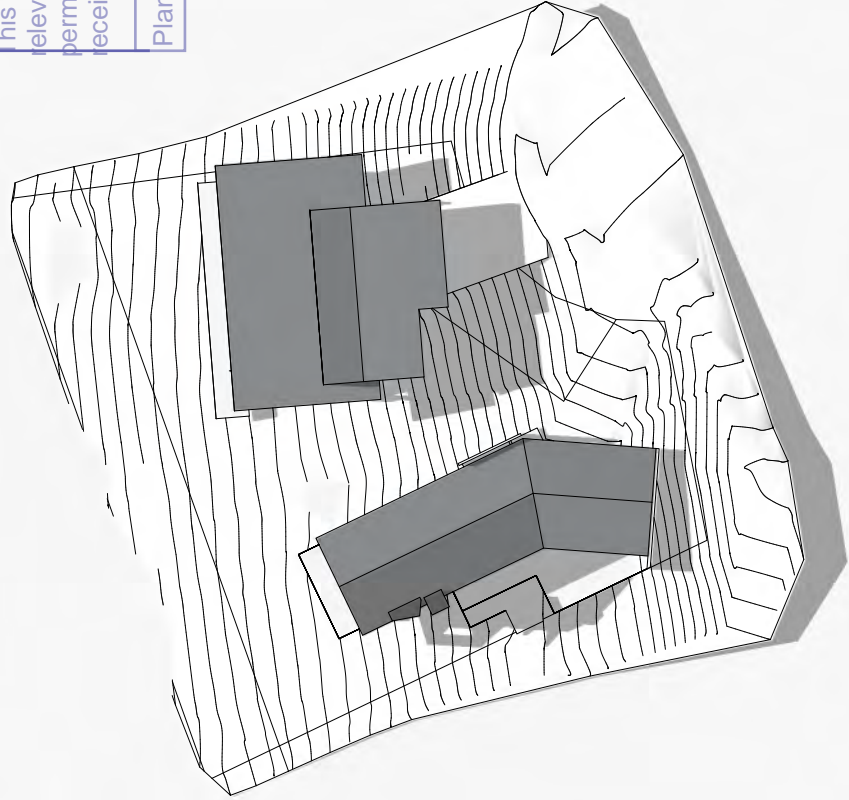
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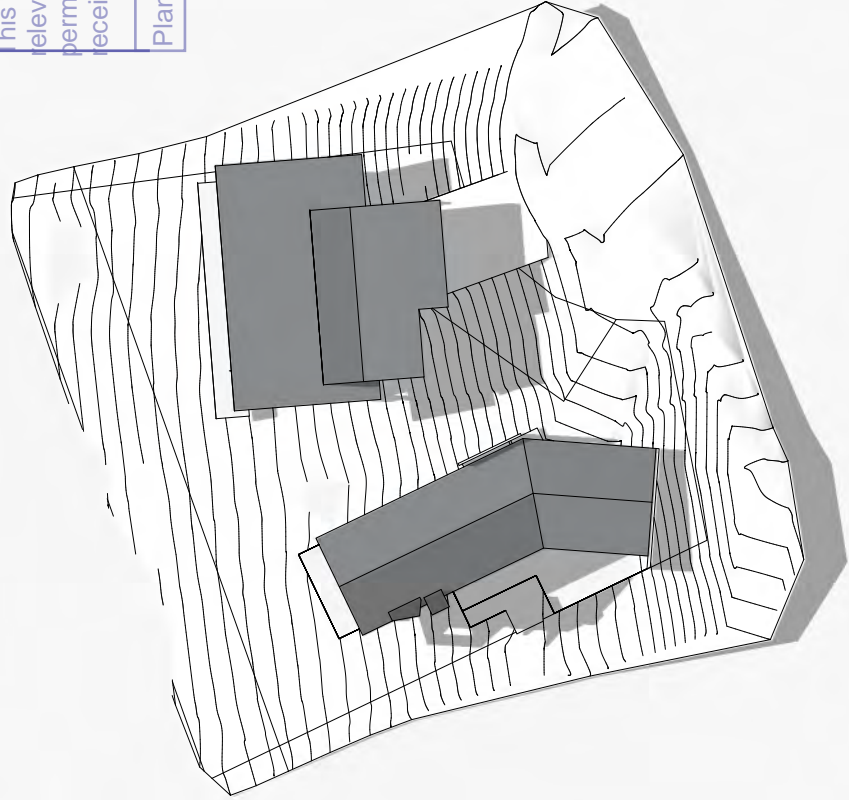
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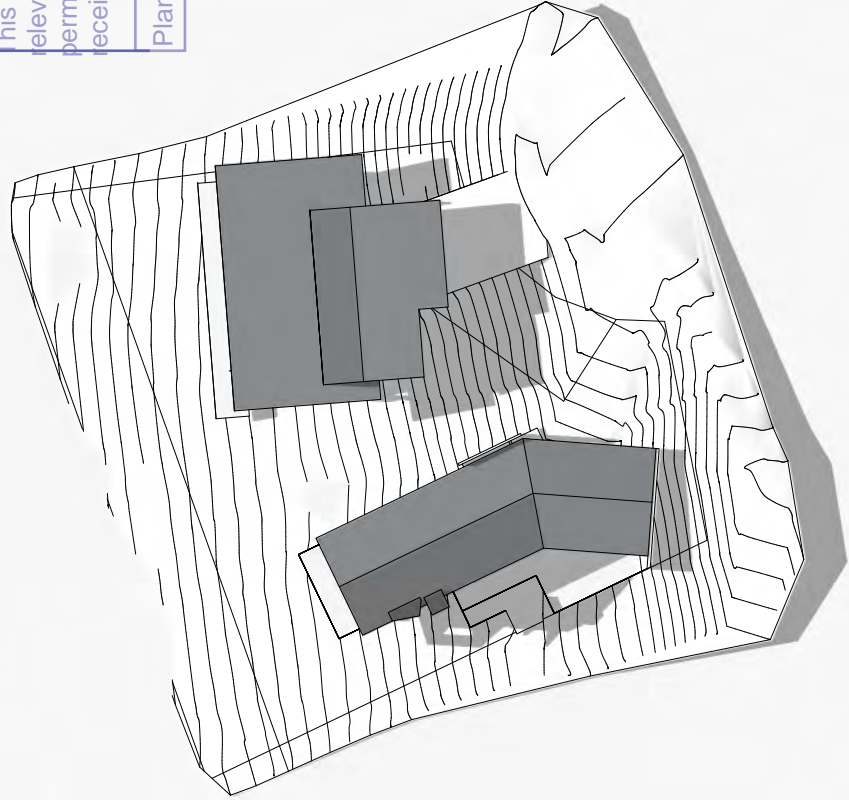
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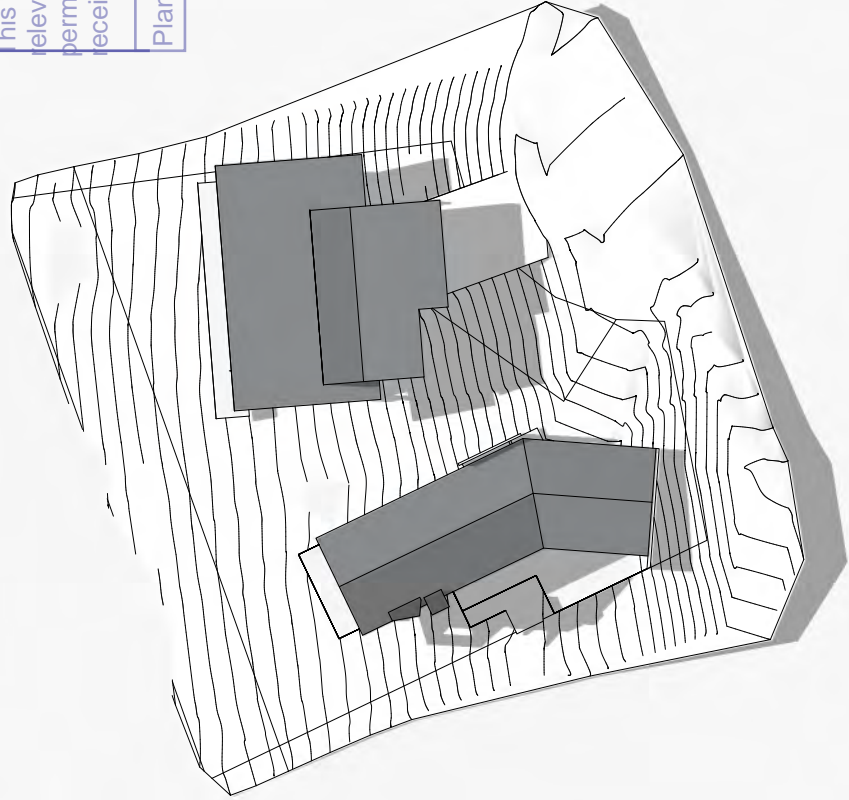
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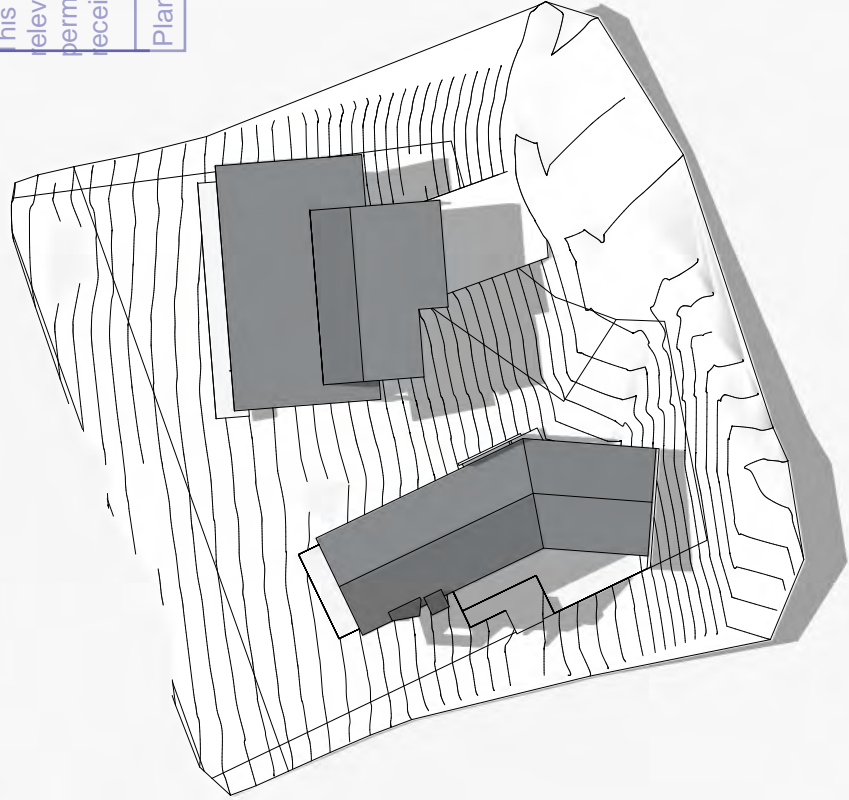
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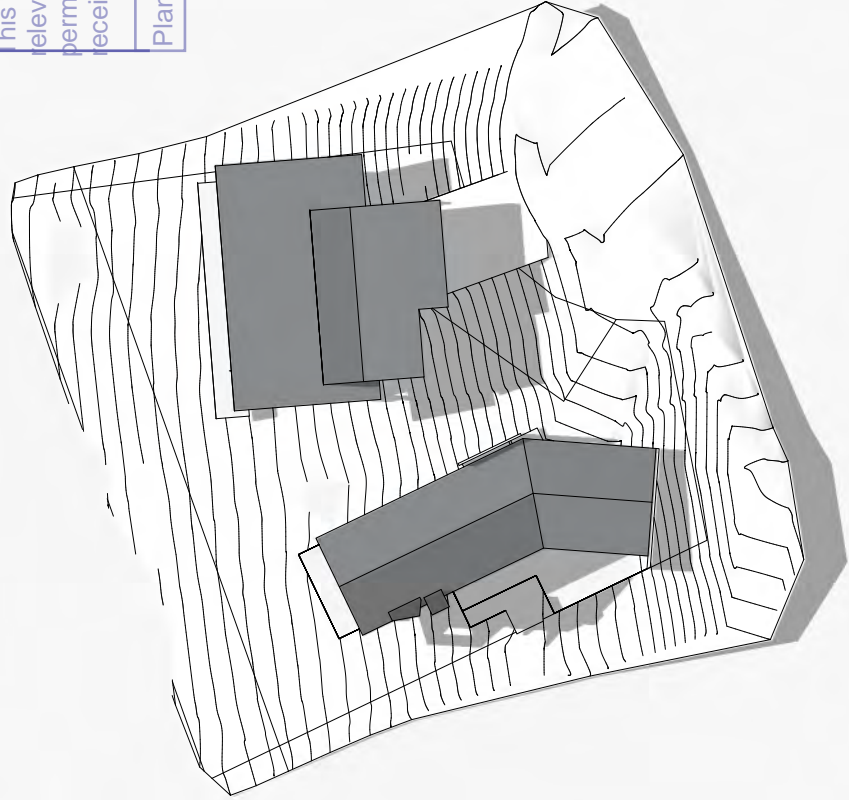
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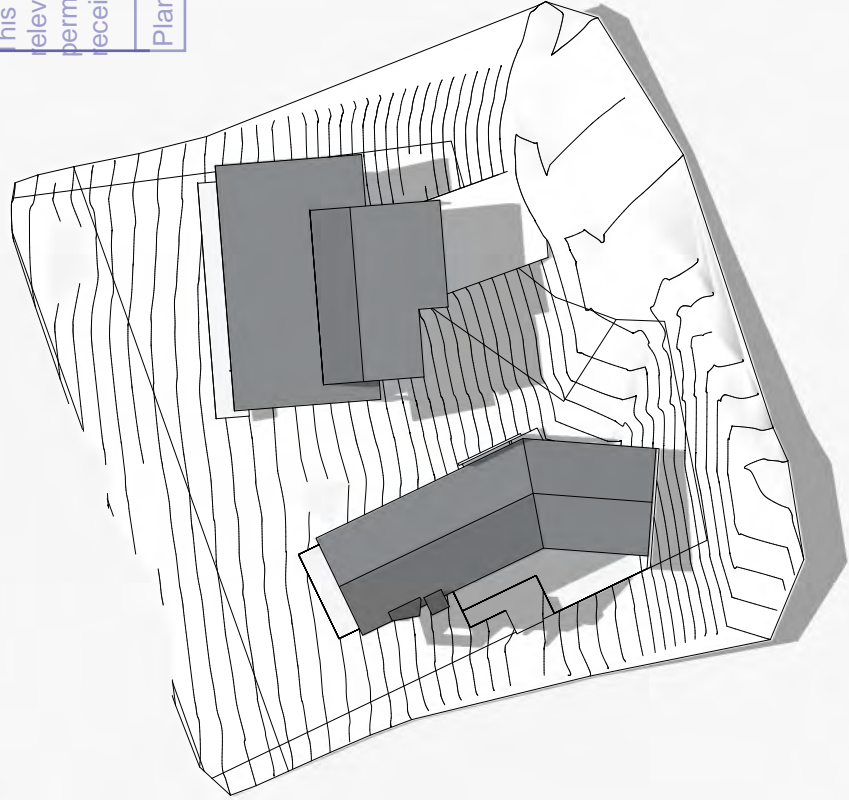
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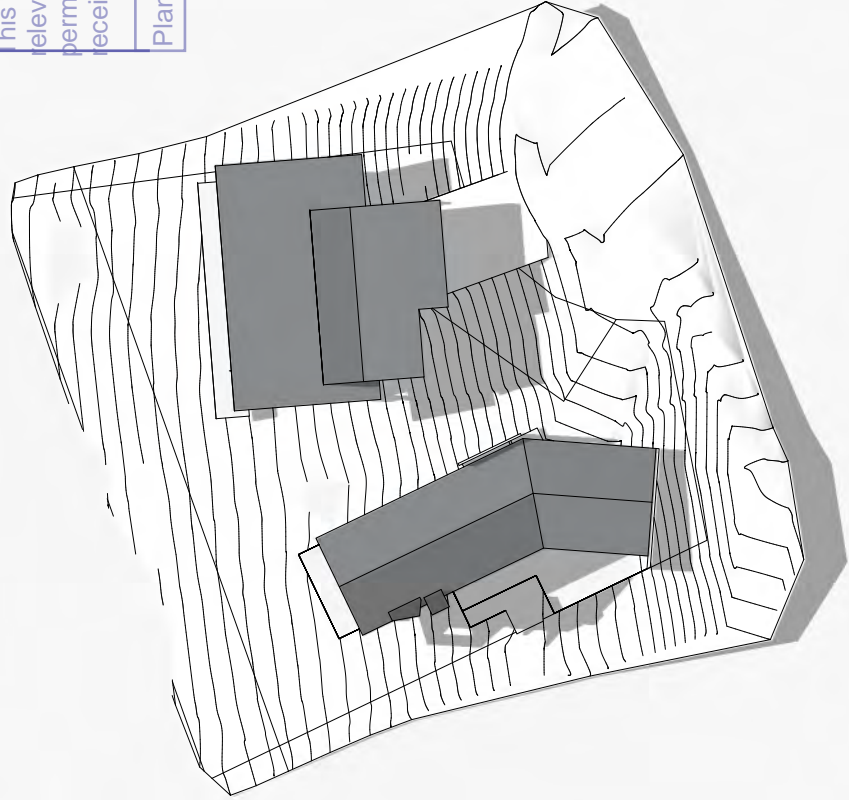
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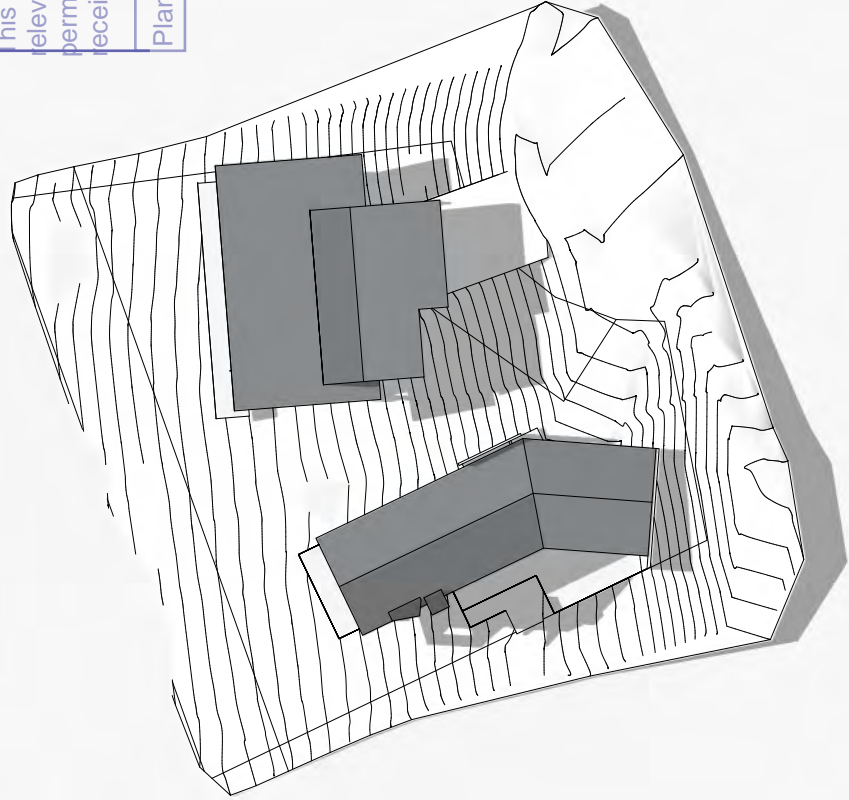
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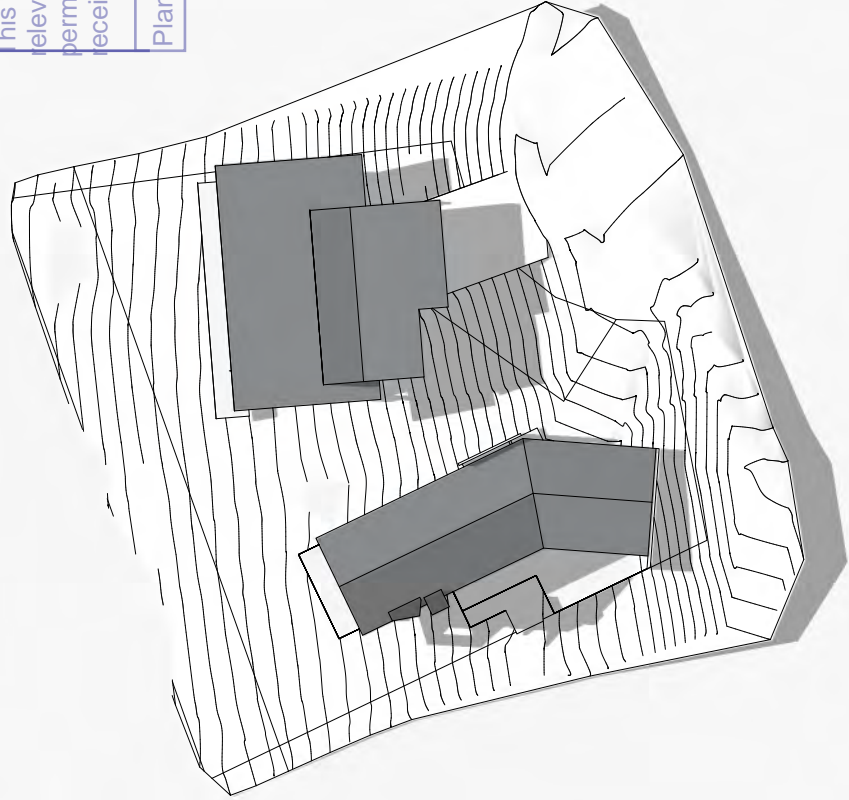
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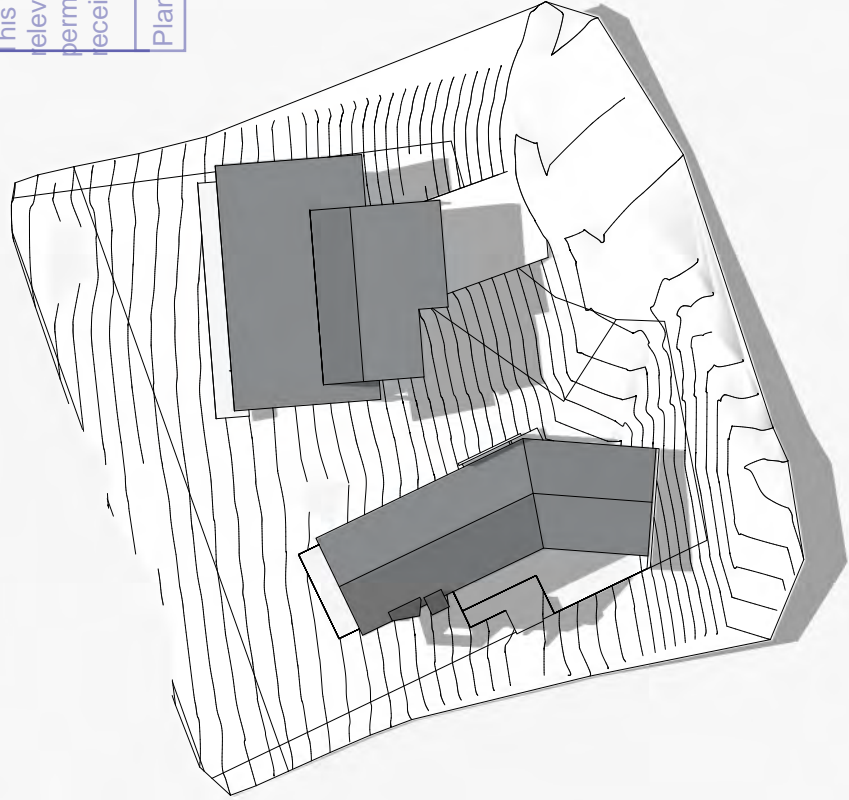
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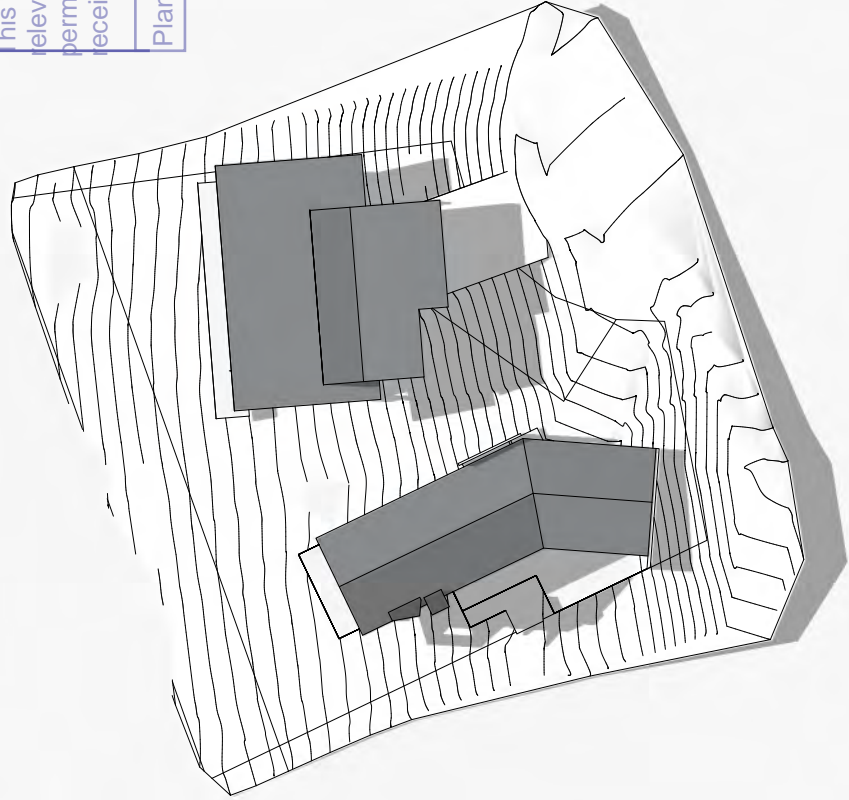
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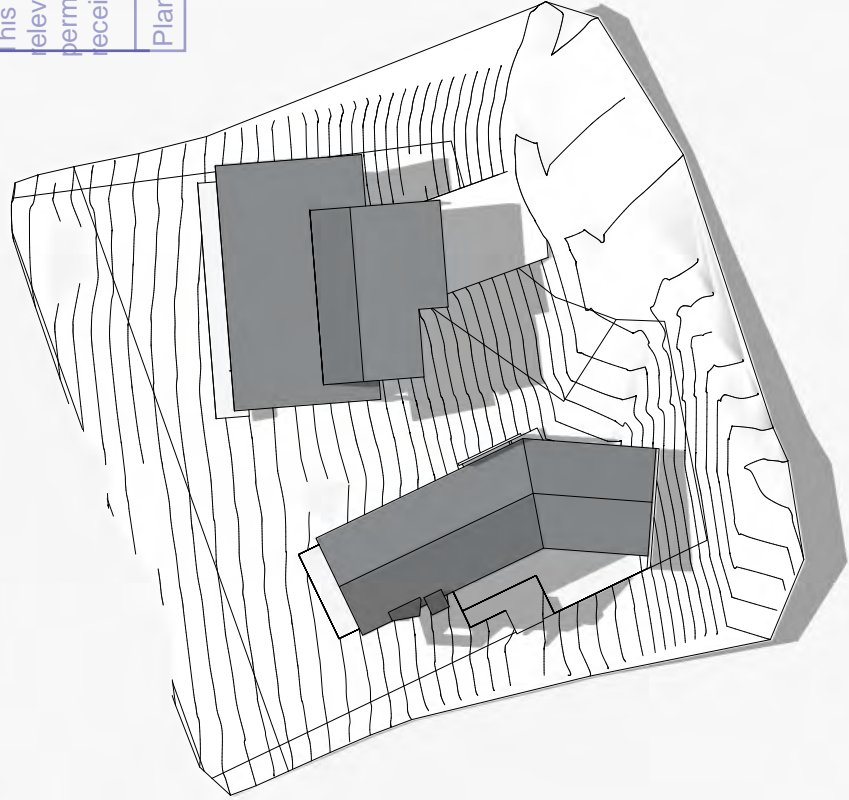
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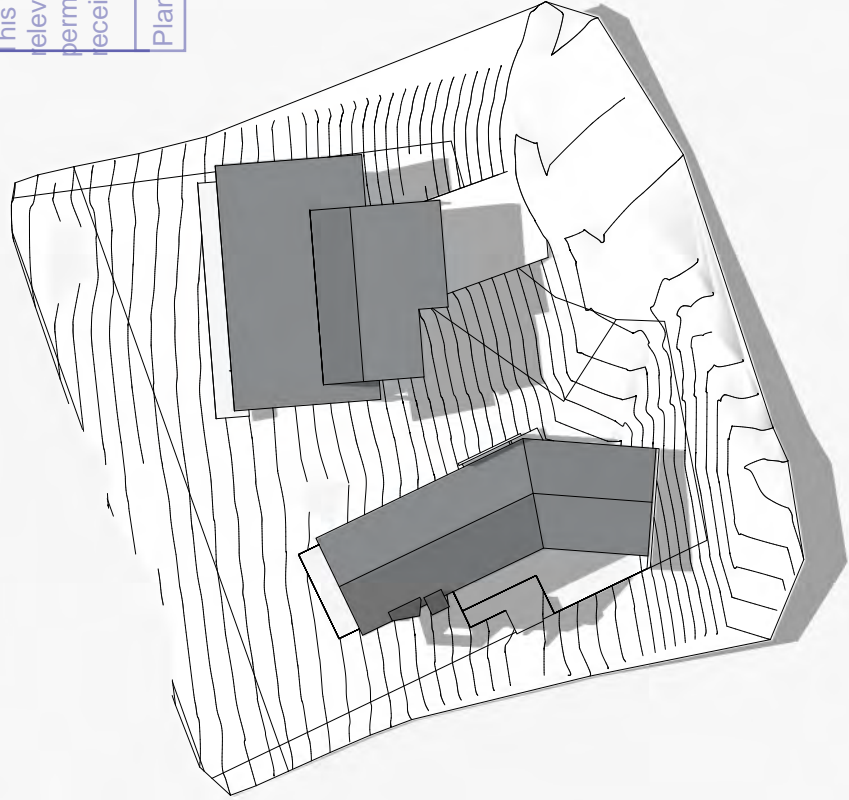
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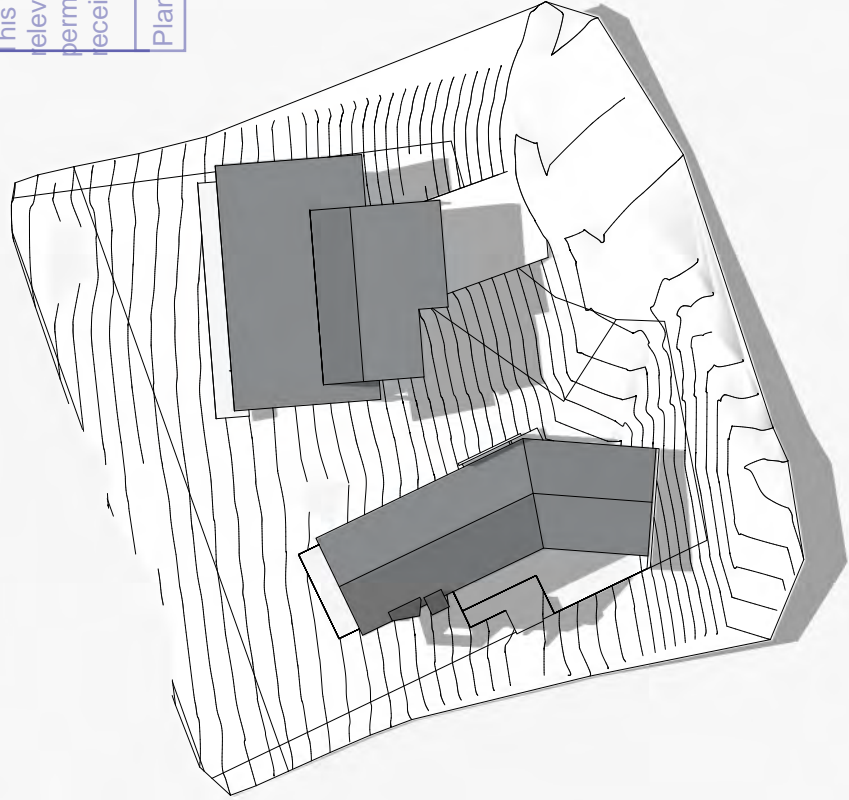
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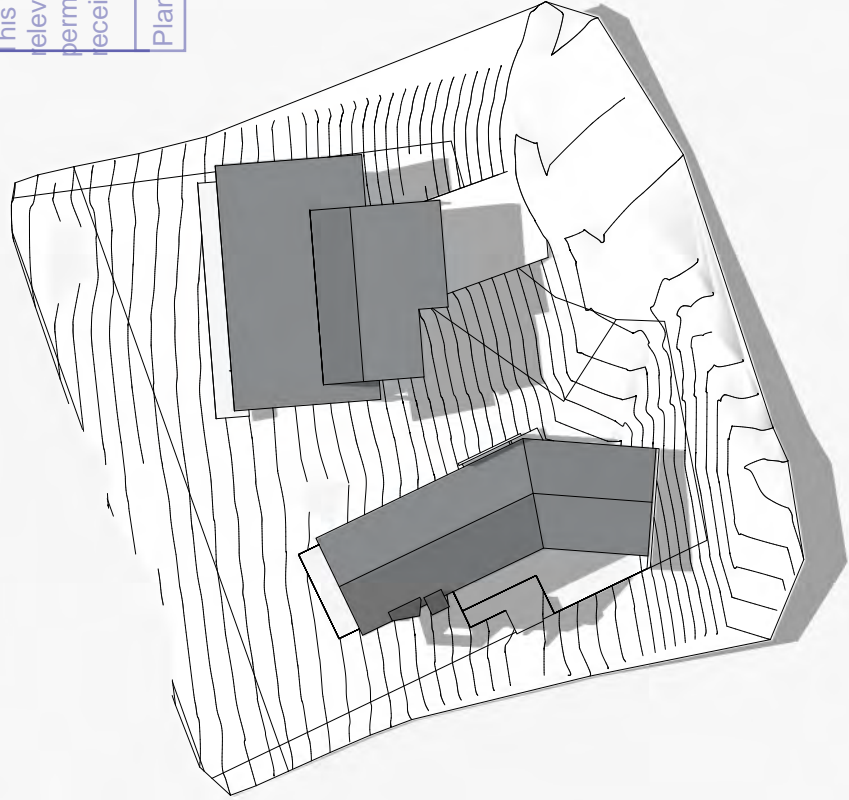
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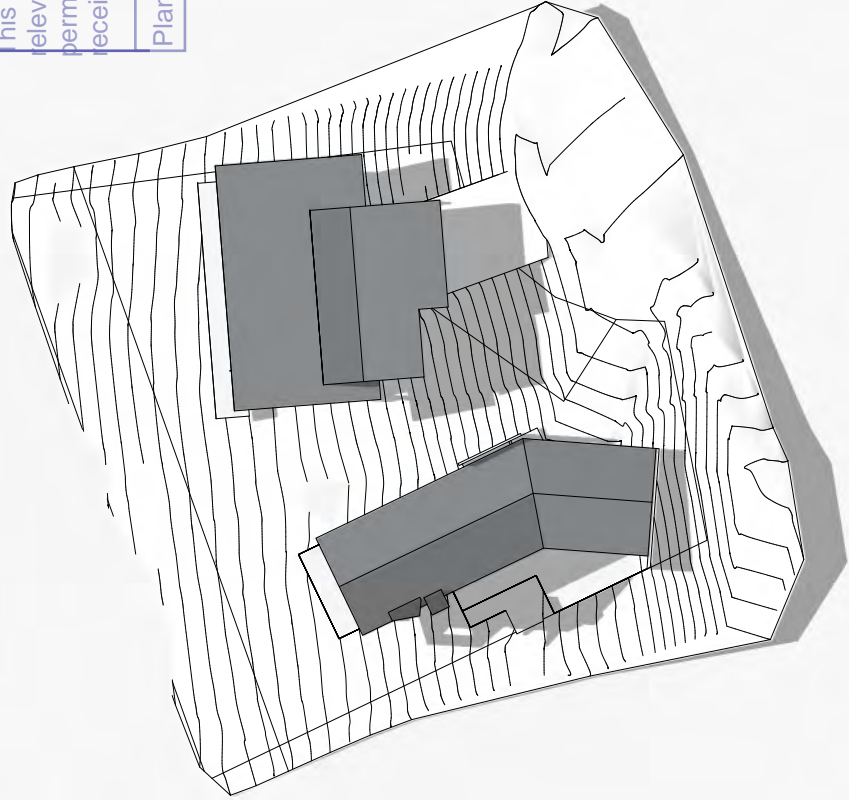
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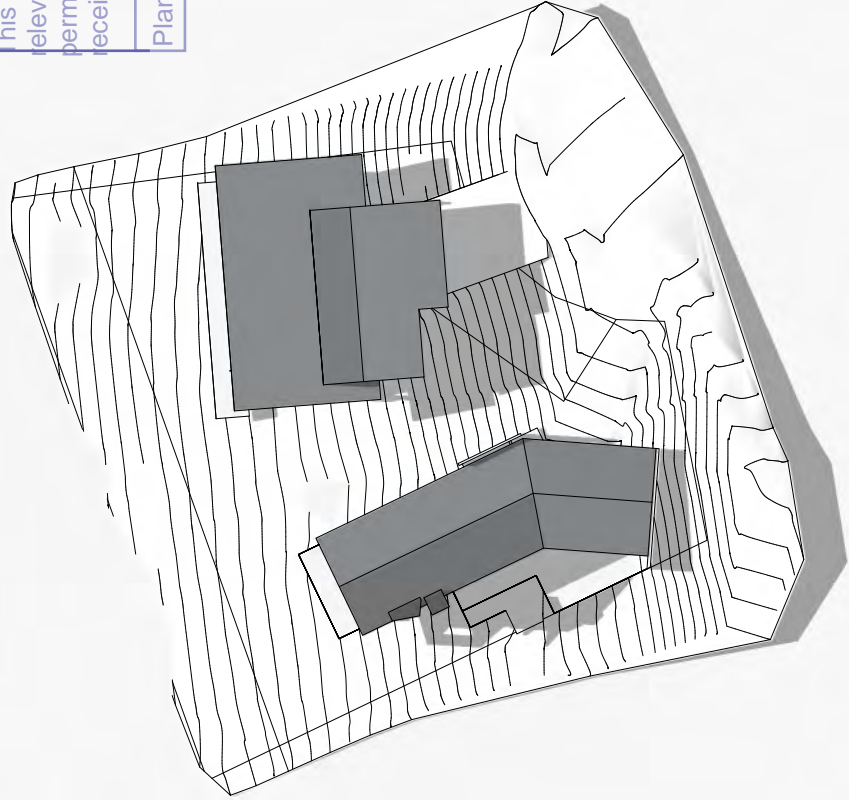
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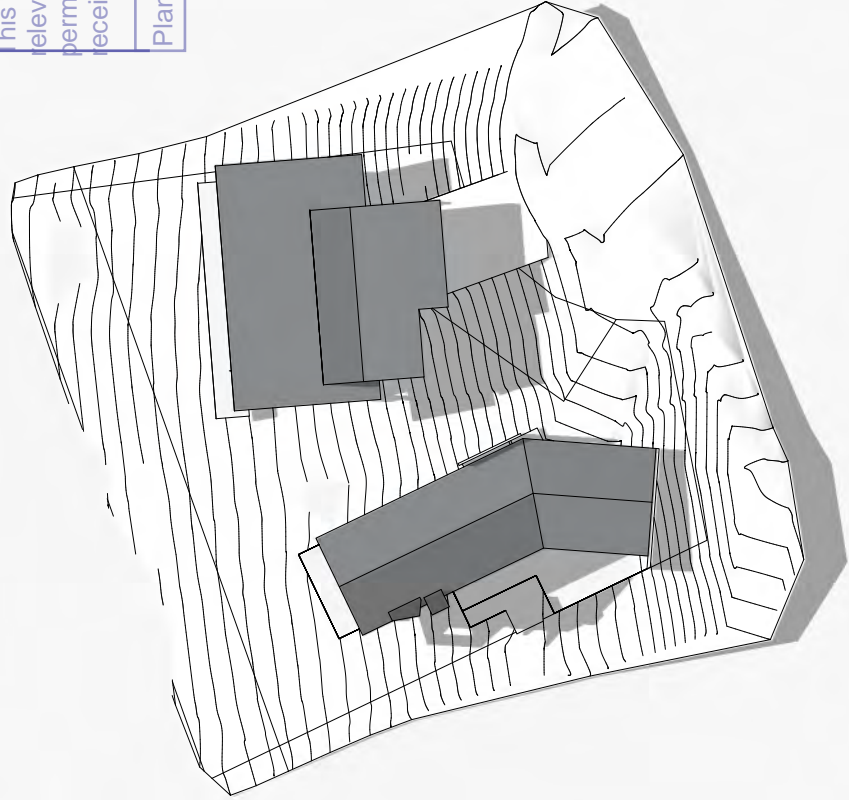
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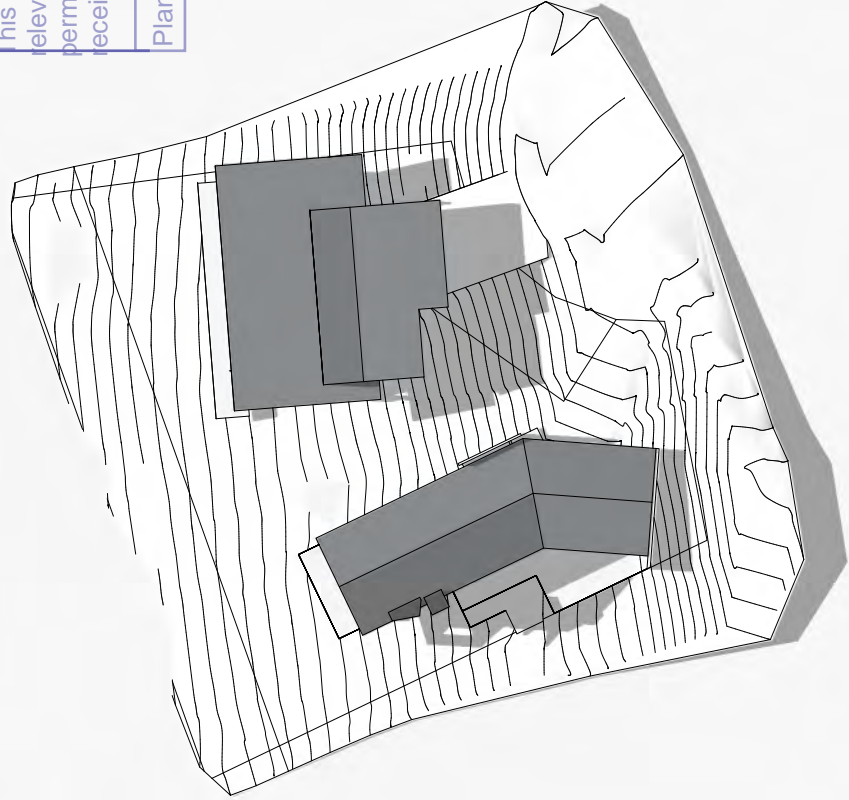
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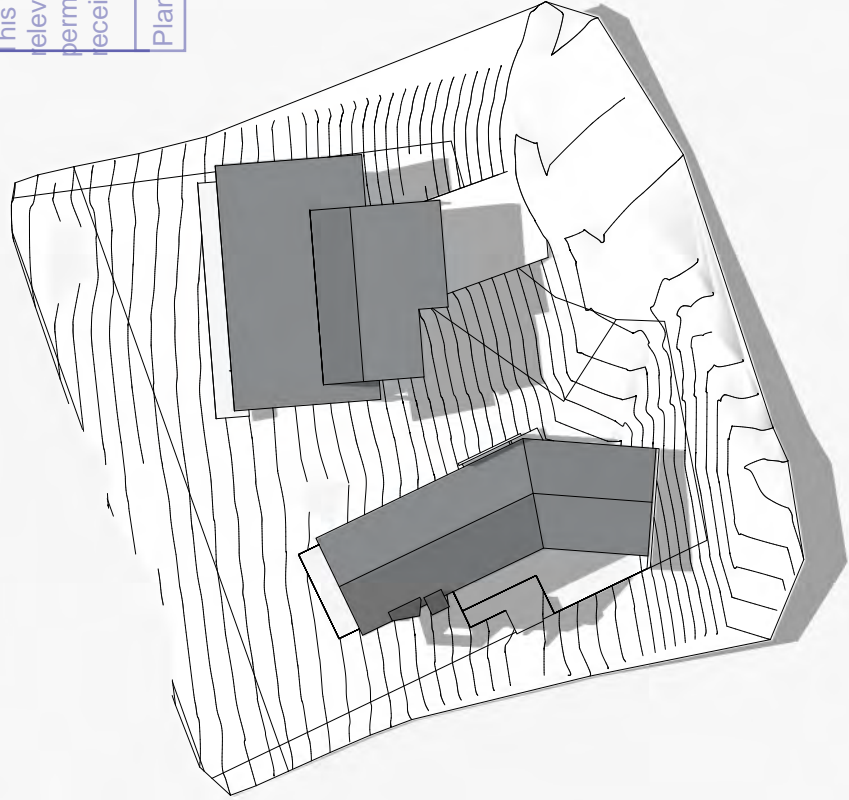
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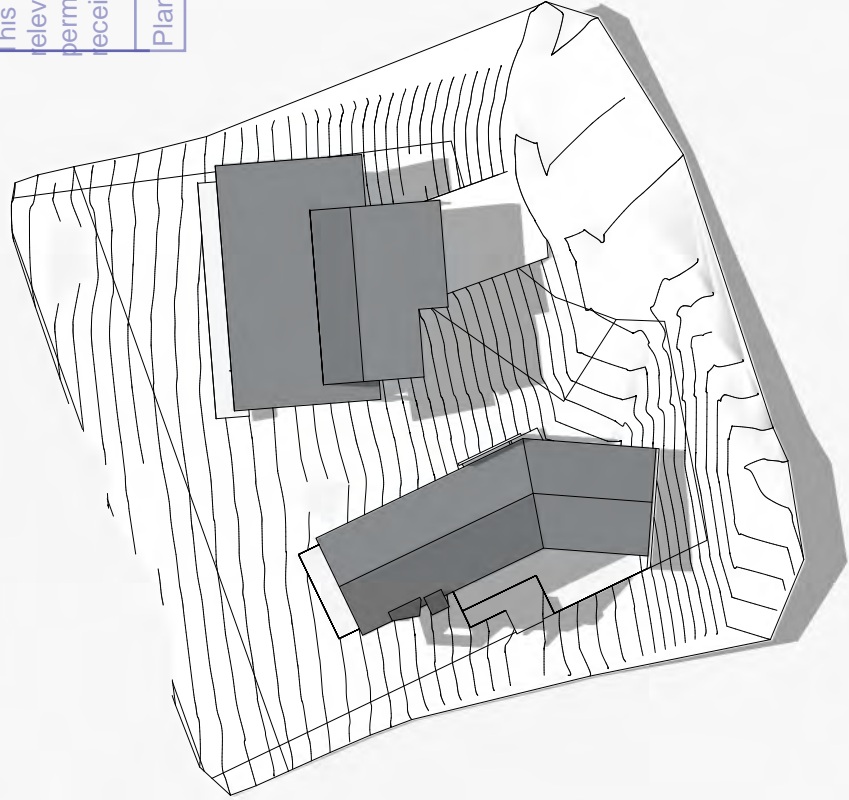
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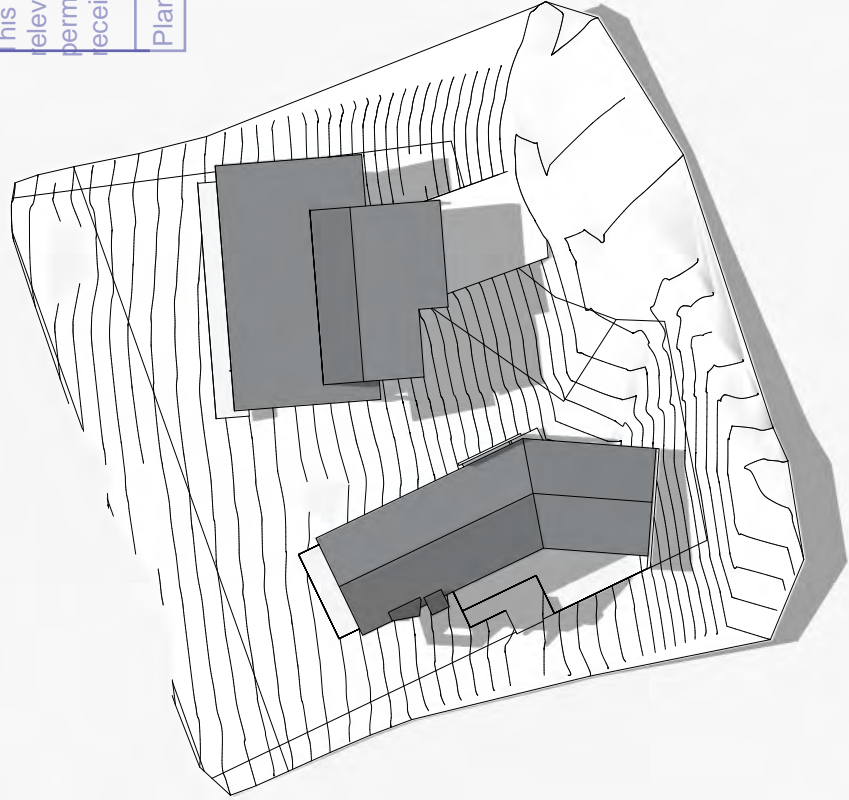
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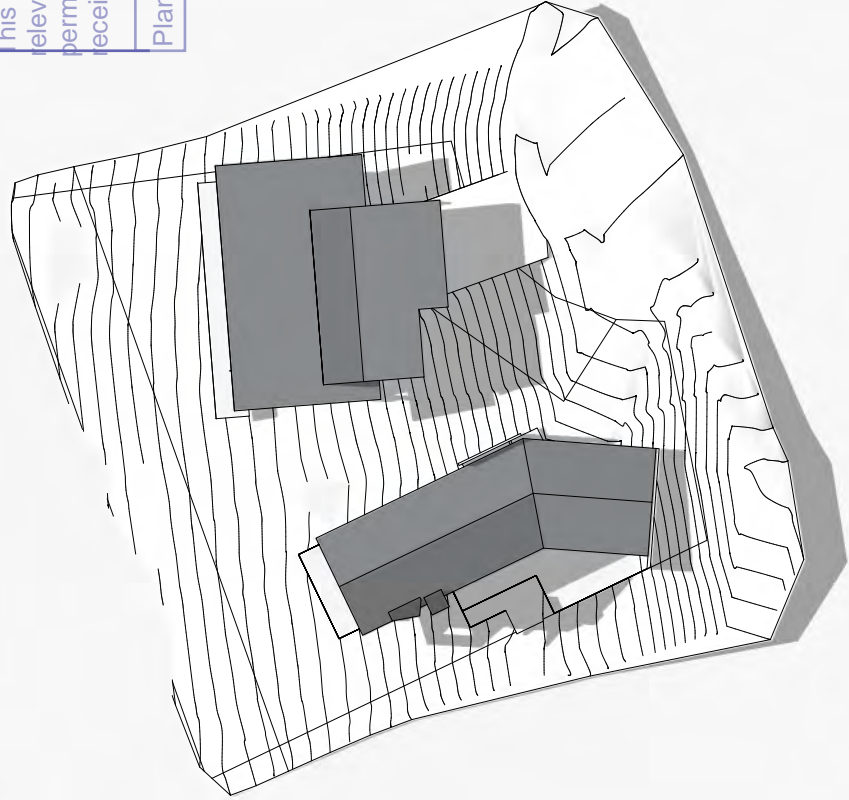
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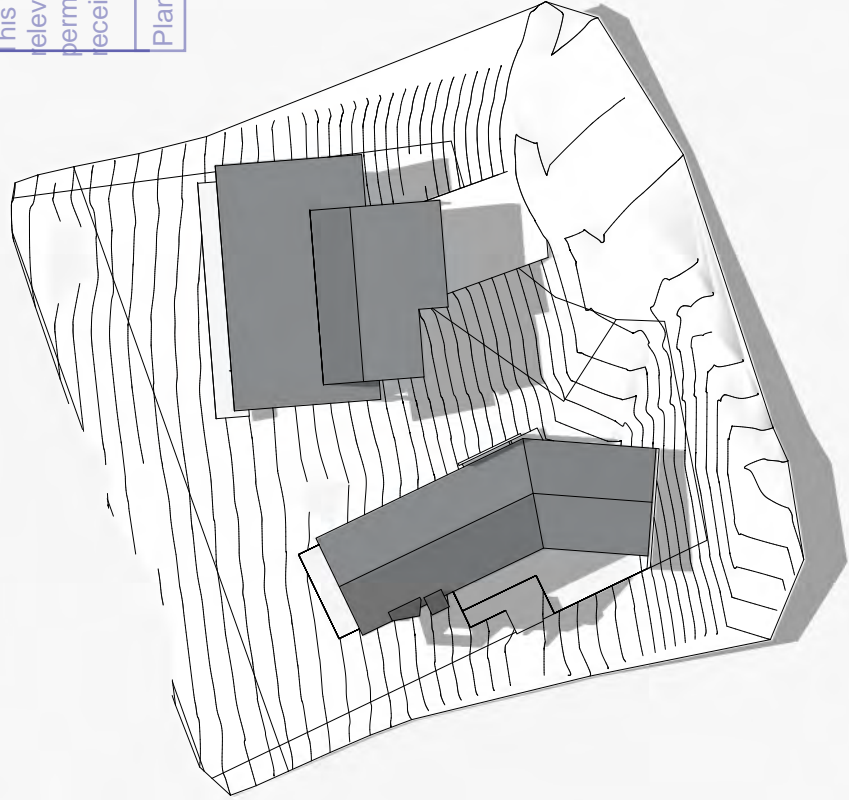
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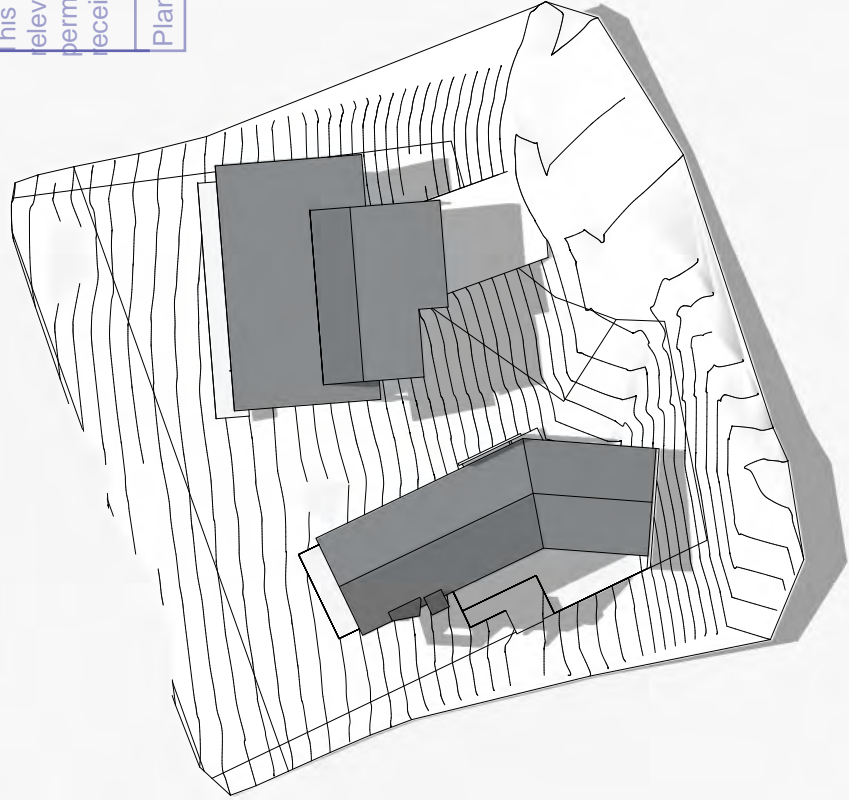
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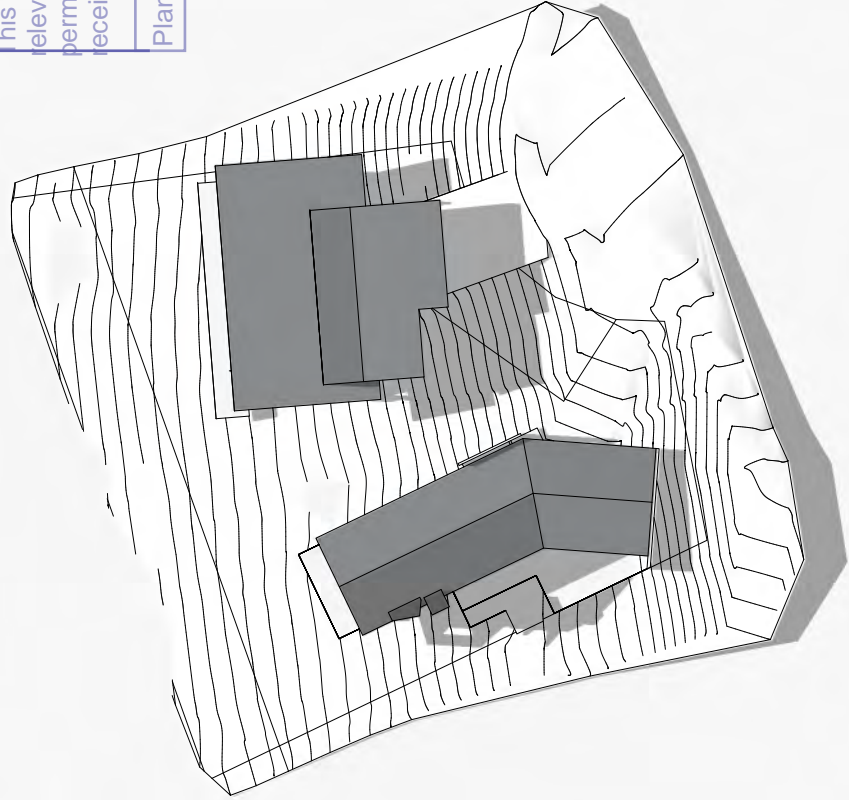
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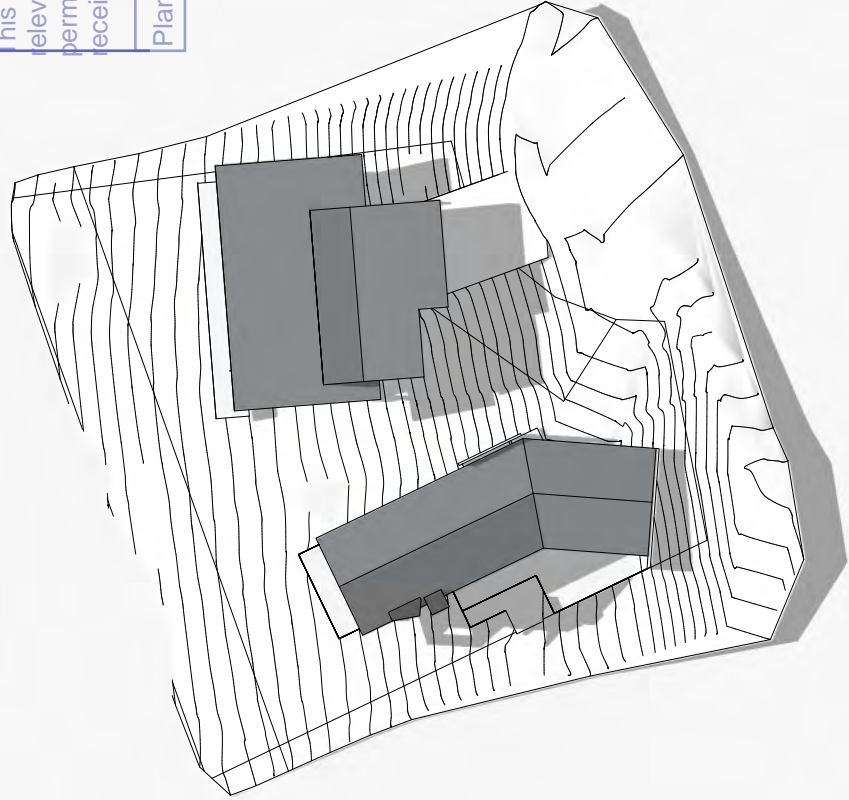
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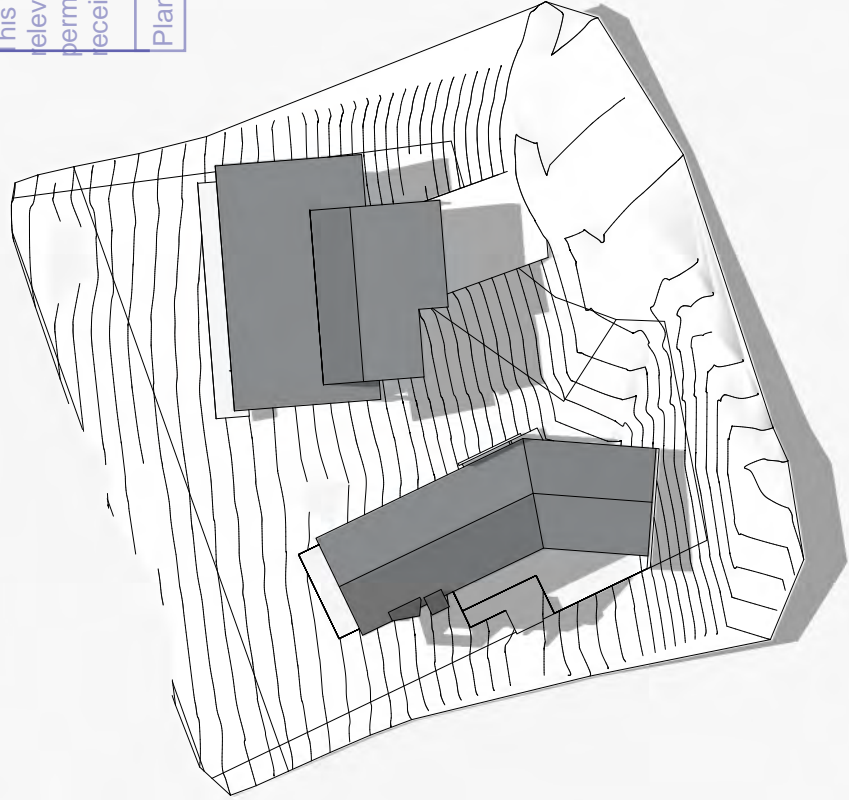
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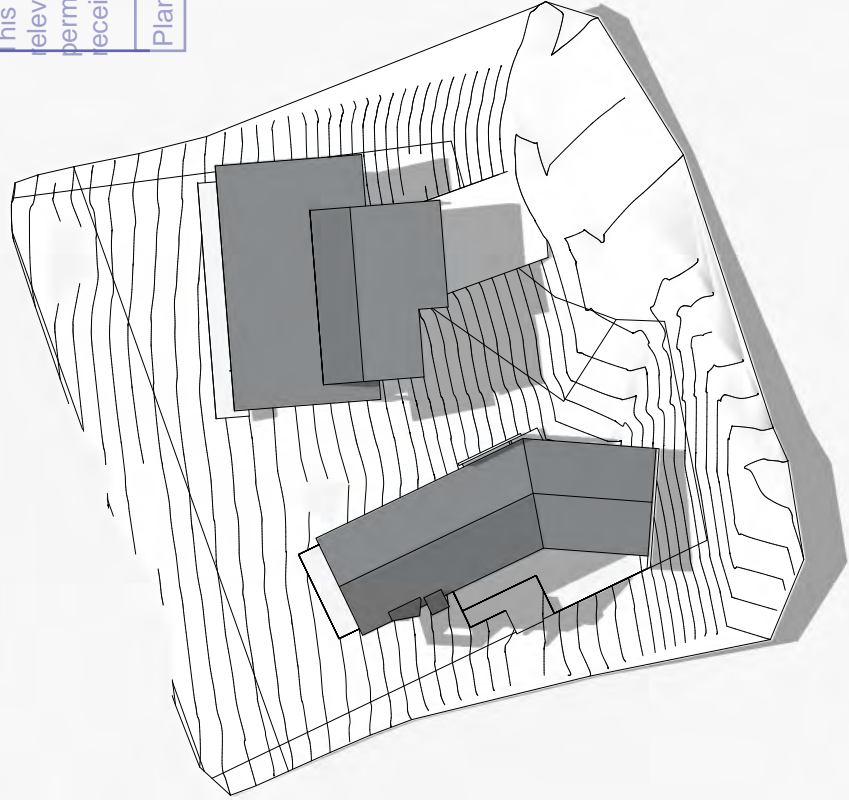
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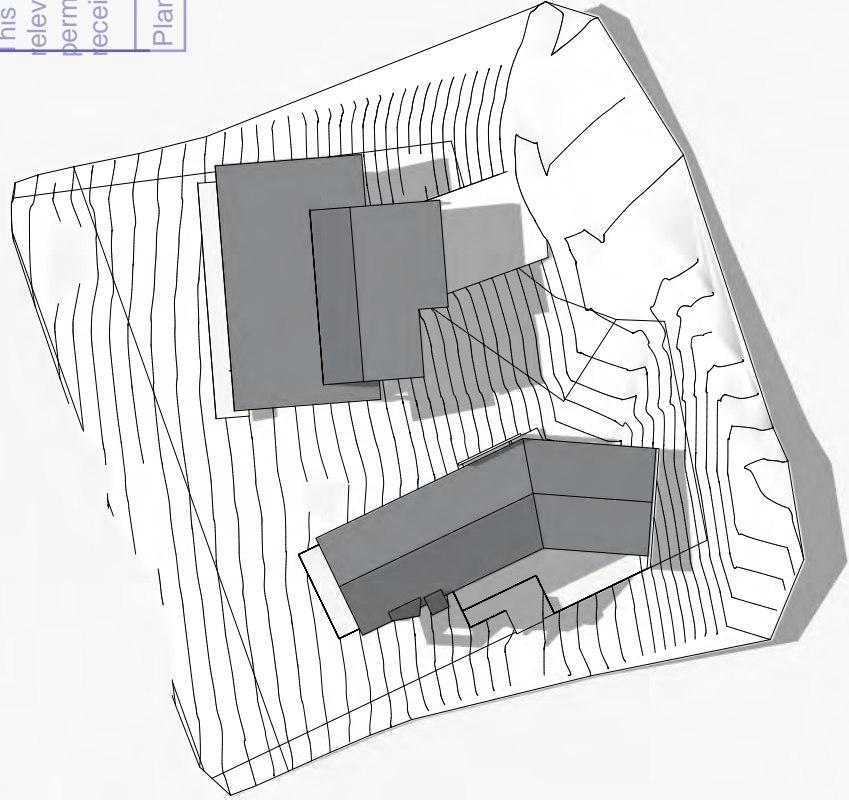
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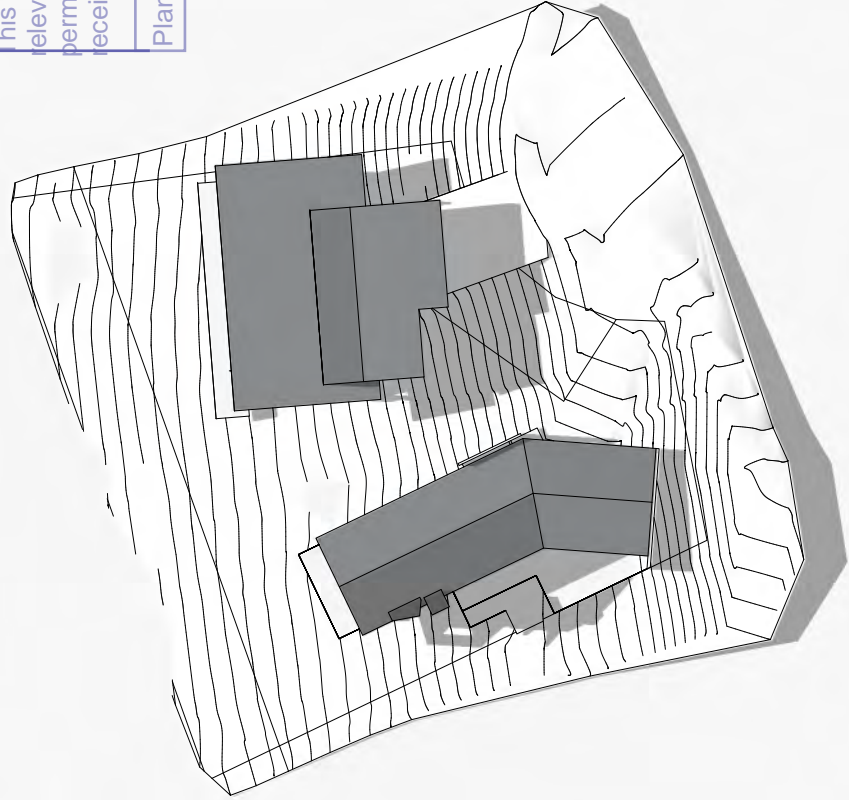
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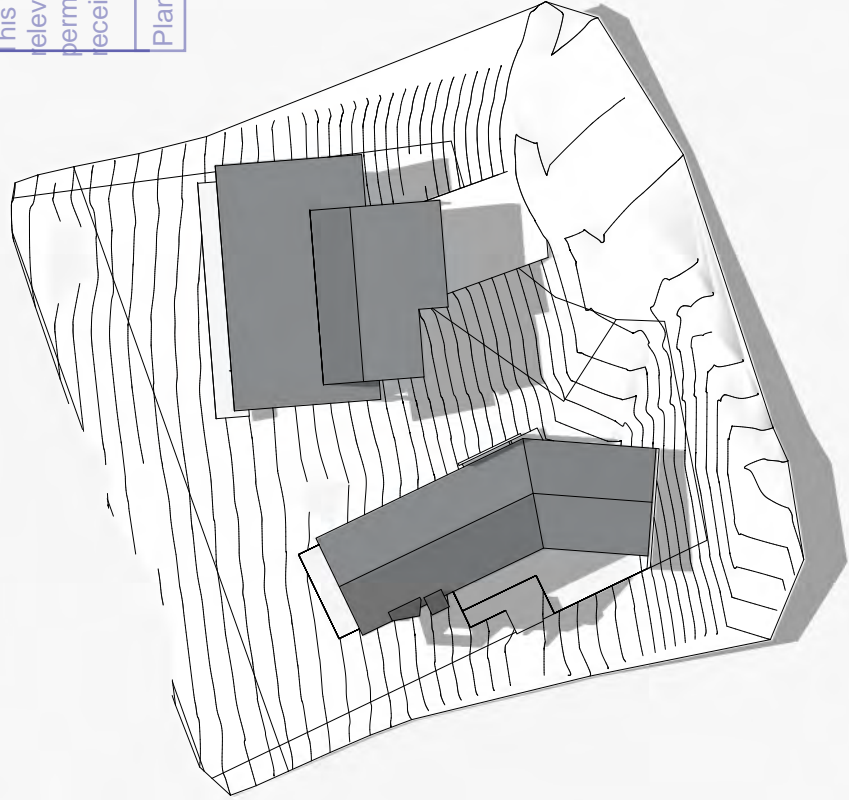
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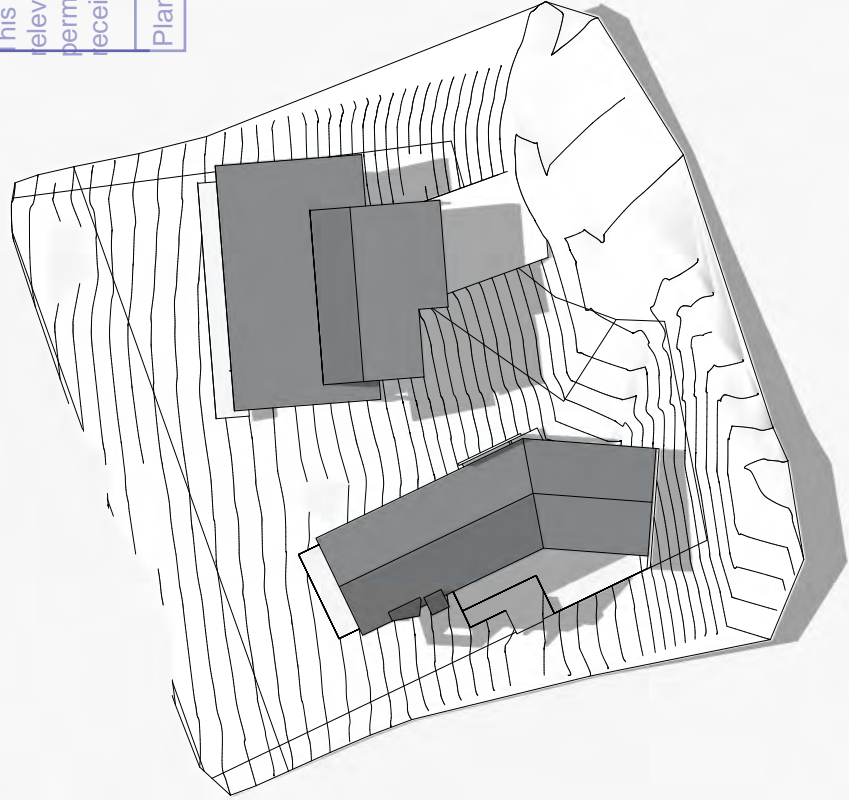
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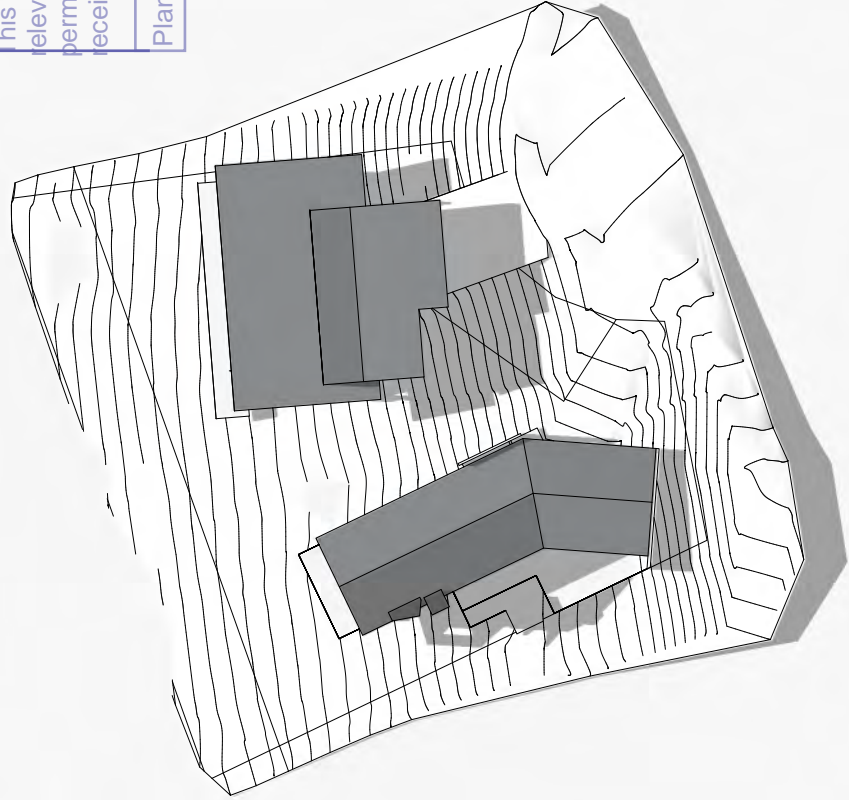
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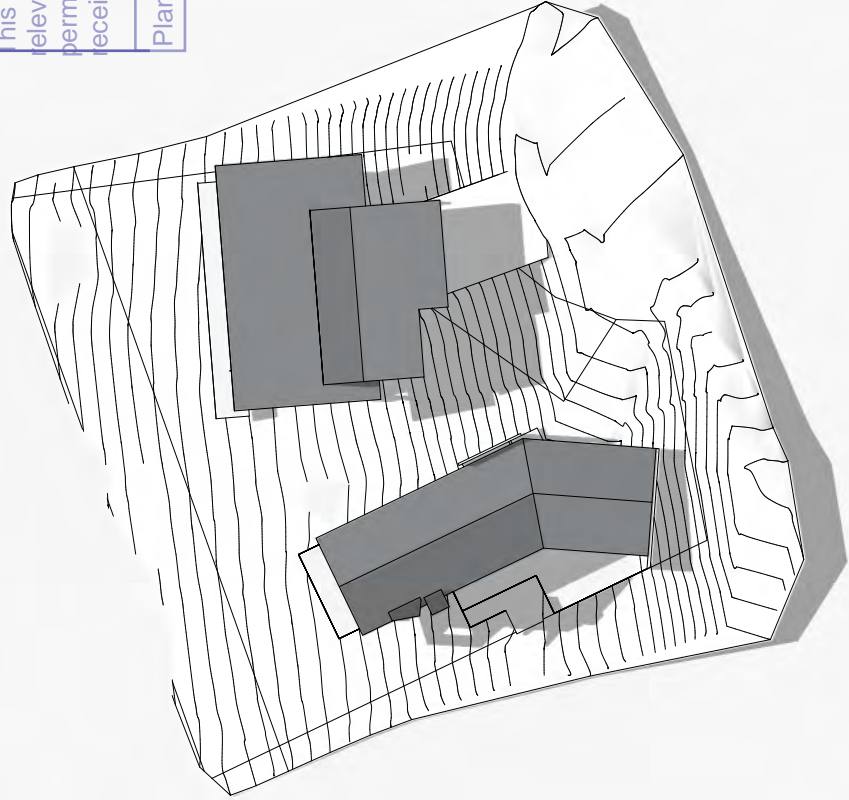
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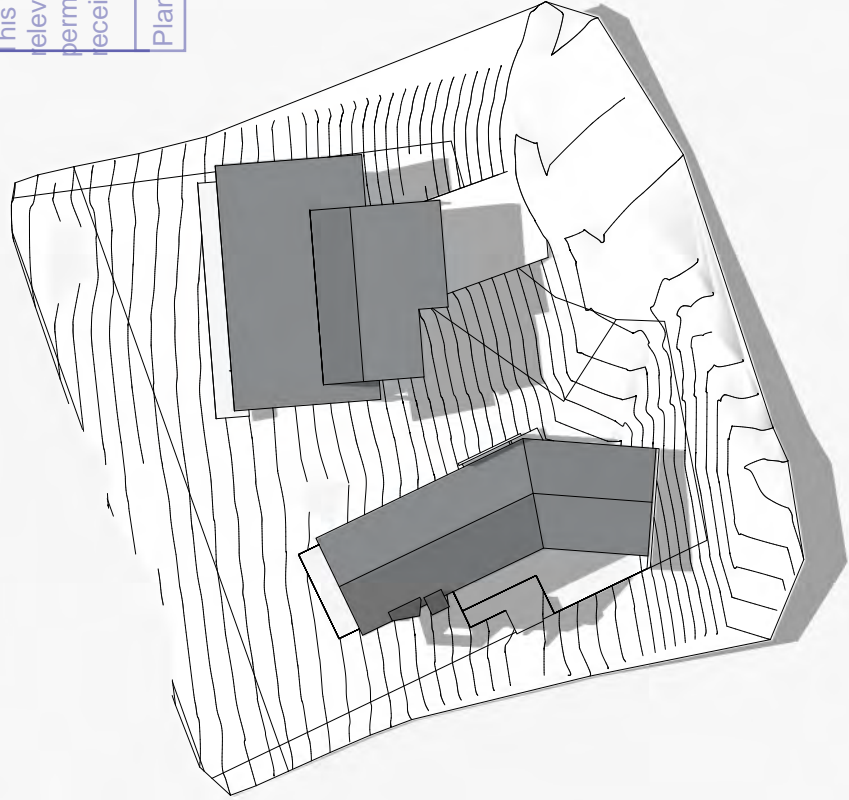
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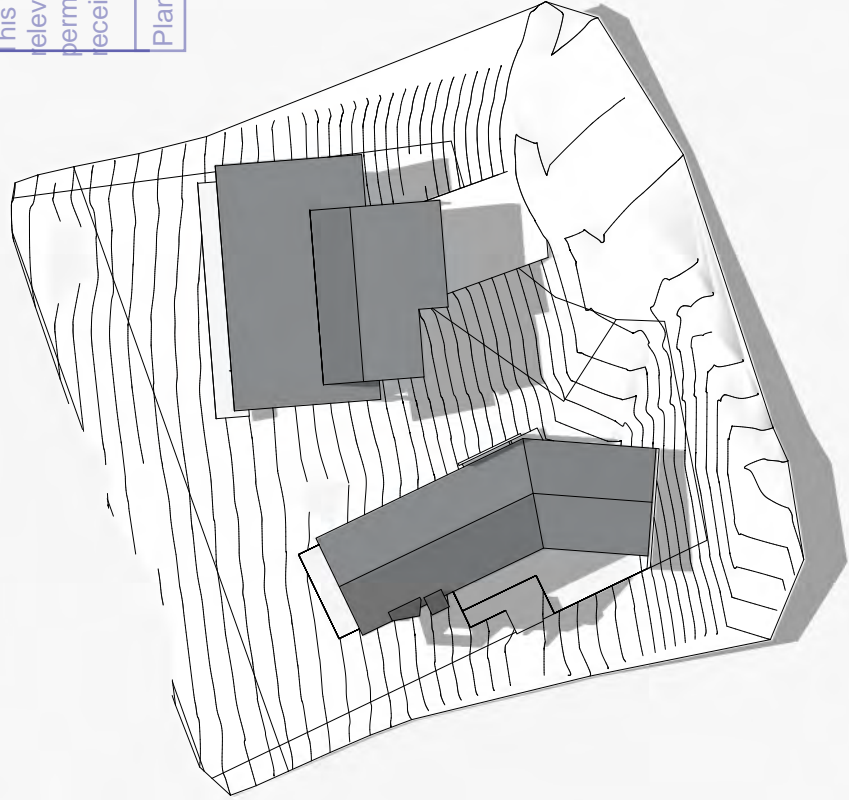
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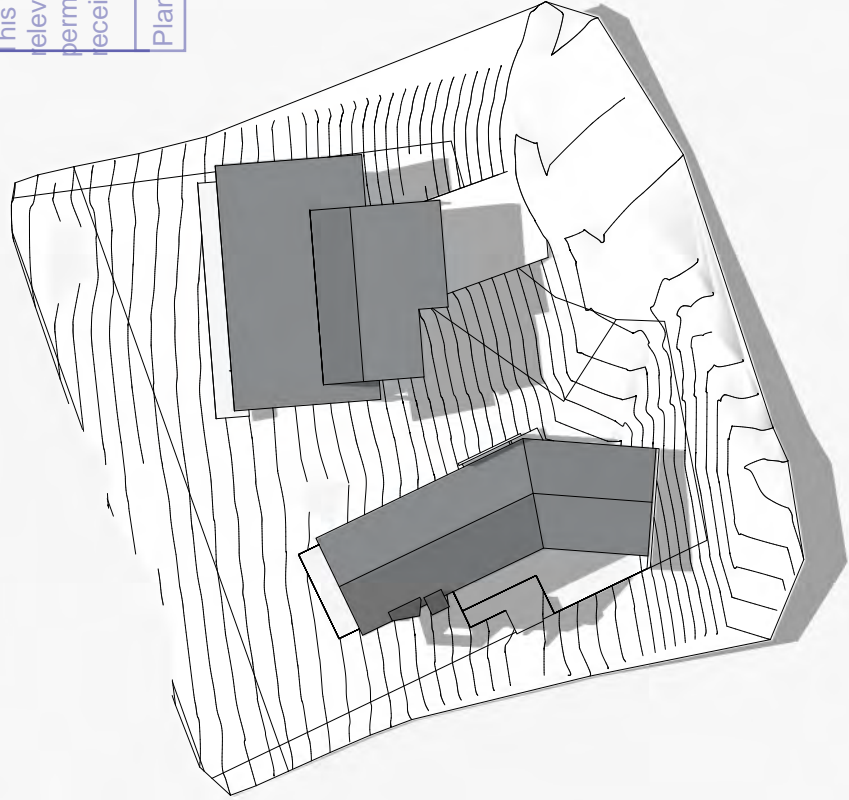
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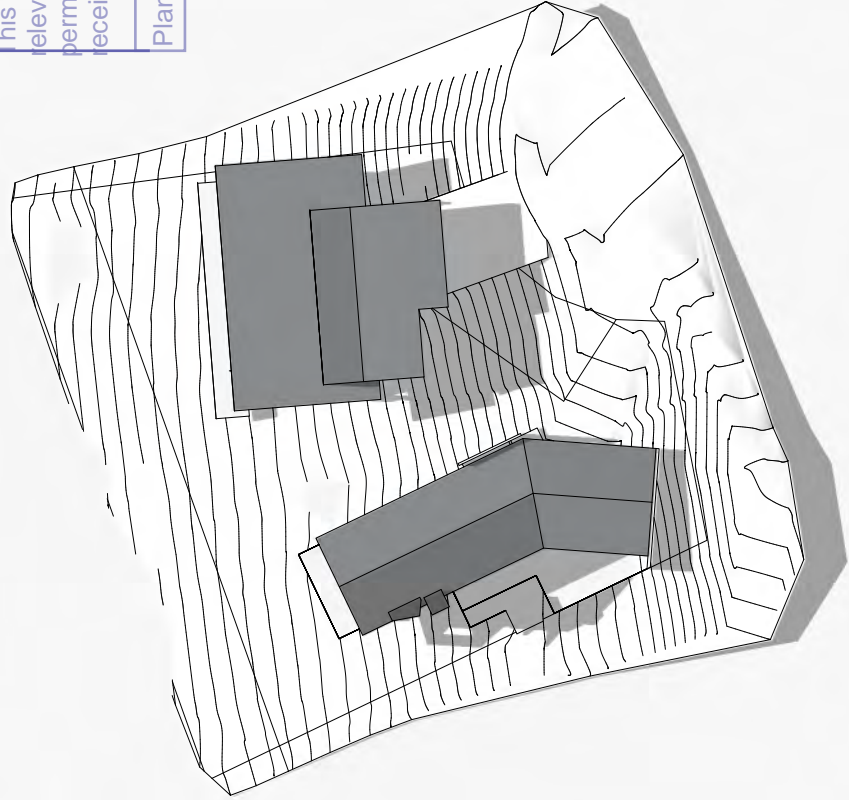
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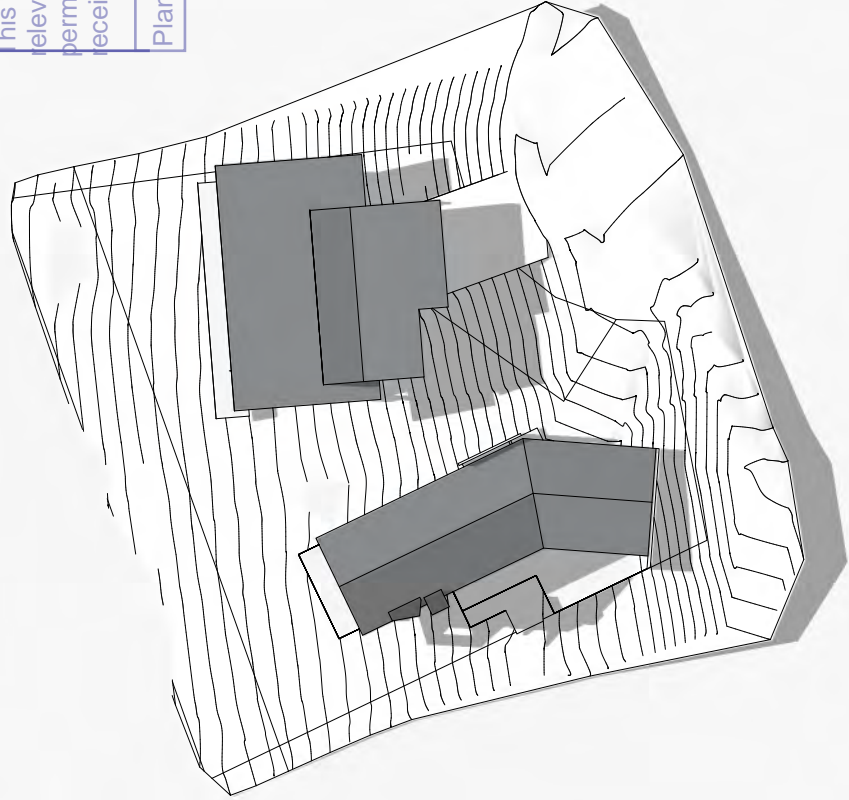
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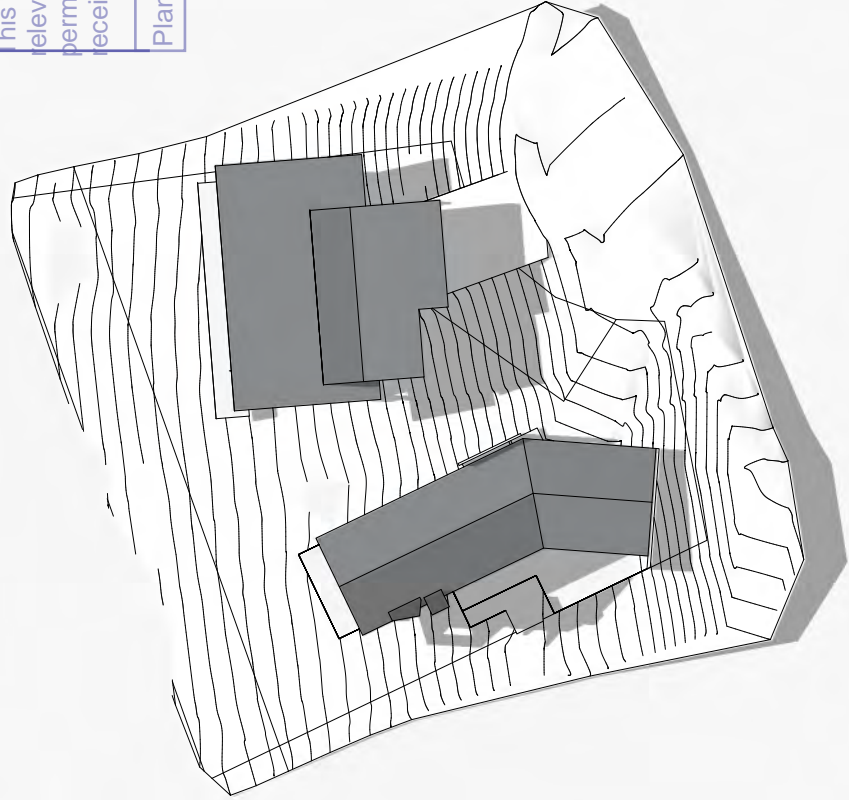
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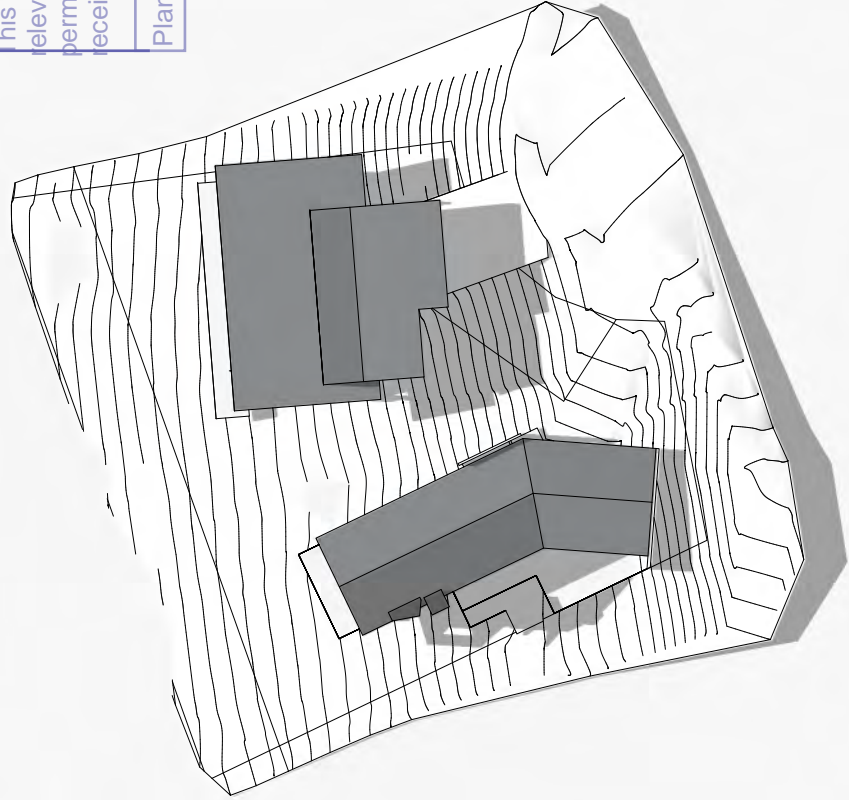
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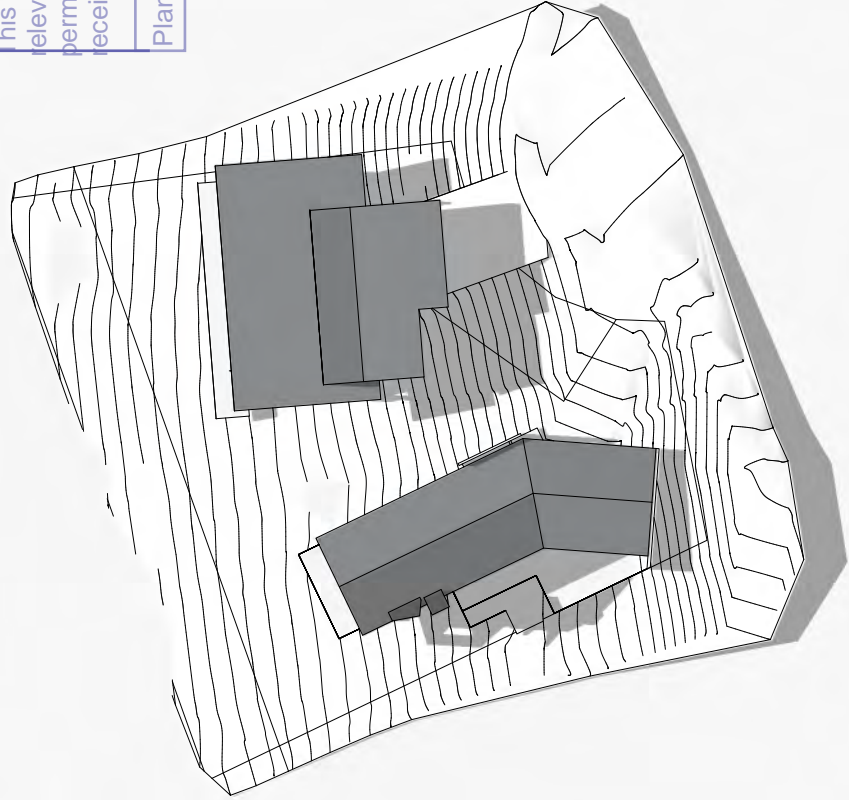
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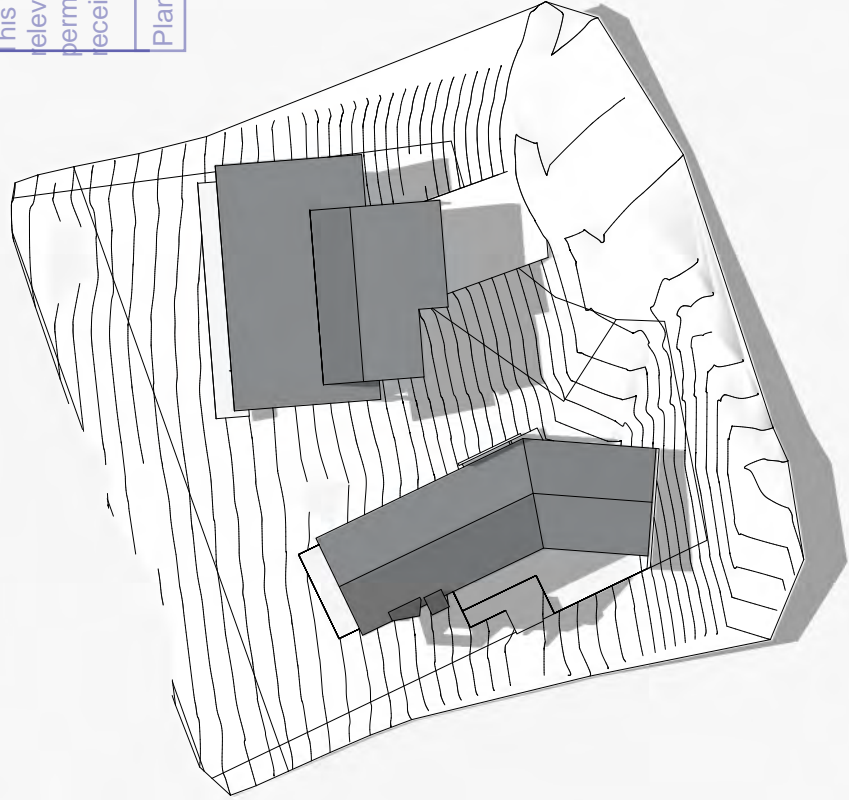
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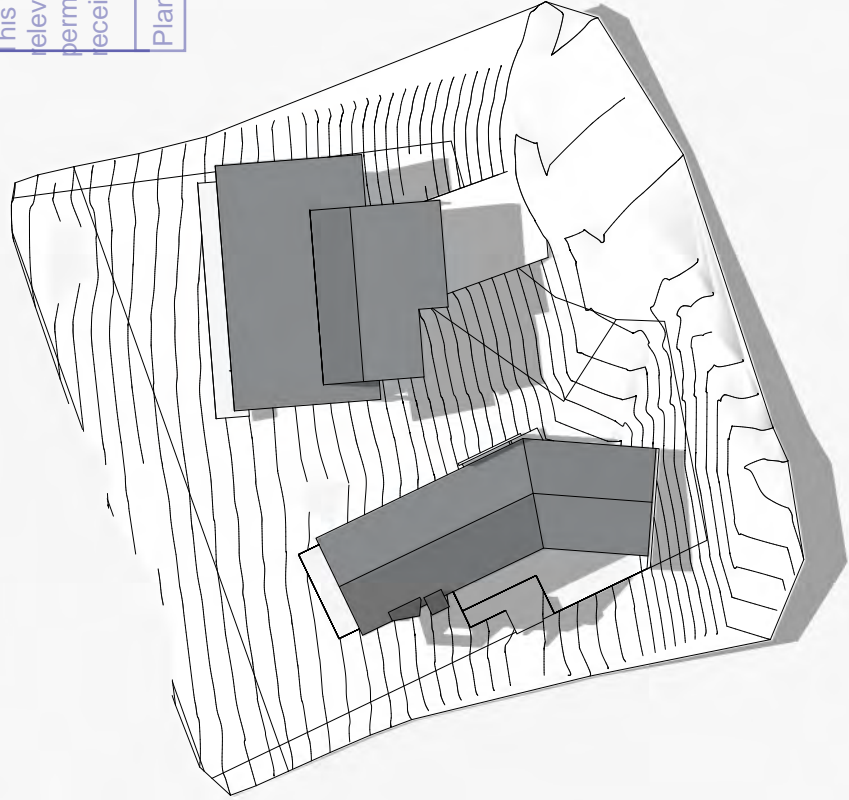
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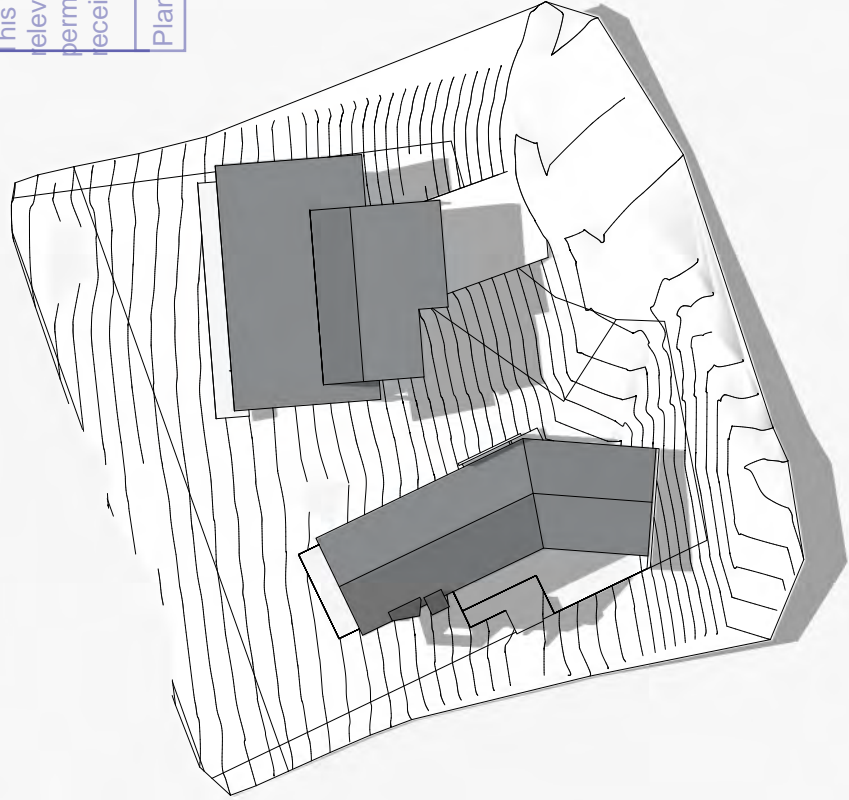
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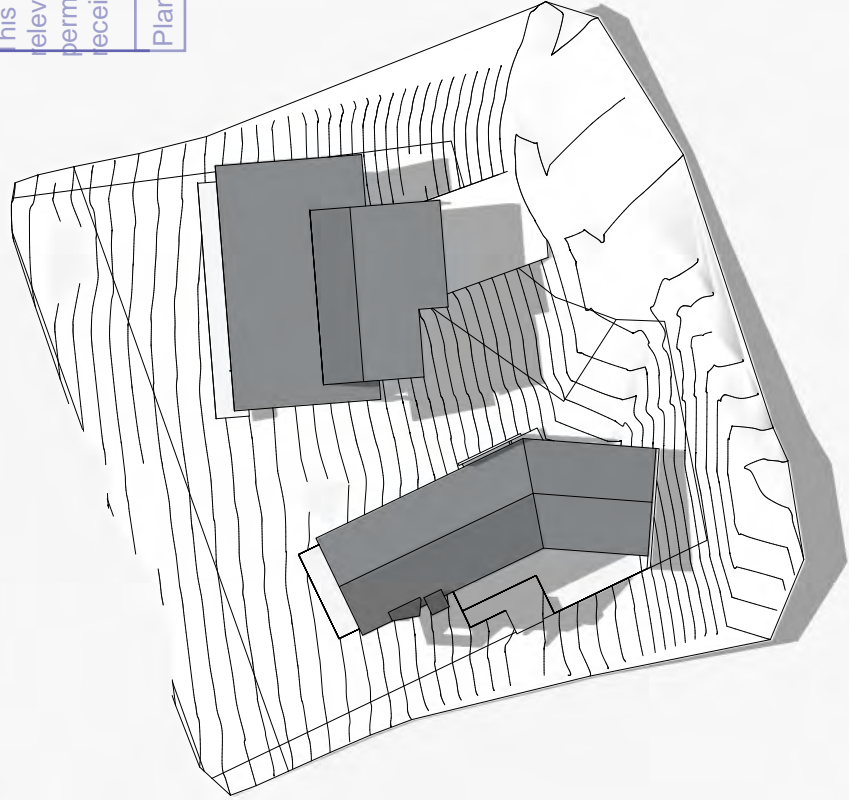
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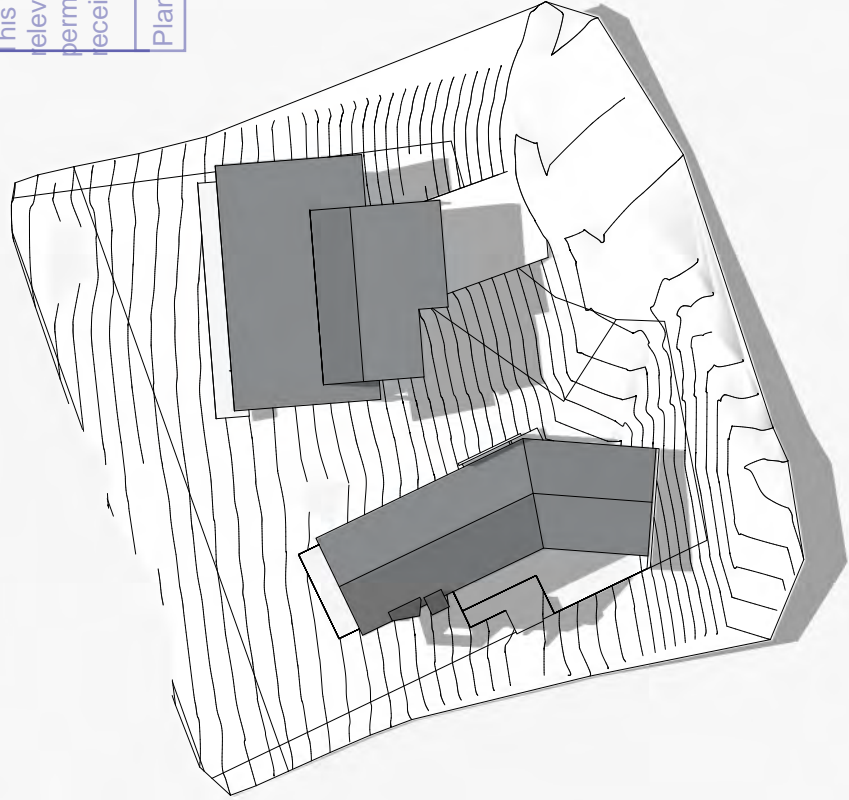
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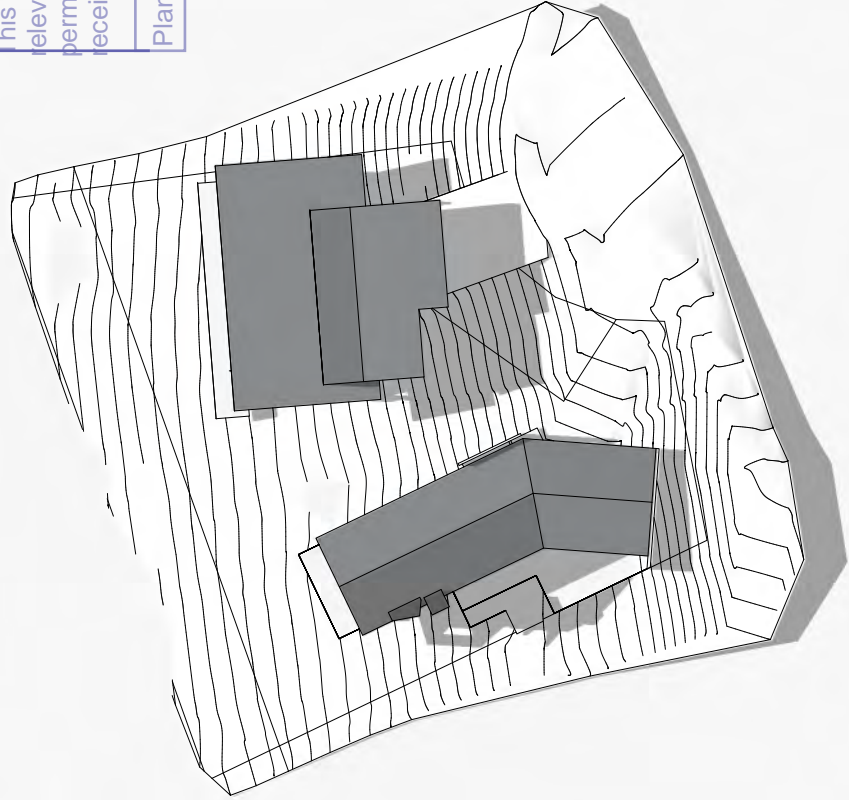
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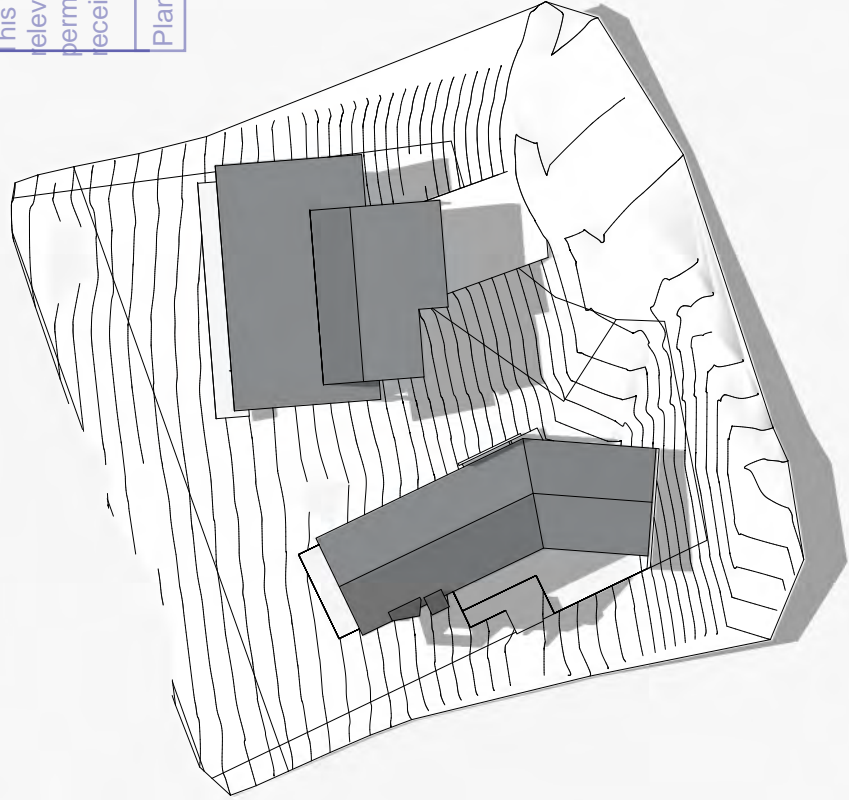
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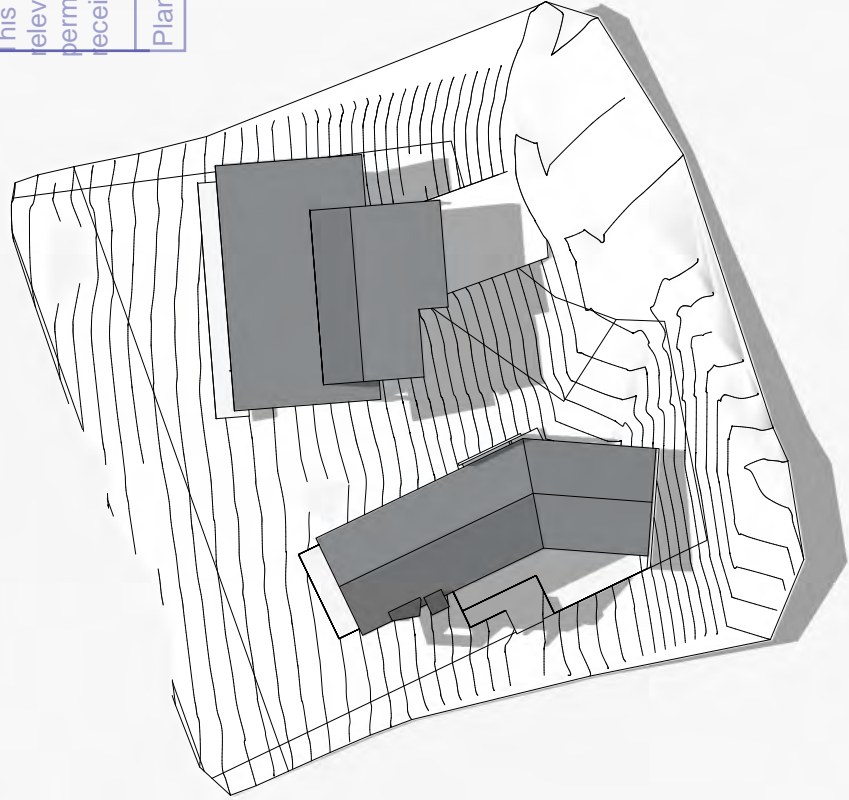
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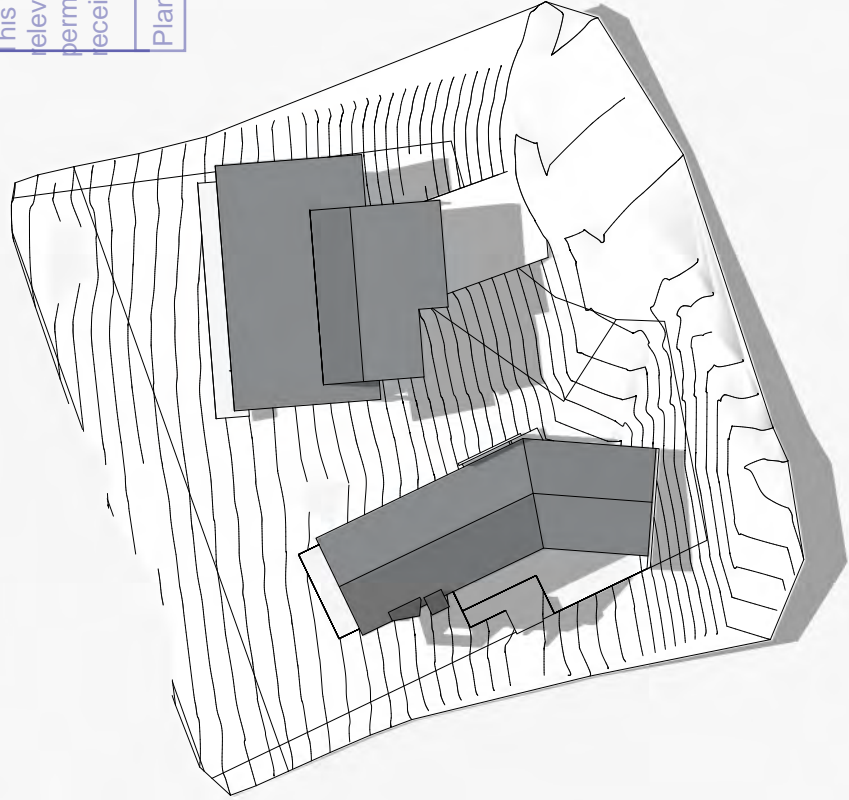
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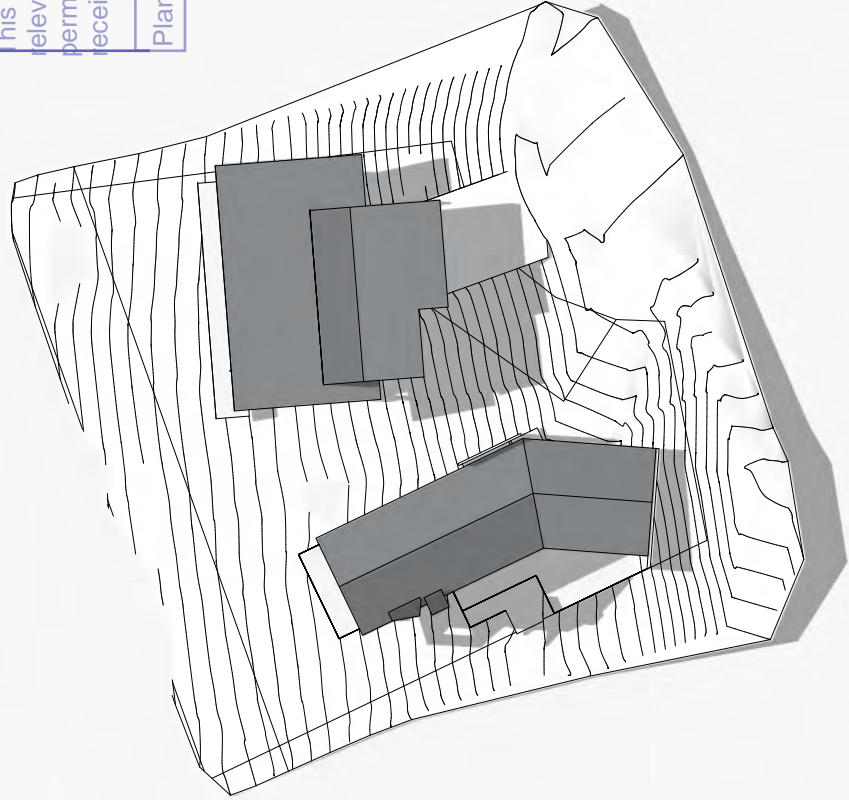
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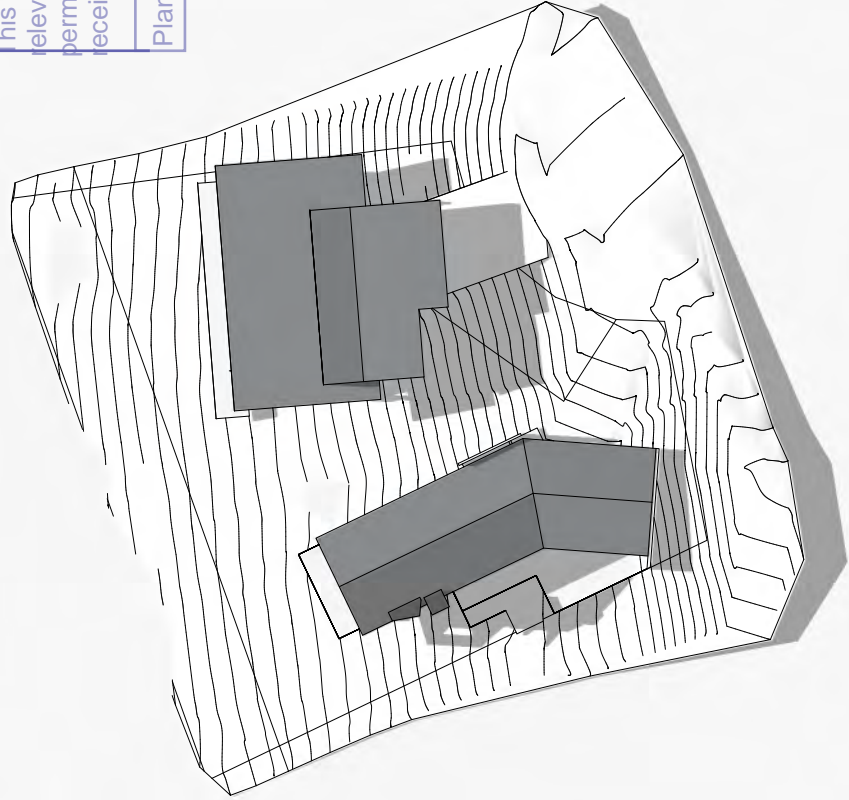
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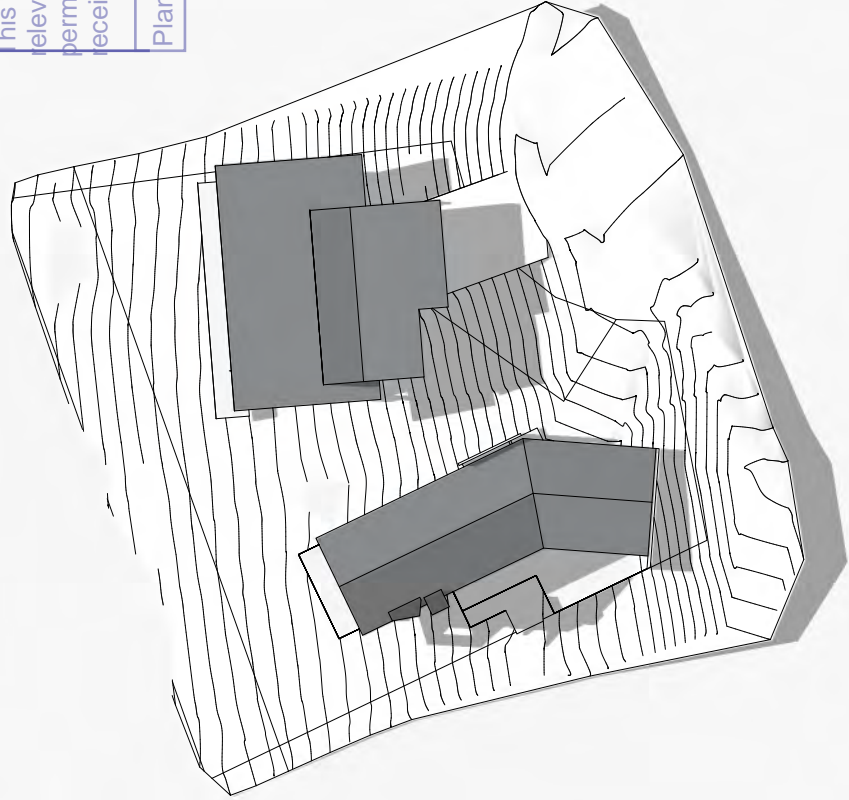
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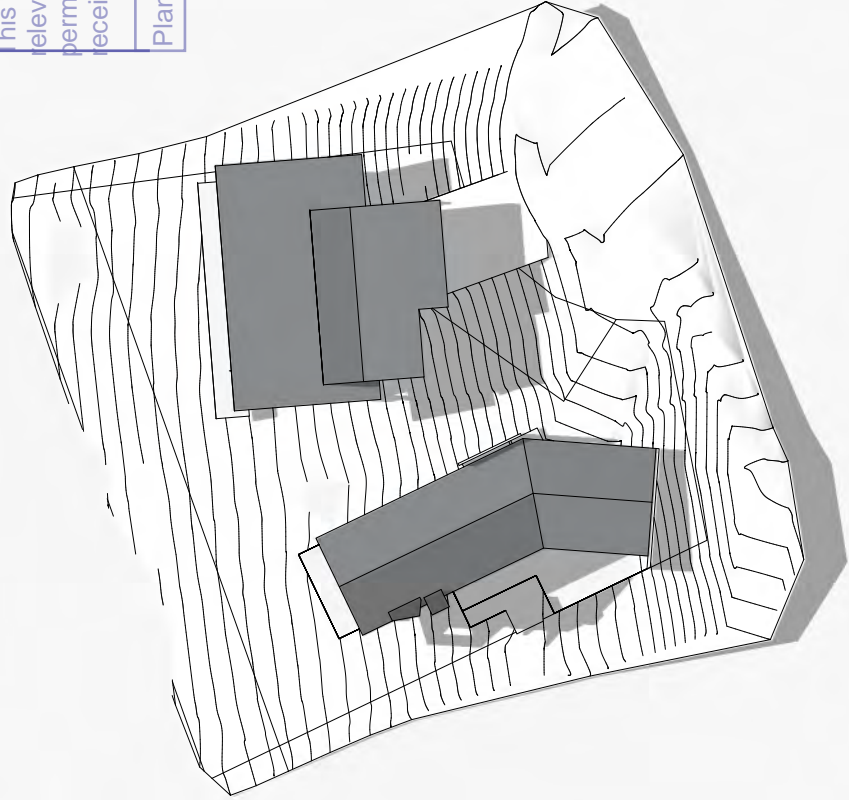
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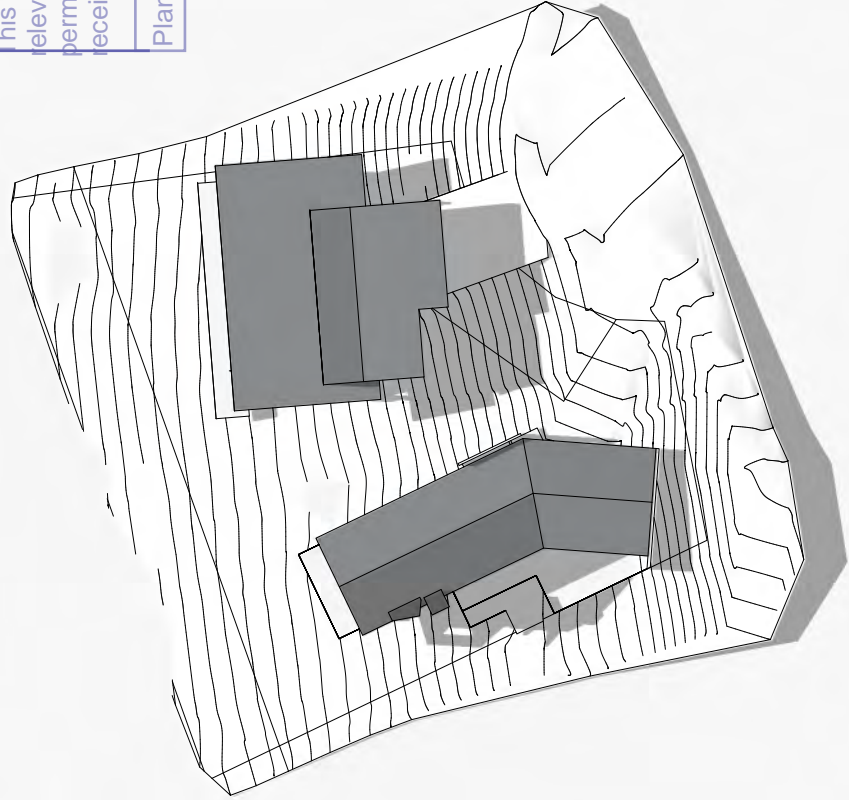
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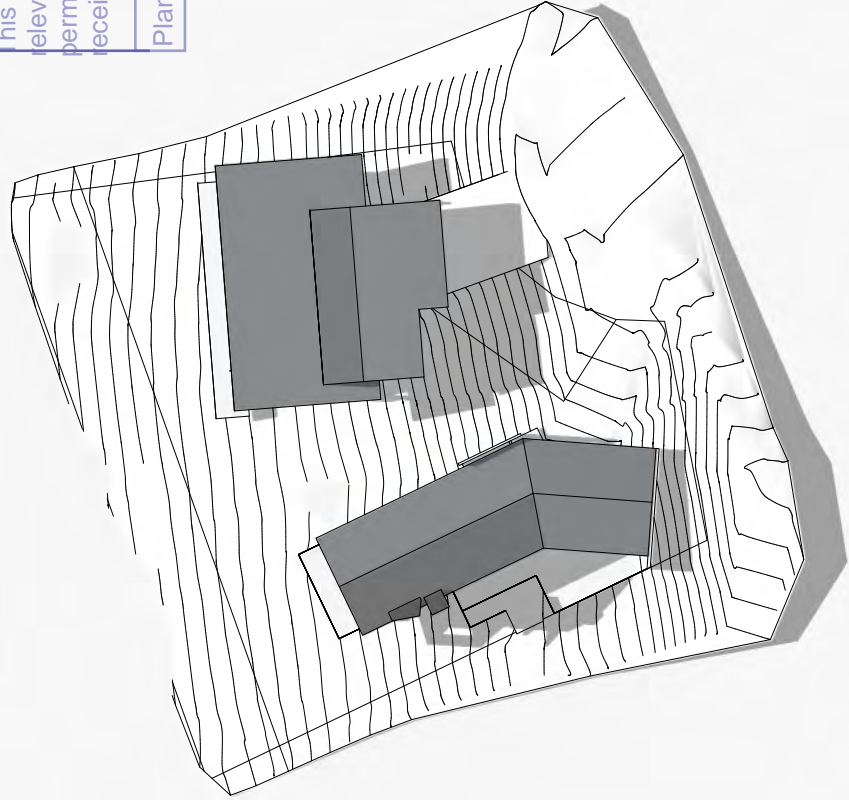
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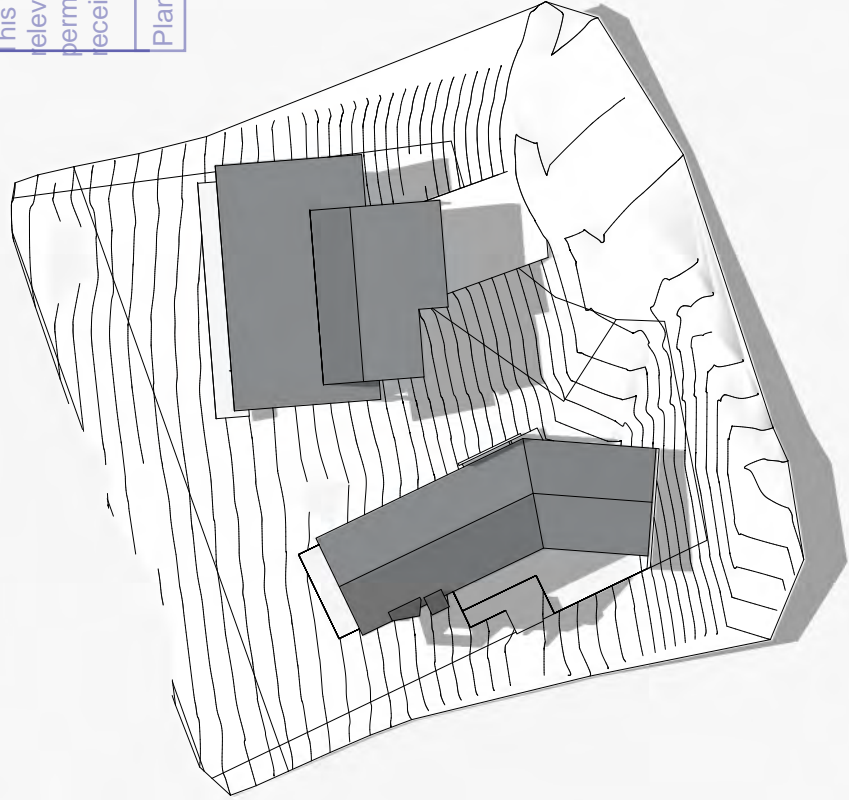
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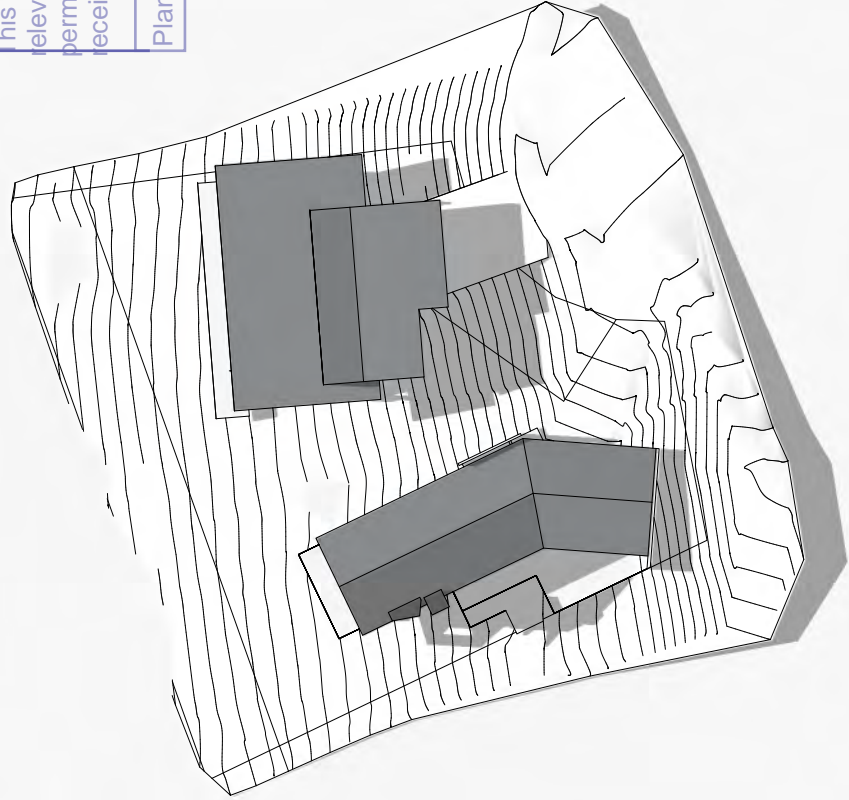
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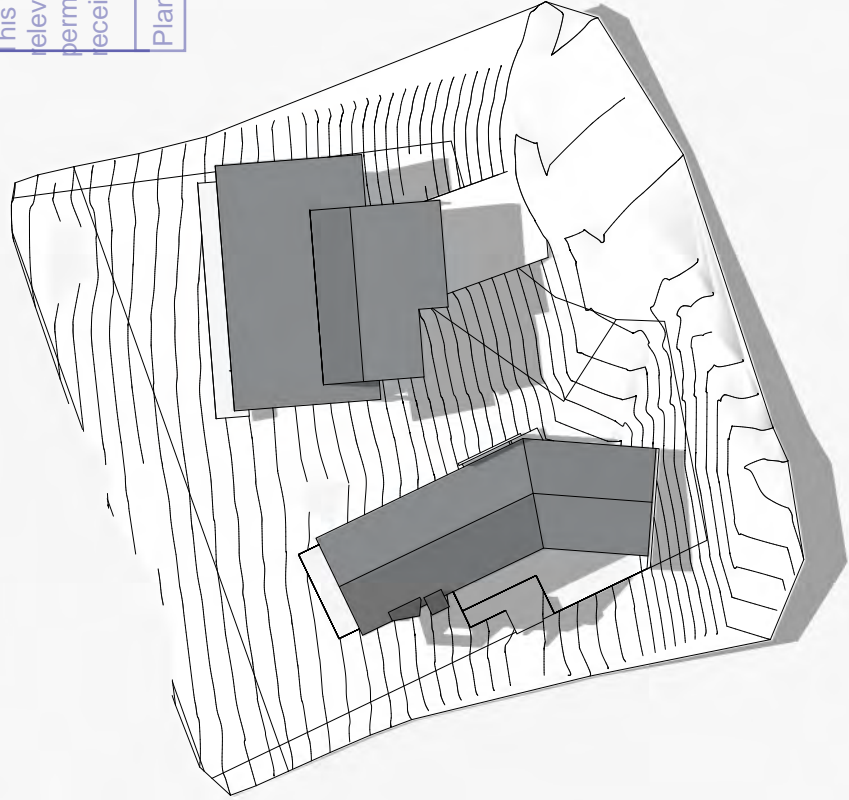
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2 12 Noon - June 21st



2 12 Noon - June 21st

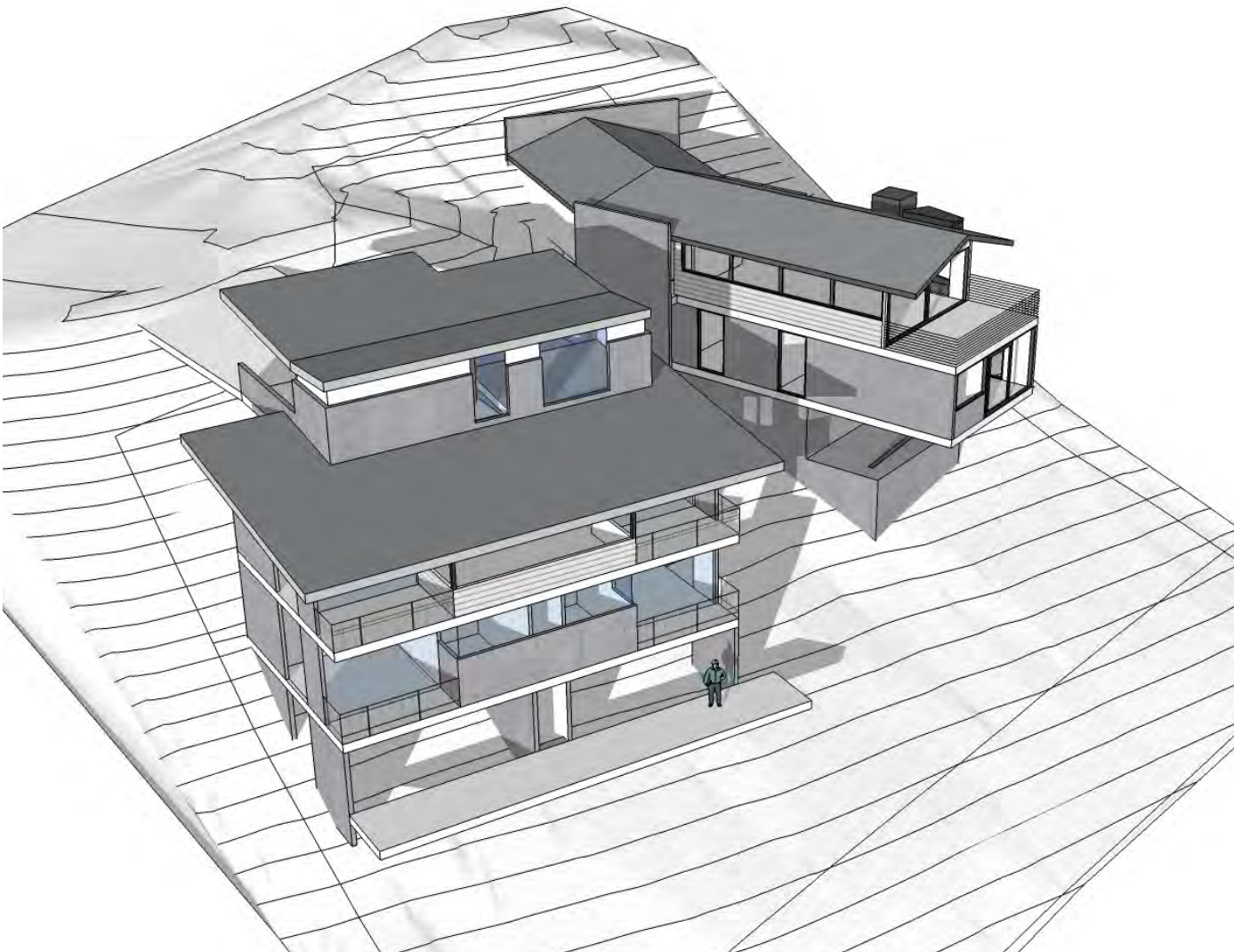


DEVELOPMENT APPLICATION
DOCUMENT

This document is one of the documents relevant to the application for a planning permit No.PLN-15-01345-01 and was received on the 6 November 2015.

Planning Authority: Hobart City Council

Attachment D



NO.6 MONTRIVALE RISE

WATERWORKS RD
D Y N N Y R N E

This document is one of the documents relevant to the application for a planning permit No. PLN-15-01345-01 and was received on the 6 November 2015.

Planning Authority: Hobart City Council

SITE DESCRIPTION:

TITLE 167721/3

PID 3312157

LOCATION 6 MONTRIVALE RISE, DYNMYRNE, TASMANIA

SIZE 1096m²

ZONING General Residential

APPLICABLE OVERLAYS NIL

TOPOGRAPHY Montrivale Rise is on the southern (upper) side of Waterworks Road approximately 130m to the west of the junction of Waterworks Road and Romilly Street. The land overall has a northerly aspect, being on the lower slope of Tolmans Hill, slightly above the course of the Sandy Bay Rivulet. As indicated by the contours the land is steep averaging around 20%

VEGETATION The land upslope/to the south of the new lots contains land cleared for a combination of accesses and for bushfire hazard reduction in accordance with the endorsed BHMP. This has resulted in a reduction of undergrowth and canopy trees except for individual casuarina specimens which are allowed to be retained. The subject site has been completely cleared of all vegetation apart from small grasses.



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Planning Authority: Hobart City Council

10.1 ZONE PURPOSE

10.1.1 ZONE PURPOSE STATEMENTS

10.1.1.1

To provide for residential use or development that accommodates a range of dwelling types at suburban densities, where full infrastructure services are available or can be provided.

10.1.1.2

To provide for compatible non-residential uses that primarily serve the local community.

10.1.1.3

To provide for the efficient utilisation of services.

10.1.1.4

To encourage residential development that respects the neighbourhood character.

10.1.1.5

To provide a high standard of residential amenity.

10.1.1.6

To allow commercial uses which provide services for the needs of residents of a neighbourhood and do not displace an existing residential use or adversely affect their amenity particularly through noise, traffic generation and movement, and the impact of demand for on-street parking.

The proposed development complies with the 'General Residential' zoning density, and given the age of the subdivision, provision of services is unlikely to be an issue. With regard to the built and natural values of the area, the subject site is zoned for residential development. The two buildings present as two large houses, and would be detached, which is a characteristic of established residential dwellings in the local area.

Although tall when viewed from the low point of the site and from properties downhill, the proposed houses would primarily be below the height of the road behind, appearing as single storey from the immediate street frontage of the site. From further afield, the houses would tuck into the hillside as it rises steeply above, where future housing would eventually be located and then native vegetation would provide a wooded/scrub backdrop further upslope.

With the future establishment of houses within the new subdivision, the immediate area would present as a pocket of new development behind existing houses surrounded by the vegetated hillside to the side and above. In effect, the new subdivision will introduce its own variation to the character of the local area. In terms of residential density, the proposal is sufficiently complementary to the built and natural values of the area.

This document is one of the documents relevant to the application for a planning permit No.PLN-15-01345-01 and was received on the 6 November 2015.

Planning Authority: Hobart City Council

10.4.1 RESIDENTIAL DENSITY FOR MULTIPLE DWELLINGS

Objective:

To provide for suburban densities for multiple dwellings that:

- (a) make efficient use of suburban land for housing; and
- (b) optimise the use of infrastructure and community services.

Acceptable Solutions:

A1

Multiple dwellings must have a site area per dwelling of not less than:

- (a) 325m²; or
- (b) if within a density area specified in Table 10.4.1 below and shown on the planning scheme maps, that specified for the density area.

The proposed development complies with residential density for multiple dwellings, achieving 548m² per house.

10.4.2 SETBACKS AND BUILDING ENVELOPE FOR ALL DWELLINGS

Objective:

To control the siting and scale of dwellings to:

- (a) provide reasonably consistent separation between dwellings on adjacent sites and a dwelling and its frontage; and
- (b) assist in the attenuation of traffic noise or any other detrimental impacts from roads with high traffic volumes; and
- (c) provide consistency in the apparent scale, bulk, massing and proportion of dwellings; and
- (d) provide separation between dwellings on adjacent sites to provide reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space.

Acceptable Solutions:

A1

Unless within a building area, a dwelling, excluding protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6 m into the frontage setback, must have a setback from a frontage that is:

- (a) if the frontage is a primary frontage, at least 4.5 m, or, if the setback from the primary frontage is less than 4.5 m, not less than the setback, from the primary frontage, of any existing dwelling on the site; or
- (b) if the frontage is not a primary frontage, at least 3 m, or, if the setback from the frontage is less than 3 m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site; or
- (c) if for a vacant site with existing dwellings on adjoining sites on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; or
- (d) if the development is on land that abuts a road specified in Table 10.4.2, at least that specified for the road.

The proposed development complies with the acceptable solution (a) achieving a 4.5m setback from the primary frontage.

House 1 is set back approx. 8m From frontage

House 2 is set back approx. 3m From frontage

This document is one of the documents relevant to the application for a planning permit No.PLN-15-01345-01 and was received on the 6 November 2015.

Planning Authority: Hobart City Council

A2

A garage or carport must have a setback from a primary frontage of at least:

- (a) 5.5 m, or alternatively 1 m behind the façade of the dwelling; or
- (b) the same as the dwelling façade, if a portion of the dwelling gross floor area is located above the garage or carport; or
- (c) 1m, if the natural ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10 m from the frontage.

The proposed development complies with the acceptable solution (c) garage and carport set backs.

House 1 Garage is set back approx. 8m From frontage

House 2 Carport is set back approx. 3m From frontage

A3

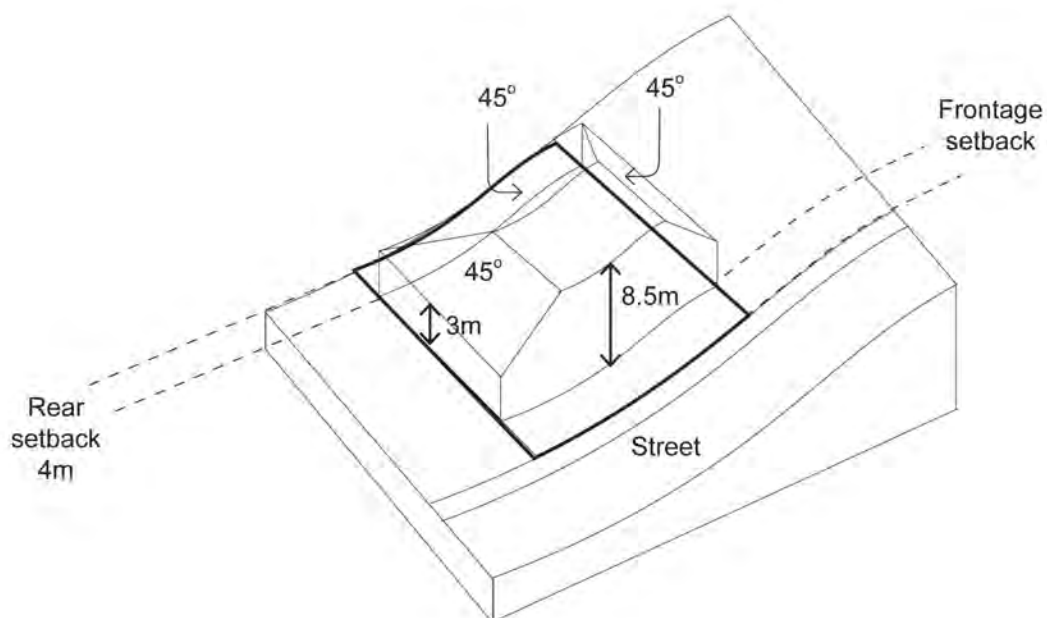
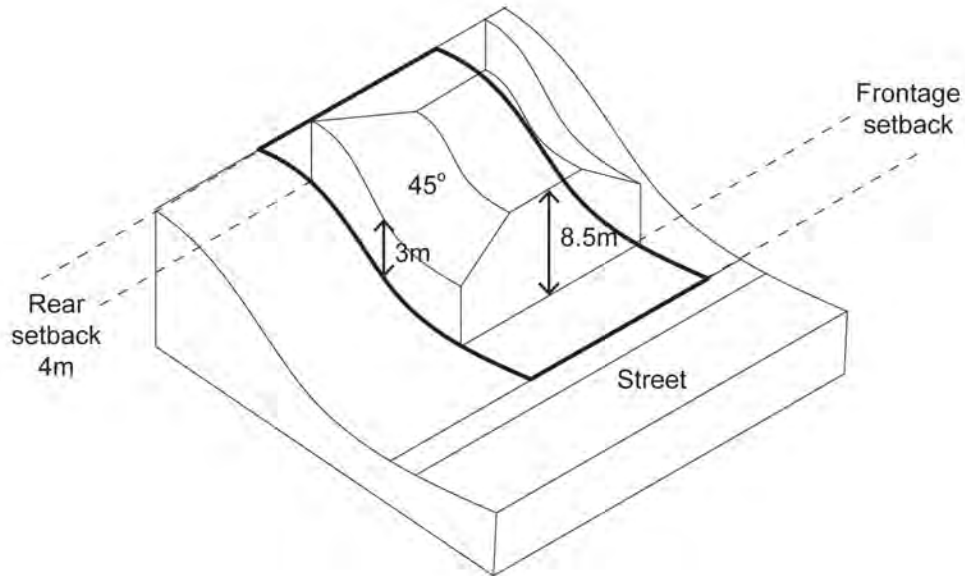
A dwelling, excluding outbuildings with a building height of not more than 2.4 m and protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6 m horizontally beyond the building envelope, must:

- (a) be contained within a building envelope (refer to Diagrams 10.4.2A, 10.4.2B, 10.4.2C and 10.4.2D) determined by:
 - (i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5 m from the rear boundary of a lot with an adjoining frontage; and
 - (ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3 m above natural ground level at the side boundaries and a distance of 4 m from the rear boundary to a building height of not more than 8.5 m above natural ground level; and
- (b) only have a setback within 1.5 m of a side boundary if the dwelling:
 - (i) does not extend beyond an existing building built on or within 0.2 m of the boundary of the adjoining lot; or
 - (ii) does not exceed a total length of 9 m or one-third the length of the side boundary (whichever is the lesser).

This document is one of the documents relevant to the application for a planning permit No.PLN-15-01345-01 and was received on the 6 November 2015.

Planning and Development Committee
Dunedin City Council

DIAGRAM 10.4.2B. BUILDING ENVELOPE FOR SLOPING SITES AS REQUIRED BY SUBCLAUSE 10.4.2 A3(A)



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Planning Authority: Hobart City Council

Performance Criteria

P3

The siting and scale of a dwelling must:

- (a) not cause unreasonable loss of amenity by:
 - (i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot; or
 - (ii) overshadowing the private open space of a dwelling on an adjoining lot; or
 - (iii) overshadowing of an adjoining vacant lot; or
 - (iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and
- (b) provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area.

The design of the houses is such that they increase in height as the ground falls away steeply to the north. They present as single storey houses from the cul-de-sac road level above at the front of the site. The houses extend outwards from their initial elements at the level of the front of the property. As such, their overall height is accentuated by the slope, and they are generally at their greatest heights above ground level towards the rear of the site.

Whilst the proposed houses do exceed the acceptable solution for height, their actual heights are not significantly beyond the limit, and the degree of extension above the accepted height is not consistent. Substantial portions of the two houses are able to demonstrate compliance with the acceptable height maximum and building envelope.

The houses to the rear of the established properties on Waterworks Rd, which are also oriented to the north, for the most part, look away from the subject site.

There is large setback between the proposed houses and the rear boundary of the subject site, and a further, greater setback distance from this boundary line to the original houses below, although a newer small dwelling is backed up to the rear boundary of 127 Waterworks Road.

Due to the steepness of the slope, the hillside continues to rise beyond the tops of the proposed houses, helping to lessen their height and profile. These attributes, and the large rear setbacks of the proposed houses, have been considered throughout the design to reduce the perceived mass of the houses when viewed from below.

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Planning Authority: Hobart City Council

10.4.3 SITE COVERAGE AND PRIVATE OPEN SPACE FOR ALL DWELLINGS

Objective:

To provide:

- (a) for outdoor recreation and the operational needs of the residents; and
- (b) opportunities for the planting of gardens and landscaping; and
- (c) private open space that is integrated with the living areas of the dwelling; and
- (d) private open space that has access to sunlight.

Acceptable Solutions

A1

Dwellings must have:

- (a) a site coverage of not more than 50% (excluding eaves up to 0.6m); and
- (b) for multiple dwellings, a total area of private open space of not less than 60m² associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); and
- (c) a site area of which at least 25% of the site area is free from impervious surfaces.

A2

A dwelling must have an area of private open space that:

- (a) is in one location and is at least:
 - (i) 24 m²; or
 - (ii) 12 m², if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8 m above the finished ground level (excluding a garage, carport or entry foyer); and
- (b) has a minimum horizontal dimension of:
 - (i) 4 m; or
 - (ii) 2 m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8 m above the finished ground level (excluding a garage, carport or entry foyer); and
- (c) is directly accessible from, and adjacent to, a habitable room (other than a bedroom); and
- (d) is not located to the south, south-east or south-west of the dwelling, unless the area receives at least 3 hours of sunlight to 50% of the area between 9.00am and 3.00pm on the 21st June; and
- (e) is located between the dwelling and the frontage, only if the frontage is orientated between 30 degrees west of north and 30 degrees east of north, excluding any dwelling located behind another on the same site; and
- (f) has a gradient not steeper than 1 in 10; and
- (g) is not used for vehicle access or parking.

The proposed development complies with the acceptable solutions for site coverage (27.8%)
 67% of the site remains impervious, for landscaping 740m²
 House 1 has 65.6m² of north facing private open space off living / common areas.
 House 2 has 17.8m² of north facing private open space off living / common areas.

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Planning Authority: Hobart City Council

10.4.4 SUNLIGHT AND OVERSHADOWING FOR ALL DWELLINGS

Objective:

To provide:

- (a) the opportunity for sunlight to enter habitable rooms (other than bedrooms) of dwellings; and
- (b) separation between dwellings on the same site to provide reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space.

Acceptable Solutions

A1

A dwelling must have at least one habitable room (other than a bedroom) in which there is a window that faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A).

A2

A multiple dwelling that is to the north of a window of a habitable room (other than a bedroom) of another dwelling on the same site, which window faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A), must be in accordance with (a) or (b), unless excluded by (c):

- (a) The multiple dwelling is contained within a line projecting (see Diagram 10.4.4B):
 - (i) at a distance of 3 m from the window; and
 - (ii) vertically to a height of 3 m above natural ground level and then at an angle of 45 degrees from the horizontal.
- (b) The multiple dwelling does not cause the habitable room to receive less than 3 hours of sunlight between 9.00 am and 3.00 pm on 21st June.
- (c) That part, of a multiple dwelling, consisting of:
 - (i) an outbuilding with a building height no more than 2.4 m; or
 - (ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6 m horizontally from the multiple dwelling.

A3

A multiple dwelling, that is to the north of the private open space, of another dwelling on the same site, required in accordance with A2 or P2 of subclause 10.4.3, must be in accordance with (a) or (b), unless excluded by (c):

- (a) The multiple dwelling is contained within a line projecting (see Diagram 10.4.4C):
 - (i) at a distance of 3 m from the northern edge of the private open space; and
 - (ii) vertically to a height of 3 m above natural ground level and then at an angle of 45 degrees from the horizontal.
- (b) The multiple dwelling does not cause 50% of the private open space to receive less than 3 hours of sunlight between 9.00 am and 3.00 pm on 21st June.
- (c) That part, of a multiple dwelling, consisting of:
 - (i) an outbuilding with a building height no more than 2.4 m; or
 - (ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6 m horizontally from the multiple dwelling.

Overshadowing has been demonstrated by way of shadow diagrams to be entirely reasonable. This is primarily due to the fact that adjacent sites to either side are vacant, and that established residential properties adjoining the property downslope are to the north of the site. There is minimal extent of prolonged overshadowing to the vacant property to the west. Aside from some shadow cast in the morning of June 21, the majority of shadow cast is contained within the site. The two houses themselves also complement each other in terms of shadow impact.

10.4.5 WIDTH OF OPENINGS FOR GARAGES AND CARPORTS FOR ALL DWELLINGS

Objective:

To reduce the potential for garage or carport openings to dominate the primary frontage.

Acceptable Solutions

A1

A garage or carport within 12 m of a primary frontage (whether the garage or carport is free-standing or part of the dwelling) must have a total width of openings facing the primary frontage of not more than 6 m or half the width of the frontage (whichever is the lesser).

Performance Criteria

P1

A garage or carport must be designed to minimise the width of its openings that are visible from the street, so as to reduce the potential for the openings of a garage or carport to dominate the primary frontage.

House one garage is set below the cul-de-sac reducing its visual presence from the primary frontage. The Garage door width is 6 metres. House two carport is clearly visible from the cul-de-sac. The carport does not have a door and is also used as the primary access to the residence.

<p>DEVELOPMENT APPLICATION DOCUMENT</p> <p>This document is one of the documents relevant to the application for a planning permit No.PLN-15-01345-01 and was received on the 6 November 2015.</p> <p>Planning Authority: Hobart City Council</p>

10.4.6 PRIVACY FOR ALL DWELLINGS

Acceptable Solutions

A1

A balcony, deck, roof terrace, parking space, or carport (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1 m above natural ground level must have a permanently fixed screen to a height of at least 1.7 m above the finished surface or floor level, with a uniform transparency of no more than 25%, along the sides facing a:

- a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 3 m from the side boundary; and
- b) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 4 m from the rear boundary; and
- c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is at least 6 m:
 - i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or
 - ii) from a balcony, deck, roof terrace or the private open space, of the other dwelling on the same site.

A2

A window or glazed door, to a habitable room, of a dwelling, that has a floor level more than 1 m above the natural ground level, must be in accordance with (a), unless it is in accordance with (b):

- (a) The window or glazed door:
 - (i) is to have a setback of at least 3 m from a side boundary; and
 - (ii) is to have a setback of at least 4 m from a rear boundary; and
 - (iii) if the dwelling is a multiple dwelling, is to be at least 6 m from a window or glazed door, to a habitable room, of another dwelling on the same site; and
 - (iv) if the dwelling is a multiple dwelling, is to be at least 6 m from the private open space of another dwelling on the same site.

This document is one of the documents relevant to the application for a planning permit No.PLN-15-01345-01 and was received on the 6 November 2015.

Planning Authority: Hobart City Council

(b) The window or glazed door:

- (i) is to be offset, in the horizontal plane, at least 1.5 m from the edge of a window or glazed door, to a habitable room of another dwelling; or
- (ii) is to have a sill height of at least 1.7 m above the floor level or has fixed obscure glazing extending to a height of at least 1.7 m above the floor level; or
- (iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of at least 1.7 m above floor level, with a uniform transparency of not more than 25%.

A3

A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of at least:

(a) 2.5 m; or

(b) 1 m if:

- (i) it is separated by a screen of at least 1.7 m in height; or
- (ii) the window, or glazed door, to a habitable room has a sill height of at least 1.7 m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of at least 1.7 m above the floor level.

Performance Criteria

P2

A window or glazed door, to a habitable room of dwelling, that has a floor level more than 1 m above the natural ground level, must be screened, or otherwise located or designed, to minimise direct views to:

- (a) window or glazed door, to a habitable room of another dwelling; and
- (b) the private open space of another dwelling; and
- (c) an adjoining vacant residential lot.

Both houses include decks and window/door glazing above 1m within 3m of the property's side boundaries. The tests of the relevant performance criteria are based on protection of the private open space and habitable rooms of adjacent dwellings. As there are no adjacent dwellings on neighbouring properties to either side, and as there are no existing permits for such, there is no privacy impact to consider.

The buildings are separated at their closest point by 6.98 metres

10.4.7 FRONTAGE FENCES FOR ALL DWELLINGS

There are no proposed fences in this Development Application

10.4.8 WASTE STORAGE FOR MULTIPLE DWELLINGS

Objective

To provide for the storage of waste and recycling bins for multiple dwellings

Acceptable Solutions

A1

A multiple dwelling must have a storage area, for waste and recycling bins, that is an area of at least 1.5 m² per dwelling and is within one of the following locations:

- (a) in an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or
- (b) in a communal storage area with an impervious surface that:
 - (i) has a setback of at least 4.5 m from a frontage; and
 - (ii) is at least 5.5 m from any dwelling; and
 - (iii) is screened from the frontage and any dwelling by a wall to a height of at least 1.2 m above the finished surface level of the storage area.

Both Houses will have storage within the proposed Carport and Garage to store waste and recycling bins.

DEVELOPMENT APPLICATION
DOCUMENT

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Planning Authority: Hobart City Council

3. COMMITTEE ACTING AS PLANNING AUTHORITY

3.1 APPLICATIONS UNDER THE HOBART INTERIM PLANNING SCHEME 2015

- 3.1.2 12 ST JOHNS AVENUE (ALSO KNOWN AS 1831 SOUTH
BUILDING), NEW TOWN – SIGNAGE - PLN-15-01356-01 –
FILE REF: 5527119 & P/12/813
34x's
(Council)**

**APPLICATION UNDER HOBART INTERIM PLANNING SCHEME 2015**

Type of Report: Council
Committee: 18 January 2016
Council: 25 January 2016
Expiry Date: 2 February 2016
Application No: **PLN-15-01356-01**
Address: **12 St Johns Avenue (Also known as 1831 South Building), New Town**
Applicant: Kickstart Arts Inc, PO Box 731, North Hobart
Proposal: **Signage**
Representations: None
Performance criteria: Signs code

1. Executive Summary

- 1.1. Planning approval is sought for a sign on the Kickstart Arts building at 12 St Johns Avenue.
- 1.2. The proposal relies on performance criteria to satisfy the following standards and codes:
 - 1.2.1. Signs code
- 1.3. No representations were received within the statutory advertising period.
- 1.4. The proposal is recommended for refusal.
- 1.5. The final decision is delegated to the Council.

2. Site Detail

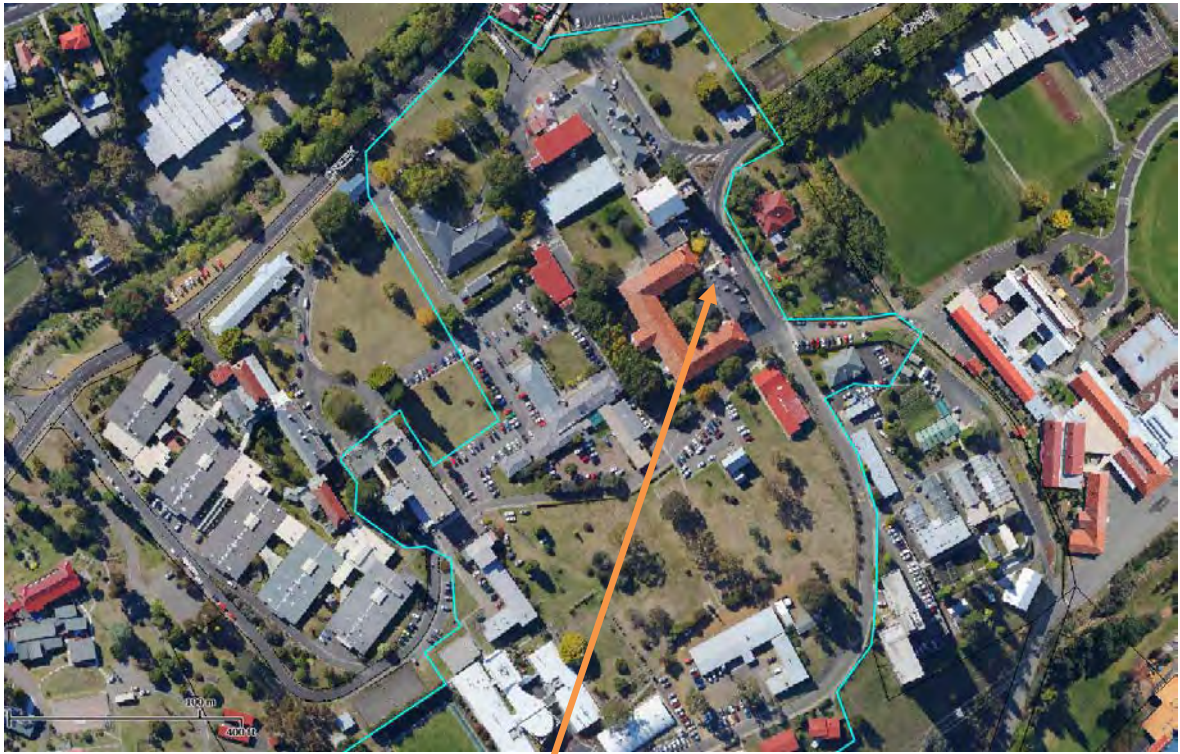


Fig. 1 Subject property

3. Proposal

- 3.1. Install a 3500mm high free standing sign located adjacent to the wall of the Kickstart Arts building at 12 St Johns Avenue. The sign is attached to the cement at the base of the sign and is offset approximately 75mm from the building. Each face of the sign is approximately 3500mm x 1150mm. The sign is orange and advertises the Kickstart Arts Centre.



Fig. 2. Proposed sign



Fig. 3. Sign as constructed

4. Background

- 4.1. The sign has been erected without a planning permit, and is the subject of enforcement action (ENF-14-01444). The previous application which sought retrospective approval of the sign (PLN-15-00631) was withdrawn by the applicant prior to determination. Both the Tasmanian Heritage Council and the Council's Cultural Heritage Officer had recommended that the application be refused.

5. Concerns raised by representors

- 5.1. No representations were received.

6. Assessment

The *Hobart Interim Planning Scheme 2015* is a performance based planning scheme. To meet an applicable standard, a proposal must demonstrate compliance with either an acceptable solution or a performance criterion. Where a proposal complies with a standard by relying on one or more performance criteria, the Council may approve or refuse the proposal on that basis. The ability to approve or refuse the proposal relates only to the performance criteria relied on.

- 6.1. The site is located within the urban mixed use zone of the *Hobart Interim Planning Scheme 2015*.
- 6.2. The existing and proposed use of the property is 'community meeting and entertainment', which is a permitted use in the zone.

6.3. The proposal has been assessed against:

6.3.1. E17.0 Signs code

6.4. The proposal relies on the following performance criteria to comply with the applicable standards:

6.4.1. Signs – Part E 17.7.1 P1, 17.7.2 P1

6.5. Each performance criterion is dealt with separately below.

6.6. Signs – Part E 17.7.1 P1

6.6.1. The sign is a ground based sign which is defined as:

Means a sign permanently attached to the ground on its own supportive structure, independent of any building, primarily intended to identify the premises or its access on arrival and not be seen from a distance. Does not include a pole or pylon sign or ground based panel sign.

6.6.2. A ground based sign is a permitted sign in the urban mixed use zone so long as it complies with the standards in table E.17.2. The sign does not comply with these standards as it is 3500mm high (2400mm is the height limit in the standard) and the area of each face is 4.02m² (2.5m² is the maximum in the standard).

6.6.3. The proposal does not comply with the acceptable solution; therefore assessment against the performance criterion is relied on.

6.6.4. The performance criterion clause 17.7.1 P1 states:

A sign not complying with the standards in Table E17.2 or has discretionary status in Table E17.3 must satisfy all of the following:

- (a) be integrated into the design of the premises and streetscape so as to be attractive and informative without dominating the building or streetscape;*
- (b) be of appropriate dimensions so as not to dominate the streetscape or premises on which it is located;*
- (c) be constructed of materials which are able to be maintained in a satisfactory manner at all times;*
- (d) not result in loss of amenity to neighbouring properties;*
- (e) not involve the repetition of messages or information on the same street frontage;*
- (f) not contribute to or exacerbate visual clutter;*
- (g) not cause a safety hazard.*

6.6.5. The sign is considered to meet (c), (d), (e), (f) and (g).

- 6.6.6. The sign is larger than is permitted for this sign type, both in terms of its height and area of each face. It is bright orange and stands out visually on the cream painted wall.
- 6.6.7. The Council's Senior Cultural Heritage Officer has advised that the siting and style of the sign is not one that would traditionally be seen on a heritage listed place. The sign is orange and wraps around the side of the building at ground level. The size, design, location and colour of the sign dominates the frontage and is not considered to have been integrated into the design of the premises. In its favour, the sign has not been designed to be seen from a distance, but it is seen from public spaces nearby. The sign could have been designed to be much smaller, a more subdued colour and dominate the building less. Clause 6.6.4 (a) and (b) are not considered to have been met.
- 6.6.8. The proposal does not comply with the performance criterion.

6.7. Signs – Part E 17.7.2 P1

- 6.7.1. The sign is located on the former Orphan School building, which is listed both in the planning scheme and with the Tasmanian Heritage Council.
- 6.7.2. There is no acceptable solution for signs on listed places.
- 6.7.3. The proposal does not comply with the acceptable solution; therefore assessment against the performance criterion is relied on.
- 6.7.4. The performance criteria clause E.17.7.2 P1 states:

A sign on a Heritage Place listed in the Historic Heritage Code or within a Heritage Precinct or Cultural Landscape Precinct must satisfy all of the following:

- (a) be located in a manner that minimises impact on cultural heritage significance of the place or precinct;*
- (b) be placed so as to allow the architectural details of the building to remain prominent;*
- (c) be of a size and design that will not substantially diminish the cultural heritage significance of the place or precinct;*
- (d) be placed in a location on the building that would traditionally have been used as an advertising area if possible;*
- (e) not dominate or obscure any historic signs forming an integral part of a building's architectural detailing or cultural heritage values;*
- (f) have fixtures that do not damage historic building fabric, including but not restricted to attachments to masonry and wood, such as to using non-corrosive fixings inserted in mortar joints;*
- (g) not project above an historic parapet or roof line if such a projection impacts on the cultural heritage significance of the building;*
- (h) be of a graphic design that minimises modern trademark or proprietary logos not sympathetic to heritage character;*

- (i) not use internal illumination in a sign on a Heritage Place unless it is demonstrated that such illumination will not detract from the character and cultural heritage values of the building.*

6.7.5. The Council's Senior Cultural Heritage Officer has assessed the sign against the above clause.

- 6.7.6. *(a) be located in a manner that minimises impact on cultural heritage significance of the place or precinct;*

The St Johns Park precinct is highly significant and the 1833 Orphan School designed by John Lee Archer is one of several highly significant buildings within the site. This site requires signage that is visually separate from the building, being subservient to the buildings yet informative and useful. This sign through the size, colour, design and use of lettering results in visual intrusion that impacts on the significance of the site. The Kickstart sign does not meet performance criteria (a).

- 6.7.7. *(b) be placed so as to allow the architectural details of the building to remain prominent;*

Signage should 'let the building speak for itself', be positioned independently, and ideally be multi-functional, catering for a number of different tenants and fulfil several different functions in a complex site. The sign, colour, size and graphic style detracts from the architectural details of the building and is visually intrusive, such that the building does not remain prominent – the sign is the first thing a visitor to the site sees. The Kickstart sign does not meet performance criteria (b).

- 6.7.8. *(c) be of a size and design that will not substantially diminish the cultural heritage significance of the place or precinct;*

The signs are 3.5m high, larger than a permitted sign on an unlisted building. On this site, a sign and its colouration should be clear without dominating the setting. The Kickstart sign does not meet performance criteria (c)

- 6.7.9. *(d) be placed in a location on the building that would traditionally have been used as an advertising area if possible;*

This is not a traditional location for signage. Originally, it is unlikely that the building would have had signage. If there had been, it would not have wrapped around the corner of a building in the form of this sign. The Kickstart sign does not meet performance criteria (d).

- 6.7.10. *(e) not dominate or obscure any historic signs forming an integral part of a building's architectural detailing or cultural heritage values;*

Signage on this building would most likely have been non-existent or very minimal and subdued if any existed at all. The size, colour and design of the sign result in the domination of the architectural detailing.

The Kickstart sign does meet performance criteria (e).

- 6.7.11. *(f) have fixtures that do not damage historic building fabric, including but not restricted to attachments to masonry and wood, such as to using non-corrosive fixings inserted in mortar joints;*

The sign is fixed to the ground and therefore will not impact on the historic building fabric. The Kickstart sign does meet performance criteria (f).

- 6.7.12. *(g) not project above an historic parapet or roof line if such a projection impacts on the cultural heritage significance of the building;*

The sign is anchored to the ground and does not project above an historic parapet. The Kickstart sign does meet performance criteria (g).

- 6.7.13. *(h) be of a graphic design that minimises modern trademark or proprietary logos not sympathetic to heritage character;*

In a general sense the graphic design, use of colour and font is not sympathetic to the heritage character of the place or its setting, however it could be argued that the graphic form of the sign does not include proprietary logos or modern trademarks. The Kickstart sign does meet Performance Criteria (h).

- 6.7.14. *(i) not use internal illumination in a sign on a Heritage Place unless it is demonstrated that such illumination will not detract from the character and cultural heritage values of the building.*

The sign does not have internal illumination. The Kickstart sign does meet Performance Criteria (i).

- 6.7.15. The proposal does not comply with the performance criterion E.17.7.2 P1 (a), (b), (c), (d) and (e).

7. Discussion

- 7.1. The sign is located on a heritage listed place and does not meet the relevant performance criteria in the signs code (17.7.1 P1 and 17.7.2 P1).
- 7.2. The sign is located on a place listed with the Tasmanian Heritage Council. The Tasmanian Heritage Council has issued a Notice of Heritage Decision (no. 4909) which refuses the application on the following grounds:

1. The sign is inconsistent with the Tasmanian Heritage Council's *Draft Works Guidelines* and specifically the 'appropriate outcomes' for signage proposals.
2. The location and overall size of the sign results in an unacceptable level of visual intrusion on the former Orphan School building.
3. The sign is considered to have a detrimental impact upon the heritage character of the St Johns Park historic site and, in particular, the former Orphan School building.

7.3. As the Tasmanian Heritage Council have refused the application, pursuant to Section 39(10) of the *Historic Cultural Heritage Act 1995*, Council must refuse to grant the permit.

7.4. In addition to the Heritage Council refusal, the proposal can also be refused under the provisions of the Hobart Interim Planning Scheme 2015.

8. Conclusion

8.1. The proposed signage at 12 St Johns Avenue (Also known as 1831 South Building), New Town does not satisfy the relevant provisions of the *Hobart Interim Planning Scheme 2015*, and has been refused by the Tasmanian Heritage Council. As such, the sign is recommended for refusal.

9. Recommendations

That: Pursuant to the *Hobart Interim Planning Scheme 2015*, the Council refuse the application for signage for the following reasons:

1. The sign does not comply with clause E.17.7.1 P1 of the *Hobart Interim Planning Scheme 2015*. In particular, the sign does not meet (a) and (b) of clause E.17.7.1 P1 which are as follows:
 - (a) be integrated into the design of the premises and streetscape so as to be attractive and informative without dominating the building or streetscape;
 - (b) be of appropriate dimensions so as not to dominate the streetscape or premises on which it is located.
2. The sign does not comply with Clause E.17.7.2 P1 of the Hobart Interim Planning Scheme 2015. In particular, the sign does not meet (a), (b), (c), (d) and (e) of clause E.17.7.2 P1 which are as follows:
 - (a) be located in a manner that minimises impact on cultural heritage significance of the place or precinct;
 - (b) be placed so as to allow the architectural details of the building to remain prominent;
 - (c) be of a size and design that will not substantially diminish the cultural heritage significance of the place or precinct;

- (d) be placed in a location on the building that would traditionally have been used as an advertising area if possible;
 - (e) not dominate or obscure any historic signs forming an integral part of a building's architectural detailing or cultural heritage values;
3. In accordance with the requirements of the Tasmanian Heritage Council as detailed in the Notice of Heritage Decision, Works Application No. 4909 dated 15 December 2015.



(Liz Wilson)

DEVELOPMENT APPRAISAL PLANNER

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



(Rohan Probert)

SENIOR STATUTORY PLANNER

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

Date of Report: 29 December 2015

Attachment(s) Attachment A – Documents and Drawings List
Attachment B – Tasmanian Heritage Council's Notice of Heritage Decision, Works Application No. 4909
Attachment C – Drawings
Attachment D – Photos x 5
Attachment E – Notes to the application
Attachment F – Letter of support – Peter Gaggin, Architect
Attachment G – Letter for support – John Backhouse, DHHS
Attachment H – Information re: Kickstart Arts and St Johns Creative Living Park

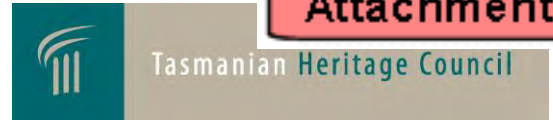
Attachment A

**Documents and Drawings that comprise
Planning Application Number - PLN-15-01356-01**

DEVELOPMENT ADDRESS: 12 St Johns Avenue (Also known as 1831 South Building), NEW TOWN

LIST OF DOCUMENTATION:

Description	Drawing Number/Revision/Author/Date, Report Author/Date, Etc	Date of Lodgement to Council
Application form		10/11/15
Cover letter	Author: Kickstart Arts	10/11/15
Email (architect advice)	Author: P Gaggin, Philplighton Architects	10/11/15
Email (letter of support)	Author: J Backhouse, Dept Health & Human Services	10/11/15
Correspondence (about Kickstart Arts)		10/11/15
Plan (final layout)		10/11/15
Photos (including frame welding specs)		10/11/15
Notes to the application (attachment A)		10/11/15
Location map		10/11/15
Correspondence (creative living park)		10/11/15



Tasmanian Heritage Council
GPO Box 618 Hobart Tasmania 7000
103 Macquarie St, Hobart Tasmania 7000
Tel: 1300 850 332
enquiries@heritage.tas.gov.au
www.heritage.tas.gov.au

PLANNING APPN REF: PLN-15-01356-01
THC APPLICATION NO: 4909
PLACE ID: 6612 (part of consolidated place #11000)
THC FILE: 09-58-81THC and 15-13-10THC
APPLICANT: Kickstart Arts Inc
DATE OF DECISION: 15 December 2015

NOTICE OF HERITAGE DECISION

(Historic Cultural Heritage Act 1995)

The Place: Former Orphan School (part of St Johns Park),
St Johns Avenue, New Town.
Proposed Works: New sign.

Under section 39(6)(c) of the *Historic Cultural Heritage Act 1995* (the Act), the Heritage Council gives notice that the discretionary permit should be refused for the following reasons;

1. The sign is inconsistent with the Tasmanian Heritage Council's *Draft Works Guidelines* and specifically the 'appropriate outcomes' for signage proposals.
2. The location and overall size of the sign results in an unacceptable level of visual intrusion on the former Orphan School building.
3. The sign is considered to have a detrimental impact upon the heritage character of the St Johns Park historic site and, in particular, the former Orphan School building.

Advice

The Tasmanian Heritage Council supports the re-use of this building and acknowledges that signage is needed to enable this use. It is recommended that the applicant further consults with Hobart City Council and Heritage Tasmania to find a suitable alternative to the signage proposed.

Accordingly, under section 39(10) of the Act, the planning authority must refuse to grant the permit.

Please ensure the details of the refusal, including the advice, are included in the notice of refusal provided to the applicant, and forward a copy of the correspondence to the Heritage Council for our records.

Please contact Deirdre Macdonald on 1300 850 332 if you require clarification of any matters contained in this notice.

A handwritten signature in purple ink, appearing to read "Ian Boersma".

Ian Boersma
Works Manager – Heritage Tasmania
Under delegation of the Tasmanian Heritage Council

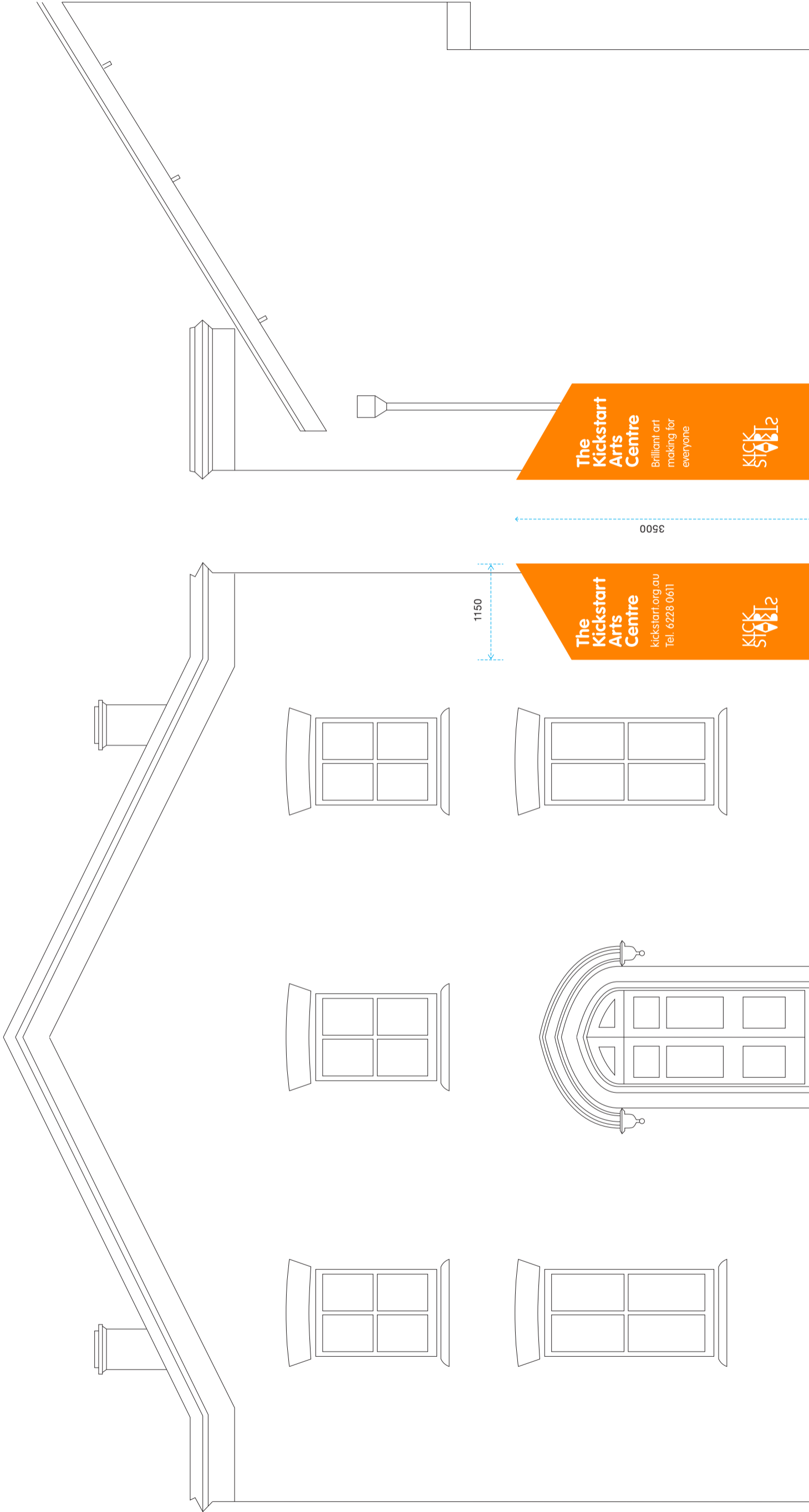
DEVELOPMENT APPLICATION DOCUMENT

This document is one of the documents relevant to the application for a planning permit No.PLN-15-01356-01 and was received on the 10 November 2015.

Planning Authority: Hobart City Council

Frontage

North-west elevation (part)



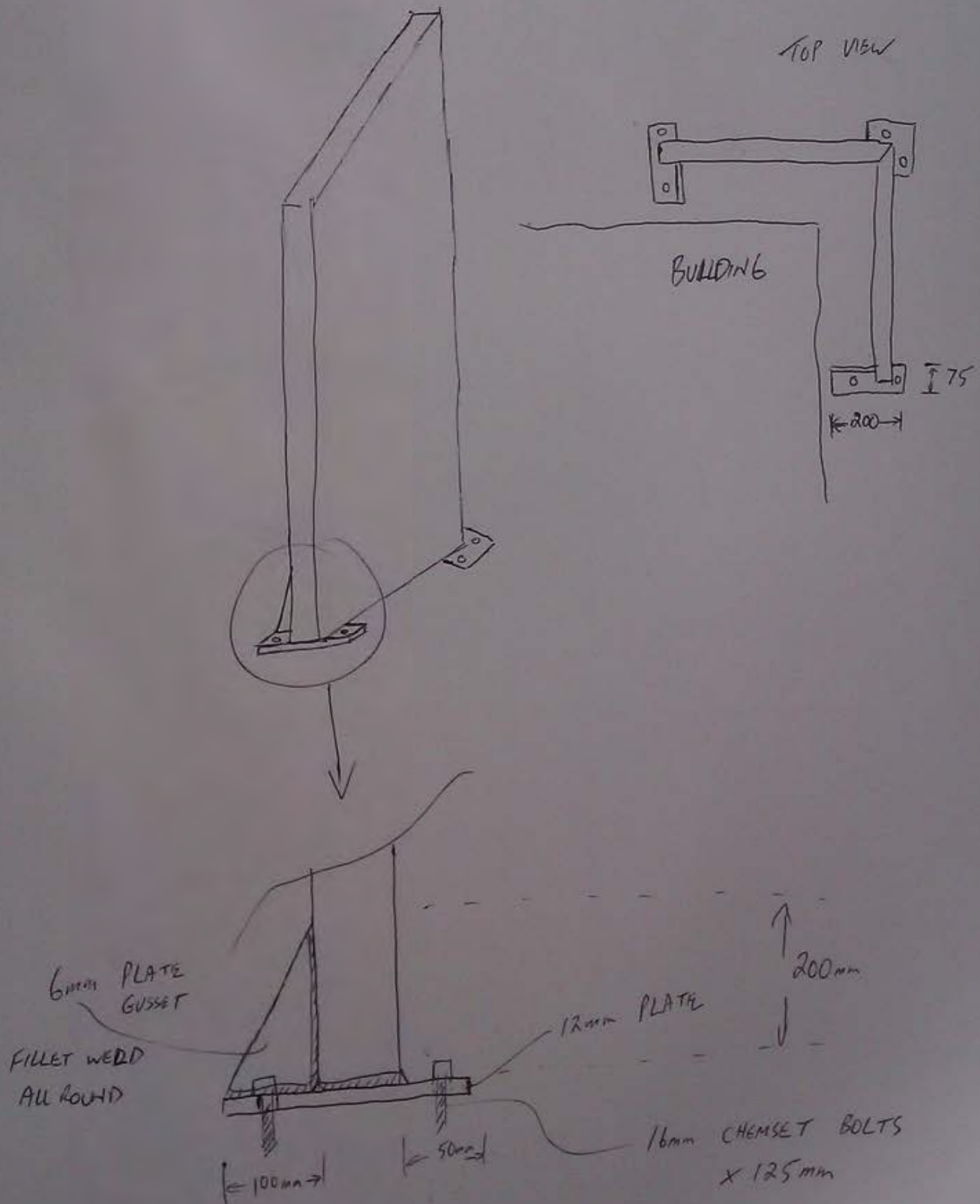
Final layout
15.2.13

North-west wall signage:

- Free-standing signage panels, mounted to cement
- Steel sub-frame with aluminium panels folded around corner
- Powdercoated surface with vinyl graphics applied
- Offset approx. 75mm from building
- Each face approx. 1150 x 3500mm (2300 x 3500mm overall)



KICK START FRAME WELDING SPEC'S



The Kickstart Arts Centre

kickstart.org.au

Tel. 6228 0611









NOTES TO THE APPLICATION

DEVELOPMENT APPLICATION
DOCUMENT

This document is one of the documents relevant to the application for a planning permit No. PLN-15-01356-01 and was received on the 10 November 2015.

Planning Authority: Hobart City Council



DESIGN & LOCATION

The sign was professionally designed by an architect, graphic designer and built by professional sign makers Ampersand Signs & Displays of 105 Mornington Road, Mornington Tas. 7018

- The sign is located on the corner of a building that was built in 1831.
- In the 1960's the northern wing of the building was demolished. Built of solid brick, the current northern external wall of the building is what was an internal wall originally.
- The sign needs to be seen from two sides as people approach the building from two directions. As a solution to this need it has been designed to wrap around the corner of the building
- The way in which the sign wraps around the corner of the building provides a protective on the corner of the building where there is an exposed internal wall and the most pedestrian and car traffic.
- The building is located on Crown Land. There are no street names or street numbers displayed in any of the buildings or approaches to the building and hence before the erection of the sign there was continual and significant confusion as to the whereabouts of the residents and the service.
- The sign is designed so that it is not affixed to the heritage fabric of the building and is bolted to the footpath.
- The sign needs to be seen above parked cars that park in front and to the sides of the building and the clever design allows for the sign to sit at a height that is visible above the cars, whilst not being affixed to the building itself.
- The area is a high wind area and on windy days the sign is subjected to significant wind forces. The design is streamlined and does not allow for wind to get in under or behind it, which makes it very stable and very safe for passers by.
- The sign is well designed and complements and enhances the streetscape whilst not exacerbating visual clutter or adversely impacting on residential amenity.
- The shape of the sign reflects and enhances the view of the roofline. Echoing the shapes and drawing the eye upwards to appreciate the strong lines of the colonial architecture.

- The size, design and placement of the sign compliments the overall look and visual experience of the building
- The sign does not impact on the cultural heritage significance of the places, on the contrary, it will bring people into the building where they will be able to access historic interpretation materials, book in for heritage tours and discover the history of the building through fascinating interpretation materials prepared in collaboration with the Friends of The Orphan School.
- When Kickstart Arts took over the lease of the building it was falling into disrepair. Kickstart Arts have reclaimed the building. Community use of the building is central to its preservation and the sign is central to assisting community members to find the building so they can access it.
- The sign has been cleverly designed so that it hugs the wall of the building and in so doing does not encroach on any road or other public reservation.
- There are longer term plans to develop the fore court to the north of the building and so moving the sign further north is not a suitable option.

DEVELOPMENT APPLICATION
DOCUMENT

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Planning Authority: Hobart City Council

CONSTRUCTION

Kickstart Arts sign frame:

- The sign was professionally designed and constructed by Ampersand Signs & Displays of 105 Mornington Road, Mornington Tas. 7018
- They have used gusset bracing
- The foot plate extends out to allow for maximum safety and security;
- The back of the sign is 100mm to allow for welded gusset bracing.
- Because we don't know the age, strength and whether there is any reinforcing in the concrete. The sign makers have ensured Chemsetting of the bolts in for added strength. Chemsetting the bolts make it many times stronger.
- There are secure welds on 2 opposing sides.
- There are 2 bolts per plate, which is great for keeping the plate level.
- The sign itself is aluminium and the fixing structure is plated steel
- The sign company have a structural engineer whom they refer to for signs such as this one.

HERITAGE, ACCESS AND OTHER COMMUNITY USE CONSIDERATIONS,

- This is an application for a sign for Kickstart Arts Inc.
- It consists of two faces each 3.5m high and 1.15m wide. It has an angled top and is bolted to the ground on the corner of a building. It is orange and has white lettering.
- The colours tone in well with the yellow paint of the building as well as offering high visibility which is essential to make the sign fit for purpose.
- This is a retrospective application for signage that was installed because initially we believed, as it was on Crown land it did not require a permit.
- We have since been advised otherwise are submitting an application.
- This sign is being erected on a site that is on the Tasmanian Heritage Register.
- The Kickstart Arts Centre was formerly an orphanage under Governor Arthur and a site where orphaned and stolen children were housed including children taken from convicts and Aboriginal people.
- The Centre has now been re-purposed by the State Government through the Department of Health and Human Services and The Crown, who are working in close partnership with Kickstart Arts with an aim to bring community members in to use the building for the purposes of community arts, creativity and friendship. The building is being used by Kickstart Arts who run programs working with the following community groups:

- o Youth at risk to assist with diversionary programs and health and wellbeing promotion as well as literacy and mental health promotion.
- o Newly arrived refugees to assist with smoothing the way for successful settlement,
- o People with disabilities to develop new skills, make new friends and develop skills and self confidence
- o Seniors, assisting them with social engagement and positive mental health programs
- o Aboriginal Community members, helping them to establish their own theatre company so they can provide new Arts experiences and stories for Tasmanian audiences.

These community participants are often low in literacy abilities, have reading or vision impairments and many have little or no English language abilities - the high visibility and graphic design of the sign are there to make the sign more accessible to people who have these impairments.

Erecting the sign is an essential initiative because it will:

- Provide opportunities for commercial advertising essential to support and encourage business activity;
- Way finding is a HUGE issue at St Johns Park where there are neither street name signs nor street numbers. This sign assists with way-finding and pedestrian usability. Since the sign has been erected at St Johns Park it has provided an effective landmark, which is used in providing directions to neighboring services including Child Protection and Disability Services South.
- Consulting Architects and Heritage experts associated with Kickstart Arts agree that this sign does not adversely impact on the cultural heritage values of St Johns Park as a place of cultural significance. Advice from the consulting Architects is that on the contrary, the contemporary design emphasizes the age of the building and the contrast amplifies the heritage values of the building.
- Other examples of this type of effective juxtaposition of the old with the new in Colonial architecture in Hobart include the contemporary orange sculpture that can be found beside the front door of the Tasmanian Museum and Art Gallery pictured below:



Another practical example of the old with the new – and utilizing the colour orange which is well known for its high visibility qualities can be found in the ramp installed at the Hobart Town Hall:

DEVELOPMENT APPLICATION
DOCUMENT
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relevant to the application for a planning
permit No.PLN-15-01356-01 and was
received on the 10 November 2015.
Planning Authority: Hobart City Council



To meet heritage approval the sign must be located in a manner that minimizes impact on the cultural heritage significance of the place or precinct. The sign does this in the following ways:

- The St Johns Park precinct is highly significant and the 1833 Orphan School designed by John Lee Archer is one of several highly significant buildings within the site.
- One third of the building was demolished in the 1960's leaving the building like a bird with only one wing. The New sign wraps around the place where the wing was removed like a bandage. The Lines reflect the lines of the roof and emphasize the structural beauty of the remaining two thirds of the building.
- The signage is at once visually separate and attached to the building, emphasizing the buildings finer features, not interfering with the heritage fabric of the building in any way, whilst still being informative and useful. This sign through the size, colour, design and use of lettering provides visual clarity that through its contemporary design, emphasizes the heritage values – by being obviously old it highlights the oldness of the building itself and thereby enhances the significance of the site.

The Kickstart Arts Centre: Proposed Signage
Building 1831 South, St Johns Park, Newtown, Tasmania

This document is one of the documents relevant to the application for a planning permit No.PLN-15-01356-01 and was received on the 10 November 2015.

Planning Authority: Hobart City Council

Scale 1:50



Final layout
15.2.13

North-west wall signage:

- Free-standing signage panels, mounted to cement
- Steel sub-frame with aluminium panels folded around corner
- Powdercoated surface with vinyl graphics applied
- Offset approx. 75mm from building
- Each face approx. 1150 x 3500mm (2300 x 3500mm overall)

Examples of the new effectively emphasizing the old in architecture can be found in many places both in Australia and in Europe, where old buildings have, like the Kickstart Arts Centre, been repurposed.

The current trend in quality heritage renovations is for the additional elements to augment the heritage elements by providing a sometimes stark and often colourful juxtaposition that enhances the heritage features, drawing attention to and or reflecting the original form through use of colour, scale and line.

The Kickstart Arts Centre Sign, designed by a team of leading professionals including an Architect, sculptor, graphic designer and an engineer, achieves excellence in its design as it underlines the architectural elements of the remaining 1831 South building and draw attention to key elements of the building including the height and the clean lines of the roof.

Some other examples of where this has been achieved elsewhere are listed below - though the scale may be grander, the principle remains the same:

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Planning Authority: Hobart City Council



London's Battersea Power Station is transformed into a museum of architecture and surrounded by a giant roller coaster in these competition-winning proposals by French studio Atelier Zündel Cristea. Originally Designed by architect Sir Giles Gilbert Scott, Battersea Power Station was constructed in the 1930s and spent over 50 years generating electricity for London. Since it's decommissioning, the site is currently earmarked for a mixed-use complex of apartments, shops, offices and a theatre.

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Planning Authority: Hobart City Council



Norman Foster's 'Gherkin' (2004) rises above the thirteenth century church St Helen's Bishopsgate in London

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Planning Authority: Hobart City Council



Contemporary renovation of an ancient and heritage listed church in Norwich England.

PLACEMENT OF THE SIGN

The sign has been placed so as to allow the architectural details of the building to remain prominent. The Signage compliments the lines of the building drawing attention to and echoing the sleek lines of the roof.

It is bolted to the footpath to protect the building from any interference with or penetration of the original fabric. The sign can be seen from the three approaches to the building, which makes it extremely functional.

The sign has been placed in a location on the building that would not have traditionally been used as an advertising area. This is because there was no place that would have been used as an advertising area. The building was used as an orphanage and located in the bush about a days ride from the main settlement of Hobart.

There was not possible way the sign could have wrapped around the building due to the fact that part of the building has been demolished by the State in the 1960's and no longer stands.

Any planning criteria which requires a sign to be located in a place where a sign would have been placed originally is not relevant in this case.

Below is a painting by Glover, which shows the orphanage in the context of the landscape it almost fades into the scenery and is the only building for miles. It was a far cry from the contemporary setting and a sign would certainly not have been present.



Mount Wellington with Orphan Asylum, Van Diemen's Land 1837 – painted by John Glover

This document is one of the documents relevant to the application for a planning permit No. PLN-15-01356-01 and was received on the 10 November 2015.

Planning and Development Committee

COLOUR

The building has been painted yellow. This is not an original paint job and the building would not have been painted this colour originally. The orange colour of the sign with white lettering is a complimentary colour to the building.

In a precinct where there are no street names or street numbers it is essential that a way finding sign be visible and prominent from the street.

SIZE OF THE SIGN

The sign is of a height that can be seen above the cars that park all around the building. In order to be high enough to be seen and also be bolted to the ground and not the building itself the sign has a larger than average surface area.

Aesthetically, the proportions of the sign are complimentary to the overall proportions of the building.

The Kickstart Arts Centre sign does not dominate or obscure any historic signs. It is cleverly designed to form an integral part of the building's architectural detailing and its contemporary design emphasizes the building's cultural heritage values.

The size, colour and design of the sign echo the lines and emphasize the architectural detailing.

PROTECTING THE HERITAGE FABRIC

The sign does not have fixtures that damage the historic building fabric. The sign is fixed to the footpath and therefore does not and will not impact on the historic building fabric in any negative way. The fact that it wraps around the building will in fact provide some protection for the exposed internal wall on the corner of the building.

The sign does not project above any historic parapet or roofline.

SENSITIVE DESIGN

The graphic design of the sign does not include proprietary logos or modern trademarks.

The sign does not use internal illumination and does not detract from the character and cultural heritage values of the building.

Attachment F

From: Peter Gaggin <pgaggin@philplighton.com.au>

Subject: Sign comments

Date: May 13, 2015 3:36:51 PM GMT+10:00

To: "Jami Bladel (jami@kickstart.org.au)" <jami@kickstart.org.au>

Hi Jami

As discussed

The sign should remain in situ because it:

- Is a modern well designed sign
- Embodies professional graphic design by Patrick Badger, graphic designer
- Has an engineer designed structure by a certified engineer
- Has been professionally installed by Ampersand Signs
- Reflects the roof angles of the old building in a modern interpretive way
- Presents as a clear contrast between old and new and reflects the changing usage of the site, from hardship and misery to joy and life
- Is mounted freestanding and can be removed should the need arise. The sign is not affixed to the historic fabric
- Is located adjacent to an external wall that only came about by the remainder of the building having been demolished in the 1960s redevelopment of the site.
- Identifies the use and location clearly, and provides clear graphic wayfinding to the site and to the use
- Identifies clearly the access for people with a disability
- Kickstart Arts is actively promoting the reuse and regeneration of these buildings generally in accordance with the Burra Charter by preserving and maintaining the place in its existing state and preventing further deterioration.
- Kickstart is actively promoting this by the continual use, refurbishment and repair of their space. The sign is strong visible reminder of the new use of the place.

Regards

Peter Gaggin
Architect / Director

PhilpLighton Architects

49 Sandy Bay Road Hobart Tas 7004

T +61 (3) 6223 2333 F +61 (3) 6223 2433 M 0419878779

pgaggin@philplighton.com.au

philplighton.com.au

**DEVELOPMENT APPLICATION
DOCUMENT**

This document is one of the documents relevant to the application for a planning permit No.PLN-15-01356-01 and was received on the 10 November 2015.

Planning Authority: Hobart City Council

DEVELOPMENT APPLICATION
DOCUMENT**Attachment G**

This document is one of the documents relevant to the application for a planning permit No.PLN-15-01356-01 and was received on the 10 November 2015.

EMAIL CORRESPONDENCE

From: Backhouse, John K (DHHS)
[mailto:john.backhouse@dhhs.tas.gov.au] Sent: Friday, 15 May 2015
3:42 PM To: Records Unit Cc: Kickstart Arts; Jami Bladel Subject:
Signage Kickstart Arts ENF-14-01444-01. St. Johns Park New Town
Attention Trent Harvey

Dear Mr Harvey

Thank you for your letter of 27 April 2015 with attachments.

I would like to provide information in support of retaining the present sign. I have had communications with Liz Wilson and Kickstart on this matter.

On my research of the planning scheme I am aware of the framework of the planning scheme in relation to signage particularly in regards to heritage buildings.

To assist in Council's deliberations I would like to provide background material.

It is recognised that St. Johns Park (SJP) is a place of significant cultural, social and heritage value for Tasmanians. To this end over many decades the Crown has undertaken heritage studies particularly in developing strategies to subdivide and dispose of parts of the site.

Where this sign is located is adjacent, not fixed, to what is termed the 1831 South building. Only part of the original 1831 South building remains. The 1831 South building, the 1831 North building and the St. Johns Park church formed the original orphanage buildings for the early Hobart settlement.

It is recognised that the ideal situation for such buildings would be one of conservation and management including protection, preservation and promotion. This property is under the control of the Department

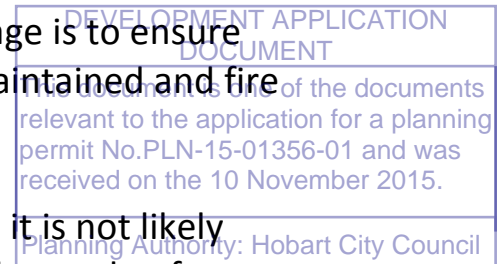
of Health and Human Services. The Department occupies a number of buildings on the site. However due to the fabric and functionality of the heritage buildings most are not occupied by Departmental services. As such the most the Department can manage is to ensure the buildings remain weather tight, the exterior is maintained and fire and security services are maintained.

It is further recognised that in the foreseeable future it is not likely that SJP would be vacated and all or part placed on the market for sale. It is also hoped that the St. Johns Park church remains viable otherwise this building will also revert to the Department.

Therefore these buildings lend themselves to alternate use than the Department and are occupied either fully or in part by Non-Government Organisations.

Over the past 8 years through many Government Ministers representations, both present and past, there has developed a vision to achieve a Creative Living Park at SJP. This involves the Arts driving the development of social and community enterprise and engagement to improve the health and well-being of Tasmanians. Kickstart Arts is the lead organisation focussed on this vision. The Department also has other NGO tenants fostering this vision including The Friends of the Orphan School who take a very hands on approach to conserving and managing SJP including undertaking tours of the site, developing the story of the site and undertaking conservation, protection and presentation of the remaining TB Chalets on the site.

The development of the Creative Living Park has significant benefits for these buildings and SJP. Firstly the buildings can become occupied and presented and used by the community and as we know having a building occupied is the best way to be able to maintain it. Secondly the NGO occupants can leverage funding for the preservation and protection and enhancement of the buildings to which the Department has limited to no resources.



This document is one of the documents relevant to the application for a planning permit No.PLN-15-01356-01 and was received on the 10 November 2015.

Planning Authority: Hobart City Council

Kickstart Arts are funding and undertaking works to enhance their tenancy and actively promoting the site by the continual use and occupation of parts of the buildings that could not be previously occupied. The transformation of the spaces is magnificent which will lead to enhanced community engagement.

It is difficult to fully explain why, how and what is being done to enhance the values of SJP. I would like to suggest that a meeting be arranged with officers of Council, Kickstart Arts, Friends of the Orphan School to develop a full understanding.

The sign in question is an integral part of the development of the vision.

As you may be aware, the sign is not visible from a public road. However many of the public come onto the site past the church and 1831 South. Over the years being Crown Land there have been many signs erected on the site, including the 1831 Building. Presently there is a blue sign attached to the 1831 South Building.

The Kickstart sign has engaged visitors to the site by providing a point of reference to the vision for the site and enquiry for directions and way finding.

Before the sign was constructed a number of proposals were put forward including signwriting onto the faces of the building. Preliminary advice was obtained from Heritage Tasmania however record of such advice has not been kept. The present sign was allowed by the Department given that it is not attached to the building and provides a visible reference to the “regeneration” of the historical buildings to a community space and precinct..

The sign was professionally designed and engineered and you will note the reference to the building by its upright stature representing the 2

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Planning Authority: Hobart City Council

storey nature of the building, and the angled top representing the roof line of the 1831 Building.

The sign is a modern interpretation similar to the way the public add new additions, features, fixtures and artefacts to existing heritage buildings and surrounds.

Therefore it should be considered as an interpretation of the fabric of the building and an expression of the whole and the vision of the Creative Living Park rather than a sign.

I would welcome an opportunity to meet with Council representatives on site to discuss this issue and provide a tour of the whole site for reference and the opportunity to provide further information if required.

Please call me on 6233 4849 to arrange a meeting.

Thanks

John Backhouse | Manager | Accommodation Planning
Department of Health & Human Services (DHHS) - TASMANIA

Address: Level 3 / 34 Davey Street Hobart AUSTRALIA 7000

Postal: GPO Box 125 Hobart 7001 Telephone: (03) 6233 6620

Mobile: 0419 899 088

Facsimile: (03) 6233 4035

e-mail john.backhouse@dhhs.tas.gov.au



DEVELOPMENT APPLICATION
DOCUMENT

This document is one of the documents relevant to the application for a planning permit No. PLN-15-01356-01 and was received on the 10 November 2015.

Planning Authority: Hobart City Council

About Kickstart Arts

Kickstart Arts engages artists and communities in Tasmania to make great art that contributes to a healthy, vibrant and inclusive society and culture. We are working closely with the Tasmanian Government and other stakeholders to establish and lead the development of a creative community hub at St Johns Park in Southern Tasmania.

Community cultural development

Through our projects, participants can develop new creative skills and abilities, make new friends and hook into social networks, gain in confidence, give something back to the community by sharing their wisdom and experience, explore and understand, challenge tightly held assumptions and envision better futures.

Building creative capacity at the grass roots

We put the means of cultural production into the hands of people from all backgrounds. Young or old, maybe they have a disability or illness, they might be a survivor of trauma and torture, they might have escaped war, or simply be falling through the gaps at school.

Brilliant community arts projects, productions and events

Our artists teach and support the development of skills to craft personal stories and ideas into brilliant works of art that are then shared with audiences in surprising and inspiring ways.

Participating in the arts is good for the health of the community

We see a future where the power of collective art making to transform, to heal and to enhance wellbeing is broadly valued and understood in a society where there is better health, greater social harmony, happier people and stronger communities.

Evidence based

Independent evaluations show that Kickstart Arts community cultural projects have been incredibly effective in: breaking down barriers to cultural participation; improving social harmony; reducing racism; improving literacy; addressing problems associated with poor mental health and improving wellbeing. This work keeps people out of hospital, reduces recidivism, improves school retention rates, and provides skills that help people become employment ready and engaged with society.

Building on 23 Years of High Achievement

Kickstart Arts is well managed, works with a highly skilled and experienced team of artists and has a good track record of best practice. Since inception, Kickstart Arts has worked directly with over 9000 community members across Tasmania to produce over 300 Kickstart Arts events that have been viewed by more than 72,000 people

Award winning

Kickstart Arts has been broadly acknowledged for the quality of our work and for excellence in providing cultural access. Kickstart Arts has won a number of awards including: 2014, three African-Australian awards; 2013 Creative Partnerships Arts and Health award; 2012 Australian Business Arts Foundation (ABAF) Arts Access Award; 2011 ABAF Toyota Community Partnership award, 2010 National Disability Services Award for Excellence in Social inclusion in the Arts, as well as being officially thanked in a Motion to the House of Assembly by the Tasmanian Government for our work in rural Tasmanian communities.

This is not an intervention - This is community creativity at its best

COMMUNITY@KICKSTART.ORG.AU (03) 6228 0611 KICKSTART.ORG.AU



**SPECIAL CITY PLANNING COMMITTEE AGENDA
(OPEN PORTION OF THE MEETING)
25/1/2016**

3. COMMITTEE ACTING AS PLANNING AUTHORITY

**3.1 APPLICATIONS UNDER THE HOBART INTERIM PLANNING
SCHEME 2015**

**3.1.3 413 LIVERPOOL STREET AND ADJACENT LIVERPOOL
CRESCENT ROAD RESERVATION, WEST HOBART -
EXTENSIONS AND ALTERATIONS TO SINGLE DWELLING
AND RETAINING WALL - PLN-15-01005-01 - FILE REF:
5552162 & P/413/626
26x's
(Council)**

**APPLICATION UNDER HOBART INTERIM PLANNING SCHEME 2015**

Type of Report	Council
Committee:	25 January 2016
Council:	25 January 2016
Expiry Date:	8 February 2016
Application No:	PLN-15-01005-01
Address:	413 Liverpool Street and Adjacent Liverpool Crescent Road Reservation, West Hobart
Applicant:	Jonathan Elliot, 413 Liverpool Street, Hobart
Proposal:	Extensions and Alterations to Single Dwelling and Retaining Wall
Representations:	Nil
Performance criteria:	Development standards- building envelope, front setback

1. Executive Summary

1. Planning approval is sought for extension and alterations to an existing dwelling and retaining wall. Work includes:
 - double storey extension to the rear of the house; and
 - retaining wall which extends onto the road reserve.
2. The proposal relies on performance criteria to satisfy the following standards and codes:
 - 1.2.1. Development standards – front setback, building envelope.
3. No representations objecting or supporting the proposal were received within the statutory advertising period 23 November 2015 - 7 December 2015.
4. The proposal is recommended for approval subject to conditions.
5. The final decision is delegated to the Council as the retaining wall lies within the Council land.

2. Site Detail

The site lies on the north and western side of Liverpool Street when heading towards Liverpool Crescent.



Figure 1- site locality

1.



Figure 2- surrounding land use



Figure 3- street view

3. Proposal

1. Double storey extension to the rear of the existing house.
2. Retaining wall

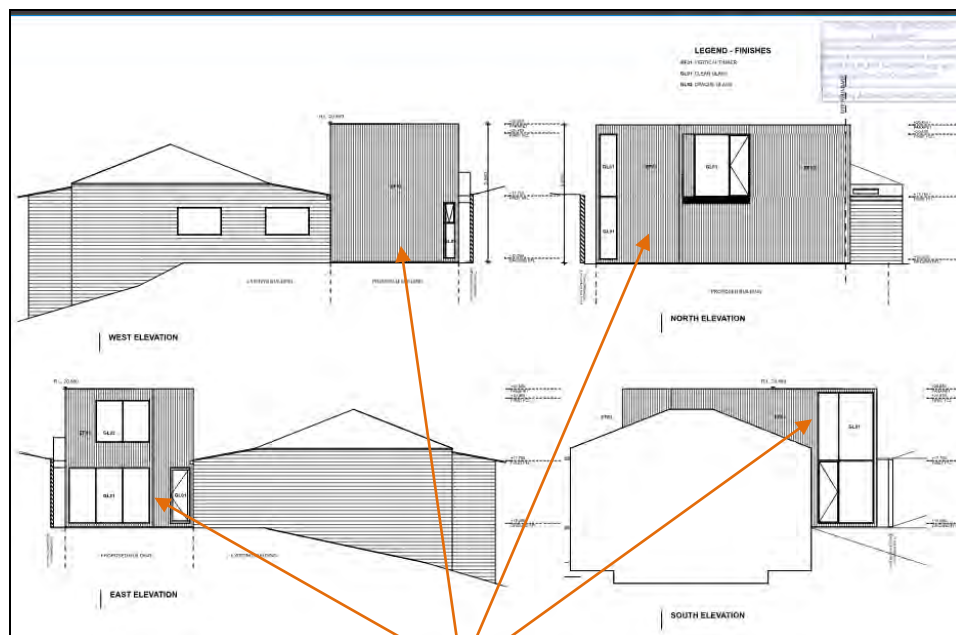


Figure 4- elevations proposed extension

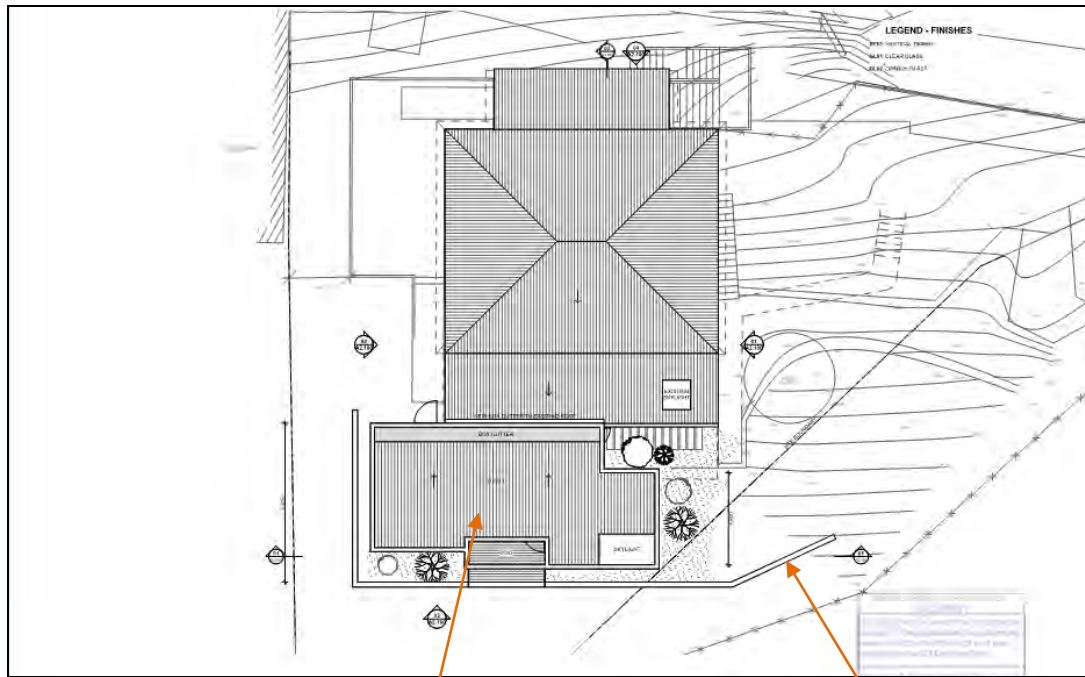


Figure 5- proposed rear extension and retaining wall in road reserve



Figure 6- 3D model

4. Background

1. Planning approval alterations, fencing and carport in 2012 (PLN 12-00827). This work is currently being undertaken.
2. The retaining wall has been partially constructed.

5. Concerns raised by representors

1. No representations were received within the statutory advertising period.

6. Assessment

The *Hobart Interim Planning Scheme 2015* is a performance based planning scheme. To meet an applicable standard, a proposal must demonstrate compliance with either an acceptable solution or a performance criterion. Where a proposal complies with a standard by relying on one or more performance criteria, the Council may approve or refuse the proposal on that basis. The ability to approve or refuse the proposal relates only to the performance criteria relied on.

1. The site is located within the Inner Residential Zone of the *Hobart Interim Planning Scheme 2015*.
2. The existing use is a single dwelling. The proposed work is associated with the single dwelling which is a permitted use in the zone.
3. The proposal has been assessed against;
 - 6.3.1. Part D-11 Inner residential zone
 - 6.3.2. E7.0 Stormwater management code
4. The proposal relies on the following performance criteria to comply with the applicable standards;
 - 6.4.1. Setbacks and Building Envelope – Part D 11.4.2 P1; P3
5. Each performance criterion is dealt with separately below.
6. Front setback - Part D 11.4.2 P1
 - 6.6.1. The site is a corner allotment and as such has two road frontages. Although no change to the setback of the existing house is proposed, the extension and retaining wall to the rear of the house will lie within 3m of a road frontage.

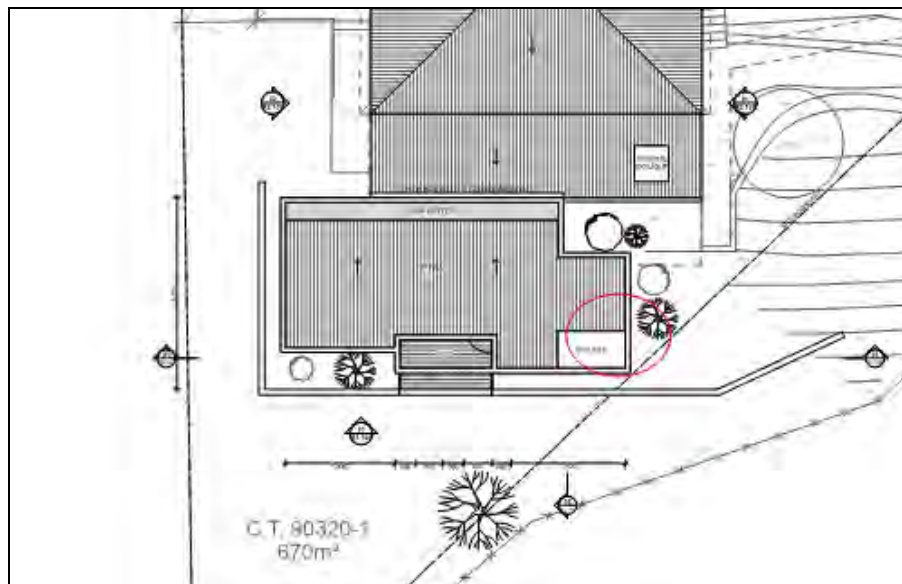


Figure 7 - area in red within 3m of a frontage

- 6.6.2. Part D 10.3.1 A1 requires buildings to be setback 3m from a road frontage.
- 6.6.3. The proposal does not comply with the acceptable solution; therefore assessment against the performance criterion is relied on.
- 6.6.4. Performance criteria 1 states
- The setback of a dwelling from a frontage must:*
- (a) *be compatible with the relationship of existing buildings to the road in terms of setback or in response to slope or other physical constraints of the site; and*
 - (b) *have regard to streetscape qualities or assist the integration of new development into the streetscape.*
- 6.6.5. The front of the house faces the southern boundary which looks out over the city, while the western boundary is in essence the side boundary.
- 6.6.6. The triangular shape lot means the rear house extension lies close to the western boundary (road frontage) and as such the setback is a result of the constraints imposed by the irregular shape allotment.
- 6.6.7. Due to the large rood reserve which runs along the western boundary the setback of the extension from the road is 9.5m and as such, the visual intrusion of the rear extension and the retaining wall on the streetscape is not significant.
- 6.6.8. The proposal complies with the performance criterion.

7. Building envelope - Part D 11.4.2 P3

- 6.7.1. The upper right hand corner of the rear extension, when viewed from the road, would protrude outside the building envelope.
- 6.7.2. The proposal does not comply with the acceptable solution; therefore assessment against the performance criterion is relied on.

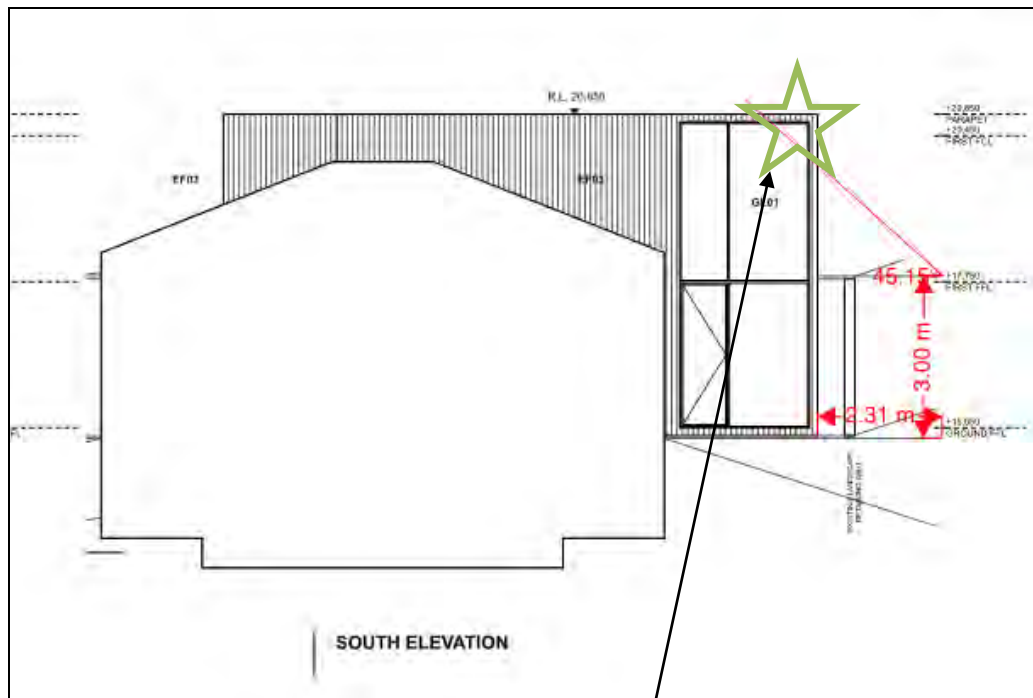


Figure 8- portion of the building which lies outside the building envelope

6.7.3. Performance criteria 3 states states

The siting and scale of a dwelling must:

- (a) *not cause unreasonable loss of amenity by:*
 - (i) *reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot; or*
 - (ii) *overshadowing the private open space of a dwelling on an adjoining lot; or*
 - (iii) *overshadowing of an adjoining vacant lot; or*
 - (iv) *visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and*
- (b) *provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area.*

- 6.7.4. The small portion of the rear extension lies to the west of the rear yard area of the adjoining property.
- 6.7.5. The extension will not cause an unreasonable overshadowing of the adjoining property.
- 6.7.6. The building is set 11m from the adjoining residence thereby reducing any visual bulk and intrusion when viewed from off site.
- 6.7.7. The proposed separation from the adjoining property remains in keeping with the area.



Figure 9- separation between proposed extension and residence on the adjoining property

7. Discussion

- 1. The proposed house extension satisfies the stormwater management code.
- 2. No changes to the parking and access are proposed.
- 3. The retaining wall within the road reserve is approved by the Council's City Infrastructure Roads Unit. The applicant must obtain an occupation licence from the Council, which may be subject to conditions.
- 4. The extension satisfied the relevant provisions of the inner residential zone development standards.

8. Conclusion

- 1. The proposed house extension and alterations and retaining wall at 413 Liverpool Street satisfies the relevant provision of the *Hobart Interim Planning Scheme 2015*, and as such is recommended for approval.

9. Recommendations

That: Pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for a extensions and alterations to single dwelling and retaining wall at 413 Liverpool Street and Adjacent Liverpool Crescent Road Reservation, West Hobart for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

GENERAL

GEN The use and/or development must be substantially in accordance with the documents and drawings that comprise the Planning Application No. PLN-15-01005-01 outlined in attachment A to this permit except where modified below.

Reason for condition

To clarify the scope of the permit.

ENVIRONMENTAL

ENV1 Sediment and erosion control measures sufficient to prevent sediment from leaving the site must be installed prior to any disturbance of the site. Sediment controls must be maintained until all areas of disturbance have been stabilized or revegetated.

Advice: For further guidance in preparing Soil and Water Management Plans in accordance with Fact Sheet 3 Derwent Estuary Program go to www.hobartcity.com.au development engineering standards and guidelines.

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.

ENGINEERING

ENG1 The cost of repair of any damage to the Council's infrastructure resulting from the implementation of this permit, must be met by the owners within 30 days of the completion of the development.

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 strip, 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.

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 www.hobartcity.com.au for further information.

ADVICE

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 in accordance with the *Building Act 2000*; www.hobartcity.com.au/Development/Building
- Plumbing permit under the *Tasmanian Plumbing Regulations 2014*; www.hobartcity.com.au/Development/Plumbing

- Occupational licence for *use of Hobart City Council highway* reservation, as detailed in the development proposal plan, in accordance with conditions to be established by the Council.
http://www.hobartcity.com.au/Environment/Occupational_Licence



(Leanne Lassig)

DEVELOPMENT APPRAISAL PLANNER

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



(Ian Stanley)

MANAGER DEVELOPMENT APPRAISAL

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

Date of Report: 14 January 2016

Attachment(s) Attachment A – Documents and Drawings List
Attachment B – Documents and Drawings

Attachment A**Documents and Drawings that comprise
Planning Application Number - PLN-15-01005-01**

DEVELOPMENT ADDRESS: **413 Liverpool Street and Adjacent Liverpool Crescent Road Reservation, WEST HOBART**

LIST OF DOCUMENTATION:

Description	Drawing Number/Revision/Author/Date, Report Author/Date, Etc	Date of Lodgement to Council
Application Form	PLN 15-01005	16 November 2015
Title	Lot 1 on Diagram 90320	23 October 2015
413Liverpool Street Existing site plan	Project No:T15003 Drawing No:A0.100 Revision No: C Drawn by: Room 11 Date of Drawing: 29/9/15	23 October 2015
413Liverpool Street Proposed site plan	Project No:T15003 Drawing No:A0.101 Revision No: C Drawn by: Room 11 Date of Drawing: 29/9/15	23 October 2015
413Liverpool Street Existing floor plan	Project No:T15003 Drawing No:A1.101 Revision No: C Drawn by: Room 11 Date of Drawing: 29/9/15	23 October 2015
413Liverpool Street Ground floor plan	Project No:T15003 Drawing No:A1.101 Revision No: C Drawn by: Room 11 Date of Drawing: 29/9/15	23 October 2015
413Liverpool Street First floor plan	Project No:T15003 Drawing No:A1.102 Revision No: C Drawn by: Room 11 Date of Drawing: 29/9/15	23 October 2015
413Liverpool Street roof plan	Project No:T15003 Drawing No:A1.103 Revision No: C Drawn by: Room 11 Date of Drawing: 29/9/15	23 October 2015
413Liverpool Street elevations	Project No:T15003 Drawing No:A2.100 Revision No: C Drawn by: Room 11 Date of Drawing: 29/9/15	23 October 2015

413Liverpool Street 3D elevation	Project No:T15003 Drawing No:A2.101 Revision No: C Drawn by: Room 11 Date of Drawing: 29/9/15	23 October 2015
413Liverpool Street section	Project No:T15003 Drawing No:A3.100 Revision No: C Drawn by: Room 11 Date of Drawing: 29/9/15	23 October 2015
3D elevation and section	Project No:T15003 Drawing No:A3.101 Revision No: C Drawn by: Room 11 Date of Drawing: 29/9/15	23 October 2015
Retaining wall specifications	Project No:141015 Drawing No:A1.01 Drawn by: Jeff Viney Date of Drawing: October 2015	16 November 2015
Photos of retaining wall		23 October 2015
Form 55		23 October 2015
Form 35B		23 October 2015

DEVELOPMENT SUMMARY

SITE AREA 670m²

PROPOSED

GROUND FLOOR 54m²

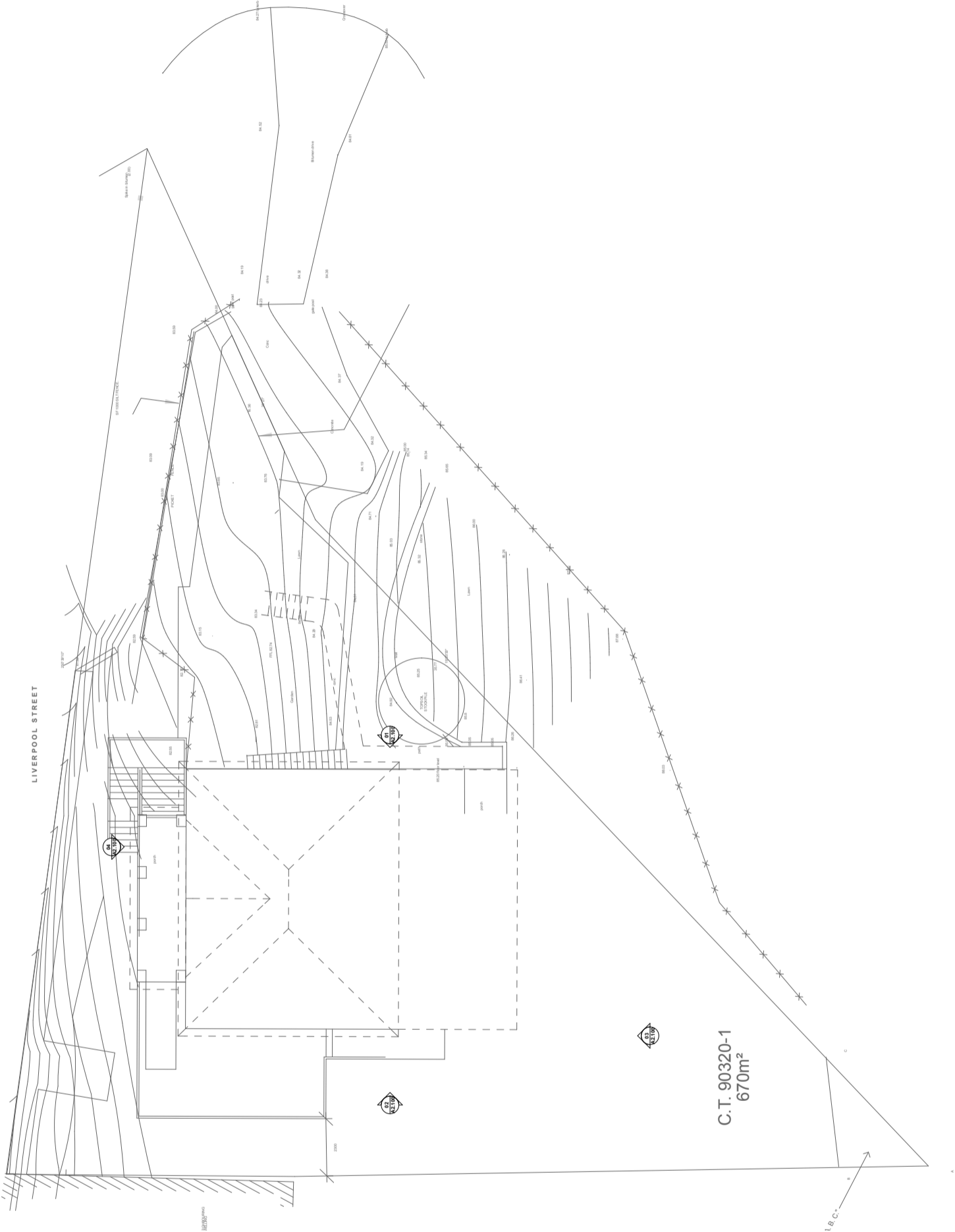
FIRST FLOOR 50m²

TOTAL 104m²

TOTAL ROOF AREA 185m²

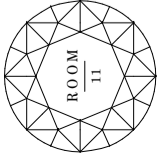
EXISTING SITE COVERAGE 130m² (19.5%)

PROPOSED SITE COVERAGE 185m² (28%)



EXISTING SITE PLAN

1:200



Room11 Architects
Studio 3588 Macquarie St, South Hobart 7000, Tasmania
Telephone 08 6234 8442 Fax 08 6234 7253
Email info@room11.com.au Website www.room11.com.au
CC 1043M

PROJECT
T15003 - 413 LIVERPOOL CRESENT
DRAWN JSF
CHECKED NC

DATE
29/09/2015
SCALE
A S @ A3

Drawings to be read in conjunction with specification by Room 11 and all drawings and documents by engineers and subcontractants referred to in these plans. Contractors are to refer to the drawings and specifications for all dimensions and details. DO NOT SCALE FROM DRAWINGS. These drawings are protected by the laws of copyright and may not be copied or reproduced without the written permission of Room 11. ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE AUTHOR.

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A	13/08/2015	FOR TOWN PLANNING	
B	24/09/2015	FOR INFORMATION	
C	28/09/2015	FOR INFORMATION	




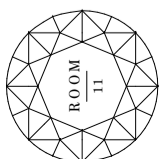
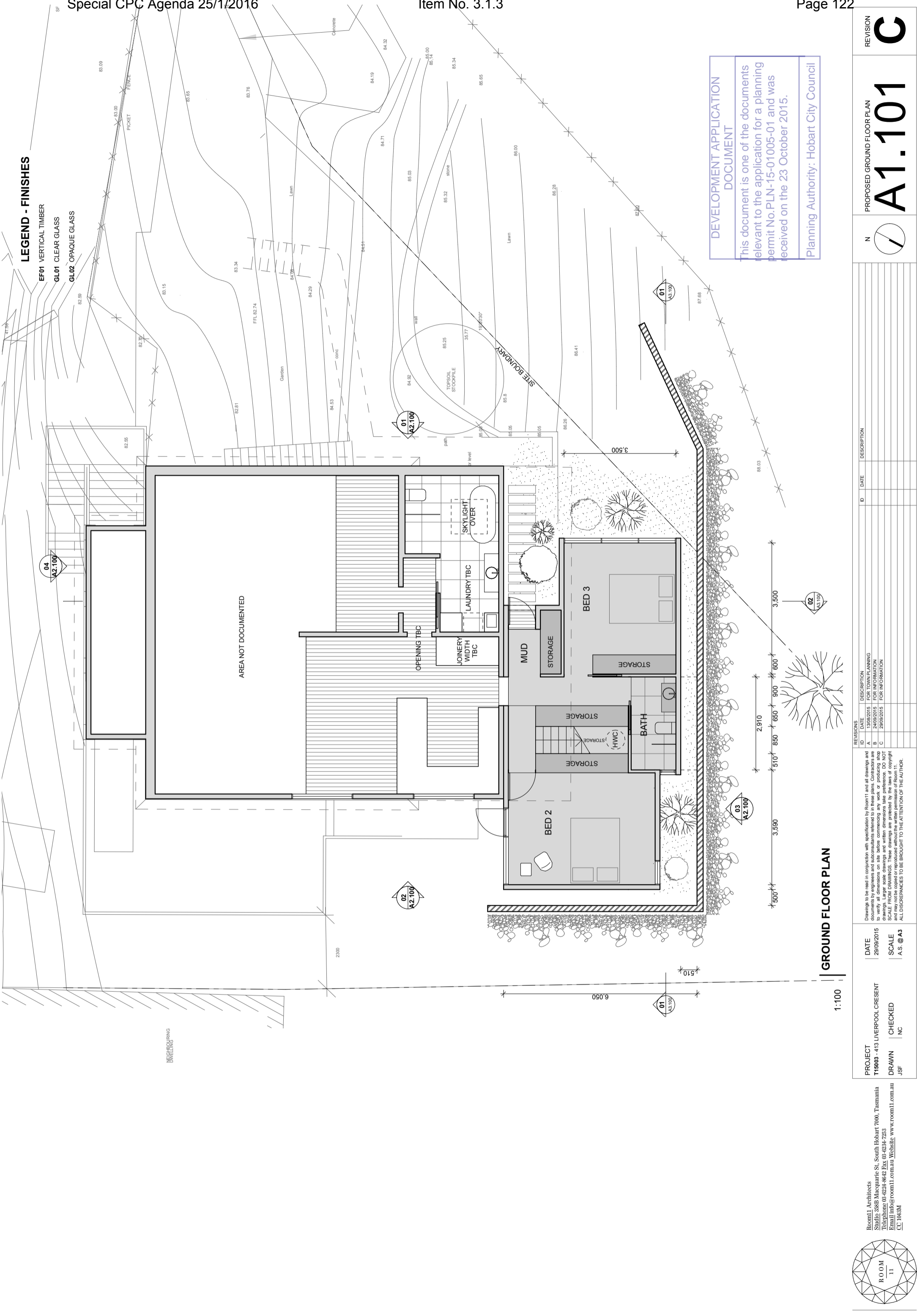
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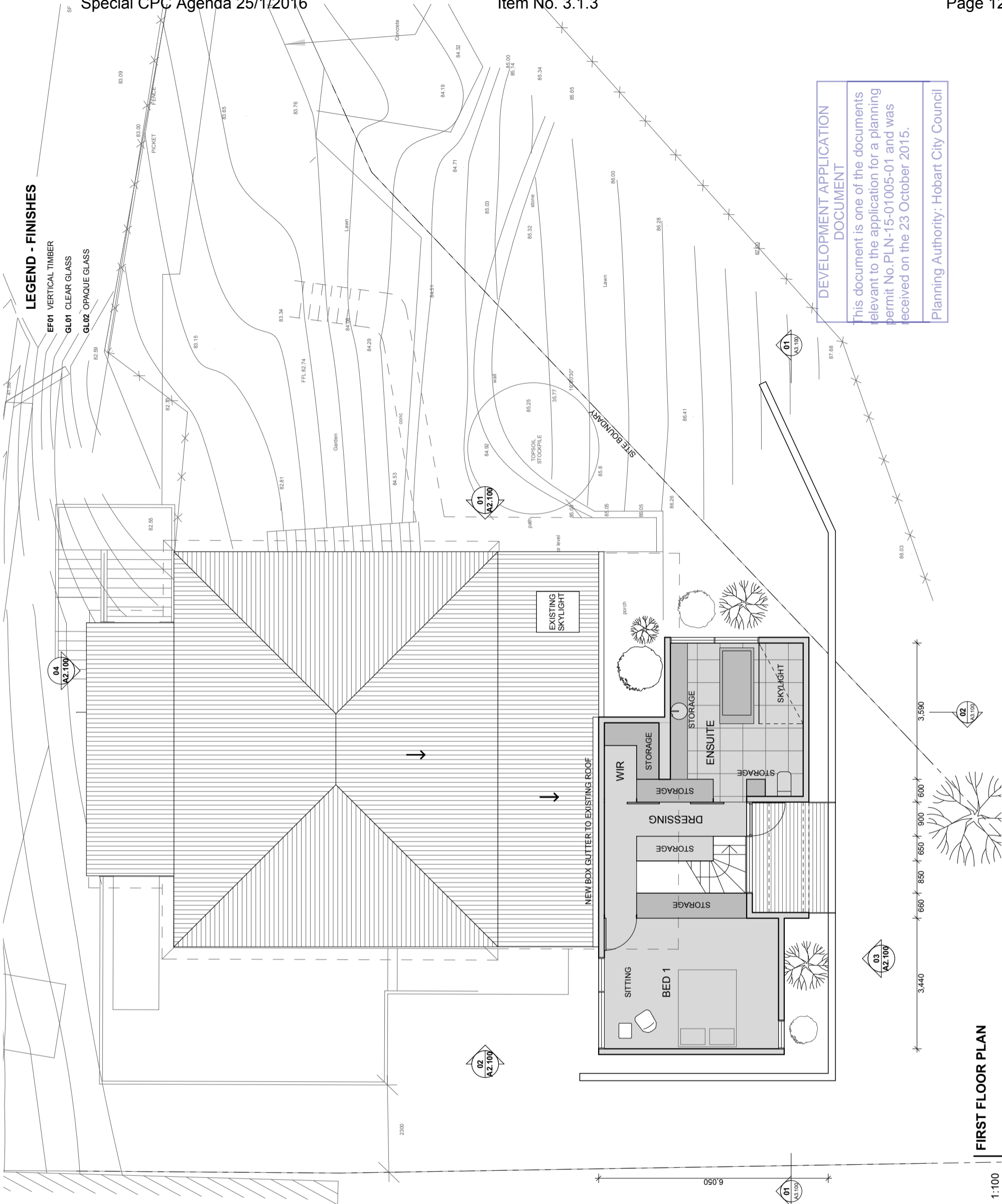
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EXISTING FLOOR PLAN

<div>PROJECT</div> <div>T14003 - 413 LIVERPOOL CRESENT</div> <div>DRAWN</div> <div>NC</div> <div>CHECKED</div> <div>NC</div> <div>DATE</div> <div>28/09/2015</div> <div>SCALE</div> <div>A 3 @ A3</div>	<p>Drawings to be read in conjunction with specification by Room11 and all drawings and documents by engineers and subcontractants referred to in these plans. Contractors are to verify all dimensions on site before commencing any work or producing shop drawings. All dimensions shall be taken from the drawings and shall be in accordance with the SCALE FROM DRAWINGS. These drawings are prepared by the laws of copyright and may not be copied or reproduced without the written permission of Room 11.</p> <p>ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE AUTHOR.</p>					<div>REVISIONS</div> <table><tr><th>ID</th><th>DATE</th><th>DESCRIPTION</th><th>ID</th><th>DATE</th><th>DESCRIPTION</th></tr><tr><td>B</td><td>24/09/2015</td><td>FOR INFORMATION</td><td></td><td></td><td></td></tr><tr><td>C</td><td>28/09/2015</td><td>FOR INFORMATION</td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr></table>		ID	DATE	DESCRIPTION	ID	DATE	DESCRIPTION	B	24/09/2015	FOR INFORMATION				C	28/09/2015	FOR INFORMATION																																														<div>EXISTING FLOOR PLAN</div> <div>A1.100</div> <div>N</div> <div></div>		<div>REVISION</div> <div>C</div>
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FIRST FLOOR PLAN

1:100

DEVELOPMENT APPLICATION DOCUMENT

This document is one of the documents relevant to the application for a planning permit No.PLN-15-01005-01 and was received on the 23 October 2015

Planning Authority: Hobart City Council



ROOF PLAN


[illegible]

EF01 VERTICAL TIMBER
GL01 CLEAR GLASS
GL02 OPAQUE GLASS

Planning Authority: Hobart City Council



SOUTH ELEVATION



Drawings to be read in conjunction with specification by Room11 and all drawings and documents by engineers and consultants referred to in these plans. Contractors are to verify all dimensions on site before commencing any work or producing shop drawings. Larger scale drawings and written dimensions take preference. DO NOT SCALE FROM DRAWINGS. These drawings are protected by the laws of copyright and may not be copied or reproduced without the written permission of Room 11. ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE AUTHOR.

PROJECT	DATE
T15003 - 413 LIVERPOOL CRESENT	29/09/2015
DRAWN	SCALE
JSF	A.S. @ A3
CHECKED	
NC	

[illegible]

A circle with a shaded sector. A line segment labeled z is drawn from the center of the circle to the boundary, passing through the shaded sector.

ELEVATIONS

REVISION

A2.100

[illegible]

EF01 VERTICAL TIMBER

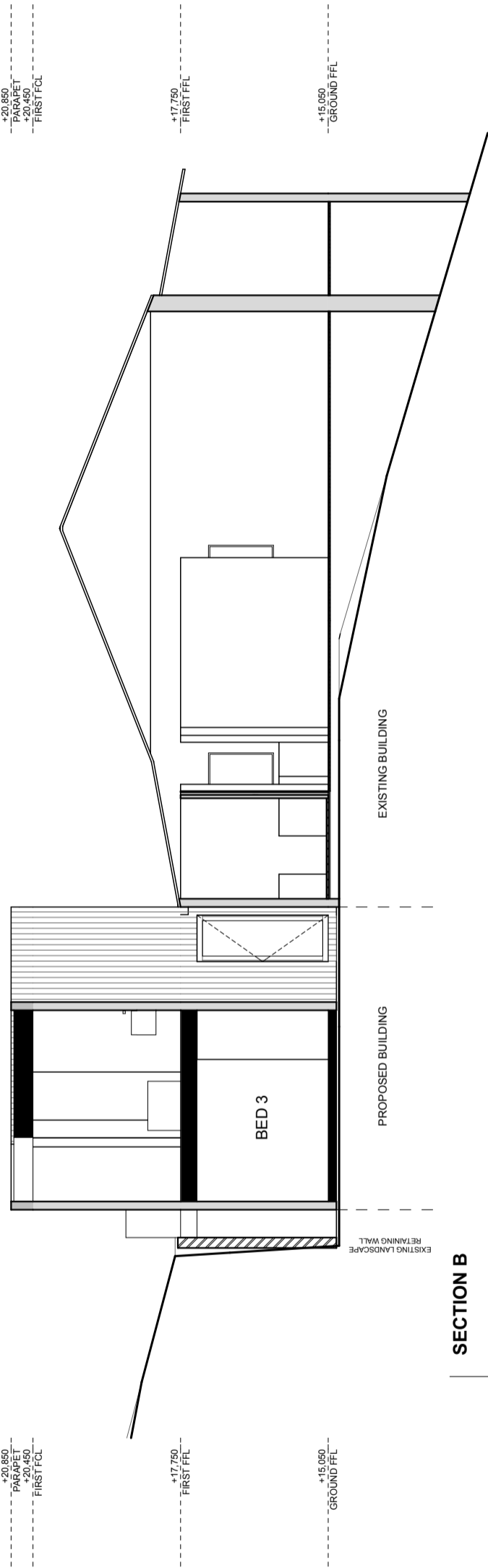
GL01 CLEAR GLASS

GL02 OPAQUE GLASS

GROUND FFL

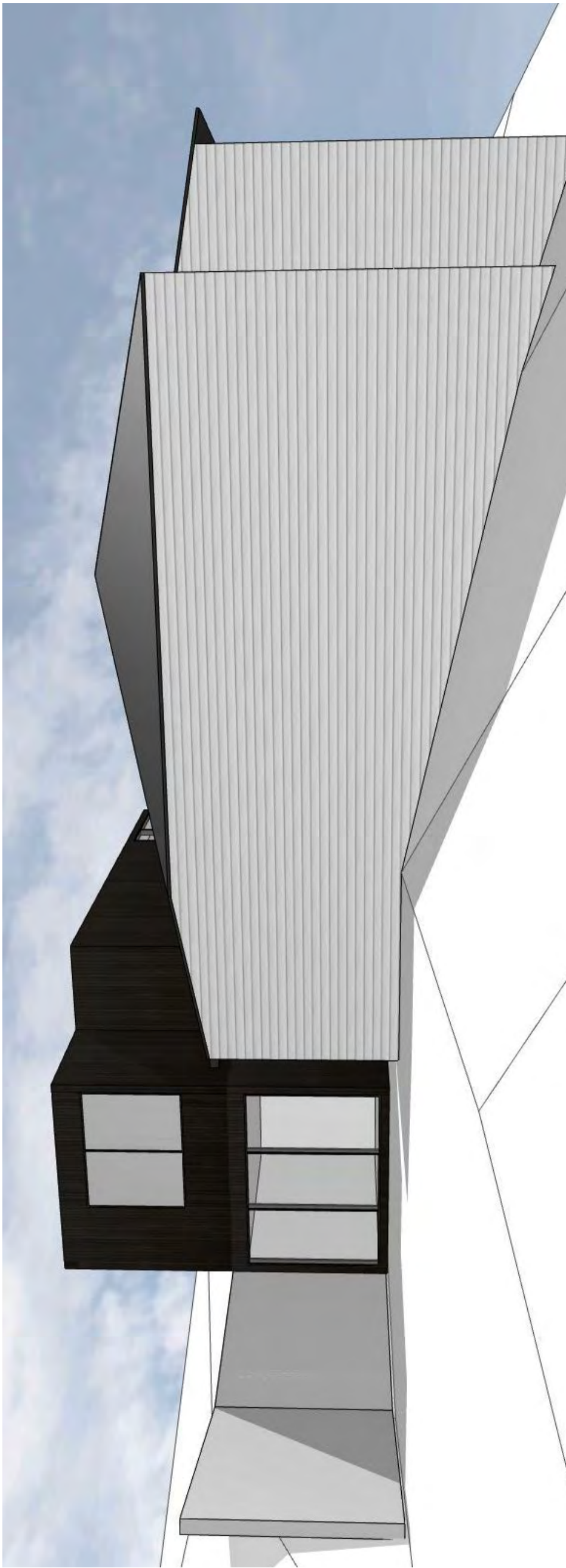
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---GROUND FFL

SECTION B





SECTION 01



PERSPECTIVE 01

PROJECT

L15003 - 413 LIVERPOOL CRESENT

DRAWN JSF

CHECKED NC

DATE

29/09/2015

SCALE

A3 @ A3

REVISIONS

ID	DATE	DESCRIPTION	D	DATE	DESCRIPTION
A	13/02/2015	FOR TOWN PLANNING			
B	20/02/2015	FOR TOWN PLANNING			
C	28/02/2015	FOR INFORMATION			

Drawings to be used in conjunction with specification by Room 11 and all drawings and documents by engineers and consultants referred to in these plans. Contractors are to verify all dimensions on site before commencing any work or producing shop drawings. All dimensions are given in millimetres and are to be maintained. DO NOT SCALE FROM DRAWINGS. THESE DRAWINGS ARE THE PROPERTY OF ROOM 11 AND MAY NOT BE COPIED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF ROOM 11. ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE AUTHOR.

PERPECTIVES

A3.101

REVISION

C

N



Diagram of a retaining wall cross-section. The wall has a total height of 1350 mm. The base is 280 mm wide. The top edge is labeled "EDGE OF FOOTING". The wall is labeled "RETAINING WALL".

- 90 AG. DRAIN IN GEO FABRIC
1800 PALING FENCE
EXIST. CONTOURS
RL. TOP OF WALL
RL. TOP OF FOOTING
ALL LEVELS A.H.D.

RETAINING WALL SPECIFICATION

UNIT BLOCK SIZE - 400x240x250 HIGH
(EX K&D - Freestone ECO)
ALL BACK FILL 20 FCR
REFER JSA CONSULTING ENGINEER DETAIL DRG. 15E29-02 S01A

**JEFF
VINEY
DRAFTING SERVICES**

REV No.	DETAILS	DATE
---------	---------	------

PROJECT RETAINING WALL

at: 413 Liverpool Street
Hobart

for: Louise Elliot

SITE / DRAINAGE PLAN

SCALE	DATE
1:200 @ A3	OCT 2015
DRAWN BY	CHECKED BY

PROJECT No. 141015 DRAWING No. A1.01

Accredited Professional Engineer CC5865I

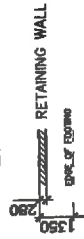
Mr Matthew Horsham BE MIEAust
Structural, Civil Engineer

Signature *M. K. Gokulam* Date: Oct 20, 2015
Accredited in the category of Engineer Civil
Phone: 03 6224 5625

DEVELOPMENT APPLICATION DOCUMENT
This document is one of the documents relevant to the application for a planning permit No. PLN-15-01005-01 and was received on the 16 November 2015.
Planning Authority: Hobart City Council

DEVELOPMENT APPLICATION DOCUMENT
This document is one of the documents relevant to the application for a planning permit No. PLN-15-01005-01 and was received on the 23 October 2015
Planning Authority: Hobart City Council

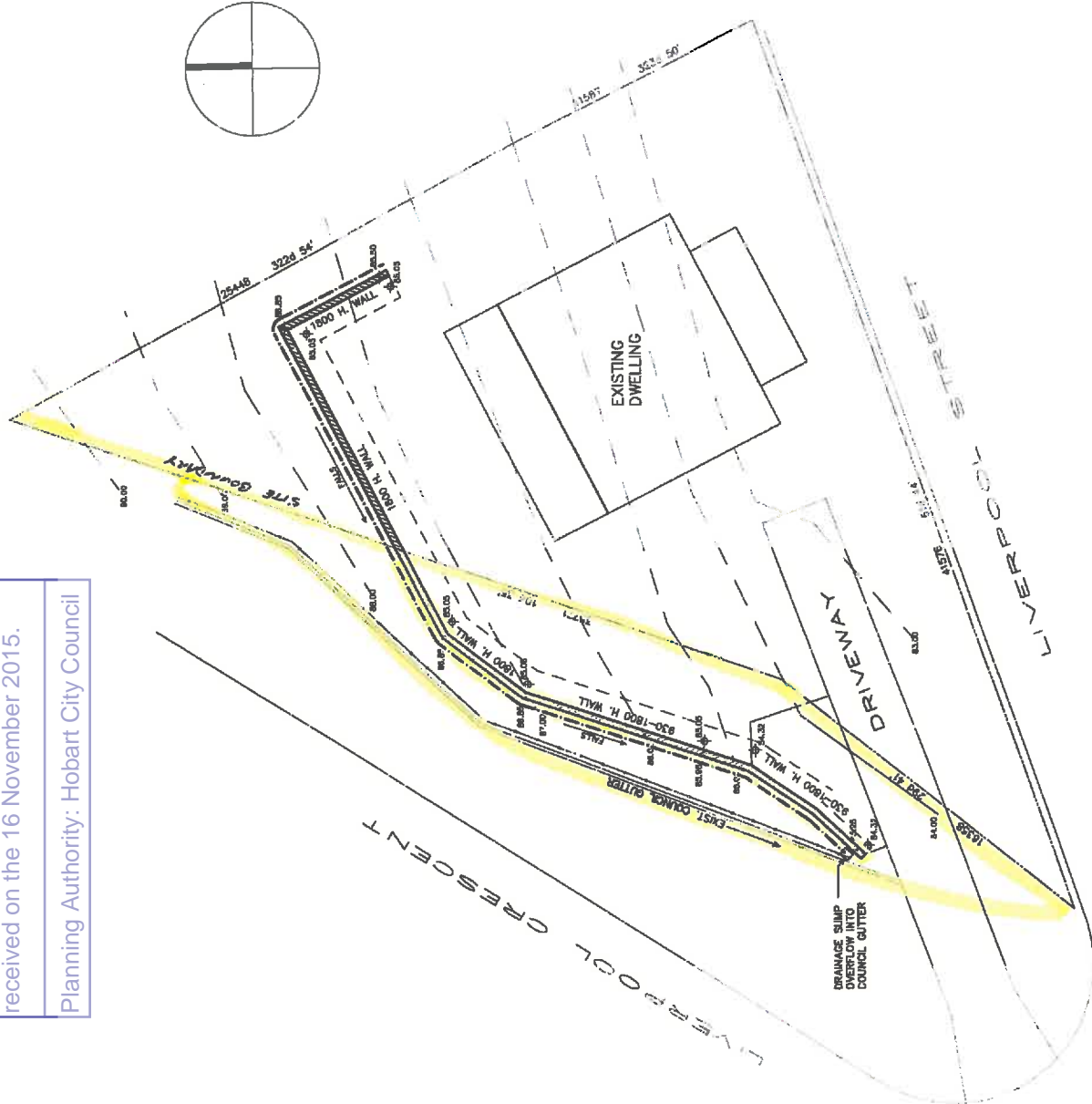
LEGEND



- 90 AG. DRAIN IN GEO FABRIC
- 1800 PALING FENCE
- EXIST. CONTOURS
- RL. TOP OF WALL
- RL. TOP OF FOOTING
- ALL LEVELS A.H.D.

RETAINING WALL SPECIFICATION

UNIT BLOCK SIZE - 400x240x250 HIGH
(EX K&D - Freestone ECO)
ALL BACK FILL 20 FCR
REFER JSA CONSULTING ENGINEER DETAIL DRG. 15E29-02 S01A



JEFF VINEY
DRAFTING SERVICES
Ph/Fax: 02 612 770
0407 612 774
Mobile: 0407 612 774
JAP C0044 J
REV No. DETAILS DATE

PROJECT
RETAINING WALL
at 413 Liverpool Street
Hobart
for Louise Elliot
DRAWING
SITE / DRAINAGE PLAN

SCALE
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CHECKED BY

PROJECT No.
141015
DRAWING No.
A1.01

Accredited Professional Engineer C08860
Mr Matthew Horsfield BE (Mechatronics)
Structural, Civil Engineer
Signature: [Signature]
Date: Oct 20 2015
Accredited in the category of Engineer CIVIL
Phone: 03 6224 6226

**SPECIAL CITY PLANNING COMMITTEE AGENDA
(OPEN PORTION OF THE MEETING)
25/1/2016**

3. COMMITTEE ACTING AS PLANNING AUTHORITY

**3.1 APPLICATIONS UNDER THE HOBART INTERIM PLANNING
SCHEME 2015**

**3.1.4 211 CHURCHILL AVENUE, SANDY BAY - ADDITIONAL
DWELLING, PARKING AREA, DRIVEWAY AND FENCING -
PLN-15-01003-01 – FILE REF: 5607522 & P/211/424
39x's
(Council)**

**APPLICATION UNDER HOBART INTERIM PLANNING SCHEME 2015**

Type of Report	Council
Committee:	25 January 2016
Council:	25 January 2016
Expiry Date:	27 January 2016
Application No:	PLN-15-01003-01
Address:	211 Churchill Avenue, Sandy Bay
Applicant:	Bahman Samedani, 5 Esk Crescent, Wakerley
Proposal:	Additional Dwelling, Parking Area, Driveway and Fencing
Representations:	Four
Performance criteria:	Front setback, building envelope and front fencing

1. Executive Summary

- 1.1. Planning approval is sought for additional dwelling, parking area, driveway and fencing.
- 1.2. The proposal relies on performance criteria to satisfy the following standards and codes:
 - 1.2.1. **Development standards – front setback**
 - 1.2.2. **Development standards – building envelope**
 - 1.2.3. **Development standards – front fencing**
- 1.3. Four (4) representations objecting to the proposal were received within the statutory advertising period of the 16 November to the 30 November 2015.
- 1.4. The proposal is recommended for approval subject to conditions.
- 1.5. The final decision is delegated to the Council.

2. Site Detail



2.1. Site Photos



Street frontage of property



Existing dwelling and driveway



Proposed site of additional dwelling.

3. Proposal

- 3.1. The proposal is for the construction of 250m² three storey dwelling at the rear of the existing dwelling at 211 Churchill Avenue. The existing driveway is to be utilised to provide access to the proposed dwelling and a new parking area in the front of the existing dwelling. The design will create private open space areas to the rear of the existing dwelling and areas to the north of the additional dwelling. A new gate is also proposed on the Churchill Avenue frontage with 1.7m high fence to the Waimea Lane frontage.



4. Background

- 4.1. The proposal in its current form was previously approved under the *City of Hobart Planning Scheme 1982* under the planning application PLN-11-00099 however the planning permit expired prior to the substantial commencement of the development. The development previously included 'ancillary flat' as defined under the *City of Hobart Planning Scheme 1982* within the floor plan however under the *Hobart Interim Planning Scheme 2015* a 'ancillary dwelling' as defined are not possible within sites with more than one dwelling and therefore it was removed from the floor plan and the building is only to be a dwelling only.

5. Concerns raised by representors

- 5.1. The following table outlines the issues raised by representors. All concerns raised with respect to the discretions invoked by the proposal will be addressed in Section 6 of this report.

The proposed dwelling being a 3 story residence would intrude on our privacy with unobstructed views over a substantial portion of our outdoor living and entertainment area.
The additional traffic through the laneway would also become an imposition on privacy with additional noise.
The proposed dwelling would seem to be disproportionately large for a relatively small block and with capacity for several additional residents, not to mention the occupants in the existing abode, there is a potential for substantial noise and invasion of privacy.
Sandy Bay is and has always been a sought after location with a premium put on a relatively quiet and spacious co-existence between neighbours and their properties. We see the proposed development changing that ambience and potentially having a deleterious effect on the market value of neighbouring properties.
Have concerns regarding the height of the proposed development and increase in parking in the area. The development has the potential to significantly alter the aesthetics of the area if not considered from multiple vantage points.
The proposal will exasperate the existing issues of access and parking in the area.
The proposal will impact on views from our residence.
It will destroy our water view therefore devalue our property.
Traffic is busy and fast moving. The property will increase the number of cars entering/exiting the proposed off street parking. This is a hazard and we have witnessed many near misses from our property.
The current resident is a taxi driver and parks on the street, as will other renters and visitors. Street parking is already at a premium. 4. The proposed driveway illustration shows 2 cars side by side next to the current residents. It states the fence to 209 will not change. How will this be achieved?
The street appeal in the area will be adversely affected. 6. With a number of flats already in the area, 3 residence on one standard block will change the amenity of our neighbourhood.

6. Assessment

The *Hobart Interim Planning Scheme 2015* is a performance based planning scheme. To meet an applicable standard, a proposal must demonstrate compliance with either an acceptable solution or a performance criterion. Where a proposal complies with a standard by relying on one or more performance criteria, the Council may approve or refuse the proposal on that basis. The ability to approve or refuse the proposal relates only to the performance criteria relied on.

- 6.1. The site is located within the General residential zone of the *Hobart Interim Planning Scheme 2015*.

- 6.2. Use: Dwelling
- 6.3. The proposal has been assessed against;
 - 6.3.1. Part D-10 General residential zone
 - 6.3.2. E6.0 Parking and access code
 - 6.3.3. E7.0 Stormwater management code
- 6.4. The proposal relies on the following performance criteria to comply with the applicable standards;
 - 6.4.1. Setbacks and Building Envelope – Part D 10.4.2 P1
 - 6.4.2. Setbacks and Building Envelope – Part D 10.4.2 P3
 - 6.4.3. Frontage fences for all dwellings – Part D 10.4.7 P1
- 6.5. Each performance criterion is dealt with separately below.
- 6.6. Setbacks and Building Envelope – front setback: - Part D 10.4.2 P1
 - 6.6.1. A minimum setback of 460mm.
 - 6.6.2. The acceptable solution is for a setback from the primary frontage of 4.5m
 - 6.6.3. The proposal does not comply with the acceptable solution; therefore assessment against the performance criterion is relied on.
 - 6.6.4. *P1*
 - A dwelling must:*
 - (a) *have a setback from a frontage that is compatible with the existing dwellings in the street, taking into account any topographical constraints; and*
 - (b) *if abutting a road identified in Table 10.4.2, include additional design elements that assist in attenuating traffic noise or any other detrimental impacts associated with proximity to the road.*
 - 6.6.5. The definition of the primary frontage determines that Waimea Lane is the primary frontage for the subject site rather than Churchill Avenue. Waimea Lane acts as rear access lane rather than primary frontage for a number of dwellings that have a frontage to it. However the proposed setback of the new dwelling from the lane ranging from 1m to 460mm is not inconsistent with the setback of buildings on 45, 45A and 47 Waimea Avenue.
 - 6.6.6. The proposal complies with the performance criterion.

6.7. Setbacks and Building Envelope – building envelope: Part 10.4.2 P3

- 6.7.1. A section of the building is within the frontage setback of 4.5m from the boundary and is therefore outside the building envelope.
- 6.7.2. The acceptable solution requires dwellings to be within the building envelope as defined under Part D10.4.2 A3.
- 6.7.3. The proposal does not comply with the acceptable solution; therefore assessment against the performance criterion is relied on.
- 6.7.4. P3

The siting and scale of a dwelling must:

(a) not cause unreasonable loss of amenity by:

- (i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot; or*
- (ii) overshadowing the private open space of a dwelling on an adjoining lot; or*
- (iii) overshadowing of an adjoining vacant lot; or*
- (iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and*

(b) provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area.

- 6.7.5. The building envelope encroachment does not relate to the height of the building or the proximity of it to the adjoining residential properties. The encroachment relates to the parts of the building within 4.5m from the frontage of the Waimea Lane as the building envelope starts from the frontage setback of 4.5m from the boundary. Therefore the encroachment itself has very little effect on the level of overshadowing that would be generated by the building. The only property to be significantly affected by the dwelling is the adjoining property at 213 Churchill Avenue. However the shadow diagrams demonstrate that at the point of greatest impact, being June 21 the shadow only begins to affect the properties private open space and windows at around 3pm. Therefore even with the encroachment aside, the dwelling is not considered to unreasonably impact on the adjoining property in terms of overshadowing.

In respect of separation from the adjoining dwellings the proposed dwelling is setback from the side boundaries to be within the building envelope and is therefore considered acceptable.

- 6.7.6. The proposal complies with the performance criterion.

6.8. Frontage fences for all dwellings – Part D 10.4.7 P1

6.8.1. A predominantly solid 1.7m high fence.

6.8.2. The acceptable solution is for a fence up to 1.8m however providing 30% transparency from 1.2m high.

6.8.3. The proposal does not comply with the acceptable solution; therefore assessment against the performance criterion is relied on.

6.8.4. *P1*

A fence (including a free-standing wall) within 4.5 m of a frontage must:

(a) provide for the security and privacy of residents, while allowing for mutual passive surveillance between the road and the dwelling; and

(b) be compatible with the height and transparency of fences in the street, taking into account the:

(i) topography of the site; and

(ii) traffic volumes on the adjoining road.

6.8.5. The proposed fence is essentially acting as a rear boundary fence. The design of the fence incorporates materials to compliment the design of the dwelling and the solid fencing is not inconsistent with fencing used by other properties with frontage to the lane.

6.8.6. The proposal complies with the performance criterion.

7. Discussion

7.1.1. The proposed additional dwelling on the site at 211 Churchill Avenue meets the density requirements for multiple dwellings and the Development Standards relating to amenity for the zone. The only discretions are under setbacks and building envelope and based on the proposal not meeting the 4.5m setback from Waimea Lane, as it is considered the primary frontage for the site. The proposed fencing fronting Waimea Lane is also discretionary due to it being a frontage. The proposal is assessed as meeting the relevant performance criteria in respect of the relevant discretionary standards.

7.1.2. The proposal received four representations raising issues in respect of the additional impact on existing parking and access issues in the area, impact on existing views as well as devaluing the properties through the development of the additional dwelling. The representations raised do not relate to the discretions of the proposal. The proposed dwelling in terms of density is permitted on the site and the concerns of potential impacts of additional vehicle movements of one additional dwelling are considered overstated, particularly as the proposal will improve the arrangement and provide for the option of vehicles leaving the site in a forward direction.

One representation from a property in closer proximity to the site raised the concern of increased traffic using the laneway, they were informed that the application proposed no vehicular access via the lane way. It also raised concerns of overlooking and although the proposal meets the acceptable solutions for privacy it is acknowledged there would be some overlooking of the property from the living room windows on the second floor of the proposed dwelling. Therefore since a condition cannot be included on the permit advice will be added that suggest consideration of measures that will reduce the impact of overlooking from the windows.

8. Conclusion

- 8.1.1. The proposed additional dwelling, parking area, driveway and fencing at 211 Churchill Avenue, Sandy Bay satisfies the relevant provision of the *Hobart Interim Planning Scheme 2015*, and as such is recommended for approval.

9. Recommendations

That: Pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for an additional dwelling, parking area, driveway and fencing at 211 Churchill Avenue, Sandy Bay for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

GENERAL

GEN **The use and/or development must be substantially in accordance with the documents and drawings that comprise the Planning Application No. PLN-15-01003-01 outlined in attachment A to this permit except where modified below.**

Reason for condition

To clarify the scope of the permit.

TASWATER

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 2015/01340-HCC dated 26 August 2015 as attached to the permit.**

Reason for condition

To clarify the scope of the permit.

ENGINEERING

- ENG s1 **Parking, access and turning areas must be generally designed and constructed in accordance with the Australian Standard *Parking facilities, Part 1: Off-Street Car Parking, AS 2890.1 – 2004*, prior to the first occupation.**

Design drawings must be submitted and approved, prior to commencement of work. The amended design drawing must:

- **show dimensions, levels and gradients and other details as necessary to satisfy the above requirement.**

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

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

Reason for condition

To ensure that the access and parking layout for the development is to accepted standards.

- ENG 11 **The proposed crossover must be designed and constructed in accordance with (IPWEA) LGAT – standard drawings prior to the commencement of the use (see advice).**

Reason for condition

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

- ENGR 4 **Coloured or textured surface of the driveway must not extend onto or beyond the footpath.**

Note: If 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.

Reason for condition

To ensure that the works is done to the satisfaction of the Council.

- ENG 2 **Vehicle crash barriers compliant with the Australian/New Zealand Standard AS / NZS 1170.1 9 (if required) must be installed prior to the first occupation.**

A certified design/ report prepared by a suitably qualified engineer, to satisfy the above requirements, must be provided to the Council prior to the commencement of work.

All works, required by this condition must be undertaken in accordance with certified design/report. Upon completion the barriers must be inspected by a qualified engineer and a certification submitted to the Council, confirming that the installed barriers comply with the above requirement.

Note: Council's maximum permitted batter slope without safety barriers is 1V:4H.

Reason for condition

To ensure that the safety of users of the driveway/parking and compliance with the standard.

- ENG 10 **The front fencing and gate at Churchill Avenue must allow adequate sight distance between user vehicles, cyclists and pedestrians.**

Amended drawings must be submitted and approved, prior to the commencement of work. The amended drawing must demonstrate how the fence either side of the driveway/s provides for adequate sight distance between user vehicles, cyclists and pedestrians by increasing the gate width of the driveway/s to 5m.

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

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

Reason for condition

To ensure the safety of vehicles entering and leaving the development and of pedestrians and traffic in the vicinity.

- ENGsw 3 **The proposed building and structures including foundations and overhangs must be located to ensure the protection and access to the Council's stormwater main.**

Design drawings must be submitted and approved prior to the issuing of any permit under the *Building Act 2000*.

The design drawing must:

- a) Show the location of the building and structure clear of any easement and 1m from any stormwater main (measured horizontally to the nearest external surface of the pipe); and**
- b) include a typical cross-section drawing showing the relationship both vertically and horizontally between the structure (including foundations and including any retaining wall) and the mains which demonstrates:**
 - no additional loads are imposed on the stormwater main;**
 - that the structure is entirely independent of the main and its trenching; and**
 - demonstrate that sufficient cover over the stormwater main will be maintained to withstand any proposed vehicular loading.**

Advice: Adequate cover for residential vehicular loading shall be defined as either 750mm or the depth determined from embedment calculations. Note that a reinforced concrete slab over the main will help to spread the loads and reduce pressure on mains.

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

Reason for condition

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

ENG sws1 **Council's Project and Development Inspector must be contacted to inspect all footings over and within one metre of the Council's stormwater main, to ensure no additional loads are imposed on it from the works.**

Reason for condition

To ensure protection of the Council's hydraulic infrastructure.

ENG sws2 **The new stormwater main must be designed and constructed prior to the commencement of the use.**

Engineered drawing must be submitted and approved, prior to commencement of work. The engineered drawing must:

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

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

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

Reason for condition

To ensure Council's hydraulic infrastructure meets acceptable standards.

ENV2 **Sediment control measures in accordance with an approved soil and water management plan (SWMP) must be installed, prior to the commencement of work and maintained until such time as all disturbed areas have been stabilised using vegetation and/or restored or sealed to the Council satisfaction.**

A soil and water management plan must be submitted and approved, prior to the commencement of work. The SWMP must:

- **Be prepared in accordance *Soil and Water Management on Building and Construction Sites fact sheets (2008). Derwent Estuary Program.***

http://www.hobartcity.com.au/Development/Engineering_Standards_and_Guideline

All work required by this condition must be undertaken in accordance with the approved soil and water management plan (SWMP).

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

Reason for condition

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

ENGsw3 **A recorded CCTV inspection and associated report of any new public stormwater infrastructure, must be undertaken within 1 month of completion of the 12 month maintenance period.**

In the event the CCTV or report identifies remedial work is required, such work must be undertaken within 30 days at the owners cost.

Advice: Upon the expiry of the 12 maintenance period, please contact the Council's to arrange inspection.

Reason for condition

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

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 www.hobartcity.com.au 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:

- If a condition endorsement is required by a planning condition above, please forward documentation required to satisfy the condition to rfi-information@hobartcity.com.au, clearly identifying the planning permit number, address and the condition to which the documentation relates;

Once approved, the Council will respond to you via email that the condition/s has been endorsed (satisfied). Detailed instructions can be found at:

www.hobartcity.com.au/Development/Planning/How_to_obtain_a_condition_endorsement

- Building permit in accordance with the *Building Act 2000*; www.hobartcity.com.au/Development/Building
- Plumbing permit under the *Tasmanian Plumbing Regulations 2014*; www.hobartcity.com.au/Development/Plumbing
- Permit to Open Up and Temporarily Occupy a Highway (for work in the road reserve); http://www.hobartcity.com.au/Transport/Lighting_Roads_Footpaths_and_Street_Cleaning/Roads_and_Footpaths
- Permit for the occupation of the public highway for construction or special event (e.g. placement of crane, scissor lift etc); http://www.hobartcity.com.au/Transport/Permits/Construction_Activities_Special_Events_in_the_Road_Reservation
- Permit to construct Council infrastructure with 12month maintenance period (please contact the Council City Infrastructure Divisions to initiate the permit process); and

- Consideration should be given to methods that minimise overlooking of the Waimea Lane properties from the north-east facing living room windows in the second storey of the proposed dwelling.

Waste disposal -Top ten tips

http://www.hobartcity.com.au/Environment/Recycling_and_Waste

Fees and charges

http://www.hobartcity.com.au/Council/Fees_and_Charges

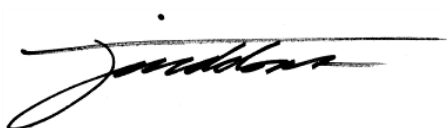
Dial before you dig

www.dialbeforeyoudig.com.au

LGAT standard drawings

http://www.hobartcity.com.au/Development/Engineering_Standards_and_Guidelines

If you do not have access to the Council's webpage, please phone the Council (City Planning) on 6238 2715 for assistance.



(Tristan Widdowson)

DEVELOPMENT APPRAISAL PLANNER

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



(Ian Stanley)

MANAGER DEVELOPMENT APPRAISAL

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

Date of Report: 19 January 2015

Attachment(s) Attachment A – Documents and Drawings List
Attachment B – TasWater form Reference No. TWDA 2015/01340-HCC
Attachment C – Documents and Drawings

Attachment A

**Documents and Drawings that comprise
Planning Application Number - PLN-15-01003-01**

DEVELOPMENT ADDRESS: 211 Churchill Avenue, SANDY BAY

LIST OF DOCUMENTATION:

Description	Drawing Number/Revision/Author/Date, Report Author/Date, Etc	Date of Lodgement to Council
Application Form		17/8/15
Title	CT 9/55834	17/8/15 & 18/8/15
Correspondence (email)	Author: S McKenzie Hall	10/11/15
Correspondence (email)	Author: S McKenzie Hall	12/11/15
Afternoon shadows	Project No: 108060 Drawing No: 000 Revision No: 04 Drawn by: S McKenzie Hall Date of Drawing: 21/6/15	10/11/15
Site sections	Project No: 108060 Drawing No: 004 Revision No: 04 Drawn by: S McKenzie Hall Date of Drawing: 21/9/15	10/11/15
Elevations 1	Project No: 108060 Drawing No: 006 Revision No: 03 Drawn by: S McKenzie Hall Date of Drawing: 21/8/15	10/11/15
Elevations 2	Project No: 108060 Drawing No: 007 Revision No: 03 Drawn by: S McKenzie Hall Date of Drawing: 21/8/15	10/11/15
Aerial overview 1	Project No: 108060 Drawing No: 008 Revision No: 03 Drawn by: S McKenzie Hall Date of Drawing: 21/8/15	10/11/15
Aerial overview 1	Project No: 108060 Drawing No: 009 Revision No: 03 Drawn by: S McKenzie Hall Date of Drawing: 21/8/15	10/11/15
Churchill view 1	Project No: 108060 Drawing No: 010 Revision No: 04 Drawn by: S McKenzie Hall Date of Drawing: 21/9/15	10/11/15

Waimea view 1	Project No: 108060 Drawing No: 011 Revision No: 04 Drawn by: S McKenzie Hall Date of Drawing: 21/9/15	10/11/15
Services plan	Project No: 108060 Drawing No: 012 Revision No: 04 Drawn by: S McKenzie Hall Date of Drawing: 21/6/15	10/11/15
Site plan	Project No: 108060 Drawing No: 013 Revision No: 04 Drawn by: S McKenzie Hall Date of Drawing: 10/11/15	10/11/15
Shadow diagram 1	Project No: 108060 Drawing No: 015 Revision No: 04 Drawn by: S McKenzie Hall Date of Drawing: 21/6/15	10/11/15
Shadow diagram 2	Project No: 108060 Drawing No: 016 Revision No: 04 Drawn by: S McKenzie Hall Date of Drawing: 21/6/15	10/11/15
Shadow diagram 3	Project No: 108060 Drawing No: 017 Revision No: 04 Drawn by: S McKenzie Hall Date of Drawing: 21/6/15	10/11/15
Building envelope section	Project No: 108060 Drawing No: 019 Revision No: 04 Drawn by: S McKenzie Hall Date of Drawing: 21/6/15	10/11/15
Ground floor plan	Project No: 108060 Drawing No: 021 Revision No: 04 Drawn by: S McKenzie Hall Date of Drawing: 10/11/15	10/11/15
Schematic first floor plan	Project No: 108060 Drawing No: 022 Revision No: 03 Drawn by: S McKenzie Hall Date of Drawing: 21/8/11	10/11/15
Schematic second floor plan	Project No: 108060 Drawing No: 023 Revision No: 03 Drawn by: S McKenzie Hall Date of Drawing: 21/8/11	10/11/15

Perspective overview	Project No: 108060 Drawing No: 024 Revision No: 03 Drawn by: S McKenzie Hall Date of Drawing: 21/6/15	10/11/15
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Submission to Planning Authority Notice

Council Planning Permit No.	PLN-15-01003	Council notice date	25/08/2015
TasWater details			
TasWater Reference No.	TWDA 2015/01340-HCC	Date of response	26/08/2015
TasWater Contact	David Boyle	Phone No.	6345 6323
Response issued to			
Council name	HOBART CITY COUNCIL		
Contact details	Development@hobartcity.com.au		
Development details			
Address	211 CHURCHILL AVE, SANDY BAY	Property ID (PID)	5607522
Description of development	Additional dwelling and ancillary flat		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Stuart McKenzie Hall Architecture	1080060-004	03	21/08/2011
Conditions			
<p>Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:</p> <p>CONNECTIONS & METERING</p> <ol style="list-style-type: none"> 1. A suitably sized water supply with metered connection / sewerage system and connection for this unit development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. 2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost. 3. Prior to commencing construction a water meter must be installed to the satisfaction of TasWater. <p>ASSET CREATION & INFRASTRUCTURE WORKS</p> <ol style="list-style-type: none"> 4. Plans submitted with the application for Engineering Design Approval must, to the satisfaction of TasWater show, all existing, redundant and/or proposed property services and mains. 5. Prior to applying for a Permit to Construct to construct new infrastructure the developer must obtain from TasWater formal Engineering Design Approval for new TasWater infrastructure. The application for Engineering Design Approval must include engineering design plans prepared by a registered professional engineer showing the hydraulic servicing requirements for sewerage to TasWater's satisfaction. 6. Prior to works commencing, a Permit to Construct must be applied for and issued by TasWater. All infrastructure works must be inspected by TasWater and be to TasWater's satisfaction. 7. In addition to any other conditions in this permit, all works must be constructed under the 			



supervision of a qualified engineer in accordance with TasWater's requirements.

8. Prior to the issue of a Certificate for Certifiable Work (Building) and/or (Plumbing) all additions, extensions, alterations or upgrades to TasWater's sewerage infrastructure required to service the development, generally as shown on the concept servicing plan "Stuart McKenzie Hall Architecture 1080060-004 (03)", are to be at the expense of the developer and performed by a contractor approved by TasWater, to the satisfaction of TasWater.
9. After testing to TasWater's requirements, of newly created works, the developer must apply to TasWater for connection of these works to existing TasWater infrastructure, at the developer's cost.
10. At practical completion of the infrastructure sewerage works and prior to applying to TasWater for a Certificate of Compliance (Building and Plumbing), the developer must obtain a Certificate of Practical Completion from TasWater for the works that will be transferred to TasWater. After the Certificate of Practical Completion has been issued, a 12 month defects liability period applies to this infrastructure. During this period all defects must be rectified at the developer's cost and to the satisfaction of TasWater. A further 12 month maintenance period may be applied to defects after rectification. TasWater may, at its discretion, undertake rectification of any defects at the developer's cost. The maintenance period will be deemed to be complete on issue of a "Certificate of Final Acceptance" from TasWater. To obtain a Certificate of Practical Completion:
 - a) Written confirmation from a qualified engineer certifying that the works have been constructed in accordance with the TasWater approved plans and specifications and that the appropriate level of workmanship has been achieved.
 - b) A request for a joint on-site inspection with TasWater's authorised representative must be made.
 - c) Security for the twelve (12) month defects liability period to the value of 10% of the works must be lodged with TasWater. This security must be in the form of a bank guarantee.
 - d) As Constructed Drawings must be prepared by a qualified Surveyor to TasWater's satisfaction and forwarded to TasWater.
11. Upon completion, to TasWater's satisfaction, of the defects liability period the newly constructed infrastructure will be transferred to TasWater and the developer must request TasWater to issue a "Certificate of Final Acceptance".
12. The developer must take all precautions to protect existing TasWater infrastructure. Any damage caused to existing TasWater infrastructure during the construction period must be promptly reported to TasWater and repaired by TasWater at the developer's cost.
13. Ground levels over the TasWater assets /easements must not be altered without the written approval of TasWater.

56W CONSENT

14. Prior to the issue of the Certificate for Certifiable Work (Building) and/or (Plumbing) by TasWater the applicant or landowner as the case may be must make application to TasWater pursuant to section 56W of the Water and Sewerage Industry Act 2008 for its consent in respect of that part of the development which is built within a TasWater easement or over or within two metres of TasWater infrastructure.
15. Footings of proposed buildings located over or within 2.0m from TasWater pipes must be designed by a suitably qualified person to adequately protect the integrity of TasWater's infrastructure, and to TasWater's satisfaction, be in accordance with AS3500 Part 2.2 Section 3.8 to ensure that no loads are transferred to TasWater's pipes. Plans submitted with the application for Certificate for Certifiable Work (Building) and/or (Plumbing) must include a cross sectional view through the



footings which clearly shows;

- a. Existing pipe depth and proposed finished surface levels over the pipe;
- b. The line of influence from the base of the footing must pass below the invert of the pipe and be clear of the pipe trench and;
- c. A note on the plan indicating how the pipe location and depth were ascertained.

DEVELOPMENT ASSESSMENT FEES

16. The applicant or landowner as the case may be, must pay a development assessment fee to TasWater for this proposal of:
 - a. \$327.00 for development assessment.

Advice

For information on TasWater development standards, please visit <http://www.taswater.com.au/Development/Development-Standards>

For information regarding headworks, further assessment fees and other miscellaneous fees, please visit <http://www.taswater.com.au/Development/Fees---Charges>

For application forms please visit <http://www.taswater.com.au/Development/Forms>

The developer is responsible for arranging to locate existing TasWater infrastructure and clearly showing it on any drawings. Existing TasWater infrastructure may be located by TasWater (call 136 992) on site at the developer's cost, alternatively a surveyor and/or a private contractor may be engaged at the developers cost to locate the infrastructure.

Declaration

The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.

Authorised by

A handwritten signature in black ink, appearing to read "Jason Taylor".

Jason Taylor

Development Assessment Manager

TasWater Contact Details

Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au



March 21st (Equinox) 3pm - PROPOSED VIEW - for half the year the shadows will be less than this from early morning to 3pm



December 21st (Summer Solstice) 3pm - PROPOSED VIEW

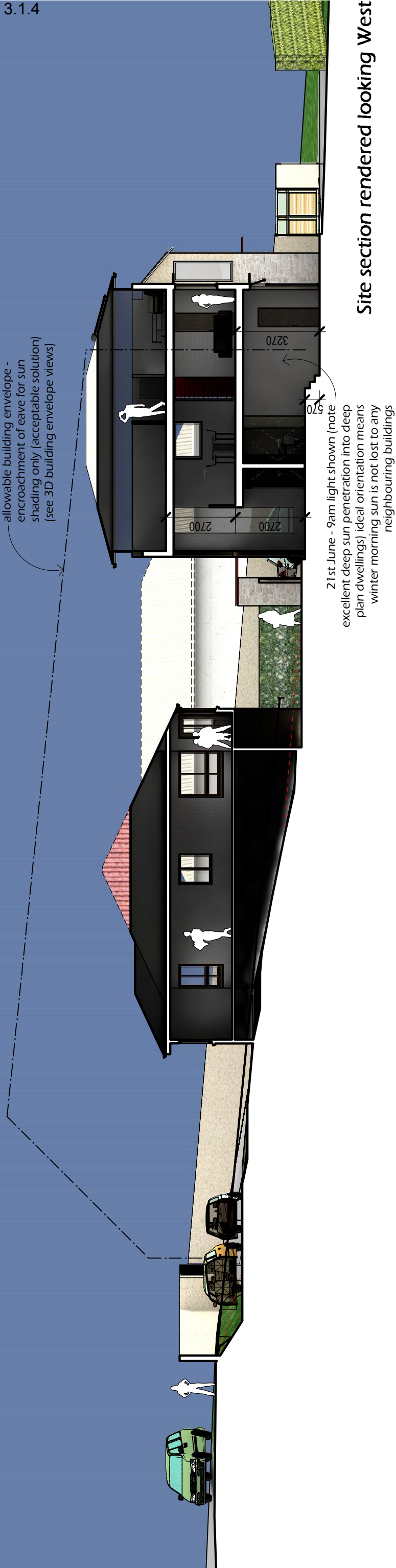
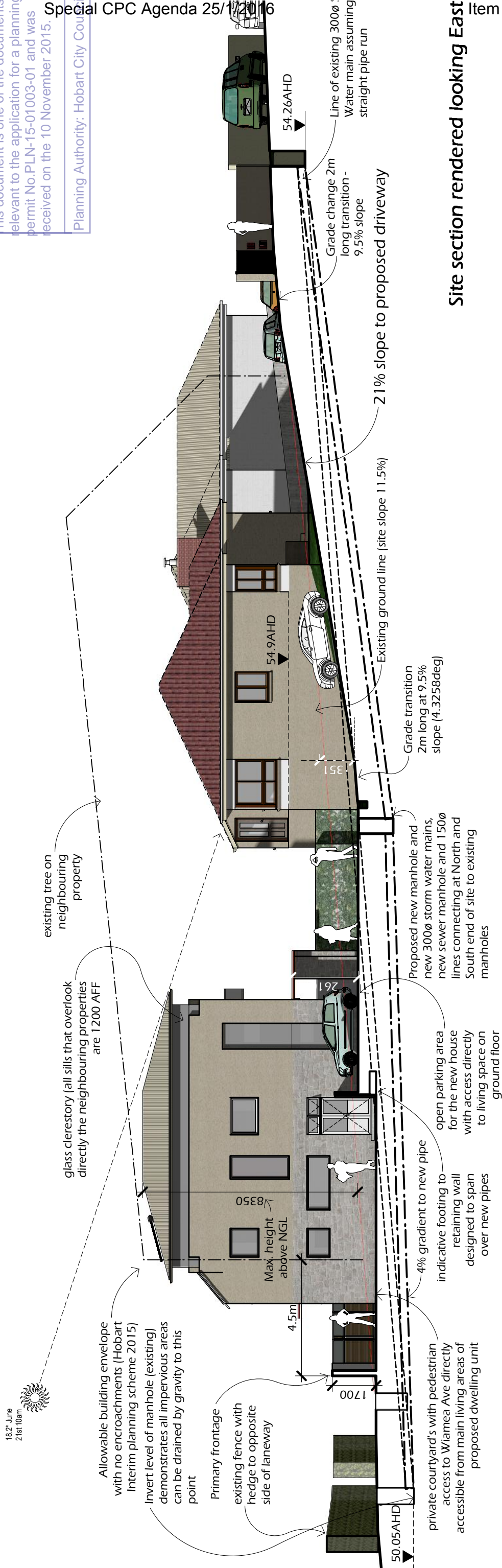
DEVELOPMENT APPLICATION
DOCUMENT

This document is one of the documents relevant to the application for a planning permit No.PLN-15-01003-01 and was received on the 10 November 2015.

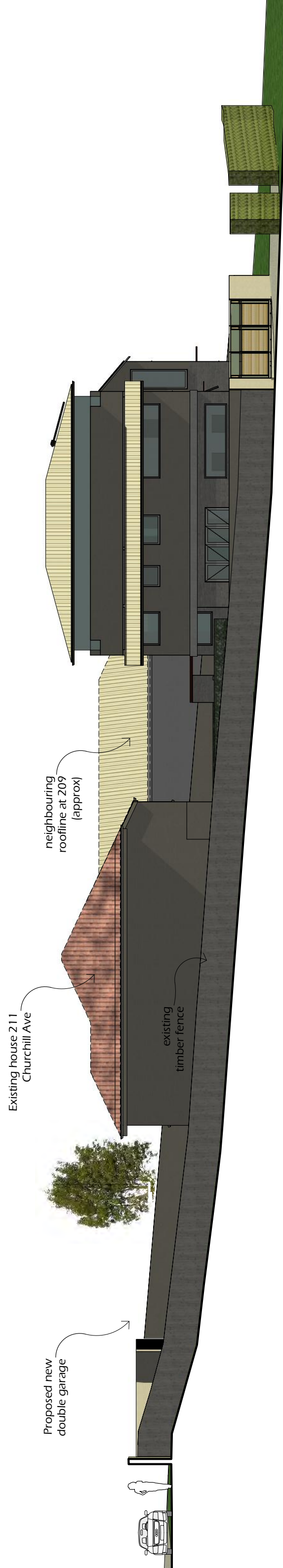
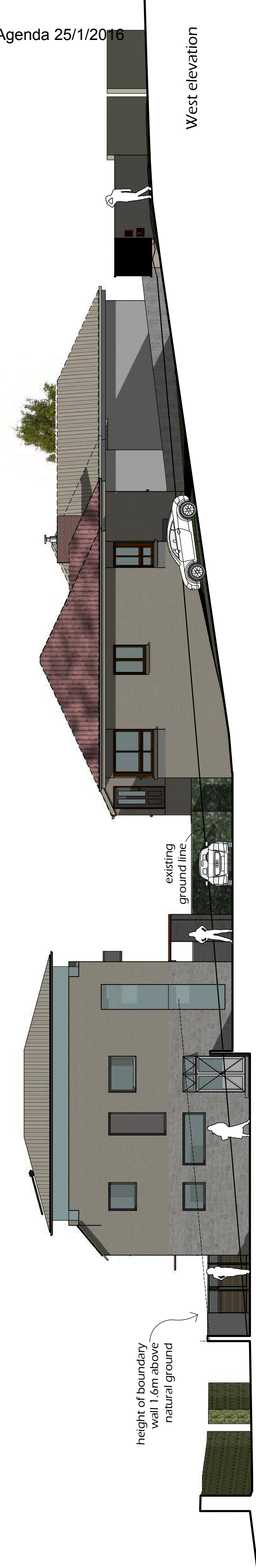
Planning Authority: Hobart City Council

Rev.			Date		Subject		General Notes		Stuart McKenzie Hall (CC4672E) architecture & construction		Project:		Date:		Scale:		Drawn:	
04			21/09/15		D.A.02		Contractor shall verify all dimensions on site before undertaking work or shop drawings. Written dimensions take precedence over this drawing. DO NOT SCALE. Dimensions are indicative only, must cross reference with details and maintain minimum dimensions according to BCA. All work must be in accordance with the Building Code of Australia and all relevant Australian Standards. drawing is copyright and the property of Stuart McKenzie Hall		P.O. Box 358 North Hobart TAS 7002 ABN 84577219869 Mobile: 0404 709 832 stuartmckenziehall@gmail.com www.stuartmckenziehall.com.au Owner: B & N Samedani		211 Churchill Ave. Sandy Bay		21/06/2015		A3:NTS		SMH	
											Drawing:		Issue:		Rev:			
											Afternoon Shadows		D.A.02		04			
													dwg. no.					
													108060-000					

Site section rendered looking East



Site section rendered looking West



Rev.	Date	Subject
00	21/04/10	Sketch 1
01	19/01/11	D.A. rev01
02	19/02/11	Req. for info 1
03	21/08/11	Real estate set
00	00/00/00	subject title
00	00/00/00	subject title
00	00/00/00	subject title
00	00/00/00	subject title

General notes

Builder shall verify all dimensions on site before undertaking work or shop drawings. written dimensions take precedence. Written specification takes precedence over this drawing. DO NOT SCALE - Dimensions are indicative only, must cross reference with details and maintain minimum dimensions where required. Must be in accordance with the Building Code of Australia Standards, drawing is copyright and remains the property of Stuart McKenzie Hall

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architecture & construction**
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stuartmckenziehall@gmail.com
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Project
211 Churchill Ave, Sandy Bay

Drawing
Elevations 1

Scale
A3=1:150

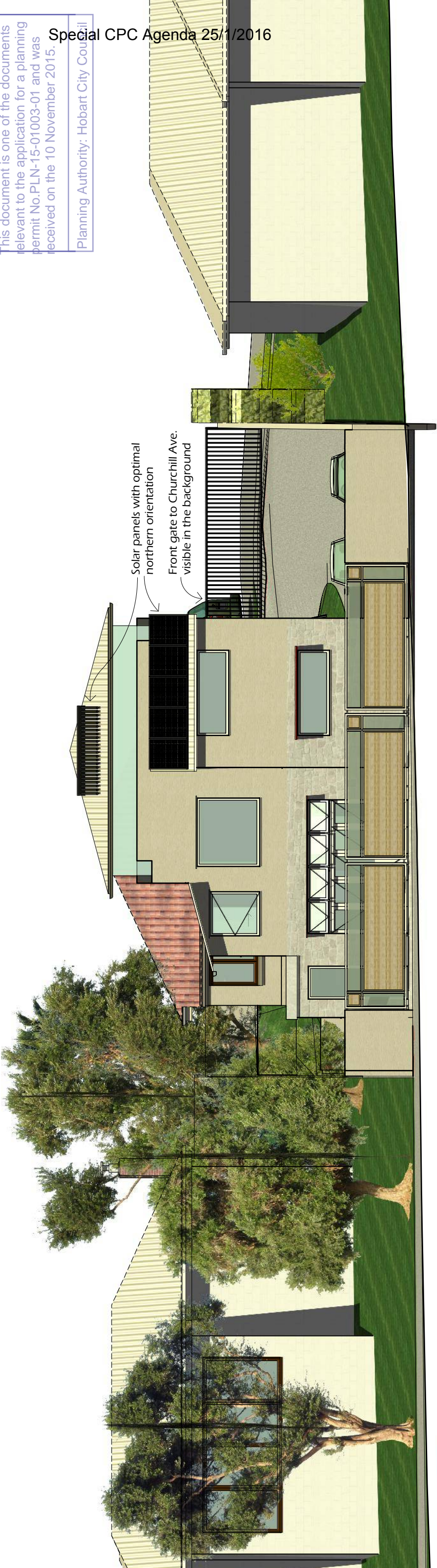
Issue:
Real estate set

dwg. no.
108060-006

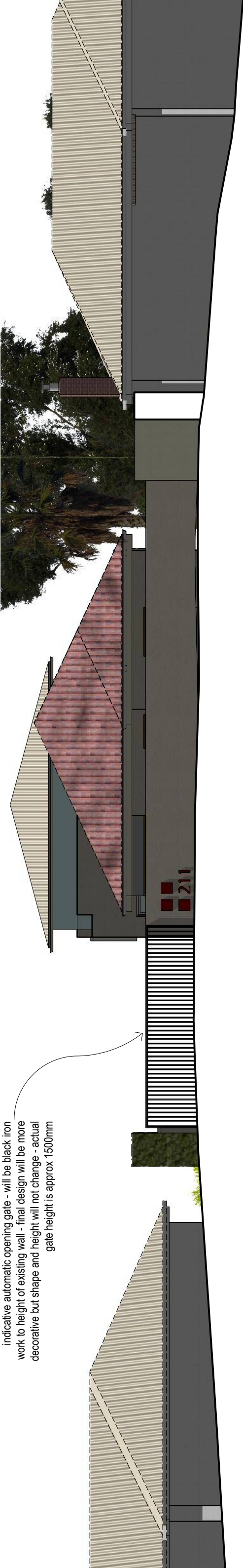
Drawn
smh

03

NOT FOR CONSTRUCTION



indicative automatic opening gate - will be black iron work to height of existing wall - final design will be more decorative but shape and height will not change - actual gate height is approx 1500mm



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NOT FOR CONSTRUCTION

General notes
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Rev.	Date	Subject
00	21/04/10	Sketch 1
01	19/01/11	D.A. rev01
02	19/02/11	Req. for info 1
03	21/08/11	Real estate set
00	00/00/00	subject title
00	00/00/00	subject title
00	00/00/00	subject title


Project 211 Churchill Ave, Sandy Bay	Date 21/08/2011	Scale A3:1:100	Drawn smh
	Issue: Real estate set		03
Drawing Elevations 2	dwg. no. 108060-007		

Ideal slightly east of North solar orientation provides solar-gain for storage in the large amount of insulated thermal mass created by the precast panel walls and suspended slabs


Existing trees in neighbouring property



Rev.	Date	Subject	General notes	Stuart McKenzie Hall architecture & construction P.O. Box 358 North Hobart TAS 7002 ABN 84577219869 Mobile: 0404 709 832 stuartmckenziehall@gmail.com www.stuartmckenziehall.com.au				Project 211 Churchill Ave, Sandy Bay	Date 21/08/2011	Scale A3:NTS	Drawn smh		
01	21/04/10	Sketch 1	General notes Builder shall verify all dimensions on site before undertaking work or shop drawings. written dimensions take precedence. this drawing is NOT SCALE. Dimensions are indicative only. must cross reference with details and maintain minimum dimensions where required. All work must be in accordance with the Building Code of Australia and all relevant Australian Standards. drawing is copyright and remains the property of Stuart McKenzie Hall					Drawing Aerial overview 1	Issue: Real estate set dwg. no. 108060-008				
01	19/01/11	D.A. rev01											
02	19/02/11	Req. for info 1											
03	21/08/11	Real estate set											
00	00/00/00	subject title											
00	00/00/00	subject title						A3:NTS	smh				
00	00/00/00	subject title											
00	00/00/00	subject title											



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NOT FOR CONSTRUCTION

Rev.	Date	Subject	General notes
00	21/04/10	Sketch 1	General notes Builder shall verify all dimensions on site before undertaking work or shop drawings. Written dimensions take precedence. Written specification takes precedence over this drawing. DO NOT SCALE. Dimensions are indicative only. must cross reference with details and maintain minimum dimensions where required. All work must be in accordance with the Building Code of Australia and all relevant Australian Standards. drawing is copyright and remains the property of Stuart McKenzie Hall
01	19/01/11	D.A. rev01	
02	19/02/11	Req. for info 1	
03	21/08/11	Real estate set	
00	00/00/00	subject title	
00	00/00/00	subject title	
00	00/00/00	subject title	
00	00/00/00	subject title	

Ideal slightly east of North solar orientation
- dark polished concrete floor slab and
walls absorbs solar & internal gains


Existing trees in
neighbouring
property



Direct access to parking
area from front door to
proposed house - also
serves as entry (external) to
2 bedroom unit intergrated
into the building

Aerial cutaway view showing first floor of proposed house and parking/courtyard areas

Rev.	Date	Subject	General notes				Project				Issue:		dwg. no.	
00	21/04/10	Sketch 1	Builder shall verify all dimensions on site before undertaking work or shop drawings. written dimensions take precedence. Written specification takes precedence over this drawing. DO NOT SCALE.				211 Churchill Ave, Sandy Bay				Real estate set		108060-009	
01	19/01/11	D.A. rev01												
02	19/02/11	Req. for info 1												
03	21/08/11	Real estate set												
00	00/00/00	subject title												
00	00/00/00	subject title												
00	00/00/00	subject title												
00	00/00/00	subject title												



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NOT FOR CONSTRUCTION

Date	Scale	Drawn
21/08/2011	A3-NTS	smh
Issue:		
Real estate set		
03		
dwg. no.		
108060-009		



General Notes: Contractor shall verify all dimensions on site before undertaking work or shop drawings. Written dimensions take precedence. Written specification takes precedence over this drawing. DO NOT SCALE. Dimensions are approximate and must cross reference with details and maintain minimum dimensions according to BCA. All work must be in accordance with the Building Code of Australia and all relevant Australian Standards. Drawing is copyright and the property of Stuart McKenzie Hall

Rev. 04

Date 21/09/15

Subject D.A.02

Stuart McKenzie Hall (CC4672E)

Architecture & construction

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Mobile: 0404 709 832

stuartmckenziehall@gmail.com

www.stuartmckenziehall.com.au

Owner: B & N Samedani

Project:

211 Churchill Ave. Sandy Bay

Drawing: Churchill view 1

Date: 21/09/2015

Scale: A3:NTS

Issue: D.A.02

Drawn: SMH

Rev: 04

dwg. no. 108060-010


Development Application



This quiet unpaved street to the rear of the property serves as additional private open space.

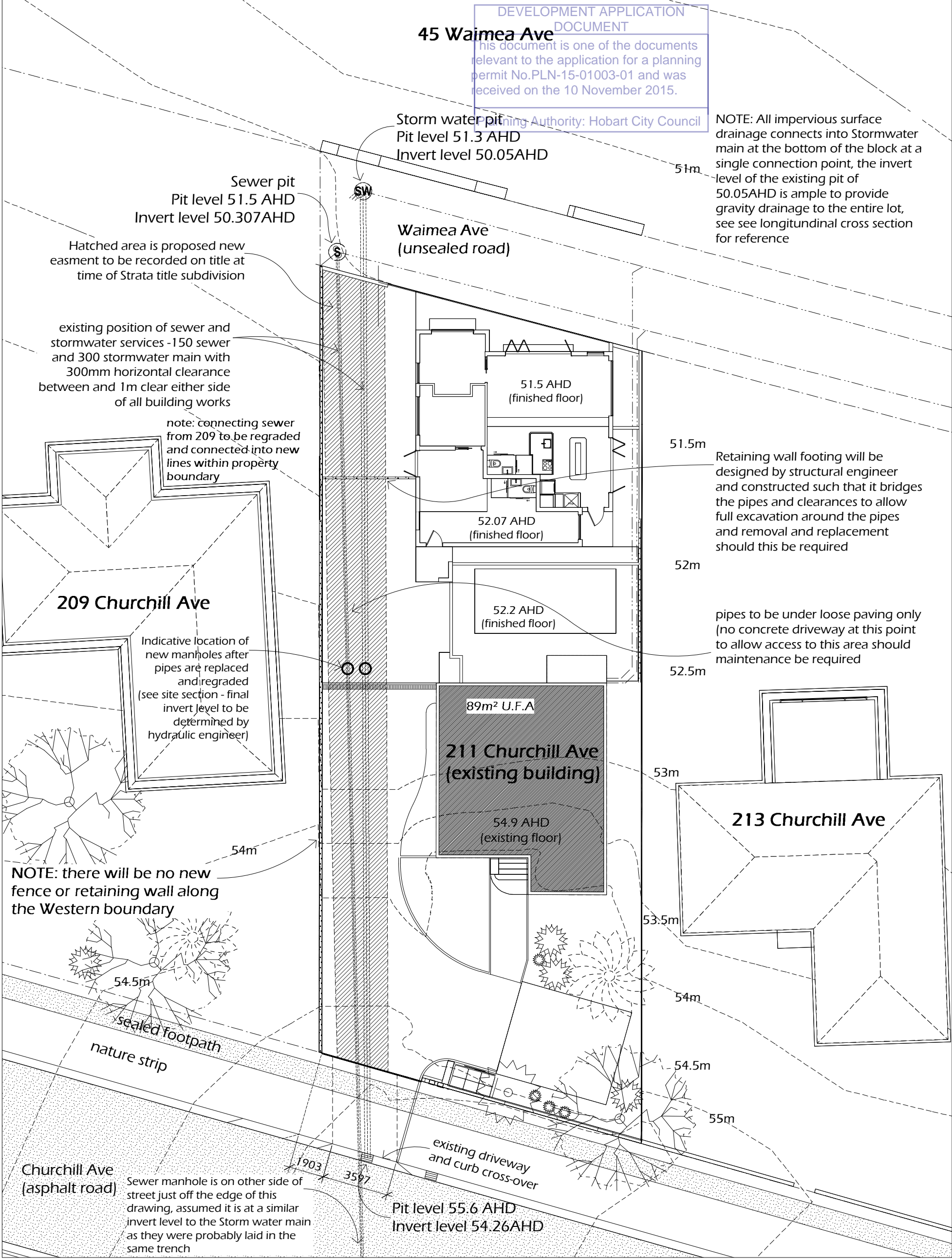
Eye-level perspective view - Waimea avenue from road passing the site

Rev.	Date	Subject	General Notes: Contractor shall verify all dimensions on site before undertaking work or shop drawings. Written dimensions take precedence. Written specification takes precedence over this drawing. DO NOT cross reference with details and maintain minimum dimensions according to BCA. All work must be in accordance with the Building Code of Australia and all relevant Australian Standards. drawing is copyright and the property of Stuart McKenzie Hall	Project: 211 Churchill Ave. Sandy Bay		Date:	Scale:	Drawn:
04	21/09/15	D.A.02		21/09/2015		A3:NTS	SMH	
				Issue:		D.A.02	Rev:	04
				Drawing:		Waimea view 1		
				dwg. no.		108060-011		



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Owner: B & N Samedani

DEVELOPMENT APPLICATION DOCUMENT
This document is one of the documents relevant to the application for a planning permit No.PLN-15-01003-01 and was received on the 10 November 2015.
Planning Authority: Hobart City Council



Level Datum is A.H.D per HCC
1162 - RL 52.256 contour
interval is 0.5metres

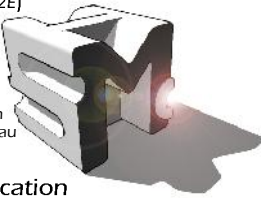
Latitude: 42° 54' 32.37" S
Longitude: 147° 19' 59.48" E

Title number C.T. 55834 - 9



Rev.	Date	Subject	General Notes:
04	21/09/15	D.A.02	Contractor shall verify all dimensions on site before undertaking work or shop drawings. Written dimensions take precedence, written specification takes precedence over this drawing. DO NOT SCALE. Dimensions are indicative only, must cross reference with details and maintain minimum dimensions according to BCA. All work must be in accordance with the Building Code of Australia and all relevant Australian Standards, drawing is copyright and the property of Stuart McKenzie Hall

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Owner: B & N Samedani



Indicative site services plan

Project: 211 Churchill Ave. Sandy Bay	Date: 21/06/2015	Scale: A3:1:200	Drawn: SMH
Drawing: Services plan	Issue: D.A.02	Rev: 04	
	dwg. no. 108060-012		

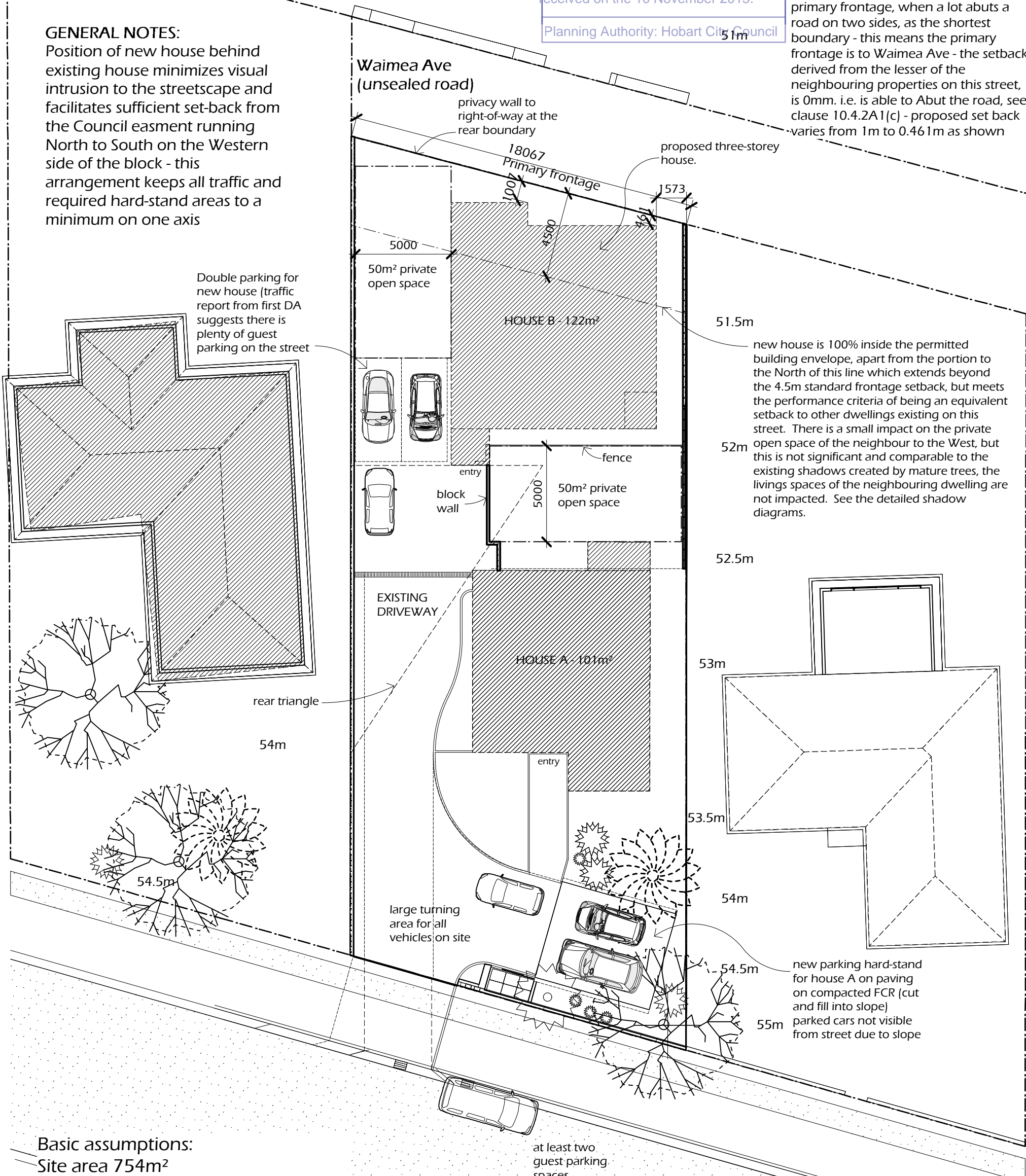
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Planning Authority: Hobart City Council

NOTE: The planning scheme (Hobart Interim Scheme 2015) defines the primary frontage, when a lot abuts a road on two sides, as the shortest boundary - this means the primary frontage is to Waimea Ave - the setback derived from the lesser of the neighbouring properties on this street, is 0mm. i.e. is able to Abut the road, see clause 10.4.2A1(c) - proposed set back varies from 1m to 0.461m as shown

GENERAL NOTES:

Position of new house behind existing house minimizes visual intrusion to the streetscape and facilitates sufficient set-back from the Council easment running North to South on the Western side of the block - this arrangement keeps all traffic and required hard-stand areas to a minimum on one axis



Basic assumptions:
Site area 754m²
Existing site coverage 101m² (13.4%)
16.6% remaining allowable coverage
= 125m²

Total internal floor area = 250m²

at least two guest parking spaces available on frontage of lot

Level Datum is A.H.D per HCC 1162 - RL 52.256 contour interval is 0.5metres

Latitude: 42° 54' 32.37" S
Longitude: 147° 19' 59.48" E

Site plan

Rev.	Date	Subject	General Notes: Contractor shall verify all dimensions on site before undertaking work or shop drawings. Written dimensions take precedence, written specification takes precedence over this drawing. DO NOT SCALE. Dimensions are indicative only, must cross reference with details and maintain minimum dimensions according to BCA. All work must be in accordance with the Building Code of Australia and all relevant Australian Standards. drawing is copyright and the property of Stuart McKenzie Hall	Stuart McKenzie Hall (CC4672E) architecture & construction P.O. Box 358 North Hobart TAS 7002 ABN 84577219869 Mobile: 0404 709 832 stuartmckenziehall@gmail.com www.stuartmckenziehall.com.au Owner: B & N Samedani	Project: 211 Churchill Ave. Sandy Bay	Date: 21/09/2015 Rev: 10/11/2015 Issue:	Scale: A3:1:200	Drawn: SMH
04	21/09/15	D.A.02			Drawing: Site plan	D.A.02		04
					dwg. no. 108060- 013			



DOCUMENT

This document is one of the documents relevant to the application for a planning permit No.PLN-15-01003-01 and was received on the 10 November 2015.

Planning Authority: Hobart City Council

June 21st (Winter Solstice) 10am - EXISTING CONDITION - note the dramatic effect of the existing trees on the neighbouring property's rear garden area



June 21st (Winter Solstice) 10am - PROPOSED VIEW note for this view existing trees have been removed to isolate effects of proposed development

Shadow diagram 1

Rev.	Date	Subject	General Notes:Contractor shall verify all dimensions on site before undertaking work or shop drawings. Written dimensions take precedence, written specification takes precedence over this drawing. DO NOT SCALE. Dimensions are indicative only, must cross reference with details and maintain minimum dimensions according to BCA. All work must be in accordance with the Building Code of Australia and all relevant Australian Standards. drawing is copyright and the property of Stuart McKenzie Hall	StuartMcKenzieHall(CC4672E) architecture& construction P.O. Box 358 North Hobart TAS 7002 ABN 84577219869 Mobile: 0404 709 832 stuartmckenziehall@gmail.com www.stuartmckenziehall.com.au Owner: B & N Samedani	Project: 211 Churchill Ave. Sandy Bay	Date: 21/06/2015	Scale: A3:NTS	Drawn: SMH
04	21/09/15	D.A.02			Drawing: Shadow Diagram 1	Issue: D.A.02	Rev: 04	
						dwg. no. 108060-015		

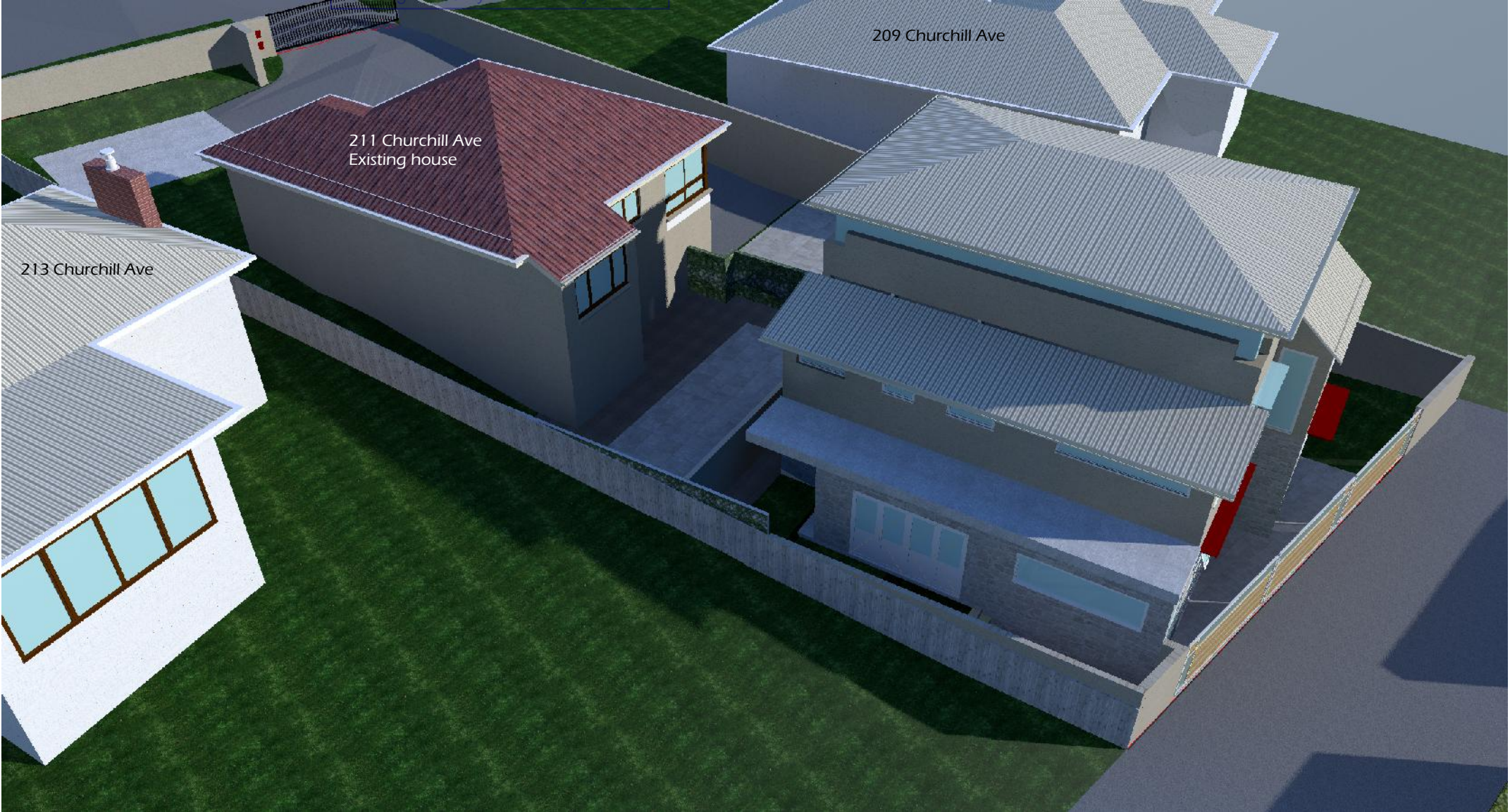


DEVELOPMENT APPLICATION
DOCUMENT

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Planning Authority: Hobart City Council

June 21st (Winter Solstice) 12noon - EXISTING CONDITION - note the dramatic effect of the existing trees on the neighbouring property's rear garden area



June 21st (Winter Solstice) 12noon - PROPOSED VIEW note for this view existing trees have been removed to isolate effects of proposed development

Shadow diagram 2

Rev.	Date	Subject	General Notes: Contractor shall verify all dimensions on site before undertaking work or shop drawings. Written dimensions take precedence, written specification takes precedence over this drawing. DO NOT SCALE. Dimensions are indicative only, must cross reference with details and maintain minimum dimensions according to BCA. All work must be in accordance with the Building Code of Australia and all relevant Australian Standards. drawing is copyright and the property of Stuart McKenzie Hall	StuartMcKenzieHall(CC4672E) architecture & construction P.O. Box 358 North Hobart TAS 7002 ABN 84577219869 Mobile: 0404 709 832 stuartmckenziehall@gmail.com www.stuartmckenziehall.com.au Owner: B & N Samedani		Project:	Date:	Scale:	Drawn:
04	21/09/15	D.A.02				211 Churchill Ave. Sandy Bay	21/06/2015	A3:NTS	SMH
						Drawing:	Issue:		Rev:
						Shadow Diagram 2	D.A.02		04
							dwg. no.	108060-016	
			Development Application						

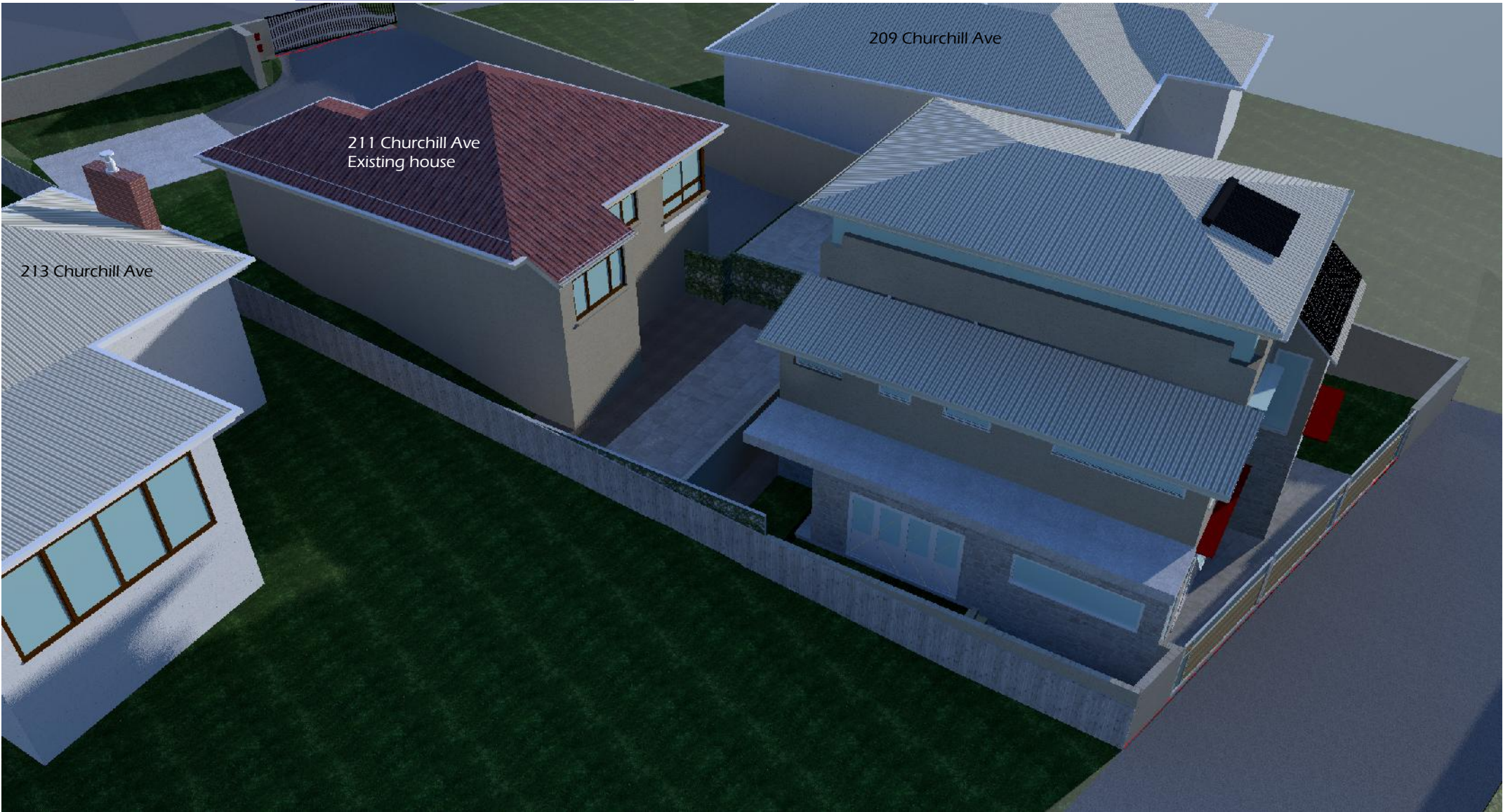


DEVELOPMENT APPLICATION
DOCUMENT

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Planning Authority: Hobart City Council

June 21st (Winter Solstice) 3pm - EXISTING CONDITION - note the dramatic effect of the existing trees on the neighbouring property's rear garden area not to mention a mere 1300 high boundary fence



June 21st (Winter Solstice) 3pm - PROPOSED VIEW note for this view existing trees have been removed to isolate effects of proposed development

Shadow diagram 3

Rev.	Date	Subject	General Notes:Contractor shall verify all dimensions on site before undertaking work or shop drawings. Written dimensions take precedence, written specification takes precedence over this drawing. DO NOT SCALE. Dimensions are indicative only, must cross reference with details and maintain minimum dimensions according to BCA. All work must be in accordance with the Building Code of Australia and all relevant Australian Standards. drawing is copyright and the property of Stuart McKenzie Hall	StuartMcKenzieHall(CC4672E) architecture& construction P.O. Box 358 North Hobart TAS 7002 ABN 84577219869 Mobile: 0404 709 832 stuartmckenziehall@gmail.com www.stuartmckenziehall.com.au Owner: B & N Samedani	Project: 211 Churchill Ave. Sandy Bay	Date: 21/06/2015	Scale: A3:NTS	Drawn: SMH
04	21/09/15	D.A.02			Drawing: Shadow Diagram 3	Issue: D.A.02		Rev: 04
						dwg. no. 108060-017		

The allowable building envelope is modeled in 3D in orange glass for clarity, as can be seen the entire new proposal is within the building envelope* - therefore not invoking any shadow or bulk discretions (envelope shown is the CHPS1982 envelope, the new 2015 envelope is shown in white dotted lines

White lines (dot-dash) indicate the Hobart Interim planning scheme 2015 building envelope for the General residential zone, note there are no encroachments other than eaves for sun shading which are allowed


8.5m above existing ground level at this section line

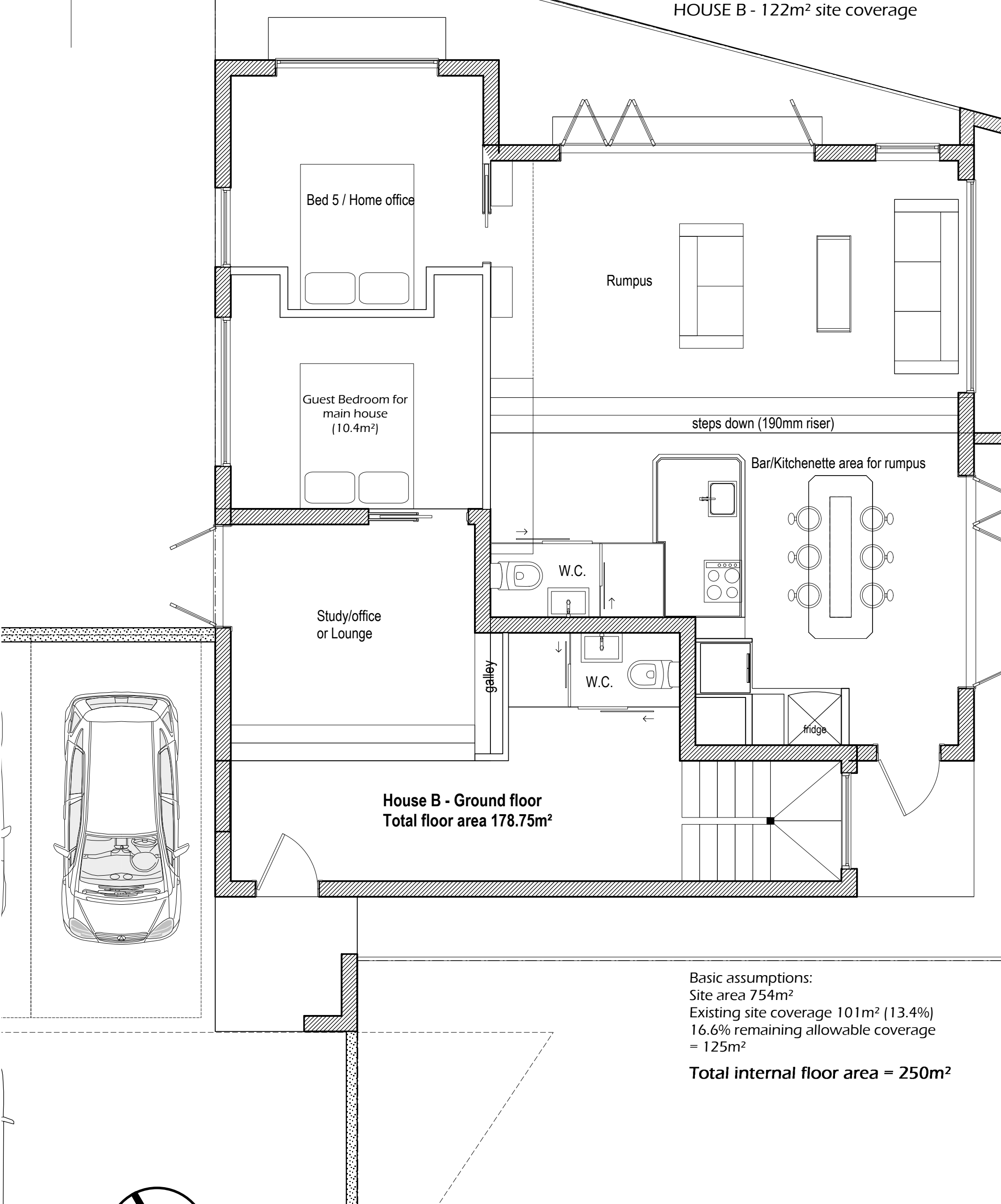
existing ground line

Acceptable encroachments

*a minor part of the eave protrudes, however these are required for sun-shading and sun-screening is allowed to encroach in an unrestricted way under the provisions and exemptions of the planning scheme - the fact remains that the entire bulk of the proposal is well and truly within the envelope allowed

3D section through building envelope at Northern most end of the site

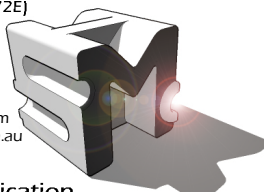
Rev: 04	Date: 21/09/15	Subject: D.A.02	General Notes: Contractor shall verify all dimensions on site before undertaking work or shop drawings. Written dimensions take precedence. Written specification takes precedence. Dimensions are indicated by SCALES. Dimensions are indicative only, must cross reference with details and maintain minimum dimensions according to BCA. All work must be in accordance with the Building Code of Australia and all relevant Australian Standards. drawing is copyright and the property of Stuart McKenzie Hall	 <div>Stuart McKenzie Hall (CC4672E) architecture & construction P.O. Box 358 North Hobart TAS 7002 ABN 84577219869 Mobile: 0404 709 832 stuartmckenziehall@gmail.com www.stuartmckenziehall.com.au Owner: B & N Samedani</div>	Project: 211 Churchill Ave. Sandy Bay	Date: 21/06/2015	Scale: A3:1:100	Drawn: SMH
					Issue: D.A.02	Rev: 04		
					Drawing: Bld. Envelope Section	dwg. no. 108060-019		



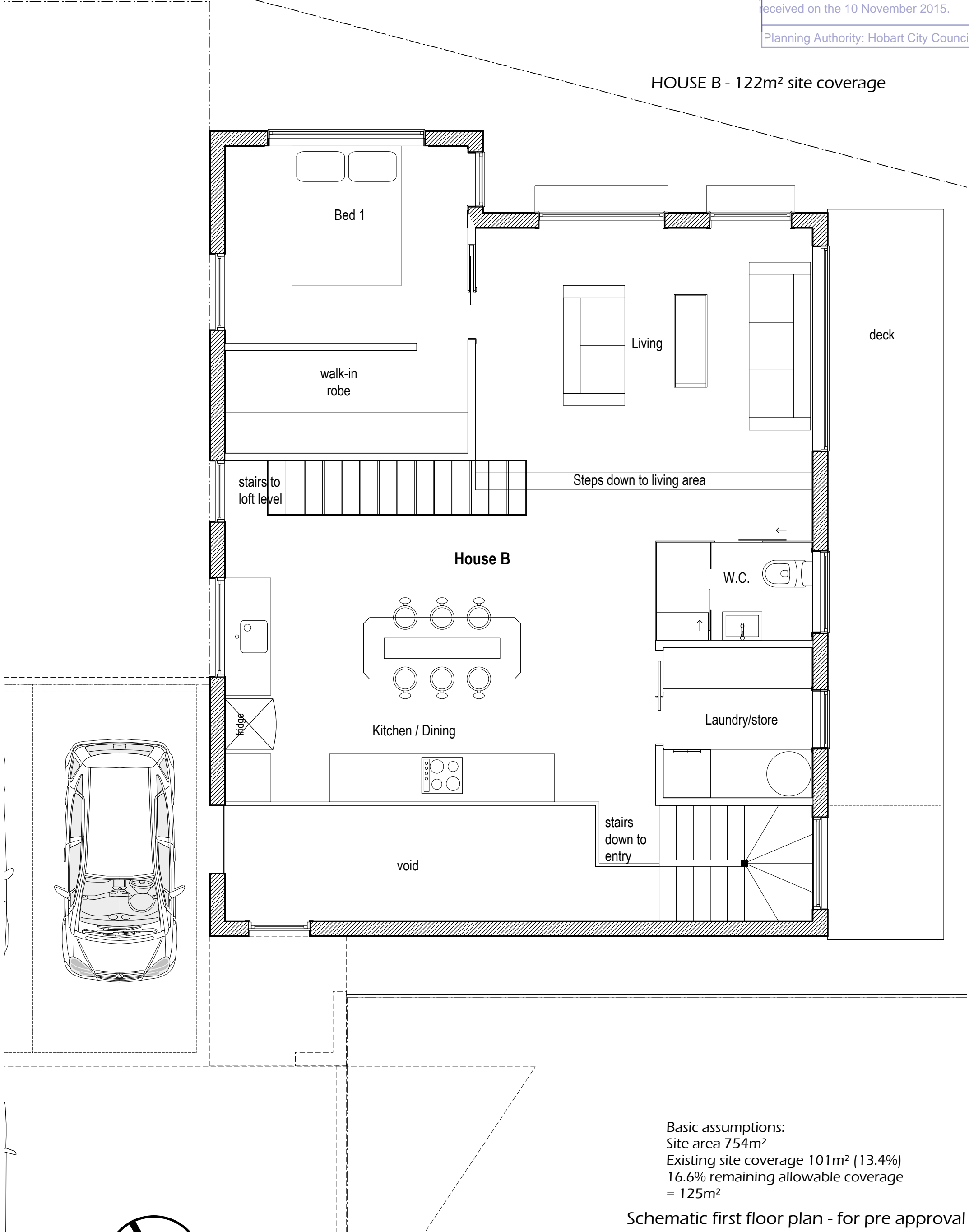
Basic assumptions:
Site area 754m²
Existing site coverage 101m² (13.4%)
16.6% remaining allowable coverage
= 125m²

Total internal floor area = 250m²



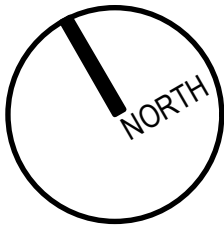
Rev.	Date	Subject	General Notes:	StuartMcKenzie Hall (CC4672E) architecture & construction P.O. Box 358 North Hobart TAS 7002 ABN 84577219869 Mobile: 0404 709 832 stuartmckenziehall@gmail.com www.stuartmckenziehall.com.au Owner: B & N Samedani	Project: 211 Churchill Ave. Sandy Bay	Date: 21/09/2015 Rev: 10/11/2015 Issue:	Scale: A3:1:50	Drawn: SMH
04	21/09/15	D.A.02	Contractor shall verify all dimensions on site before undertaking work or shop drawings. Written dimensions take precedence, written specification takes precedence over this drawing. DO NOT SCALE. Dimensions are indicative only, must cross reference with details and maintain minimum dimensions according to BCA. All work must be in accordance with the Building Code of Australia and all relevant Australian Standards. drawing is copyright and the property of Stuart McKenzie Hall		Drawing: Ground floor plan	D.A.02		Rev: 04
				Development Application		dwg. no. 108060-021		

HOUSE B - 122m² site coverage



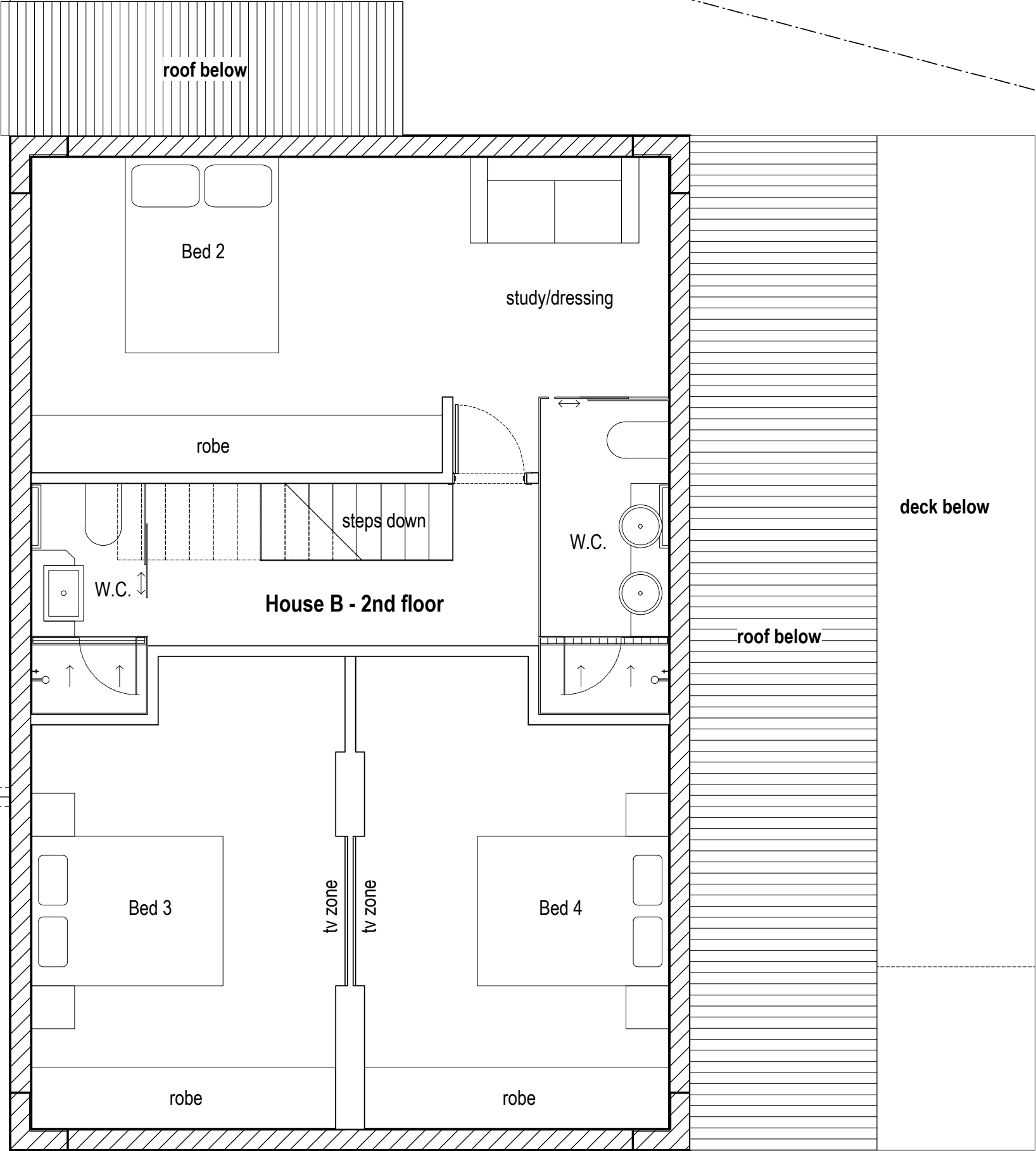
Basic assumptions:
Site area 754m²
Existing site coverage 101m² (13.4%)
16.6% remaining allowable coverage
= 125m²

Schematic first floor plan - for pre approval



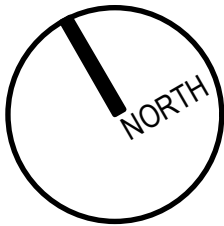
Rev.	Date	Subject	General notes	Stuart McKenzie Hall architecture & construction P.O. Box 358 North Hobart TAS 7002 ABN 84577219869 Mobile: 0404 709 832 stuartmckenziehall@gmail.com www.stuartmckenziehall.com.au	Project 211 Churchill Ave, Sandy Bay	Date 21/08/2011	Scale A3:1:50	Drawn smh
00	21/04/10	Sketch 1	Builder shall verify all dimensions on site before undertaking work or shop drawings. written dimensions take precedence. Written specification takes precedence over this drawing. DO NOT SCALE -		Drawing Schematic first floor plan	Issue: Real estate set	dwg. no. 108060- 022	03
01	19/01/11	D.A. rev01	Dimensions are indicative only, must cross reference with details and maintain minimum dimensions where required. All work must be in accordance with the Building Code of Australia and all relevant Australian Standards. drawing is copyright and remains the property of Stuart McKenzie Hall					
02	19/02/11	Req. for info 1						
03	21/08/11	Real estate set						
00	00/00/00	subject title						
00	00/00/00	subject title						
00	00/00/00	subject title						
00	00/00/00	subject title		NOT FOR CONSTRUCTION				

HOUSE B - 122m² site coverage



Basic assumptions:
Site area 754m²
Existing site coverage 101m² (13.4%)
16.6% remaining allowable coverage
= 125m²

Schematic second floor plan - for pre approval

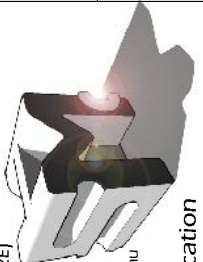


Rev.	Date	Subject	General notes	Stuart McKenzie Hall architecture & construction P.O. Box 358 North Hobart TAS 7002 ABN 84577219869 Mobile: 0404 709 832 stuartmckenziehall@gmail.com www.stuartmckenziehall.com.au	Project 211 Churchill Ave, Sandy Bay	Date 21/08/2011	Scale A3:1:50	Drawn smh
00	21/04/10	Sketch 1	Builder shall verify all dimensions on site before undertaking work or shop drawings. written dimensions take precedence. Written specification takes precedence over this drawing. DO NOT SCALE -		Drawing Schematic second floor plan	Issue: Real estate set	dwg. no. 108060- 023	03
01	19/01/11	D.A. rev01	Dimensions are indicative only, must cross reference with details and maintain minimum dimensions where required. All work must be in accordance with the Building Code of Australia and all relevant Australian Standards. drawing is copyright and remains the property of Stuart McKenzie Hall					
02	19/02/11	Req. for info 1						
03	21/08/11	Real estate set						
00	00/00/00	subject title						
00	00/00/00	subject title						
00	00/00/00	subject title						
00	00/00/00	subject title		NOT FOR CONSTRUCTION				



Rev.	Date	Subject	General Notes	Stuart McKenzie Hall (C4672E)	Project:	Date:	Scale:	Drawn:
04	21/09/15	DA.02	Contractor shall verify all dimensions on site before undertaking work or shop drawings. Written dimensions take precedence. Written specification takes precedence. Dimensions are indicative only. must cross reference with details and maintain minimum dimensions according to BCA. All work must be in accordance with the Building Code of Australia and all relevant Australian Standards. drawing is copyright and the property of Stuart McKenzie Hall	Stuart McKenzie Hall P.O. Box 358 North Hobart TAS 7002 ABN 84577219869 Mobile: 0404 709 832 stuartmckenziehall@gmail.com www.stuartmckenziehall.com.au Owner: B & N Samedani	211 Churchill Ave. Sandy Bay	21/06/2015	A3:NTS	SMH
						Issue:	D.A.02	Rev:
					Drawing:			04
					Perspective overview			
						dwg. no.		
								108060-024

Perspective eye-level views 1



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Development Application