



CITY OF HOBART

AGENDA

CITY PLANNING COMMITTEE MEETING (OPEN PORTION OF THE MEETING)

MONDAY, 18 APRIL 2016

AT 5.00 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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18/4/2016**

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13. QUESTIONS WITHOUT NOTICE – FILE REF: 13-1-10

14. CLOSED PORTION OF THE CITY PLANNING COMMITTEE MEETING

**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, Nicholas David Heath, 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.



N.D. HEATH
GENERAL MANAGER

CITY PLANNING COMMITTEE AGENDA (OPEN)

Committee Members

Briscoe (Chairman)

Ruzicka

Burnet

Denison

Aldermen

Lord Mayor Hickey

Deputy Lord Mayor Christie

Zucco

Sexton

Cocker

Thomas

Reynolds

Harvey

**City Planning Committee (Open Portion of the Meeting)
- Monday, 18 April 2016 at 5.00 pm in the Lady
Osborne Room.**

PRESENT:

APOLOGIES:

LEAVE OF ABSENCE:

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.

1. MINUTES OF THE OPEN PORTION OF THE MEETING OF THE CITY PLANNING COMMITTEE HELD ON MONDAY, 4 APRIL 2016

**CITY PLANNING COMMITTEE AGENDA
(OPEN PORTION OF THE MEETING)
18/4/2016**

2. CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA

In accordance with the requirements of Part 2 Regulation 8 (6) of the Local Government (Meeting Procedures) Regulations 2015, the Committee, by simple majority may approve the consideration of a matter not appearing on the agenda, where the General Manager has reported:

- (a) the reason it was not possible to include the matter on the agenda, and
- (b) that the matter is urgent, and
- (c) that advice has been provided under Section 65 of the Local Government Act 1993.

RECOMMENDATION

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

3. 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.

4. TRANSFER OF AGENDA ITEMS

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

5. PLANNING AUTHORITY ITEMS – CONSIDERATION OF ITEMS WITH DEPUTATIONS

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

6. COMMITTEE ACTING AS PLANNING AUTHORITY

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

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

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

6.1 APPLICATIONS UNDER THE HOBART INTERIM PLANNING SCHEME 2015

6.1.1 42 MONTAGU STREET, 7 CARLTON STREET, LENA VALLEY - ADDITIONAL DWELLING - PLN-15-01465-01 - FILE REF: 5512312 & P/42/682 31x's (Council)

**APPLICATION UNDER HOBART INTERIM PLANNING SCHEME 2015**

Type of Report: Council
Committee: 18 April 2016
Council: 26 April 2016
Expiry Date: 13 April 2016 (extension of time to 25 May 2016 granted)
Application No: **PLN-15-01465-01**
Address: **42 Montagu Street, 7 Carlton Street, Lenah Valley**
Applicant: Wilson Homes, 250 Murray Street, Hobart
Proposal: **Additional Dwelling**
Representations: Five (5)
Performance criteria: Development standards, Heritage code

1. Executive Summary

- 1.1. Planning approval is sought for a second dwelling at the western end of the site, and accessed via Carlton Street. The dwelling is five bedrooms over two storeys, with space for two cars to park on site.
- 1.2. The proposal relies on performance criteria to satisfy the following standards and codes.
 - 1.2.1. Development standards – density, privacy
 - 1.2.2. Historic heritage code – individually listed and within a heritage precinct
- 1.3. Five objections to the application were received during the statutory advertising period 7 to 22 March 2016.
- 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. The site is a large internal lot behind the dwellings which front Montagu Street to the east, Hickman Street to the north, Carlton Street to the west and Augusta Road to the south. The site is accessed primarily off Montagu Street, but also has a right of way over 7 Carlton Street. The site is relatively flat around the existing dwelling, but then slopes relatively steeply down towards Carlton and Hickman Streets.

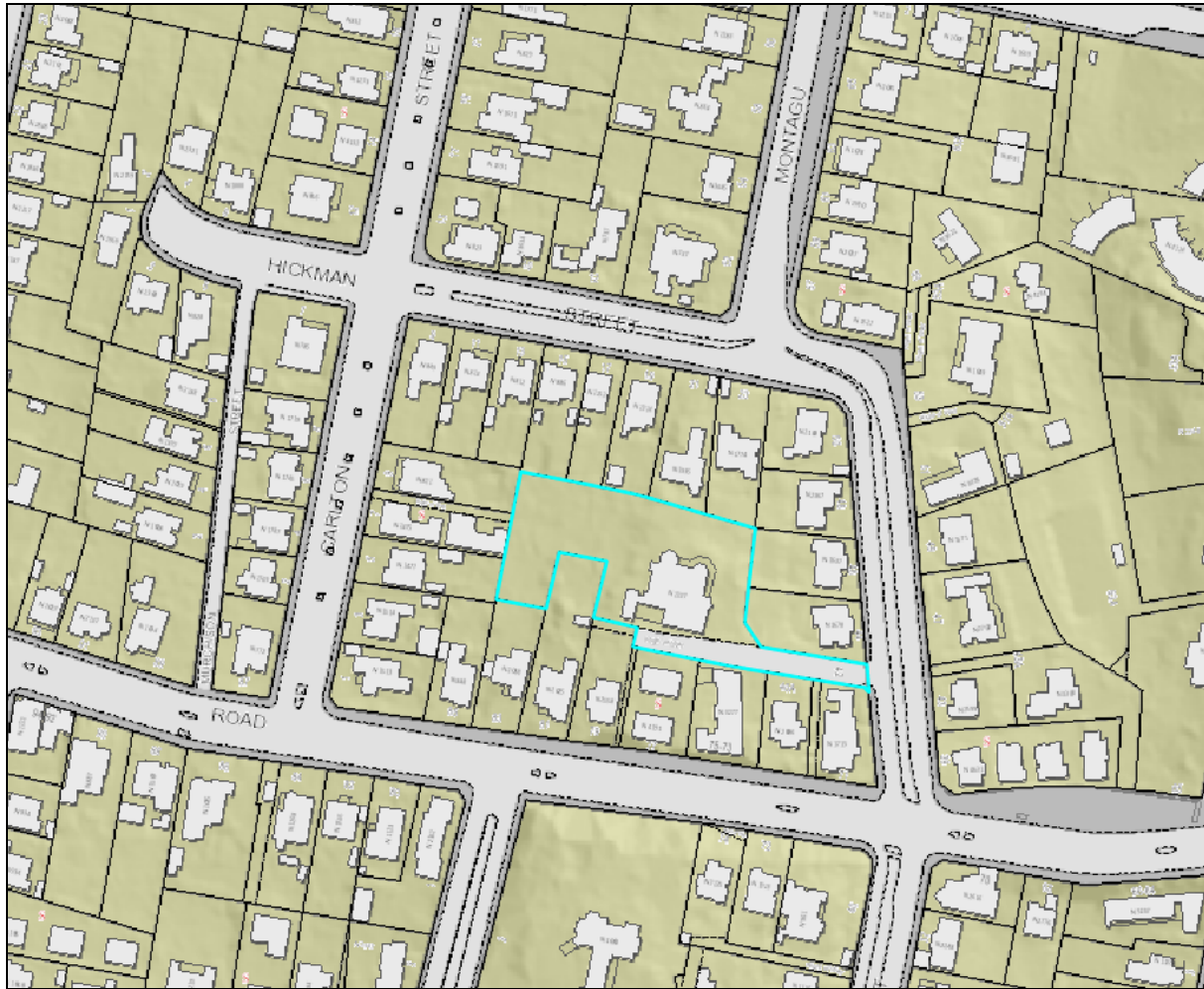


Figure 1: The subject site is bordered in blue. Augusta Road is to the south (bottom of image), Montagu Street is to the east (right hand side of image), Carlton Street is to the west (left hand side of image) and Hickman Street is to the north (top of image).

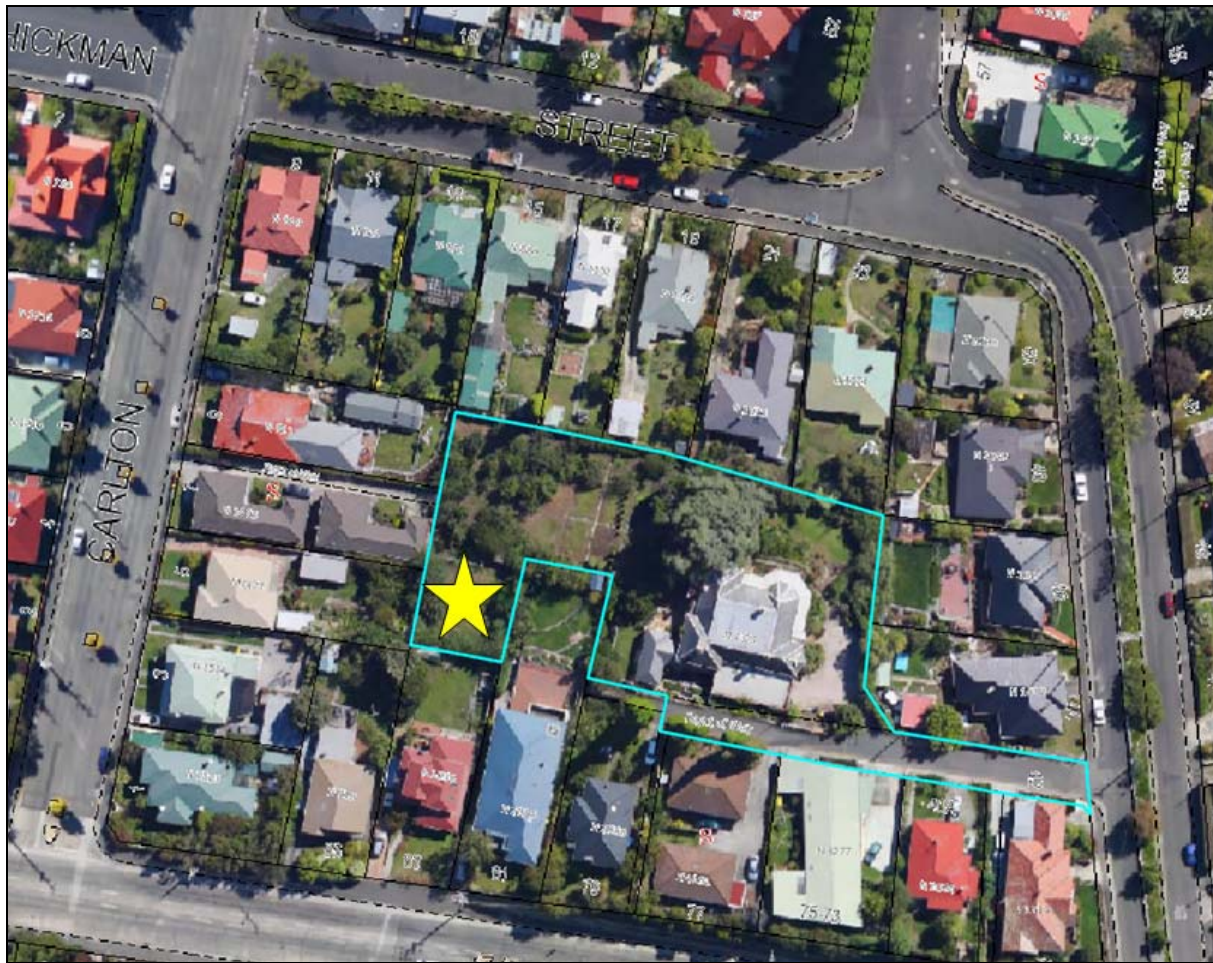


Figure 2: An aerial image of the subject site, which is bordered in blue. The location of the proposed dwelling is indicated by the yellow star.

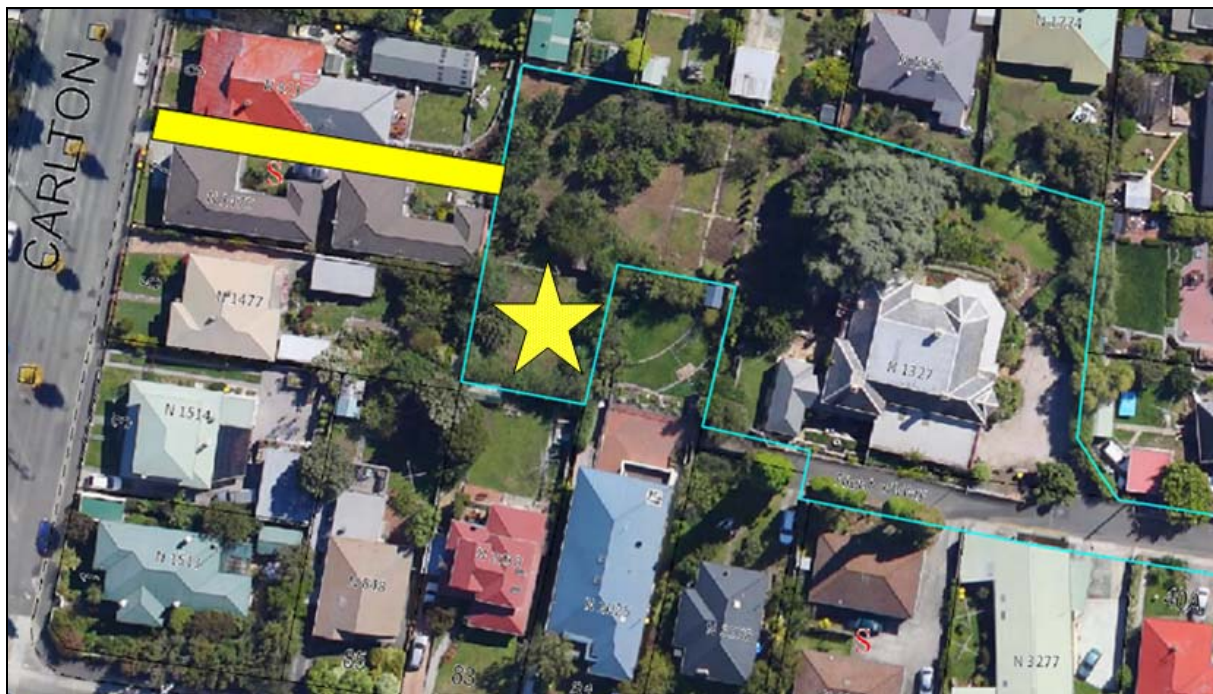


Figure 3: A closer aerial image of the proposed location of the dwelling, indicated by the yellow star, and the location of the right of way over 7 Carlton Street which will provide access to the proposed dwelling, indicated by the yellow rectangle.



Figure 4: Looking south up the site at the location for the proposed dwelling.



Figure 5: Looking south at the boundary between the site and 83 Augusta Road.



Figure 6: Looking west to the boundary with 5 Carlton Street.



Figure 7: Looking east at the boundary with 81 Augusta Road.



Figure 8: The existing gate from the site to 7 Carlton Street.



Figure 9: The driveway at 7 Carlton Street over which the subject site has a right of way.

3. Proposal

- 3.1. Planning approval is sought for a second dwelling at the western end of the site, and accessed via Carlton Street. The dwelling is five bedrooms over two storeys, with space for two cars to park on site.

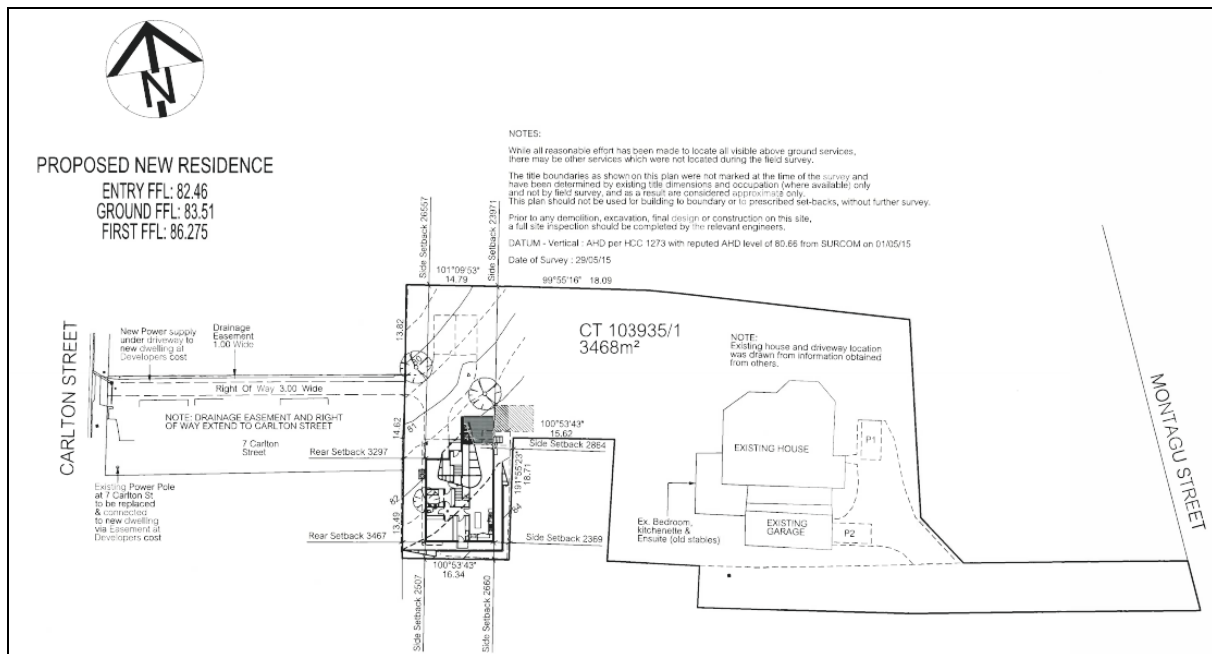


Figure 10: The proposed site plan.

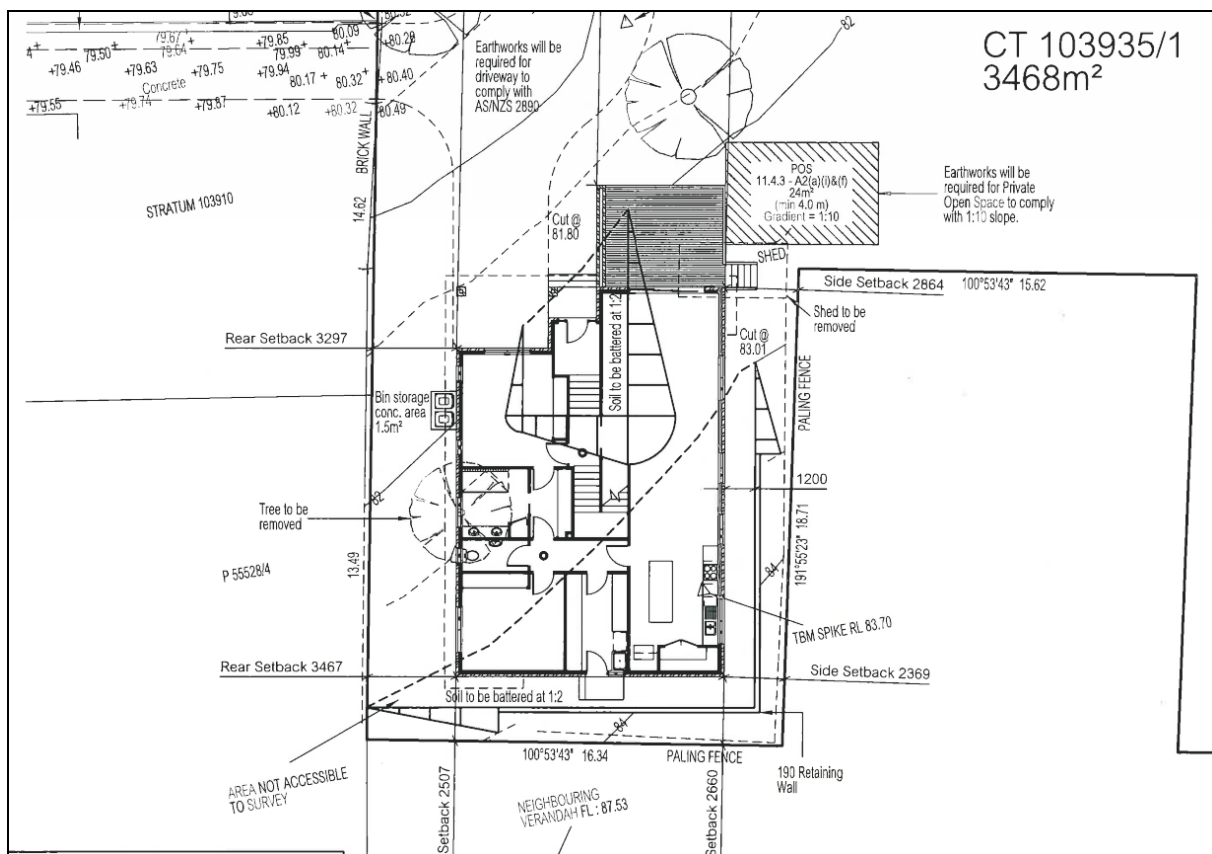


Figure 11: The proposed site plan showing setbacks from boundaries.

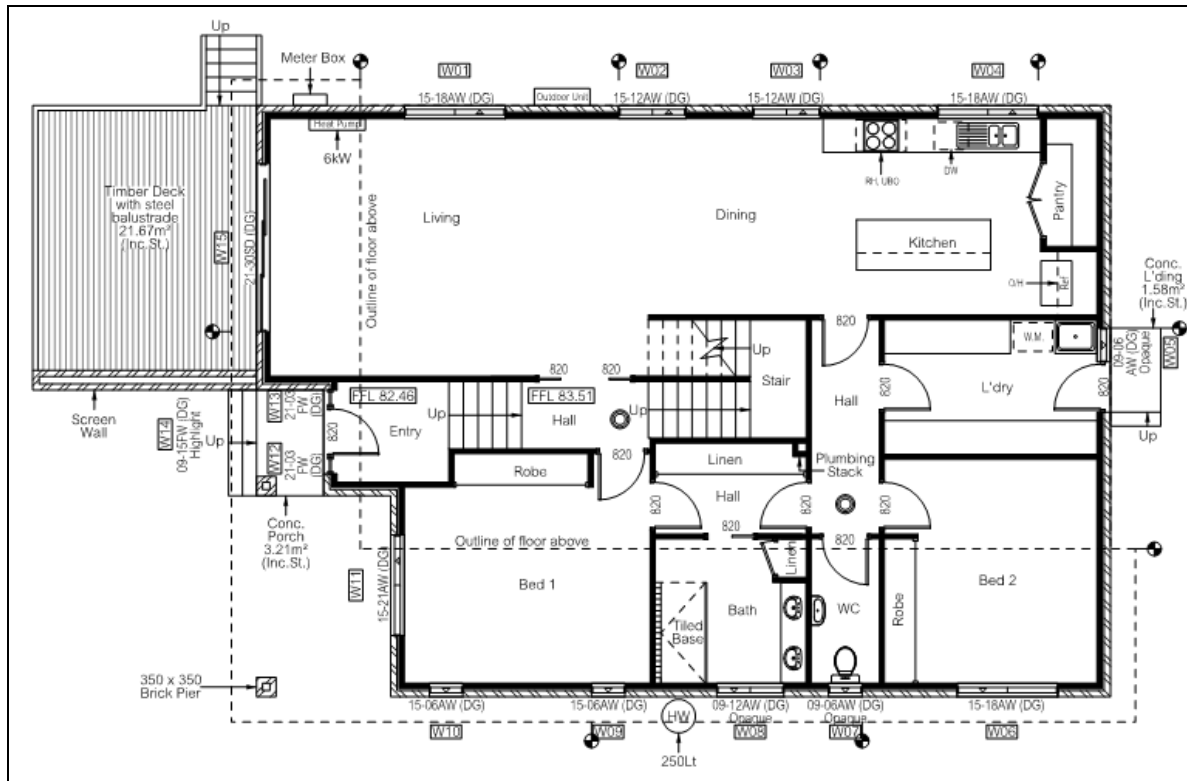


Figure 12: Proposed ground floor plan.

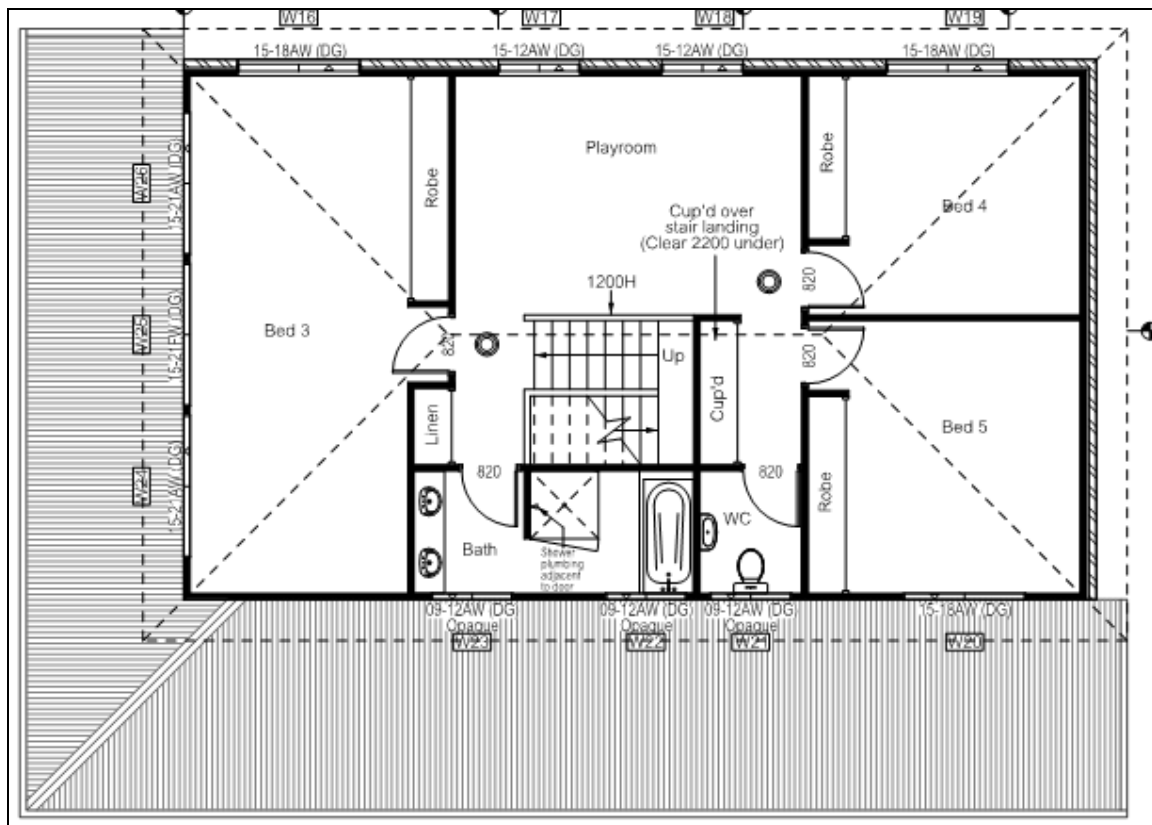
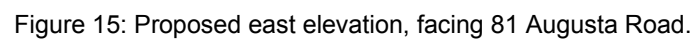
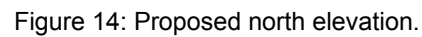


Figure 13: Proposed first floor plan.



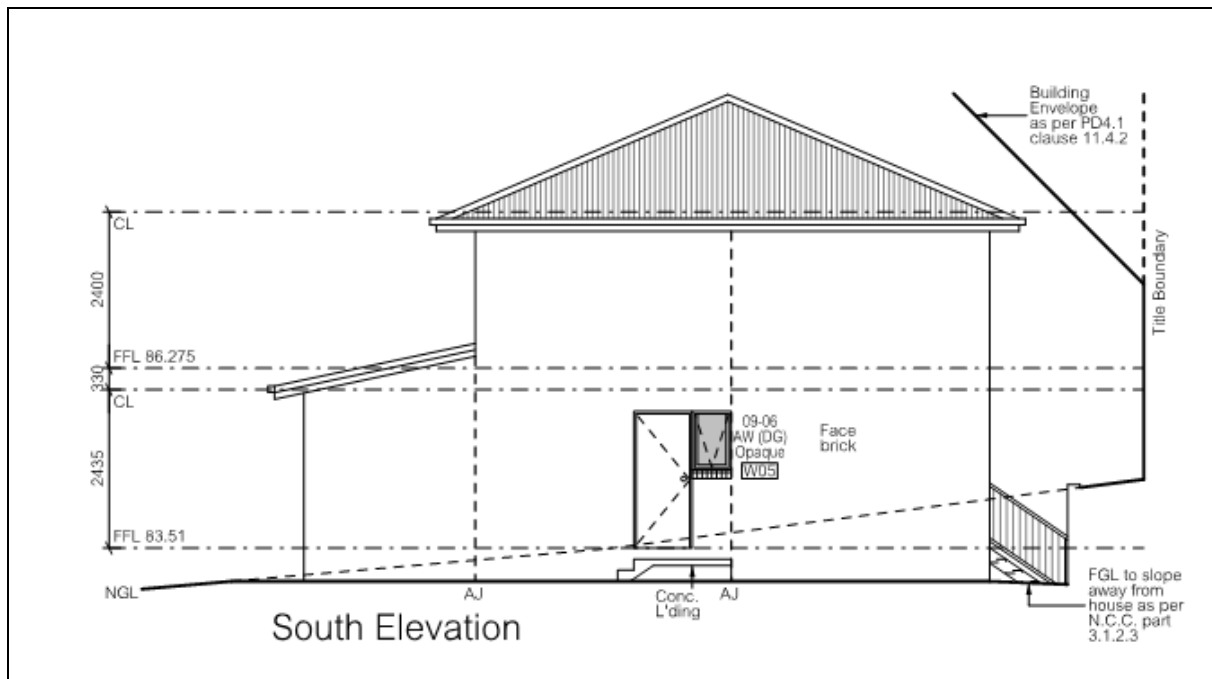


Figure 16: Proposed south elevation, facing 83 Augusta Road.

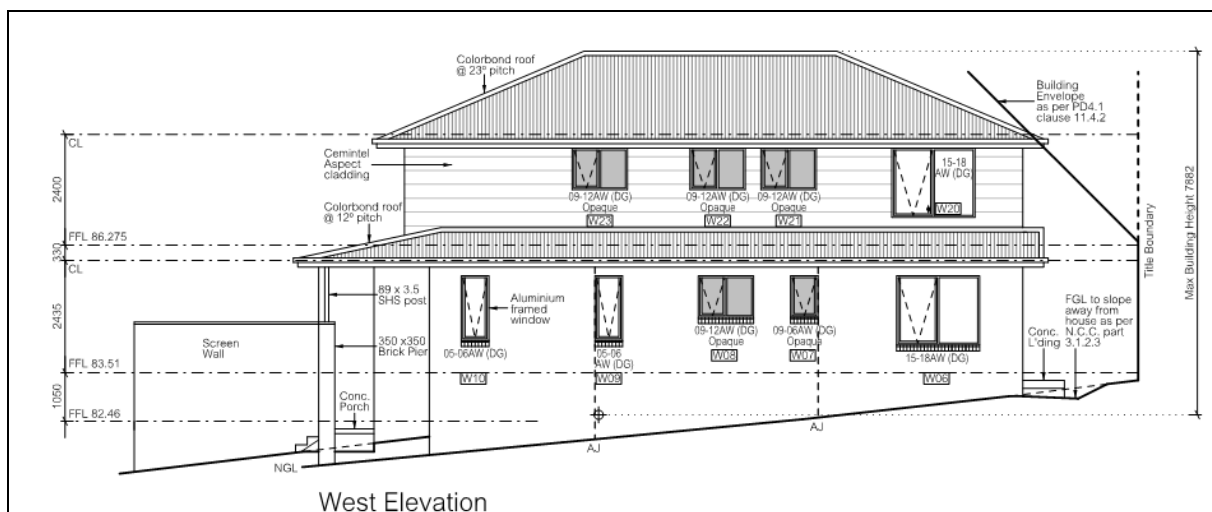


Figure 17: Proposed west elevation, facing 5 and 7 Carlton Street.

4. Background

4.1. N/A

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.

- It is our opinion that the proposed development is inconsistent with the City of Hobart Planning Scheme (Inner Residential Zone) and we have concerns for the heritage overlay of the Lenah Valley area.

<ul style="list-style-type: none"> • The proposed development does not respect the character of the area and reduces the current high standard of residential amenity in several ways. <ul style="list-style-type: none"> ○ It does not reflect the existing form of the original home on the site, Ellingly which is a notable key house with heritage significance including its gardens and mature plantings which includes an apple orchard. ○ The scale of the development is significantly larger than those in the surrounding precinct and creates significant visual impact with its height and bulk. • We also questions the address of the proposed development in that it is at 42 Montagu Street and reference to 7 Carlton Street should only be intended to be used with respect to the right of way to 42 Montagu Street. This right of way exists to provide access to the rear of the property at 42 Montagu Street and was never granted or intended for use as a driveway to an additional dwelling/development at 42 Montagu Street. Should the proposal proceed we believe that access should be primarily from 42 Montagu Street, given that it is actual address/lot of the development.
<ul style="list-style-type: none"> • The power pole is on private property and is a private power pole.
<ul style="list-style-type: none"> • The purpose of the easement over 7 Carlton Street is for drainage only. There is no provision for power poles, power, data or water in the easement. The right of carriage also does not provide a right to lay power, data or water services. These services should be provided from Montagu Street.
<ul style="list-style-type: none"> • The increased use of the driveway over 7 Carlton Street is a safety issue for the occupants of that site.
<ul style="list-style-type: none"> • A house which is five bedrooms in size could have up to six adults living in it all of whom could have cars. This is too many cars to be using the driveway over 7 Carlton Street.
<ul style="list-style-type: none"> • Construction works could damage the right of way.
<ul style="list-style-type: none"> • The eaves protrude beyond the building envelope.
<ul style="list-style-type: none"> • The proposed building doesn't meet the requirements of the <i>Historic Cultural Heritage Act 1995</i>.
<ul style="list-style-type: none"> • The proposal conflicts with the inner residential zone objectives as stated in the planning scheme, in that it is not of a high enough density, does not respect the character of the neighbourhood and doesn't provide a high level of residential amenity.
<ul style="list-style-type: none"> • The proposal will overshadow the neighbour's private open space to the east at 81 Augusta Road.
<ul style="list-style-type: none"> • The proposal will be visually bulky for the neighbour at 81 Augusta Road because of its scale, bulk and proportion.
<ul style="list-style-type: none"> • There is insufficient separation between the dwelling and adjoining lots such that it is incompatible with that prevailing in the area.
<ul style="list-style-type: none"> • The entry and exit over 7 Carlton Street is unsafe given its length, width, lack of passing bays and that it already services two units.
<ul style="list-style-type: none"> • The proposal is not sufficiently set back from adjoining boundaries.
<ul style="list-style-type: none"> • The proposed dwelling has insufficient private open space.
<ul style="list-style-type: none"> • The proposed building will have an unacceptable impact on the sunlight to the dining room of 5 Carlton Street.

• The proposed dwelling will unacceptably shade the garden of 5 Carlton Street.
• The proposed dwelling will be visually bulky for the neighbour at 5 Carlton Street.
• The proposed dwelling is too high in the context of surrounding dwellings.
• The proposed dwelling will overshadow the neighbour at 83 Augusta Road, as well as a reduction in sunlight to their habitable rooms.

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 Inner Residential zone of the *Hobart Interim Planning Scheme 2015*.

6.2. The existing use is residential (single dwelling). The proposed use is residential (multiple dwelling), which is a permitted use in the zone.

6.3. The proposal has been assessed against;

- 6.3.1. Part D-11 Inner residential zone
- 6.3.2. E5.0 Roads and railway assets code
- 6.3.3. E6.0 Parking and access code
- 6.3.4. E7.0 Stormwater management code
- 6.3.5. E13.0 Historic heritage code

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

- 6.4.1. Density – Part D clause 11.4.1 P1
- 6.4.2. Privacy – Part D clause 11.4.6 P2
- 6.4.3. Heritage – Part E clauses E13.7.2 P1:P2:P3 and E13.8.2 P1:P2

6.5. Each performance criterion is dealt with separately below.

6.6. Development standards – Density – clause 11.4.1 P1

6.6.1. A second dwelling is proposed on the site, which is 3468m² in area. That means there will be two dwellings on the site, each with a site area per dwelling of 1734m².

6.6.2. The acceptable solution requires a site area per dwelling between 400m² and 200m². That is, the proposal is not dense enough.

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 at clause 11.4.1 P1 requires:

Site area per dwelling may be:

(b) more than 400m² if any of the following applies:

- (i) site constraints preclude development at a higher density;*
- (ii) the development is designed or located to make provision for future development with a site area per dwelling of 400m² or less.*

- 6.6.5. The site is a heritage listed property with both the Hobart City Council and the Tasmanian Heritage Council, as well as being located within a Heritage Precinct under the planning scheme. It is possible that development at a higher density would be difficult given the three layers of heritage protection afforded to the site.

- 6.6.6. The siting of the dwelling in the proposed location does not prevent future development of the site (if it were possible to get heritage approval).

- 6.6.7. The proposal complies with the performance criterion.

6.7. Development standards – Privacy – clause 11.4.6 P2

- 6.7.1. There are four windows proposed at first floor level to the eastern elevation of the dwelling. The windows are to two bedrooms and a playroom. The windows are between 2.3m and 2.8m setback from the boundary, they have a sill height of 1.2m, and no screening is proposed.

- 6.7.2. The acceptable solution at clause 11.4.6 A2 requires windows to habitable rooms that have a floor level of 1m or more above natural ground level to be either set off the boundary by 3m, be offset from another window in the same horizontal plane by 1.5m, have a sill height of 1.7m above the floor level of the room, or have screening to 1.7m above the floor level of the room.

- 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 criterion at clause 11.4.6 P2 requires:

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 screened, or otherwise located or designed, to minimise direct views to:

- (a) 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.*

- 6.7.5. The neighbour to the east has a large rear garden, with good vegetation on the shared boundary with the subject site.

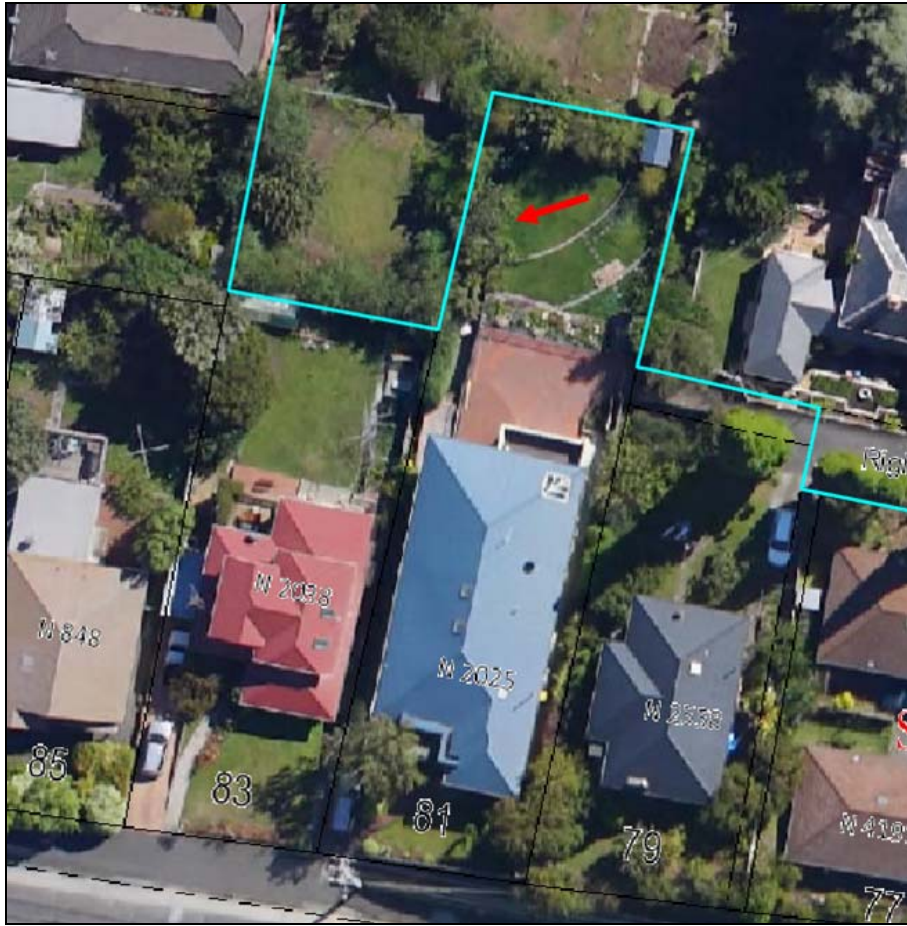


Figure 18: The back yard of 81 Augusta Road, and the extent of vegetation on the shared boundary with the subject site, which is bordered in blue. The red arrow indicates the view of the image below.



Figure 19: Looking west from the back yard of 81 Augusta Road toward the shared boundary with 42 Montagu Street and the location of the proposed dwelling. The view is shown by the red arrow in the image above.

- 6.7.6. The eastern neighbour has lodged an objection raising concerns about the impact on their residential amenity.
- 6.7.7. It is noted that the northern most bedroom at first floor also has windows to the north elevation. It is noted that the middle room is a playroom. It is noted that the southernmost bedroom only has windows to the east elevation.
- 6.7.8. Given the proximity of the windows to the boundary and the nature of the rooms to which the windows relate, a condition requiring all windows to have a minimum sill height of 1.7m is considered appropriate. This will not compromise the design of the dwelling, will allow light and view into the rooms, and will better safeguard the privacy of the backyard of the eastern neighbour. The applicant has been contacted and advised that the condition will be imposed, and has indicated that the condition is acceptable.
- 6.7.9. The proposal complies with the performance criterion.
- 6.8. Historic heritage code – clauses E13.7.2 P1:P2:P3 and E13.8.2 P1:P2
 - 6.8.1. The site is individually listed and within a heritage precinct under the historic heritage code. As such the application was referred to the Council's Cultural Heritage Officer who has concluded as follows:

The proposal would not detract from the characteristics and setting of this heritage listed site or the wider townscape qualities of this heritage precinct and would thus comply with the heritage clauses of the planning scheme subject to final approval of colouration of cladding materials.
 - 6.8.2. The officer's full report is provided at **5 HJW a Ybh7**.
 - 6.8.3. The officer's conclusion is supported, and the condition has been included under section 9. Recommendation below.
 - 6.8.4. The proposal complies with the performance criteria.

7. Discussion

- 7.1. The proposal is for a second dwelling on a large site, with access provided via a right of way over 7 Carlton Street.
- 7.2. As demonstrated above the proposal performs well against the applicable planning scheme provisions.
- 7.3. The dwelling complies with the acceptable solutions for boundary setbacks and building envelope, which means it is compliant from an overshadowing and visual bulk point of view.
- 7.4. The dwelling also complies with the acceptable solutions for site coverage, private open space and the residential amenity of the dwelling itself.

- 7.5. Only two performance criteria under the zone provisions required assessment: for residential density because the proposal was not dense enough, and for privacy because the east facing first floor windows were less than 3m from the side boundary. The heritage protection afforded to the site could make development at a higher density difficult or less desirable. The proximity of the windows to the boundary has been addressed by a condition requiring the windows to have a sill height of 1.7m.
- 7.6. The Council's Cultural Heritage Officer has recommended the application be approved subject to a condition requiring final approval of colouration and materials. It is also noted that the Tasmanian Heritage Council has exempted the proposal.
- 7.7. The concerns raised by the objectors are noted. The majority of the concerns relate to aspects of the proposal that are compliant with the acceptable solutions of the planning scheme. The concerns with respect to the use of the right of way and drainage easement are certainly valid, but they are not relevant planning matters. Rather, they are matters to be resolved by the applicant with the relevant affected parties. Certainly the issue of a planning permit in no way gives the applicant the authority to do anything that would be in contravention of the right of way or drainage easement requirements. The applicant has advised via email on 4 April 2016:

Since the time of our lodgement of plans for development approval, we have made some changes as further information came to light ... the location of a private power pole [is] to be installed inside the driveway of 42 Montagu Street. Underground power to the new dwelling will be provided by this private pole. The only services to utilise the drainage easement will be stormwater.

- 7.8. The proposal is recommended for approval with conditions.

8. Conclusion

- 8.1. The proposed Additional Dwelling at 42 Montagu Street, 7 Carlton Street, Lenah Valley satisfies the relevant provisions 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 at 42 Montagu Street, 7 Carlton Street, Lenah Valley 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-15-01465-01 outlined in attachment A to this permit except where modified below.

Reason for condition

To clarify the scope of the permit.

PLANNING

PLNs1 **The windows at first floor to the east elevation of the dwelling must have a sill height of 1.7m above the finished floor level of the respective rooms.**

Amended plans must be submitted and approved prior to first occupation. The amended plans must show the windows having a sill height of 1.7m above the floor level of the respective rooms.

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

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

Reason for condition

To provide reasonable opportunity for privacy for dwellings.

HERITAGE

HERs1 **The palette of exterior colours and materials must reflect the palette of materials within the local townscape.**

A materials and exterior colours plan must be submitted and approved prior to the commencement of work. The materials and exterior colours plan must show the colouration intended for the exterior cladding to satisfy the above requirement.

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

Advice: Once the materials and exterior colours plan has been approved Council will issue a condition endorsement (see general advice on how to obtain condition endorsement)

Reason for condition

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

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.

ENG4 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.

Reason for condition

To ensure safe access is provided for the use.

ENG14 **Parking, access and turning areas must be designed and constructed in accordance with the Australian Standard Parking facilities, Part 1: Off-Street Carparking, AS 2890.1 – 2004, prior to the first occupation.**

A design drawing must be submitted and approved, prior to commencement of work. The design drawing must show dimensions, levels and gradients, transitions 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 drawing.

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.

ENGs1 **All stormwater from the proposed development (including hardstand runoff and rainwater tank overflows) must be discharged to Council's infrastructure. All costs associated with works required by this condition are to be met by the owner. All works required by this condition must be installed prior to first occupation.**

Reason for condition

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

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](http://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 for the occupation of the public highway for construction (e.g. (hoarding/scaffolding/signage/skip bins/cranes/concrete pump/cherry picker etc) [http://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) [http://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)
- 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 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.



(Ben Ikin)

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: 7 April 2016

Attachment(s) Attachment A – Documents and Drawings List
Attachment B – Documents and Drawings
Attachment C – Cultural Heritage Officer's Report

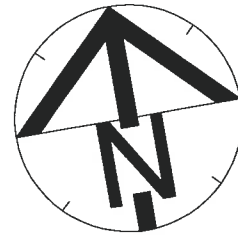
Attachment A**Documents and Drawings that comprise
Planning Application Number - PLN-15-01465-01**

DEVELOPMENT ADDRESS: **42 Montagu Street, 7 Carlton Street,
LENAH VALLEY**

LIST OF DOCUMENTATION:

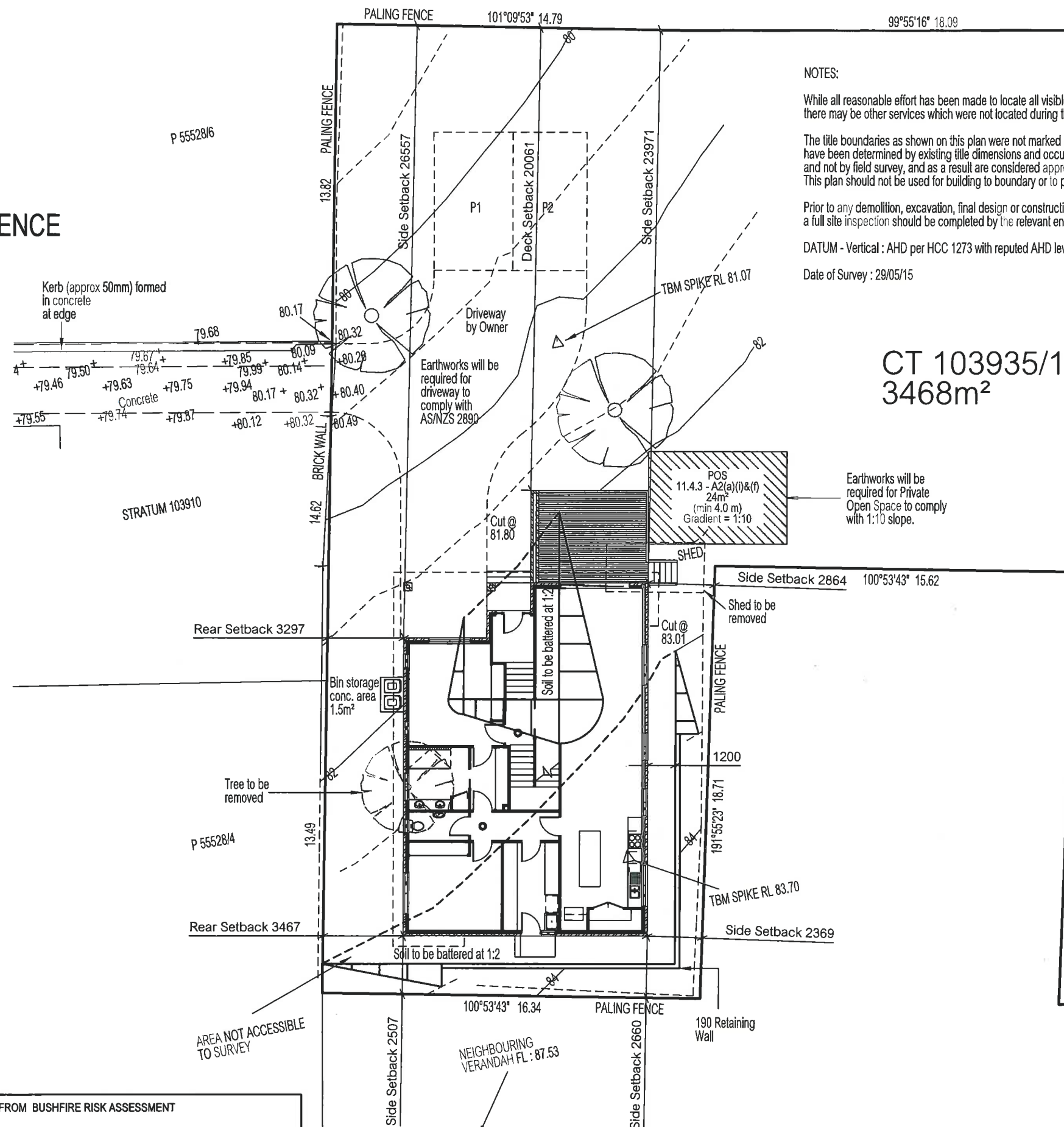
Description	Drawing Number/Revision/Author/Date, Report Author/Date, Etc	Date of Lodgement to Council
Application Form	15-01465	02 March 2016
Title	103935/1 and 103910/0	27 November 2015 and 3 March 2016
Covering letter, 1 page	Author: Ben Wilson Date: 25 November 2015	27 November 2015
Owners information, 1 page	Author: Wilson Homes	02 March 2016
Exemption certificate under AS3959-2009, 3 pages	Author: N M Creese, Lark and Creese Date: 16 October 2015	27 November 2015
Bushfire Hazard Management Plan, 9 pages	Author: N M Creese Date: 16 October 2015	27 November 2015
Access assessment, 4 pages	Author: Keith Midson Date: 22 December 2015	23 December 2015
Site plan	Drawing: WH9525 Drawing: 01 Revision: D Drawn: WW/CK Date: 05 February 2016	02 March 2016
Location plan	Drawing: WH9525 Drawing: 01a Revision: D Drawn: WW/CK Date: 05 February 2016	02 March 2016
Manoeuvring plan	Drawing: WH9525 Drawing: 01b Revision: C Drawn: WW/ST Date: 21December 2015	23 December 2015
Ground floor plan	Drawing: WH9525 Drawing: 02 Revision: B Drawn: WW/ST Date: 21December 2015	23 December 2015
First floor plan	Drawing: WH9525 Drawing: 02a Revision: B Drawn: WW/ST Date: 21December 2015	23 December 2015

Elevations – north and east	Drawing: WH9525 Drawing: 03 Revision: B Drawn: WW/ST Date: 21December 2015	23 December 2015
Elevations – south and west	Drawing: WH9525 Drawing: 03a Revision: B Drawn: WW/ST Date: 21December 2015	23 December 2015
Preliminary drainage plan	Drawing: WH9525 Drawing: 01c Revision: F Drawn: WW/RJ Date: 23 February 2016	02 March 2016



PROPOSED NEW RESIDENCE

ENTRY FFL: 82.46
GROUND FFL: 83.51
FIRST FFL: 86.275



NOTES:

While all reasonable effort has been made to locate all visible above ground services, there may be other services which were not located during the field survey.

The title boundaries as shown on this plan were not marked at the time of the survey and have been determined by existing title dimensions and occupation (where available) only and not by field survey, and as a result are considered approximate only. This plan should not be used for building to boundary or to prescribed set-backs, without further survey.

Prior to any demolition, excavation, final design or construction on this site, a full site inspection should be completed by the relevant engineers.

DATUM - Vertical : AHD per HCC 1273 with reputed AHD level of 80.66 from SURCOM on 01/05/15

Date of Survey : 29/05/15

DEVELOPMENT APPLICATION DOCUMENT

This document is one of the documents relevant to the application for a planning permit No.PLN-15-01465-01 and was received on the 02 March 2016

Planning Authority: Hobart City Council

THIS DWELLING IS BEING CONSTRUCTED IN AN AREA EXEMPT FROM BUSHFIRE RISK ASSESSMENT
No additional restrictions for construction methods / materials apply.

NOTES

- Builder to verify all dimensions and levels on site prior to commencement of work
- All work to be carried out in accordance with the current National Construction Code.
- Dimensions to take precedence over scale.
- Do not scale from these drawings.

Designer:

ANOTHER PERSPECTIVE PTY LTD
PO BOX 21
NEW TOWN
ACC. NO. CC2204H
Ph: (03) 6231 4122
Fx: (03) 6231 4166
Email:
info@anotherperspective.com.au

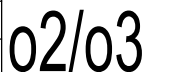
Client / Project info:

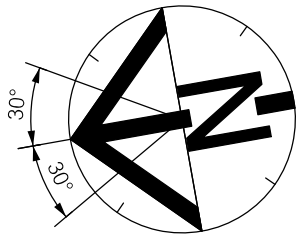
PROPOSED COOPER RESIDENCE
42 Montagu Street,
LENAH VALLEY

WILSON HOMES
MULTI AWARD WINNING BUILDERS
A Division of Wilson Homes Tasmania Pty Ltd
ABN 94 124 434 877

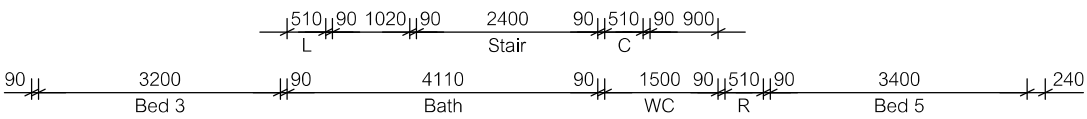
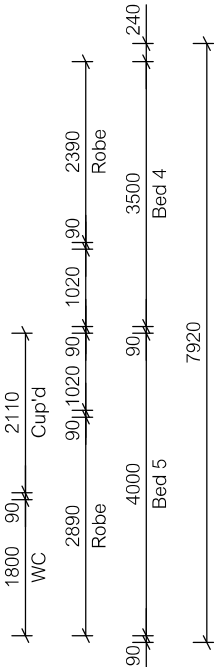
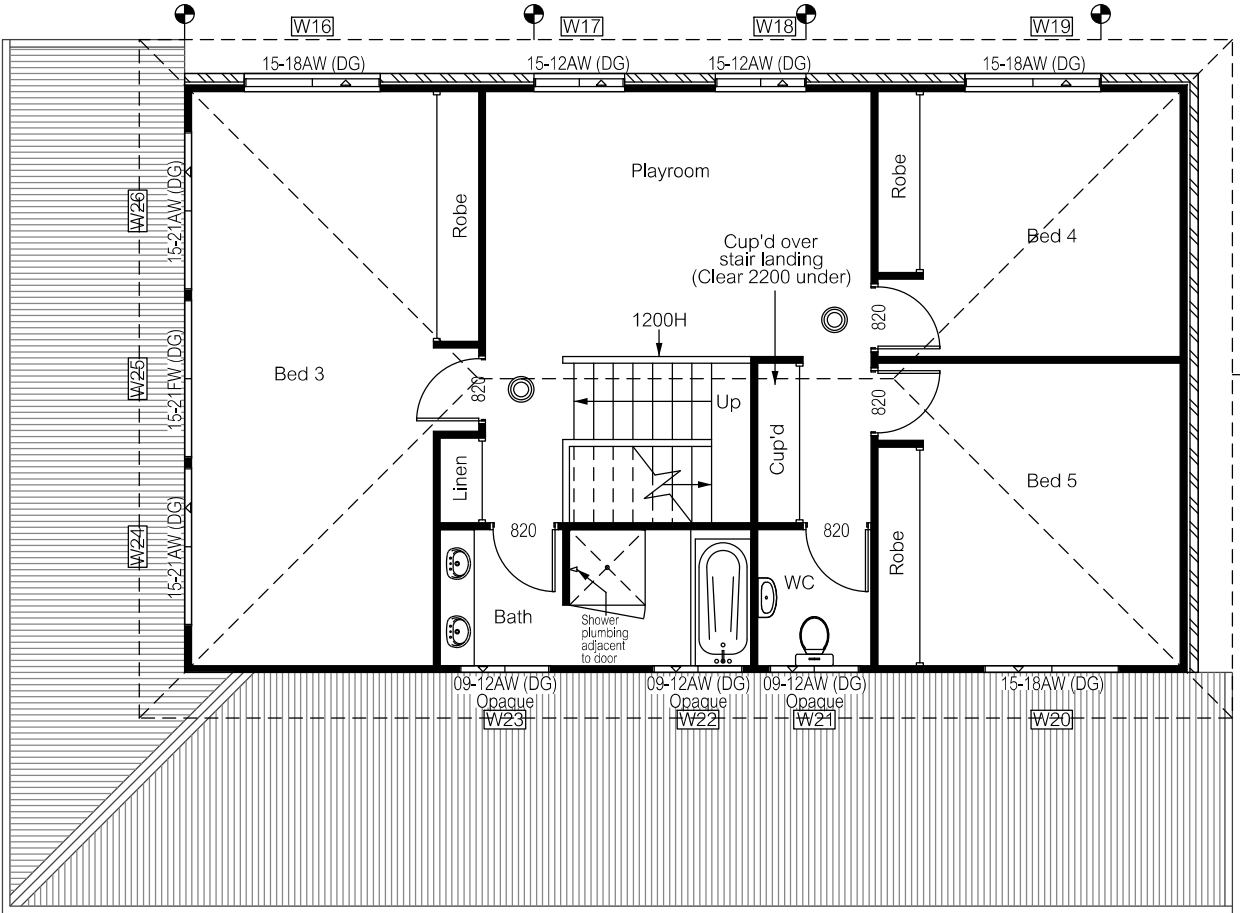
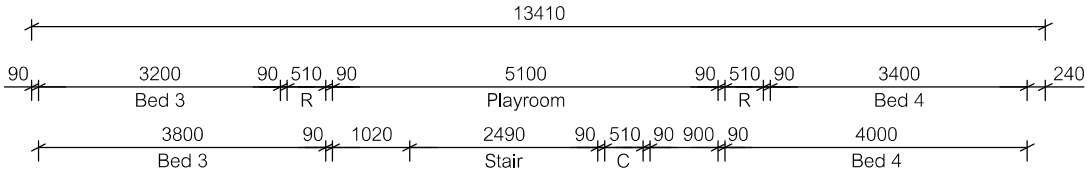
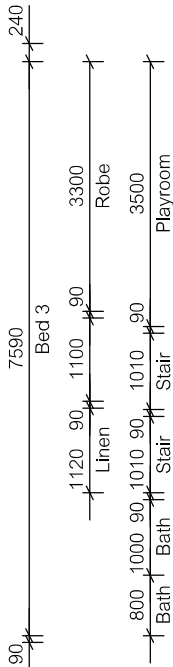
SITE PLAN

Drawn	WW	WH9525
Date	20 November 2015	Sheet
Scale	1:200	01/03
WILSON HOMES © 2015		








PD4.1 clause 11.4.4
W15 satisfies A1.



DEVELOPMENT APPLICATION
DOCUMENT

This document is one of the documents
relevant to the application for a planning
permit No.PLN-15-01465-01 and was
received on the 23 December 2015

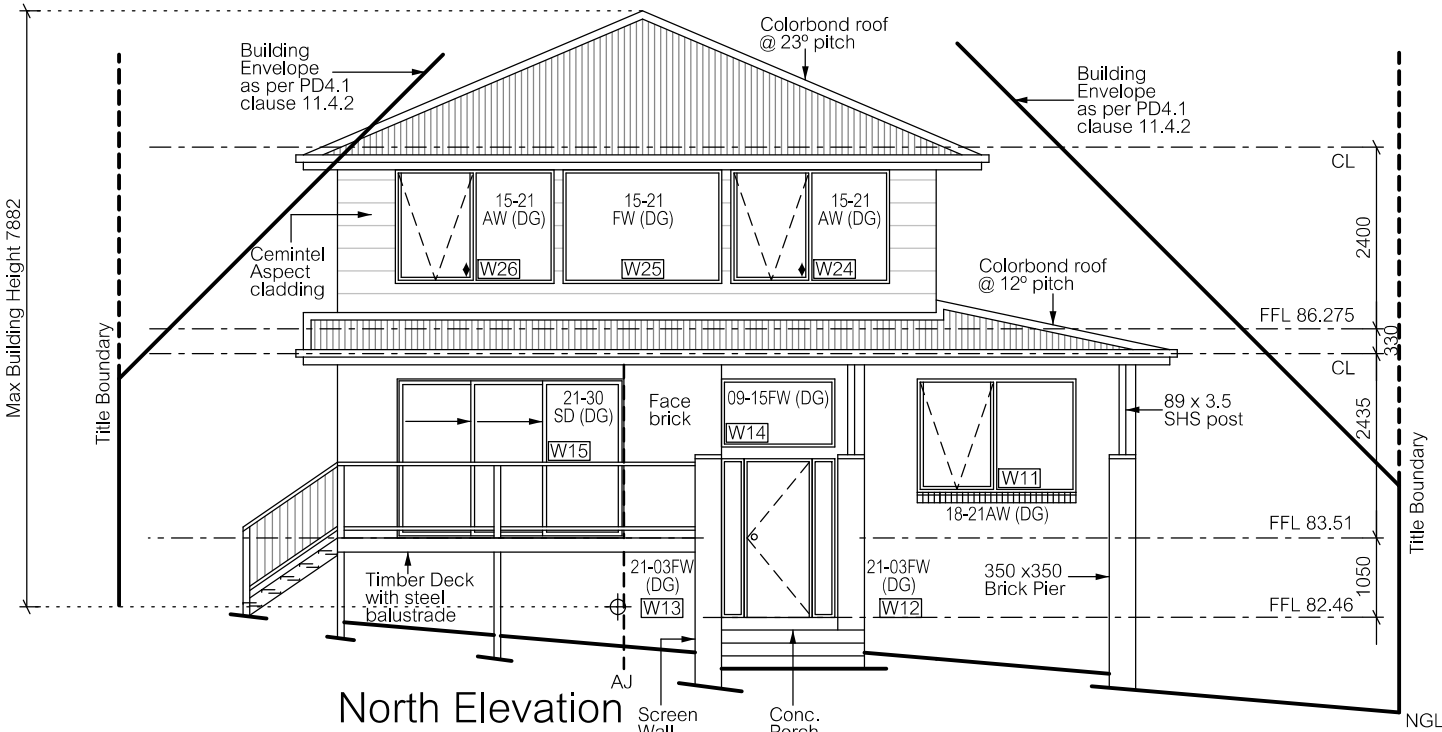
Planning Authority: Hobart City Council

THIS DWELLING IS BEING CONSTRUCTED IN AN AREA EXEMPT FROM BUSHFIRE RISK ASSESSMENT No additional restrictions for construction methods / materials apply.											
<div>NOTES</div> <ul style="list-style-type: none">Builder to verify all dimensions and levels on site prior to commencement of workAll work to be carried out in accordance with the current National Construction Code.Dimensions to take precedence over scale.Do not scale from these drawings.	<div>FLOOR AREA = 106.21 sqm</div> <div> Articulation joints</div> <div> Smoke Alarm (interconnected where more than 1)</div>	<div>ALL window sizes to be checked and/or confirmed on site prior to ordering glazing units.</div>					Designer:	Client / Project info:	<div><div>WILSON HOMES</div><div>MULTI AWARD WINNING BUILDERS</div><div>A Division of Wilson Homes Tasmania Pty Ltd</div><div>ABN 76 126 636 877</div></div>	FIRST FLOOR PLAN	
							ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN ACC. NO. CC2204H Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au	PROPOSED COOPER RESIDENCE 42 Montagu Street, LENAH VALLEY		Drawn WW	WH9525
										Date 20 November 2015	Sheet
										Scale 1:100	
										WILSON HOMES © 2015	
	No.	Amendment	Date	Init.							

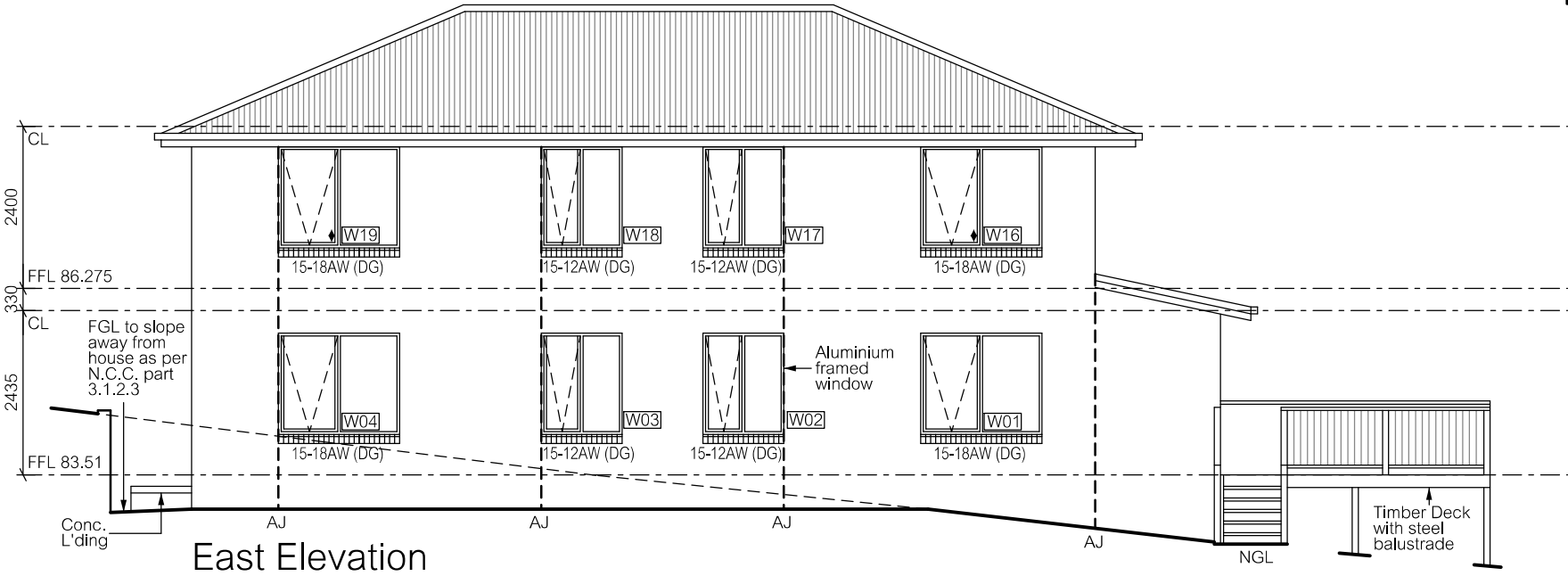
DEVELOPMENT APPLICATION
DOCUMENT

This document is one of the documents
relevant to the application for a planning
permit No.PLN-15-01465-01 and was
received on the 23 December 2015

Planning Authority: Hobart City Council



♦ - W16, W19, W20, W24 & W26 openability to be restricted as per N.C.C. 3.9.2.5.

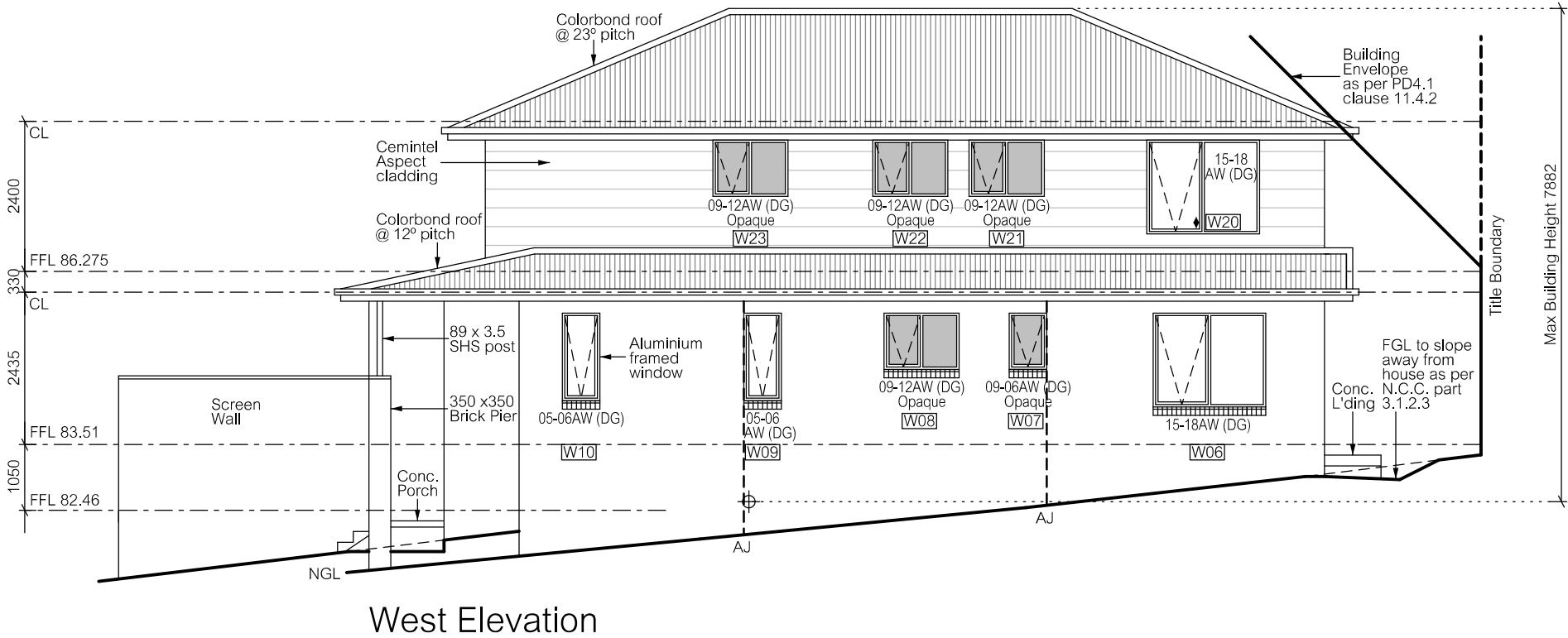
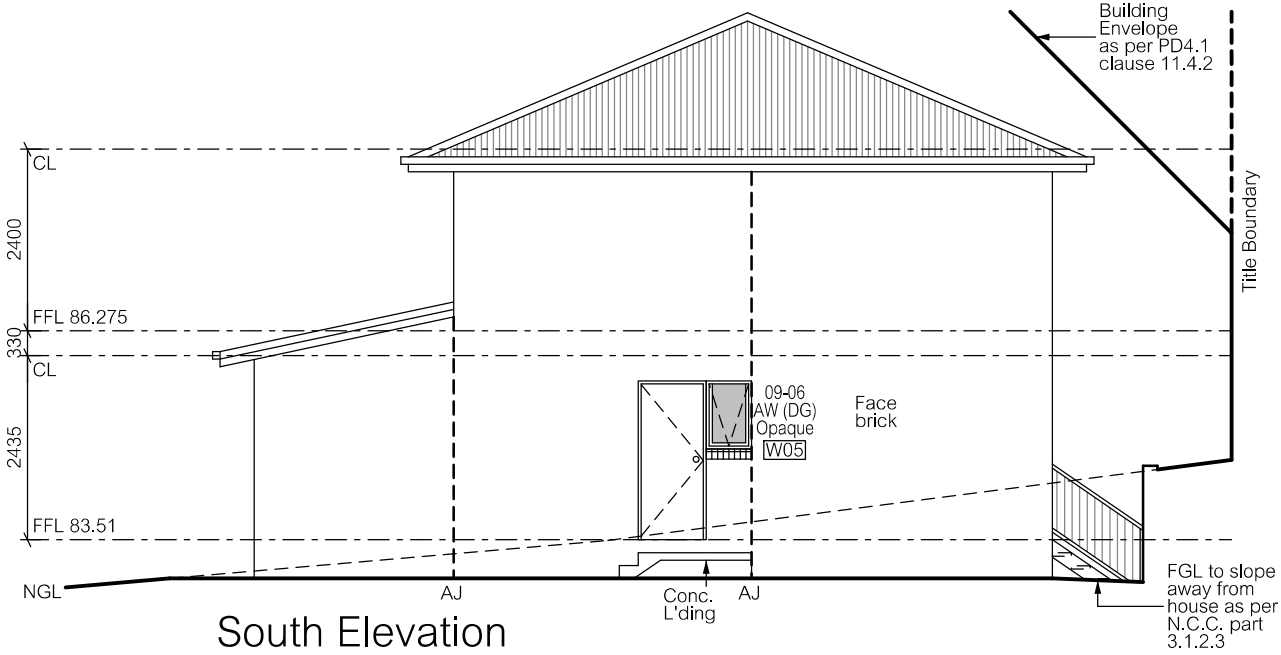


THIS DWELLING IS BEING CONSTRUCTED IN AN AREA EXEMPT FROM BUSHFIRE RISK ASSESSMENT No additional restrictions for construction methods / materials apply.											
<div>NOTES</div> <ul style="list-style-type: none">Builder to verify all dimensions and levels on site prior to commencement of workAll work to be carried out in accordance with the current National Construction Code.Dimensions to take precedence over scale.Do not scale from these drawings.	<div>ALL window sizes to be checked and/or confirmed on site prior to ordering glazing units.</div>					Designer:	Client / Project info:	<div><div>WILSON HOMES</div><div>MULTI AWARD WINNING BUILDERS</div><div>A Division of Wilson Homes Tasmania Pty Ltd</div><div>ABN 76 126 636 897</div></div>	ELEVATIONS 1 of 2		
						ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN ACC. NO. CC2204H Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au	PROPOSED COOPER RESIDENCE 42 Montagu Street, LENAH VALLEY		Drawn	WW	WH9525
									Date	20 November 2015	Sheet
		B	Changes as per cover sheet	21 Dec. 15	ST				Scale	1:100	03/03
		No.	Amendment	Date	Init.				WILSON HOMES © 2015		

DEVELOPMENT APPLICATION
DOCUMENT

This document is one of the documents
relevant to the application for a planning
permit No.PLN-15-01465-01 and was
received on the 23 December 2015

Planning Authority: Hobart City Council



♦ - W16, W19, W20, W24 & W26 openability to be restricted as per N.C.C. 3.9.2.5.

THIS DWELLING IS BEING CONSTRUCTED IN AN AREA EXEMPT FROM BUSHFIRE RISK ASSESSMENT No additional restrictions for construction methods / materials apply.													
<div>NOTES</div> <ul style="list-style-type: none">Builder to verify all dimensions and levels on site prior to commencement of workAll work to be carried out in accordance with the current National Construction Code.Dimensions to take precedence over scale.Do not scale from these drawings.	<div>ALL window sizes to be checked and/or confirmed on site prior to ordering glazing units.</div>					Designer:	Client / Project info:	<div><div>WILSON HOMES</div><div>MULTI AWARD WINNING BUILDERS</div><div>A Division of Wilson Homes Tasmania Pty Ltd</div><div>ABN 76 126 636 877</div></div>	ELEVATIONS 2 of 2				
						ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN ACC. NO. CC2204H Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au	PROPOSED COOPER RESIDENCE		Drawn	WW	WH9525		
		B	Changes as per cover sheet	21 Dec. 15	ST		42 Montagu Street, LENAH VALLEY		Date	20 November 2015	Sheet		
		A	Changes as per cover sheet	24 Nov 15	WW				Scale	1:100	o3a/o3		
		No.	Amendment	Date	Init.				WILSON HOMES © 2015				



HERITAGE ASSESSMENT

APPLICATION NO: **PLN-15-01465-01**
 ADDRESS: **42 Montagu Street**
 DESCRIPTION: New House
 PLANNER: Ben Ikin

HIPS 2015 DISCRETIONS

E13.0 Heritage Place:	<input checked="" type="checkbox"/>	
E13.0 Heritage Precinct:	<input checked="" type="checkbox"/>	LV7 Montagu Street
E13.0 Cultural Landscape Precinct:	<input type="checkbox"/>	N/A
E13.0 Place of Archaeological Potential	<input type="checkbox"/>	N/A
E17.0 Signs Code:	<input type="checkbox"/>	
E24.0 Significant Tree:	<input type="checkbox"/>	
Part F. Specific Area Plans:	<input type="checkbox"/>	N/A

PRE-ADVERTISING HERITAGE ADVICE/ RFI

Assessment Method: **Performance Criteria**

Is Additional Info Required? **No Further Information Required**

Initial Response to Planner undertaken by:	<i>Sarah Waight</i>	Date:	<i>2-Dec-15</i>
Additional Information Satisfied confirmed by:	<i>N/A</i>	Date:	

EXECUTIVE SUMMARY

The proposal would not detract from the characteristics and setting of this heritage Listed site or the wider townscape qualities of this Heritage Precinct and would thus comply with the Heritage Clauses of the HIPS subject to final approval of colouration of cladding materials.

HERITAGE ASSESSMENT



i) 42 Montagu Street.



ii) Rear garden showing intended plot.

This application relates to a single storey, brick built mid-Victorian residential property with significant filigree iron veranda and bay windows. The property was clearly a significant building within the immediate area, occupying a high point in the immediate topography, and is likely to have stood within reasonable sized grounds. However, it would appear that the selling off of land has led to its enclosure by inter and post war development leaving it set behind a significant block of residential development on all sides.

The property is individually heritage listed and also appears on the Tasmanian Heritage Register. The property forms part of the Montagu Street Heritage Precinct (LV7) as set out in the Hobart Interim Planning Scheme 2015.

This precinct is significant for reasons including:

1. The quality of the collection of larger houses set in well-established gardens that provide a park like streetscape.
2. The variety and range of housing styles and types that typify the best and the more modest from the first half of the twentieth century.
3. The quality of the streetscape presentation of the street with its dramatic split carriageway.
4. Its connection with Newlands Avenue and the strong visual connection between the houses on the high sides of the streets as they orient towards each other across the valley.

The proposal seeks permission for the erection of a 2 storey, 5 bedroom residential property with external parking and turning circle. The proposal would be partially clad in brick sheeting, weatherboard style cladding and rendered cement sheeting in an architectural best be described as modern Australian suburban vernacular. Pedestrian and vehicular access would be via an existing right-of-way that links the site to Carlton Street.

Proposed House

With regard to the visual impact, as with any development within the grounds of a Heritage Listed site and Precinct, the starting position must be whether the proposal would harm or detract from the distinctive character and historical/cultural significance of the setting and wider townscape.

The proposal would be located within part of the relatively large rear garden of the site in a moderately recessed position relative to the parent building and to a significant number of the surrounding neighbouring properties. It is therefore considered that although two storey in height, the building would be substantially hidden from public view by the bulk of the surrounding townscape. Importantly, given the degree of separation from the existing property and the differences in height due to the immediate topography, it would largely appear as a separate piece of townscape orientated onto the Carlton Street access and thus visually unconnected or associated with the parent building. Therefore, although clearly modern, it is considered that it would not appear overly jarring or create a sense of cluttered or ill-mannered development to a degree that it would detract from the coherency of the Heritage precinct or cultural characteristics and setting of the parent building.

With regard to finished materials, It is considered that whilst the use of modern materials is entirely appropriate in this instance, the ability of the final buildings to sit entirely comfortably within the wider townscape and as part of the setting of the Heritage Listed site, will largely depend upon the final colouration of the proposed facing materials. As such, it is considered that the subsequent approval of these details be required by condition prior to the issue of a building permit should planning permission be granted.

Conclusion

It is therefore considered that the proposal would not detract from the characteristics and setting of this heritage Listed site or the wider townscape qualities of this Heritage Precinct and would thus comply with the Heritage Clauses of the HIPS subject to the following condition.

Suggested Conditions

HER s1 The palette of exterior colours and materials must reflect the palette of materials within the local townscape.

Plans must be submitted and approved prior to the commencement of work. The plans must;

- show the colouration intended for the exterior cladding to satisfy the above requirement.

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

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

Reason for condition

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



Nick Booth
Heritage Officer
18 March 2016

6. COMMITTEE ACTING AS PLANNING AUTHORITY

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

- 6.1.2 2 GREENLANDS AVENUE, SANDY BAY - CARPORT AND
FRONT FENCING - PLN-16-00186-01 – FILE REF: 5614466 &
P/2/534
23x's
(Council)**

**APPLICATION UNDER HOBART INTERIM PLANNING SCHEME 2015**

Type of Report	Council
Committee:	18 April 2016
Council:	26 April 2016
Expiry Date:	13 April 2016 (extension of time granted until 25 May 2016)
Application No:	PLN-16-00186-01
Address:	2 Greenlands Avenue, Sandy Bay
Applicant:	K Brennemo and R Rickards, 2 Greenlands Avenue, Sandy Bay
Proposal:	Carport and Front Fencing
Representations:	Nil
Performance criteria:	Use standards, development standards, historic heritage code

1. Executive Summary

- 1.1. Planning approval is sought for carport and front fencing at 2 Greenlands Avenue, located on the corner of Greenlands Avenue and King Street.
- 1.2. The proposal comprises the following:
 - construction of a 41m² partially enclosed carport in front of the existing house and accessed via the Greenlands Avenue frontage.
 - erection of a 2.1m high fence for a distance of 2m on the Greenlands Avenue front boundary. This fence will provide an enclosure for waste and recycling bins.
- 1.3. The proposal relies on performance criteria to satisfy the following standards and codes.
 - 1.3.1. Development standards – front setback, site coverage, front fencing
 - 1.3.2. Historic heritage code
- 1.4. No representations to the proposal were received within the application's statutory advertising period (15 March – 1 April 2016).
- 1.5. The proposal is recommended for refusal.
- 1.6. The final decision is delegated to the Council.

2. Site Detail



- 2.1. The property is located in an established residential area, primarily consisting of single dwellings. The Sandy Bay shopping precinct is located approximately 250m east of the site.

3. Proposal

- 3.1. It is proposed to construct a 41m² carport in front of the existing dwelling at 2 Greenlands Avenue. The carport will have a maximum height of 3090mm above natural ground level.
- 3.2. The carport would have a roller door within the front elevation, giving the carport the appearance of a garage when viewed from Greenlands Avenue.
- 3.3. It is also proposed to construct a rubbish and recycling bin storage area in the south-western corner of the property. This will consist of a 4m² enclosed area, with the western elevation of the enclosure comprised of a 2.1m high front fence for a distance of 2 m.

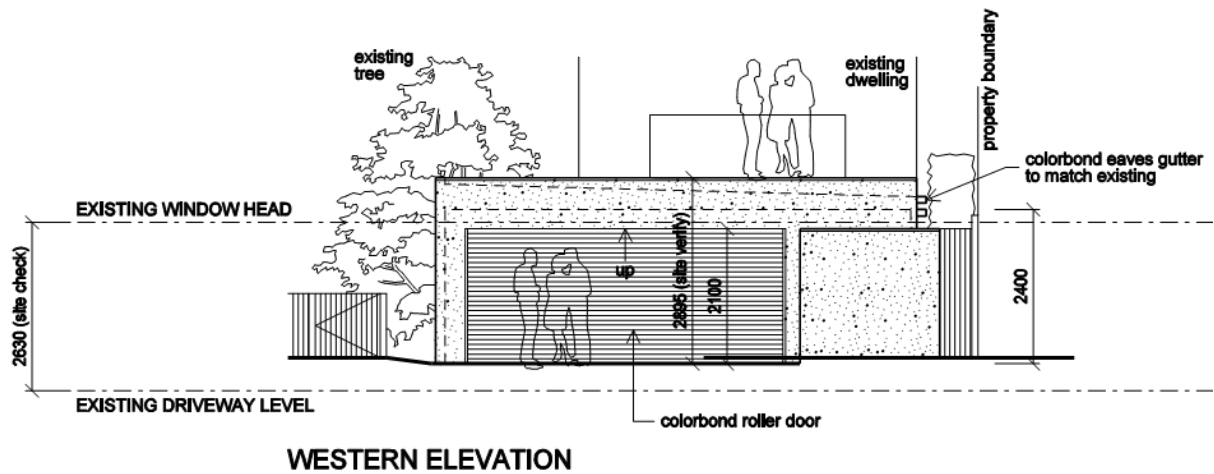


Fig. 1: Proposed carport and front fence as viewed from Greenlands Avenue

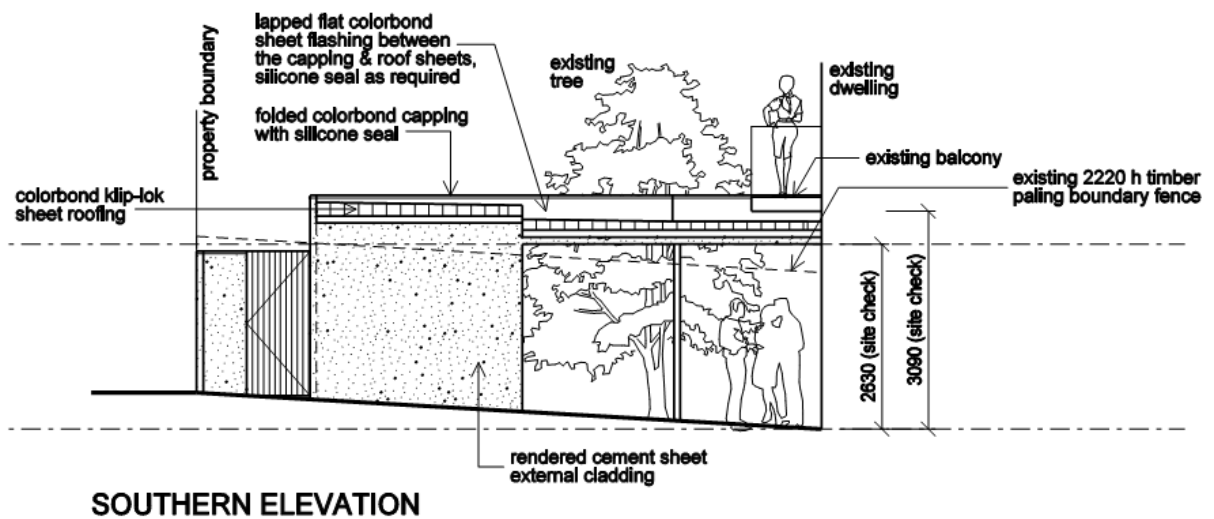
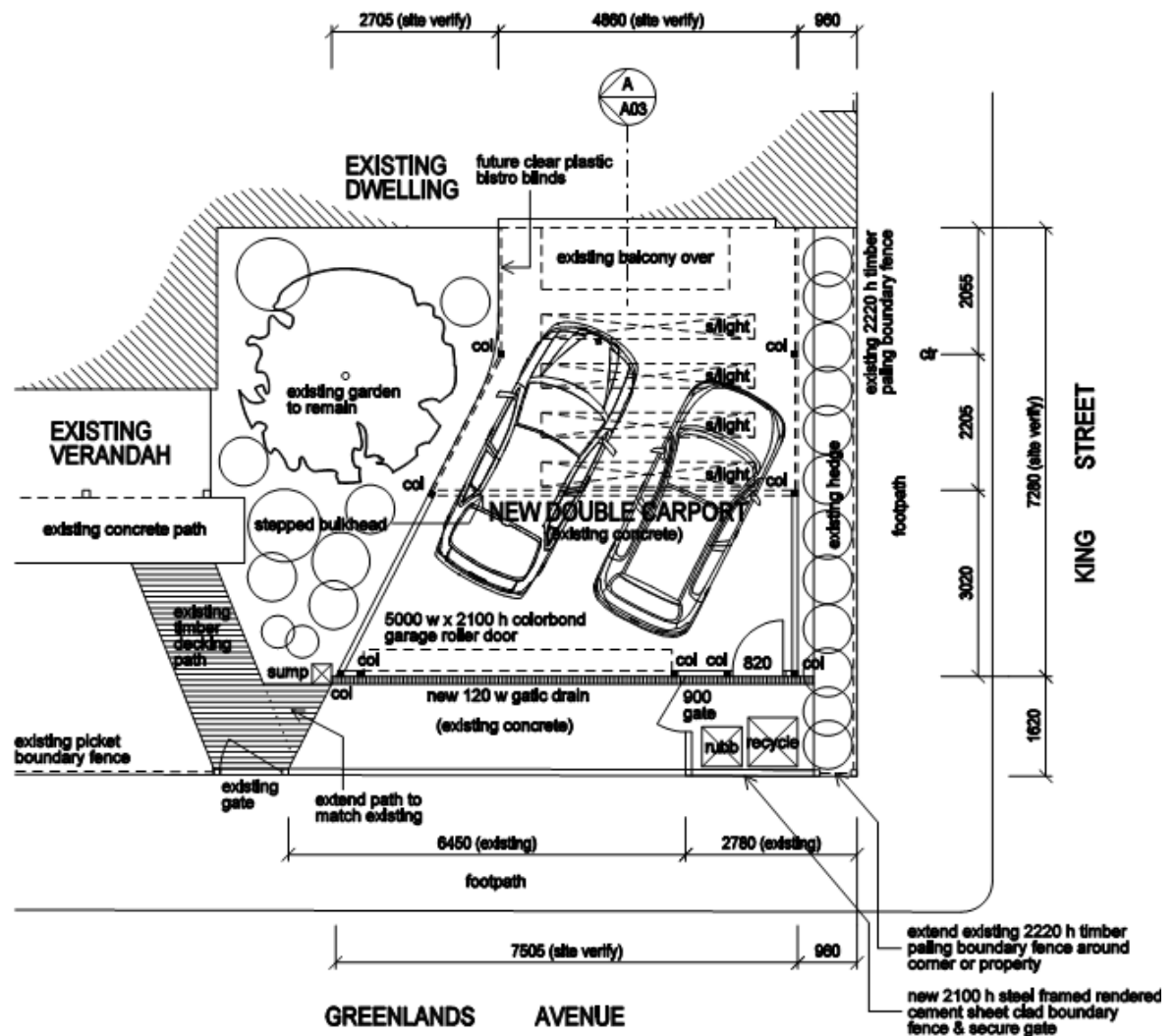


Fig 2: Proposed carport as viewed from King Street



PROPOSED FLOOR PLAN

scale 1:100

Fig. 3: Proposed floor/part site plan

4. Background

- 4.1. The subject property has been the subject of numerous applications in recent years.
- 4.2. An application approved under PLN-04-00751 included a garage. This garage has subsequently been converted into a habitable room.



Previously
approved garage
(now a habitable
space)

- 4.3 The applicant has been advised that the proposal is recommended for refusal and will be considered at the City Planning Committee Meeting on 18 April 2016 and full Council on 26 April 2016.

5. Concerns raised by representors

- 5.1. No representations were submitted within the application's 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.

- 6.1. The site is located within the Inner Residential Zone of the *Hobart Interim Planning Scheme 2015*.
- 6.2. The proposal does not affect the current use of the site as a single dwelling.
- 6.3. The proposal has been assessed against;
- 6.3.1. Part D-11 Inner Residential Zone
 - 6.3.2. E.5.0 Road and Railway Assets Code
 - 6.3.3. E6.0 Parking and access code
 - 6.3.4. E7.0 Stormwater management code
 - 6.3.5. E13.0 Historic heritage 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 11.4.2 P2;
 - 6.4.2. Site Coverage – Part D 11.4.3 P1
 - 6.4.3. Front Fencing – Part D 11.4.7 P1

6.4.4. Heritage – Part E

6.5. Each performance criterion is dealt with separately below.

6.6. Setbacks and Building Envelope – Part D 11.4.2 P2

6.6.1. It is proposed to construct a 41m² carport in front of the existing dwelling at 2 Greenlands Avenue. The carport will have a maximum height of 3090mm above natural ground level and be setback 1.62m from the Greenlands Avenue front boundary.

6.6.2. Clause 11.4.2 A2 requires that a garage or carport be set back from a frontage of at least 4m or 1m behind the facade of the existing dwelling. The proposed carport is located 1.62m from the front boundary and will be located forward of the existing dwelling.

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

6.6.4. Clause 11.4.2 P2 states:

The setback of a garage or carport from a frontage must:

- (a) provide separation from the frontage that complements or enhances the existing streetscape, taking into account the specific constraints and topography of the site; and*
- (b) allow for passive surveillance between the dwelling and the street.*

6.6.4. As stated above, it is proposed to insert a roller door within the front elevation of the carport, giving it the appearance of a garage. The subject site is a level site and consequently there are no topographical constraints. The design of the existing house is such that it takes up the majority of the frontage of the property and consequently there is no other location to erect a carport. As stated above, the original garage was converted to a habitable space. A site inspection of Greenlands Avenue confirmed that, with the exception of 12 Greenlands Avenue, there are no examples of carports or garages in front of the building line. Consequently, the proposal is at odds with and does not complement or enhance the existing streetscape.

6.6.5. In terms of passive surveillance, the carport, while obstructing the part of view from within the dwelling, will continue to allow passive surveillance between the dwelling and the street, from the first floor and the northern portion of the ground floor living areas.

6.6.6. The proposal does not comply with performance criterion 11.4.2 P2 (a).

6.7. Site Coverage –Part 11.4.2 P1

- 6.7.1. The carport will be 41m² and constructed over an existing sealed area, currently used as off street parking. The construction of a carport results in a total site coverage of 55%.
- 6.7.2. The acceptable solution for site coverage in the Inner Residential Zone is 50%.
- 6.7.3. The proposal does not comply with the acceptable solution; therefore assessment against the performance criterion is relied upon.
- 6.7.4. The relevant performance criterion is 11.4.3 P1, and it states as follows:

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;*

unless the projected requirements of the occupants are considered to be satisfied by public open space in close proximity; and

- (b) *reasonable space for the planting of gardens and landscaping..*

- 6.7.5. As stated above, the carport will be erected on an existing hard-standing area currently used for parking. The proposal will not result in a loss of private open space, service area or garden/landscaping.
- 6.7.6. The proposal complies with the performance criterion.

6.8. Front Fencing – Part 11.4.7 P1

- 6.8.1. It is proposed to construct unroofed 4m² rubbish and recycling bin storage area in the south-western corner of the property. The western elevation of the enclosure will form a 2.1m high front fence for a distance of 2 m.
- 6.8.2. Acceptable solution Clause 11.4.7 A1 allows a maximum height of a front fence of 1.5m.
- 6.8.3. The proposal does not comply with the acceptable solution; therefore assessment against the performance criterion is relied on.

- 6.8.4. The relevant performance criterion is 11.4.7 P1, and it states as follows:

A fence (including free-standing walls) within 3m of a frontage must allow for mutual passive surveillance between the road and the dwelling (particularly on primary frontages), and maintain or enhance the streetscape.

- 6.8.5. In this case the fence will only be constructed for a distance of 2m, in order to create a rubbish and recycling bin storage area. If not erected, the carport would obscure mutual passive surveillance between the road and the dwelling in that part of the site. It is considered unreasonable to require the applicant to lower the height of the fence, which is only 2m in length, to a height of 1.5m with 30% transparency. It is considered that this small section of fence in and of itself will not detract from the existing streetscape.

- 6.8.6. The proposal complies with the performance criterion.

6.9. Historic Heritage Code

- 6.9.1. The site is located within Heritage Precinct SB2.
- 6.9.2. Boundary fences adjoining a road up to 1.2m are exempt from gaining approval within a heritage precinct. The fence exceeds this height.
- 6.9.3. There are no acceptable solutions for extensions, including carports, under the Historic Heritage Code and therefore the proposal was referred to the Council's Cultural Heritage Officer who provided the following report:

This proposal is located within Heritage Precinct 2 called Upper Sandy Bay Road.

Table E13.2 states the following:

This precinct is significant for reasons including:

- 1. The early subdivision pattern of the main streets enhanced by the later street additions to form a coherent precinct of high overall heritage integrity.*
- 2. The very fine examples of housing seen throughout the precinct that represent all of the major architectural styles.*
- 3. The consistency of housing forms and the relatively low level of intrusive elements.*
- 4. The high visual integrity of the streetscapes and the mix of development that allows the historical layers and development of the precinct to be seen and understood.*
- 5. The extensive group of early buildings that represent the first phase of development of the Sandy Bay Precinct.*

The proposal involves the removal of approximately 2.5 metres of front fence immediately adjacent to the corner of King Street and Greenlands [Avenue] and replacement with a wall 2.1 metres high and approximately 2 metres wide with approximately 0.5 metre of timber paling fence around the corner.

A new double garage/carport with a roller door is proposed that is set back from the boundary approximately 1.5 metres. The garage presents as a solid front with a roller door and a rendered cement sheet cladding surround that is 2.895m in height and 7.5 metres wide. It has a flat roof. It is sited in front of the existing dwelling and the extension built in 2004. The proposal whilst partially open at the rear will be further enclosed with the installation of plastic bistro blinds.

The following clauses apply to the proposal E13.8.1 Demolition, E13.8.2 Building and Works other than Demolition.

In this instance P1 of E13.8.1 states:

Demolition must not result in the loss of any of the following:

(a).....

(b) fabric or landscape elements, including plants, trees, fences, that contributes to the historic cultural heritage significance of the precinct; unless all of the following apply;

- (i) there are, environmental, social, economic or safety reasons of greater value to the community that the historic cultural heritage values of the place;*
- (ii) there are no prudent or feasible alternatives;*
- (iii) opportunity is created for a replacement building that will be more complementary to the heritage values of the precinct.*

Clause E13.8.2 states as its objective *'To ensure that development undertaken within a heritage precinct is sympathetic to the character of the precinct.'*

P1 of the clause states that *'Design and siting of buildings and works must not result in detriment to the historic cultural heritage significance of the precinct, as listed in Table E13.2.'*

P3 of the clause states that: *'Extensions to existing buildings must not detract from the historic cultural heritage significance of the precinct.'*

P4 states that *'New front fences and gates must be sympathetic in design, (including height, form, scale and materials), and setback to the style, period and characteristics of the precinct.'*

P5 states that *'The removal of areas of landscaping between a dwelling and the street must not result in the loss of elements of landscaping that contribute to the historic cultural heritage significance or the streetscape values and character of the precinct.'*

The original two storey house and verandah on the property is weatherboard including weatherboard and glazing infill on the verandah. The extension (approval granted 2004) is also built out of weatherboard with traditional window detailing in the windows, doors and balcony balustrade. It is painted cream and is the same colour as the original house.

The garage which was approved in 2004 was part of the above extension. It is now glazed and is no longer in use as a garage. The loss of this covered car parking feature has had a flow on [effect] and resulted in the current proposal – for a garage/carport in a location that would not traditionally have had a covered parking structure.



Original house



Extension to original house (2004) – This is the location of the proposed garage/carport.



Side wall along King St. Note; fence tapers down at corner in accordance with permit conditions.



Landscaping and trees within the front yard will be partially obscured by the proposed carport/garage.

As shown in the above photographs this is a corner block with a clear frontage onto Greenlands [Avenue]. An assessment of Greenlands [Avenue] shows there are no examples of carports or garages in front of the front building line in this street with the exception of 12 Greenlands [Avenue]. In this instance, there is a carport that dates to the 1960s and pre-dates the previous or current planning scheme.

When assessed against the planning scheme Heritage Code E13.0, this proposal is a discordant and unsympathetic element in the streetscape where there are no other enclosed carports or garages.

The statements of historic cultural heritage significance state identifies the precinct as having the following features:

3. *The consistency of housing forms and the relatively low level of intrusive elements.*
4. *The high visual integrity of the streetscapes and the mix of development that allows the historical layers and development of the precinct to be seen and understood.*

Greenlands Avenue has a consistency of housing forms – single and double storey houses with low front fences. Extensions are to the rear, unobtrusive and relatively sympathetic in form and design. Garages and carports are to the side of dwellings and often to the rear. As already stated there are no examples of carports or garages that sit forward of the front building line within this Heritage Precinct portion of Greenlands Ave apart from one example that dates to the 1960s and pre-dates the previous and current planning schemes. In addition there are few intrusive elements and as a result the streetscape has a high visual integrity that is recognized through its inclusion in a Heritage Precinct.

Therefore, when assessed against E13.8.2 P1, the proposal is considered to be contrary to this provision as it will result in detriment to the consistent housing forms, and [will introduce] an intrusive element that will be discordant with the high visual integrity of the streetscape.

In addition, it can also be concluded that the proposal will be contrary to E13.8.2 P3 as it will introduce a new element attached to the existing building that detracts from the existing building, streetscape and qualities of the precinct.

The new solid front wall element and timber screens are located on the street boundary (to screen garbage bins) [and are] 2.1 metres high and ... approximately 2.8 metres wide. [They are] not sympathetic in design, height, form, scale and materials when measured against the existing front fence which is a low, open timber picket fence, approximately 1 metre high of a traditional and sympathetic design. The new bin enclosure is not sympathetic to the style, period and characteristics of the precinct and therefore contrary to the clause E13.8.2 P4.

It is also considered that the proposal is in conflict with clause E13.8.2 P5 as it involves the removal of an area between a dwelling and the street resulting in elements, including the open space of a front yard, that allow the 'reading' and visual appreciation of a building to be lost. Such a loss will result in the diminution of elements that contribute to the historic cultural heritage significance of the streetscape and precinct.

Although the demolition of the front fence at one corner is minor, the resultant works for a 2.1 metre high garbage bin enclosure will be discordant and out of character with the street and precinct. Clause E13.8.1 P1 states that all of the following must apply, including 'there are no prudent or feasible alternatives'. In addition, the replacement structure is not 'more complementary to the heritage values of the precinct.' This has not been demonstrated and therefore the proposal does not meet clause E13.8.1 P1.

The proposal does not meet the following provisions of the Historic Heritage Code of the Hobart Interim Planning Scheme 2015 and is recommended for refusal for the following reasons:

1. The proposal is contrary to Clause E13.8.1 P1 as it results in the loss of the historically appropriate low front fence that contributes to the historic cultural heritage significance of the precinct and does not meet all of the demolition criteria (i), (ii) and (iii).
2. The proposal is contrary to Clause E13.8.2 P1 as the new building will result in detriment to the historic heritage significance of the Upper Sandy Bay Road (SB2) Heritage Precinct, as listed in Table E13.2 in particular the consistency of housing forms and relatively low level of intrusive elements and the high visual integrity of the streetscapes.
3. The proposal is contrary to Clause E13.8.2 P3 as the new building detracts from the historic heritage significance of the precinct and is located between the dwelling and the street where there are no examples of this type of building extension elsewhere in Greenlands [Avenue] in this heritage precinct.
4. The proposal is contrary to Clause E13.8.2 P4 as the new front wall detracts from and is not sympathetic to the historic heritage significance of the precinct where there are no high walls of this type elsewhere in Greenlands [Avenue] in this heritage precinct.
5. The proposal is contrary to Clause E13.8.2 P5 as the new carport/garage and garbage bin storage area results in the removal of areas of elements of landscaping that contribute to the historic heritage significance of the precinct and streetscape values.

- 6.9.4. The comments of the Council's Cultural Heritage Officer are supported.

7 Discussion

- 7.1 It is proposed to construct a 41m² carport in front of the existing dwelling at 2 Greenlands Avenue. The carport will have a maximum height of 3090mm above natural ground level. It is also proposed to construct a 4m² rubbish and recycling bin storage in the south-western corner of the property. The western elevation of the enclosure will form a 2.1m high front fence for a distance of 2 m on the Greenlands Avenue frontage.
- 7.2 The application is discretionary on the grounds of building setback and bulk, site coverage, front fencing and under various provisions of the planning scheme's Historic Heritage Code.
- 7.3 The application was advertised in accordance with s.57 of *Land Use Planning and Approvals Act 1993*. No representations were received.
- 7.4 The proposal does not meet performance criterion Clause 11.4.2 P2 for setback and building envelope (garages and carports).
- 7.5 The Council's Cultural Heritage Officer recommends refusal on several grounds.

8 Conclusion

- 8.1 The proposed carport and front fencing at 2 Greenlands Avenue does not satisfy the relevant provisions of the *Hobart Interim Planning Scheme 2015* and is recommended for refusal for the following reasons:

9 Recommendations

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council refuse the application for a carport and front fencing at 2 Greenlands Avenue, Sandy Bay for the following reasons:

1. The proposal is contrary to Clause E13.8.1 P1 of the *Hobart Interim Planning Scheme 2015* as it results in the loss of the historically appropriate low front fence that contributes to the historic cultural heritage significance of the precinct and does not meet all of the demolition criteria (i), (ii) and (iii).
2. The proposal is contrary to Clause E13.8.2 P1 of the *Hobart Interim Planning Scheme 2015* as the new building will result in detriment to the historic heritage significance of the Upper Sandy Bay Road (SB2) Heritage Precinct, as listed in Table E13.2 in particular the consistency of housing forms and relatively low level of intrusive elements and the high visual integrity of the streetscapes.

3. The proposal is contrary to Clause E13.8.2 P3 of the *Hobart Interim Planning Scheme 2015* as the new building detracts from the historic heritage significance of the precinct and is located between the dwelling and the street where there are no examples of this type of building extension elsewhere in Greenlands Avenue in this heritage precinct.
4. The proposal is contrary to Clause E13.8.2 P4 of the *Hobart Interim Planning Scheme 2015* as the new front wall detracts from and is not sympathetic to the historic heritage significance of the precinct where there are no high walls of this type elsewhere in Greenlands Avenue in this heritage precinct.
5. The proposal is contrary to Clause E13.8.2 P5 of the *Hobart Interim Planning Scheme 2015* as the new carport/garage and garbage bin storage area results in the removal of areas of elements of landscaping that contribute to the historic heritage significance of the precinct and streetscape values.
6. The proposed carport does not meet either acceptable solution Clause D.11.4.2 A1 or performance criteria Clause 11.4.2 P2 of the *Hobart Interim Planning Scheme 2015* as it does not complement or enhance the existing streetscape.



(Deanne Lang)

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: 4 April 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-16-00186-01****DEVELOPMENT ADDRESS: 2 Greenlands Avenue, SANDY BAY****LIST OF DOCUMENTATION:**

Description	Drawing Number/Revision/Author/Date, Report Author/Date, Etc	Date of Lodgement to Council
Application Form		18 February 2016
Title	Lot 2 on Plan 139004	18 February 2016
Drawing Notes	Drawing No:A00 Drawn by: JW Architectual Design Date of Drawing: January 2016	18 February 2016
Site Plan	Drawing No:A01 Drawn by: JW Architectual Design Date of Drawing: January 2016	18 February 2016
Proposed Floor Plan and Roof Plan	Drawing No:A02 Drawn by: JW Architectual Design Date of Drawing: January 2016	18 February 2016
External Elevations and Section A-A	Drawing No:A03 Drawn by: JW Architectual Design Date of Drawing: January 2016	18 February 2016
Footings Plan and Structural Framing/Wind Bracing Plan	Drawing No:A04 Drawn by: JW Architectual Design Date of Drawing: January 2016	18 February 2016
Drainage Plan and Reflected Ceiling Plan	Drawing No:A05 Drawn by: JW Architectual Design Date of Drawing: January 2016	18 February 2016
Email confirming a vehicle gate is not proposed and providing further information and colours in relation to the rendered wall and fence		9 March 2016

ARCHITECTURAL DRAWINGS SCHEDULE:

A00	Drawing Notes
A01	Site Plan
A02	Proposed Floor Plan & Roof Plan
A03	External Elevations & Section A-A
A04	Footings Plan & Structural Framing / Wind Bracing Plan
A05	Drainage Plan & Reflected Ceiling Plan

SITE & DWELLING INFORMATION:

Certificate of Title -	CT: 139004 / 2
Total Garage Roofed Floor Area -	42.22 m2
Site Wind Speed -	tba
Site Soil Classification -	tba
Site Thermal Climate Zone -	Zone. 7
BAL Rating -	LOW

DEVELOPMENT APPLI
DOCUMENT

This document is one of the documents relevant to the application for a planning permit No. PLN-16-00186-01 and was received on the 18 February 2016.

Planning Authority: Hobart City Council

Attachment B

www.jwadesign.com

Kjell Brennemo & Rachel Rickards

Dwelling Extension & Alterations

2 Greenlands Avenue, Sandy Bay Tasmania

January 2016

CC 49710

John Weston

Architectural Design

Level. 2, 121 Macquarie Street
Hobart 7000 Tasmania

p: 0427 040 343

e: johnwestonarchitecturaldesign@gmail.com

DRAWING NOTES:

GENERAL:

Builder shall ensure that all building works are in compliance with planning & building permits.

Builder to verify all drafting / dimensions & levels on site prior to commencement of work. (Do not scale drawings).

Materials & workmanship shall conform with the relevant codes & Australian Standards, to the Building Code of Australia & to local council regulations & manufacturers written instructions & specifications.

Builder to report to architect / drafters all discrepancies, variations or changes before proceeding with any building works.

Architectural drawings are to be read in conjunction with associated sub-consultants drawings & specifications. Any discrepancies are to be reported to the architect.

Architectural drawings to be checked, signed & dated by a Structural Engineer.

Surveyor shall verify all dimensions, setouts, levels (relative to AHD where possible), location of services, easements, title covenants, planning & building permit requirements & any information relating to the proposed building works.

CONCRETE:

Concrete footings & slabs to be in accordance with AS 2870.

Concrete to be manufactured to comply with AS 3600 & have a strength @ 28 days of not less than N25 grade unless otherwise specified by structural engineer.

To have a 20 mm nominal aggregate size.

To have a nominal 60 mm slump.

Slab & footings to be reinforced as per engineers design / details & specification.

All steel reinforcing shall be supported in its correct position during concreting with approved bar chairs, spacers or support bars.

Place two layers of dpc or equivalent over blockwork supporting conc. slabs or beams.

All foundation materials shall be inspected & approved before pouring concrete footings for a safe bearing capacity..

Concrete slab on grade shall be prepared as follows:

- Strip off vegetation & soft topsoil.
- Fill as approved with specified granular material thoroughly compacted in 150 mm max layers.
- Lay polythene membrane material over sand blinding to structural engineers details.

MASONRY:

All masonry to be constructed in accordance with AS 3700.

All masonry to have construction joints installed to structural engineers details filled with a suitable elastic membrane filler.

Mortar to be mixed 1:1:6 cement:lime:sand unless otherwise specified by structural engineer.

Damp proof course to be installed in accordance with AS 2904.

Where necessary steel lintels are to be installed in accordance with AS 4100 & AS / NZ 4600.

TIMBER FRAMING:

All timber framing to be carried out in accordance with AS 1684 "National Timber Framing Code".

Verify terrain category & design wind speed prior to commencing framing.

Tie down & fixing connections to comply with AS 1684 unless otherwise specified by structural engineer.

STRUCTURAL STEEL FRAMING:

All structural steel framing to be constructed in accordance with AS 4100.

All welded & bolted connections to be constructed in accordance with AS 4100 unless otherwise specified by structural engineer.

Unless otherwise specified all steel work shall be wire brushed & painted one shop coat of zinc phosphate primer.

Builder shall provide & leave in place until permanent bracing elements are constructed, such temporary bracing as is necessary to stabilize the structure during construction.

Before any fabrication is commenced the builder shall submit copies of shop drawings to the structural engineer for review. Review is for verifying general conformity with the design intent. Dimensions will not be checked by structural engineer.

GLAZING:

All glazing to comply with AS 1288. Builder required to comply with AS 2047 for design & installation of windows / doors for weather penetration & structural adequacy.

Provide compliance certificate to building surveyor prior to occupation of the building.

WET AREAS:

All partitions to wet areas to be clad with wet area grade plasterboard.

Wet areas generally to comply with AS 3740 "Waterproofing of Wet Areas".

STAIRCASES & BALUSTRADES:

Stair treads - 250 mm min - 355 mm max
Stair risers - 115 mm min - 190 mm max

Gaps in staircase treads or between balustrades are not to exceed 125 mm.

Balustrades required where level of landing or deck is greater than 1000 mm above adjacent ground level.

DRAINAGE & WATER RETICULATION:

All drainage to be designed & constructed in accordance with AS 3500 & all relevant local authority requirements unless otherwise specified by services engineer.

Stormwater pipes to be UPVC class HD unless otherwise specified by services engineer.

Sewer pipes to be UPVC class SH unless otherwise specified by services engineer.

Provide 20 mm diam. copper water reticulation pipework unless otherwise specified by services engineer.

Backfill all trenches beneath vehicle pavement & slabs on grade to full depth with 20 mm fcr compacted to 95%.

Provide an overflow relief gully with tap over to a level of 150 mm min below finished floor level.

ELECTRICAL:

All electrical works to comply with the current Australian Standards, local authroity requirements & good building practice.

All new meter boxes are to be provided with circuit breakers & approved earth leakage protection.

DEVELOPMENT APPLICATION
DOCUMENT

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permit No. PLN-16-00186-01 and was
received on the 18 February 2016.

Planning Authority: Hobart City Council

John Weston
Architectural Design

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DRAWING: Drawing Notes		
CLIENT:	DRAWN:	DRAWING NUMBER:
Kjell Brennemo & Rachel Rickards	JW	
PROJECT ADDRESS:	DATE:	A00
2 Greenlands Avenue, Sandy Bay Tasmania	Jan 2016	

SOIL AND WATER MANAGEMENT NOTES:

Site to be vegetated and planted according to the Hobart Regional soil and water management code of practice.
Site to be disturbed as minimal as possible (ie: only building, drainage and immediate adjoining areas)
Install all drainage lines prior to placement of roof and guttering. Connect immediately once dwelling is roofed.
Apply temporary covering (eg: waterproof blankets, vegetation or mulch) to all disturbed areas where construction is only partially completed, which will remain exposed for a period of 14 days or more.
Protect any nearby or on site drainage pits from sediment by installing sediment traps around them.
Limit entry / exit to one point and stabilise. Install facilities to remove dirt / mud from vehicle wheels before leaving the site.

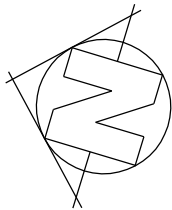
SITE COVERAGE:

Existing dwelling (inc. verandahs - @ ground level): 44.90%
Existing dwelling with new double carport: 55.20%

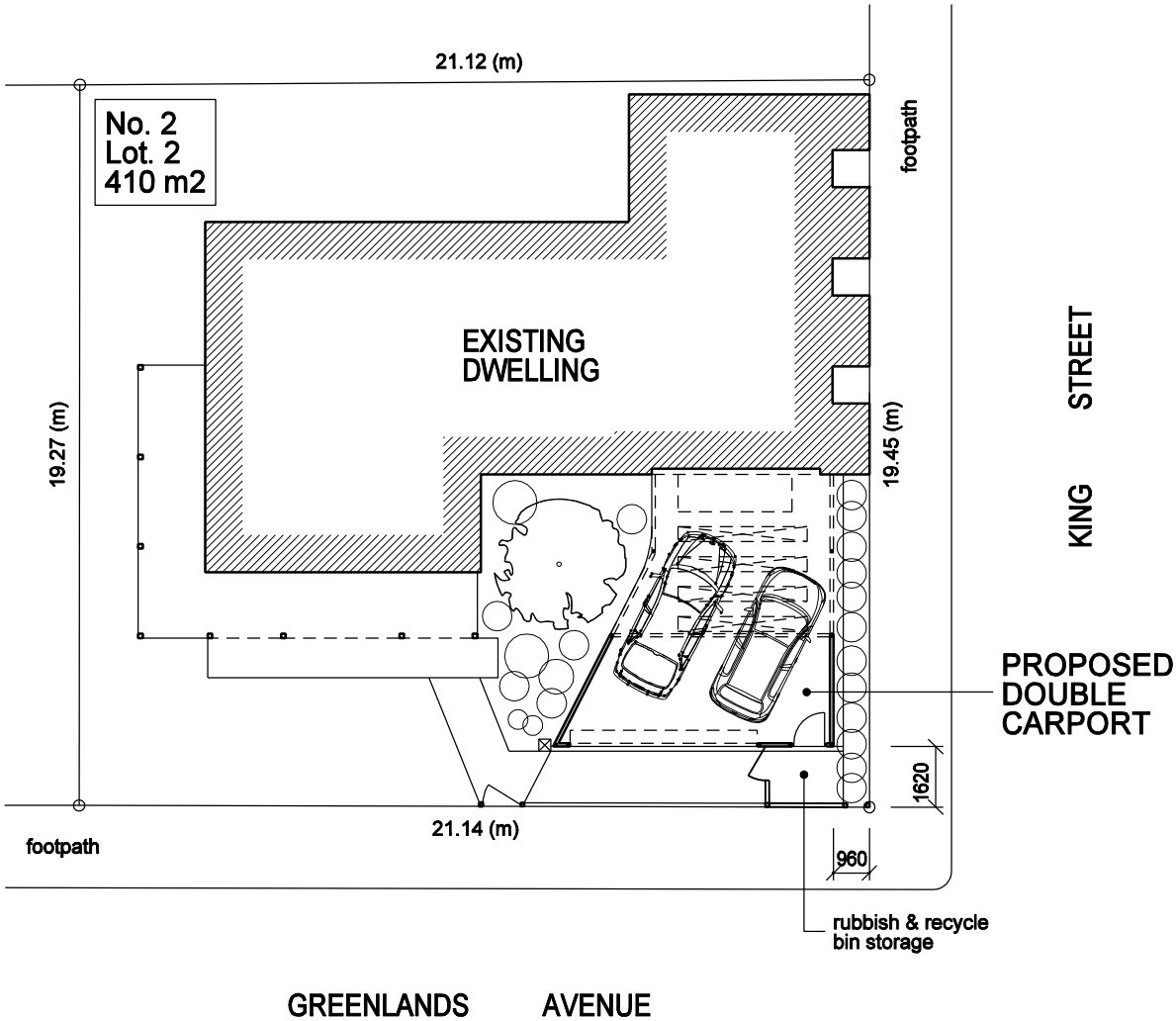
DEVELOPMENT APPLICATION
DOCUMENT

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Planning Authority: Hobart City Council



(CT: 139004 / 2)



SITE PLAN
scale 1:200

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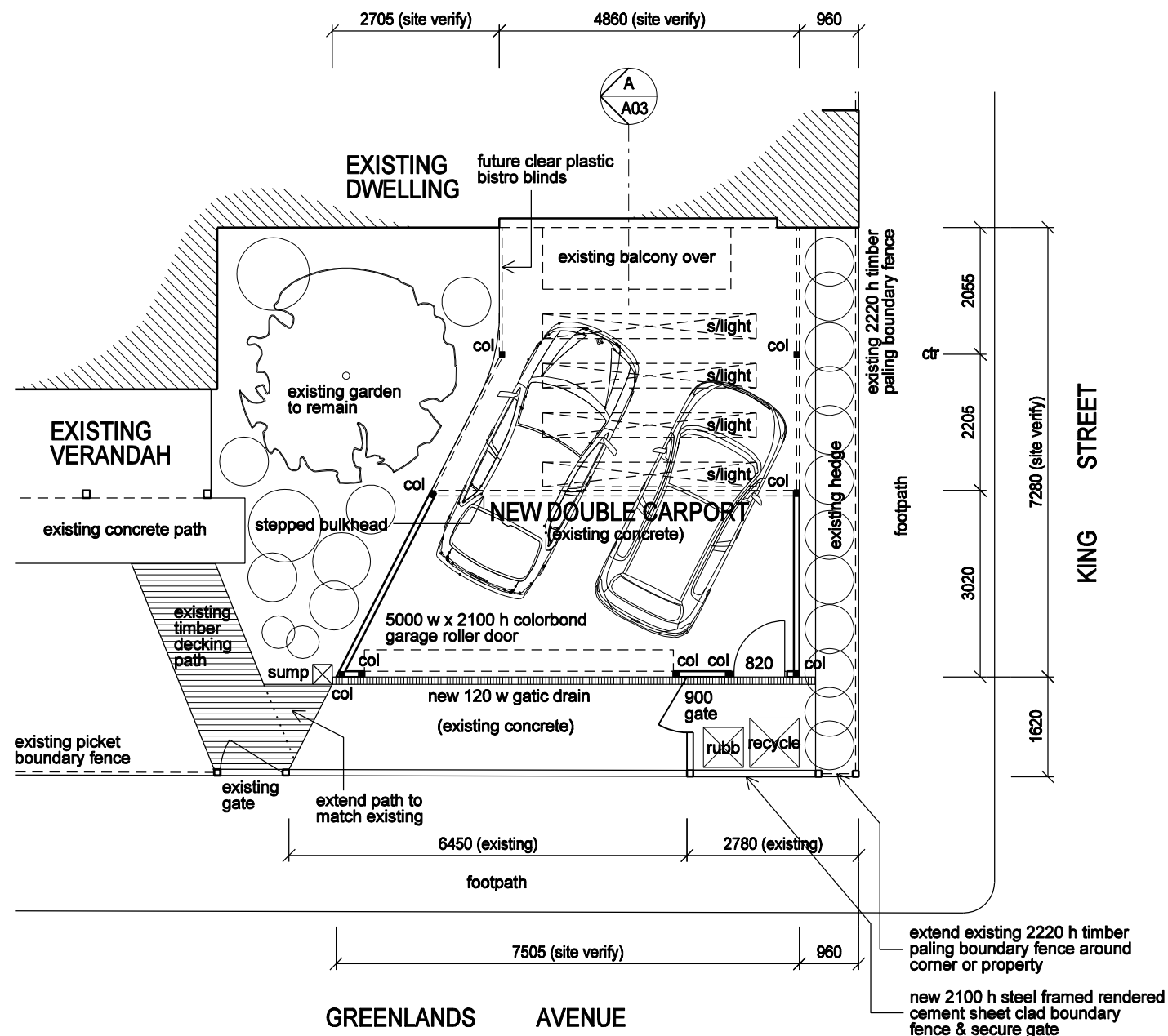
DRAWING: Site Plan		
CLIENT:	Kjell Brennemo & Rachel Rickards	DRAWN: JW
PROJECT ADDRESS:	2 Greenlands Avenue, Sandy Bay Tasmania	DATE: Jan 2016
		DRAWING NUMBER: A01

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DEVELOPMENT APPLICATION
DOCUMENT

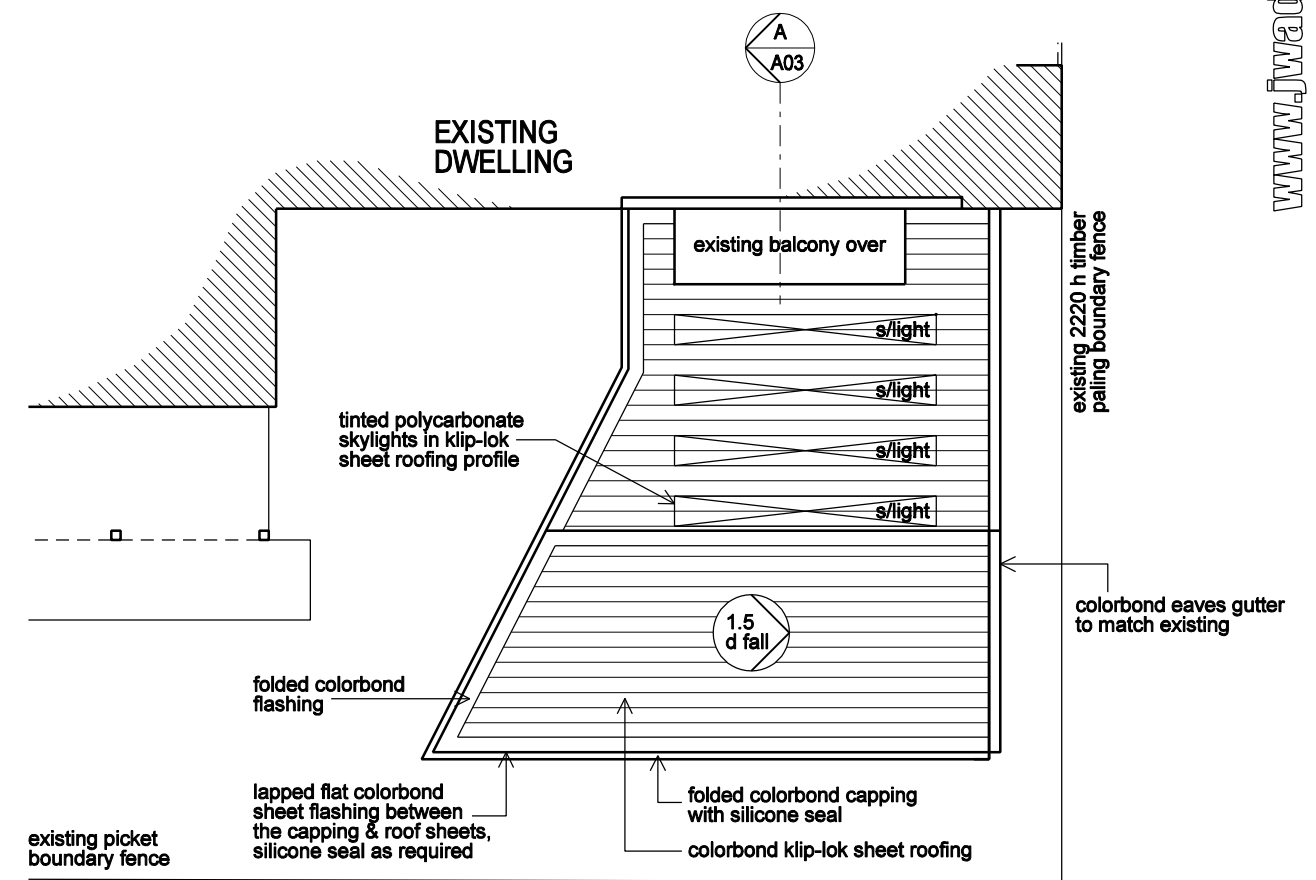
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Planning Authority: Hobart City Council



PROPOSED FLOOR PLAN

scale 1:100



ROOF PLAN

scale 1:100

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DRAWING:

Proposed Floor Plan & Roof Plan

CLIENT:
Kjell Brennemo & Rachel Rickards

DRAWN:
JW

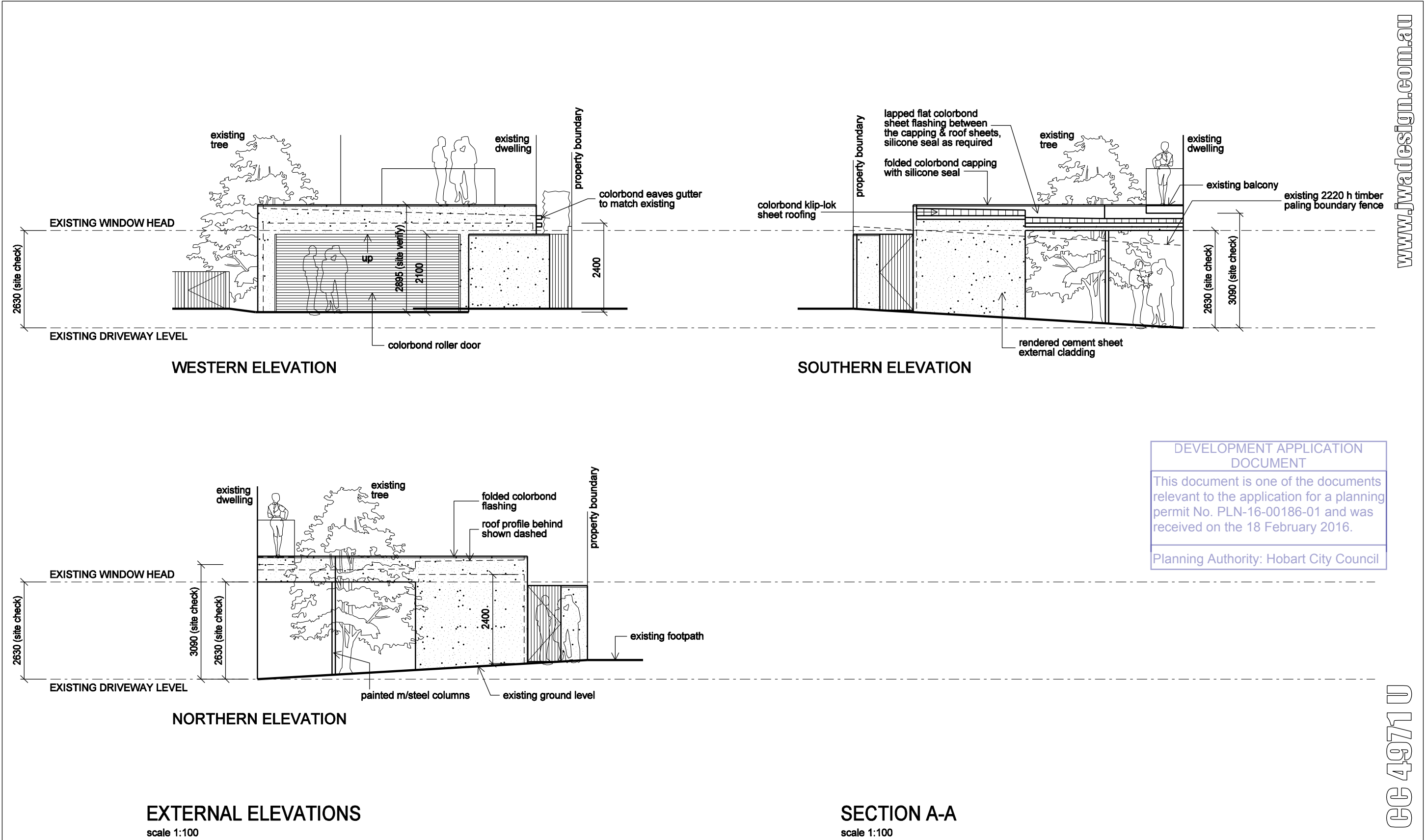
PROJECT ADDRESS:
2 Greenlands Avenue, Sandy Bay Tasmania

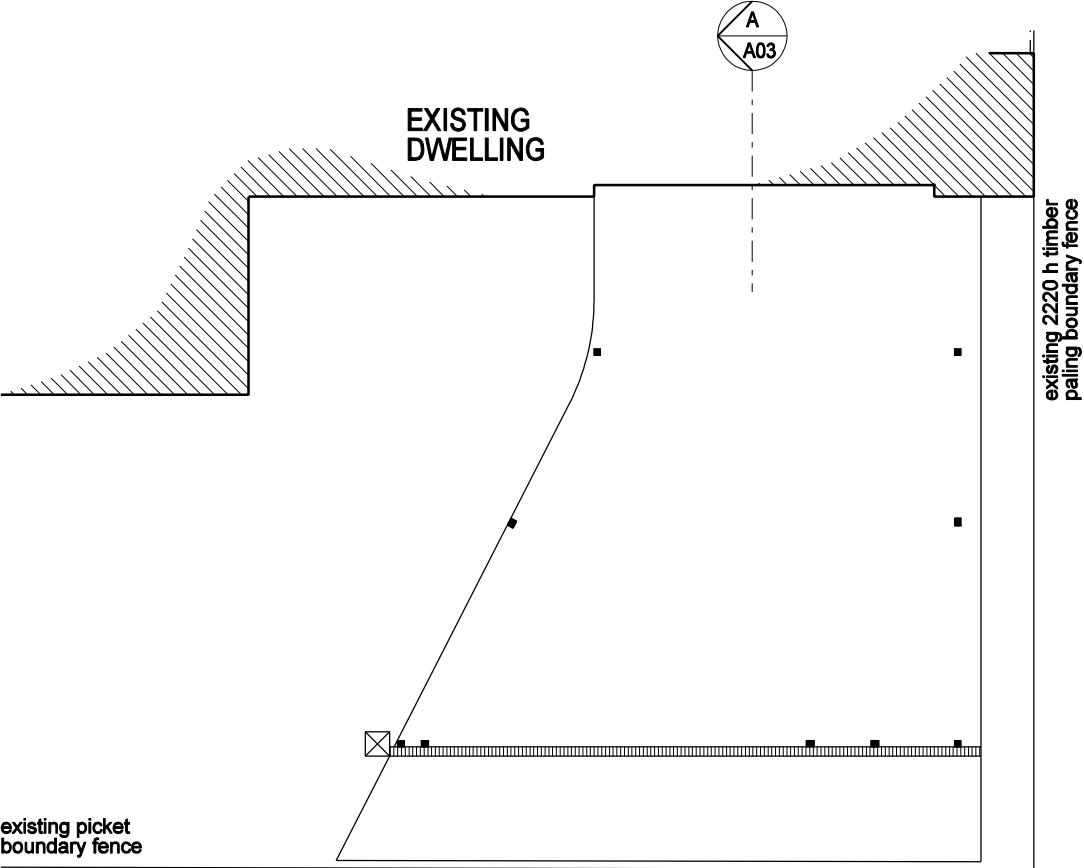
DATE:
Jan 2016

DRAWING NUMBER:

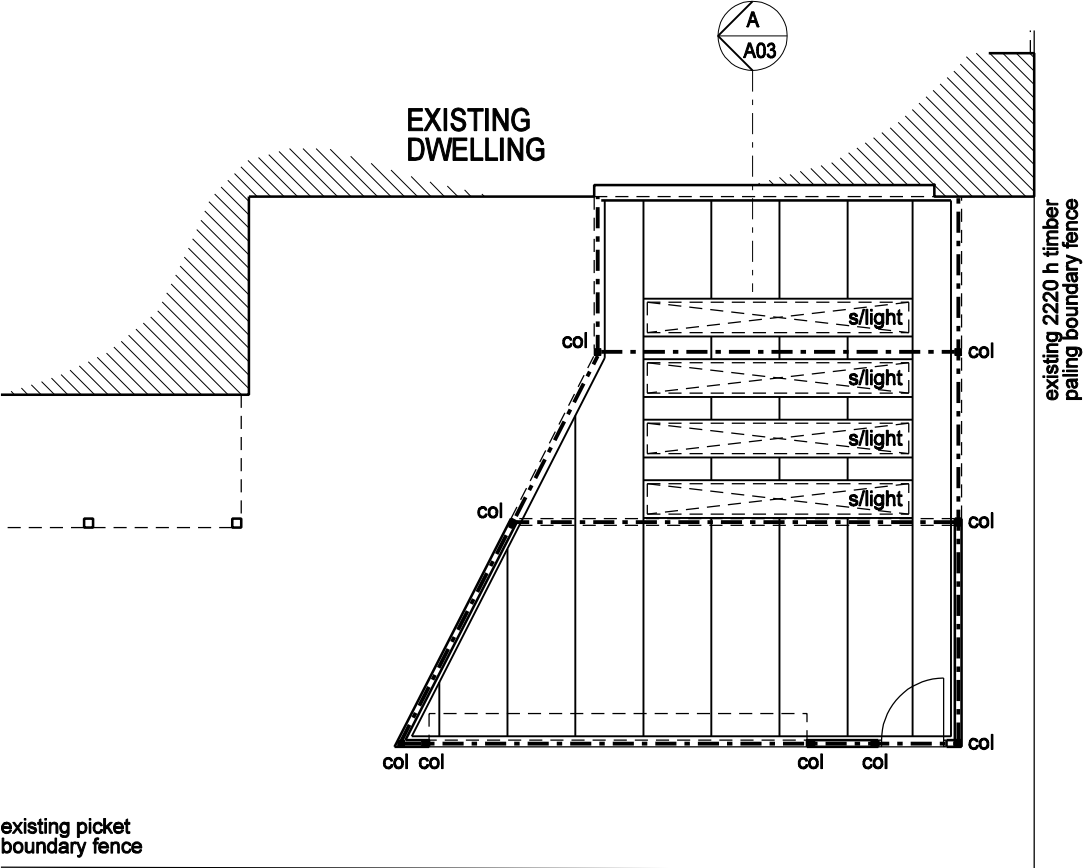
A02

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FOOTINGS PLAN
scale 1:100



STRUCTURAL FRAMING / WIND BRACING PLAN
scale 1:100

DEVELOPMENT APPLICATION
DOCUMENT

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Planning Authority: Hobart City Council

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DRAWING: Footings Plan & Structural Framing / Wind Bracing Plan		
CLIENT: Kjell Brennemo & Rachel Rickards	DRAWN: JW	DRAWING NUMBER: A04
PROJECT ADDRESS: 2 Greenlands Avenue, Sandy Bay Tasmania	DATE: Jan 2016	

NOTE:
EXACT SEWER & STORMWATER CONNECTION POINTS TO BE SITE CONFIRMED BY BOTH THE BUILDER & LOCAL AUTHORITY. PROVIDE ADEQUATE AMOUNT OF IO'S TO STORMWATER & SEWERAGE LINES. ALL PLUMBING WORK SHALL BE IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS & HEALTH REGULATIONS. CONNECT 90 DIA. UPVC DOWNPIPES INTO 90 DIA. UPVC STORMWATER LINES U.N.O. CONNECT ALL BATHING / WASHING & WASTE FACILITIES INTO 100 DIA. UPVC SEWER PIPE & CONNECT TO COUNCIL LOT CONNECTION.

ROOF:
GUTTER CROSS SECTION TO AS 2018 - 1986. ROOF CLADDING PERFORMANCE TO AS 1561 - 1. GUTTERS, DOWNPIPES & FLASHINGS TO CONFORM WITH AS / NZS 2179 - 1 FOR METAL. GUTTER SIZING TO RAINFALL INTENSITIES FOR OVERFLOW RISK - ONCE IN 20 YEARS. INTERNAL BOX GUTTERS TO OVERFLOW RISK OF ONCE IN 100 YEARS. INTERNAL BOX GUTTERS TO FALL MIN. 1:100 TO OUTLETS. MIN. WIDTH OF GUTTERS 300 mm. INSTALL MIN. 30 DIA. OVERFLOW POPS TO RAINHEADS.

IMPORTANT NOTICE TO ATTENTION OF OWNER
THE OWNERS ATTENTION IS DRAWN TO THE FACT THAT FOUNDATIONS & ASSOCIATED DRAINAGE IN ALL SITES REQUIRES CONTINUING MAINTENANCE TO ASSIST FOOTING PERFORMANCE. ADVICE FOR FOUNDATION MAINTENANCE IS CONTAINED IN THE CSIRO BUILDING TECHNOLOGY FILE 18 & IT IS THE OWNERS RESPONSIBILITY TO MAINTAIN THE SITE IN ACCORDANCE WITH THIS DOCUMENT.

HOT & COLD WATER SIZING: (CU SIZES)

20 mm MAIN LINES
15 mm BRANCH LINES
PROVIDE HOT WATER REGULATOR TO DELIVER MAX. 50 DEG C AT OUTLETS.
H.W.C TO BE SITED ON GALVANISED TRAY WITH OVERFLOW DISCHARGE PIPE TO OUTSIDE OF BUILDING.

WASTE PIPE SIZING:

90 mm UPVC STORMWATER U.N.O
100 mm UPVC SEWERAGE U.N.O

DRAINAGE LEGEND:		
1	kitchen sink	50 dia. upvc
2	bath	50 dia. upvc
3	vanity basin	40 dia. upvc
4	floor waste	50 dia. upvc
5	shower	50 dia. upvc
6	water closet (wc)	100 dia. upvc
7	laundry trough	50 dia. upvc
8	hand basin	40 dia. upvc
uv	upstream vent	
org	overflow relief gully (150 min. below FFL)	
rwp	rainwater pipe	90 dia. upvc

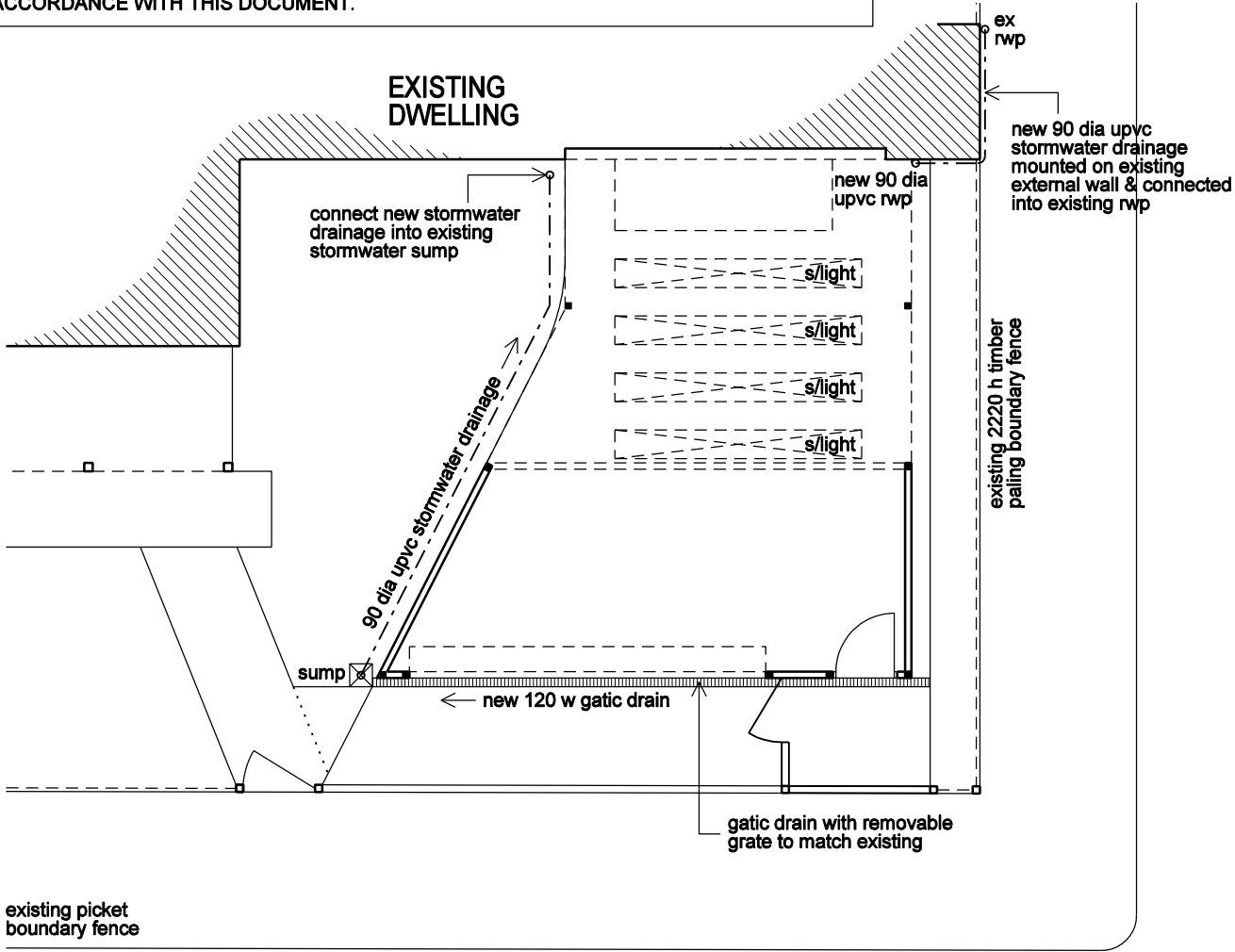
NOTE:
Drainage design shown is indicative only. Plumber is to verify most efficient drainage design & layout on site & ensure that sufficient slip & expansion joints are used in accordance with the soil classification.

DEVELOPMENT APPLICATION DOCUMENT

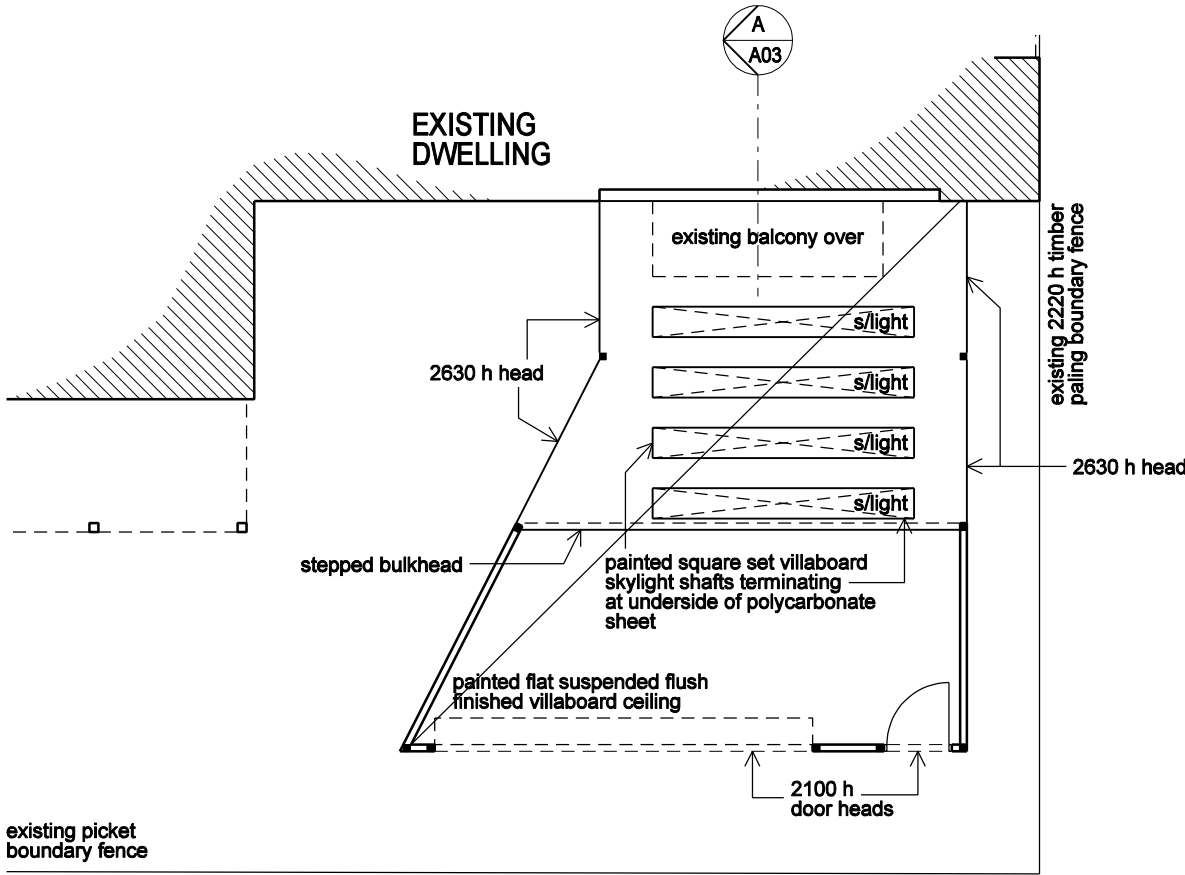
This document is one of the documents relevant to the application for a planning permit No. PLN-16-00186-01 and was received on the 18 February 2016.

Planning Authority: Hobart City Council

www.jwadesign.com.au



DRAINAGE PLAN
scale 1:100



REFLECTED CEILING PLAN
scale 1:100

CC 49710

John Weston
Architectural Design
Level. 2, 121 Macquarie Street
Hobart 7000 Tasmania
P: 0427 040 343
E: johnwestonarchitecturaldesign@gmail.com

DRAWING: Drainage Plan & Reflected Ceiling Plan		
CLIENT: Kjell Brennemo & Rachel Rickards	DRAWN: JW	DRAWING NUMBER: A05
PROJECT ADDRESS: 2 Greenlands Avenue, Sandy Bay Tasmania	DATE: Jan 2016	

Copyright 2016

Nichols, Kelly

From: Lang, Deanne
Sent: Wednesday, 9 March 2016 10:40 AM
To: rfi-information
Subject: FW: Planning Application: 2 Greenlands Avenue, Sandy Bay - PLN16-00186

Hi Jacqui

Could you please save this in attachments for the above application. Please mark it today's date

Thanks

De

Deanne Lang | Development Appraisal Planner | City Planning
6238 2990

DEVELOPMENT APPLICATION DOCUMENT
This document is one of the documents relevant to the application for a planning permit No. PLN-16-00186-01 and was received on the 09/03/2016.
Planning Authority: Hobart City Council

-----Original Message-----

From: John Weston [<mailto:johnwestonarchitecturaldesign@gmail.com>]
Sent: Tuesday, 8 March 2016 3:22 PM
To: Lang, Deanne
Subject: Planning Application: 2 Greenlands Avenue, Sandy Bay

Hi Deane

I just received your letter for extra information regarding the planning application for the above mentioned address.

Firstly, no, there will not be any vehicle gates.

The proposed rendering (fence facing Greenlands Avenue) will be to match the existing colour and texture (a creamy colour).

The paling fence extension will be to match the existing paling width, material and colour.

The rendered wall (south elevation) on King Street will sit behind the existing timber paling fence & existing hedge. Both the hedge & fence will remain as they currently are. This is to hide the proposed new carport development and not change the current streetscape on King Street.

If you require any further information, please contact me directly.

Cheers

John Weston
p.0427040343
www.jwadesign.com.au

6. COMMITTEE ACTING AS PLANNING AUTHORITY

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

**6.1.3 24-26 WELD ST, SOUTH HOBART - PARTIAL DEMOLITION,
EXTENSIONS, ALTERATIONS, LANDSCAPING AND NEW
BUILDING TO PRIMARY SCHOOL - PLN-15-01596-01 - FILE
REF: 5596894 & P/24-26/911**

35x's

(Committee)



APPLICATION UNDER HOBART INTERIM PLANNING SCHEME 2015

Type of Report	Committee
Committee	18 April 2016
Council	26 April 2016 (if required)
Expiry Date:	20 April 2016 (extension of time granted until 30 April 2016)
Application No:	PLN-15-01596-01
Address:	24-26 Weld St, South Hobart
Applicant:	Dunbabin Architects, 2/129 Bathurst Street, Hobart
Proposal:	Partial Demolition, Extensions, Alterations, Landscaping and New Building to Primary School
Representations:	Three (3)
Performance criteria:	Potentially Contaminated Land Code, Historic Heritage Code

1. Executive Summary

- 1.1. Planning approval is sought for partial demolition, extensions, alterations, landscaping and new building to South Hobart Primary School, including:
 - Demolition of existing toilet block
 - Construction of a single storey, four classroom learning area with covered walkway;
 - New covered outdoor learning area;
 - New covered walkway between the existing library and new classroom block;
 - Alterations and extension to the existing administration block;
 - New landscaped 'reflection garden';
 - Removal of two trees on the site's Anglesea Street frontage;
 - Construction of a new toilet block within an existing classroom block.
- 1.2. The proposal relies on performance criteria to satisfy the following standards and codes.
 - 1.2.1. Potentially contaminated land code
 - 1.2.2. Historic heritage code
- 1.3. Three representations were received within the statutory advertising period (15 March – 1 April 2016).
- 1.4. The proposal is recommended for approval subject to conditions.
- 1.5. If Committee endorses the Officer's recommendation for approval, the final decision rests with Committee. Otherwise, the proposal is required to be determined by full Council.

2. Site Detail



- 2.1. The property is located in an area which broadly consists of residential properties. However, in the immediate vicinity there is Collegiate School, a community centre/church/cafe (C3) and small factory (Samco). A number of local shops and services are located approximately 100m south along Macquarie Street.

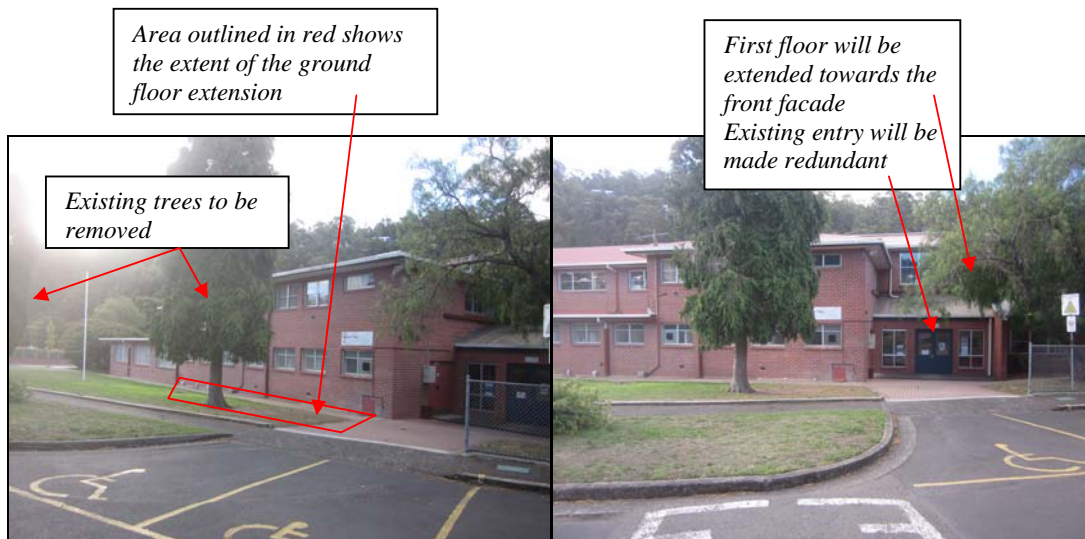
3. Proposal

- 3.1. Planning approval is sought for partial demolition, extensions, alterations, landscaping and new building to South Hobart Primary School.
- 3.2. It is proposed to partially demolish the existing administration block and construct both a ground and first floor extension to this building. Internal alterations are also proposed for this building, to improve learning, teaching and administrative staff facilities. Two existing trees which are located adjacent to this building are proposed to be removed.
- 3.3. It is also proposed to construct a new single storey building, which will consist of 4 new classrooms, dedicated teachers areas, toilets and 2 small meeting rooms. A covered deck will be attached to this building.
- 3.4. Two covered walkways are also proposed.
- 3.5. A new reflection garden will be constructed adjacent to the current parent 'pick up area'. This will be located between an existing building and the new classrooms and consist of a landscaped area and water feature/pond.

- 3.6. An existing toilet block, currently located between 2 existing buildings, will be demolished in order to construct a new covered learning/gathering space.
- 3.7. The pedestrian pathway between Weld and Anglesea Streets will be maintained.
- 3.8. The applicant has confirmed in writing that the development will not result in an increase in staff or students.
- 3.9. Nine new bike parking spaces will be provided adjacent to the Administration building.



Fig.1 showing proposed and existing buildings and associated works



Figs. 2 and 3 – extension to the existing administration building

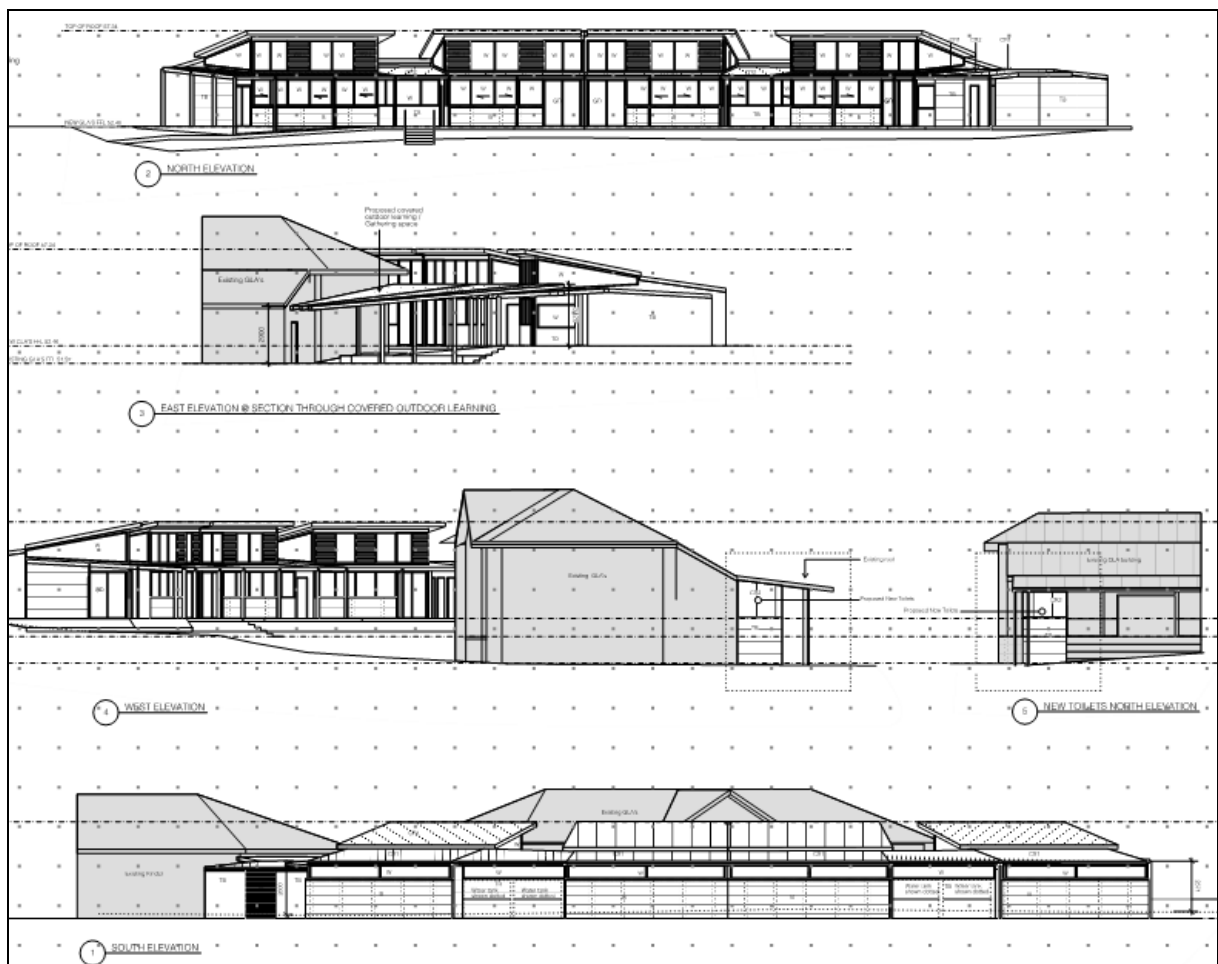


Fig. 4 – New building – containing 4 classrooms and associated teaching areas



Fig. 5 – location of new building and reflection area

4. Background

- 4.1. As no more than three objections have been received, the City Planning Committee have delegation to determine the application, provided the Committee's decision is consistent with the officer recommendation to approve the proposal. If the City Planning Committee resolve to refuse the application, the proposal must be determined by full Council.

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"> We support the proposal provided that the existing tree is retained adjacent to the Weld Street entrance. This tree is important because of its streetscape significance and is also much loved by the students.
<ul style="list-style-type: none"> We are concerned that during the construction period that the building will block access to the rear of our property (via gates from McKenzie Street). Subject to our rear access not being impeded during construction we have no objection to the proposal.
<ul style="list-style-type: none"> The address is incorrect. The plans show the a major part of the building work is the Administration building which is at 59 Anglesea Street not 24-26 Weld Street (which is occupied by Lady Gowrie).
<ul style="list-style-type: none"> On the first application relating to the 'reflection garden' currently used as a Kindergarten play area says "...outdoor power to allow for music etc.." Our house is directly opposite this area and we are "currently subjected to 10 hours daily, 5 days a week, of screaming and crying from the children at the Lady Gowrie Child Care Centre. Does this mean that we can look forward to loud music being added to this" ?
<ul style="list-style-type: none"> Will the current access along McKenzie Street from Weld Street to Anglesea Street (school car park) still be available for foot traffic as it is now?

- | |
|---|
| <ul style="list-style-type: none"> • The problem of school and child care traffic is a major concern to residents of Weld Street, particularly between 8.-9.30 am and 2.30 – 3.30pm each day. The resultant traffic, turning and parking at this time blocks other cars from turning to go back up the street. The Hobart City Council parking officer rarely comes into the street at this time of day. Householders are regularly abused when we ask parents not to park over our driveways. |
| <ul style="list-style-type: none"> • Car parking spaces for the school at the Anglesea Street end of McKenzie Street may be sufficient for school staff, but Lady Gowrie staff are only allocated 2 spaces, one of which has a large container containing school storage on it. |
| <ul style="list-style-type: none"> • With the extra space being provided by the new proposed building works, does this mean an increase of students and an increase of staff. All of this means an increase of traffic in Weld Street. |
| <ul style="list-style-type: none"> • While the building work is being done, the heavy machinery will probably take up much of the current school car park, meaning the 30 or so cars who usually park there will need to find alternative parking spaces. “Once again, Weld Street will be the target as there is only timed parking in Anglesea Street. So more fights and abuse to look forward to” In addition, tradesman working on the project will need to park their cars and trucks close by. |
| <ul style="list-style-type: none"> • It is acknowledged that the representation concerns the (existing and proposed) car parking problem from the school and child care. It is no use ignoring it or saying “it won’t make much difference – you’ll hardly notice it” which was what I was told when I made objections to the Lady Gowrie proposed child care centre 10 years ago. I’m sorry, but I was right and Hobart City Council and the Education Department were wrong. We DO notice it and it will only get worse if the school is allowed to increase in size now and in the future.” |

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 Inner Residential Zone of the *Hobart Interim Planning Scheme 2015*.
- 6.2. The development is to extend the existing primary school.

6.3. The proposal has been assessed against:

- 6.3.1. Part D-10 Inner residential zone
- 6.3.2. E6.0 Parking and access code
- 6.3.3. E.2.0 Potentially Contained Land Code
- 6.3.4. E7.0 Stormwater management code
- 6.3.5. E13.0 Historic heritage code

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

- 6.4.1. Heritage – Part E
- 6.4.2. Potentially Contaminated Land – Part E

6.5. Each performance criterion is dealt with separately below.

6.6. Code E2.0 – Potentially Contaminated Land Code

6.6.1 The subject site is adjacent to a contaminated site at 441 Macquarie Street and is subject to the potentially contaminated land code under Clause E2.2 of the *Hobart Interim Planning Scheme 2015*.

6.6.2 There is no acceptable solution for excavation that is subject to assessment under the code.

6.6.3 The relevant performance criterion is E2.6.2 P1, which states:

Excavation does not adversely impact on health and the environment, having regard to:

(a) an environmental site assessment that demonstrates there is no evidence the land is contaminated; or

(b) a plan to manage contamination and associated risk to human health and the environment that includes:

(i) an environmental site assessment;

(ii) any specific remediation and protection measures required to be implemented before excavation commences; and

(iii) a statement that the excavation does not adversely impact on human health or the environment

6.6.4 The application was referred to the Council's Environmental Health Officer for assessment. An Environmental Site Assessment was not submitted with the application. A condition has been imposed requiring the submission of an assessment undertaken by a suitably qualified person prior to the commencement of building works, including the demolition of the existing building.

6.6.5 Subject to the recommended condition, the proposal complies with the performance criterion.

6.7 Code E: 13.0 – Historic Heritage Code

- 6.8.1 It is proposed to undertake partial demolition, alterations and extensions to South Hobart Primary School.
- 6.8.2 The property is heritage listed under Table 13.1 of *Hobart Interim Planning Scheme 2015*. The application was consequently referred to the Council's Cultural Heritage Officer, who provided the following assessment:



- i) Front of School from McKenzie Street ii) Viewed from grounds.

Planning permission is sought for a new single storey building with raised highlight windows, a number of internal and external alterations to existing school buildings along with additional minor landscaping works.

The development application relates to South Hobart Primary School, a collection of purpose built buildings ranging from inter war to late 20th Century for public educational use constructed in brick. The site has evolved over a period of time, but it is considered that the primary cultural significance relates to the earliest building on the site which dates from the inter war period. The site is Heritage Listed under the Hobart Interim Planning Scheme 2015.

The proposed new building would be constructed in a curved formation forming an open sided courtyard with the older building. Single storey with raised roof, it would be set back from the older part of the school and would be visible solely from the McKenzie Street elevation.

Save for some small alterations to a toilet facility, all of the remaining proposed works relate to the modern elements of the site. The proposed are considered relatively minor, as are the proposed works of landscaping. As such, it is considered that the proposals would have little to no impact upon the wider cultural or architectural importance of the site.

As such, the proposal is considered acceptable within the heritage provisions of the planning scheme.

- 6.8.3 The proposal complies with the performance criterion.

7 Discussion

- 7.1 Planning approval is sought for partial demolition, extensions, alterations, landscaping and a new building to South Hobart Primary School.
- 7.2 The proposal is discretionary in terms of being adjacent to a potentially contaminated site and heritage.
- 7.3 The application was advertised in accordance with s. 57 of *Land Use Planning and Approvals Act 1993*. Three representations were received, two primarily in support of the application, provided that a tree on the Weld Street frontage was retained and that access to the rear of a neighbouring property was not impeded during the construction period. The third representation concentrated on existing and potential parking problems. Parking is not a discretion in relation to this application.
- 7.4 The application was referred to the Council's Development Engineer, Cultural Heritage Officer, Road and Environmental Engineering Unit and Environmental Health Unit, all of whom support the application subject to appropriate conditions and advice. These are recommended below.
- 7.5 The proposal meets the relevant performance criteria under the *Hobart Interim Planning Scheme 2015* and is recommended for approval subject to conditions.

8 Conclusion

- 8.1 The proposed partial demolition, extensions, alterations, landscaping and new building at 24-26 Weld Street satisfies the relevant provisions 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 partial demolition, extensions, alterations, landscaping and new building to primary school at 24-26 Weld Street, South 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-15-01596-01 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 2016/00155- HCC dated 11 February 2016 as attached to the permit.**

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.

ENV17 A contamination environmental site assessment report, and any associated contamination management plan recommended by that report, must be submitted to the Council prior to commencement of any works or development, including building work and demolition of existing buildings.

The contamination environmental site assessment report must:

- a. be prepared by a suitably qualified and experienced person in accordance with the procedures and practices detailed in the National Environment Protection (Assessment of Site Contamination) Measure 1999 (NEPM);**
- b. Indicate whether the site is suitable for the proposed use/development and whether the development poses a risk to human health or the environment (either with or without implementation of a specific contamination management plan).**

If the contamination environmental site assessment report concludes that remediation and/or management is necessary to ensure the site is suitable for the proposed use/development and will not adversely impact upon human health or the environment, a contamination management plan must be submitted to the Council prior to commencement of any works or development, including building work and demolition of existing buildings.

Any contamination management plan must:

- a. be prepared by a suitably qualified and experienced person in accordance with the procedures and practices detailed in the NEPM;
- b. include any specific remediation or management measures required to ensure the site is suitable for the proposed use/development and will not adversely impact upon human health or the environment; and
- c. *include a statement that, subject to implementation of the requirements of the contamination management plan, the land will be suitable for the approved use and the development will not adversely impact upon human health or the environment.*

The use and development must be undertaken in accordance with any contamination management plan.

Reason for condition

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

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.

ENGsw3 The proposed building including foundations and overhangs must be designed to ensure the protection and access to the Council's stormwater main.

A detailed design must be submitted and approved prior to construction. The detailed design must:

- a) Demonstrate how the design will ensure the protection and provide access to the Council's stormwater main. (see advice section)**

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

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

Reason for condition

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

ENGsw8 The new stormwater main must be designed and constructed prior to the commencement of the use.

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

- a) Be certified by a qualified and experienced civil engineer;**
- b) Include a plan and long-section of the proposed stormwater main;**

- c) **Include 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**
- d) **Include a construction programme 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 have been approved the Council will issue a condition endorsement (see general advice on how to obtain condition endorsement)

Please note that once the condition endorsement has been issued you will need to contact the Council's City Infrastructure Unit to obtain a permit to construct public infrastructure.

Advice: An in-pipe CCTV inspection of the Council's infrastructure to be abandoned must be undertaken at the developers cost, to locate and identify all connections. As soon as the stormwater diversion is completed, private drainage of all affected third-party properties to the diverted main must be reconnected in accordance with the Plumbing Regulations, at the developer's cost.

Reason for condition

To ensure the Council's hydraulic infrastructure meets acceptable standards.

ENGtr2 A construction traffic and parking management plan must be implemented prior to the commencement of work on the site (including demolition).

The construction traffic (including cars, public transport vehicles, service vehicles, pedestrians and cyclists) and parking management plan must be submitted and approved, prior to commencement of work.

The construction traffic and parking management plan must:

- a) **Be prepared by a suitably qualified person;**
- b) **Develop a communications plan to advise the wider community of the traffic and parking impacts during construction;**

- c) **Include start date and finish dates of various stages of works.**
- d) **Include times that trucks and other traffic associated with the works will be allowed to operate;**
- e) **Nominate a superintendant or like to advise the Council of the progress of works in relation to the traffic and parking management with regular meetings during the works.**

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

Advice: Once the construction traffic and parking 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 ensure the safety of vehicles entering and leaving the development and the safety and access around the development site for the general public and adjacent businesses.

ENGrs 1 The use of McKenzie Street for construction traffic is subject to a legal agreement between the Council and the developer or construction company prior to the use of McKenzie Street for construction traffic.

Before an agreement can be prepared the applicant must supply:

- a) **An approved construction management plan;**
- b) **Dial before you dig drawings of McKenzie Street;**
- c) **Consent from relevant third party infrastructure providers for the use of McKenzie Street;**
- d) **A photographic survey of McKenzie Street; and**
- e) **A safe work method statement for the use of McKenzie Street for construction traffic, including mitigation and remediation of damage during and upon completion of works.**

Advice: Once the legal agreement has been signed by both parties, the Council will issue a condition endorsement (see general advice on how to obtain condition endorsement)

Reason for condition

To ensure that use of McKenzie Street is in accordance with the Council requirements.

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
- Occupational license for use of Hobart City Council highway reservation in accordance with conditions to be established by the Council.
- 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)

Waste Management Regulations – Site Contamination

Contaminated soil and water are likely to be 'controlled wastes' under the *Environmental Management and Pollution Control (Waste Management) Regulations 2010*. Any 'controlled waste' must be managed, transported and disposed of in accordance with the Regulations. Advice regarding the regulations should be sought from EPA Division of the Department of Primary Industries, Parks, Water and Environment. Information regarding requirements under the Regulations for the disposal of contaminated soil can be found in the EPA Information Bulletin 105 Classification and Management of Contaminated Soil for Disposal.



(Deanne Lang)

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: 6 April 2016

Attachment(s) Attachment A – Documents and Drawings List
Attachment B – TasWater form Reference No.TWDA-2016/00155-HCC
Attachment C – Documents and Drawings

Attachment A**Documents and Drawings that comprise
Planning Application Number - PLN-15-01596-01****DEVELOPMENT ADDRESS: 24-26 Weld St, SOUTH HOBART****LIST OF DOCUMENTATION:**

Description	Drawing Number/Revision/Author/Date, Report Author/Date, Etc	Date of Lodgement to Council
Application Form		23 December 2015 and 4 February 2016
Title	Lot 1 on Plan 204867 Lot 1 on Plan 205274 Lot 8 on Plan 96053 Lot1 on Plan151668	23 December 2015 and 11 February 2016
Reflection Garden Plan		23 December 2015
Additional information re: staff and student numbers; Design of new classroom; location of services		4 February 2016
Site Plan	Drawing No:100-C Drawn by: MB:Dunbabin Architects Date of Drawing:	15 February 2016
Administration/Learning areas – existing conditions	Drawing No:101 Drawn by: MB:Dunbabin Architects Date of Drawing: December 2015	23 December 2015
Floor Plan – new general learning areas	Drawing No:102-A Drawn by: MB:Dunbabin Architects Date of Drawing: December 2015	15 February 2016
Administration/learning areas – ground floor plan	Drawing No:103 Drawn by: MB:Dunbabin Architects Date of Drawing: December 2015	23 December 2015
Administration/learning areas- first floor plan	Drawing No:104 Drawn by: MB:Dunbabin Architects Date of Drawing: December 2015	23 December 2015

New General Learning Areas - elevations	Drawing No:200 Drawn by: MB:Dunbabin Architects Date of Drawing: December 2015	23 December 2015
Administration/learning areas – redeveloped elevations	Drawing No:201 Drawn by: MB:Dunbabin Architects Date of Drawing: December 2015	23 December 2016
Plumbing Details – drawing index and notes	Project No:15.0322 Drawing No:H001 Revision No:P Drawn by:D Hayers Date of Drawing: 12 February 2016	15 February 2016
Hobart City Council stormwater diversion details	Project No:15.0322 Drawing No:H104 Revision No:P Drawn by:D Hayers Date of Drawing: 12 February 2016	15 February 2016

Submission to Planning Authority Notice

Council Planning Permit No.	PLN-15-01596	Council notice date	10/02/2016
TasWater details			
TasWater Reference No.	TWDA 2016/00155-HCC	Date of response	11/02/2016
TasWater Contact	David Boyle	Phone No.	03) 6345 6323
Response issued to			
Council name	HOBART CITY COUNCIL		
Contact details	hcc@hobartcity.com.au		
Development details			
Address	24-26 WELD ST, SOUTH HOBART	Property ID (PID)	5596894
Description of development	Alterations and additions to existing Primary School		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Dunbabin Architects	1516 – DD 100-A		20/01/2016
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 connection / sewerage system and connection for this school 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 boundary backflow prevention device and water meter must be installed to the satisfaction of TasWater. <p>TRADE WASTE</p> <ol style="list-style-type: none"> 4. Prior to the commencement of operation the developer/property owner must obtain Consent to discharge Trade Waste from TasWater. 5. The developer must install appropriately sized and suitable pre-treatment devices prior to gaining Consent to discharge. 6. The Developer/property owner must comply with all TasWater conditions prescribed in the Trade Waste Consent 			



56W CONSENT

7. 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 two metres of TasWater infrastructure.
8. 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

9. The applicant or landowner as the case may be, must pay a development assessment and Consent to Register a Legal Document fee to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date they are paid to TasWater. Payment is required within 30 days from the date of the invoice as follows:
 - 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.

TRADE WASTE

- A. Prior to any Building and/or Plumbing work being undertaken, the applicant will need to make an application to TasWater for a Certificate of Certifiable Work (Building and/or Plumbing). The Certificate of Certifiable Work (Building and/or Plumbing) must accompany all documentation submitted to Council. Documentation must include a floor and site plan with:
 - Location of all pre-treatment devices
 - Schematic drawings and specification (including the size and type) of any proposed pre-treatment device and drainage design; and
 - Location of an accessible sampling point in accordance with the TasWater Trade Waste Flow Meter and Sampling Specifications for sampling discharge.



- B. At the time of submitting the Certificate of Certifiable Work (Building and/or Plumbing) a Trade Waste Application together with the General Supplement form is also required.
- C. If the nature of the business changes or the business is sold, TasWater is required to be informed in order to review the pre-treatment assessment.

The application forms are available at <http://www.taswater.com.au/Customers/Liquid-Trade-Waste/Commercial>.

Further information regarding Trade Waste can be found at www.taswater.com.au

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



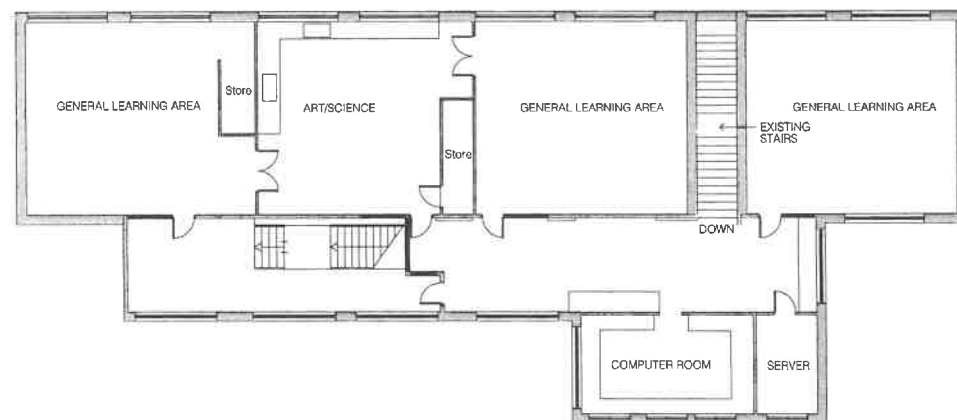
DUNBABIN
ARCHITECTS



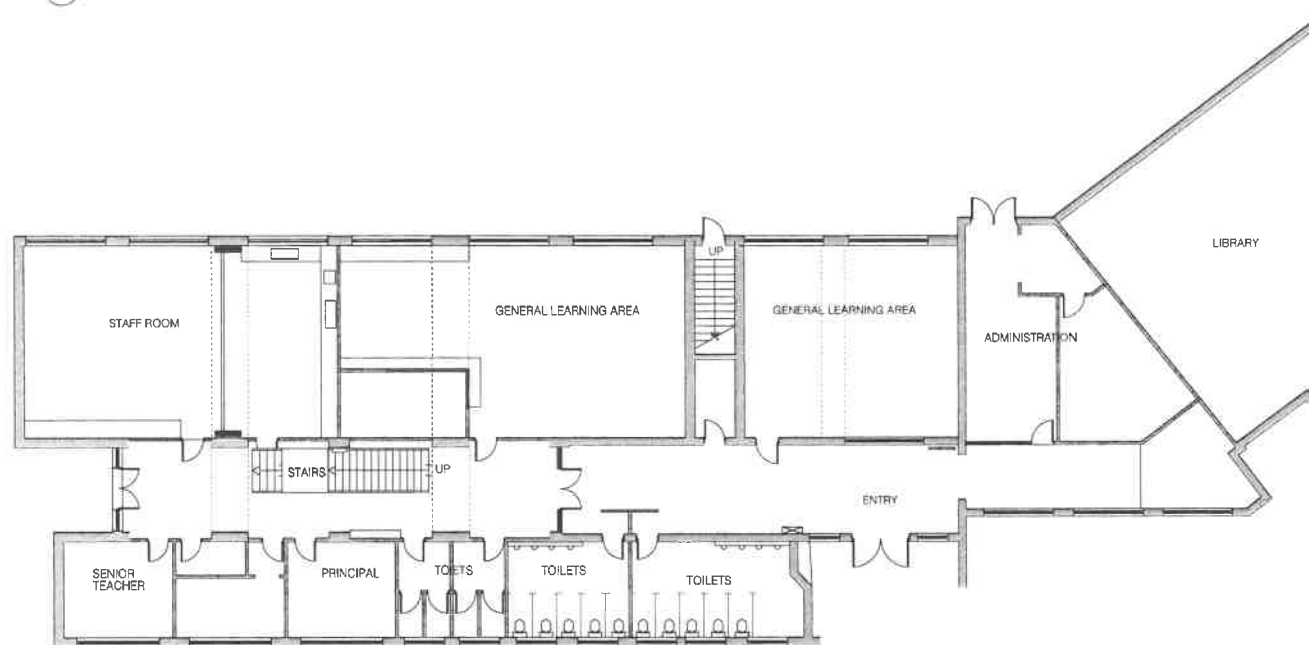
Redevelopment
South Hobart Primary School
59 Angelsea St
South Hobart 7004

December 2015
MB
1:250 @ A1
15/2/16

100-C



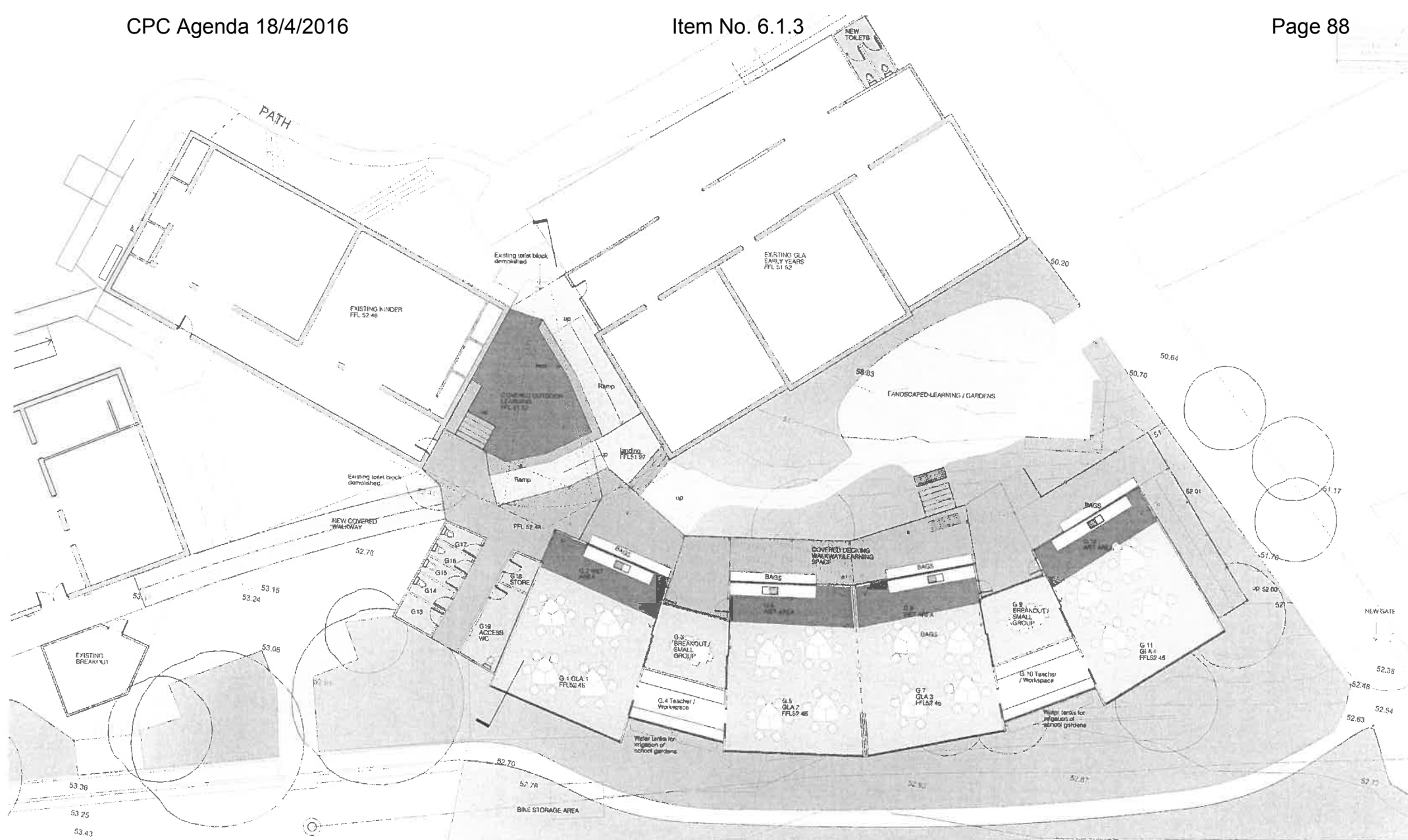
2 FIRST FLOOR PLAN



1 GROUND FLOOR PLAN



ADMINISTRATION / LEARNING AREAS EXISTING CONDITIONS



NEW GENERAL LEARNING AREAS FLOOR PLAN

DUNBABIN
ARCHITECTS

J. L. G. & J. M. T.



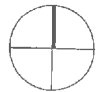
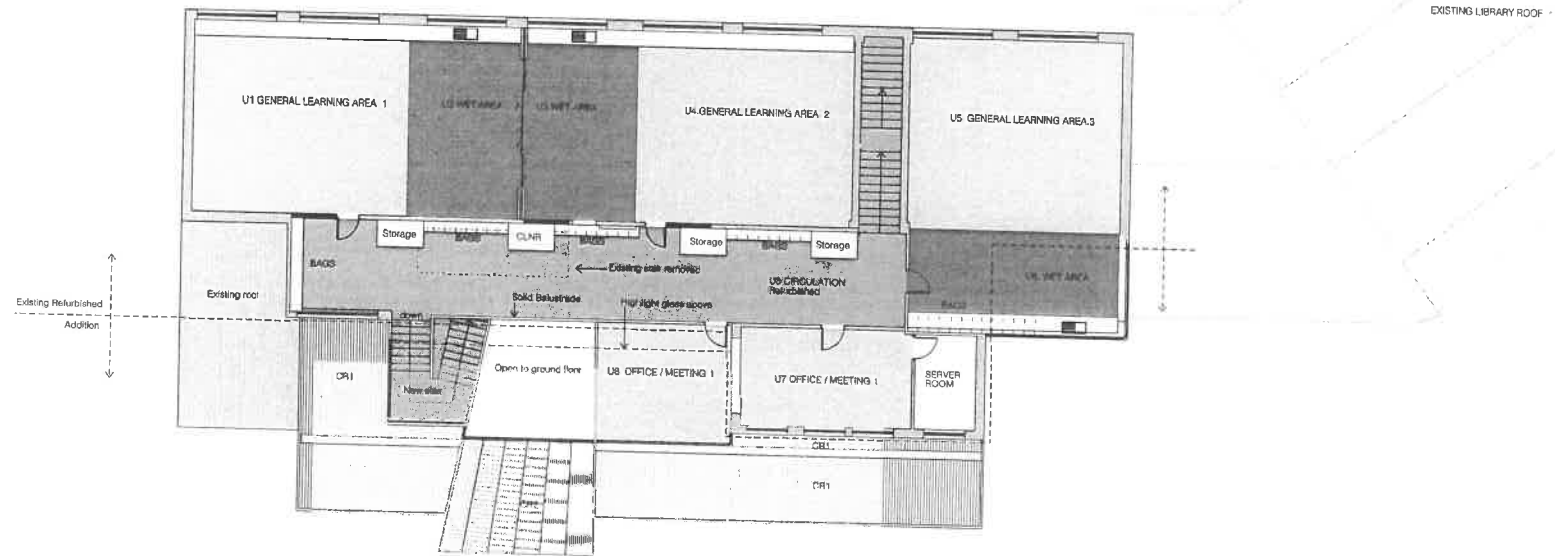
No	Date	Revision
A	20.1.16	Gl A Building location revised to suit existing sewer and bank

Redevelopment
South Hobart Primary School
59 Angelsea St
South Hobart 7004

December 2015
MB
1:100 @ A1
20/1/16

102-A





ADMINISTRATION / LEARNING AREAS FIRST FLOOR PLAN

DUNBABIN
ARCHITECTS

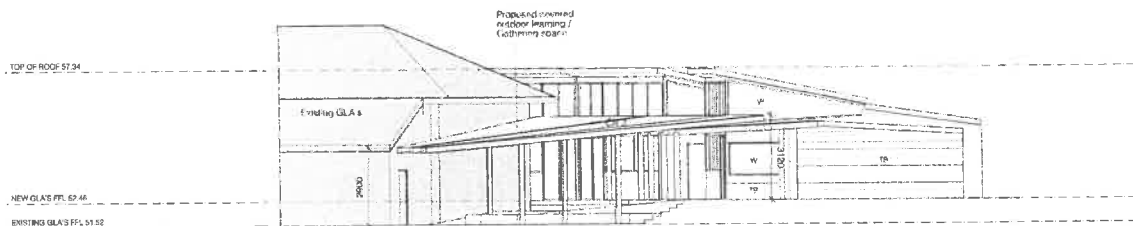
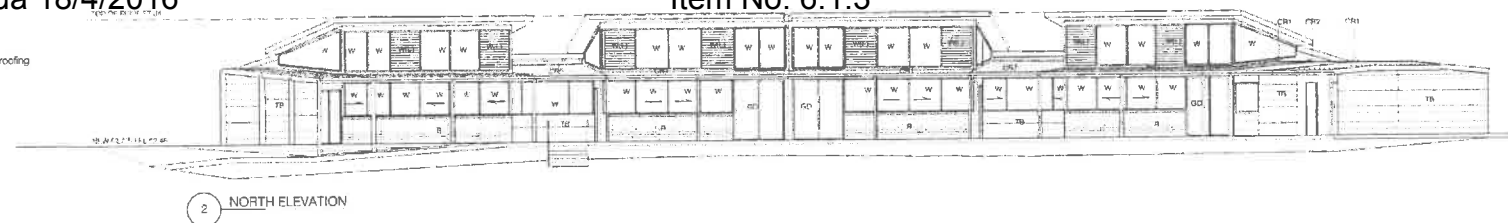


Redevelopment
South Hobart Primary School
59 Angelsea St
South Hobart 7004

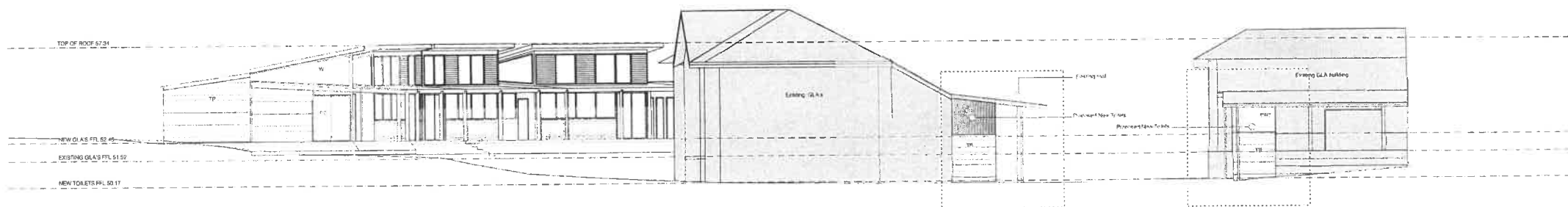
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KEY

EB	Existing brick colour red
EW	Existing window
ED	Existing Door
CP	Timber/steel framed canopies with translucent roofing
W	Window glazing powdercoat frames
WL	Louvered windows
GD	Glazed doors
B	Brick
CC1	Plastered cladding prefinished expressed joints
CC2	Plastered cladding prefinished expressed joints
TS	Timber Screens
VR	Verandah steel fascias and posts galv. finish
CS	Out door storage unit (bags)
ER	Existing roofing
CR	Colorbond roofing
CR2	Translucent roofing
TS	Timber Screen

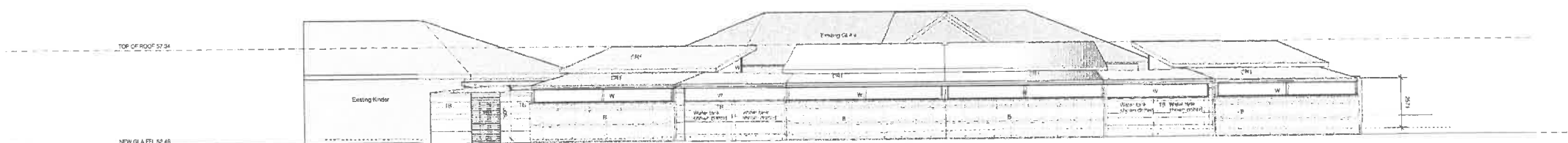


3 EAST ELEVATION & SECTION THROUGH COVERED OUTDOOR LEARNING



4 WEST ELEVATION

5 NEW TOILETS NORTH ELEVATION



1 SOUTH ELEVATION

NEW GENERAL LEARNING AREAS
ELEVATIONS

DUNBABIN
ARCHITECTS



Redevelopment
South Hobart Primary School
59 Angelsea St
South Hobart 7004

Date: December 2015
Drawn by: MB
Scale: 1:100 @ A1
Printed: 23/12/15

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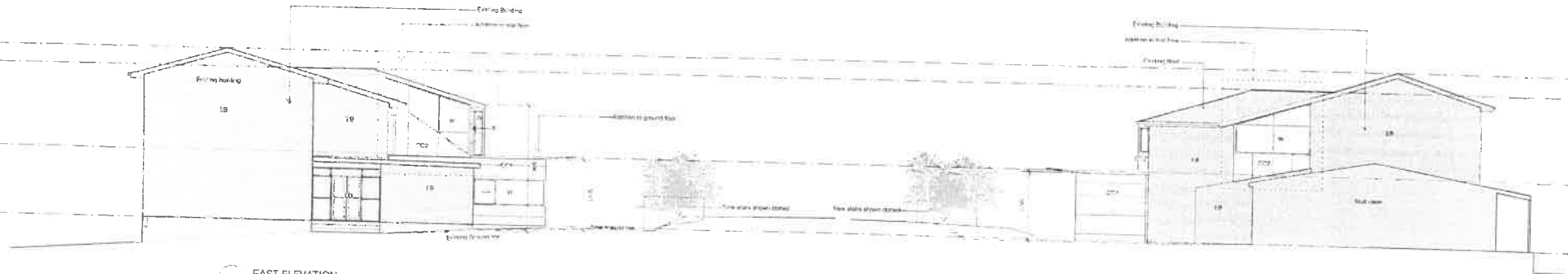
KEY	Existing roof colour
ER	Existing roof
EW	Existing window
ED	Existing door
CP	Timber/steel framed canopies with translucent roofing
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WL	Lowset windows
GD	Glazed doors
B	Brick
CC1	Panelled cladding prefinished expressed joints
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TB	Timber Boards
VR	Verandah steel fascia and posts galv. finish
OS	Out door storage unit (bags)
ER	Existing roofing
CR	Colorbond roofing
CR2	Translucent roofing
TS	Timber Screen

EXISTING RIDGE HEIGHT 61.30

EXISTING RIDGE HEIGHT 60.67

UPPER LEVEL GLASS FFL 56.56

EXISTING ADMINISTRATION FFL 53.39



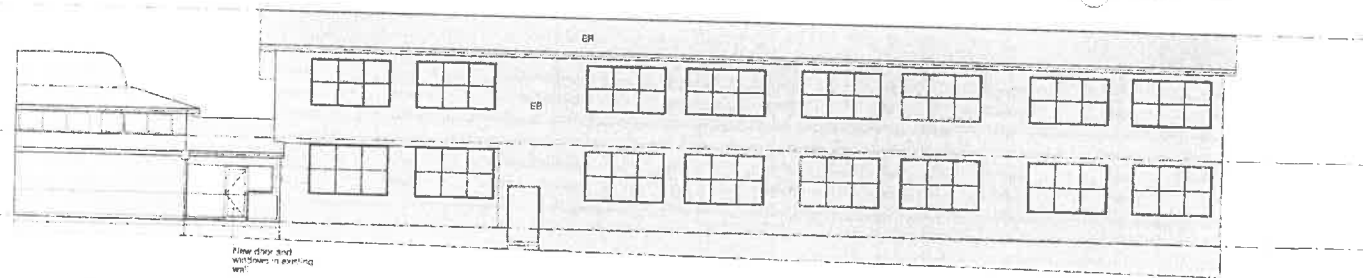
3 EAST ELEVATION

4 WEST ELEVATION

EXISTING RIDGE HEIGHT 61.30

UPPER LEVEL GLASS FFL 56.56

EXISTING ADMINISTRATION FFL 53.39

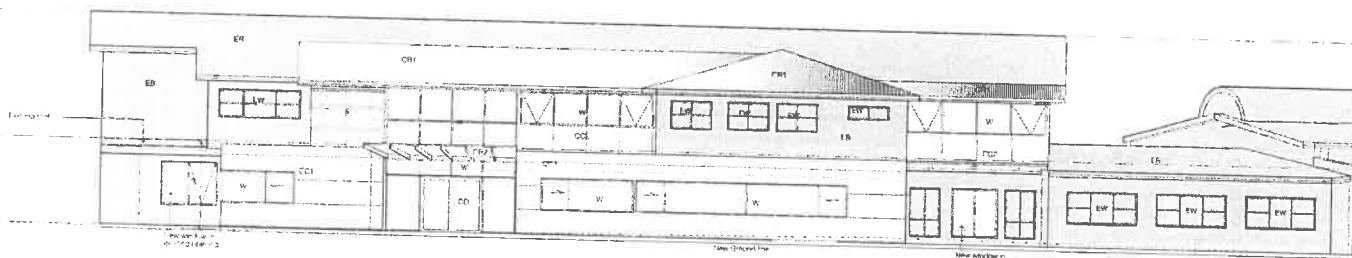


2 NORTH ELEVATION

EXISTING RIDGE HEIGHT 61.30

UPPER LEVEL GLASS FFL 56.56

EXISTING ADMINISTRATION FFL 53.39



1 SOUTH ELEVATION

ADMINISTRATION / LEARNING AREAS REDEVELOPED ELEVATIONS

DUNBABIN
ARCHITECTS



Redevelopment
South Hobart Primary School
59 Anglesea St
South Hobart 7004

Date: December 2015
Drawn by: MB
Scale: 1:100 @ A1
Printed: 23/12/15

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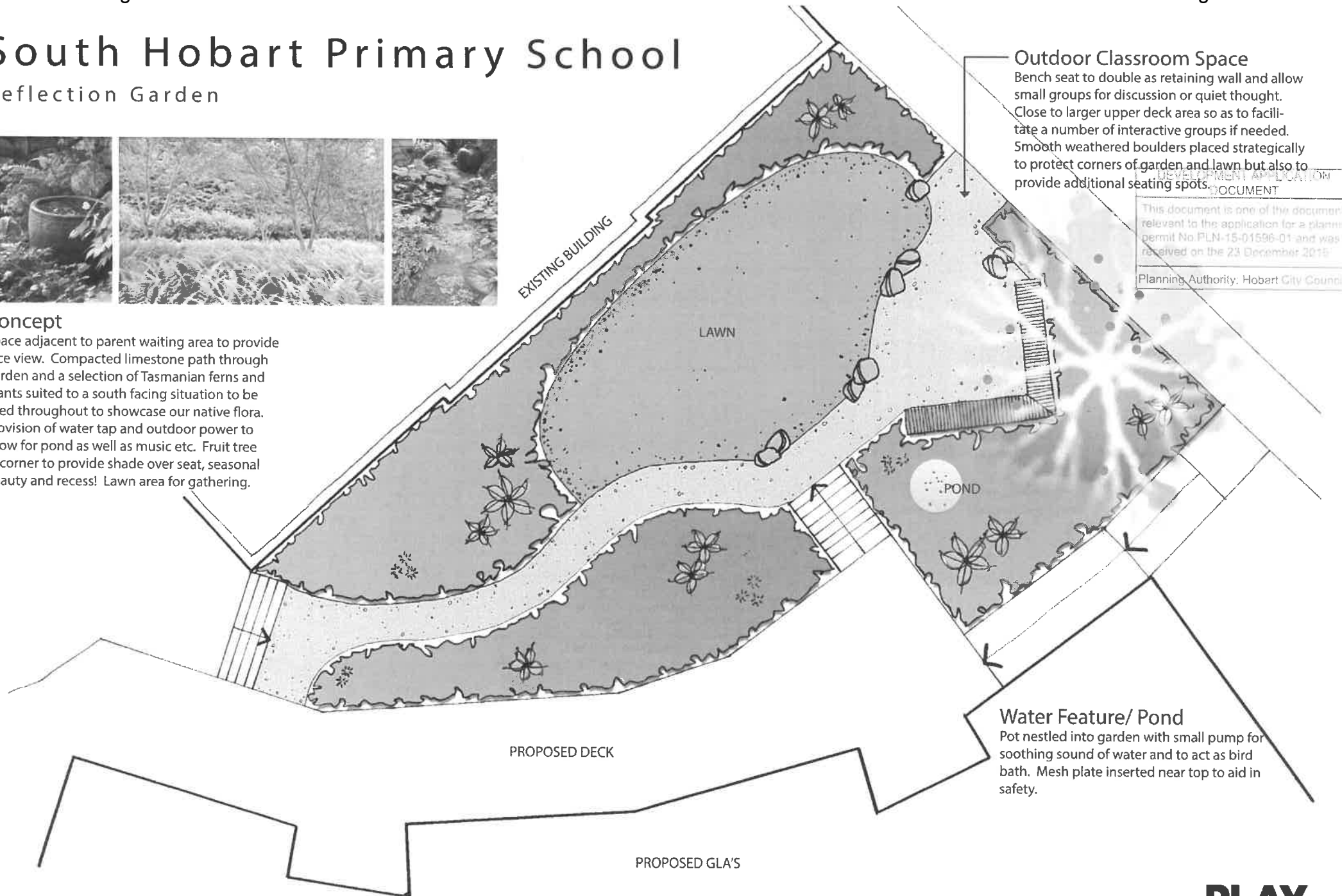
South Hobart Primary School

Reflection Garden



Concept

Space adjacent to parent waiting area to provide nice view. Compacted limestone path through garden and a selection of Tasmanian ferns and plants suited to a south facing situation to be used throughout to showcase our native flora. Provision of water tap and outdoor power to allow for pond as well as music etc. Fruit tree in corner to provide shade over seat, seasonal beauty and recess! Lawn area for gathering.



Outdoor Classroom Space

Bench seat to double as retaining wall and allow small groups for discussion or quiet thought. Close to larger upper deck area so as to facilitate a number of interactive groups if needed. Smooth weathered boulders placed strategically to protect corners of garden and lawn but also to provide additional seating spots.

DEVELOPMENT APPLICATION DOCUMENT
This document is one of the documents relevant to the application for a planning permit No PLN-15-01596-01 and was received on the 23 December 2015
Planning Authority: Hobart City Council

Water Feature/ Pond

Pot nestled into garden with small pump for soothing sound of water and to act as bird bath. Mesh plate inserted near top to aid in safety.

	Mon	Tues	Wed	Thurs	Fri	Total	Training Authority	Training Centre
Cathy	X	X	X	X	X	1		
David	X	X	X	X	X	1		
Clare	X	X	X	X	X	1		
Bev	X	X	X	X	X	1		
Claire	X	X	X	X	X	1		
Cassie	X	X	X	X	X	1		
Jasmine	X	X	X	X	X	1		
Heather	X	X	X	X	X	1		
John	X	X	X	X	X	1		
Victoria	X	X	X	X	X	1		
Kim	X	X	X	X	X	1		
Dallas	X	X	X	X	X	1		
Steve	X	X	X	X	X	1		
Felicity	X	X	X	X	X	1		
Sandy	X	X	X	X	X	1		
Sandra	X	X	X	X	X	1		
Robina	X	X	X	X	X	1		
Sara H	X	X	X	X	X	1		
Helen B	X	X	X	X	X	1		
Karen	X	X	X			0.6		
Jennie			X	X	X	0.6		
Rita	X	X	X	X		0.8		
Belinda			X	X	X	0.6		
Geraldine	X	X	X			0.6		
Di	X	X	X	X		0.8		
Helen Y		X	X	X	X	0.8		
Diana	X	X	X	X		0.8		
Jo	X				X	0.4		
Martin	X			X		0.4		
Helen D		X	X	X		0.6		
Glenn		X			X	0.4		
Marlon				X		0.2		
Lee			X			0.2		
Amber		X				0.2		
Lyn	X	X	X	X		0.8		
Peter	X	X	X			0.6		
Sarah B	X	X	X			0.6		
Sarah W	X				X	0.4		
Kai			X	X		0.4		
Barbara				X		0.2		
Sara M			X			0.2		
Nellie			X	X	X	0.6		
Relief staff								
Disabled parking								
Deliveries								
Total						30.8	Total equivalent fulltime staff	

DEPARTMENT OF EDUCATION 59 ANGLESEA ST, SOUTH HOBART SOUTH HOBART PRIMARY SCHOOL REDEVELOPMENT

DRAWING INDEX

H001	DRAWING INDEX AND NOTES
H002	HYDRAULIC DETAILS
H100	DRAINAGE SERVICES BUILDING 1
H101	DRAINAGE SERVICES NEW GLA'S
H102	ROOF PLAN BUILDING 1
H103	ROOF PLAN NEW GLA'S
H104	HCC STORMWATER DIVERSION DETAILS
H200	WATER SERVICES BUILDING 1
H201	WATER SERVICES NEW GLA'S
H300	PLUMBING SERVICES DECK TOILETS



LOCALITY PLAN
NTS

BUILDING CIVIL/HYDRAULIC NOTES

GENERAL

- G1. These drawings are to be read in conjunction with Architectural and Landscape Architectural drawings, Project Contract and Project Specifications. Standards referenced are to the most recent version. This page of notes over-rides any engineering specifications. The following drawings over-ride these notes.
- G2. All work are to be done by the Contractor unless noted otherwise. Contractor must also make an allowance for others (eg. service contracts) by others in the work area.
- G3. Where there is a contract for this project that has a role for a Superintendent, in these notes the "Engineer" is this Superintendent.
- G4. The council for this project is Hobart City Council, and they should be contacted for required inspections of public roads, public stormwater, private car parks and drives with the Engineer, and also for private building/plumbing works. The sewer and water authority is TasWater Corporation, they should be contacted for required inspections of municipal sewer and water infrastructure during construction.
- G5. Locate all existing gas, electrical, telecommunications, water mains, sewer mains and sewer mains etc, prior to the commencement of construction and advise the Engineer of anything that appears not to have been considered in the design.
- G6. Confirm all levels on site prior to the commencement of works.
- G7. Contractor is to allow for all set out requirements.
- G8. The Contractor shall be responsible for damages caused by them or their sub-contractors, any service damaged is to be reinstated immediately.
- G9. Remove all surplus materials from site.
- G10. Following agreement with the Engineer, terminate and abandon redundant existing services discovered during construction and make a note on as-constructed drawing.
- G11. The Engineer is required to inspect the work at hold points to fit the following: a minimum of one working day of notice is required for inspections, and any results from testing shall be made available at the time of the inspection. Hold points are at setting out works and Soil and Water Management Plan implementation: completion of excavation for all buildings or roadways; each IR fill; prior to sub-base placement; placement of reinforcing; completion of base placement; prior to pouring kerbs and channels; completion of seal prior to backfilling of any service trench; and completion of plumbing in walls or roof cavities; completion of works. The Engineer shall also inspect the site as/when he/she sees fit to ensure work is being done to the design. The Contractor shall pay for any re-inspections required due to their own contractors' failure to comply with the design or instructions, or lack of site or program organisation resulting in multiple inspections where a single inspection could have sufficed.
- G12. Raw materials and constructed work need to be tested to ensure they are of suitable quality and comply with local Municipal Standards and the National Construction Code of Australia, and where not covered by these to comply with standard drawings and specifications from Tasmanian Department of Infrastructure, Energy and Resources (DER): Water Services Association of Australia (WSAA) codes of practice (Melbourne Install Water Agency Edition), Sewerage and Sewerage Pumping Station (both local water and sewer authority supplements), Health of Public Works Engineering Australia (PEWA), and product manufacturers.
- G13. On completion of works provide three sets of as-constructed drawings to AS13100 403 by a registered surveyor (measurement of building service) and three sets of as-constructed drawings can be undertaken by an experienced plumber) and full service manual along with electronic drawing files in DWG or DWF formats suitable for reading from a recent version of AutoCAD to the Engineer. Results of tests with engineering commissioning reports and as constructed survey are required to allow the Engineer to confirm in writing to the local Authority that construction has been substantially completed in accordance with the design drawings and are part of the works, and should form part of the service manual.
- G14. It is assumed that adjacent to the development site is adequate infrastructure provided by the local Authority and other Statutory Authorities to supply need access to water, power, telecommunications and gas as required by this design; and there is adequate infrastructure or environmental capacity to receive stormwater and sewerage drainage. Any deficiencies from the design drawings are to be at the written approval of the Engineer, and approval from authority to rectify during emergencies when temporary changes can be made prior to seeking approval for a permanent change. Changes include conflict with existing services. Network to make installed system comply the design will be at the Contractor's expense.

EARTHWORKS

- E1. All earthworks shall be in accordance with AS1279 "Guidelines on earthworks for commercial and residential development" with testing methods in accordance with AS1289 "Methods of testing soils for engineering purposes".
- E2. All existing topsoil, vegetation and debris under the building and paved areas shall be stripped to a minimum of 300mm unless noted otherwise. Topsoil to be strip-dumped, directed, and vegetation and debris removed from site unless noted otherwise. Tree stumps shall be grubbed and holes filled with approved compacted fill.
- E3. For excavations purposes, rock is defined as hard or strongly cemented beds or masses which cannot be ripped at a production rate exceeding 3 m³ per hour using a standard 20 tonne excavator attached with a rock breaker.
- E4. Any interface between cut and fill shall be no steeper than 1V:3H. Cut horizontal benches for any fill placed on ground steeper than 1V:3H.
- E5. All excavations shall be inspected by the Engineer and/or the local Authority before proceeding any further. Inspection and testing shall occur after each IR during filling. Testing (in accordance with Table 8.1 of AS1279) shall be arranged by the contractor such that results are available at time of inspection.
- E6. Subgrade shall be compacted to achieve 98% standard density ratio for cohesive soil, and 75% density index for cohesionless soil. Prior to filling, subgrade is to be proof roll tested. All proof roll testing is to be witnessed by the Engineer. The test shall consist of a minimum of 300mm unless noted otherwise. Topsoil to be strip-dumped, directed, and vegetation and debris removed from site unless noted otherwise. Tree stumps shall be grubbed and holes filled with approved compacted fill.
- E7. Fill shall be placed in horizontal layers of 200 to 300 mm deep loose measurement, unless testing can demonstrate to the Engineer that connection is adequate within larger lifts. Compact each layer of fill within 1% of its optimum moisture content. Minimum particle size is two thirds depth of each lift. Each layer is to be proof roll tested, using nuclear and/or roller, in order to achieve 98% standard density ratio. For material 60 cm or more, in-lifts of density testing a test by deflection to done using a roller with acceptable differences being less than 2 mm.
- E8. Cohesionless (granular) fill to be used unless otherwise approved by the Engineer. Cohesionless (granular) fill to have less than 15% passing the 75 micron sieve, with grading curves submitted for approval. Cohesionless fill shall be compacted to the requirements of Table 8.1 of AS1279. Cohesive fill shall have a minimum 4 day aged CBR of 5% and a minimum CBR swell of 1%. Minimum standard density ratios for cohesive material shall be as per Table 8.1 of AS1279. Reactive clay shall have a maximum standard density ratio of 100%. Limiting compaction shall be compacted to standard density ratio of 85% unless noted otherwise.

ABBREVIATIONS

F/A	FROM ABOVE
F/B	FROM BELOW
T/A	TO ABOVE
T/B	TO BELOW
H/L	HIGH LEVEL
L/L	LOW LEVEL
GP	GRAVEL PIT
PV	PRIMING VALVE
HB	HOBBS
UV	UPSTREAM VENT
DBA	NON PASSABLE DRY BASKET ARRESTOR
WT	WATER TANK

BUILDING HYDRAULICS GENERAL

- H1. It is the contractor's responsibility to visit the site before submitting a tender, to verify existing conditions and any other work which may impact on the construction.
- H2. These drawings are strictly copyright and shall not be copied or amended with the written consent of Gandy and Roberts.
- H3. Unless noted otherwise on a particular drawing these notes shall apply to all drawings in this set.
- H4. All pipework to be installed as close as practicable possible to the underside of concrete slabs, beams and other structure to provide maximum height clearances. A minimum clearance of 200mm shall be maintained above the car park area.
- H5. All works shall be installed in accordance with the Acoustic consultation requirements and instructions. Refer Acoustic specification and report.
- H6. During construction of trenches and trenches without bedding of pipes and valves to prevent entry of foreign matter, do not use rags, paper or wooden plugs.
- H7. Supply and install all fittings, valves, tapware and sundry items as scheduled within the specification.
- H8. Contract drawings are diagrams, and as such show the intent of design. Installation to be as per AS/NZS5000. Allow for all bends, 10% offsets and other measures as necessary to avoid interference with the structure and/or other building services.
- H9. Conceal all pipework in concrete, spaces, ducts, wall cavities, wall chases, cupboards, etc unless otherwise approved.
- H10. Refer to architect's demolition plan for removal of existing fixtures and fittings. The removal of existing plumbing and other services in the car park area, floor drains, water service pipework brackets, supports, etc and seal off existing services. Seal off and make good all floor, wall and roof penetrations.
- H11. All pipework under trafficable areas to be backfilled full depth with DER R40 class A - 19 mm FCK compacted to AS 5738.
- H12. Plumbing services shall be carried out in conjunction with the staggered construction programme.
- H13. The location of existing services where shown are approximate only and shall be confirmed on site. Where possible, determine location of existing power, Telstra, water and drainage services prior to commencing new work.
- H14. Co-ordinate all pipework with existing services on site.
- H15. All penetrations through existing suspended floor slabs shall be drilled to location approved by the Structural Engineer. Drill pilot hole prior to core drilling to ensure clearance of beams and other services in slab. All penetrations shall be core drilled to suit pipe size. Allowance for 10 mm clearance shall be made for fire proofing.
- H16. Refer to architectural drawings for location of fire and smoke stop walls. All pipe penetrations shall be sealed with two hour fire stop sealant. Install fire stop seals to PVC-U pipework passing through a road reserve, a building or other structure in accordance with the manufacturers written instructions.
- H17. Provide service identification and direction of flow markers to pipework in accordance with AS2345. Lay detector tape under all metallic pipework.
- H18. Make good all disturbed surfaces to match adjacent.
- H19. Following contractor to arrange for all new works by local authority and for sealing off and making good existing as required. Pay all fees associated with the works.
- H20. Approval shall be required prior to any service change. Prepare program for all shut downs, including work to be carried out and time required for each service.
- H21. Maintain services to existing fixtures at all times, where changeover is required, liaise with the architect prior to the shutting down of services.
- H22. Arrange work by local authority in accordance with the builders works program.
- H23. Contractor to provide all documents, approvals, certificates, warranties, log books, etc upon completion of works to the architect. All fits and inspections to be included and arranged by the contractor.
- H24. Confirm all lowest levels prior to trench excavation.
- H25. Refer to the architect's drawings for sanitary fixture and tap selections. Supply and fix accessories necessary for the correct installation of the fixtures and equipment.
- H26. Location of tundishes to be confirmed on site to suit equipment outlets.

BUILDING SEWER

- S1. Sewerage drainage installation shall comply with the AS3500, BCA, TasWater and other Authorities or Regulations having jurisdiction over the installation. Make all necessary applications and pay all associated fees and charges.
- S2. Co-ordinate with other Services Contractors before commencing to determine the correct construction sequence.
- S3. Confirm the location of the nominated outlet prior to trench excavation and laying of drains. Ascertain from TasWater all necessary connection requirements and install all work for connection in accordance with these requirements.
- S4. Pipework shall be installed in accordance with the requirements of the specification and be equal to or greater than the nominated outlet size of the fixture, appliance or sundry.
- S5. Where pipework penetrates fire rated walls or floors, a fire stop collar shall be installed. All work shall be strictly installed to the manufacturer's recommendations.
- S6. All pipework shall be adequately supported. Support system shall be designed to safely and completely support the weight of pipework and associated work. Support systems shall be installed immediately on pipe installation and before excavation for equipment support.
- S7. Pipework shall be constructed of Unplasticised Polyvinyl Chloride (UPVC), U.N.O. pipework receiving hot discharges shall be constructed of ducts high density Polyethylene (HDPE).
- S8. All pipework shall be concealed in walls, void spaces or ducts unless noted otherwise.
- S9. Pipework shall be pressure tested prior to ensure no leaks.
- S10. Where floor waste gullies are indicated, the floor shall be graded towards the outlet. Tundishes shall be installed to receive mechanical plunger waste and be connected above waste traps where detailed on Mechanical Engineer's drawings. Discharge to tundishes shall be 25mm above the tundish edge and be located in an accessible position. Provide and install Mag-in-wall tundishes with stainless steel cover window (supplied by MA Giffiths) or equal approved type. Location to be confirmed on-site.
- S12. No sewer connections shall be made within restricted zones of stacks as per AS3500. Install long radial bends at the base of all stacks as per AS3500 and include all brackets and supports.
- S13. All fixtures shall be provided with the following minimum sized waste outlet:-
Bath (B) DN60
Clothes washing machine (CWM) DN50
Diswashing machine (DWM) DN50
Floor waste gully (FWG) DN60/DN65
Shower (SH) DN50
Sink (S) DN50
Toilet (TR) DN50
Water closet pan (WC) DN100
Washing sink (WS) DN40
Bath (BT) DN40
- S14. Acoustic lagging shall be installed on all pipework as detailed by approved qualified person and in accordance with the Acoustic specification and report.
- S15. All pipework shall be installed as close as practicable to the underside of floors. Ensure 200mm minimum clearance is provided in basement areas.

WORK HEALTH AND SAFETY

- WS1. The main contractor and all sub-contractors shall comply with the State Work Health and Safety Act, Regulations, and codes of practice.
- WS2. The Gandy and Roberts Design Safety Report 18 0312 replaces A form an integral part of this documentation. This report identifies safety risks and proposes control measures to be followed by the contractor and the building operator. Controls and hazards requiring more explanation than in the safety report are highlighted in red in our drawings with an exclamation mark in the triangle symbol shown.
- WS3. Should the main contractor or sub-contractors identify omissions or errors in the report related to the scope of Gandy and Roberts work on the project, or have safer ways of working, they should contact Gandy and Roberts prior to construction.
- WS4. Should the main contractor propose an alternative design, they need to present these with appropriate safety risk planning to Gandy and Roberts for review.

HCC STORMWATER

- SW1. All works to be in accordance with Local Government Association Tasmania - IPWEA standard drawings.
- SW2. All materials and workmanship shall be in accordance with the local authority's specifications, standard drawings, by-laws and AS/NZS3500.
- SW3. Pipe and channel infrastructure has been designed to convey 20 year average recurrence interval (ARI) storms, with overland flow paths provided for 100 year ARI storms. It is assumed that water flowing onto the development site is contained within local Authority Infrastructure for 21 year ARI storms and the road reserve for 100 year ARI storms. For storms up to 24 hours duration, an allowance of 25% extra rainfall intensity has been made due to projected future climate change in Tasmania (between 2040 to 2080 intensities compared to projected ones at approximately 2080).
- SW4. Stormwater trenches, pipe bedding and back filling to comply with the Concrete Pipe Association of Australia installation requirements for type H33 support.
- SW5. Below ground pipework and fittings to be PVC-U SDR11, joints shall be of solvent cement type or flexible joints made with approved rubber rings.
- SW6. Minimum grade of paved areas and pipework shall be 1 in 100. Paved areas ideally sloped to drain to gullies and trenches without penetrating (acceptable max 3 mm under a 2 m straight edge).
- SW7. Surface water drains, catchpits/grated pits, and junction boxes shall be constructed as specified or as specified in the design. Grates pits shall be constructed with 100 mm x 100 mm x 10 mm Class A in non-drilled areas, and pre-cast concrete Class C in drilled areas. Concrete trench water into poly/nhoses through weirs above on upstream side using 2 m of DN100 drain with filter sock.
- SW8. Install all agricultural drains to the requirements of AS/NZS3500 and part 3.1.2. of the BCA.
- SW9. All hydraulic connections and tapings to be clear of driveways and trafficked areas.
- SW10. Where both stormwater and sewer lines are along rear and side boundaries they shall be located 10 m inside a 3 m easement unless otherwise stated. A single line shall fit within a 2.0 m easement.
- SW11. All manholes to be located clear of future fences.
- SW12. Property connections to be clear of driveways and clear of future fences.

APPROVALS

- A1. The contractor is responsible for ensuring that a valid building and plumbing permit is in place for the work and that the Building Surveyor is notified of all site inspection requests. Where work is to be carried out in a road reserve, a building permit is required from local council prior to work. Working Standards approval must also be gained where appropriate.
- A2. The contractor is responsible for organising all site inspections and observing all hold points nominated within the contract, by the Building Surveyor or Plumbing Surveyor.
- A3. A minimum of one working day of notice is required for the Engineer to attend the site. Do not rely upon facsimile or email to communicate requests - make contact with our office to confirm attendance.
- A4. Photographic documentation is not an adequate basis to proceed beyond a hold point unless approved by the Engineer.

BUILDING WATER

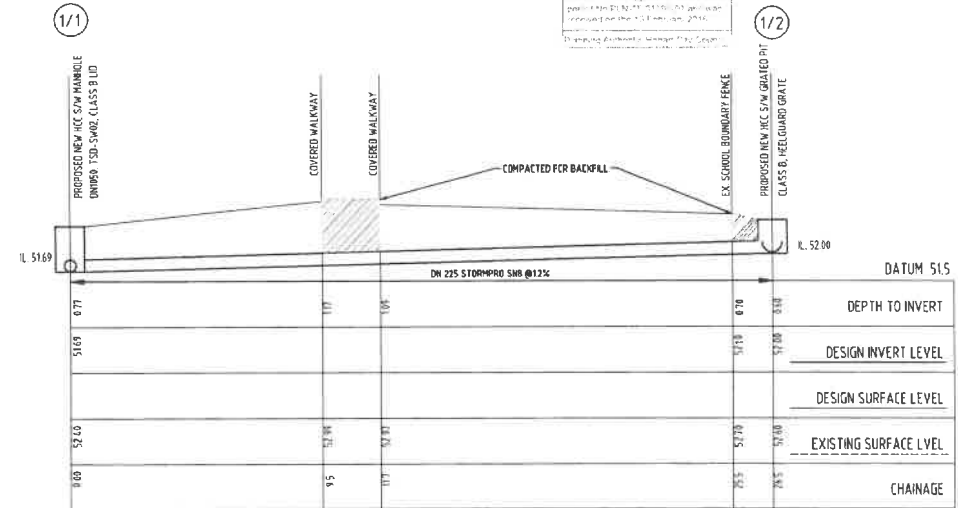
- W1. All water supply shall comply with AS 3500, the Building Code of Australia, TasWater and other Authorities or Regulations having jurisdiction over the installation. Make all applications and pay all associated fees and charges.
- W2. All cold water pipework shall be hard drawn tubing "B" conforming to AS 3422.
- W3. All pipework shall be concealed. Where pipework is exposed it shall be chrome plated.
- W4. Pipe supports shall be installed progressively as pipes are installed. Support systems shall be designed to safely and completely support the weight and thrust of pipework and associated work. Pipework shall be adequately anchored at thrust points.
- W5. All dwelling pipework shall be DN20mm with DN 15mm branches to individual fixtures unless noted otherwise. Maximum length of DN15mm branches shall be 2.0 metres. Do not install pipework into solid insulated or the rated walls unless otherwise noted.
- W6. Client can claim that the pipework shall be provided with chrome plated isolation valves.
- W7. All pipework in contact with dissimilar metals, the metals shall be insulated against bi-metal corrosion.
- W8. All isolation valves shall be pre-installed in approved accessible locations. Valves located in hose hatches shall be 600mm above finished surface level and shall be 20mm in size, U.N.O., and fitted with approved vacuum breakers.
- W9. Hot water installation shall be set at min 60°C delivery.
- W10. Hot water at high temperature (65°C) to kitchens and laundry. Hot water tempered to 50°C to bathroom fixtures. Hot water tempered to 42°C in disabled, child care and aged care facilities.
- W11. Supply and install new water meters with remote read devices, isolation valves, pressure limiting valves and backflow prevention devices to the requirements and approval of TasWater.
- W12. Crosslinked polyethylene pipes or similar approved material shall be used within easements to the Acoustic Consultation requirements.
- W13. Tempered, hot water pipework and valves shall be lagged as per AS/NZS 3500 4.2.303 Section 8 for Climate Region C. Hot water draining lines to be lagged with sectional reduced with full outer cover. External lagging to be UV protected, and lagging exposed to moisture needs to be moisture resistant. Solar flow and return lagging should be rated for temperatures up to 120°C, other lagging rated to 125°C. All lagging should be fire rated to BCA requirements, PVC free, zero ozone depleting potential, low volatile organic compounds.
- W14. All screwed stops valves shall have union couplings and be accessible. Group valves wherever possible.
- W15. The plumber shall arrange for all inspections and testing of services required by the local authority prior to concealment. Pressure test hot and cold water services to 1.5 times normal working pressure and fire services to 1700 kPa minimum pressure prior to connection to existing services. Pump equipment shall be removed whilst testing is carried out.
- W16. Following completion of the works, flush all piping systems and leave free of foreign matter, clean out aerators, strainers, filters, air and pressure test hot and cold water and hose test.
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FIRE SERVICES

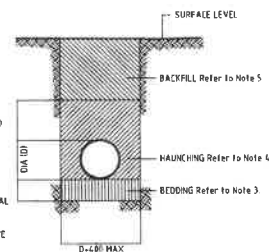
- FS1. Installation of Fire Service water supply including hydrants, booster connections, fire hose reels and commissioning shall be in the requirements and approval of the Building Surveyor, Tasmanian Fire Brigade, Building Code of Australia, AS 2419.1, AS 1221, AS 2461 and TasWater.
- FS2. Fire hose reels shall be installed and placed in working order as soon as building works permit. Fully charged and maintained dry chemical portable fire extinguishers shall be carried by site personnel whilst works are in progress within the building.
- FS3. All below ground fire service pipework shall be hard drawn copper tube type "B" unless noted otherwise. All above ground fire service pipework shall be medium-duty hot-dipped galvanized steel tube with 40 minutes fire rated supports unless otherwise.
- FS4. All fire isolation valves shall be secured in the open position by a 003 padlocked gully. Metal trap or choke. Provide and install engaged metal trap or choke with 10 mm upper case working. FIRE SERVICES ISOLATING VALVE - TO BE PADLOCKED IN THE OPEN POSITION. Locking devices shall be 225 Contract Series Padlocks Serial Number 225(M01) EN003.
- FS5. Install isolation valves to all fire hose rated pipework at the points of connection to fire isolation system in accordance with the BCA (Building Code of Australia).
- FS6. Concrete anchor blocks shall be provided at all sudden changes of direction, both vertically and horizontally, at tees and end of lines.
- FS7. Upon completion of the Fire Installation, provide a Compliance Report as required by the certifying authority that the installation complies with the regulations and submit two copies of the report to the Supervisor.
- FS8. All fire services in basement or not located within fire isolated stairs/duct shall be provided with 60/- fire rated supports unless protected by a fire sprinkler system.

LEGEND

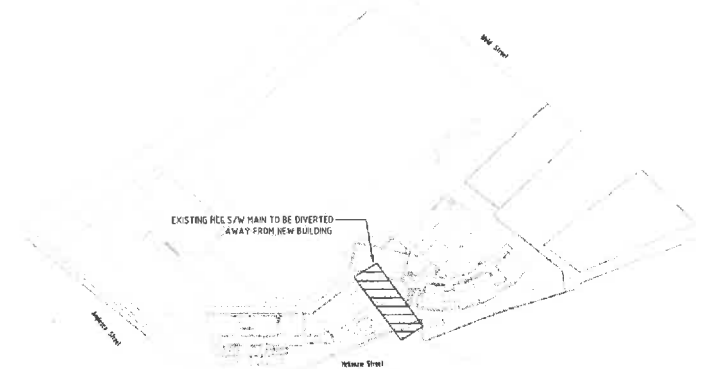
○ °C	Riser / Droppers
○	Cold Water Outlet
○	Hot Water Outlet
○	Tempered Water Outlet
○	Stop Valve
○	Reduced Pressure Zone Device (High hazard)
○	Double Check Valve (medium hazard)
○	Dual Check Valve (low hazard)
○	Strainer
○	Pressure Reduction Valve
○	Pressure Temperature Relief Valve
○	Water Meter
○	Pressure Gauge
○	Thermostatic Mixing Valve (Enware Aquabond 3000 u.n.c.)
○	Air Admittance Valve
○	Pump
○	Fire Hydrant Booster Assembly
○	Dual Head Pillar Hydrant
○	Single Fire Hydrant
○	Fire Plug
○	Fire Hose Reel
○	Hot Water Unit
○	Thrust Block
— 15 W — 25 W — 25 W —	Existing water supply external to building
— 15 W — 25 W — 25 W —	Proposed water supply external to building
— 15 F — 15 F — 15 F —	Existing fire supply
— 15 F — 15 F — 15 F —	Proposed fire supply
— 15 S — 15 S — 15 S —	Existing sewer drain
— 15 S — 15 S — 15 S —	Proposed sewer drain
— 15 W — 15 W — 15 W —	Proposed sewer drain (greasy waste)
— 15 W — 15 W — 15 W —	Proposed sewer drain (trade waste)
— 15 S — 15 S — 15 S —	Existing stormwater drain
— 15 W — 15 W — 15 W —	Proposed stormwater drain
— 15 W — 15 W — 15 W —	Proposed stormwater (larger)
— 15 G — 15 G — 15 G —	Proposed DN100 ag. drain and geofabric sock
— 15 W — 15 W — 15 W —	Proposed cold water supply internal to building
— 15 H — 15 H — 15 H —	Proposed hot water supply
— 15 W — 15 W — 15 W —	Proposed hot water supply (flow)
— 15 R — 15 R — 15 R —	Proposed hot water supply (return)
— 15 W — 15 W — 15 W —	Proposed tempered water supply



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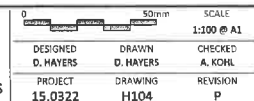
NTS



SCALE 1:1000

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mail@gandyandroberts.com.au
ph 03 6223 6377 fx 03 6223 7183

DRAWING TITLE
HCC STORMWATER DIVERSION DETAILS



DUNBABIN ARCHITECTS

2/129 BATHURST ST, HOBART TASMANIA 7000
WWW.DUNBABINARCHITECTS.COM.AU

This document is one of the documents relevant to the application for a planning permit No.PLN-15-01596 and was received on the 04 February 2016

Planning Authority: Hobart City Council

28 January 2016

Rohan Probert
Senior Statutory Planner
Hobart City Council
Cnr Elizabeth & Davey Streets,
Hobart TAS 7000

**Redevelopment at South Hobart Primary School, 24-26 Weld Street, South Hobart.
Application NO. PLN-15-01596-01**

Dear Rohan,

We write in response to a request for additional information in relation to this application – HCC 11/1/16.

- Request for Additional Information, Taswater Ref No. 2016/00015 – HCC. Archers Underground Services have been engaged to precisely locate the 150 diameter sewer main running under the former McKenzie St road reserve in the proximity of proposed works, along with other existing underground infrastructure also known to be in this area. The exact location of the sewer main and the other underground services have been accurately plotted and dimensioned on attached drawing/s 100 rev A the invert level of the sewer mains has also been ascertained. Depths of existing services are indicated on drawing 300.

In response to confirmation of exact services locations, the location of the proposed building has been slightly realigned northward for the whole building including eave and gutter projections to be no closer than 1m to the outside wall of the sewer pipe, measured horizontally. We therefore seek a partial relaxation of the Water and Sewerage Industry Act 2008, prohibiting construction of structures within 2m of Taswater infrastructure.

The former McKenzie Street reserve is currently used by the public as a pedestrian pathway between Weld and Anglesea Streets, including the section of the reserve adjacent to the proposed new building owned by the Department of Education. The proposed development maintains this public access, with a new pathway realigned to suit the proposed new classroom building.

The new building will also require some cutting of the site, up to a maximum height of approximately 600mm. The cut face is proposed to be landscaped and battered up to existing ground level and the realigned pedestrian path. The existing sewer main depth has been measured at approximately 2700mm below ground level. We are advised by the Hydraulic and Structural Engineers for the project, Gandy & Roberts, that proposed works (excavation and footings) will not encroach within the minimum 1m limit to clearance from the sewer main - should Taswater consent to this relaxation of the statutory requirement.

DUNBABIN ARCHITECTS

2/129 BATHURST ST, HOBART TASMANIA 7000
WWW.DUNBABINARCHITECTS.COM.AU

This document is one of the documents relevant to the application for a planning permit No.PLN-15-01596 and was received on the 04 February 2016

Planning Authority: Hobart City Council

The application drawings affected have been revised accordingly and revision number and description noted.

Archers Underground Services documentation of services location is also attached.

- With regard to Certificate of Title for the school property, Matt Bax from our office has contacted Deanne Laing at Hobart City council to advise that a discreet Certificate of Title for the school property as a whole does not exist. We have identified that a title is available for a section of the school property to the south side of McKenzie Street, title ref: 205274 and that provision of a copy of this title will satisfy Council's requirements in this instance. A copy of this title is attached. For the remaining of the property we have been asked to provide a property ID 5596894.
- An amended Development Application form is attached with the address of the proposal corrected to 24-26 Weld Street.

Further additional information as requested is as follows:

- i. This development will not result in an increase in staff. The primary aim of this development is to alleviate current overcrowding of classrooms and deficiencies in support staff accommodation at the school. Refer attached full and part time staff numbers list.
- ii. The proposed new GLA building is single storey.
- iii. The current number of students at the school is approximately 390. This will not increase as a result of the proposed redevelopment, however it is projected that enrolments will increase over the longer term future.
- iv.
 - a) Please see attached email from Dale Hayers from Gandy & Roberts.
 - b) See a).
 - c) See a)
 - d) As per my email sent to Deanne Lang on 20th of January 2016 as we are not increasing the number of car parks is an amended plan required.
 - e) As the proposed development is not anticipated to result in additional staff, the proposal does not include additional carparking spaces.
 - f) Refer attached Development Application Site Plan revised to include location of proposed bicycle parking spaces. Total existing bicycle parking spaces 51, proposed bicycle parking spaces 58.

DUNBABIN ARCHITECTS

2/129 BATHURST ST, HOBART TASMANIA 7000
WWW.DUNBABINARCHITECTS.COM.AU

This document is one of the documents relevant to the application for a planning permit No.PLN-15-01596 and was received on the 04 February 2016

Planning Authority: Hobart City Council

We trust the above information is sufficient for your purposes.

Yours faithfully,
Dunbabin Architects Pty Ltd



Mark Dunbabin

Encl. -

**CITY PLANNING COMMITTEE AGENDA
(OPEN PORTION OF THE MEETING)
18/4/2016**

7. HERITAGE ADVISORY COMMITTEE – FILE REFS: 13-1-9 & 32-2-30

19x's

Memorandum of the Director City Planning of 8 April 2016, and attachments.

DELEGATION: Council



13-1-9; 32-2-30

bpl:BPL

(s:\heritage\heritage advisory committee\memorandum - heritage advisory committee.doc)

8 April, 2016

**MEMORANDUM: LORD MAYOR
DEPUTY LORD MAYOR
ALDERMEN**

HERITAGE ADVISORY COMMITTEE

The report of the Senior Cultural Heritage Officer dated 9 February 2016 (**Attachment A**) was considered by Council on 22 February and referred back to City Planning Committee.

The report (paragraph 3.3) alluded to examples of other Heritage Advisory Committees throughout Australia. Examples include the City of Yarra, Parramatta, Shepparton and Launceston. The terms of reference from each of these councils are also attached (**Attachment B**).

Some common elements, in terms of functions and role are:

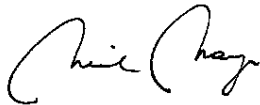
- To provide advice to Council on strategic heritage policy;
- To support Council in the promotion of heritage matters;
- To raise awareness of existing and new heritage services available and to assist in the development of future heritage services;
- To facilitate the views of residents and heritage groups to Council on heritage matters (but not specific planning applications).

If the concept of a Heritage Advisory Group is adopted, it is recommended that the group should not have a role in relation to general statutory matters (e.g. current planning applications).

Likely composition could be two aldermen, representatives from National Trust, tourism industry, Tasmanian Historical Research Association, ICOMOS, and two general community members.

It is suggested that meetings be held six-monthly; more frequent meetings could potentially have a significant impact upon staff resources, in terms of servicing the committee.

The Council's 'in principle' endorsement of this approach is sought, though it is still suggested that community consultation occur.

A handwritten signature in black ink, appearing to read 'Neil Noye'.

(Neil Noye)

DIRECTOR CITY PLANNING

Copies for Circulation: General Manager

TO : General Manager

FROM : Senior Cultural Heritage Officer

DATE : 9 February, 2016

SUBJECT : **HERITAGE ADVISORY COMMITTEE**

FILE : 13-1-9; 32-2-30 BPL (c:\users\lennardb\documents\report for committee-heritage advisory group.doc)

1. INTRODUCTION

- 1.1. At the Open Council Meeting 27 July 2015 (ref Open CPC 9, 20/7/2015) Council resolved:

That given the introduction of the Interim Planning Scheme 2015, new heritage overlays and the demise of the Battery Point Planning Scheme and Advisory Committee, a report be sought on the merits of establishing a Heritage Advisory Committee in line with other councils' Heritage Advisory Committees operating around Australia.

- 1.2. This report addresses that resolution.

2. EXECUTIVE SUMMARY

- 2.1. The report concludes that there is merit in establishing a local heritage committee and recommends that, as an initial step, a public meeting be held, to ascertain the level of community interest in the initiative.

3. BACKGROUND

- 3.1. With the introduction of the *Hobart Interim Planning Scheme 2015* in May last year, the Battery Point Planning Scheme and the associated Advisory Committee have ceased to exist. The new scheme also introduced new heritage precincts and listings which need interpretation and communication to the public. While this is a core Council activity, the task could be assisted by a local community heritage group.
- 3.2. Hobart City is the second oldest city in Australia with a large number of important heritage properties and a lot of complex heritage information that needs to be considered and communicated to the community. Heritage is also an essential part of Hobart's tourism brand.
- 3.3. A number of city councils around Australia have Heritage Advisory Committees to promote community awareness of a city's heritage, and advise and assist Council on heritage management policy.

- 3.4. The nature of many of these committees is to support the Council's planning goals by:
 - 3.4.1. providing a forum for input from the community and the professional heritage sector on matters of heritage significance to the local government area;
 - 3.4.2. to support the Council in the promotion of heritage matters, increasing community awareness and understanding of heritage conservation;
 - 3.4.3. overseeing the preparation of quality heritage advice in a published form available to the public; and
 - 3.4.4. providing input to the Council on heritage programming, exhibitions, education and events.
- 3.5. Heritage is an essential part of Hobart's character and an important matter for many people in the community. A local heritage group could assist the Council to meet its Strategic Planning goals.
- 3.6. It is essential that any community group not duplicate work already undertaken by the Council, and that its role not be confused with the Council's statutory role.

4. PROPOSAL

- 4.1. It is proposed that a public meeting be held with the support of an independent facilitator, to establish the level of community interest and support for the establishment of a local heritage group.
- 4.2. Creating and sustaining a local heritage group represents an opportunity for enhancing appreciation of Hobart's history and the benefits associated with heritage conservation. It would reinforce strategic goals and would signal that the City of Hobart is committed to:
 - (a) Celebrating the stories, places, events and people that have shaped Hobart;
 - (b) Harnessing local talent and expertise for conserving and celebrating Hobart's heritage;
 - (c) Embracing and honouring its past for the benefit of future generations.
- 4.3. Establishing and supporting a local heritage group could be an important investment for future conservation initiatives within the Hobart community.

- 4.4. A local heritage group would also provide a conduit for a number of smaller community organisations, assisting liaison with the Council and heritage agencies.

5. IMPLEMENTATION

- 5.1. If endorsed, the Council will need to hold a public meeting to ascertain community interest in establishing a local heritage group in Hobart.
- 5.2. In calling the public meeting, the Council should invite as many relevant organisations, associations and interest groups and should also publicly advertise the meeting.
- 5.3. A further report will need to be provided to Council after the meeting, outlining what further action is required.
- 5.4. If the concept of a local heritage group has support at a community level, draft terms of reference should be developed and endorsed by the Council.

6. STRATEGIC PLANNING IMPLICATIONS

- 6.1. The establishment of a local heritage group would reinforce Council's strategic goals and policies with respect to cultural heritage, particularly in relation to community engagement.

7. COMMERCIAL OPPORTUNITIES

- 7.1. None at this stage, although a local heritage group, if established, could explore commercial opportunities and partnerships.

8. FINANCIAL IMPLICATIONS

- 8.1. Funding Source(s)
 - 8.1.1. The advertising and promotion of the initial meeting along with the independent facilitator would be funded from operational sources (Heritage and Conservation Function).
- 8.2. Impact on Current Year Operating Result
 - 8.2.1. Minimal impact on operating result; the budget includes advertising expenses.
- 8.3. Impact on Future Years' Financial Result
 - 8.3.1. Not applicable.

8.4. Asset Related Implications

8.4.1. Not applicable.

9. RISK MANAGEMENT IMPLICATIONS

9.1. Any risk implications would be considered as part of the legal process associated with formalising the constitution of the local heritage group.

10. LEGAL IMPLICATIONS

10.1. None at this stage, although the formal constitution of any established group would be subject to advice from the Council's Legal Services Officer.

11. ENVIRONMENTAL IMPLICATIONS INCLUDING CLIMATE CHANGE AND SUSTAINABILITY

11.1. None at this stage.

12. SOCIAL IMPLICATIONS

12.1. The proposal would or could increase the opportunity for members of the community to participate equally, socially, culturally, economically, physically and/or politically in the community of Hobart.

13. CUSTOMER IMPLICATIONS

13.1. The promotion of the initial meeting will be undertaken in accordance with the Council's Community Consultation Policy.

14. MARKETING AND BRANDING IMPLICATIONS

14.1. None at this stage.

15. COMMUNICATION AND MEDIA IMPLICATIONS

15.1. It is suggested that the initial public meeting be widely advertised, through newspaper advertisements, press release, social media and website.

15.2. Further development of the concept could be communicated as it progresses.

16. DELEGATION

16.1. Delegation is reserved to the Council.

17. CONSULTATION

17.1. None at this stage.

18. COMMUNICATION WITH GOVERNMENT

18.1. None at this stage.

19. CONCLUSION

- 19.1. The idea of establishing a local heritage support group has merit, providing that it does not cut across the Council's statutory roles and does not place excessive demands upon Council's resources.
- 19.2. The terms of reference for a local heritage group should be developed and endorsed by the Council, but essentially the body should operate independently.
- 19.3. It is suggested that the Council hold a public meeting to ascertain community interest in establishing a local heritage group in Hobart.
- 19.4. In calling the public meeting, the Council should invite as many relevant organisations, associations and interest groups and should also publicly advertise the meeting.
- 19.5. A further report will be provided to Council after the meeting, outlining what further action is required.

20. RECOMMENDATION

That:

- 20.1. *The report bpl(c:\users\lennardb\documents\report for committee-heritage advisory group.doc) be received and noted.***
- 20.2. *The Council hold a public meeting with the support of an independent facilitator to ascertain community interest in establishing a local heritage group in Hobart;***
- 20.3. *That the Council write to relevant interest groups and publicly advertise the meeting;***

20.4. That a further report be provided to Council after the meeting, recommending further required action.

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.



(Brendan Lennard)

SENIOR CULTURAL HERITAGE OFFICER

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.



(Neil Noye)

ACTING GENERAL MANAGER

**CITY OF YARRA
HERITAGE ADVISORY COMMITTEE
TERMS OF REFERENCE
ADOPTED 22 JULY 2014**



1. Purpose

- (a) To provide advice to Council on strategic heritage matters.
- (b) To support Council in the promotion of heritage matters.
- (c) To raise awareness of existing and new heritage services available and to assist in the development of future heritage services.
- (d) To facilitate the views of residents and heritage groups to Council on heritage matters.

2. Objectives, roles and responsibilities

- (a) To provide input into strategic heritage related projects as requested (for example capital works projects, tourism projects, heritage studies, planning scheme amendments), having regard always, to statutory obligations concerning disability access and inclusion and safety principles.
- (b) To make recommendations to Council about further work required to document and protect Yarra's natural, built and cultural heritage.
- (c) To provide advice to Council on issues affecting heritage across the municipality (for example trends in development, sustainability, neglect of heritage places).
- (d) To provide advice to Council on recommendations for nominations of state, national or international significance.
- (e) To provide an advocacy role for heritage in Yarra including marketing, promotion and raising awareness of heritage matters and services.
- (f) To assist Council in sourcing external funding opportunities to further heritage conservation, promotion, management and education.
- (g) To provide feedback on the impacts of planning decisions on heritage in Yarra. A HAC's role is not to provide advice to Council on specific planning applications or to have any role in the determination of applications.

3. Membership

Appointments to the committee shall be made by Council and will comprise of:

- (a) Two Councillors (from different wards), to be appointed by Council on an annual basis (one of which shall be appointed by Council as chairperson).
- (b) Twelve community representatives from across the City of Yarra (refer to the section 'Selection process and criteria for community members').
- (c) A representative from the National Trust.

- (d) One staff member from the City Strategy branch of Council.
- (e) The Council's Director of City Development, Manager City Strategy, and Manager Statutory Planning are all available to service the HAC.
- (f) Community representatives shall be appointed for a period of two years and will be selected via a public notification process which calls for nominations. Should a vacancy occur, Council may appoint a replacement for the balance of the term.
- (g) Any member of the committee who fails to attend two consecutive HAC meetings without prior notification shall be deemed to have resigned.
- (h) Should a member who represents a heritage/community group not be able to attend a meeting, the member may nominate another member of that heritage/community group to attend on their behalf. The name of the member to attend the meeting must be provided to Council prior to the meeting.

4. Selection process and criteria for community members

- (a) The Council will seek applicants for the HAC membership through public notices. In the event that a vacant position arises, replacement of people to the HAC will also be sought through public notices.
- (b) As far as practical, the membership will reflect diversity in gender, cultural background and group representation.
- (c) Applicants will be requested to submit a short statement of capabilities addressing the following criteria:
 - (i) A demonstrated interest or expertise in heritage.
 - (ii) An understanding of community needs, concerns and issues relating to heritage at the City of Yarra.
 - (iii) An understanding of the role Local Government has in heritage matters.
 - (iv) Ideas on how the promotion of heritage services could be undertaken.
 - (v) An ability and commitment to consider and value a wide cross section of community views.
 - (vi) A commitment to participate in meetings on a bi-monthly basis, or at other times as determined necessary by the HAC.
- (d) Applicants with associations with heritage/community groups are encouraged to apply. If representing a heritage/community group this must be stated in the nomination.
- (e) Applicants will be shortlisted by a panel of staff within the City Strategy Branch of Council. Shortlisted applicants may be interviewed by the panel prior to recommendations being made to Council.
- (f) Applicants are to be appointed by Council, following consideration of a recommendation outlined in a report prepared by officers.

- (g) Existing members may nominate to renew their membership on the HAC. Members may serve a maximum of two consecutive terms on the committee.

5. Member responsibilities

- (a) Members must declare any personal interest, connection or association with any matter brought before the HAC.
- (b) Members must not make improper use of information acquired as a consequence of membership of the HAC.
- (c) If matters of a confidential nature are discussed by the HAC, members must respect that confidentiality.
- (d) A member of the HAC may resign at any time. Notice of resignation is to be provided in writing to the Manager City Strategy.
- (e) Membership of the HAC may be terminated for any of the following reasons:
 - (i) failure to attend two consecutive meetings without prior notice
 - (ii) conduct unbecoming a member, for example, a breach of confidentiality
- (f) If Council intends to make a decision to terminate a membership of the HAC it will give the member written notice setting out the intended decision and the grounds on which it is based. The member will have the opportunity to address the HAC prior to it making a decision.

6. Meeting procedure

- (a) Meetings of the committee are to be undertaken on a bi-monthly basis or at other times as determined necessary by the HAC.
- (b) HAC meetings are to be chaired by the appointed Councillor Chairperson. In their absence the other Councillor is to act as chairperson. If both Councillors are absent, a member agreed to by the Committee will act as chairperson.
- (c) The Chairperson has a casting vote.
- (d) The quorum for any meeting of the HAC shall be seven members.

7. Reporting and circulation

- (a) The committee reports through to the City of Yarra Council.
- (b) A staff member from Council's City Strategy branch will be responsible for attending meetings, distributing agendas and minutes, being the central contact point for the committee and for providing any background information as required.
- (c) The HAC will prepare an annual progress report to update Council on the progress of the HAC, and highlighting achievements, activities and major heritage issues affecting the municipality. This will be reported to Council within 2 months of the anniversary of the Committee.

8. Terms of the committee

- (a) The HAC ceases to exist after four years from the date of its appointment by Council, unless extended by the full Council.
- (b) The terms of reference for the HAC must be reviewed after 12 months. Any changes must be approved by Council.
- (c) The HAC has no delegated authority to act or to incur expenditure on behalf of Council.

Heritage Advisory Committee

TERMS OF REFERENCE

June 2009

These Terms of Reference are an adjunct to Council's Advisory Committee Core Terms of Reference 2009.

1. Background

Heritage is a legacy from the past, what we live with today, and what we pass on to future generations. Our heritage gives us a sense of living history and provides a physical link to the work and way of life of earlier generations. The Heritage Advisory Committee has a responsibility to advise Council on how best to conserve, promote and manage Parramatta's heritage for future generations.

2. Primary Purpose

- 2.1 To assist Council to develop policies and strategies in relation to the management of heritage in Parramatta within the parameters of Council's authority and responsibilities.
- 2.2 To assist Council in the allocation of Heritage Assistance Grants.
- 2.3 To advise Council on a range of heritage-related matters which are of interest to the Community.

3. Roles and Responsibilities

- 3.1 Advise Council on how to promote and involve the community in Parramatta's heritage and history .
- 3.2 Encourage Council to support and endorse programs and events that promote heritage in Parramatta.
- 3.3 Share information about heritage events and issues in the Parramatta LGA.
- 3.4 Provide comment on development applications and proposals of heritage significance including archaeological investigations.
- 3.5 Assist in the allocation of Council's Local Heritage Fund for local heritage projects.
- 3.6 Make recommendations to Council on applications for the Local Heritage Fund.
- 3.7 Assist Council with the identification, protection and preservation of significant items of heritage.
- 3.8 Provide support to Council on how best to care and protect heritage items, including ongoing management and stewardship.

- 3.9 Support and encourage the acquisition and management of archival, oral and documentary evidence and environmental details for heritage items.

4. Membership Criteria

Applicants must meet at least one of the following criterion:

- 4.1 People who live, work, or study in the Parramatta LGA.
- 4.2 Have a proven commitment, sensitivity, and understanding of issues relating to heritage issues in the Parramatta LGA.
- 4.3 Be a employee or member of an organisation whose primary function relates to the preservation of heritage.

5. Frequency of Meetings

- 5.1 The Committee will meet bi-monthly, on the third Wednesday of the month from 5.30 pm to 7.30 pm, or as required.
- 5.2 Depending on need, working parties will be established to address specific issues. The working party will meet and report to the Committee.



GREATER SHEPPARTON HERITAGE ADVISORY COMMITTEE TERMS OF REFERENCE

Adopted by Resolution of Council on 18 March 2014

For Review March 2016

1. Purpose

The Greater Shepparton Heritage Advisory Committee will advise Council on the future development of cultural heritage matters across Greater Shepparton. It has no executive authority and will operate in accordance with these Terms of Reference.

2. Role of the Greater Shepparton Heritage Advisory Committee

- a. Act as an advisory committee to Council on cultural heritage and conservation issues within the Municipality.
- b. Promote community participation in and awareness of cultural heritage issues within the Municipality.
- c. Provide:
 - i. an advocacy role in cultural heritage matters within the Municipality and to Council,
 - ii. advice on best practice in the management and conservation of all cultural heritage and its applicability to the Municipality,
 - iii. advice and recommendations on proposals related to cultural heritage places, collections and objects when referred or brought to the Committee/Council, and
 - iv. advice and recommendations to Council on policy matters relating to cultural heritage including but not limited to, the Greater Shepparton Planning Scheme.
- d. Make recommendations to Council about further work required to conserve, identify, document and promote Greater Shepparton's cultural heritage.
- e. Provide advice on recommendations for nominations of local, state, national or international cultural heritage significance.
- f. Assist Council in the dissemination of information concerning the identification of places and objects of cultural significance.
- g. Provide advice on events, community and school education materials, specialist trade courses, etc to further cultural heritage and conservation awareness within the Municipality.
- h. Assist the Heritage Advisor(s) appointed by Council to undertake research, identify places for inclusion in a Heritage Overlay or Precinct, and any other strategic level work required by the Heritage Advisor or Council. This will be dependent upon budget availability.
- i. Provide advice on marketing, branding and promotion of heritage and heritage related tourism within the Municipality.

- j. Assist Council in sourcing external funding opportunities to further cultural heritage conservation, promotion, management and education.
- k. Council will host an annual or biennial Cultural Heritage Awards ceremony in partnership with the Heritage Advisory Committee. If the Committee deems it to be appropriate, the Awards ceremony may be affiliated with other organisations, such as The National Trust of Australia (Vic). Successful nominations will be selected via a public nomination process. Nominations will be assessed by the Committee against the conservation principles outlined in the Australia ICOMOS (International Council of Monuments and Sites) Burra Charter 2013 and the Cultural Heritage Award Guidelines. A judging panel will be made up of representatives from the Heritage Advisory Committee. The Panel will advise Council of its recommendations for winning entries in each of the Award categories.

The Committee does not act as an internal referral body to assess/comment upon applications. This stipulation does not limit or prevent individual members of the Committee from making submissions, objections or appeals to current applications or proposals being assessed by Council.

3. Committee Membership

- a. The membership of the Committee shall consist of the following members and be approved by resolution of Council:
 - i. Up to two Councillors (voting Committee members);
 - ii. Up to two (2) members of Council's Strategic Planning Team (non-voting Committee members);
 - iii. Council's Heritage Advisor (a non-voting Committee member);
 - iv. one (1) voting Committee member from each of the following ten (10) member organisations (more than one member from each organisation is welcome to attend the Committee meetings but only one member has a vote);
 - Bangerang Cultural Centre,
 - Dookie Historical Society,
 - Historical Society of Mooroopna,
 - Katandra and District History Group,
 - Merrigum and District Historical Society,
 - Murchison and District Historical Society,
 - Shepparton Heritage Centre,
 - Tatura and District Historical Society,
 - Toolamba and District Community Plan Steering Committee, and
 - Yorta Yorta Nation Aboriginal Corporation.

Each organisation must resolve to nominate a representative to the Committee. In the event that this representative is unable to attend a Committee meeting, each organisation should nominate a second representative who can attend and vote at Committee meetings in their absence.

- v. three (3) members of the community unaffiliated with any of the organisations outlined above. Council will call for applications from members of the community to sit on the Heritage Advisory Committee as voting members for a two (2) year term. Applications will be assessed by the Heritage Advisory Committee, which will then make recommendations to Council. The Committee is not obliged to nominate candidates to all three community positions and will assess each nomination against the candidate's ability to

fulfil the Committee's functions as outlined in the Committee's Terms of Reference, as well as the following selection criteria:

- Demonstrated experience in area or building conservation, or the development industry in general,
- Knowledge of conservation and historical issues affecting the Municipality, and
- The ability to access historical or conservation networks and stakeholder groups.

The Committee will advise Council of its recommendations for community positions. Should a vacancy occur within the appointed time frame, Council may appoint a replacement for the balance of the term.

- b. Council will provide appropriate officers to support the Heritage Advisory Committee as the need arises and within the scope of the role of the Committee. Examples of this in practice could include conducting master classes to provide for capacity building within the Committee, and updating the Committee on projects and activities within Council that may be of interest or have a bearing on the Committee's role and/or activities.

4. Committee Meeting Procedure

- a. A Chairperson, Deputy Chairperson and Secretary will be elected by the Committee for the duration of a one (1) year term. The Chairperson of any Sub-Committee will also be appointed by the Committee for the duration of one (1) year.
- b. If the Chairperson is not present at a Committee meeting, the Deputy Chairperson must preside. Where the Chairperson and Deputy Chairperson are both absent the members must appoint a Chairperson for that meeting.
- c. The Committee's position on any issue under consideration will be made upon a majority vote by members present or when determined by the Committee by proxy. In the event of an equal number of votes, the Chairperson shall have an additional casting vote.
- d. The Committee shall have a quorum which is equal to one-half plus one of the total number of voting Committee members.
- e. When the Committee's business involves matters in which one or more members have a conflict of interest, or when their presence may inhibit full discussion, those members should withdraw from this portion of the meeting.
- f. The Committee shall meet at least every month or as otherwise determined by the Committee. The frequency of any Sub-Committee meetings will be determined by the Chairperson of each Sub-Committee.

Meeting structure, agenda and minute formats should meet the needs of the Committee, while ensuring consistency, completeness and accountability. It is recommended that any meeting minutes briefly outline the content of each of the items listed on the agenda, including actions taken and recommendations.

5. Committee Conduct Principles

Committee members are expected to:

- actively participate in Committee discussions and offer their opinions and views,
- treat all persons with respect and have due regard to the opinions, rights and responsibilities of others,
- act with integrity,
- attend each meeting where practical, and

- avoid conflicts of interest and the releasing of confidential information.

6. Assemblies of Councillors

In accordance with the *Local Government Act 1989*, the definition of an Assembly of Councillors includes any meeting of an advisory committee of Council if at least one Councillor is present. Any Councillors in attendance at meetings of the Committee are required to declare any conflicts of interest. Following the meeting, a Record of Assembly of Councillors must be completed stating:

- the names of all Councillors and members of Council staff in attendance,
- the matters considered,
- any conflicts of interest disclosures made by a Councillor attending, and
- whether the Councillor who has disclosed the conflict of interest leaves the assembly.

The Record of Assembly of Councillors must be submitted to Council in accordance with the *Assembly of Councillors Operational Procedure 37.PRO9.1* (Trim Ref: M11/51282) within 7 days of the date of the Committee meeting so that it can be included in the next available Ordinary Council Meeting agenda.

7. Review

The Terms of Reference for the Greater Shepparton Heritage Advisory Committee will be reviewed on a biennial basis prior to the recruitment of community members.

Heritage Advisory Committee - Terms of Reference - October 2011**Purpose**

The primary purpose of the Launceston City Council Heritage Advisory Committee is to provide advice to the Council on heritage matters and to promote the value of heritage places within the Municipality.

Role

The role of the Heritage Advisory Committee is to:

- Provide advice and recommendations on the development of Council policy relating to heritage matters;
- Provide advice on and participate in the overview of heritage studies undertaken by Council;
- Provide advice and recommendations on applications made by Council for heritage funding;
- Consult with stakeholders to determine community aspirations relating to heritage places and objects;
- Promote Council's objectives and the principles of reuse of heritage assets in the City;
- Promote community participation in and awareness of heritage activities; and
- Consider and provide advice to Council on development proposals involving and/or impacting on heritage values on properties either heritage registered or covered by heritage precinct or overlay.

Membership

The Heritage Advisory Committee will consist of the following positions:

- Up to two Aldermen (one to be the liaison officer to the Council)
- A representative from Heritage Tasmania
- A representative from the National Trust of Australia (Tasmania)
- A representative from the UTAS School of Architecture and Design
- A representative from the Real Estate Institute of Tasmania
- A representative from the Launceston Historical Society
- Community Representation with relevant experience to promote the ideals of the Committee to be nominated by the Committee and approved by Council

The Chairperson and Deputy Chairperson are to be elected by the Committee at the beginning of each new Council cycle.

Council Officers will be provided as required for the efficient operation of the Committee.

Meetings

The Heritage Advisory Committee will generally meet six times per year (and at other times as required).

Protocol

Unless otherwise specified, the Meeting Procedures adopted by the Launceston City Council will prevail over the working of this Committee.

Resources

A delegated Council Officer will act as the support resource.

**CITY PLANNING COMMITTEE AGENDA
(OPEN PORTION OF THE MEETING)
18/4/2016**

8. BATTERY POINT HERITAGE WALK – GRANT - FILE REFS: 60-1-8 & 14-60-13

8x's

Report of the Director City Planning and the Senior Cultural Heritage Officer of 8 April 2016, and attachments.

DELEGATION: Council

The matter is also listed on the agenda for consideration at the Finance Committee meeting held 19 April 2016.

TO : General Manager

FROM : Senior Cultural Heritage Officer

DATE : 8 April 2016

SUBJECT : **BATTERY POINT HERITAGE WALK - GRANT**

FILE : ""60-1-8/2; 14-60-13/3 BPL:BPL (c:\users\lennardb\documents\report for committee-battery point brochures.doc)

1. INTRODUCTION

- 1.1. This report presents a request from the Battery Point Sullivans Cove Community Association Inc. for funding to assist the design and printing of a brochure associated with the new self-guided heritage walk of Battery Point (known as “In Bobby’s Footsteps” – a reference to the colony’s first chaplain, the Rev’d Robert Knopwood, who lived near Montpelier Retreat and once owned a large part of Battery Point).
- 1.2. The initial request was for a grant of \$22,548.00 (excluding GST) to cover design and printing of 50,000 brochures. Since the initial request (November 2015) several meetings have been held between representatives of the Association and Council officers to explore aspects of the overall project.
- 1.3. The report provides background information about the organisation and its project.
- 1.4. The report recommends that partial funding be provided, to accommodate the design component and allow for the printing of 10,000 brochures.

2. BACKGROUND

- 2.1. The Battery Point Sullivans Cove Community Association Inc. is an active community organisation with an established interest in the care and conservation of an important part of Hobart. The Association has received substantial Tasmanian Community Fund (TCF) support for the development of the overall project, with a grant of \$49,000 for historical research and website development.
- 2.2. Details of the overall project are outlined in the Association’s letter (**Attachment A**). Small sign panels with QR codes have been developed at the Association’s expense, and these will be discreetly located on existing sign poles in the road reservation, in consultation with relevant Council staff.
- 2.3. The TCF grant did not cover the production of printed material. Based on work recently completed in Stanley (among other places) the

Association regarded it as imperative that the self-guided walk be available in brochure format, in addition to electronic web-based access. The Association requested funding for the production of 50,000 brochures, based upon the quotations received from the graphic production company 'Webmistress' (**Attachment B**).

- 2.4. Because the full amount of \$22,548.00 is well beyond any current budget allocation, a preferred approach is for partial funding.
- 2.5. The suggested approach is for Council to provide funding for the design amount (\$5000) and an initial print-run limited to 10,000 (\$4352).
- 2.6. Consideration can then be given at a later date to a further print-run. This suggested approach also has the advantage of incorporating any requisite adjustments which come to light following the initial publication.

3. PROPOSAL

- 3.1. It is proposed that the Council agree to the partial funding of the specific request.
- 3.2. It is proposed that an allocation of \$9352 be made in the current year, from funds in the Heritage and Conservation Function. The funding would be conditional upon formal agreement with the Battery Point Sullivans Cove Community Association Inc. Any future allocation would be subject to further request and Council approval.

4. IMPLEMENTATION

- 4.1. The proposal would be implemented by:
 - a) preparing and securing formal agreement between the parties;
 - b) providing payment of \$9352 this financial year, upon receipt of invoice;
 - c) receiving full acquittal report.

5. STRATEGIC PLANNING IMPLICATIONS

- 5.1. Strategic Objective 2.4 states:

Unique heritage assets are protected and celebrated

and includes:

2.4.1 Improve the interpretation of heritage by developing accessible information.
- 5.2. This significant community project aligns closely with Council's desire to promote the City's heritage attributes to local citizens and visitors.

6. FINANCIAL IMPLICATIONS

6.1. Funding Source(s)

- 6.1.1. Heritage and Conservation (function) – promotion, education and interpretation (activity) – grants (resource).

6.2. Impact on Current Year Operating Result

- 6.2.1. The allocation of \$9352 from the Heritage and Conservation Function is not expected to have a major impact upon the overall operating result in 2015-2016. The design cost of \$5000 would be offset from an existing allocation for graphic design, and the printing cost of \$4352 would be offset from an allocation for brochure printing (\$5000 currently available).

6.3. Impact on Future Years' Financial Result

- 6.3.1. None at this stage; any request for additional funding in future years will be subject to further reporting.

6.4. Asset Related Implications

- 6.4.1. The brochures would not be Council assets; they could be distributed through the Tasmanian Travel and Information Centre, but any final arrangements for distribution would be subject to negotiation between the Association and the TTIC.

7. ECONOMIC BENEFITS

- 7.1. In the year ending December 2015, there were 1.15 million visitors to Tasmania, up 8% from the previous year. 70% of tourists to Tasmania indicate that while on holiday, they like to visit heritage sites and historical attractions. Tourists who are motivated by an interest in cultural heritage tend to contribute more expenditure to local economies. In its submission to the recent Legislative Council Inquiry into Built Heritage Tourism, the Tasmanian Government noted that historic heritage was a core element of the visitor experience, fostering local employment and contributing to the state's economy. "Nature and heritage remain two key pillars ..." according to Mr John Fitzgerald, CEO of Tourism Tasmania.
- 7.2. Battery Point is one of the earliest parts of colonial Hobart. It is widely renowned for its rich history, major nineteenth landmarks and its intact streetscapes of early buildings. For visitors spending just a short time in Hobart (such as cruise ship passengers) it is a favourite and accessible destination.
- 7.3. The proposed brochure will enhance this experience and lead to increased visitor activity within this part of Hobart, including Salamanca

Place and Hampden Road. The brochure will also be of benefit to the local community, enhancing knowledge and appreciation of Battery Point's cultural heritage.

8. RISK MANAGEMENT IMPLICATIONS

- 8.1. None foreseen; if the project is not completed for whatever reason, the recipient will be required to return unexpended funds.

9. LEGAL IMPLICATIONS

- 9.1. None foreseen; the grant will be subject to formal agreement between the Council, the recipient and the 'auspicing' organisation.

10. COMMUNICATION AND MEDIA IMPLICATIONS

- 10.1. The project has already received some media attention and this is expected to expand once the brochures are published.

11. DELEGATION

- 11.1. The matter is reserved to the Council; no delegation is sought.

12. CONSULTATION

- 12.1. In preparing this report, the author has conferred with officers of the Community Development Division and Financial Services Division.
- 12.2. The suggestion of a smaller quantity was put to the committee of the Battery Point Sullivans Cove Community Association Inc. and the President of the Association has confirmed the committee's acceptance of that approach.

13. CONCLUSION

- 13.1. The Battery Point Sullivans Cove Community Association Inc. is an established local community group, with a strong interest in the heritage of Battery Point and Sullivans Cove – key parts of colonial Hobart.
- 13.2. The Association has been successful in obtaining funding from the Tasmanian Community Fund (TCF) for the research and development of a self-guided heritage walk.
- 13.3. The funding received from the TCF did not include a printed brochure, which is a logical extension to the project, providing information in an accessible format for visitors.
- 13.4. The request (as revised) is for a modest amount of \$9352 to assist with graphic design and printing costs.

- 13.5. The request is considered reasonable, and a Council contribution will enable 10,000 brochures to be produced.

14. RECOMMENDATION

That:

- 14.1. The report BPL:bpl(c:\users\lennardb\documents\report for committee-battery point brochures.doc) be received and noted.**
- 14.2. The Council agree to provide a grant of \$9352 to the Battery Point Sullivans Cove Community Association Inc. for the purposes of designing and printing 10,000 copies of a brochure based on the self-guided walk, "In Bobby's Footsteps".**
- 14.3. The grant be conditional upon a formal agreement between the Council and the Battery Point Sullivans Cove Community Association Inc.**

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.



(Brendan Lennard)

SENIOR CULTURAL HERITAGE OFFICER



(Neil Noye)

DIRECTOR CITY PLANNING

Attachment(s) A: Letter dated 17 November 2015 from Roger Dixon, President, Battery Point Sullivans Cove Community Association Inc.

B: Quotation from Webmistress dated 11 November 2015, for the design and printing of brochures.



**Battery Point Sullivans Cove Community
Association Inc**

ABN: 2415 3590 707

General Manager
Hobart City Council
Macquarie Street
HOBART TAS 7000

17th November 2015

Dear Mr Heath,

You will be aware that the Battery Point Community Association has been working informally with the Hobart City Council in developing a self-guided historic walk around Battery Point.

In 2014 the Tasmanian Community Fund recognised the importance of this project and provided \$49,000 to research and develop a website that could be accessed by locals and visitors. During 2015 the researchers have documented the development of colonial Battery Point from the days of Robert Knopwood, hence the name of the walk "In Bobby's Footsteps" which traces key historic origins of Hobart's unique suburb.

The project has involved oral history from older local identities who grew up in Battery Point in the 1950s. It has also included Albuera St school children whose art work reflects their understanding of the heritage values of Battery Point. These features involving older residents and children add another dimension to the project based on community involvement. A high quality website has been constructed by Webmistress so that the public can access professionally developed information in a creative format.

We have maintained communication with the Hobart City Council and the Lord Mayor Sue Hickey launched 'In Bobby's Footsteps' in April 2015. We are now reaching the stage where we need to confirm the specific role of Hobart City Council in supporting this significant project.

In a meeting with Lord Mayor, Sue Hickey and Council staff Brendan Lennard and Kimbra Parker on Tuesday 10th November, it was suggested the most appropriate course of action would be to present you with the background to the project and to seek a level of Hobart City Council financial sponsorship.

Therefore I would like to submit a formal request for the Council to meet the cost of printing 50,000 Booklets that can be distributed to cruise ship visitor and other tourists as detailed in the attached quote from Webmistress.

We consider that while many people will access the website through their mobile phones, there is still a need to promote hard copy of the information which will be in the form of an attractive small booklet, which many people would retain as a memento of their Hobart City visit. The booklet would

of course include a welcome message from the Lord Mayor and the Council's Logo with Council approving the final draft.

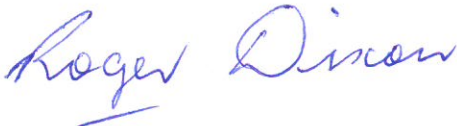
In addition to the brochure we are already working with Hobart City staff to negotiate the placement of the QR codes for accessing the website on Council recommended sites. The Battery Point Community Association will meet the costs of actual signage but would appreciate council staff assistance in this aspect of finalizing the project.

We plan to have the website go live in February and will request the Lord Mayor's participation together with that of Albuera Street School children who have contributed to this project

Therefore we seek an early response to our request so that Webmistress can meet our projected time frames.

With thanks

Yours sincerely



Roger Dixon

President

Battery Point Sullivans Cove Community Association

Enc. 1

webmistress



Attachment B

4/245 Elizabeth St F
 GPO Box 1764 Hobart, TAS 7001
 Tel 03 6231 9351 Fax 03 6251 1505
 info@webmistress.com.au
 www.webmistress.com.au
 ABN 70 493 521 201

Quotation #1410

To Battery Point Sullivans Cove Community Association Inc
 PO Box 26
 Battery Point, TAS 7004

Date 11 Nov 2015

For project Battery Point heritage self-guided walk

Design/development	Amount
Booklet design – consultation, research, art direction, design and output of 24pp A6 booklet including short introduction, overview of the walk, map, 16 locations and acknowledgements (includes output of files for print and online)	\$5000.00
Booklet production (offset printing) – full colour 24pp A6 saddle-wired booklet on 135gsm Revive Laser Recycled stock (qty of 2000 is \$1723+GST, qty of 5000 is \$2694+GST, qty of 10000 is \$4352+GST, qty of 20000 is \$7665+GST)	\$17548.00 for 50000
Subtotal	\$22548.00
GST (10%)	\$2254.80
Total including GST	\$24802.80

Please note

This costing is based on up-front payment before each stage (design and printing), and all liaison and final approvals being received by Battery Point Sullivans Cove Community Association via our *In Bobby's Footsteps* project managers (Robert Vincent / Annie Rushton / Margaret Reynolds).

The booklet quote above includes space for a short introduction from the Lord Mayor and inclusion of the City of Hobart logo in the acknowledgements section.

Acceptance

To accept this quotation, please send an email to info@webmistress.com.au. Once we have received approval for this project, work will be scheduled, timeframes confirmed and an initial invoice sent. By accepting this quotation you agree to the terms of engagement of Webmistress, which can be read at <http://www.webmistress.com.au/terms/>

Thanks for the opportunity to provide quotation. If you have any questions please don't hesitate to get in touch!

**CITY PLANNING COMMITTEE AGENDA
(OPEN PORTION OF THE MEETING)
18/4/2016**

**9. APPLICATIONS APPROVED UNDER THE DELEGATED AUTHORITY OF
THE DIRECTOR CITY PLANNING – FILE REF: 30-1-18**

2x's

The Director City Planning submits for information the attached schedule of applications approved under delegated authority.

DELEGATION: Committee

Planning Description	Address			Works Value	Decision Body
Partial Demolition, House Extensions and Alterations	11 Hamilton Street	WEST HOBART	7000	\$200,000.00	Delegation
Demolition, Alterations, Front Fencing and New Deck	25 Lipscombe Avenue	SANDY BAY	7005	\$975,000.00	Delegation
Deck	9 Hooper Crescent	MOUNT STUART	7000	\$91,691.00	Delegation
House and Carport	24 Rosehill Crescent	LENAH VALLEY	7008	\$320,241.00	Delegation
Partial Demolition, New Deck, Dwelling Extension	5 Fehre Court	SANDY BAY	7005	\$28,000.00	Delegation
Change of use to visitor accommodation	19 Anglesea Street	SOUTH HOBART	7004	\$0.00	Delegation
Partial Demolition, Dwelling Extension and Alterations	20 Queen Street	SANDY BAY	7005	\$320,000.00	Delegation
Partial Demolition, Extension and Alterations to Dwelling, Deck, Garage and	11 Tower Road	NEW TOWN	7008	\$200,000.00	Delegation
Dwelling	30A Rialannah Road	MOUNT NELSON	7007	\$291,328.00	Delegation
Partial Demolition, Dwelling Extensions and	22 Beddome Street	SANDY BAY	7005	\$400,000.00	Delegation
Shed	74 Alexander Street	SANDY BAY	7005	\$5,000.00	Delegation
Partial Demolition and New Front Fencing	159 Goulburn Street (Also Known as 157-159 Goulburn Street)	WEST HOBART	7000	\$10,000.00	Delegation
Partial Change of Use to Visitor	11 Glebe Street	GLEBE	7000	\$0.00	Delegation
Alterations and Ancillary Dwelling	373-375 Macquarie Street	SOUTH HOBART	7004	\$2,200.00	Delegation
Alterations and Deck	45 D'Arcy Street	SOUTH HOBART	7004	\$60,000.00	Delegation
Partial Change of Use to Market	10 Evans Street	HOBART	7000	\$0.00	Delegation
Partial Demolition and Dwelling Extension	94 Newdegate Street	WEST HOBART	7000	\$75,000.00	Delegation

Alterations and Signage	118 Liverpool Street	HOBART	7000	\$100,000.00	Delegation
Additional Dwelling and Associated Hydraulic	10 O'Connor Court, 9-11 O'Connor Court	SANDY BAY	7005	\$470,000.00	Delegation
Partial Change of Use to Visitor Accommodation	377 Argyle Street	NORTH HOBART	7000	\$0.00	Delegation
Partial Demolition, Alterations and Extension to	3 Cosgrove Avenue	SOUTH HOBART	7004	\$200,000.00	Delegation
Change of Use to Art and Craft Centre	23 Wellington Street	NORTH HOBART	7000	\$0.00	Delegation
Partial Demolition and New Front	163 New Town Road	NEW TOWN	7008	\$0.00	Delegation
Partial Demolition, Garage and	69 Cross Street	NEW TOWN	7008	\$20,000.00	Delegation
New House	5 Stevens Farm Drive	WEST HOBART	7000	\$450,000.00	Delegation
House and Bushfire Hazard Management - (Re-Advertised)	19 Hakea Drive and Adjacent Public Open Space (CT. 139582/101)	TOLMAN S HILL	7007	\$280,000.00	Delegation

**10. APPLICATIONS APPROVED UNDER THE BUILDING REGULATIONS 2014
AND BUILDING ACT 2000 – FILE REF: 30-1-17**

2x's

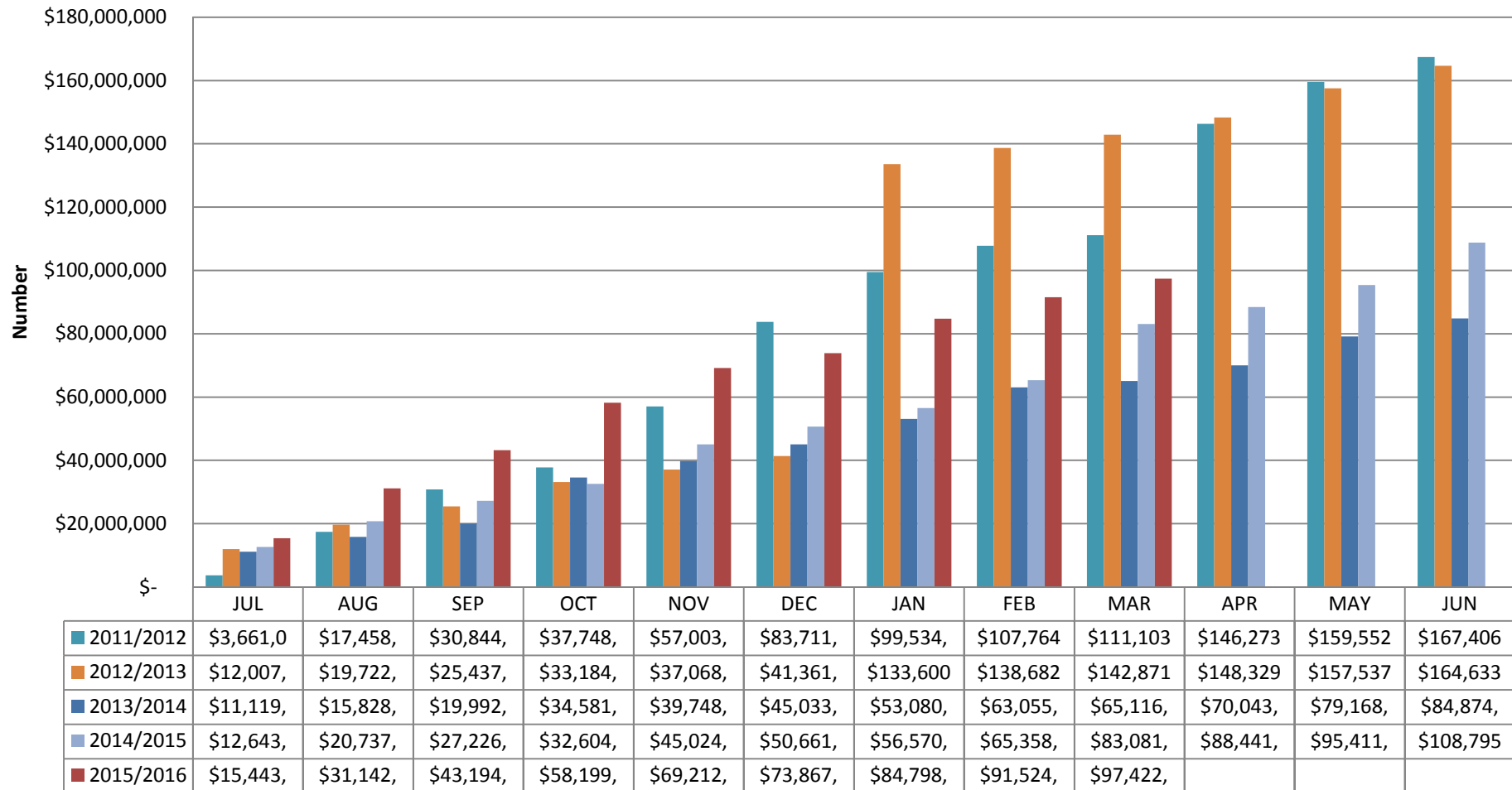
The Director City Planning submits the following information in relation to plans approved under the Building Regulations 2014 and Building Act 2000 together with the attached graphs.

The Director City Planning reports:

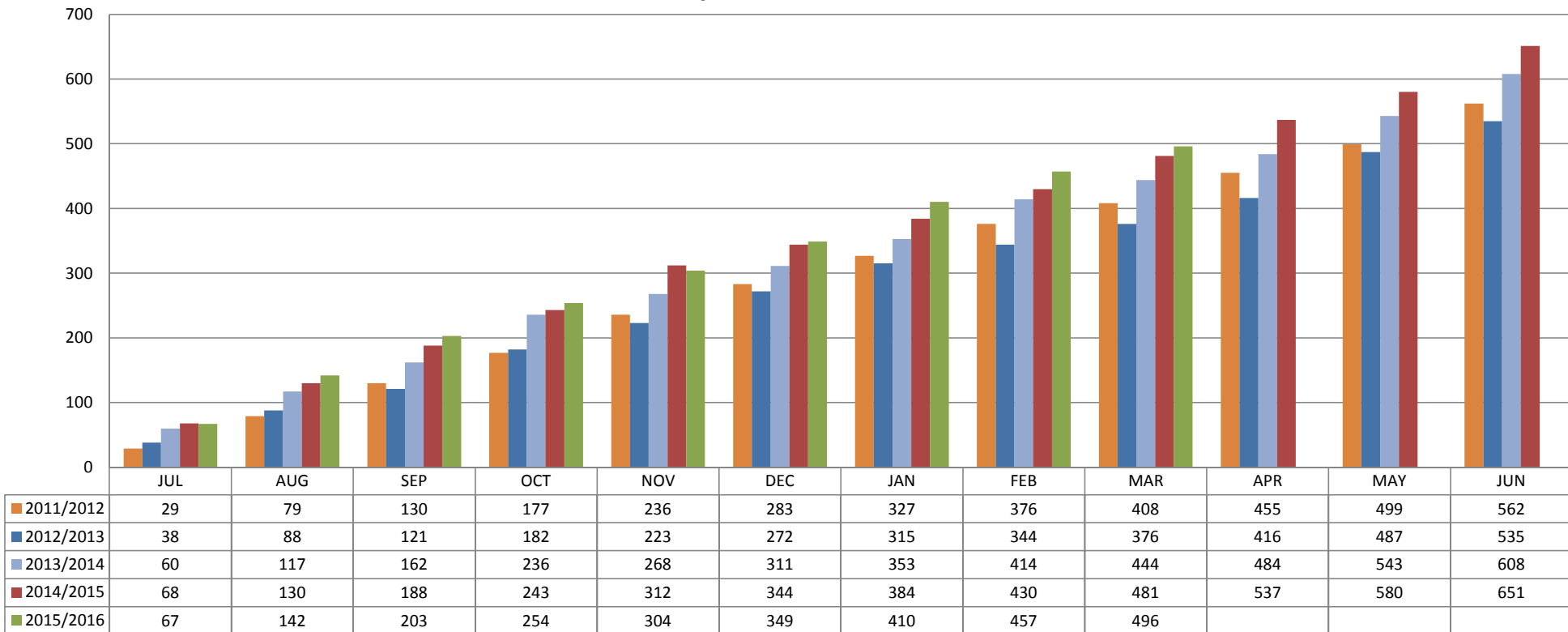
- A.
1. During the period 1 March 2016 to 31 March 2016, 39 permits were issued to the value of \$5,897,800 which included:
 - (i) 28 for extensions/alterations to dwellings to the value of \$2,885,900;
 - (ii) 3 new dwellings to the value of \$915,000; and
 - (iii) 1 major project:
 - a) Demolition, new service station, shop & signage at 353-357 Argyle Street - \$1,700,000
 2. During the period 1 March 2015 to 31 March 2015, 51 permits were issued to the value of \$17,723,708 which included:
 - (i) 24 extensions/alterations to dwellings to the value of \$2,400,428
 - (ii) 7 new dwellings to the value of \$2,380,500; and
 - (iii) 2 major projects:
 - a) Partial demolition, new offices, flats and sewerage infrastructure at 212 Collins Street and adjacent Road Reserve - \$ 7,500,000
 - b) Extensions and alterations to welfare institution at 51-53 Pirie Street - \$1,500,000
- B.
1. In the twelve months ending 31 March 2016, 666 permits were issued to the value of \$123,136,027; and
 2. In the twelve months ending 31 March 2015, 645 permits were issued to the value of \$102,839,582.

DELEGATION: Council

Building Permits Issued (Accumulative Monthly Totals) 5 Year Comparison 2011/12 - 2015/16



Building Permits Value (Accumulative Monthly Totals) 5 Year Comparison 2011/12 - 2015/16



**CITY PLANNING COMMITTEE AGENDA
(OPEN PORTION OF THE MEETING)
18/4/2016**

11. ADVERTISING – FILE REF: 30-1-19

5x's

The Director City Planning reports:-

‘The advertising lists for the period 3 March 2016 to 5 April 2016 inclusive, are attached for information.’

DELEGATION: Committee

ApplicationID	Street	Suburb	Development	Works Value	42 Day Expires	Referral	Proposed Delegation	Advertising Period	
PLN-16-00026-01	30A Rialannah Road	MOUNT NELSON	Dwelling	291328	15/04/2016	ikinb	Director	04/03/2016	21/03/2016
PLN-16-00135-01	19-27 Campbell Street, 29 Campbell Street, 19 Collins Street, CT.198531/2, Adjacent Road Reservations	HOBART	Partial Demolition, Alterations and Extensions to Existing Buildings and New Development for Education Centre and Arts and Cultural Centre, including Studio Theatre, Recital Hall with Kiosk/Bar, Salon, Teaching and Learning Spaces, Roof Decks, Roof Terraces and Minor Road Works	67000000	15/04/2016	ikinb	Council	04/03/2016	21/03/2016
PLN-15-01428-01	29 Frederick Street	WEST HOBART	Partial Demolition, Alterations and Extension to Dwelling	150000	15/04/2016	wilsonl	Director	04/03/2016	21/03/2016
PLN-16-00194-01	354 Davey Street	SOUTH HOBART	Partial Change of Use to Visitor Accommodation	0	18/04/2016	wilsonl	Director	07/03/2016	22/03/2016
PLN-16-00186-01	2 Greenlands Avenue	SANDY BAY	Carport & Front Fencing	40000	26/04/2016	langd	Director	15/03/2016	01/04/2016
PLN-16-00177-01	1/16 Roope Street	NEW TOWN	Partial Demolition, Decks and Alterations	30000	18/04/2016	wilsonl	Director	07/03/2016	22/03/2016
PLN-15-01554-01	648 Sandy Bay Road	SANDY BAY	Partial Change Of Use to Visitor Accommodation	0	18/04/2016	foalem	Director	07/03/2016	22/03/2016
PLN-15-01465-01	42 Montagu Street, 7 Carlton Street	LENAH VALLEY	Additional Dwelling	407952	18/04/2016	ikinb	Council	07/03/2016	22/03/2016
PLN-16-00195-01	2 Ridgeway Road	RIDGEWAY	House Extension and Alterations (Re-advertised - Administrative Error)	145000	26/04/2016	rushforthe	Director	15/03/2016	01/04/2016
PLN-16-00156-01	6 Woodlyn Court	SOUTH HOBART	Single Dwelling (Re-advertised - Administrative Error)	300000	26/04/2016	lassigl	Director	15/03/2016	01/04/2016

PLN-16-00193-01	25 Degrares Street	SOUTH HOBART	Partial Demolition, Alterations and Deck (Re-advertised - Administrative Error)	10000	26/04/2016	langd	Director	15/03/2016	01/04/2016
PLN-16-00203-01	13-17 Castray Esplanade	BATTERY POINT	Partial Demolition, Alterations and Partial Change of Use to Gym	30000	19/04/2016	ikinb	Director	08/03/2016	23/03/2016
PLN-15-00124-01	106 Strickland Avenue (Also Known As 102-106 Strickland Avenue)	SOUTH HOBART	Subdivision (One Additional Lot)	0	26/04/2016	sherriffc	Director	15/03/2016	01/04/2016
PLN-15-01456-01	119 New Town Road	NEW TOWN	Removal of Underground Storage Tanks	25000	26/04/2016	ikinb	Director	15/03/2016	01/04/2016
PLN-16-00205-01	19 Weemala Court	MOUNT NELSON	Extension to Garage for New Store Room	50000	26/04/2016	rushforthe	Director	15/03/2016	01/04/2016
PLN-16-00245-01	30B Giblin Street (Also Known As 32 Giblin Street)	LENAH VALLEY	Garden Room	120000	26/04/2016	lassigl	Director	15/03/2016	01/04/2016
PLN-16-00154-01	1/1 Una Street	MOUNT STUART	Change of Use to Visitor Accommodation	0	27/04/2016	wilsonl	Director	16/03/2016	04/04/2016
PLN-16-00244-01	102 Patrick Street	HOBART	Partial Demolition, Alterations and Extension	32000	27/04/2016	ikinb	Director	16/03/2016	04/04/2016
PLN-16-00206-01	4C Fingerpost Track	SOUTH HOBART	Partial Demolition, Dwelling Extensions and Alterations	70000	28/04/2016	foalem	Director	17/03/2016	04/04/2016
PLN-16-00125-01	25-27 Forest Road	WEST HOBART	Front Fencing	2946	28/04/2016	langd	Director	17/03/2016	04/04/2016
PLN-16-00220-01	44 Lochner Street	WEST HOBART	Alterations	20000	02/05/2016	rushforthe	Director	21/03/2016	07/04/2016
PLN-15-01596-01	24-26 Weld St	SOUTH HOBART	Partial Demolition, Extensions, Alterations, Landscaping and New Building to Primary School (Re-advertised - Administrative Error)	2400000	26/04/2016	langd	Director	15/03/2016	01/04/2016
PLN-16-00202-01	3 Cosgrove Avenue	SOUTH HOBART	Partial Demolition, Alterations and Extension to Dwelling	200000	14/04/2016	wilsonl	Director	03/03/2016	18/03/2016

PLN-15-01557-01	69 Cross Street	NEW TOWN	Partial Demolition, Garage and Fencing	20000	14/04/2016	wilsonl	Director	03/03/2016	18/03/2016
PLN-16-00085-01	99 Salamanca Place (Also Known As Princes Park)	BATTERY POINT	Public Toilets	223000	14/04/2016	ikinb	Council	03/03/2016	18/03/2016
PLN-16-00180-01	19 Maning Avenue	SANDY BAY	Partial Demolition, Alterations and Extension to Dwelling	140000	14/04/2016	langd	Director	03/03/2016	18/03/2016
PLN-16-00164-01	3 Ilfracombe Crescent	SANDY BAY	Change of Use to Visitor Accommodation	0	14/04/2016	langd	Director	03/03/2016	18/03/2016
PLN-16-00143-01	Unit 5, 332 - 342 Macquarie Street (Also Known as 336 Macquarie Street)	SOUTH HOBART	Change of Use to Visitor Accommodation	0	14/04/2016	foalem	Director	03/03/2016	18/03/2016
PLN-16-00151-01	8 Wandeet Place	SANDY BAY	Partial Demolition, Extensions, Alterations to Single Dwelling and Driveway	250000	14/04/2016	foalem	Director	03/03/2016	18/03/2016
PLN-16-00136-01	9 Hooper Crescent	MOUNT STUART	Deck	91691	15/04/2016	lassigl	Director	04/03/2016	21/03/2016

ApplicationID	Street	Suburb	Development	Works Value	42 Day Expiry	Referral	Proposed Delegation	Advertising period	
PLN-15-01249-01	2 Harding Street	NEW TOWN	Alterations	\$1,000.00	17/05/2016	ikinb	Director	05/04/2016	19/04/2016
PLN-16-00308-01	20 Francis Street (also known as 20-22 Francis Street)	BATTERY POINT	Change of Use to Food Services	\$20,000.00	17/05/2016	baconr	Director	05/04/2016	19/04/2016
PLN-16-00171-01	8 Wellwood Street	LENAH VALLEY	Garage and Driveway Extension	\$6,150.00	03/05/2016	langd	Director	22/03/2016	08/04/2016
PLN-16-00262-01	2 Hennebry Street	SOUTH HOBART	Change of Use to Visitor Accommodation	\$0.00	03/05/2016	baconr	Director	22/03/2016	08/04/2016
PLN-16-00259-01	43-47 Grosvenor Street	SANDY BAY	Partial Demolition and Alterations	\$17,500.00	04/05/2016	sherriffc	Director	23/03/2016	11/04/2016
PLN-16-00261-01	31 Darling Parade	MOUNT STUART	Alterations and Partial Change of Use to Visitor Accommodation	\$30,000.00	04/05/2016	langd	Director	23/03/2016	11/04/2016
PLN-16-00283-01	440 Elizabeth Street	NORTH HOBART	Change of Use to Single Dwelling	\$0.00	12/05/2016	baconr	Director	31/03/2016	14/04/2016
PLN-16-00246-01	256 Elizabeth Street	NORTH HOBART	Extensions and Alterations to College	\$150,000.00	12/05/2016	langd	Director	31/03/2016	14/04/2016

PLN-16-00247-01	43 Fitzroy Crescent	DYNNYR NE	Partial Demolition, Landscaping, Front Fencing and Tree Removal	\$12,000.00	05/05/2016	wilsonl	Director	24/03/2016	11/04/2016
PLN-15-01553-01	58 Barrack Street	HOBART	Partial Demolition and Alterations	\$200,000.00	16/05/2016	ikinb	Council	04/04/2016	18/04/2016
PLN-16-00167-01	Salamanca Lawns (Also Known As 40 Salamanca Place)	HOBART	Mobile Food Vendor Sites	\$0.00	16/05/2016	foalem	Council	04/04/2016	18/04/2016
PLN-16-00227-01	11 Date Court	SANDY BAY	Single Dwelling	\$980,000.00	16/05/2016	wilsonl	Director	04/04/2016	18/04/2016
PLN-16-00295-01	230 Nelson Road, 228 Nelson Road	MOUNT NELSON	Dwelling	\$500,000.00	16/05/2016	sherriffc	Director	04/04/2016	18/04/2016
PLN-16-00253-01	14 Belton Street	SOUTH HOBART	Change of Use to Visitor Accommodation	\$0.00	13/05/2016	baconr	Director	01/04/2016	15/04/2016
PLN-15-01578-01	10A Forest Road	WEST HOBART	Demolition and New Single Dwelling	\$600,000.00	13/05/2016	lassigl	Director	01/04/2016	15/04/2016
PLN-16-00093-01	20 Jeannette Court	LENAH VALLEY	Single Dwelling (Re-advertised - Administrative Error)	\$609,437.00	03/05/2016	langd	Director	22/03/2016	08/04/2016

12. RESPONSES TO QUESTIONS WITHOUT NOTICE – FILE REF: 13-1-10

The General Manager reports:-

“In accordance with the procedures approved in respect to Questions Without Notice, the following responses to questions taken on notice are provided to the Committee for information.

The Committee is reminded that in accordance with Regulation 29(3) of the Local Government (Meeting Procedures) Regulations 2015, the Chairman is not to allow discussion or debate on either the question or the response.”

12.1 RESTRICTIONS REGARDING REQUESTS FOR INFORMATION FROM CONSULTANTS

Ref. CPC 15/3/2016

Attachment	12.1	Memorandum to Aldermen from the Director City Planning of 21 March 2016.
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12.2 COMMENCEMENT OF AMENDMENTS TO BEEKEEPING BY-LAW

Ref. CPC 15/3/2016

Attachment	12.2	Memorandum to Aldermen from the Director City Planning of 21 March 2016.
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12.3 IMAS – CASTRAY ESPLANADE

Ref. CIC 24/6/2015

Attachment	12.3	Memorandum to Aldermen from the Director City Planning of 30 March 2016.
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12.4 HERITAGE FUND ASSISTANCE – SLATE ROOFS ON HERITAGE BUILDINGS

Ref. CPC 31/8/2015

Attachment	12.4	Memorandum to Aldermen from the Director City Planning of 30 March 2016.
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12.5 PROVISION FOR AFFORDABLE HOUSING IN DEVELOPMENTS

Ref. CPC 2/2/2015

Attachment	12.5	Memorandum to Aldermen from the Director City Planning of 30 March 2016.
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cont.../

**CITY PLANNING COMMITTEE AGENDA
(OPEN PORTION OF THE MEETING)
18/4/2016**

Item No. 12 continued

**12.6 PROPOSED LEGISLATION – SHARING ECONOMY – AIRBNB
ACCOMMODATION**

Ref. CPC 16/11/2016

Attachment	12.6	Memorandum to Aldermen from the Director City Planning of 30 March 2016.
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RECOMMENDATION:

That the attached memorandum be received and noted.

13-1-10
(document1)

21 March 2016

**MEMORANDUM: LORD MAYOR
DEPUTY LORD MAYOR
ALDERMEN**

**QUESTIONS WITHOUT NOTICE – RESPONSE
RESTRICTIONS REGARDING REQUESTS FOR INFORMATION
FROM CONSULTANTS**

Pursuant to Council Policy 2.01, Clause A(10), where a response to a Question without Notice is not able to be provided at a meeting, the question is taken on notice. Upon distribution of the response to all Aldermen, both the Question and the Response is to be listed on the agenda for the next available ordinary meeting of the committee at which it was asked, whereat it will be listed for noting purposes only, with no debate or further questions permitted, as prescribed in the Section 29 of the Local Government (Meeting Procedure) Regulations 2015.

At the closed portion of the City Planning Committee meeting held on 15 March 2016 the following question without notice was asked by Alderman Reynolds:

Question: Are Aldermen able to make their own inquiries about information in publicly available development reports, including seeking to clarify information provided in specialist consultant reports commissioned by the applicant?

At the meeting the Question was taken on notice. A response is subsequently provided below:

Response:

Aldermen are entitled to seek information from any relevant and qualified source pertaining to development applications, however, it is strongly encouraged that Aldermen seeking such information from an applicant's consultant do so through the relevant director to ensure that any response is documented and circulated to all Aldermen consistent with the intent of Council's policy relating to Improving Council and Council Committee Effectiveness (01 Meetings: Procedures And Guidelines – Section B 10).

13-1-10
(document1)

21 March 2016

**MEMORANDUM: LORD MAYOR
DEPUTY LORD MAYOR
ALDERMEN**

**QUESTIONS WITHOUT NOTICE – RESPONSE
COMMENCEMENT OF AMENDMENTS TO BEEKEEPING BY-
LAW**

Pursuant to Council Policy 2.01, Clause A(10), where a response to a Question without Notice is not able to be provided at a meeting, the question is taken on notice. Upon distribution of the response to all Aldermen, both the Question and the Response is to be listed on the agenda for the next available ordinary meeting of the committee at which it was asked, whereat it will be listed for noting purposes only, with no debate or further questions permitted, as prescribed in the Section 29 of the Local Government (Meeting Procedure) Regulations 2015.

At the City Planning Committee meeting held on 15 March 2016 the following question without notice was asked by Alderman Reynolds:

Question: When will the amendments to the Bee-keeping By-law come into effect?

At the meeting the Question was taken on notice. A response is subsequently provided below:

Response:

The Council at its meeting of 10 August 2015 resolved in part to undertake the following actions to facilitate the amendment of the Council By-Law pertaining to the keeping of bee hives.

- 1. The Council make the Health and Environmental Services (Amendment) By-law, No. 1 of 2015 pursuant to section 156 of the Local Government Act 1993 in accordance with attachment D.*
- 2. Upon the adoption of the By-Law by Council non- statutory public consultation be undertaken and that a copy of the adopted By-Law be forwarded to Department of Primary Industries, Parks, Water and Environment for comment.*

3. *The General Manager be authorised to prepare the Regulatory Impact Statement pursuant to section 156A of the Local Government Act 1993.*
4. *The By-Law and Regulatory Impact Statement be submitted to the Director of Local Government for certification to advertise pursuant to section 156A(6) of the Local Government Act 1993.*

Council Officers have actioned all of the above matters including

- undertaken non-statutory public consultation of the proposed By-Law with key stakeholders and the general public;
- completed a Regulatory Impact Statement (RIS) in respect of the By-Law; and
- forwarding a copy of the proposed By-Law together with the RIS to the Director of Local Government.

When the Director is satisfied with the RIS a certificate is issued allowing the Council to commence the 21 day statutory public consultation period. Upon completion of the statutory public consultation period a report will then be presented to the Council to determine the merits of any submission and make a final determination on the proposed By-Law. The proposed By-Law is then certified by a legal practitioner and the General Manager and advertised in the *Government Gazette*.

The By-Law commences on the day on which it is published in the *Gazette*.



(Neil Noye)

DIRECTOR CITY PLANNING



HOBART
CITY COUNCIL

DATE: 30 March 2016

13-1-10

(s:\council support\questions without notice_answers\2015\cic\240615 cic dlm - imas - castray esplanade.docx)

**MEMORANDUM: LORD MAYOR
DEPUTY LORD MAYOR
ALDERMEN**

**QUESTIONS WITHOUT NOTICE - RESPONSE
IMAS – CASTRAY ESPLANADE**

Pursuant to Council Policy 2.01, Clause A(8), where a response to a Question without Notice is not able to be provided at a meeting, the question is taken on notice. Upon distribution of the response to all Aldermen, both the Question and the Response is to be listed on the agenda for the next available ordinary meeting of the committee at which it was asked, whereat it will be listed for noting purposes only, with no debate or further questions permitted, as prescribed in the Section 29 of the Local Government (Meeting Procedure) Regulations 2015.

At the City Infrastructure Committee meeting held on 24 June 2015 the following question without notice was asked by the Deputy Lord Mayor Alderman Christie:

Question 1: How can the aesthetics and parking issues in the vicinity of IMAS on Castray Esplanade be addressed?

At the meeting the question was taken on notice. A response is subsequently provided below.

Response:

The area in the vicinity of IMAS is proposed to be upgraded in accordance with the planning application by the University of Tasmania, PLN -15-01576, and which was recently approved by the Council at its meeting of 7th March 2016. These proposed improvements should address any aesthetic and parking issues in this location.

(Neil Noye)

DIRECTOR CITY PLANNING

City of **HOBART**13-1-10
(document2)

30 March 2016

**MEMORANDUM: LORD MAYOR
DEPUTY LORD MAYOR
ALDERMEN**

**QUESTIONS WITHOUT NOTICE – RESPONSE
HERITAGE FUND ASSISTANCE - SLATE ROOFS ON HERITAGE
BUILDINGS**

Pursuant to Council Policy 2.01, Clause A(10), where a response to a Question without Notice is not able to be provided at a meeting, the question is taken on notice. Upon distribution of the response to all Aldermen, both the Question and the Response is to be listed on the agenda for the next available ordinary meeting of the committee at which it was asked, whereat it will be listed for noting purposes only, with no debate or further questions permitted, as prescribed in the Section 29 of the Local Government (Meeting Procedure) Regulations 2035.

At the City Planning Committee meeting held on 31 August 2015 the following question without notice was asked by Alderman Ruzicka:

Question: Can the Council's Heritage Fund be used to financially assist in the replacement of slate roofs of significant buildings?

At the meeting the Question was taken on notice. A response is subsequently provided below:

Response:

Yes, however, any funding allocation would be subject to the annual heritage funding program application process which requires the approval of the Heritage Account Special Committee. The maximum amount for this program has normally been \$5,000.

A handwritten signature in black ink, appearing to read "Neil Noye". The signature is fluid and cursive, with the first name "Neil" and the last name "Noye" clearly distinguishable.

(Neil Noye)

DIRECTOR CITY PLANNING

13-1-10
(document1)

30 March 2016

**MEMORANDUM: LORD MAYOR
DEPUTY LORD MAYOR
ALDERMEN**

**QUESTIONS WITHOUT NOTICE - RESPONSE
PROVISION OF AFFORDABLE HOUSING IN DEVELOPMENTS**

Pursuant to Council Policy 2.01, Clause A(8), where a response to a Question without Notice is not able to be provided at a meeting, the question is taken on notice. Upon distribution of the response to all Aldermen, both the Question and the Response is to be listed on the agenda for the next available ordinary meeting of the committee at which it was asked, whereat it will be listed for noting purposes only, with no debate or further questions permitted, as prescribed in the Section 29 of the Local Government (Meeting Procedure) Regulations 2015.

At the Development and Environmental Services Committee meeting held on 2 February 2015 the following question without notice was asked by Alderman Burnet

Question: In regard to affordable housing, is there a potential for the Planning Scheme to require a ratio of affordable housing in a development such as 1 Montpelier Retreat?

At the meeting the question was taken on notice. A response is subsequently provided below.

Response:

As previously addressed in reporting on the amendment to the Sullivans Cove Planning Scheme 1997 for the Macquarie Point redevelopment site it is not currently possible to mandate a ratio of affordable housing in a development under the current State planning legislation.

(Neil Noye)

DIRECTOR CITY PLANNING

City of **HOBART**

13-1-10

(cpc 16 nov 2015 - sharing economy legislation - airbnb accomodation)

30 March 2016

**MEMORANDUM: LORD MAYOR
DEPUTY LORD MAYOR
ALDERMEN**

QUESTIONS WITHOUT NOTICE – RESPONSE PROPOSED LEGISLATION - SHARING ECONOMY –AIRBNB ACCOMMODATION

Pursuant to Council Policy 2.01, Clause A(10), where a response to a Question without Notice is not able to be provided at a meeting, the question is taken on notice. Upon distribution of the response to all Aldermen, both the Question and the Response is to be listed on the agenda for the next available ordinary meeting of the committee at which it was asked, whereat it will be listed for noting purposes only, with no debate or further questions permitted, as prescribed in the Section 29 of the Local Government (Meeting Procedure) Regulations 2015.

At the City Planning Committee meeting held on 16 November 2015 the following question without notice was asked by Alderman Reynolds:

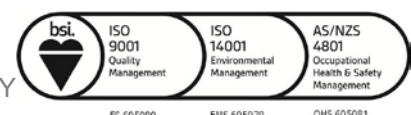
Question: How is the Council modifying its letters to proponents seeking to operate airbnb-style accommodation in Hobart, in response to the Premier's announcement regarding proposed sharing economy legislation?

At the meeting the Question was taken on notice. A response is subsequently provided below:

Response:

The correspondence has been modified to make it more customer friendly rather than compliance focused requesting details on the number of days per year the property is used for visitor accommodation. If the stay is less than 42 days per annum no action is taken as this is consistent with the recommended exempt period in the Statewide Planning Scheme proposed by the State Government.

MISSION ~ TO ENSURE GOOD GOVERNANCE OF OUR CAPITAL CITY



A handwritten signature in black ink, appearing to read "Neil Noye". The signature is fluid and cursive, with the first name "Neil" and the last name "Noye" clearly distinguishable.

(Neil Noye)

DIRECTOR CITY PLANNING

13. QUESTIONS WITHOUT NOTICE – FILE REF: 13-1-10

Pursuant to Section 29 of the Local Government (Meeting Procedures) Regulations 2015, an Alderman may ask a question without notice of the Chairman, another Alderman or the General Manager or the General Manager's representative in accordance with the following procedures endorsed by the Council on 10 December 2012:

1. The chairman will refuse to accept a question without notice if it does not relate to the Terms of Reference of the Council committee at which it is asked.
2. In putting a question without notice, an Alderman must not:
 - (i) offer an argument or opinion; or
 - (ii) draw any inferences or make any imputations – except so far as may be necessary to explain the question.
3. The chairman must not permit any debate of a question without notice or its answer.
4. The chairman, Aldermen, General Manager or General Manager's representative who is asked a question without notice may decline to answer the question, if in the opinion of the intended respondent it is considered inappropriate due to its being unclear, insulting or improper.
5. The chairman may require an Alderman to put a question without notice, to be put in writing.
6. Where a question without notice is asked at a meeting, both the question and the response will be recorded in the minutes of the meeting.
7. Where a response is not able to be provided at the meeting in relation to a question without notice, the question will be taken on notice and
 - (i) the minutes of the meeting at which the question is put will record the question and the fact that it has been taken on notice.
 - (ii) a written response will be provided to all Aldermen, at the appropriate time.
 - (iii) upon the answer to the question being circulated to Aldermen, both the Question and the Answer will be listed on the agenda for the next available ordinary meeting of the committee at which it was asked, whereat it be listed for noting purposes only, with no debate or further questions permitted, as prescribed in Section 29(3) of the Local Government (Meeting Procedures) Regulations 2015.

**CITY PLANNING COMMITTEE AGENDA
(OPEN PORTION OF THE MEETING)
18/4/2016**

14. CLOSED PORTION OF THE CITY PLANNING COMMITTEE MEETING

The following items were discussed:-

- Item No. 1. Minutes of the Closed Portion of the City Planning Committee Meeting held on 4 April 2016
- Item No. 2. Consideration of Supplementary Items to the Agenda
- Item No. 3. Indications of Pecuniary and Conflicts of Interest
- Item No. 4. Questions Without Notice – File Ref: 13-1-10