



CITY OF HOBART

AGENDA

CITY PLANNING COMMITTEE MEETING (OPEN PORTION OF THE MEETING)

MONDAY, 4 JULY 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
-

**CITY PLANNING COMMITTEE AGENDA
(OPEN PORTION OF THE MEETING)
4/7/2016**

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**CITY PLANNING COMMITTEE AGENDA
(OPEN PORTION OF THE MEETING)
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OF ORR’S HOUSE**

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13. 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, 4 July 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 TUESDAY, 14 JUNE 2016

**CITY PLANNING COMMITTEE AGENDA
(OPEN PORTION OF THE MEETING)
4/7/2016**

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 2 GREENLANDS AVENUE, SANDY BAY - CARPORT AND FRONT FENCING - PLN-16-00186-01 - FILE REF: 5614466 & P/2/534 34x's (Council)



5614466 P/2/534

DL:DL

(p:\planning\memos\2 greenlands.docx)

28 June 2016

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

**2 GREENLANDS AVENUE - CARPORT & FRONT FENCING
APPLICATION NO: PLN-16-00186-01**

An application for a carport and front fencing at 2 Greenlands Avenue was considered by the Council's City Planning Committee at its meeting of 18 April 2016. The officer recommendation was for refusal of the application on streetscape and heritage grounds.

At that meeting, the Committee resolved as follows:

That the item be deferred for the purpose of allowing further discussion to occur between the applicant and the Council's Heritage Officers, and so that further information may be obtained regarding the conversion of the garage into a living space.

In relation to the conversion of the garage into a living space, perusal of the Council's records found that the conversion of the original garage took place in 2006 without the relevant approvals. Building approval was subsequently issued as 'minor works' under the *Building Act 2000*. Planning approval was not required as two car parking spaces were able to be provided on site, as per the requirements of Schedule K: Rescode of the *City of Hobart Planning Scheme 1982* that prevailed over the property at the time.

In relation to the proposed carport and front fencing, the Council's Development Appraisal Planner and Senior Cultural Heritage Officer met on site with the owners, their architect and their builder to discuss options that would be satisfactory to both the Council and the owners.

It was resolved at that meeting that both parties could support the proposal provided that:

- the extent of the carport's roof was reduced to cover a single parking space (rather than covering two spaces as originally proposed), with the remainder being covered by an open pergola; and
- the proposed 2.1m high rendered wall on the Greenlands Avenue elevation was replaced with a 2.1m high paling fence with 30% transparency. It was also agreed that a small 700mm section at the southern end of that fence could be 2.2m in height to allow it to marry with the front fence of a similar height fronting King Street, provided it also achieved 30% transparency.

The carport would still contain a roller door for the full front elevation, therefore still presenting as a garage from the street.

While the amended plans are similar to the original design, there have been changes to the proposed front fence and proposed carport. It is contended that the reduction of covered area by the insertion of a pergola over one parking space results in the structure being less dominant and more in keeping with the existing streetscape.

In light of the above, the officer recommendation is now for approval, subject to conditions. Should the City Planning Committee resolve to endorse the officer recommendation for approval, final determination of the application is delegated to the Committee, with consideration by full Council not being required.

A copy of the amended plans now considered acceptable by Council officers and the original officer's report are attached to this memorandum.

An extension of time until 12 July 2016 has been granted.

Recommendations

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for a carport and front fencing at 2 Greenlands Avenue 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-16-00186 outlined in attachment A to this permit except where modified below.**

Reason for condition

To clarify the scope of the permit.

PLANNING

- PLN 8 **The front fence along the western boundary (facing Greenlands Avenue) must be no more than 2.1m in height above natural ground level, apart from the southernmost 700mm section of that fence, which can be up to 2.2m in height above natural ground level. Both sections of that fence must be no less than 30% transparent.**

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

- **show the fence satisfying the above requirements.**

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

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

Reason for condition

To provide reasonable opportunity for privacy for dwellings and to minimise the impact of the proposal upon the streetscape.

- PLNs1 **The carport's roofing must be reduced to an area of 3.7m x 7.2m covering only the single car parking space located closest to the southern boundary of the site.**

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

- **show the carport satisfying the above requirements.**

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

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

Reason for condition

To minimise the impact of the proposal upon the streetscape.

HERITAGE:

HER 26 The palette of exterior colours and materials must reflect the palette of materials within the local streetscape and precinct.

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

- **show the colour finish of the roller door and frame 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 the Council will issue a condition endorsement (see general advice on how to obtain condition endorsement).

Reason for condition

To ensure that development at a 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.

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



(Rohan Probert)

MANAGER DEVELOPMENT APPRAISAL

Attachments:	Attachment A	Documents and drawings list
	Attachment B	Amended plans submitted 16 June 2016
	Attachment C	Officer report dated 4 April 2016 considered by the Council's City Planning Committee at the meeting of 18 April 2016

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

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.

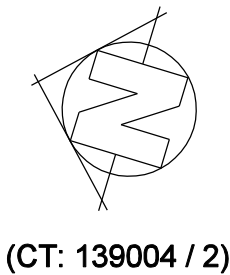
SITE COVERAGE:

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

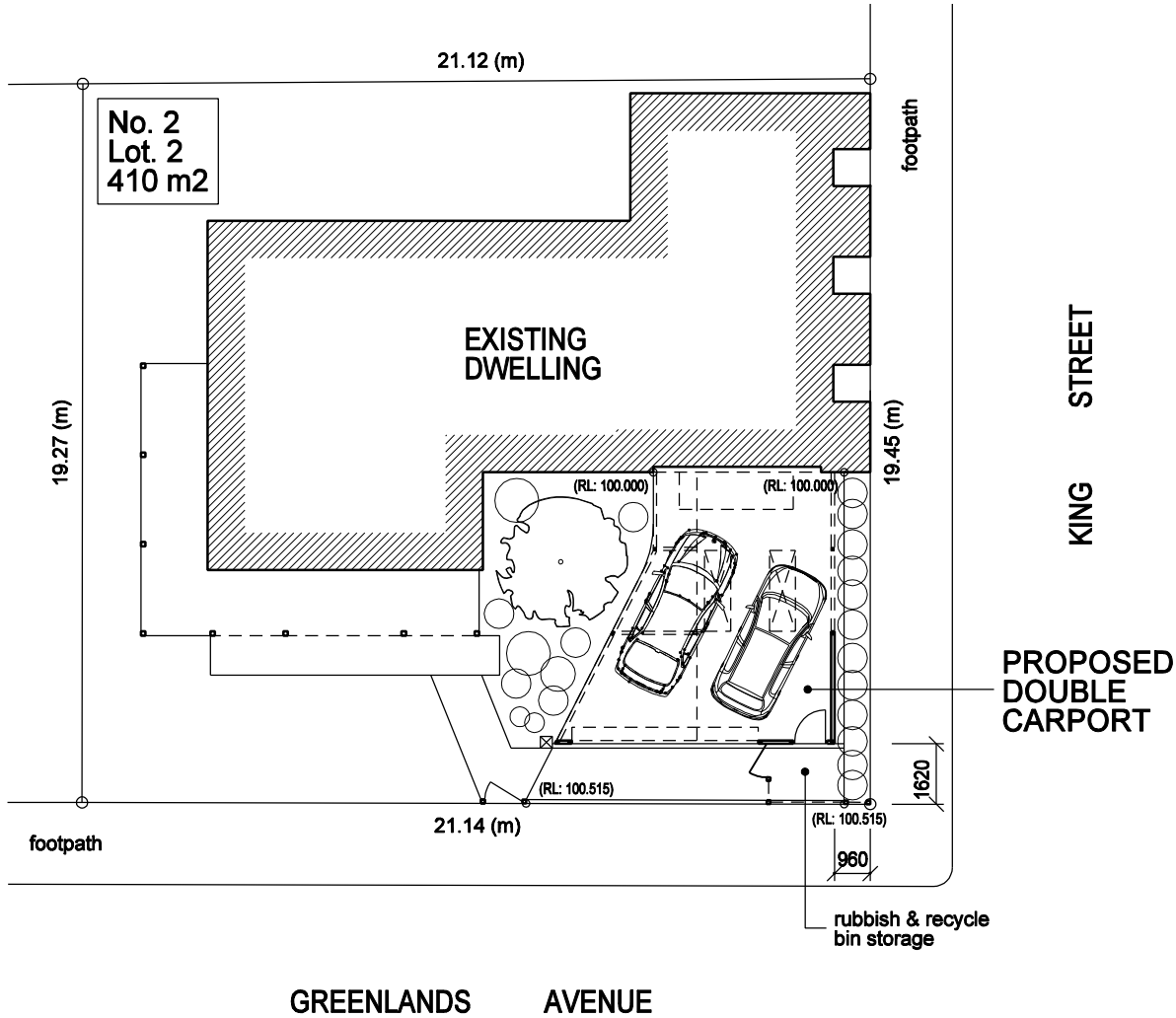
DEVELOPMENT APPLICATION
DOCUMENT

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 16 June 2016

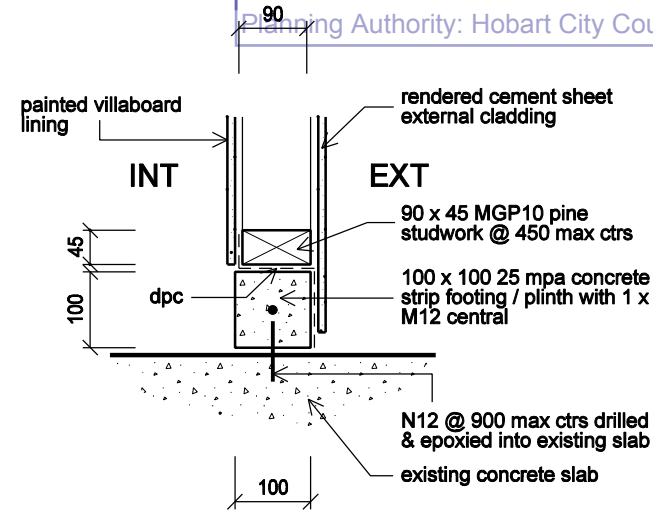
Planning Authority: Hobart City Council



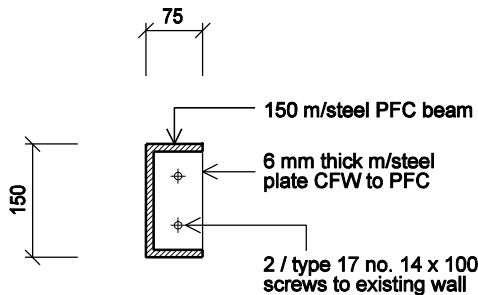
(CT: 139004 / 2)



SITE PLAN
scale 1:200



CONSTRUCTION DETAIL. 1 (F1)
scale 1:10



CONSTRUCTION DETAIL. 2 (PFC to existing wall)
scale 1:10

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

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

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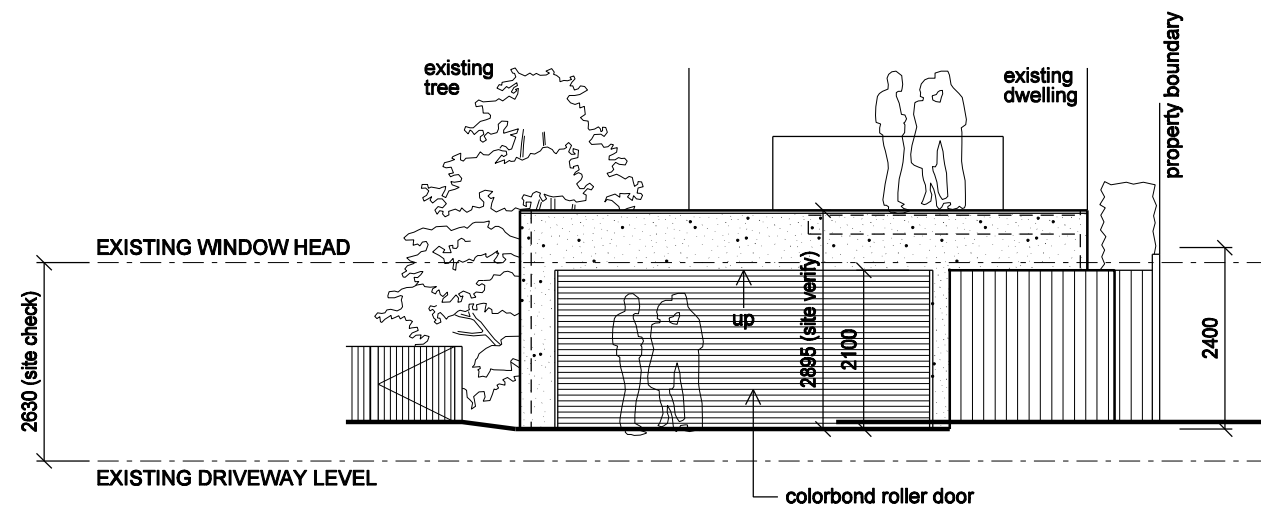
CC 4971 U

DEVELOPMENT APPLICATION
DOCUMENT

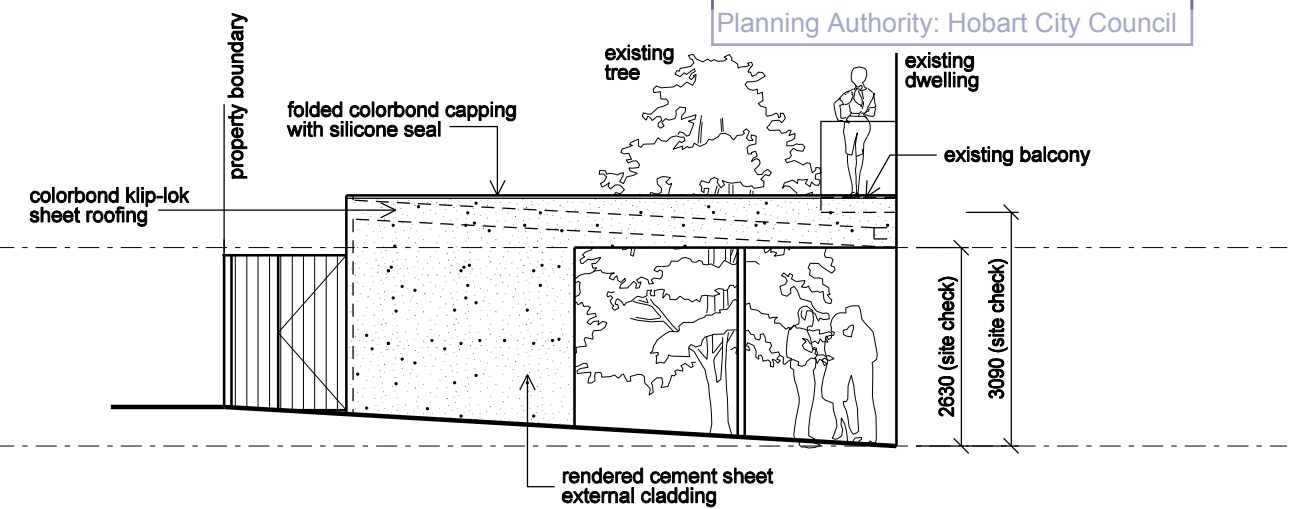
This document is one of the documents relevant to the application for a planning permit No.PLN-16-00186-01 and was received on the 16 June 2016

Planning Authority: Hobart City Council

www.jwadesign.com.au



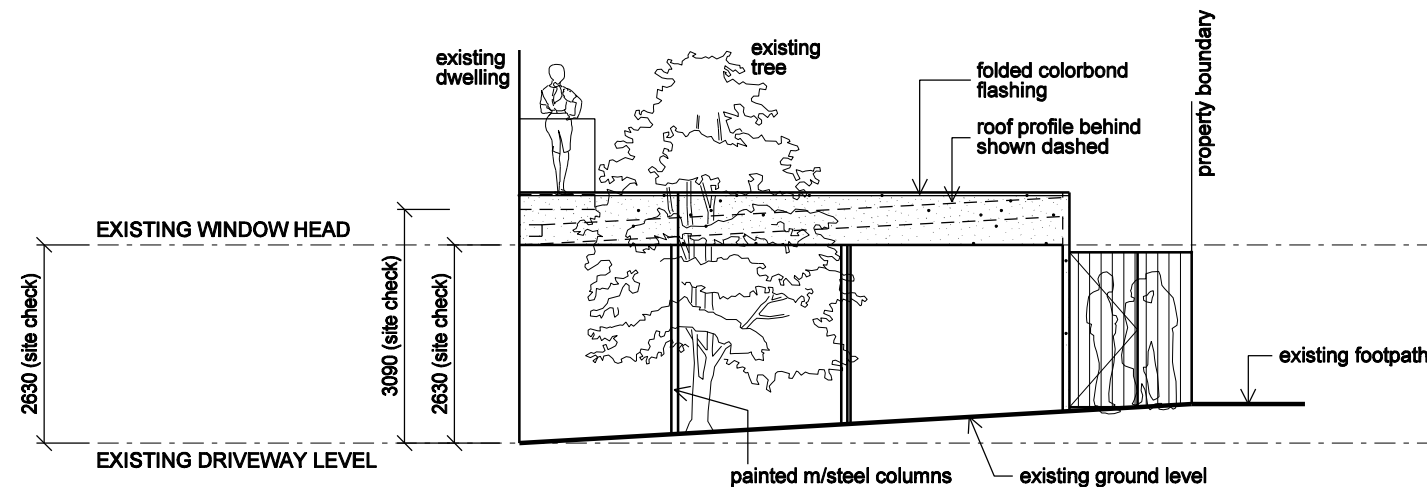
WESTERN ELEVATION



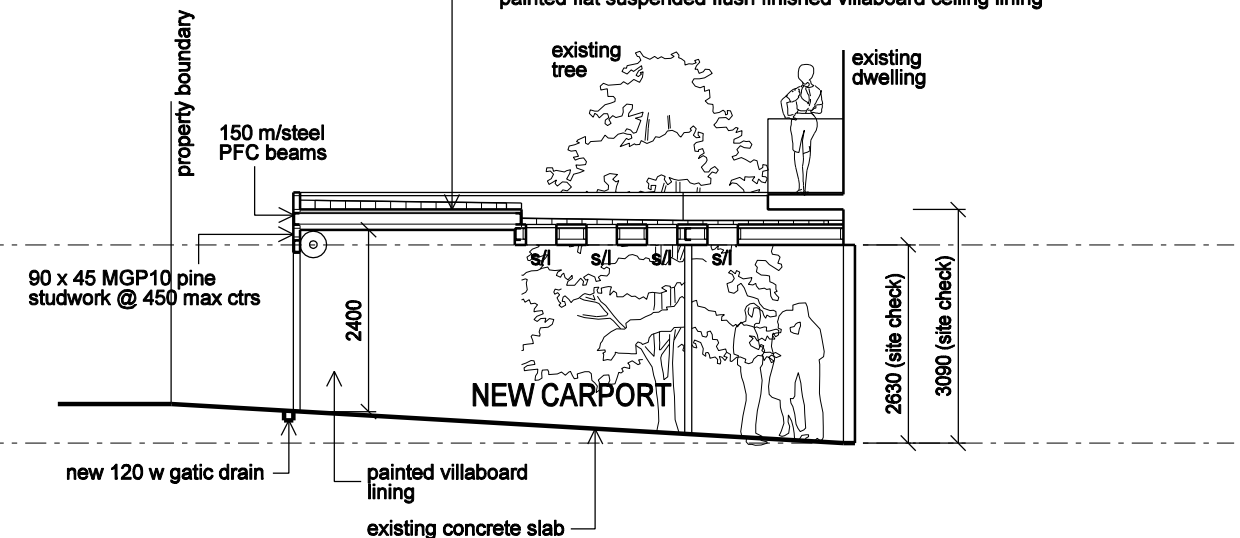
SOUTHERN ELEVATION

ROOF CONSTRUCTION:

colorbond klip-lok sheet roof @ 1.5 degrees pitch on:
140 x 35 LVL14 purlins @ 900 max ctrs
anticon 60 foil backed insulation blanket laid side down over purlins
painted flat suspended flush finished villaboard ceiling lining



NORTHERN ELEVATION



SECTION A-A

scale 1:100

EXTERNAL ELEVATIONS

scale 1:100

CC 49710

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

DRAWING: External Elevations & Section A-A		
CLIENT:	DRAWN:	DRAWING NUMBER:
Kjell Brennero & Rachel Rickards	JW	A03 B
PROJECT ADDRESS:	DATE:	
2 Greenlands Avenue, Sandy Bay Tasmania	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 1561 - 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

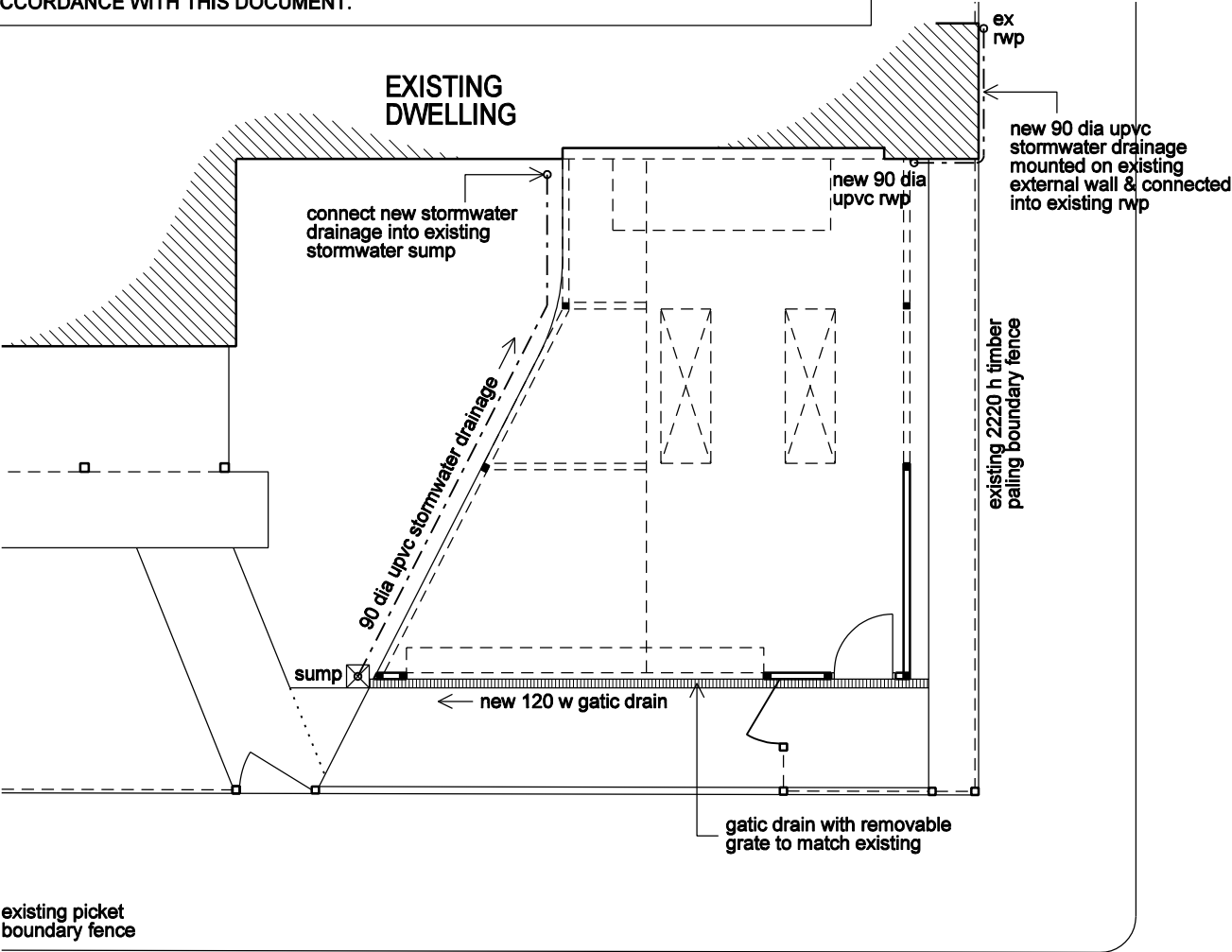
DRAINAGE LEGEND:			
1	kitchen sink	50 dia. upvc	
2	bath	50 dia. upvc	
3	vanity basin	40 dia. upvc	
4	floor waste	50 dia. upvc	
5	shower	50 dia. upvc	
6	water closet (wc)	100 dia. upvc	
7	laundry trough	50 dia. upvc	
8	hand basin	40 dia. upvc	
uv	upstream vent		
org	overflow relief gully (150 min. below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

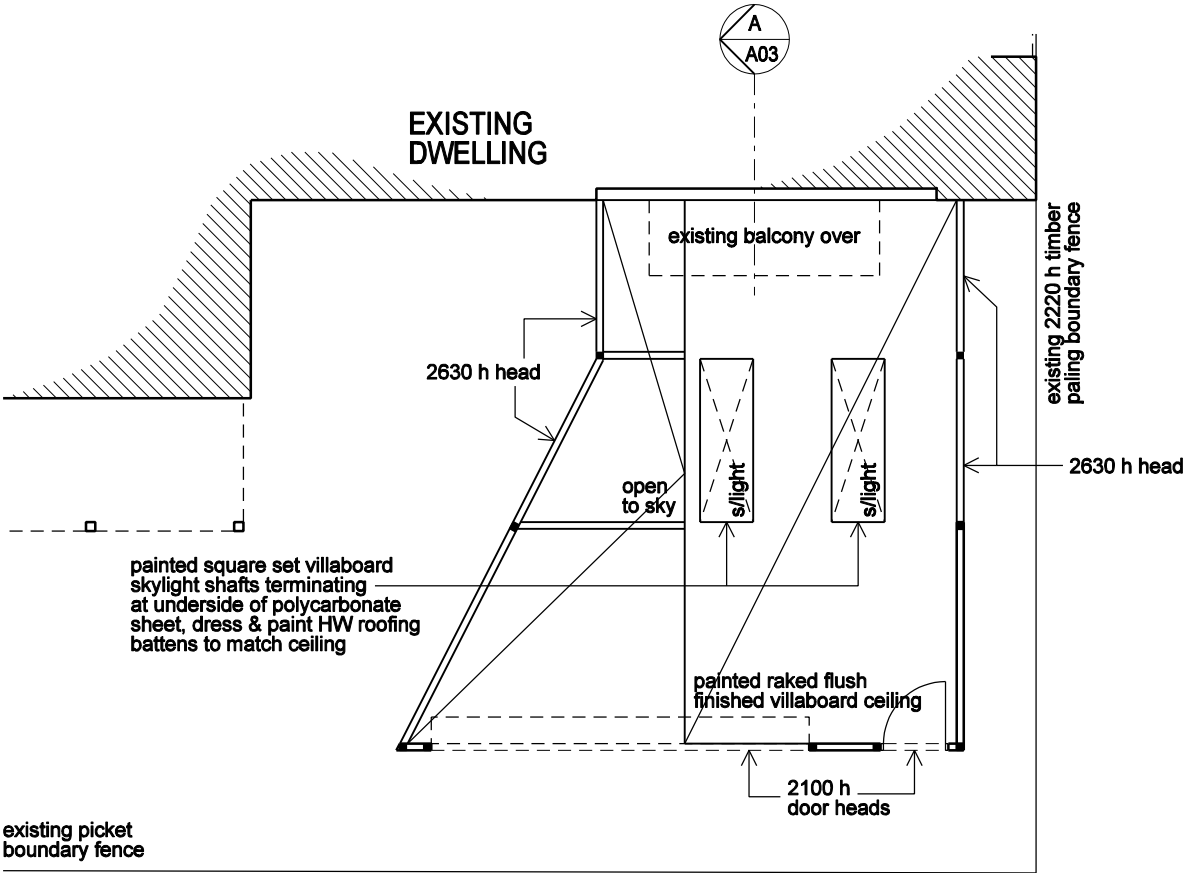
DEVELOPMENT APPLICATION DOCUMENT

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 16 June 2016

Planning Authority: Hobart City Council



DRAINAGE PLAN
scale 1:100



REFLECTED CEILING PLAN
scale 1:100

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 Brennero & Rachel Rickards	DRAWN:	JW
PROJECT ADDRESS:	2 Greenlands Avenue, Sandy Bay Tasmania	DATE:	Jan 2016
			DRAWING NUMBER: A05 B

www.jwadesign.com.au

CC 49710

**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.

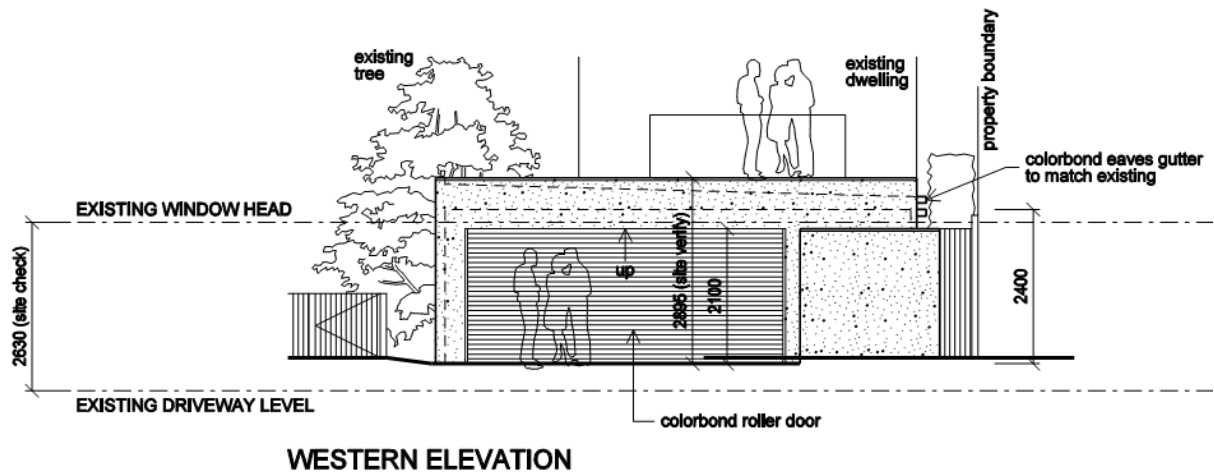


Fig. 1: Proposed carport and front fence as viewed from Greenlands Avenue

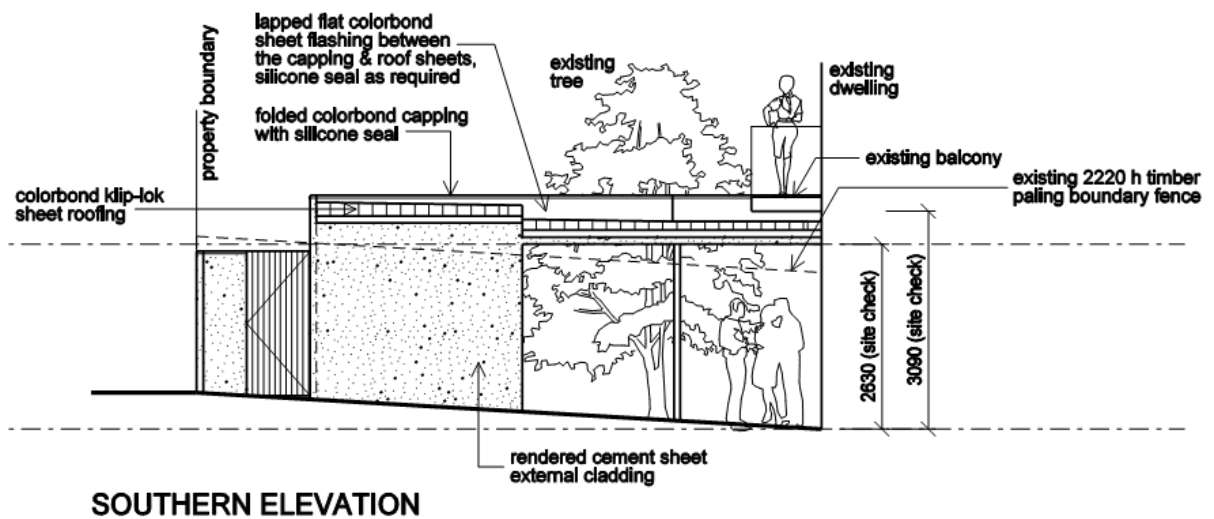
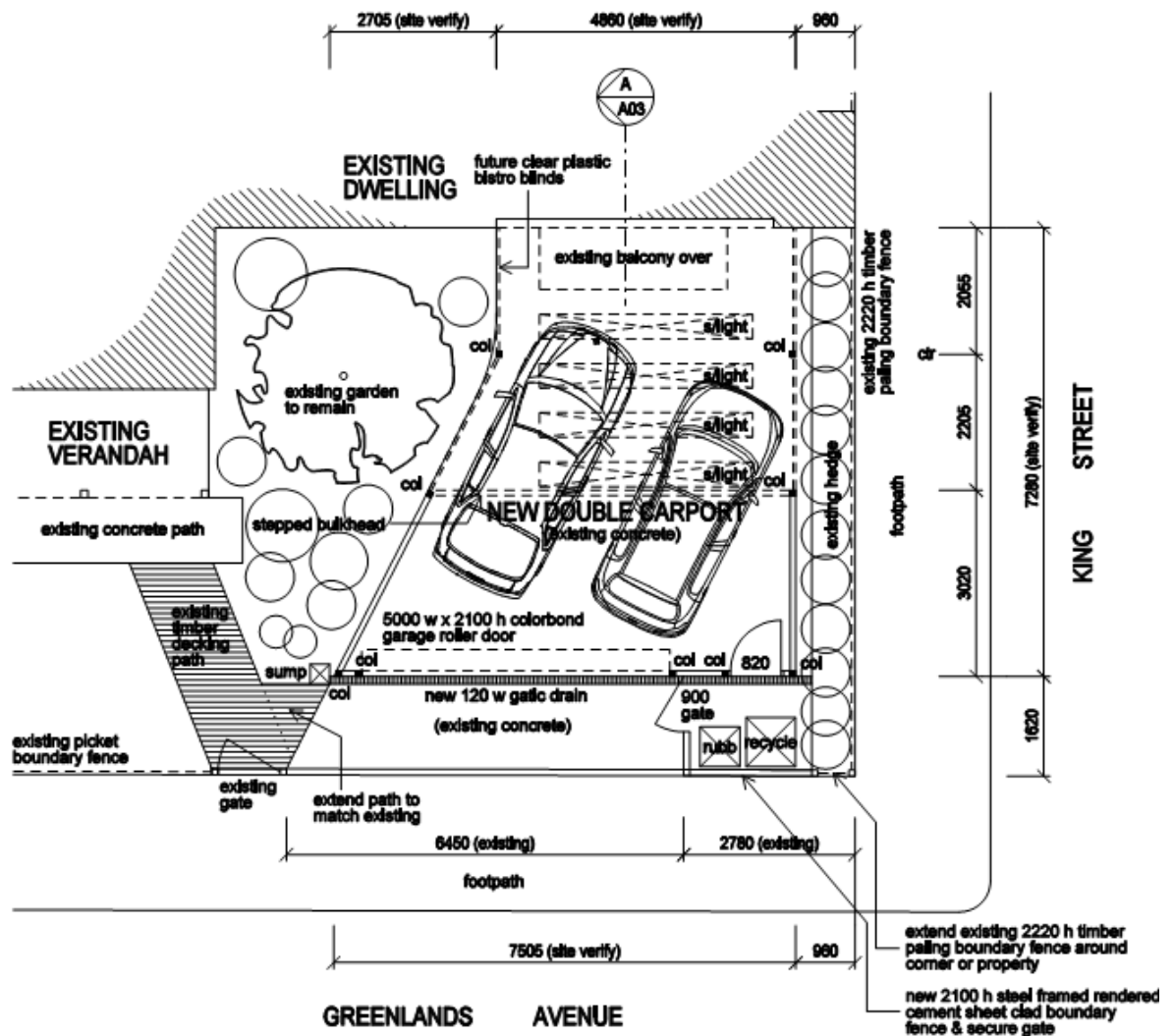


Fig 2: Proposed carport as viewed from King Street



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 4m 2 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.

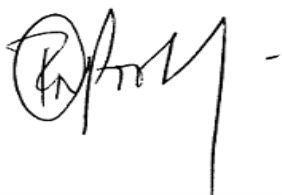
3. The proposal is contrary to Clause E13.8.2 P3 of the *Hobart Interim Planning Scheme 2015* as the new building detracts from the historic heritage significance of the precinct and is located between the dwelling and the street where there are no examples of this type of building extension elsewhere 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 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

Kjell Brennemo & Rachel Rickards

Dwelling Extension & Alterations

2 Greenlands Avenue, Sandy Bay Tasmania

January 2016

CC 4971 U

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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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

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John Weston
Architectural Design

Level. 2, 121 Macquarie Street
Hobart 7000 Tasmania

p: 0427 040 343
e: Johnwestonarchitecturaldesign@gmail.com

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.

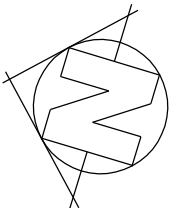
SITE COVERAGE:

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

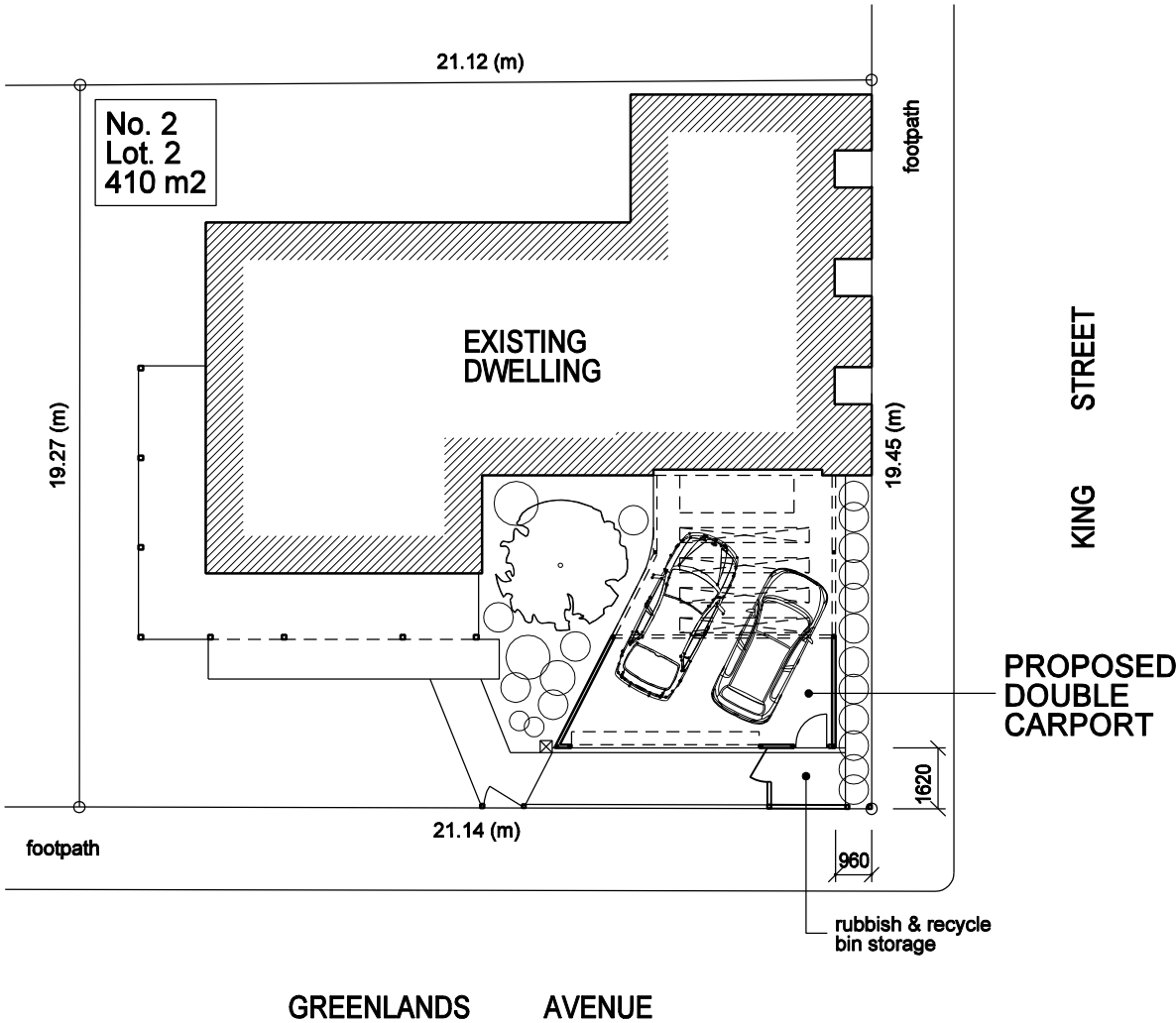
DEVELOPMENT APPLICATION
DOCUMENT

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Planning Authority: Hobart City Council



(CT: 139004 / 2)



SITE PLAN
scale 1:200

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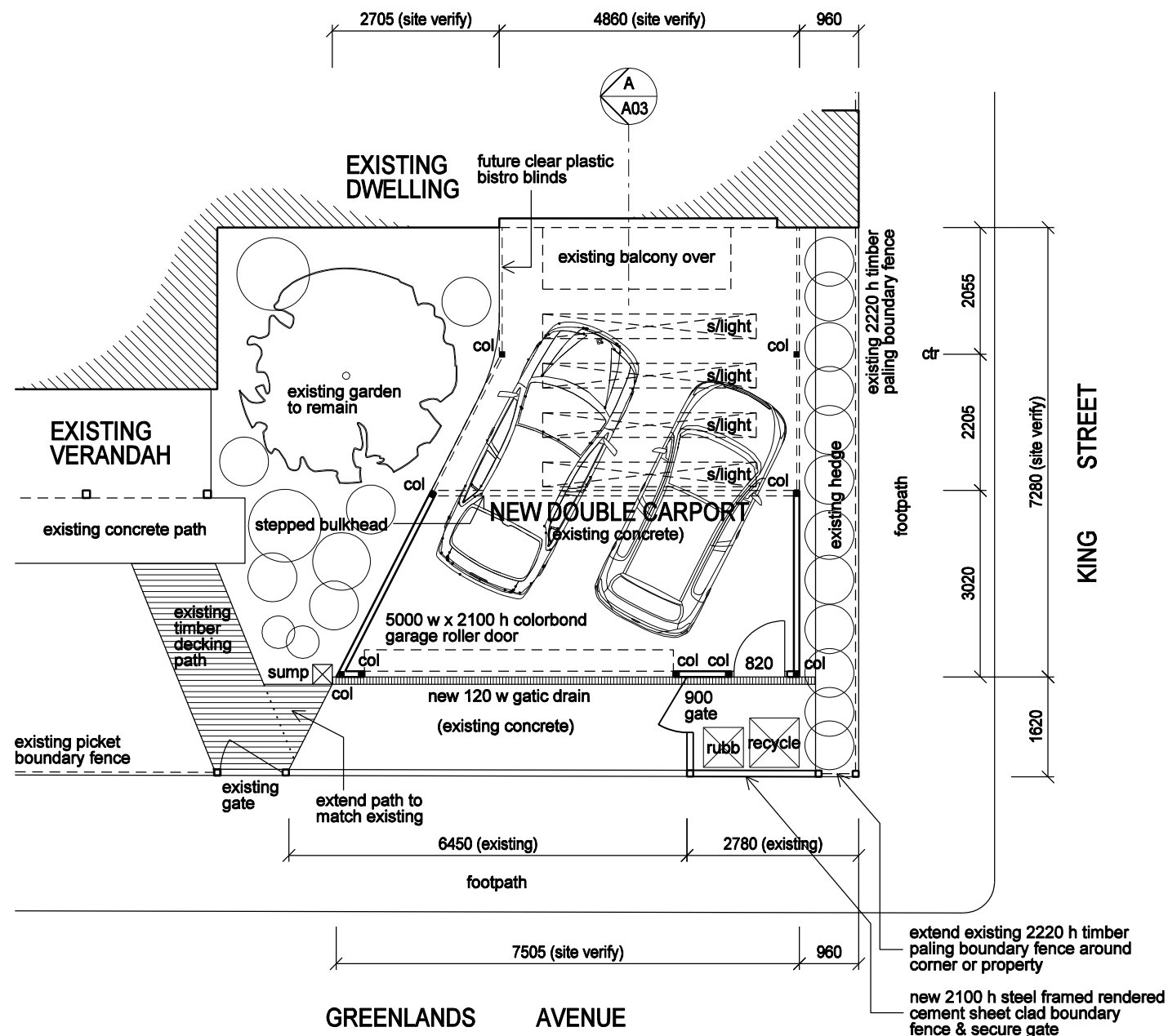
DRAWING: Site Plan		
CLIENT:	Kjell Brennemo & Rachel Rickards	DRAWN: JW
PROJECT ADDRESS:	2 Greenlands Avenue, Sandy Bay Tasmania	DATE: Jan 2016
		DRAWING NUMBER: A01

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DEVELOPMENT APPLICATION
DOCUMENT

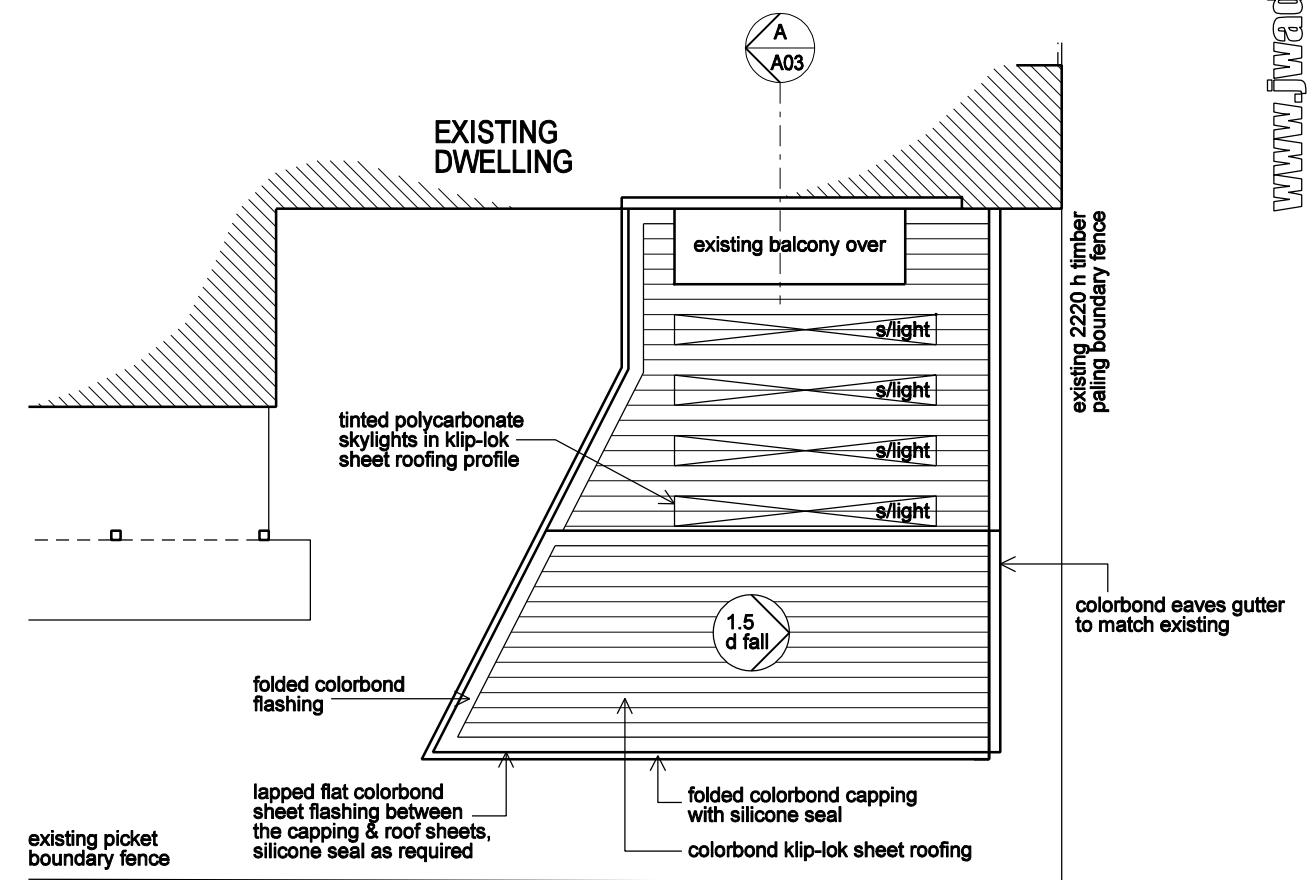
This document is one of the documents relevant to the application for a planning permit No. PLN-16-00186-01 and was received on the 18 February 2016.

Planning Authority: Hobart City Council



PROPOSED FLOOR PLAN

scale 1:100



ROOF PLAN

scale 1:100

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

DRAWING:

Proposed Floor Plan & Roof Plan

CLIENT:
Kjell Brennemo & Rachel Rickards

DRAWN:
JW

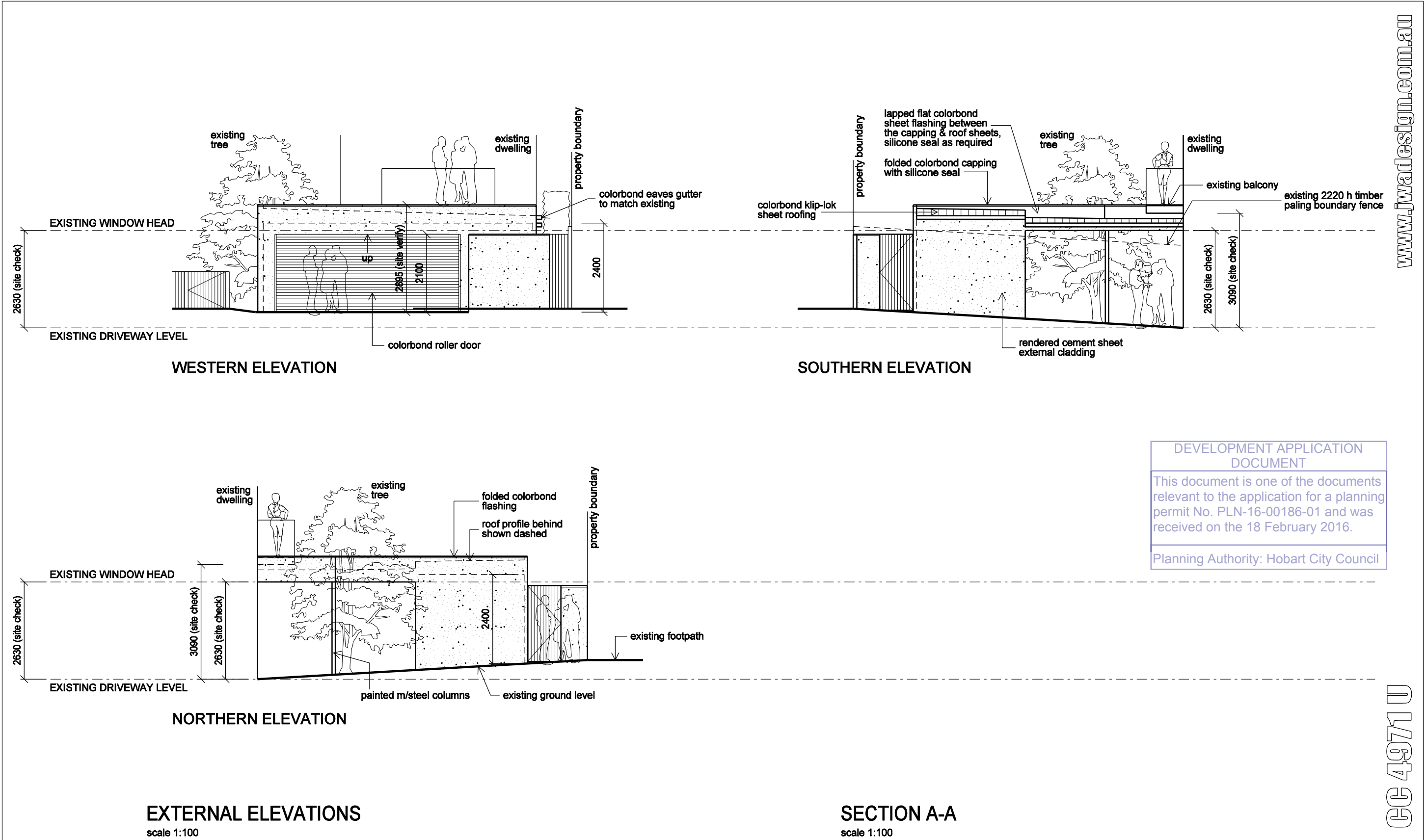
PROJECT ADDRESS:
2 Greenlands Avenue, Sandy Bay Tasmania

DATE:
Jan 2016

DRAWING NUMBER:

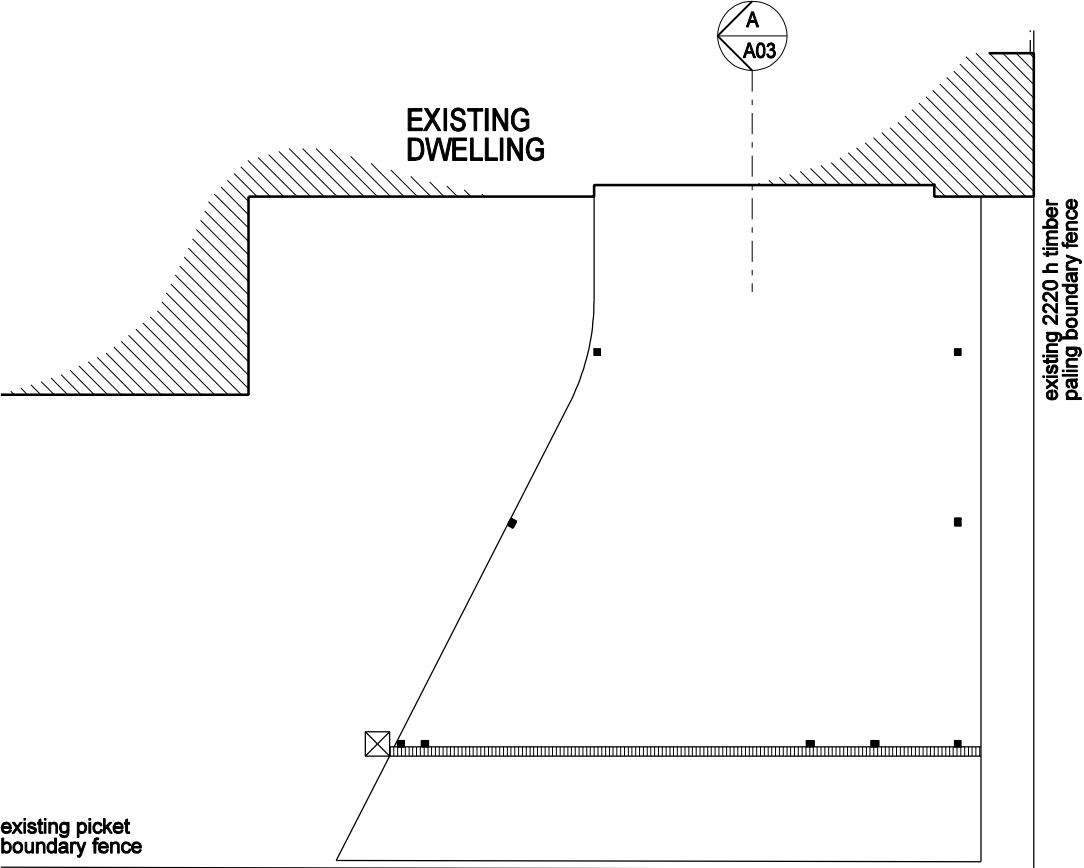
A02

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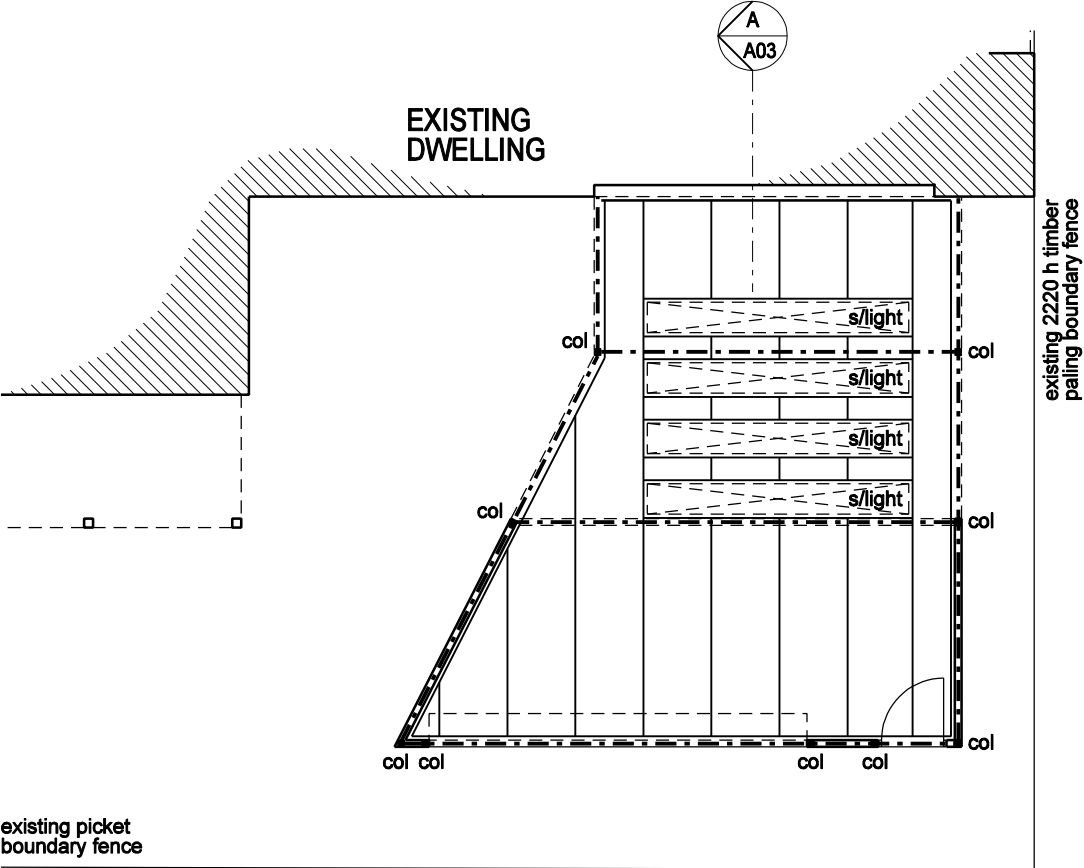


John Weston
Architectural Design
Level 2, 121 Macquarie Street
Hobart 7000 Tasmania
p: 0427 040 343
e: johnwestonarchitecturaldesign@gmail.com

DRAWING: External Elevations & Section A-A		
CLIENT:	Kjell Brennemo & Rachel Rickards	DRAWN: JW
PROJECT ADDRESS:	2 Greenlands Avenue, Sandy Bay Tasmania	DATE: Jan 2016
		DRAWING NUMBER: A03



FOOTINGS PLAN
scale 1:100



STRUCTURAL FRAMING / WIND BRACING PLAN
scale 1:100

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.jwdesign.com.au

CC 4971 U

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

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.

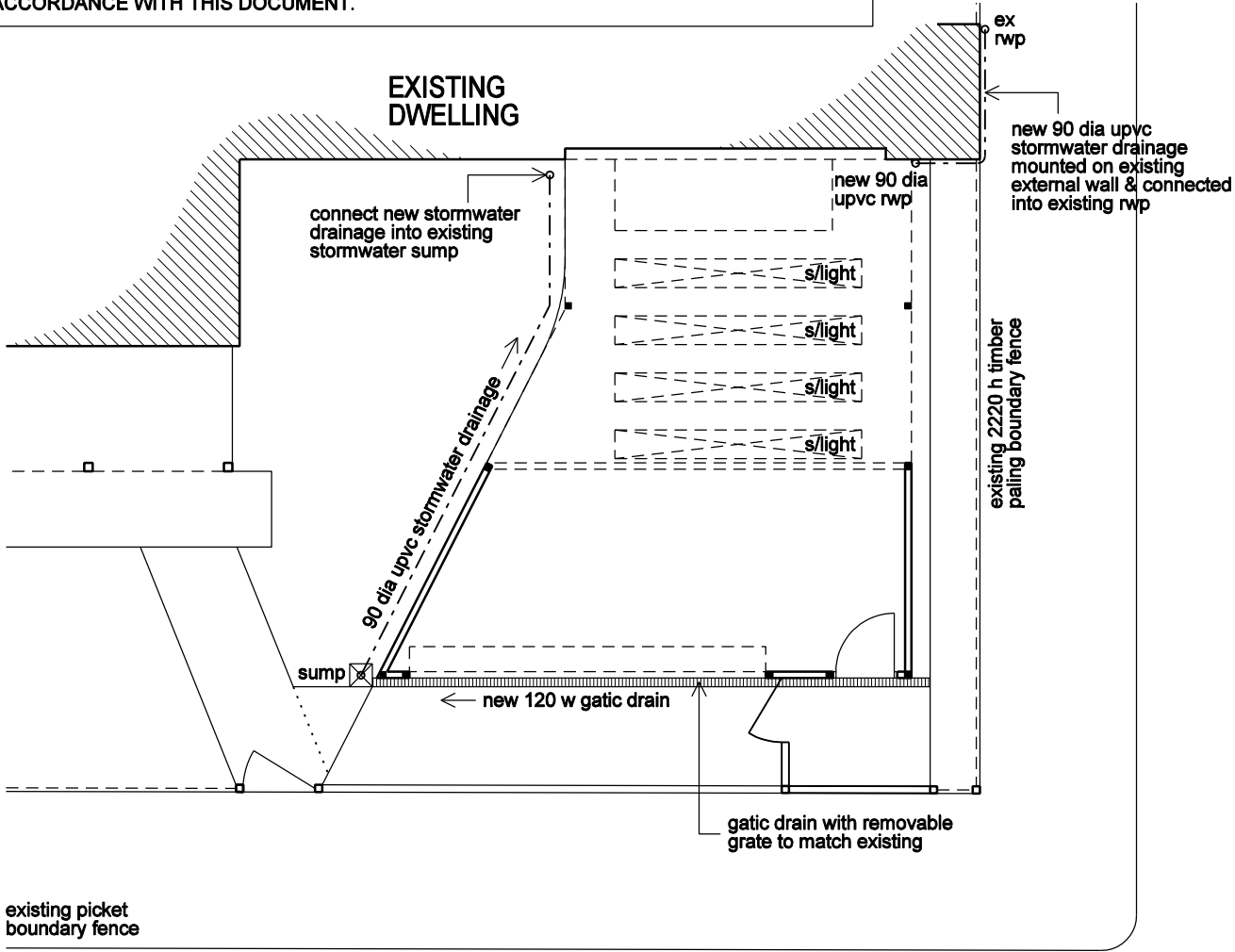
WASTE PIPE SIZING:
90 mm UPVC STORMWATER U.N.O
100 mm UPVC SEWERAGE U.N.O

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

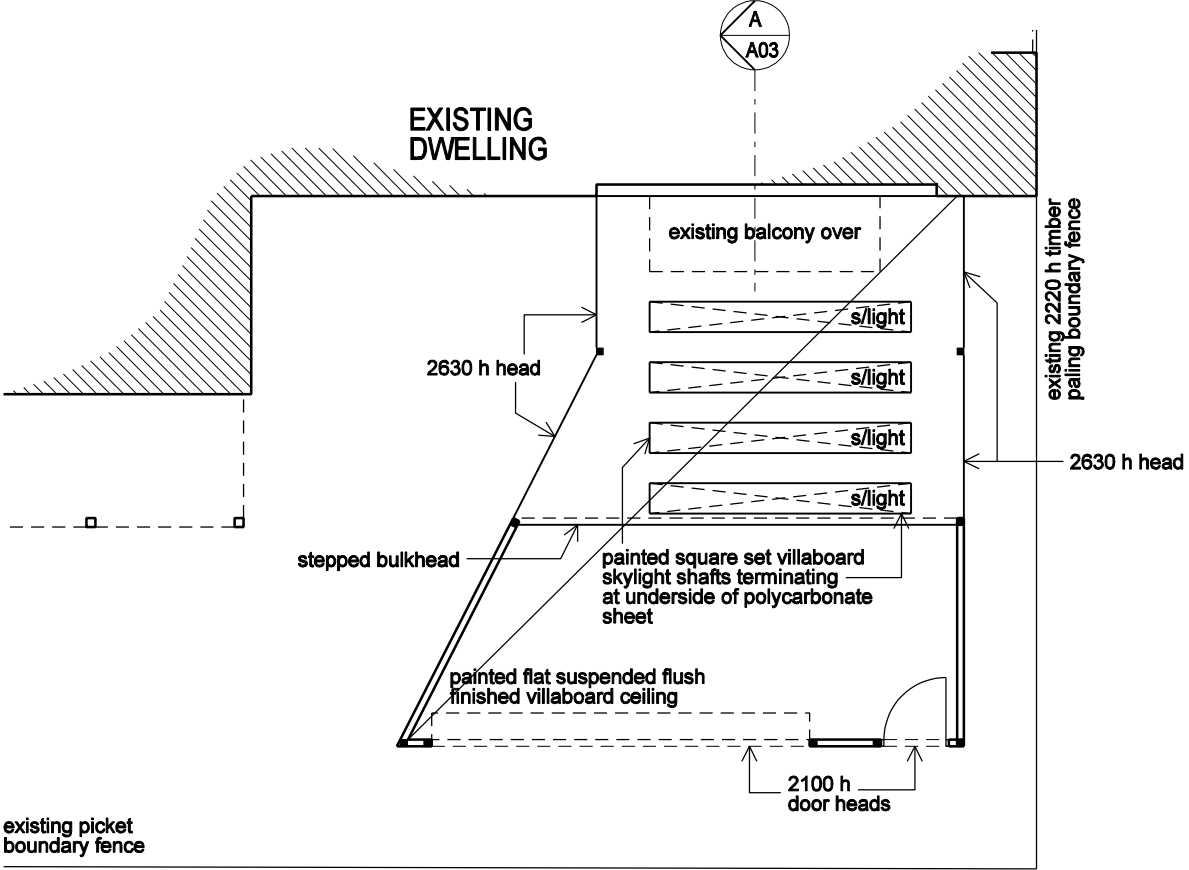
NOTE:
Drainage design shown is indicative only. Plumber is to verify most efficient drainage design & layout on site & ensure that sufficient slip & expansion joints are used in accordance with the soil classification.

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

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E: johnwestonarchitecturaldesign@gmail.com

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

**6.1.2 142 MACQUARIE STREET, HOBART – SIGNAGE -
PLN-16-00444-01 – FILE REF: 5668923 & P/142/655
13x's
(Council)**

City of **HOBART****APPLICATION UNDER HOBART INTERIM PLANNING SCHEME 2015**

Type of Report: Committee
Council: 11 July 2016
Expiry Date: 3 June 2016
Application No: PLN-16-00444-01
Address: 142 Macquarie Street
Applicant: (OneCare Limited)
140 Macquarie Street
Proposal: Signage
Representations: None
Performance criteria: Signs code

1. Executive Summary

1.1. Planning approval is sought for a vertical projecting wall sign.

1.2. The proposal relies on performance criteria to satisfy the following standards and codes.

1.2.1. Signs code

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

1.4. The proposal is recommended for refusal.

1.5. The final decision is delegated to the Council.

2. Site Detail



Fig. 1. Subject property

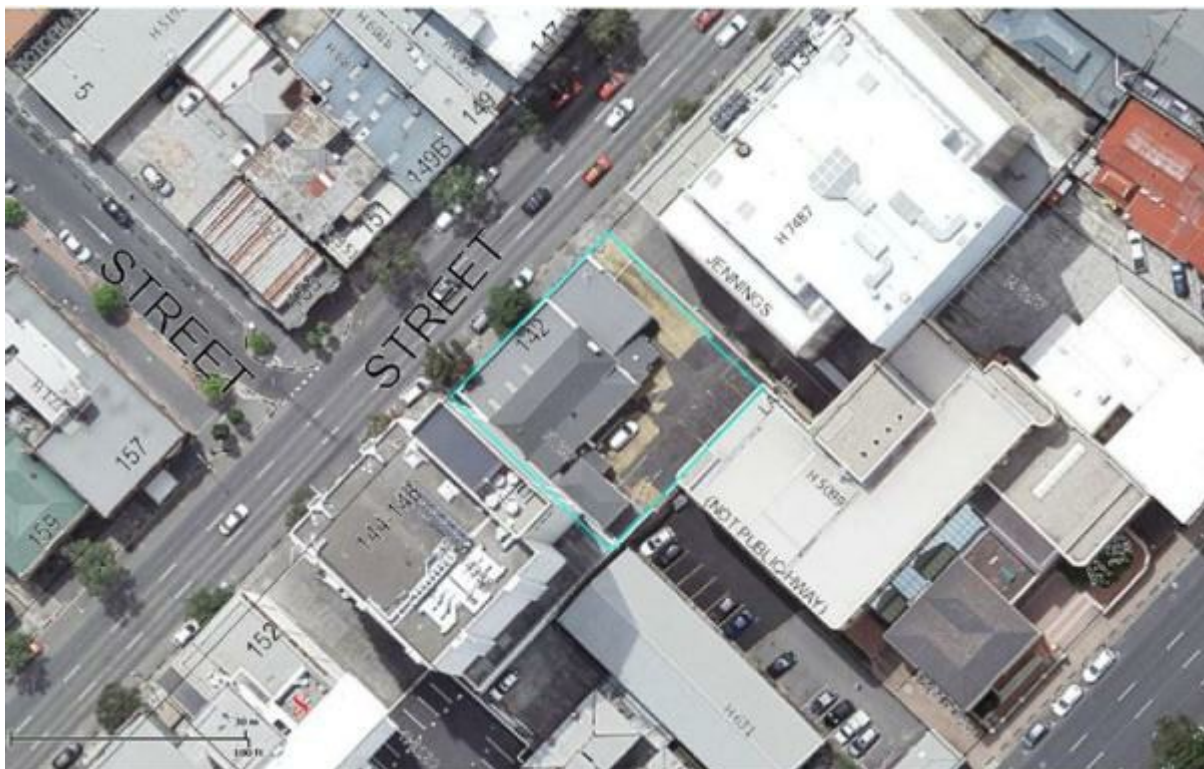


Fig. 2. Subject property



Fig. 3. Subject property ("London Chambers"). Source: GoogleMaps

3. Proposal

3.1. The proposal is to erect a horizontal projecting wall sign adjacent to the front door.



Fig. 4. Proposed sign



Fig. 5. Proposed sign

4. Background

4.1. The work has been exempted by the Tasmanian Heritage Council (THC works ref. 5012, date of notice 9 June 2016).

4.2. An extension of time has been granted until 22 July 2016.

5. Concerns raised by representors

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

6. Assessment

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

6.1. The site is located within the central business zone of the Hobart Interim Planning Scheme 2015.

6.2. A change of use is not proposed.

6.3. The proposal has been assessed against:

6.3.1. E17.0 Signs code

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

6.4.1. Signage – Part E 17.7.2 P1

6.5. Each performance criterion is dealt with separately below.

6.6 Signage – Part E 17.7.2 P1

6.6.1 A sign is proposed on a building which is heritage listed and also located within heritage precinct Hobart 1.

6.6.2 There is no acceptable solution for signs on listed buildings or in heritage precincts.

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 relevant performance criterion, clause 17.7.2 P1 is as follows:

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

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

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

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

(d) be placed in a location on the building that would traditionally have been

used as an advertising area if possible;

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

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

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

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

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

6.6.5 The Council's Cultural Heritage Officer has advised that the sign does not meet the above clause 17.7.2 P1 and so ought to be refused. The officer's comment is as follows:

The subject building is known as London Chambers. It is a commercial building constructed in about 1820 and was extended in 1953. It is a highly significant building and in a streetscape which forms an important group of buildings.

The building is located in heritage precinct Hobart 1, which is significant for reasons including:

- i. It contains some of the most significant groups of early Colonial architecture in Australia with original external detailing, finishes and materials demonstrating a very high degree of integrity, distinctive and outstanding visual and streetscape qualities.*
- ii. The collection of Colonial, and Victorian buildings exemplify the economic boom period of the early to mid nineteenth century.*
- iii. The continuous two and three storey finely detailed buildings contribute to a uniformity of scale and quality of street space.*
- iv. It contains a large number of landmark residential and institutional buildings that are of national importance.*
- v. The original and/or significant external detailing, finishes and materials demonstrating a high degree of importance.*

This heritage precinct is distinctive because there is very little signage, and while there are exceptions, some of these signs pre-date the current and possibly previous planning scheme and possibly the declaration of its heritage precinct status or listings. Recently approved signage is generally low key and unobtrusive in the streetscape.

The sign proposal has been well considered in that it is not illuminated and has an

appropriate fabricated frame and detailing. However, this is the first time a projecting wall sign has been proposed for this building and for this group of buildings on this side of Macquarie Street.

The proposal to install a vertical projecting wall sign on this building would alter and interrupt the uniformity of scale and the quality of the streetscape. It therefore would not satisfy the provisions of the performance criteria, clause E 17.7.2 P1.

An appropriate redesigned sign solution would be for a wall sign or name plate affixed directly onto the front elevation of the building.

It is recommended that the sign be refused as it does not satisfy clause E 17.7.2 (a), (b), (c) and (d).

6.6.6 The proposal does not comply with the performance criterion.

7. Discussion

7.1 The proposal meets the relevant acceptable solutions for a horizontal projecting wall sign under the signs code, and is a permitted sign type in the zone. The only discretion under the signs code is that the sign is proposed on a heritage listed building and within a heritage precinct.

7.2. The Tasmanian Heritage Council has issued a Certificate of Exemption for the sign, and has stated that they have no interest in the discretionary permit application. The Tasmanian Heritage Council provided the following comments on their exemption notice: "removing the proposed flourishes from the sign's frame is encouraged. A simple frame would be more complementary to the styling of the building facade." If the Council determines that a planning permit should be granted for the sign, it is recommended that a condition be placed on the permit which requires the sign frame to be a simple design as per the Tasmanian Heritage Council's comments.

7.3. It is recommended that the application be refused because the Council's Cultural Heritage Officer has advised that the heritage provisions in the signs code of the Hobart Interim Planning Scheme 2015 (clause E 17.7.2 P1) have not been met.

8. Conclusion

The proposed signage at 142 Macquarie Street does not satisfy the relevant provisions of the Hobart Interim Planning Scheme 2015, and as such is recommended for refusal.

9. Recommendations

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

1. The proposal does not meet the acceptable solution nor the performance criteria in respect to clause E.17.7.2 P1 of the Hobart Interim Planning Scheme 2015. In particular, the sign does not meet (a), (b), (c) and (d) of clause E.17.7.2 P1 which require the sign to:
 - (a) be located in a manner that minimises impact on cultural heritage significance of the place or precinct;
 - (b) be placed so as to allow the architectural details of the building to remain prominent;
 - (c) be of a size and design that will not substantially diminish the cultural heritage significance of the place or precinct;
 - (d) be placed in a location on the building that would traditionally have been used as an advertising area if possible;

ADVICE

The Council would be more supportive of a sign which is affixed flat to the front of the building like a wall sign or a name plate.



(Liz Wilson)

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)

Manager City Planning

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: 24 June 2016

Attachment(s) Attachment A – Documents and Drawings

Attachment B - Tasmanian Heritage Council Certificate of Exemption No. 980

Attachment A

CORPORATE OFFICE: Awning Signage

- Directional Sign
- 1000w x 400h,
Fabricated
from 50 x 50 RHS
steel, 5mm aluminium
thick sign panel.
- Eye bolt in wall and
tie off to sign panel
to restrict swinging.
2 pack, black spray
painted finish with
flourish on top of frame.
- No illumination



DEVELOPMENT APPLICATION DOCUMENT	This document is one of the documents relevant to the application for a planning permit No. & PLN-16-00444-01 and was received on the 22 April 2016.
Planning Authority: Hobart City Council	

CORPORATE OFFICE: Awning Signage



Not the actual size - indicative only.

DEVELOPMENT APPLICATION DOCUMENT

This document is one of the documents relevant to the application for a planning permit No. & PLN-16-00444-01 and was received on the 22 April 2016.

Planning Authority: Hobart City Council





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

PLANNING REF: PLN-16-00444
THC WORKS REF: 5012
REGISTERED PLACE NO: 2495
FILE NO: 05-66-29THC
APPLICANT: One Care Ltd
DATE THC RECEIVED: 06 June 2016
DATE OF THIS NOTICE: 09 June 2016

NOTICE OF INTEREST

(Historic Cultural Heritage Act 1995)

The Place: 'London Chambers', 140-142 Macquarie Street, Hobart.
Proposed Works: Single sign.

Under s36(3)(a) of the *Historic Cultural Heritage Act 1995* the Tasmanian Heritage Council provides notice that it has no interest in the discretionary permit application because:
A Certificate of Exemption has been issued (attached).

Please contact Russell Dobie on 1300 850 332 if you would like to discuss any matters relating to this application or this notice.

A handwritten signature in black ink, appearing to read 'RD.', is shown above the name Russell Dobie.

Russell Dobie
Regional Heritage Advisor – Heritage Tasmania
Under delegation of the Tasmanian Heritage Council



Tasmanian Heritage Council

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

PLANNING REF: PLN-16-00444-01
EXEMPTION NO: 980
REGISTERED PLACE NO: 2495
FILE NO: 05-66-29THC
APPLICANT: One Care Ltd
DATE: 6 May 2016

CERTIFICATE OF EXEMPTION

(Historic Cultural Heritage Act 1995)

The Place: London Chambers, 140-142 Macquarie Street, Hobart

Thank you for your application for a Certificate of Exemption for works to the above place.

Your application has been approved by the Heritage Council under section 42(3)(a) of the *Historic Cultural Heritage Act 1995* for the following works:

Works: Single awning sign 1000mm wide and 400 depth supported by a triangular bracket with flourishes.

Documents: DA Application; 2 Photomontage images prepared by Red Jelly; Land title

Comments: Removing the proposed flourishes from the sign's frame is encouraged. A simple frame would be more complementary to the styling of the building facade.

A copy of this certificate will be forwarded to the local planning authority for their information. A planning, building or plumbing permit from the local planning authority may be required for the works. Further advice regarding these requirements should be obtained from the local council or planning authority.

Further information on the types of work that may be eligible for a Certificate of Exemption is available in the Tasmanian Heritage Council's *Works Guidelines*. The *Guidelines* can be downloaded from www.heritage.tas.gov.au

Please contact Russell Dobie on 1300 850 332 if you require further clarification of any details contained in this certificate.

A handwritten signature in blue ink, appearing to read 'RD' followed by a horizontal line.

Russell Dobie

Regional Heritage Advisor – Heritage Tasmania

Under delegation of the Tasmanian Heritage Council

6. COMMITTEE ACTING AS PLANNING AUTHORITY

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

**6.1.3 95 HAMPDEN ROAD, ADJACENT STOWELL AVENUE
ROAD RESERVATION - PARTIAL DEMOLITION,
ALTERATIONS, FENCING, PARKING AREA, DRIVEWAY
AND PARTIAL CHANGE OF USE TO FOOD SERVICES
(RESTAURANT) – PLN-16-00334-01 – FILE REF: P5576930 &
P/95/550**

31x's
(Council)

Supporting information is also available in relation to this item.

City of **HOBART****APPLICATION UNDER HOBART INTERIM PLANNING SCHEME 2015**

Type of Report:	Committee
Council:	11 July 2016
Expiry Date:	15 June 2016
Application No:	PLN-16-00334-01
Address:	95 Hampden Road, Adjacent Stowell Avenue Road Reservation
Applicant:	(Ireneinc (obo Peter & Vicki Sharp, Gregory Hurd)) 49 Tasma Street
Proposal:	Partial Demolition, Alterations, Fencing, Parking Area, Driveway and Partia Change of Use to Food Services (Restaurant)
Representations:	Four
Performance criteria:	Use, Use standards, development standards, historic heritage code, road and railways assets code, parking and access code.

1. Executive Summary

1.1. Planning approval is sought for Partial Demolition, Alterations, Fencing, Parking Area, Driveway and Partial Change of Use to Food Services (Restaurant) involving:

- Demolish two sheds at the rear of the property. Remove some internal features including internal walls and a kitchen fitout. Remove a window between the bedroom and the sunroom on the upper level.
- Alterations including: a new sunroom door to replace the window; fitout of the existing workroom/store into toilets for the restaurant; new commercial kitchen; new bathroom, ensuite and kitchen in the upper level dwelling; infill of a window on the upper level; and renovation/restoration of the sunroom's windows.
- A new driveway from Stowell Avenue leading to a two space car parking area.
- Behind the parking area on the western boundary, construct a 1.0m high retaining wall with a 1.5m high paling fence over. Extend this structure along part of the northern internal boundary.
- On the Stowell Avenue boundary, retain most of the existing paling fence which is located within the road reservation. Partially demolish a small section of this fence in order to create the new driveway access. Install a new sliding automatic gate within the

title boundary.

- Place a rubbish bin enclosure behind the paling fence, adjacent to the new driveway.
- Convert the ground floor into a restaurant. The restaurant is proposed to be open from 8am to 10pm Monday to Sunday. The lolly shop was open from 7am to 9pm. The restaurant will have sixty three (63) seats.

1.2. The proposal relies on performance criteria to satisfy the following standards and codes:

1.2.1. Use – discretionary use

1.2.2. Use standards – hours of operation, noise emissions

1.2.3. Development standards – private open space, front fencing, non-dwelling development

1.2.4. Road and railway assets code

1.2.5. Parking and access code

1.2.6. Historic heritage code

1.3 Four (4) representations objecting to the proposal were received within the statutory advertising period.

1.4. The proposal is recommended for refusal.

1.5. The final decision is delegated to the Council

2. Site Detail

2.1. The site is located on the corner of Hampden Road and Stowell Ave.



3. Proposal

3.1. Demolish two sheds at the rear of the property. Remove some internal features including internal walls and a kitchen fitout. Remove a window between the bedroom and the sunroom on the upper level.

3.2. Alterations including: a new sunroom door to replace the window; fitout of the existing workroom/store into toilets for the restaurant; new commercial kitchen; new bathroom, ensuite

and kitchen in the upper level dwelling; infill of a window on the upper level; and renovation/restoration of the sunroom's windows.

3.3. A new driveway from Stowell Avenue leading to a two space car parking area.

3.4. Behind the parking area on the western boundary, construct a 1.0m high retaining wall with a 1.5m high paling fence over. Extend this structure along part of the northern internal boundary.

3.5. On the Stowell Avenue boundary, retain most of the existing paling fence which is located within the road reservation. Partially demolish a small section of this fence in order to create the new driveway access. Install a new sliding automatic gate within the title boundary.

3.6. Place a rubbish bin enclosure behind the paling fence, adjacent to the new driveway.

3.7. Convert the ground floor into a restaurant. The restaurant is proposed to be open from 8am to 10pm Monday to Sunday. The lolly shop was open from 7am to 9pm. The restaurant will have sixty three (63) seats.

4. Background

4.1. PLN-15-00367 – planning permit granted on 23 March 2016 for subdivision of the property into two lots. The titles have not been issued.

4.2. PLN-15-01082 – application deferred by the applicant prior to determination by the Council. The proposal was refused by the Tasmanian Heritage Council and 14 representations were received. The application was also for a cafe/restaurant, but with a substantial extension to the rear of the building. The application is still live, but undetermined, with the applicant granting extensions of time.

4.3 The applicant has provided an extension of time until the 12th July 2016 to allow the matter to be determined by the Council (the expiry date on the cover page of the report does not reflect the extension granted).

5. Concerns raised by representors

5.1 The following table outlines the issues raised by the four (4) representors. The representors raised similar issues. 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">• There are major failures in the application with inaccurate and missing information• Does not comply with the zone purpose |
|---|

• The proposal displaces a residential use contrary to the statement in the use table and will impact on the surrounding residential use
• The hours of operation are excessive and will impact on the residential amenity of nearby residents
• Impact of commercial vehicle movements in Stowell Avenue on local amenity and public road safety
• The proposed building exceeds the site coverage for the lot on which it will be sited following the subdivision that has been approved
• Inadequate waste disposal facility
• The open space requirements are not met
• Noise impact (pollution) from patrons and traffic
• Impacts of lighting and commercial food cooking smells
• Impact of extra traffic volume by obstruction to roadway
• Lack of parking
• Use of the land that is part of the road reserve for commercial use

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) and general retail and hire (shop). Single dwelling is a 'no permit required' use and shop is a discretionary use. The proposed use is single dwelling and food services (restaurant). Food services is discretionary only if in an existing building and not displacing a residential use unless in a building previously used for non-residential purposes. The restaurant will occupy all of the ground floor, including three rooms currently used as part of the dwelling (kitchen, dining room and living room). A residential use is therefore being partially displaced. However, as the building has previously been used for non-residential purposes, the qualification is met, and the use is discretionary rather than prohibited.

6.3. The proposal has been assessed against:

6.3.1. Part D-11 Inner residential zone

6.3.2. E5.0 Road and railway assets code

6.3.3. E6.0 Parking and access code

6.3.4. E13.0 Historic heritage code

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

6.4.1. Use – Part D 11.2

6.4.2. Use standards (non-residential use) – Part D 11.3.1 P1 and P2

6.4.3. Private open space – Part D 11.3.1 P2

6.4.4. Front fences – Part D 11.4.7 P1

6.4.5. Non-dwelling development – Part D 11.4.9 P1 and P3

6.4.6. Road and railway assets – Part E

6.4.7. Parking and access – Part E

6.4.8. Heritage – Part E

6.5. Each performance criterion is dealt with separately below.

6.6 Use - Part D 11.2

6.6.1 The ground floor is proposed to be used as a restaurant. This use is classed as food services and is discretionary in the inner residential zone.

6.6.2 There is no acceptable solution with regard to use, rather clause 8.10.1 and 8.10.2 ('determining applications') states that when determining an application for a discretionary use, the Council must consider the following (in-so-far as each is relevant to the discretion being exercised):

All applicable standards and codes;

Any representations received;

The purpose of the applicable zone;

Any relevant local area objective or desired future character statement for the applicable zone;

The purpose of any applicable code;

The purpose of any applicable specific area plan.

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 zone purpose statement for the inner residential zone says that the zone

should: provide for compatible non-residential uses that primarily serve the local community; and allow commercial uses which provide services for the needs of residents of a neighbourhood and do not displace an existing residential use or adversely affect their amenity particularly through noise, traffic generation and movement and the impact of demand for on-street parking.

6.6.5 The proposal is for a restaurant which is open from 8am to 10pm Monday to Sunday. The number of seats in the restaurant is sixty three (63). According to the consultant's report, the restaurant is replacing a "small shop for lollies and other conveniences" called 'Bahr's Chocolate and Milk Bar'. The consultant's report states that the proposed "non-residential use is consistent with the existing activities on the site and with the character of the surrounding area".

The proposal displaces part of the current residential use of the building by proposing the utilisation of the section of the current ground floor used as part of the residence to restaurant. While there will still be a residential use retained on the site, the further erosion of the residential use of the site is not consistent with the zone purpose statement.

The proposal is one that will provide a service that will serve the local community; however it will not, as the zone purpose statement requires, "primarily" serve the local community.

The applicable standards and codes are considered below. The representations received by the Council that object to the proposal all raise issues with the impact of the proposal. This is discussed in the use standards below.

6.6.6 The proposal does not comply with the performance criterion.

6.2 Non-Dwelling Development - Part D 11.4.9 P1, P3

6.2.1 The proposal is for part of the subject building to be used for Food Services (restaurant).

6.2.2 The acceptable solution is that the non-dwelling development meets the acceptable solutions for a dwelling.

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

6.2.4 Those performance criteria are as follows:

P1

Non-dwelling development must comply with the related performance criteria as if it were a dwelling.

P3

Outdoor storage areas must satisfy all of the following:

(a) be located, treated or screened to avoid unreasonable adverse impact on the visual amenity of the locality;

(b) not encroach upon car parking areas, driveways or landscaped areas.

6.2.5 In relation to clause 11.4.9 P1 above, there are three groups of performance criteria requiring assessment.

The first group of performance criteria (11.4.2 P1, P2 and P3) relate to setback from a frontage, setbacks of garages, and siting and scale. As the setbacks and site are not changing in respect to the restaurant, 11.4.2 P1 and P3 are not applicable. There is no new garage or carport therefore 11.4.2 P2 is also not applicable.

The second group of performance criteria (11.4.3 P1 and P2) relate to the provision of open space. There is an area of the site behind the building between it and the proposed carparking that could serve as private open space. However the space is quite small, and whilst orientated to the north, will be located adjacent to the toilet and restaurant, rather than being directly accessible from the dwelling.

The third group of performance criteria (11.4.7 P1 and P2) relate to front fences; however both the acceptable solution and performance criteria relate to primary frontages only (Hampden Road in this case), and there is no new fence proposed on that frontage.

6.2.6 The proposal does not comply with performance criteria 11.4.3 P1 and P2 as the proposed private open space is not of sufficient size and dimensions for the size of the dwelling, and is not conveniently located in relation to a living area of the dwelling.

6.3 Heritage - Part E.13

6.3.1 The proposal is on a property that is located in heritage precinct Battery Point 1 and is listed both in the planning scheme and with the Tasmanian Heritage Council.

6.3.2 Except in respect of front fences, there are no acceptable solutions.

6.3.3 The proposal does not comply with the acceptable solutions; therefore assessment against performance criteria is relied on.

6.3.4 The relevant performance criteria are as follows:

E.13.7.1 P1

Demolition must not result in the loss of significant fabric, form, items, outbuildings or landscape elements that contribute to the historic cultural heritage significance of the place unless all of the following are satisfied;
(a) there are, environmental, social, economic or safety reasons of greater value to the community than the historic cultural heritage values of the place;
(b) there are no prudent and feasible alternatives;
(c) important structural or façade elements that can feasibly be retained and reused in a new structure, are to be retained;
(d) significant fabric is documented before demolition.

E.13.7.2 P1

Development must not result in any of the following:
(a) loss of historic cultural heritage significance to the place through incompatible design, including in height, scale, bulk, form, fenestration, siting, materials, colours and finishes;
(b) substantial diminution of the historic cultural heritage significance of the place through loss of significant streetscape elements including plants, trees, fences, walls, paths, outbuildings and other items that contribute to the significance of the place.

E13.7.2 P2

Development must be designed to be subservient and complementary to the place through characteristics including:
(a) scale and bulk, materials, built form and fenestration;
(b) setback from frontage;
(c) siting with respect to buildings, structures and listed elements;
(d) using less dominant materials and colours.

E13.7.2 P3

Materials, built form and fenestration must respond to the dominant heritage characteristics of the place, but any new fabric should be readily identifiable as such.

E.13.7.2 P5

New front fences and gates must be sympathetic in design, (including height,

form, scale and materials), to the style, period and characteristics of the building to which they belong.

E13.8.1 P1

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

(a) buildings or works that contribute to the historic cultural heritage significance of the precinct;

(b) fabric or landscape elements, including plants, trees, fences, paths, outbuildings and other items, that contribute 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 than 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.

E13.8.2 P1

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.

E.13.8.2 P2

Design and siting of buildings and works must comply with any relevant design criteria / conservation policy listed in Table E13.2, except if a heritage place of an architectural style different from that characterising the precinct

E.13.8.2 P4

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.

6.3.5 The proposal has been assessed by the Council's cultural heritage officer against the performance criteria. In respect to the demolition of the rear structures and other external features the following comment was provided:

The demolition of internal features does not include the loss of features of significance. Externally, two rear metal sheds are to be demolished, however these do not contribute to the cultural significance of the site. The only element that does not have a specified future in the proposal is the historic milk bar sign on the exterior. This can be overcome with a condition should a permit be issued, requiring the retention of the external sign.

In respect to the internal alterations and fencing the comment provided was:

The development is minor and involves some minor changes to divide up an existing upper level room into a bathroom and ensuite. A rear window between the sunroom and the rear upper bedroom is proposed to be enlarged and converted into double inward opening doors. In all other respects the changes to the upper level are minor and result in the maintenance of the heritage qualities of the place.

Changes at ground level are also minor. On the western and part of the northern boundary it is proposed that there be a 1 metre retaining wall with a 1.5 metre paling fence on top. This is too high for the locality and it is recommended that a condition of permit be issued requiring that the fence be lowered to a maximum of 1.8 metres.

The conclusion of the cultural heritage officer is that, subject to a condition, the proposal is not contrary to the heritage provisions of the Hobart Interim Planning Scheme 2015.

6.3.6 The proposal complies with the performance criterion.

6.4 Heritage - Part E.13 (Access)

6.4.1 The property is located in heritage precinct Battery Point 1 and a second vehicular crossing is proposed.

6.4.2 There is no acceptable solution in relation to number of vehicular crossings per lot.

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

6.4.4 The relevant performance criterion, clause E.13.8.4 P8, is as follows:

Each lot must have not more than one crossing over the footpath per frontage and have a maximum width of 3m unless it can be demonstrated that the crossing and its width is essential and will:

- (a) not detract from the historic cultural heritage significance of the precinct;*
- (b) provide a net benefit in parking quantum taking into account any loss in on-street parking required to facilitate the additional or wider access.*

6.4.5 A second driveway is proposed, with a width at the street of 3.6m. The lot has subdivision approval, but the new titles have not been issued. The application is therefore being assessed against the parent title. There is already a driveway and

crossover on the lot, and so a second access is being proposed.

The new driveway is not considered to detract from the historic cultural heritage significance of the precinct. The lot has subdivision approval, and it is the norm for each lot to have its own separate access. The new access will provide onsite parking for two cars which provides a net benefit to the area by reducing demand for on-street parking which would otherwise have to accommodate the two spaces.

6.4.6 The proposal complies with the performance criterion.

6.5 Private Open Space - Part D 11.4.3 P2

6.5.1 Private open space is proposed that is not a minimum of 24 square metres with a minimum horizontal width of 3m.

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

6.5.3 *A dwelling must have private open space that:*

(a) includes an area that is capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play that is:

(i) conveniently located in relation to a living area of the dwelling; and

(ii) orientated to take advantage of sunlight;

unless the projected requirements of the occupants are considered to be satisfied by communal open space or public open space in close proximity.

6.5.4 The existing dwelling is served by a large area of open space that will be severely reduced once the new lot that has been approved has been created. The assessment of the subdivision considered whether the new lot on which the dwelling and shop were located provided sufficient open space to comply with the performance criteria. It was determined that the performance criteria was met. However, under this application the open space is being reduced by the addition of the proposed access and carparking. The open space would be further compromised as a useful area by not being directly accessible from the dwelling.

6.5.5 The proposal does not comply with the performance criterion.

6.6 Front Fences - Part D 11.4.7 P1

6.6.1 A new access gate from Stowell Avenue is proposed

6.6.2 The acceptable solution requires fences and gates fronting streets to be a maximum of 1.2 m high if solid.

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 relevant performance criterion requires that fences (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.

6.6.5 The proposed gate will effectively replace an existing fence and gate. With 30% transparency, the gate will provide a greater level of passive surveillance of the street compared to what is currently possible, albeit that that level of surveillance will still be relatively limited.

6.6.6 The proposal complies with the performance criterion.

6.7 Use Standards (non residential use) - Part D 11.3.1 P1 and P2

6.7.1 The proposed food services (restaurant) use is a non-residential use.

6.7.2 The acceptable solution requires non-residential uses to comply with specific hours of operation, noise emissions, external lighting and commercial vehicle movements.

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 relevant performance criteria are as follows:

P1

Hours of operation must not have an unreasonable impact upon the residential amenity through commercial vehicle movements, noise or other emissions that are unreasonable in their timing, duration or extent.

P2

Noise emissions measured at the boundary of the site must not cause environmental harm.

P3

External lighting must not adversely affect existing or future residential amenity, having regard to all of the following:

(a) level of illumination and duration of lighting;

(b) distance to habitable rooms in an adjacent dwelling.

P4

Commercial vehicle movements, (including loading and unloading and garbage removal) must not result in unreasonable adverse impact upon residential amenity having regard to all of the following:

(a) the time and duration of commercial vehicle movements;

(b) the number and frequency of commercial vehicle movements;

(c) the size of commercial vehicles involved;

(d) the ability of the site to accommodate commercial vehicle turning movements, including the amount of reversing (including associated warning noise);

(e) noise reducing structures between vehicle movement areas and dwellings;

(f) the level of traffic on the road;

(g) the potential for conflicts with other traffic.

6.7.5 The use of the properties between Sandy Bay Road and the intersection of Waterloo Crescent and Hampden Road (ie. the section of Hampden Road west of the 'commercial hub' of Battery Point) is largely residential. While there are a number of non-residential uses (two offices, a bric-a-brac shop, a hairdresser, a museum and the shop on the subject site) in that section of Hampden Road, those uses typically operate during normal business hours. The potential impact of these non-residential uses on surrounding residential uses is therefore limited to those hours. The proposal will introduce a use that will operate more intensively outside normal business hours, therefore producing impacts that could be considered unreasonable in their timing, duration or extent. Given there is currently little impact from a commercial use on the site outside normal business hours, the proposal is likely to result in unreasonable impacts upon residential amenity through commercial vehicle movements, noise and other emissions, which potentially include light and odour.

6.7.6 The proposal does not comply with the performance criteria.

6.8 Roads and Railway Assets Code - Part E5.0

- 6.8.1 A second access point between the property and Stowell Avenue is proposed.
- 6.8.2 The acceptable solution is that there is no more than one access providing both entry and exit to the property onto roads that are subject to a speed limit of 60 kmh or less.
- 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 performance criteria reads:

For roads in an area subject to a speed limit of 60km/h or less, accesses and junctions must be safe and not unreasonably impact on the efficiency of the road, having regard to:

- (a) the nature and frequency of the traffic generated by the use;*
- (b) the nature of the road;*
- (c) the speed limit and traffic flow of the road;*
- (d) any alternative access to a road;*
- (e) the need for the access or junction;*
- (f) any traffic impact assessment; and*
- (g) any written advice received from the road authority.*

- 6.8.5 The proposal provides an access for two parking spaces. The traffic movements associated with those two spaces will be relatively low in number and will be entering and exiting a no through road that has a low traffic speed due to its width and length. The proposed access point is also located close to the intersection with Hampden Road where traffic speeds will be lower. Notwithstanding that the access is considered acceptable in respect to the applicable clauses of the above performance criteria, the access will, as a result of the approved subdivision, become the only access for the site and as such meets the acceptable solution for the standard.
- 6.8.6 The proposal complies with the applicable clauses in the above performance criterion.

6.9 Parking and Access Code - Part E6.0

- 6.9.1 The proposal will provide parking on site for the existing residential use, but not the proposed restaurant use.
- 6.9.2 The parking requirement for 'food services' uses is 1 space for each 100 square metres or 1 space per 3 seats whichever is the greater.

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

6.9.4 *The number of on-site car parking spaces must be sufficient to meet the reasonable needs of users, having regard to all of the following:*

- (a) car parking demand;*
- (b) the availability of on-street and public car parking in the locality;*
- (c) the availability and frequency of public transport within a 400m walking distance of the site;*
- (d) the availability and likely use of other modes of transport;*
- (e) the availability and suitability of alternative arrangements for car parking provision;*
- (f) any reduction in car parking demand due to the sharing of car parking spaces by multiple uses, either because of variation of car parking demand over time or because of efficiencies gained from the consolidation of shared car parking spaces;*
- (g) any car parking deficiency or surplus associated with the existing use of the land;*
- (h) any credit which should be allowed for a car parking demand deemed to have been provided in association with a use which existed before the change of parking requirement, except in the case of substantial redevelopment of a site;*
- (i) the appropriateness of a financial contribution in lieu of parking towards the cost of parking facilities or other transport facilities, where such facilities exist or are planned in the vicinity;*
- (j) any verified prior payment of a financial contribution in lieu of parking for the land;*
- (k) any relevant parking plan for the area adopted by Council;*
- (l) the impact on the historic cultural heritage significance of the site if subject to the Local Heritage Code;*

6.9.5 By not providing carparking for the restaurant use, the proposal is no different to most of the commercial uses in the Battery Point area. It could be argued that demand for parking created by the restaurant could be catered for by the public carparking in Montpelier Retreat, given the proximity of the subject site to those facilities. Some parking could be accommodated in nearby streets and some patrons, being tourists, may not require parking. Whilst the use may increase the pressure on the on-street parking in the area, in general terms the lack of carparking is not considered to be a significant impact.

6.9.6 The proposal complies with the applicable clauses in the above performance criterion.

7. Discussion

7.1 Combined with the previously approved subdivision, this application proposes what are possibly the most significant changes to the property since it was originally built. Given its location and characteristics, the desire to propose changes to the subject site to enable its evolution to continue is understandable. However, any change needs to be undertaken in accordance with the planning controls prevailing at the time.

7.2 The planning scheme that prevails over the subject site is the Hobart Interim Planning Scheme 2015, and in broad terms, it requires proposals to be compliant with either relevant acceptable solutions or corresponding performance criteria. The subject application requires assessment against eight performance criteria where the acceptable solution has not been met.

7.3 A number of the performance criteria are considered to have been met, and these primarily relate to the physical development that is proposed for the site (ie. the demolition of outbuildings, interior alterations and fencing). The acceptability of these aspects of the proposal includes what are considered to be acceptable impacts (subject to conditions) upon the heritage values of the site, a site located within what may be considered one of Hobart's preeminent heritage precincts.

7.4 The element of the proposal that is most problematic is the proposed use. As discussed in the report above, the subject site is located within an area of Battery Point that is largely residential. While it is acknowledged that there are a number of commercial uses within that area, those uses typically operate during normal business hours, whereas the proposal will introduce a use that will operate until 10pm.

7.5 Due to its location close to the commercial hub of Battery Point, the residential area within which the site is located could not be compared to other residential areas within Hobart in respect to the level of expected residential amenity. The area attracts a large number of visitors who utilise the commercial area to the east in Hampden Road. Due to that visitation, there is potential for a relatively high level of impact upon residents associated with the movement of people and vehicles, compared to other residential areas in Hobart. This perhaps less so in Stowell Avenue due to it being a no through road.

7.6 Notwithstanding the above, the relevant zone purpose statement is to "provide a high standard of residential amenity" and the objective for non-residential use is to ensure it "does not unreasonably impact on residential amenity". The existing residential amenity is as it is, and in considering the proposal, the impact on that residential amenity requires assessment against relevant planning scheme provisions.

7.7 The current use, a small shop with access onto Hampden Road that is at its busiest during normal business, is the "base line" of the impact of the current use. The proposed spatial layout of the restaurant introduces activities to the rear of the property (where it will

replace the current residential use). Regardless of how well the impacts of the activities (commercial kitchen, toilets, deliveries and possible patron behaviour) in this location are managed, it will be a paradigm shift in how the surrounding residential amenity can be impacted on by activities on the site.

7.8 Given the above, the proposal introduces a use that will impact on the current residential amenity of the area. As to whether is it unreasonable or not, it is clear from the representations received that any impact regardless of its intensity, duration or nature is considered to be unreasonable.

8. Conclusion

8.1 The majority of the physical elements of the proposal, are, subject to conditions, considered to be consistent with relevant planning scheme provisions.

8.2 However, as the proposed partial demolition, alterations, fencing, parking area, driveway and partial change of use to food services (restaurant) at 94 Hampden Road does not satisfy a number of performance criteria of the Hobart Interim Planning Scheme 2015, particularly those relating to certain aspects of the use, refusal is recommended.

9. Recommendations

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

1. The proposal does not meet Clause D 23.2 in that the proposed use does not achieve the zone purpose.
2. The proposal does not meet the acceptable solution nor the performance criteria in respect to Clause D 11.4.9 P1 in respect to non-dwelling development.
3. The proposal does not meet the acceptable solution nor the performance criteria in respect to Clause D 11.4.3 P1 and P2 relating to the provision of private open space for the dwelling.
4. The proposal does not meet the acceptable solution nor the performance criteria in respect to Clause D 11.3.1 in respect to the use standards for a non-residential use.



(Ian Stanley)

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.



(Ben Ikin)

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: 28 June 2016

Attachment(s) Attachment A – Documents and Drawings

Supporting Document(s) Attachment 1 – Planning report - Ireninc

DAVID WAKEFIELD & ASSOCIATES - EXTERIOR LIGHTING FOR 95 HAMPDEN ROAD - 27th November 2015

<u>Item</u>	<u>No. of Units</u>	<u>Recommended Lamps / Globes</u>	Attachment A
 <p>Exterior Up / Down Wall Light. Rectangular profile 215mm wide x 85mm high. Die cast aluminium / black finish. Clear glass top and bottom. IP44 Rating To be wall-mounted / centred 1850mm above deck - as indicated on Lighting Plan</p> <p><i>Up / Down light output will ensure no light spill to any adjoining property or Roadway</i></p>	1	1 x 9watt 3000K L.E.D. globe	<div> DEVELOPMENT APPLICATION DOCUMENT </div> <div> This document is one of the documents relevant to the application for a planning permit No.PLN-16-00334 and was received on the 31 March 2016 </div> <div> Planning Authority: Hobart City Council </div>
 <p>L.E.D. Floodlight. 30watt 2300 Lumen 3000K warm white light output. Cast-aluminium construction, powder-coated Black (OR Silver OR White) finish. IP54 rating. Tempered glass diffuser. Integrated L.E.D. Driver To be installed with separate Sensor Unit to light car park area</p> <p><i>Floodlight to be wall-mounted approx. 3000mm above ground level, and being tilt-adjustable the floodlight can be / will be adjusted to prevent and light spill to any adjoining property or Roadway</i></p>	1	1 x 30watt L.E.D. Module ea.	
<p>Best Quality Robus Sensor Unit with manual over-ride. (Best priced good quality sensor unit to operate the low current draw of L.E.D.)</p> <p><i>Sensor Unit allowed for to ensure compliance with Clause 10.3.1 A3 of the Hobart Interim Planning Scheme</i></p>	1		
TOTALS	3		

I hereby certify that all Lighting in this Lighting Design Schedule complies with Clause 10.3.1 A3 of the Hobart Interim Planning Scheme



41 VICTORIA STREET, HOBART 7000
Ph. 6234 8066

.....
EDDIE HOOGENHOUT
Senior Lighting Designer
Member IES

A.B.N. 58 464 201 922



Submission to Planning Authority Notice

Council Planning Permit No.	PLN-16-00334	Council notice date	22/04/2016
TasWater details			
TasWater Reference No.	TWDA 2016/00517-HCC	Date of response	28/04/2016
TasWater Contact	Amanda Craig	Phone No.	03) 6345 6318
Response issued to			
Council name	HOBART CITY COUNCIL		
Contact details	hcc@hobartcity.com.au		
Development details			
Address	95 HAMPDEN RD, BATTERY POINT	Property ID (PID)	5576930
Description of development	Demolition and change of use to food services		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
DWA	Proposed Ground Floor Plan 05	08	22/03/2016
DWA	Proposed First Floor Plan 06	07	07/03/2016
Conditions			
Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater imposes the following conditions on the permit for this application:			
TRADE WASTE			
<ol style="list-style-type: none"> 1. Prior to the commencement of operation the developer/property owner must obtain Consent to discharge Trade Waste from TasWater. 2. The developer must install appropriately sized and suitable pre-treatment devices prior to gaining Consent to discharge. 3. The Developer/property owner must comply with all TasWater conditions prescribed in the Trade Waste Consent. 			
DEVELOPMENT ASSESSMENT FEES			
<ol style="list-style-type: none"> 4. The applicant or landowner as the case may be, must pay a development assessment fee to TasWater for this proposal of \$197.00 for development assessment as approved by the Economic Regulator and the fees will be indexed as approved by the Economic Regulator from the date of the Submission to Planning Authority Notice for the development assessment fee, until the date they are paid to TasWater. Payment is required within 30 days from the date of the invoice. 			

**Advice**

Prior to any Building and/or Plumbing work being undertaken, the applicant will need to make an application to TasWater for a Certificate for Certifiable Work (Building and/or Plumbing). The Certificate for Certifiable Work (Building and/or Plumbing) must accompany all documentation submitted to Council. Documentation must include a site and plumbing plan with:

Location, type and if applicable, volume, of all pre-treatment devices as specified within the **Commercial Customers Pre-treatment Guidelines** available from www.TasWater.com.au

Plumbing plans specifying all fixtures to be connected to the pre-treatment; and

Notes that clearly specify that basket strainers will be fitted to washup and food prep sinks; and

Location of an accessible trade waste sampling point; and

Location of a hose tap within 6m of pre-treatment for the purposes of cleaning grease arrestor/s. Backflow protection is required as per the relevant Australian Standard.

Details of the types of food that will be prepared and estimated number of meals on a daily basis.

At the time of submitting the Certificate for Certifiable Work (Building and/or Plumbing) a **Trade Waste Application form is also required**; available from <http://www.taswater.com.au/Your-Account/Forms>

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.

For more information: www.taswater.com.au/Customers/Liquid-Trade-waste/Commercial.

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

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

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

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

Declaration

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

Authorised by

A handwritten signature in black ink, appearing to read "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

PROPOSED ALTERATIONS

95 HAMPDEN ROAD, BATTERY POINT

(CT 113294/1)

DEVELOPMENT APPLICATION
DOCUMENT

This document is one of the documents relevant to the application for a planning permit No.PLN-16-00334 and was received on the 31 March 2016

Planning Authority: Hobart City Council

CONTENTS

SHEET	DRAWING
01	Index
02	Site Plan
03	Detail Site Plan
04	Existing / Demolition Plan
05	Ground Floor Plan
06	First Floor Plan

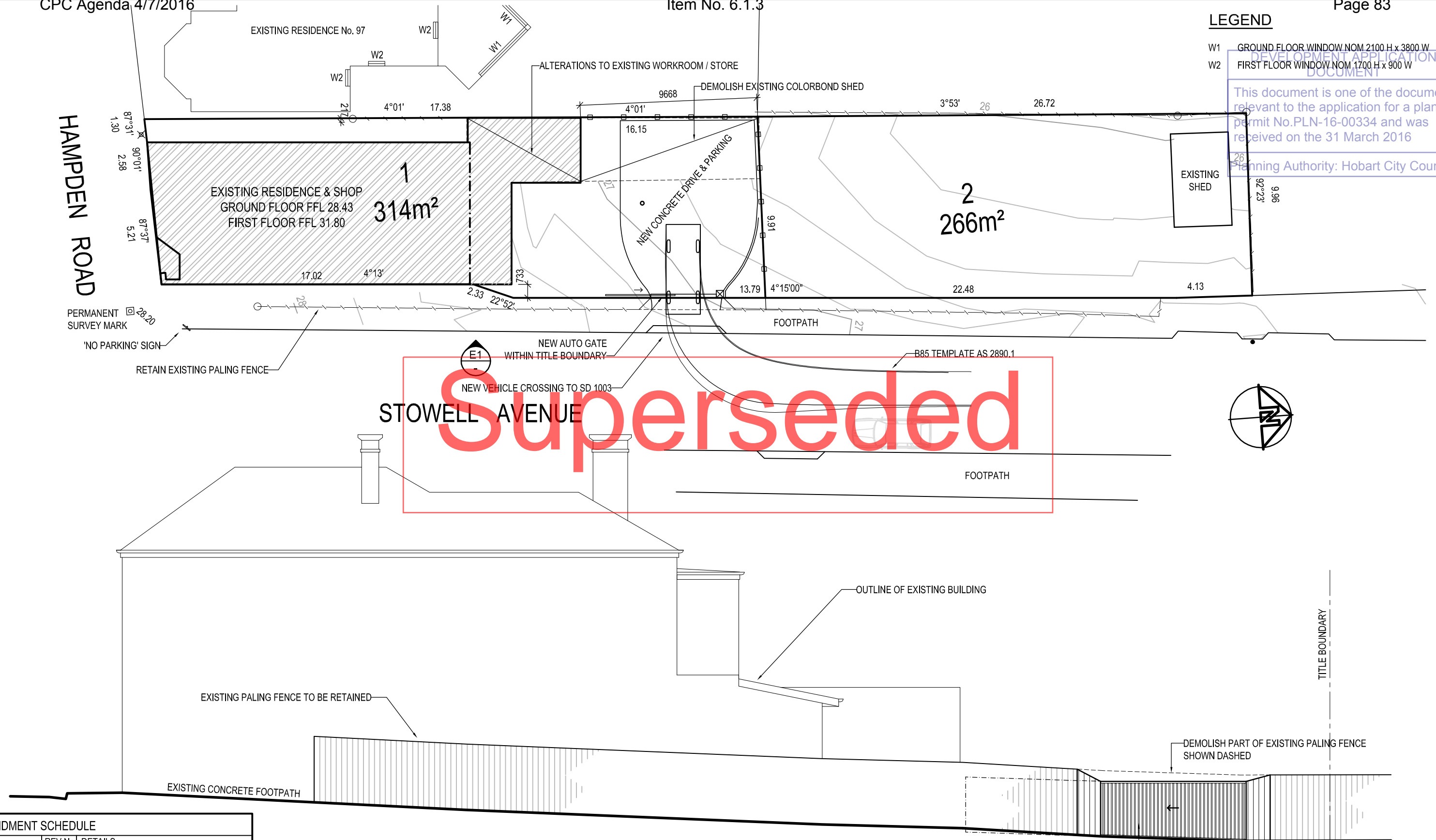
AMENDMENT SCHEDULE		
DATE	REV No	DETAILS
22.07.15	00	Planning Application
13.08.15	01	Boundary fence & parking
28.08.15	02	Neighbour windows
01.10.15	03	Remove access ramp & cafe
19.10.15	04	Reduce ground floor living area Increase ground floor commercial tenancy
26.10.15	05	Recalculate floor areas and site cove
08.12.15	06	Dimension deck setbacks & height
07.03.16	07	Remove decks and first floor additions

LEGEND

W1 GROUND FLOOR WINDOW NOM 2100 H x 3800 W
W2 FIRST FLOOR WINDOW NOM 1700 H x 900 W

This document is one of the documents relevant to the application for a planning permit No.PLN-16-00334 and was received on the 31 March 2016

Planning Authority: Hobart City Council



AMENDMENT SCHEDULE		
DATE	REV No	DETAILS
22.07.15	00	Planning Application
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07.03.16	07	Remove decks and first floor additions



EAST ELEVATION PROPOSED BOUNDARY FENCE ALTERATIONS SCALE 1:100

AUTO VEHICLE ACCESS GATE SET BACK WITHIN TITLE BOUNDARY
SPACED VERTICAL TIMBER SLAT FINISH 30% TRANSPARENCY

DWA David Wakefield And Associates
122 murray street
po box 4564 bathurst street, hobart 7000
tel : 03 62 348777

PROPOSED ALTERATIONS
P. SHARP & G. HURD
95 HAMPDEN ROAD, BATTERY POINT

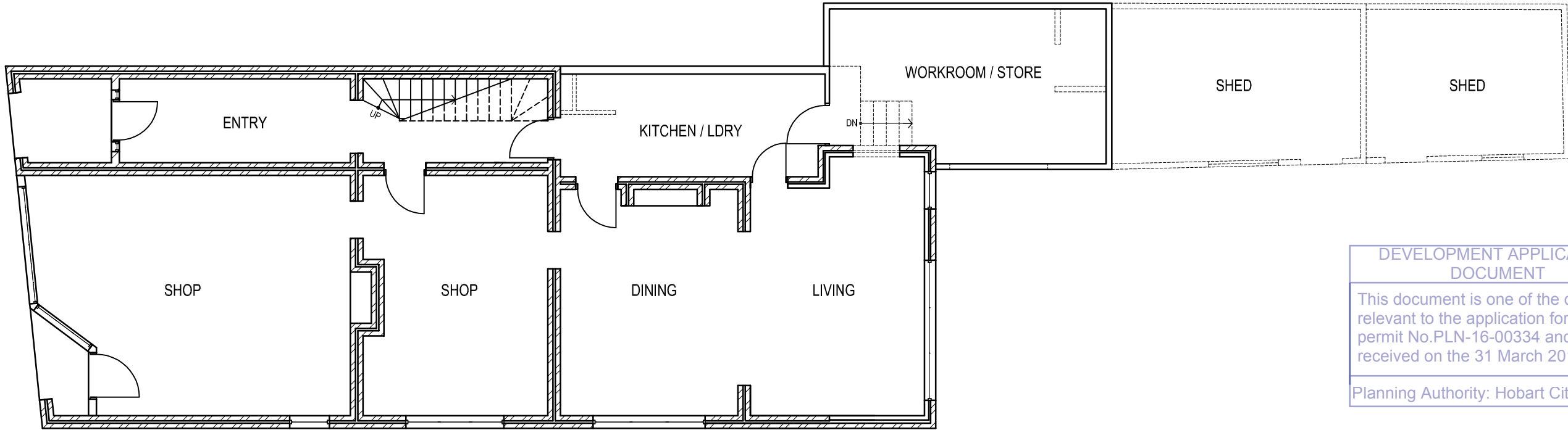
Drawing Title:
SITE PLAN

Revision No.: 07
Date: 22.07.15

Designer:
X. Wakefield CC1660

Scale:
1:200, 1:100 (A3)

Drawing No.: 02
Dwgs in Set: 06

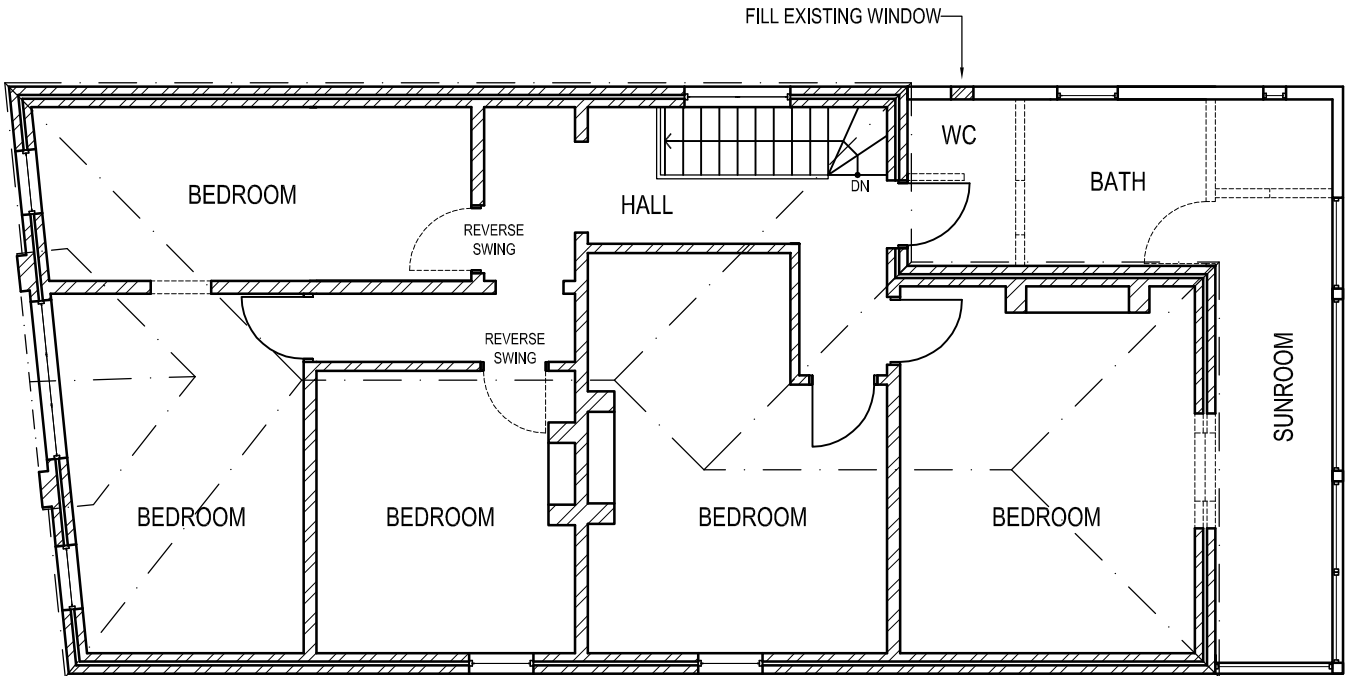


DEVELOPMENT APPLICATION
DOCUMENT

This document is one of the documents relevant to the application for a planning permit No.PLN-16-00334 and was received on the 31 March 2016

Planning Authority: Hobart City Council

EXISTING GROUND FLOOR PLAN



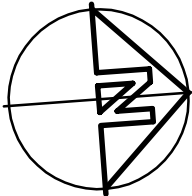
LEGEND

- EXISTING WALLS TO BE RETAINED
- PROPOSED DEMOLITION

EXISTING FIRST FLOOR PLAN

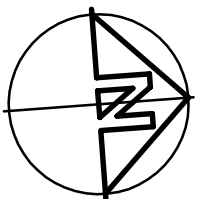
AMENDMENT SCHEDULE		
DATE	REV No	DETAILS
22.07.15	00	Planning Application
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07.03.16	07	Remove decks and first floor additions

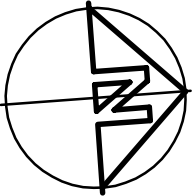
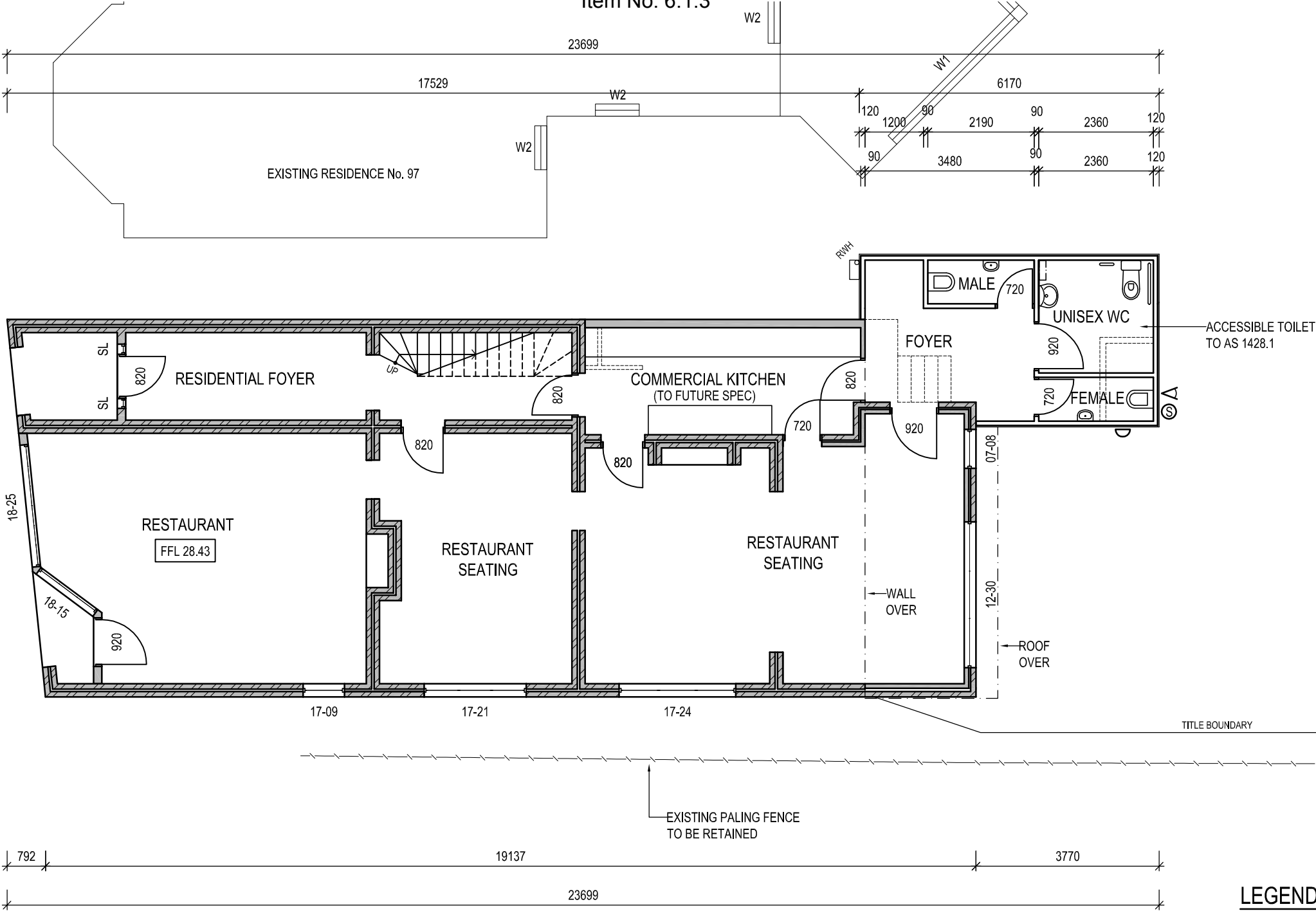
<div>DWA</div> <div>David Wakefield And Associates 122 murray street po box 4564 bathurst street, hobart 7000 tel : 03 62 348777</div>	PROPOSED ALTERATIONS P. SHARP & G. HURD 95 HAMPDEN ROAD, BATTERY POINT	Drawing Title: EXISTING / DEMOLITION PLAN	Revision No.: 07	Designer:	Scale:	Drawing No.: 04
			Date: 22.07.15	X. Wakefield CC1660	1:100 (A3)	Dwgs in Set: 06





Drawing No.:	03
Dwgs in Set:	06





AMENDMENT SCHEDULE		
DATE	REV No	DETAILS
22.07.15	00	Planning Application
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19.10.15	04	Reduce ground floor living area Increase ground floor commercial tenancy
26.10.15	05	Recalculate floor areas and site cove
08.12.15	06	Dimension deck setbacks & height
07.03.16	07	Remove decks and first floor additions
22.03.16	08	Add external lighting

DWA David Wakefield And Associates 122 murray street po box 4564 bathurst street, hobart 7000 tel : 03 62 348777	PROPOSED ALTERATIONS P. SHARP & G. HURD 95 HAMPDEN ROAD, BATTERY POINT	Drawing Title: PROPOSED GROUND FLOOR PLAN	Revision No.: 08	Designer:	Scale:	Drawing No.: 05
			Date: 22.07.15	X. Wakefield CC1660	1:100 (A3)	Dwgs in Set: 06

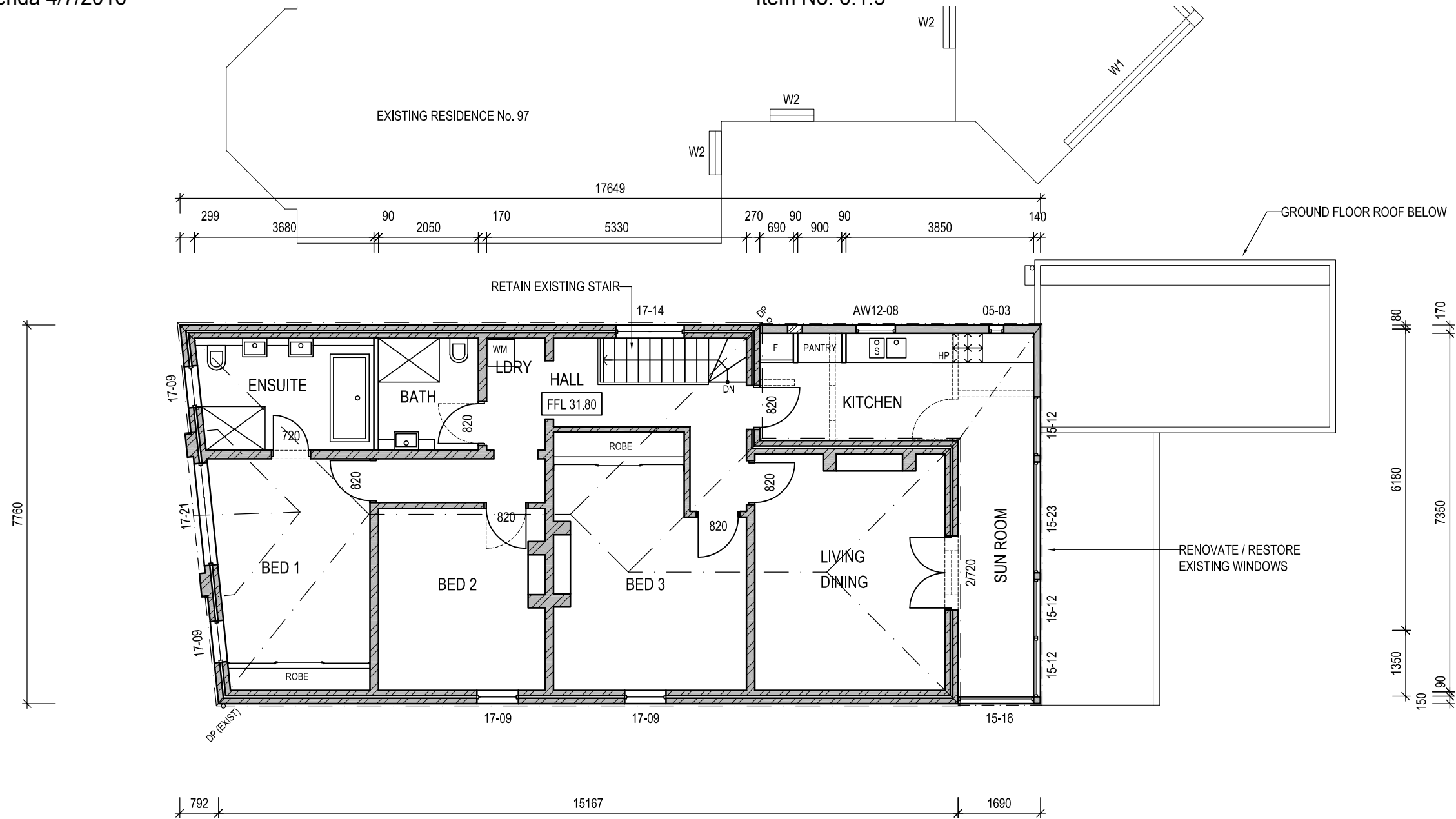
LIGHTING LEGEND

- D UP / DOWN WALL LIGHT
- ⊙ MOTION SENSOR
- △ LED FLOODLIGHT

LIGHTING NOTE
EXTERNAL LIGHTING TO COMPLY WITH
CLAUSE 10.3.1 A3 OF HOBART INTERIM
PLANNING SCHEME AS PER "LIGHTS 'N'
LAMPS" SCHEDULE AND CERTIFICATION.

LEGEND

- EXISTING MASONRY WALLS TO BE RETAINED
- EXISTING BRICK VENEER WALL TO BE RETAINED
- EXISTING TIMBER STUD WALL TO BE RETAINED
- EXISTING OPENING TO BE FILLED
- PROPOSED DEMOLITION
- NEW CORE FILLED BLOCKWORK WALL
- NEW TIMBER STUD WALL
- COLORBOND RAINWATER HEAD
- GROUND FLOOR WINDOW NOM 2100 H x 3800 W
- FIRST FLOOR WINDOW NOM 1700 H x 900 W



LEGEND

- EXISTING MASONRY WALLS TO BE RETAINED
- EXISTING BRICK VENEER WALL TO BE RETAINED
- EXISTING TIMBER STUD WALL TO BE RETAINED
- EXISTING OPENING TO BE FILLED
- PROPOSED DEMOLITION
- NEW CORE FILLED BLOCKWORK WALL
- NEW TIMBER STUD WALL
- DOWNPIPE
- COLORBOND RAINWATER HEAD
- GROUND FLOOR WINDOW NOM 2100 H x 3800 W
- FIRST FLOOR WINDOW NOM 1700 H x 900 W

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HAMPDEN ROAD

EXISTING RESIDENCE No. 97

W2

W1

W2

W2

ALTERATIONS TO EXISTING WORKROOM / STORE

DEMOLISH EXISTING COLORBOND SHED

LEGEND

W1 GROUND FLOOR WINDOW NOM 2100 H x 3800 W
 W2 FIRST FLOOR WINDOW NOM 1200 H x 900 W

This document is one of the documents relevant to the application for a planning permit No. PLN-16-00334 and was received on the 31 March 2016

Planning Authority: Hobart City Council

EXISTING RESIDENCE & SHOP
 GROUND FLOOR FFL 28.48
 FIRST FLOOR FFL 31.80

314m²266m²

EXISTING SHED

PERMANENT SURVEY MARK
 'NO PARKING' SIGN

RETAIN EXISTING PALING FENCE



NEW AUTO GATE WITHIN TITLE BOUNDARY

NEW VEHICLE CROSSING TO SD 1003

STOWELL AVENUE

FOOTPATH

B85 TEMPLATE AS 2890.1

FOOTPATH

DEVELOPMENT APPLICATION
 DOCUMENT

This document is one of the documents relevant to the application for a planning permit No. PLN-16-00334-01 and was received on the 20 April 2016

Planning Authority: Hobart City Council

OUTLINE OF EXISTING BUILDING

EXISTING PALING FENCE TO BE RETAINED

EXISTING CONCRETE FOOTPATH

DEMOLISH PART OF EXISTING PALING FENCE
 SHOWN DASHED

TITLE BOUNDARY

AUTO VEHICLE ACCESS GATE SET BACK WITHIN TITLE BOUNDARY
 SPACED VERTICAL TIMBER SLAT FINISH 30% TRANSPARENCY



EAST ELEVATION PROPOSED BOUNDARY FENCE ALTERATIONS SCALE 1:100

AMENDMENT SCHEDULE

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DWA David Wakefield And Associates
 122 murray street
 po box 4854 bathurst street, hobart 7800
 tel : 03 62 548777

PROPOSED ALTERATIONS
 P. SHARP & G. HURD
 95 HAMPDEN ROAD, BATTERY POINT

Drawing Title:
SITE PLAN

Revision No.: 07
 Date: 22.07.15

Designer:
 X. Wakefield CC1660

Scale:
 1:200, 1:100 (A3)

Drawing No.: 02
 Dwg's in Set: 06

**7. HOBART INTERIM PLANNING SCHEME 2015 – CENTRAL BUSINESS
ZONE – HEIGHT STANDARDS - PERFORMANCE CRITERIA REVIEW -
PROJECT BRIEF – FILE REF: 32-13-4**

30x's

Report of the Director City Planning and the Manager Planning Policy and Heritage of
20 June 2016, and attachment.

DELEGATION: Council

TO : City Planning Committee

FROM : Manager Planning Policy and Heritage

DATE : 20 June, 2016

SUBJECT : **HOBART INTERIM PLANNING SCHEME 2015 – CENTRAL BUSINESS ZONE – HEIGHT STANDARDS PERFORMANCE CRITERIA REVIEW - PROJECT BRIEF**

FILE : S32-013-04 jmc:M(s:\projects\hobart interim planning scheme 2015\cbd zone height standards review\report for committee july2016v1.docx)

1. INTRODUCTION

- 1.1. This report seeks Councils endorsement of a project brief (*Attachment A*) to engage a consultant to undertake a review of the performance criteria and related objectives used in the height standards in the Central Business Zone in the Hobart Interim Planning Scheme 2015 (HIPS2015).

2. BACKGROUND

- 2.1. The development standards for buildings in the Central Business Zone in the HIPS2015 were formulated after a detailed review and analysis of land use and development patterns in the central area. The results of this work are documented in the Central Area Review Background Report (HCC 2013).
- 2.2. Council endorsed the HIPS2015 for submission to the Minister for Planning and Local Government at its meeting on 24 March 2014 and it came into operation on 20 May 2015.

3. PROPOSAL

- 3.1. It is proposed that the project brief in *Attachment A* be endorsed and Leigh Woolley - Architect and Urban Design Consultant be invited to submit a quotation to undertake the project.

4. DISCUSSION

- 4.1. The development standards for buildings in the Central Business Zone in the HIPS2015 were formulated after a detailed review and analysis of land use and development patterns in the central city area. The development standards address building height, setbacks, design, passive surveillance, outdoor storage and pedestrian links.
- 4.2. The building height standards in the Central Business Zone (clause 22.4.1 – Attachment A) include an ‘Amenity Building Envelope’ which has been developed with regard to heritage, streetscape and sense of scale, wind effects and solar penetration.

- 4.3. The performance criteria in clause 22.4.1 P1(b) provides that development outside the Amenity Building Envelope must only be approved if:
- (i) *it provides overriding benefits in terms of economic activity and civic amenities, unless an extension to an existing building that already exceeds the Amenity Building Envelope; and*
 - (ii) *the siting, bulk and design does not significantly negatively impact on the streetscape and townscape of the surrounding area; and*
 - (iii) *the design demonstrates that it will minimise unacceptable wind conditions in adjacent streets; and*
 - (iv) *for city blocks with frontage to a Solar Penetration Priority Street in Figure 22.2, the overshadowing of the public footpath on the opposite side of the Solar Penetration Priority Street is not increased between the hours of 11am and 3pm at the spring or autumn equinox compared with the existing situation.*
- 4.4. Additional standards in clause 22.4.1 A4/P4 and A5/P5 and in the Historic Heritage Code (E13.0) apply to development on or adjacent to heritage listed places.
- 4.5. Since the introduction of the HIPS2015 in May 2015 one significant development application has been submitted for a building outside the Amenity Building Envelope (28-32 Elizabeth St. - Palace Hotel). The assessment of that proposal identified limitations in the use of performance criteria P1(b)(ii) and concerns have been expressed that this criteria may not provide sufficient guidance to ensure that impacts on streetscape, townscape and heritage values are acceptable.
- 4.6. This project will assess whether or not the performance criteria P1(b)(ii) in clause 22.4.1 provides sufficient guidance for assessing applications for development outside of the Amenity Building Envelope to ensure that impacts on streetscape and townscape values in the Central Business Zone are acceptable.
- 4.7. If it is concluded that the current criteria do not provide sufficient guidance to ensure that impacts on streetscape and townscape values are acceptable appropriate amendments to the objective and performance criteria in clause 22.4.1 P1(b) will be drafted along with 'desired future character' statements for inclusion in clause 22.1.3.

- 4.8. The project will also identify issues related to townscape considerations relevant to the translation of the HIPS2015 and the Sullivans Cove Planning Scheme 1997 into the Hobart Local Provisions Schedule of the Tasmanian Planning Scheme. It is proposed as part of this translation that a small area within the current Sullivans Cove Planning Scheme 1997 boundary will be included the Central Business Zone.
- 4.9. The scope and key tasks involved in undertaking this projects are outlined in detail in section 5 of the project brief (*Attachment A*).

5. IMPLEMENTATION

- 5.1. It is proposed that Leigh Woolley - Architect and Urban Design Consultant be invited to submit a quotation to undertake the project given his extensive experience and earlier work in townscape assessment in Hobart.
- 5.2. On completion of the project it is proposed that the Consultant provide the City Planning Committee with a presentation of his findings, including conclusions and recommendations.

6. STRATEGIC PLANNING IMPLICATIONS

- 6.1. The project brief will assist in the achievement of the strategic objectives of the Capital City Strategic Plan 2015-2025 particularly in relation to Goal 2 Urban Management – 2.3 “*City and regional planning ensures quality design,....*”

7. FINANCIAL IMPLICATIONS

- 7.1. Funding Source(s)
 - 7.1.1. The budget for the project is \$25,000. This amount can be funded from the 2016/17 budget allocation for City Planning.
- 7.2. Impact on Current Year Operating Result
 - 7.2.1. As above.
- 7.3. Impact on Future Years’ Financial Result
 - 7.3.1. Not applicable.
- 7.4. Asset Related Implications
 - 7.4.1. Not applicable.

8. LEGAL IMPLICATIONS

- 8.1. If any planning scheme amendments are recommended as a result of the project they will be subject to the planning scheme amendment process set out under the Land Use Planning and Approvals Act 1993.

9. DELEGATION

- 9.1. None required.

10. CONSULTATION

- 10.1. Leigh Woolley - Architect and Urban Design Consultant has been consulted in relation to the scope of the brief.

11. CONCLUSION

- 11.1. This report seeks Councils endorsement of a project brief (*Attachment A*) to engage a consultant to undertake a review of the performance criteria and related objectives used in the height standards in the Central Business Zone in the Hobart Interim Planning Scheme 2015 (HIPS2015).
- 11.2. The development standards for buildings in the Central Business Zone in the HIPS2015 were formulated after a detailed review and analysis of land use and development patterns in the central city area. The development standards address building height, setbacks, design, passive surveillance, outdoor storage and pedestrian links.
- 11.3. Since the introduction of the HIPS2015 in May 2015 one significant development application has been submitted for a building outside the Amenity Building Envelope (28-32 Elizabeth St. - Palace Hotel). The assessment of that proposal identified limitations in the use of performance criteria P1(b)(ii) and concerns have been expressed that this criteria may not provide sufficient guidance to ensure that impacts on streetscape, townscape and heritage values are acceptable.
- 11.4. This project will assess whether or not the performance criteria P1(b)(ii) in clause 22.4.1 provides sufficient guidance for assessing applications for development outside of the Amenity Building Envelope and draft appropriate amendments if considered necessary.

12. RECOMMENDATION

That:

- 12.1. The report :** *m(s:\projects\hobart interim planning scheme 2015\cbd zone height standards review\report for committee july2016v1.docx) be received and noted.*
- 12.2. Council endorse the project brief provided in Attachment A and invite Leigh Woolley - Architect and Urban Design Consultant to submit a quotation to undertake the project.**


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.



(James McIlhenny)

MANAGER PLANNING POLICY AND HERITAGE

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)

DIRECTOR CITY PLANNING

Attachment: A - HIPS2015 Central Business Zone – Height Standards Review – Project Brief.

PROJECT BRIEF – HOBART INTERIM PLANNING SCHEME 2015 – CENTRAL BUSINESS ZONE – HEIGHT STANDARDS PERFORMANCE CRITERIA REVIEW

REQUIRED EVALUATION RETURNS

In order to enable evaluation of your company's submission, ensure the following information is submitted with the quotation:

Item	Return Description
1.	Lump sum fee proposal for the services. Itemised breakdown of the total project costs, including stages, key tasks, personnel hours and rates, and any expenses.
2.	Disclosure of any matters that could ultimately lead to a conflict of interest in undertaking the service.
3.	Details of the proposed methodology, including the timing of key tasks, stages, milestones, deliverables and key dates.

STATEMENT OF REQUIREMENTS

1. DESCRIPTION

The City of Hobart is seeking to engage a suitably qualified and experienced Contractor to undertake a review of the performance criteria and related objectives used in the height standards in the Central Business Zone in the Hobart Interim Planning Scheme 2015 (HIPS2015).

2. PROJECT TIMEFRAME

It is anticipated that the services will be completed in accordance with this brief by 30 November 2016.

3. BACKGROUND

The development standards for buildings in the Central Business Zone in the HIPS2015 were formulated after a detailed review and analysis of land use and development patterns in the central area. The results of this work are documented in the Central Area Review Background Report (HCC 2013). The development standards address building height, setbacks, design, passive surveillance, outdoor storage and pedestrian links.

The building height standards in the Central Business Zone (clause 22.4.1 – **Attachment A**) include an 'Amenity Building Envelope' which has been developed with regard to heritage, streetscape and sense of scale, wind effects and solar penetration.

The performance criteria in clause 22.4.1 P1(b) provides that development outside the Amenity Building Envelope must only be approved if:

- (i) *it provides overriding benefits in terms of economic activity and civic amenities, unless an extension to an existing building that already exceeds the Amenity Building Envelope; and*
- (ii) *the siting, bulk and design does not significantly negatively impact on the streetscape and townscape of the surrounding area; and*
- (iii) *the design demonstrates that it will minimise unacceptable wind conditions in adjacent streets; and*
- (iv) *for city blocks with frontage to a Solar Penetration Priority Street in Figure 22.2, the overshadowing of the public footpath on the opposite side of the Solar Penetration Priority Street is not increased between the hours of 11am and 3pm at the spring or autumn equinox compared with the existing situation.*

Since the introduction of the HIPS2015 in May 2015 one significant development application has been submitted for a building outside the Amenity Building Envelope (28-32 Elizabeth St. - Palace Hotel). The assessment of this proposal identified limitations in the use of performance criteria P1(b)(ii) and concerns have been expressed that this criteria may not provide sufficient guidance to ensure that impacts on streetscape, townscape and heritage values are acceptable.

Additional standards in clause 22.4.1 A4/P4 and A5/P5 and in the Historic Heritage Code (E13.0) apply to development on or adjacent to heritage listed places.

4. OBJECTIVES

The objectives of this project are:

- (i) To assess whether or not the performance criteria P1(b)(ii) in clause 22.4.1 provides sufficient guidance for assessing applications for development outside of the Amenity Building Envelope to ensure that impacts on streetscape and townscape values in the Central Business Zone are acceptable.
- (ii) To draft appropriate amendments to the objective and performance criteria in clause 22.4.1 P1(b) and draft 'desired future character' statements if it is concluded that the current criteria do not provide sufficient guidance to ensure that impacts on streetscape and townscape values are acceptable.
- (iii) To identify issues related to townscape considerations relevant to the translation of the HIPS2015 and the Sullivans Cove Planning Scheme 1997 into the Hobart Local Provisions Schedule of the Tasmanian Planning Scheme.

5. SCOPE

Key Tasks:

1. Based on work already undertaken for the Central Area Strategy Plan – Townscape Report (1991 HCC), City of Hobart Urban Design Principles Project (2004 L Woolley), Views – Experiencing Sullivans Cove (2011 L Woolley) and the Townscape Assessment 28-32 Elizabeth Street (2015 L Woolley) identify the key

streetscape and townscape values that require consideration when assessing buildings proposed outside of the Amenity Building Envelope.

2. Evaluate and articulate how the landform of the City and CBD informs the key townscape values that require consideration. Use existing case studies such as that for the 'Civic Square Masterplan' to inform this work.
3. Assess whether or not consideration of the building elements related to; 'siting,' bulk' and 'design' alone are adequate to ensure that impacts on streetscape and townscape values in the Central Business Zone are acceptable when buildings outside the Amenity Building Envelope are proposed. Identify additional elements for consideration if deemed necessary.
4. Assess whether or not the phrase: '*does not significantly negatively impact*' provides sufficient guidance for assessing applications for development outside of the Amenity Building Envelope. Identify additional statements for consideration if deemed necessary.
5. If considered necessary draft appropriate amendments to the performance criteria in clause 22.4.1 P1(b) to ensure that potential adverse impacts on streetscape and townscape values from buildings outside the Amenity Building Envelope are acceptable.
6. If considered necessary draft appropriate amendments to the objective for the building height standards (22.4.1) to reflect any changes to the performance criteria in clause 22.4.1 P1(b).
7. If considered necessary draft appropriate desired future character statements for consideration under the performance criteria in clause 22.4.1 P1(b).
8. Identify issues related to townscape considerations relevant to the translation of the HIPS2015 and the Sullivans Cove Planning Scheme 1997 into the Hobart Local Provisions Schedule of the Tasmanian Planning Scheme.

6. DETAILED REQUIREMENTS

Project Outputs:

- The project output is a report that clearly presents the results of the tasks outlined in section 5.
- The report is to be submitted via email in PDF and Microsoft Office Word format to the Project Manager.
- In addition to the written report, the Contractor is required to provide the City Planning Committee with a presentation of their findings, including conclusions and recommendations.

7. COUNCIL'S INPUT

The Council will provide:

- Copies of or access to any relevant reports, plans or files;
- Relevant property data contained within the Councils property information databases;
- GIS data held in the Council GIS system;
- Access to Council's K2Vi 3D Model of the central business area.

8. PROJECT MANAGEMENT

James McIlhenny, Manager Planning Policy and Heritage, Hobart City Council will be the Project Manager and primary contact for the Contractor. Phone: 03 62382891 – email: mcilhennyj@hobartcity.com.au

9. REPORTING REQUIREMENTS

The Contractor is to provide a monthly verbal progress report to the Project Manager.

10. PROJECT MEETINGS

An initiation meeting will be held with the Contractor, Council's Director City Planning and Manager Planning Policy and Heritage to discuss the brief and provide clarification of any issues prior to the project commencing. Other meetings will be held on a needs basis.

11. PROJECT BUDGET

The budget for the project is up to a maximum of \$25,000.

12. REFERENCE DOCUMENTS

The following reference documents are relevant to this project:

- Central Area Strategy Plan – Townscape Report (1991 HCC)
- City of Hobart Urban Design Principles Project (2004 L Woolley)
- Townscape Assessment 28-32 Elizabeth Street (2015 L Woolley)
- Civic Square Masterplan (2016 L Woolley)
- Central Area Zoning Review Stages 1 to 5 (2005 GHD Pty Ltd) and Central Area Review Background Report (2013 HCC) available at:

http://www.hobartcity.com.au/Development/Planning/Planning_Schemes/Reports_and_Studies

22.0 Central Business Zone

22.1 Zone Purpose

22.1.1 Zone Purpose Statements

- 22.1.1.1 To provide for business, civic and cultural, community, food, hotel, professional, retail and tourist functions within a major centre serving the region or sub-region.
- 22.1.1.2 To maintain and strengthen Hobart's Central Business District and immediate surrounds including, the waterfront, as the primary activity centre for Tasmania, the Southern Region and the Greater Hobart metropolitan area with a comprehensive range of and highest order of retail, commercial, administrative, community, cultural, employment areas and nodes, and entertainment activities provided.
- 22.1.1.3 To provide a safe, comfortable and pleasant environment for workers, residents and visitors through the provision of high quality urban spaces and urban design.
- 22.1.1.4 To facilitate high density residential development and visitor accommodation within the activity centre above ground floor level and surrounding the core commercial activity centre.
- 22.1.1.5 To ensure development is accessible by public transport, walking and cycling.
- 22.1.1.6 To encourage intense activity at pedestrian levels with shop windows offering interest and activity to pedestrians.
- 22.1.1.7 To encourage a network of arcades and through-site links characterised by bright shop windows, displays and activities and maintain and enhance Elizabeth Street Mall and links to it as the major pedestrian hub of the CBD.
- 22.1.1.8 To respect the unique character of the Hobart CBD and maintain the streetscape and townscape contribution of places of historic cultural heritage significance.
- 22.1.1.9 To provide a safe, comfortable and enjoyable environment for workers, residents and visitors through the provision of high quality spaces and urban design.

22.1.2 Local Area Objectives

There are no Local Area Objectives for this Zone.

22.1.3 Desired Future Character Statements

There are no Desired Future Character Statements for this Zone.

22.2 Use Table

No Permit Required	
Use Class	Qualification
Any permitted use	Only if replacing an existing use on the site and there is no associated development requiring a permit
Residential	Only if home-based business
Utilities	Only if minor utilities
Permitted	
Use Class	Qualification
Business and professional services	
Community meeting and entertainment	
Educational and occasional care	Except if within the Active Frontage Overlay (Figure 22.1) and the ground floor frontage is greater than 4m.
Food services	Except if a take away food premises with a drive through facility.
General retail and hire	Except if adult sex product shop, or a supermarket with a floor area greater than 400m ² .
Hotel industry	Except if Adult Entertainment Venue.
Passive recreation	
Residential	Except if No Permit Required. Only if above ground floor level (except for access).
Research and development	Only if above ground floor level (except for access) within the Active Frontage Overlay (Figure 22.1)
Sports and recreation	Only if above ground floor level, (except for access)
Tourist operation	Only if a visitor centre or above ground floor level (except for access) if within the Active Frontage Overlay (Figure 22.1)
Visitor accommodation	Except if a camping and caravan park or overnight camping area Except at ground floor level (except for access) within the Active Frontage Overlay (Figure 22.1)
Discretionary	
Use Class	Qualification
Bulky goods sales	Except at ground floor level (except for access) within the Active Frontage Overlay (Figure 22.1)
Custodial facility	Only if a remand centre.
Educational and occasional care	Except if Permitted.
Emergency services	
Equipment and machinery sales and hire	Except if within the Active Frontage Overlay (Figure 22.1)
Food services	Except if permitted Unless a take away food premises with a drive through facility within the Active Frontage Overlay (Figure 22.1)
General retail and hire	Except if permitted
Hospital services	Except at ground floor level (except for access) within the Active Frontage Overlay (Figure 22.1)

Hotel industry	Except if permitted
Manufacturing and processing	Except at ground floor level within the Active Frontage Overlay (Figure 22.1)
Natural and cultural values management	
Research and development	Except if permitted.
Residential	Except if No Permit Required or Permitted.
Service industry	Only if an extension to an existing use.
Sports and recreation	Except if permitted
Storage	Except at ground floor level (except for access) within the Active Frontage Overlay (Figure 22.1) Except if liquid and solid fuel depot
Tourist operation	Except if permitted
Transport depot and distribution	Only if for public transport facilities.
Utilities	Except if No Permit Required.
Vehicle fuel sales and service	Except if within the Active Frontage Overlay (Figure 22.1)
Vehicle parking	
Visitor accommodation	Except if camping and caravan park or overnight camping area Except if permitted
Prohibited	
Use Class	Qualification
All other uses	

22.3 Use Standards

22.3.1 Hours of Operation

Objective:	
To ensure that hours of operation do not have unreasonable impact on residential amenity on land within a residential zone.	
Acceptable Solutions	Performance Criteria
A1	P1
Hours of operation of a use within 50 m of a residential zone must be within:	Hours of operation of a use within 50 m of a residential zone must not have an unreasonable impact upon the residential amenity of land in a residential zone through commercial vehicle movements, noise or other emissions that are unreasonable in their timing, duration or extent.
(a) 6.00 am to 10.00 pm Mondays to Saturdays inclusive;	
(b) 7.00 am to 9.00 pm Sundays and Public Holidays.	
except for office and administrative tasks.	

22.3.2 Noise

Objective:	
To ensure that noise emissions do not cause environmental harm and do not have unreasonable impact on residential amenity on land within a residential zone.	
Acceptable Solutions	Performance Criteria
A1	P1
Noise emissions measured at the boundary of a residential zone must not exceed the following:	Noise emissions measured at the boundary of a residential zone must not cause environmental harm within the residential zone.
(a) 55dB(A) (LAeq) between the hours of 7.00 am to 7.00 pm;	
(b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 7.00 pm to 7.00 am;	
(c) 65dB(A) (LAm _{ax}) at any time.	
Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, issued by the Director of Environmental Management, including adjustment of noise levels for tonality and impulsiveness.	
Noise levels are to be averaged over a 15 minute time interval.	

22.3.3 External Lighting

Objective:	
To ensure that external lighting does not have unreasonable impact on residential amenity on land within a residential zone.	
Acceptable Solutions	Performance Criteria
A1	P1
External lighting within 50 m of a residential zone must comply with all of the following:	External lighting within 50 m of a residential zone must not adversely affect the amenity of adjoining residential areas, having regard to all of the following:
(a) be turned off between 11:00 pm and 6:00 am, except for security lighting;	(a) level of illumination and duration of lighting;
(b) security lighting must be baffled to ensure they do not cause emission of light outside the zone.	(b) distance to habitable rooms in an adjacent dwellings.

22.3.4 Commercial Vehicle Movements

Objective:	
To ensure that commercial vehicle movements do not have unreasonable impact on residential amenity on land within a residential zone.	
Acceptable Solutions	Performance Criteria

<p>A1</p> <p>Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site within 50 m of a residential zone must be within the hours of:</p> <p>(a) 6.00 am to 10.00 pm Mondays to Saturdays inclusive;</p> <p>(b) 7.00 am to 9.00 pm Sundays and Public Holidays.</p>	<p>P1</p> <p>Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site within 50 m of a residential zone must not result in unreasonable adverse impact upon residential amenity having regard to all of the following:</p> <p>(a) the time and duration of commercial vehicle movements;</p> <p>(b) the number and frequency of commercial vehicle movements;</p> <p>(c) the size of commercial vehicles involved;</p> <p>(d) the ability of the site to accommodate commercial vehicle turning movements, including the amount of reversing (including associated warning noise);</p> <p>(e) noise reducing structures between vehicle movement areas and dwellings;</p> <p>(f) the level of traffic on the road;</p> <p>(g) the potential for conflicts with other traffic.</p>
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22.3.5 Adult Entertainment Venues

<p>Objective:</p>	
<p>To ensure that impacts on the amenity of surrounding areas resulting from the operation of adult entertainment venues are kept to a minimum.</p>	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>The title boundary of the land on which the use is to occur must be at least 200m (in a straight line distance) from the Inner Residential Zone or the title boundary of land on which there is a use for any of the following:</p> <p>(a) residential;</p> <p>(b) a primary school;</p> <p>(c) a secondary school;</p> <p>(d) a child care centre;</p> <p>(e) a crèche;</p> <p>(f) a place of worship;</p> <p>(g) bed and breakfast accommodation;</p> <p>(h) a playground;</p> <p>(i) any other use if it is regularly frequented by children for recreational or cultural purposes.</p>	<p>P1</p> <p>The 200m distance may be decreased if it can be demonstrated that the use will not have a detrimental effect upon the amenity of the Inner Residential Zone or the activities of the uses listed through:</p> <p>(a) noise and disturbance generated:</p> <p>(i) from within the entertainment venue itself; or</p> <p>(ii) by patrons arriving at or departing from the venue; or</p> <p>(iii) prospective patrons outside the venue;</p> <p>having regard to the potential conflict between the hours of operation of the venue and the and the hours of operation of the surrounding uses and the retention of residential amenity for the time of day and night; and</p> <p>(b) the impact on pedestrian activity and volumes generated by the venue on the patterns, safety, convenience and comfort of pedestrian movement associated with both those uses or the function, role and user characteristics (in particular minors) of the footpaths around the site as pedestrian routes.</p>
<p>A2</p> <p>The use must not occupy a room or space having ground floor frontage onto a street or be directly visible from the street.</p>	<p>P2</p> <p>No performance criteria.</p>
<p>A3</p> <p>No form of public address or sound amplification should be audible from outside the building.</p>	<p>P3</p> <p>No performance criteria.</p>
<p>A4</p> <p>Any sign must only indicate the name of the business using text. No graphics or images are to be used.</p>	<p>P4</p> <p>No performance criteria.</p>

22.3.6 Take-away Food Premises

<p>Objective:</p>

To ensure that impacts on the amenity of surrounding areas resulting from late night operation of take-away food premises are kept to a minimum.

Acceptable Solutions**Performance Criteria****A1**

Hours of operation must be within 7.00am to 12.00am.

P1

The hours of operation of take-away food premises must not result in direct or indirect disturbance or unreasonable loss of amenity to the surrounding area or occupiers of nearby property due to noise emissions, movement of vehicles or patrons, level of activity or late night activity.

22.3.7 Hotel Industries**Objective:**

To ensure that impacts on the amenity of surrounding areas resulting from late night operation of hotel industry uses are kept to a minimum.

Acceptable Solutions**Performance Criteria**

A1

Hours of operation must be within 7.00am to 12.00am.

P1

The operation of Hotel Industry uses must not have an unreasonable impact on the amenity and safety of the surrounding uses, having regard to the following:

- (a) the hours of operation and intensity of the proposed use;
- (b) the location of the proposed use and the nature of surrounding uses and zones;
- (c) the impact of the proposed use on the mix of uses in the immediate area;
- (d) the impacts of lightspill;
- (e) possible noise impacts and proposed noise attenuation measures;

(f) Crime Prevention Through Environmental Design including:

- (i) reducing opportunities for crime to occur;
- (ii) providing safe, well designed buildings;
- (iii) minimising the potential for vandalism and anti-social behaviour;
- (iv) promoting safety on neighbouring public and private land.

A 'Hotel Industry Impact Assessment' must be submitted addressing the following issues if relevant:

- (a) A description of the proposed use, hours of operation and type and duration/frequency of music/entertainment;
- (b) location of music performance areas or speakers, external doors and windows, any other noise sources, and waste storage areas;
- (c) details of entry points, external areas for smokers and a waste management plan;
- (d) the nature and location of surrounding uses, and for non residential uses their hours of operation, and a written description of the site context;
- (e) details of the proposed management of noise in relation to noise sensitive areas within audible range of the premises, including residential uses and accommodation and associated private open space;
- (f) a summary of the consultation with immediate adjoining landowners/occupiers and proposed measures to address any concerns;
- (g) the location of lighting within the boundaries of the site, security lighting outside the licensed premise and any overspill of lighting;
- (h) impacts on traffic and parking;
- (i) Crime Prevention Through Environmental Design (CPTED) Principles including:
 - (i) reducing opportunities for crime to occur;
 - (ii) providing safe, well designed buildings;
 - (iii) minimising the potential for vandalism and anti-social behaviour;
 - (iv) promoting safety on neighbouring public and private land.
- (j) any other measures to be undertaken to ensure minimal amenity impacts from the licensed premises during and after opening hours.

22.3.8 Manufacturing and Processing Uses

Objective:	
To ensure that impacts on the amenity of surrounding areas resulting from manufacturing and processing uses are kept to a minimum.	
Acceptable Solutions	Performance Criteria
A1 Manufacturing and processing uses must not: (a) entail the storage of goods, materials or waste, other than for retail sale, that are visible from any dwelling, public street or public place; or (b) entail the delivery or removal from the development of goods or materials aggregating 50 tonnes or more weight in any 24 hour period; or (c) entail the manufacture or storage in bulk of explosive, flammable or other dangerous materials.	P1 Manufacturing and processing uses must not cause significant direct or indirect environmental risk or effects or result in unreasonable loss of amenity to the surrounding area or occupiers of nearby property due to noise or particle emissions or the movement of vehicles.

22.4 Development Standards for Buildings and Works

22.4.1 Building Height

Objective: To ensure that building height contributes positively to the streetscape and does not result in unreasonable impact on residential amenity of land in a residential zone.	
Acceptable Solutions	Performance Criteria
A1 Building height within the Central Business Core Area in Figure 22.2 must be no more than: <ul style="list-style-type: none"> (a) 15m if on, or within 15m of, a south-west or south-east facing frontage; (b) 20m if on, or within 15m of, a north-west or north-east facing frontage; (c) 30m if set back more than 15m from a frontage; unless an extension to an existing building that: <ul style="list-style-type: none"> (i) is necessary solely to provide access, toilets, or other facilities for people with disabilities; (ii) is necessary to provide facilities required by other legislation or regulation. 	P1 Development: <ul style="list-style-type: none"> (a) contained within the Amenity Building Envelope illustrated in Figure 22.3 must demonstrate through siting, bulk and design that it does not significantly adversely impact on the streetscape and townscape values of the surrounding area; (b) outside the Amenity Building Envelope illustrated in Figure 22.3 must only be approved if: <ul style="list-style-type: none"> (i) it provides overriding benefits in terms of economic activity and civic amenities, unless an extension to an existing building that already exceeds the Amenity Building Envelope; and (ii) the siting, bulk and design does not significantly negatively impact on the streetscape and townscape of the surrounding area; and (iii) the design demonstrates that it will minimise unacceptable wind conditions in adjacent streets; and (iv) for city blocks with frontage to a Solar Penetration Priority Street in Figure 22.2, the overshadowing of the public footpath on the opposite side of the Solar Penetration Priority Street is not increased between the hours of 11am and 3pm at the spring or autumn equinox compared with the existing situation.
A2 Building height within 10 m of a residential zone must be no more than 8.5 m.	P2 Building height within 10 m of a residential zone must be compatible with the building height of existing buildings on adjoining lots in the residential zone.
A3 Building height within the Central Business Fringe Area in Figure 22.2 must be no more than: <ul style="list-style-type: none"> (a) 11.5m and a maximum of 3 storeys; (b) 15m and a maximum of 4 storeys, if the development provides at least 50% of the floor space above ground floor level for residential use; unless an extension to an existing building that: <ul style="list-style-type: none"> (i) is necessary solely to provide access, toilets, or other facilities for people with disabilities; (ii) is necessary to provide facilities required by other legislation or regulation. 	P3 <ul style="list-style-type: none"> (a) The siting, bulk and design of development must respect the transition between the core area of the Central Business Zone and adjacent zones and must not have a materially adverse impact on the streetscape and townscape of the surrounding area; (b) Development outside the Amenity Building Envelope illustrated in Figure 22.3 must only be approved if: <ul style="list-style-type: none"> (i) it provides overriding benefits in terms of economic activity and civic amenities, unless an extension to an existing building that already exceeds the Amenity Building Envelope; and (ii) the design demonstrates that it will minimise unacceptable wind conditions in adjacent streets; and (iii) overshadowing of the public footpath on the opposite side of the street is not unreasonable.

<p>A4</p> <p>Building height of development on the same site as a place listed in the Historic Heritage Code and directly behind that place must:</p> <p>(a) not exceed 2 storeys or 7.5m higher (whichever is the lesser) than the building height of any heritage building within the place, and be set back between 5m and 10m from the place (refer figures 22.4 i and 22.4 ii); and</p> <p>(b) not exceed 4 storeys or 15m higher (whichever is the lesser) than the building height of any heritage building within the place, and be set back more than 10m from the place (refer figures 22.4 i and 22.4 ii);</p> <p>or</p> <p>(c) comply with the building height in clauses 22.4.1 A1 and A2; whichever is the lesser.</p>	<p>P4</p> <p>Development on the same site as a place listed in the Historic Heritage Code and directly behind that place must:</p> <p>(a) be designed, sited, arranged, finished, constructed or carried out so as to not unreasonably detract from those characteristics of the place which contribute to its historic cultural heritage significance; and</p> <p>(b) for city blocks with frontage to a Solar Priority Street in Figure 22.2, not exceed the Amenity Building Envelope illustrated in Figure 22.3, unless it can be demonstrated that the overshadowing of the public footpath on the opposite side of the street is not increased between the hours of 11am and 3pm at the spring or autumn equinox compared with the existing situation.</p>
<p>A5</p> <p>Building height of development within 15m of a frontage and not separated from a place listed in the Historic Heritage Code by another building, full lot (excluding right of ways and lots less than 5m width) or road (refer figure 22.5 i), must:</p> <p>(a) not exceed 1 storey or 4m (whichever is the lesser) higher than the facade building height of a heritage building on the same street frontage (refer figure 22.5 ii); and</p> <p>(b) not exceed the facade building height of the higher heritage building on the same street frontage if the development is between two heritage places (refer figure 22.5 ii);</p> <p>or</p> <p>(c) comply with the building height in Clauses 22.4.1 A1 and A2; whichever is the lesser.</p>	<p>P5</p> <p>Building height within 15m of a frontage and not separated from a place listed in the Historic Heritage Code by another building, full lot (excluding right of ways and lots less than 5m width) or road (refer figure 22.5 i), must:</p> <p>(a) not unreasonably dominate existing buildings of cultural heritage significance; and</p> <p>(b) not have a materially adverse impact on the historic cultural heritage significance of the heritage place;</p> <p>(c) for a site fronting a Solar Priority Street in Figure 22.2, not exceed the Amenity Building Envelope illustrated in Figure 22.3, unless it can be demonstrated that the overshadowing of the public footpath on the opposite side of the street is not increased between the hours of 11am and 3pm at the spring or autumn equinox compared with the existing situation.</p>

22.4.2 Setback

<p>Objective:</p> <p>To ensure that building setback contributes positively to the streetscape and does not result in unreasonable impact on residential amenity of land in a residential zone.</p>	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Building setback from frontage must be parallel to the frontage and must be no more than:</p> <p>0 m</p>	<p>P1</p> <p>Building setback from frontage must satisfy all of the following:</p> <p>(a) be consistent with any Desired Future Character Statements provided for the area;</p> <p>(b) be compatible with the setback of adjoining buildings, generally maintaining a continuous building line if evident in the streetscape;</p> <p>(c) enhance the characteristics of the site, adjoining lots and the streetscape;</p> <p>(d) provide for small variations in building alignment only where appropriate to break up long building facades, provided that no potential concealment or entrapment opportunity is created;</p> <p>(e) provide for large variations in building alignment only where appropriate to provide for a forecourt for space for public use, such as outdoor dining or landscaping, provided the that no potential concealment or entrapment opportunity is created and the forecourt is afforded very good passive surveillance.</p>

<p>A2</p> <p>Building setback from a residential zone must be no less than:</p> <p>(a) 6 m;</p> <p>(b) half the height of the wall,</p> <p>whichever is the greater.</p>	<p>P2</p> <p>Building setback from a residential zone must be sufficient to prevent unreasonable adverse impacts on residential amenity by:</p> <p>(a) overshadowing and reduction of sunlight to habitable rooms and private open space on adjoining lots to less than 3 hours between 9.00 am and 5.00 pm on June 21 or further decrease sunlight hours if already less than 3 hours;</p> <p>(b) overlooking and loss of privacy;</p> <p>(c) visual impact when viewed from adjoining lots,</p> <p>taking into account aspect and slope.</p>
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22.4.3 Design

<p>Objective:</p> <p>To ensure that building design contributes positively to the streetscape, the amenity and safety of the public and adjoining land in a residential zone.</p>	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Building design must comply with all of the following:</p> <p>(a) provide the main pedestrian entrance to the building so that it is clearly visible from the road or publicly accessible areas on the site;</p> <p>(b) for new building or alterations to an existing façade provide windows and door openings at ground floor level in the front façade no less than 40% of the surface area of the ground floor level façade;</p> <p>(c) for new building or alterations to an existing facade ensure any single expanse of blank wall in the ground level front façade and facades facing other public spaces is not greater than 30% of the length of the facade;</p> <p>(d) screen mechanical plant and miscellaneous equipment such as heat pumps, air conditioning units, switchboards, hot water units or similar from view from the street and other public spaces;</p> <p>(e) incorporate roof-top service infrastructure, including service plants and lift structures, within the design of the roof;</p> <p>(f) not include security shutters over windows or doors with a frontage to a street or public place;</p>	<p>P1</p> <p>Building design must enhance the streetscape by satisfying all of the following:</p> <p>(a) provide the main access to the building in a way that addresses the street or other public space boundary;</p> <p>(b) provide windows in the front façade in a way that enhances the streetscape and provides for passive surveillance of public spaces;</p> <p>(c) treat large expanses of blank wall in the front façade and facades facing other public space boundaries with architectural detail or public art so as to contribute positively to the streetscape and public space;</p> <p>(d) ensure the visual impact of mechanical plant and miscellaneous equipment, such as heat pumps, air conditioning units, switchboards, hot water units or similar, is insignificant when viewed from the street;</p> <p>(e) ensure roof-top service infrastructure, including service plants and lift structures, is screened so as to have insignificant visual impact;</p> <p>(f) not provide awnings over the public footpath only if there is no benefit to the streetscape or pedestrian amenity or if not possible due to physical constraints;</p> <p>(g) only provide shutters where essential for the security of the premises and other alternatives for ensuring security are not feasible;</p> <p>(h) be consistent with any Desired Future Character Statements provided for the area.</p>
<p>A2</p> <p>Walls of a building facing a residential zone must be coloured using colours with a light reflectance value not greater than 40 percent.</p>	<p>P2</p> <p>No Performance Criteria.</p>

<p>A3</p> <p>The facade of buildings constructed within 15m of a frontage and not separated from a place listed in the Historic Heritage Code by another building, full lot (excluding right of ways and lots less than 5m width) or road (refer figure 22.5 i), must:</p> <p>(a) include building articulation to avoid a flat facade appearance through evident horizontal and vertical lines achieved by setbacks, fenestration alignment, design elements, or the outward expression of floor levels; and</p> <p>(b) have any proposed awnings the same height from street level as any awnings of the adjacent heritage building.</p>	<p>P3</p> <p>The facade of buildings constructed within 15m of a frontage and not separated from a place listed in the Historic Heritage Code by another building, full lot (excluding right of ways and lots less than 5m width) or road (refer figure 22.5 i), must:</p> <p>(a) be of a design sympathetic to the elevational treatment and materials of the existing heritage building; and</p> <p>(b) not unreasonably detract from the historic cultural heritage significance of the existing heritage place.</p>
<p>A4</p> <p>For new buildings or alterations to existing façades within the Active Frontage Overlay (Figure 22.1) provide windows with clear glazing and door openings at ground floor level in the front façade and façades facing other public space boundaries no less than 80% of the surface area;</p>	<p>P4</p> <p>Provide windows in the front façade in a way that enhances the streetscape, provides for an active street frontage and passive surveillance of public spaces.</p>
<p>A5</p> <p>For new buildings or alterations to existing façades within the Active Frontage Overlay (Figure 22.1) awnings must be provided over public footpaths.</p>	<p>P5</p> <p>Awnings may not be provided over the public footpath only if there is no benefit to the streetscape or pedestrian amenity.</p>

22.4.4 Passive Surveillance

<p>Objective:</p> <p>To ensure that building design provides for the safety of the public.</p>	
<p>Acceptable Solutions</p> <p>A1</p> <p>Building design must comply with all of the following:</p> <p>(a) provide the main pedestrian entrance to the building so that it is clearly visible from the road or publicly accessible areas on the site;</p> <p>(b) for new buildings or alterations to an existing facade provide windows and door openings at ground floor level in the front façade which amount to no less than 40 % of the surface area of the ground floor level facade;</p> <p>(c) for new buildings or alterations to an existing facade provide windows and door openings at ground floor level in the façade of any wall which faces a public space or a car park which amount to no less than 30 % of the surface area of the ground floor level facade;</p> <p>(d) avoid creating entrapment spaces around the building site, such as concealed alcoves near public spaces;</p> <p>(e) provide external lighting to illuminate car parking areas and pathways;</p> <p>(f) provide well-lit public access at the ground floor level from any external car park.</p>	<p>Performance Criteria</p> <p>P1</p> <p>Building design must provide for passive surveillance of public spaces by satisfying all of the following:</p> <p>(a) provide the main entrance or entrances to a building so that they are clearly visible from nearby buildings and public spaces;</p> <p>(b) locate windows to adequately overlook the street and adjoining public spaces;</p> <p>(c) incorporate shop front windows and doors for ground floor shops and offices, so that pedestrians can see into the building and vice versa;</p> <p>(d) locate external lighting to illuminate any entrapment spaces around the building site;</p> <p>(e) provide external lighting to illuminate car parking areas and pathways;</p> <p>(f) design and locate public access to provide high visibility for users and provide clear sight lines between the entrance and adjacent properties and public spaces;</p> <p>(g) provide for sight lines to other buildings and public spaces.</p>

22.4.5 Landscaping

Landscaping is not regulated in this zone in this planning scheme. It is not considered necessary in the Hobart context.

22.4.6 Outdoor Storage Areas

<p>Objective:</p> <p>To ensure that outdoor storage areas for non-residential use do not detract from the appearance of the site or the locality.</p>	
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>

<p>A1</p> <p>Outdoor storage areas for non-residential uses must comply with all of the following:</p> <ul style="list-style-type: none"> (a) be located behind the building line; (b) all goods and materials stored must be screened from public view; (c) not encroach upon car parking areas, driveways or landscaped areas. 	<p>P1</p> <p>Outdoor storage areas for non-residential uses must satisfy all of the following:</p> <ul style="list-style-type: none"> (a) be located, treated or screened to avoid unreasonable adverse impact on the visual amenity of the locality; (b) not encroach upon car parking areas, driveways or landscaped areas.
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22.4.7 Fencing

<p>Objective:</p> <p>To ensure that fencing does not detract from the appearance of the site or the locality and provides for passive surveillance.</p>	
<p>Acceptable Solutions</p> <p>A1</p> <p>Fencing must comply with all of the following:</p> <ul style="list-style-type: none"> (a) fences, walls and gates of greater height than 1.5m must not be erected within 4.5m of the frontage; (b) fences along a frontage must be at least 50% transparent above a height of 1.2m; (c) height of fences along a common boundary with land in a residential zone must be no more than 2.1m and must not contain barbed wire. 	<p>Performance Criteria</p> <p>P1</p> <p>Fencing must contribute positively to the streetscape and not have an unreasonable adverse impact upon the amenity of land in a residential zone which lies opposite or shares a common boundary with a site, having regard to all of the following:</p> <ul style="list-style-type: none"> (a) the height of the fence; (b) the degree of transparency of the fence; (c) the location and extent of the fence; (d) the design of the fence; (e) the fence materials and construction; (f) the nature of the use; (g) the characteristics of the site, the streetscape and the locality, including fences; (h) any Desired Future Character Statements provided for the area.

22.4.8 Pedestrian Links

<p>Objective:</p> <p>To ensure that the existing network of malls, arcades and through-site links is maintained.</p>	
<p>Acceptable Solutions</p> <p>A1</p> <p>Existing malls, arcades and through-site links must be retained.</p>	<p>Performance Criteria</p> <p>P1</p> <p>Building design must comply with all of the following;</p> <ul style="list-style-type: none"> (a) Opportunities for through site pedestrian links are not reduced; (b) Connections are provided to existing malls and arcades.

22.5 Development Standards for Subdivision

22.5.1 Subdivision

Objective: To provide for lots with appropriate area, dimensions, services, roads and access to public open space to accommodate development consistent with the Zone Purpose and any relevant Local Area Objectives or Desired Future Character Statements.	
Acceptable Solutions	Performance Criteria
A1 The size of each lot must be no less than: 45 m ² . except if for public open space, a riparian reserve or utilities.	P1 The size of each lot must be sufficient to accommodate development consistent with the Zone Purpose, having regard to any Local Area Objectives or Desired Future Character Statements.
A2 The design of each lot must provide a minimum building area that is rectangular in shape and complies with one of the following; (a) clear of the frontage, side and rear boundary setbacks; (b) clear of easements; (c) clear of title restrictions that would limit or restrict the development of a commercial building; (d) has an average slope of no more than 1 in 5; (e) is a minimum of 4.5 m x 10 m in size.	P2 The design of each lot must contain a building area able to satisfy all of the following: (a) be reasonably capable of accommodating use and development consistent with Zone Purpose, having regard to any Local Area Objectives or Desired Future Character Statements; (b) provides for sufficient useable area on the lot for on-site parking and maneuvering, unless adequate arrangements are made for suitable alternative solutions to future likely demand generated by the development potential of the lot; (c) minimises the need for earth works, retaining walls, and cut & fill associated with future development.
A3 The frontage for each lot must be no less than: 4.5 m.	P3 The frontage of each lot must be sufficient to accommodate development consistent with the Zone Purpose, having regard to any Local Area Objectives or Desired Future Character Statements.
A4 No Acceptable Solution.	P4 The arrangement of roads within a subdivision must satisfy all of the following: (a) the subdivision will not compromise appropriate and reasonable future subdivision of the entirety of the parent lot; (b) accords with any relevant road network plan adopted by the Planning Authority; (c) facilitates the subdivision of neighbouring land with subdivision potential through the provision of connector roads, where appropriate, to the common boundary; (d) provides for acceptable levels of access, safety, convenience and legibility through a consistent road function hierarchy.
A5 Each lot must be connected to services adequate to support the likely future use and development of the land.	P5 No Performance Criteria.
A6 No Acceptable Solution.	P6 Public Open Space must be provided as land or cash in lieu, in accordance with the relevant Council policy.

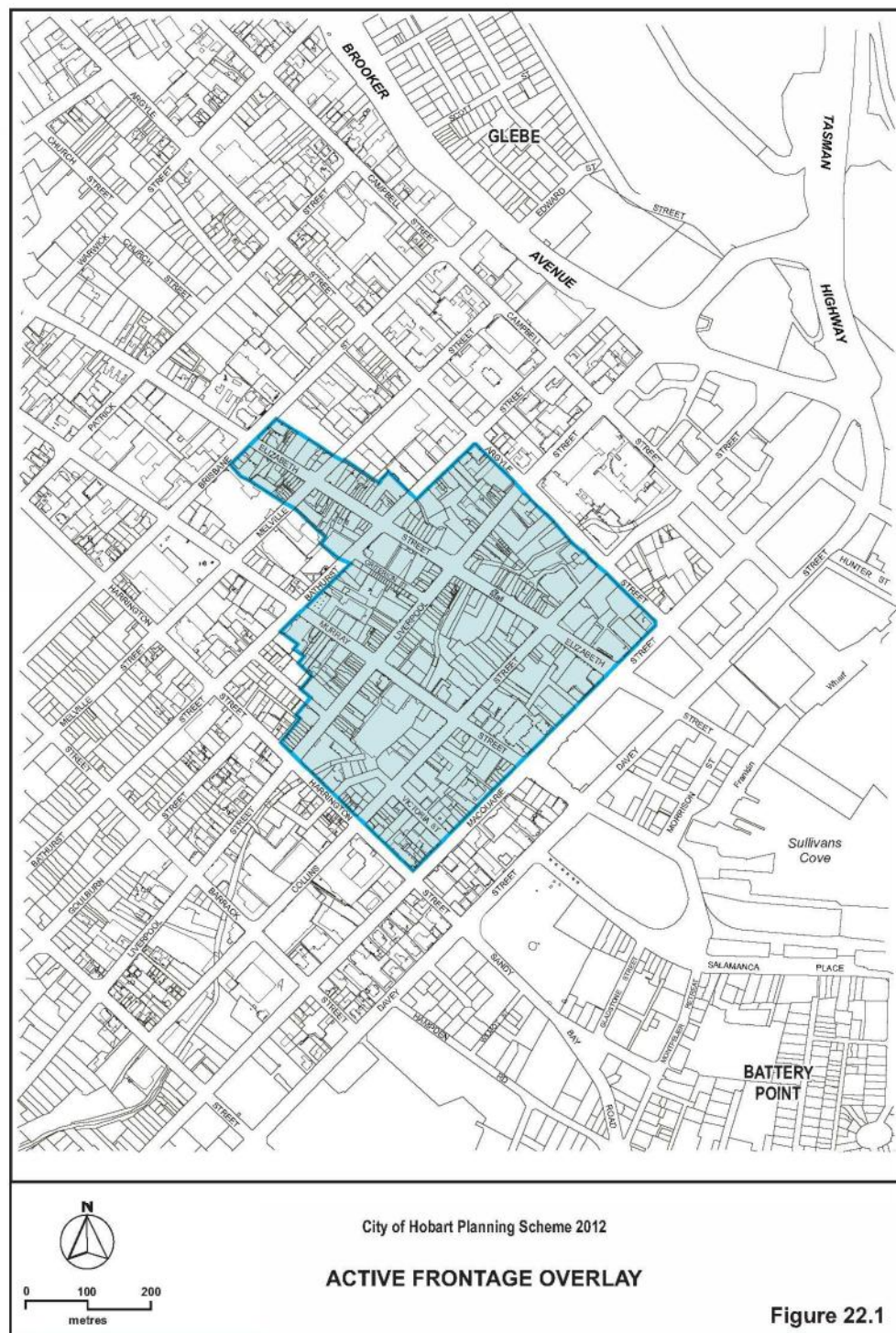
Figure 22.1 Active Frontage Overlay

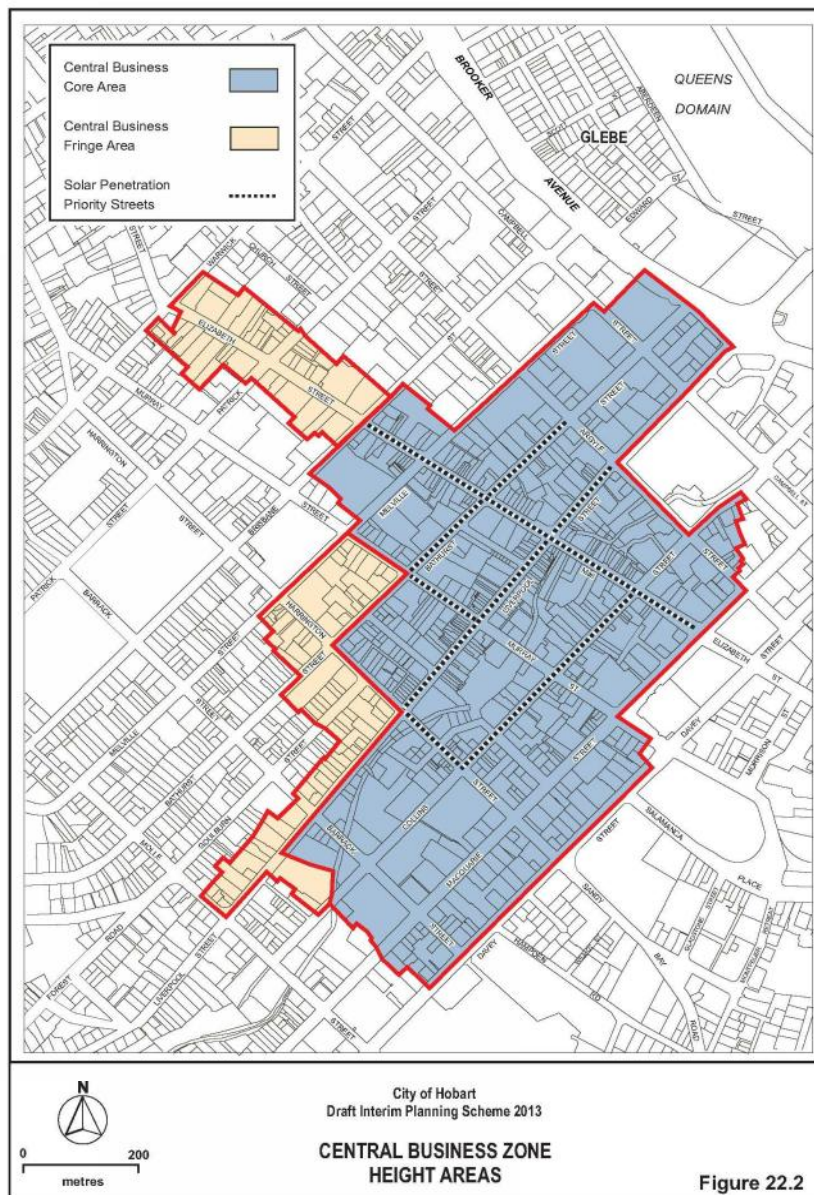
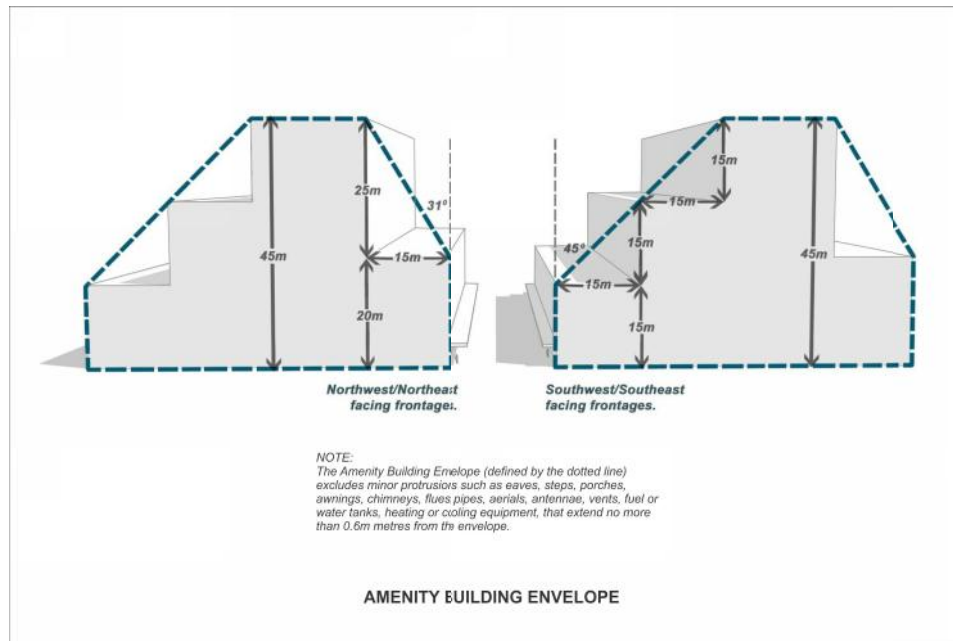
Figure 22.2 Central Business Zone Height Areas

Figure 22.3 Amenity Building Envelope**Footnotes**

The Amenity Building Envelope has been developed with regard to heritage, streetscape and sense of scale, wind tunneling effects and solar penetration.

The 20m height at the northwest/northeast facing frontages maintains a 1:1 ratio of street:building height for the purposes of townscape aesthetics and maintaining a human scale.

The 15m height and subsequent 45 degree building envelope angle at southwest/southeast facing frontages maintains sufficient solar penetration to the opposite side of the street and also helps to control air and wind turbulence.

The Amenity Building Envelope is shown by the thick dotted lin. The 15m setbacks for the 'steps' of development shown within the envelope are suggestive only. Development does not have to comply with the suggested 15m setbacks in order to comply with the envelope.

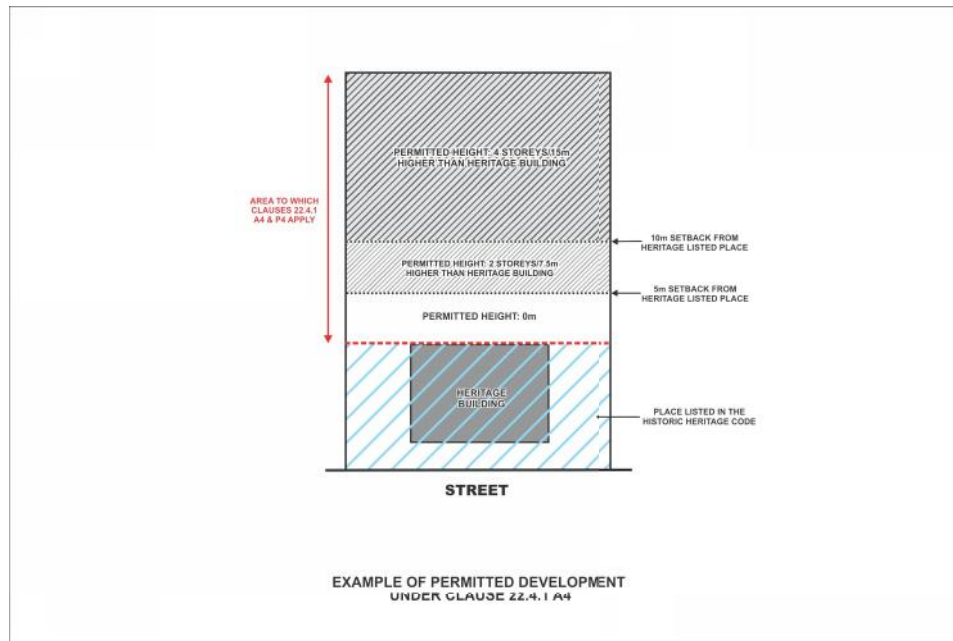
Figure 22.4 i Plan View of Permitted Development Under 22.4.1 A4

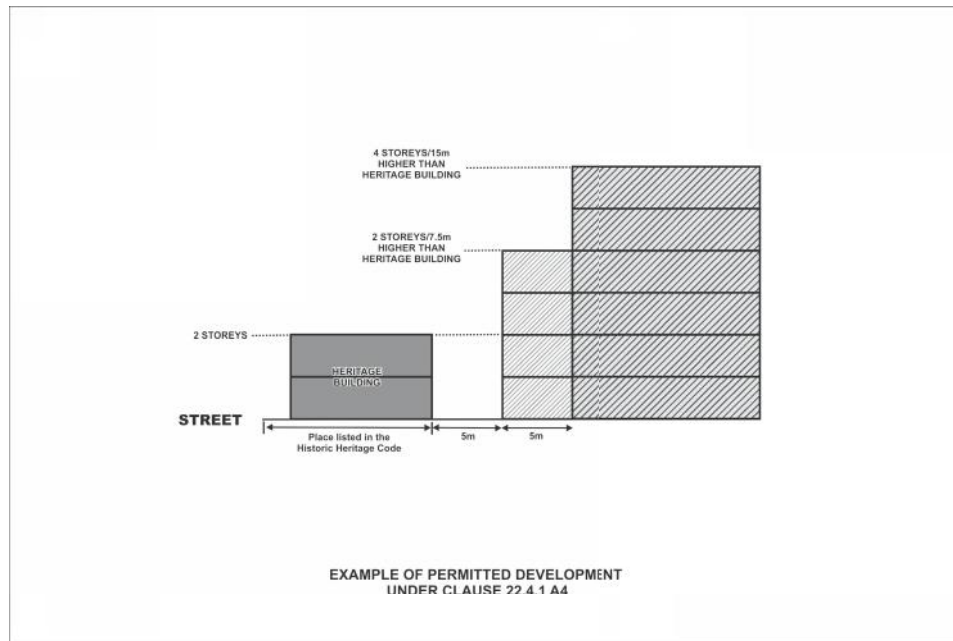
Figure 22.4 ii Elevation View of Permitted Development Under 22.4.1 A4

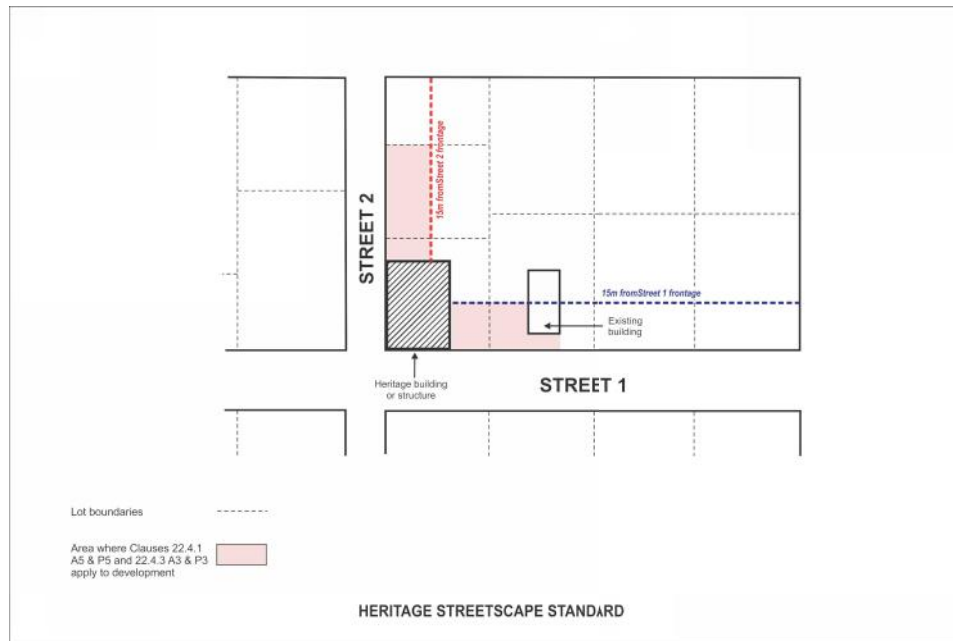
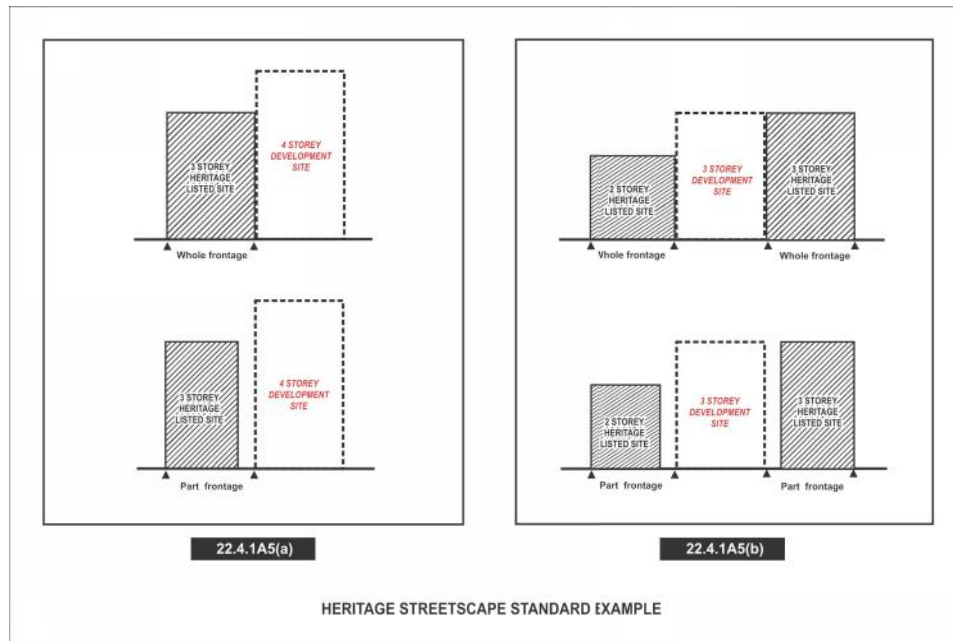
Figure 22.5 i Heritage Streetscape Standard

Figure 22.5 ii Heritage Streetscape Standard Height Example

**CITY PLANNING COMMITTEE AGENDA
(OPEN PORTION OF THE MEETING)
4/7/2016**

**8. 16TH INTERNATIONAL CITIES, TOWN CENTRES AND COMMUNITIES
CONFERENCE – LAUNCESTON – 9-11 NOVEMBER 2016 – ALDERMANIC
NOMINATIONS – FILE REF: 13-2-22**

18x's

The General Manager reports:

“The attached program is provided to enable Aldermanic nominations to be sought for attendance at the 16th International Cities, Town Centres and Communities Conference to be held in Launceston from 9 – 11 November 2016.

Clause C2 of the Council's policy titled Aldermanic Development and Support provides that:

The Council may approve the attendance of Aldermen at relevant conferences as representatives of the City, in the capacity as a delegate or conference presenter, subject to budget availability. Particular conferences where Council representation may be considered appropriate may be brought to the notice of the Council by the General Manager or an individual Alderman.

When such conferences are listed on the relevant committee agenda for consideration of representation, the relevance of the conference to the City's strategic objectives is to be addressed as part of the process.

The content of the conference is relevant to local government and the Council's Strategic Plan 2015-2025, as it relates to best practices in planning, development and management of public spaces and infrastructure.

The estimated cost of full attendance is \$1493 per person, which is inclusive of full registration fees, accommodation and other incidental expenditure.

In the event that the Council approves Aldermanic attendance, the cost will be attributed to general Aldermanic conferences allocation within the City Government function of the 2016/2017 Annual Plan, which presently has funding available.

The information is submitted for consideration.”

DELEGATION: Council

16TH INTERNATIONAL CITIES, TOWN CENTRES AND COMMUNITIES CONFERENCE



Registration Brochure

FUTURE PLACES: CONFLICT IN HARMONY

9-11
Nov 2016

Launceston, Tasmania, Australia



MESSAGE FROM THE MAYOR OF LAUNCESTON



Welcome to Launceston for the 2016 ICTC Society's Annual Conference.

Launceston is the gateway to Northern Tasmania and our city enjoys an enviable reputation for the high quality lifestyle opportunities it affords its residents.

The City of Launceston is the economic, cultural and social hub for the 67,000 residents of its municipality and a total population of 106,000 people in the Greater Launceston area.

Like any regional city, we face challenges.

Ensuring our city centre remains relevant into the future has been a major focus of our \$36m Launceston City Heart Project CBD renewal program, which the Council is currently undertaking.

This project seeks to upgrade public space infrastructure in our CBD, but also to activate laneways and areas of our CBD that have been underutilised in past decades and to find new ways to bring life and energy to our city centre.

In order to ensure we are meeting the aspirations of our community, the City of Launceston has undertaken an award-winning public consultation program for the Launceston City Heart Project, the largest consultation of its kind ever undertaken by local government in Tasmania.

As the city undertakes this work, it is tremendously exciting to be welcoming the ICTC's delegates to Launceston for the 2016 Annual Conference; a meeting of minds which is likely to explore fascinating ways to enhance the quality of life of residents in communities across the country.

I sincerely hope this conference will further the ICTC Society's aims to encourage world's best practice in the planning, development and management of public spaces and infrastructure, and I'm delighted that these conversations will be taking place in Launceston.

Yours sincerely

Albert van Zetten
MAYOR
City of Launceston



Conference Venue Hotel Grand Chancellor, Launceston

29 Cameron Street, Launceston

Located in the heart of the historic city, the **4.5 star** Hotel Grand Chancellor gives delegates direct access to Launceston's shopping, cafes and restaurants.

Conference Contact



Linda Robson, ICTC Society Inc
PO Box 2313, BROOKSIDE CENTRE, QLD 4053.



Tel: (+61) 7 3161 5901



Email: events@ictcsociety.org

Exhibition

The conference will feature a 2 day trade exhibition consisting of suppliers of goods and services to industry. Further information regarding sponsorship and exhibition opportunities can be downloaded from the conference web site or simply contact the conference team as listed on above by email or phone.

Sponsors



INVITED SPEAKERS



Henriette Vamberg

Partner, Managing Director & Team Lead Strategies, Gehl Architects, Denmark, USA

People First Design

Architect MAA

Henriette leads the work focused on city transformations at Gehl Architects. Since starting at Gehl in 2000 she has worked with a number of public and private clients and has led many of the major projects that have been developed at Gehl.

This work has brought her to different destinations in Europe, the USA, Russia, India, Australia and New Zealand. Henriette graduated from Jan Gehl's Urban Design Department. His methodology and knowledge are deeply embedded in Henriette's approach, which is constantly evolving through the variety of projects which Gehl undertakes.



Professor Cathy Parker

Marketing and Retail, Manchester Metropolitan University & Chair, Institute of Place Management, UK

How to Attract Footfall Post-Internet

Cathy is Professor of Marketing and Retail at Manchester Metropolitan University, where she has managed over £10m of commercial and research projects, in the areas of retailing, place management and development. She is Principal Investigator of the new £1m government-funded Innovate project, 'Improving the customer experience in retail: Bringing big data to small users' and has just completed a major Economic and Social Research Council project investigating retail centre change, 'High Street UK 2020', which worked with 10 UK towns such as Altrincham, Ballymena and Wrexham.

Cathy is Chair of the Institute of Place Management, and Editor-in-Chief of the Journal of Place Management, which is taken by over 2,000 institutions world-wide. Cathy was the lead academic for the influential High Street 2015 Inquiry. Her research interests currently focus on using big data to forecast and manage High Street change, place marketing and the impact of litter. She has recently been appointed Visiting Professor at the Institute for Regional Development, at the University of Tasmania.



Robbie Robertson

Partner, Spatial & Brand Experience, Deloitte Australia

Connecting with Tomorrows Customer

Robbie is an award winning and world class leader in experiential design, retail / brand entrepreneurship and customer experience strategy. Over the past 18+ years he has developed an exceptional expertise in the retail sector, helping businesses overhaul outmoded brands, develop winning consumer strategies & create immersive customer experiences that seamlessly integrate across physical & digital platforms.

He has worked in a number of management roles in London, New York and Sydney at well-respected creative agencies and design firms, including Imagination, Jack Morton, Landini Associates and Landor. Robbie has taken his passion for design and integrated end user experience to new heights by the establishment of two creative agencies, MashUp and E2.

Under his stewardship, Mashup and E2 have employed more than 50 people, completed more than 800 projects and served more 95 clients in the financial services, telecommunications, medical, motor-vehicle, insurance, fashion, FMCG and travel industries. Projects have encompassed everything from complex brand, retail and end-to-end customer experience strategy, customer experience mapping, business auditing and market research to retail and exhibition design, event management and product launches.

Connecting with tomorrows customer...

The fusion of the digital and physical worlds is developing a new era where customers can stay hyper connected at all times. This is shaping not only the way that brands have to promote their products, it is literally changing the way we have conversations. No more so, have we seen the impact of this, than in retail. With consumer confidence in buying online surging to all time highs, the reason we go to shopping centres and the high street is shifting to be experience led.

Coupled with customer experience being on the CEO and CMO agenda, the way we find fast and innovative solutions to stay relevant and ahead of the competition is critical.

To this end, we will explore how design thinking and co-creation methodologies and tools are helping companies innovate and better plan for tomorrow's customer.



**Mr Darren Scott**

Chief Digital Officer & Managing Director, Cisco Digital Transformation Office, Australia and New Zealand

Launceston: Connected Places, Places to Connect

MBA, Deakin University (AGSM), Bachelor of Science in Computer Science, University of Queensland

Darren is a business and technology executive with experience in developing business programs and strategies in the Asia Pacific, Japan and Greater China region. He has developed and launched IT operations, business solutions and consulting services to capitalise on major market opportunities.

Darren is responsible for developing and executing Cisco's Digital Growth Strategy in key target verticals and accelerating emerging Industry solutions to market. He leads a strong team of experienced business leaders and technology consultants, who work with Cisco's top customers on their Digital Transformation Journey.

He has also held positions in Cisco as Managing Director, Consulting Services business for Australia and New Zealand in the field of Smart Cities, Security and Digital Workforce.

From 2009-2012 he established the "Globalisation" function of Cisco's Technical Services in India to create a second global headquarters. He defined innovative support models for Cisco's push into Smart + Connected Communities, defined the emerging market talent strategy and established a world-class services innovation program to speed innovation and time to market.

Prior to this role, Darren held leadership positions in Cisco's management consulting practice in Asia, Cisco's IT department in both Australia and San Jose. His early career included roles at Telstra and the Department of Defence in Australia.

**Mr Matt Coetzee**

Urbanisation Expert, Aurecon

Baby You Can't Drive My Car – Getting Cities Ready for Autonomous Vehicles

What Makes a City Win?

University of the Witwatersrand, BSc (Hons), Plant Ecology, 1989; University of the Witwatersrand, BSc, Botany, Zoology, 1988

Matt is passionate about developing integrated and innovative solutions to urban challenges. Whilst drawing on sound planning principles, these solutions are both deeply people centric and leverage the opportunities offered by digital approaches.

As the Global Urbanisation Expertise Leader at Aurecon, Matt brings a unique understanding of how to leverage the connections between economics, infrastructure, environmental and social condition and governance, and then reflect this in a comprehensive and enduring regional and urban planning solution. Matt is an experienced strategic

planner with over 25 years of experience in Australia, Asia and Africa. Matt has applied his expertise in many cities around the world and to projects involving precinct and city revitalisation, port redevelopment, green and brownfield airport development, transport infrastructure implementation, power and industrial developments through to water supply, electricity distribution, health and waste facilities. Matt also currently holds the position of Advisory Leader (ANZ) at Aurecon.

Matt has worked in developed and developing parts of the world and is able to bring solutions learned in each of these to new challenges. He works to support public and private institutions wishing to address the complex challenges and opportunities associated with the influx of people into our cities.

**Richard Leonard**

Director, Hayball Architects

Future Schools for Communities of the Future

Richard has extensive architectural experience in Australia and the United Kingdom. He is at the forefront of designing contemporary teaching and learning settings and leads education projects at Hayball.

Active in the education sector for more than 30 years, Richard is internationally recognised as an expert in helping schools integrate modern education philosophies into the design of new educational facilities. Providing design leadership to support a student-centric model of learning, he is a strong advocate for a collaborative and research-driven design process, and regularly collaborates with leading education specialists.

Richard is the current Chair of Learning Environments Australasia (formerly CEFPI) and has strong connections with the Victorian Department of Education, Boyd Foundation Learning Spaces initiative, Learning Environments applied Research Network (LEARN) and the University of Melbourne where he is an Honorary Fellow and linkage partner in several research initiatives.



PRE-CONFERENCE MASTERCLASSES

WEDNESDAY 9 NOVEMBER 2016

Gehl Architects Masterclass – Changing mindsets



Wednesday 9 November 2016 9:30AM to 12:30PM

Presented by Henriette Vamberg, Partner, Gehl Architects, Denmark

The Changing Mindset Masterclass will bring together a mix of experiences which will not only focus on the project outcomes, but also which process led to the results.

Part one will include a presentation by Henriette followed by questions. Part two will be hands-on whereby we discuss concrete cases brought by participants. Firstly group discussions will take place followed by a shared discussion around the cases and how to relate then to what was presented earlier. Henriette will then share insights, learnings and supplement what has already been shared.



Tickets \$195 – full conference delegates only
Includes light refreshments (Maximum 40 participants)

Recovering the Lost Art of Street Design Masterclass



Wednesday 9 November 1:00PM to 5:00PM

Presented by Steven Burgess, Principal, MRCagney

Are your streets dominated by people or cars, is your design methodology confusing roads with streets?

MRCagney and the City of Auckland are collaborating to frame a discussion around reintroducing the lost art of street design.

Topics covered will include:

- The important role of streets in communities;
- Why streets are different from roads;
- How different users relate to streets;
- Dealing with traffic and parking in streets;
- Methodologies for greenfield and infil streets;
- Maximising place value in streets.

Why attend?

Rediscover the delights of good streets and the art of street design; discuss trends in street design around the world.

1:00PM

- History of Streets
- Streets Around the World
- Suburbs v Communities
- Healthy Streets

2:15PM Street Users

- Pedestrians
- Bikes
- Public Transport
- Cars

3:15PM Street Hierarchy

- Main Streets (including discussion on Auckland's shared street innovations)
- Mixed Use Streets
- Living Streets
- Industrial Streets
- St roads

4:15PM

- Parking
- Intersections



Tickets \$95 – full conference delegates only
Includes light refreshments (Maximum 30 participants)

Improving Your Evidence-Based Place Decision Making Master Class



Wednesday 9 November 11:00AM to 12:30PM

Presented by Professor Cathy Parker, Marketing & Retail, Manchester Metropolitan University

Cathy will lead a 1^{1/2} hour masterclass, which is usually delivered as part of the MSc in Place Management and Leadership.

In the masterclass you will explore different methods and approaches to capturing data and information - including big data, rich data and even urban myths! You should attend this Masterclass if you want to become more confident in collecting and using your own data to inform place decision making.



Tickets \$125 – full conference delegates only (Maximum 40 participants)

Snap Shot & Poster Sessions



Wednesday 9 November 2:00PM to 3:30PM

This is your chance to hear about some great ideas, research and projects in a snap shot. There'll be a number of consecutive speakers each discussing their project for 10 minutes followed by question time at the end of the session. You'll also have the opportunity at Thursday lunch to meet snap shot presenters at their poster presentation displays to ask further questions.

SPECIAL INTEREST GROUP SESSIONS (SIGS)



Wednesday 9 November 3:30PM to 5:00PM

These informal sessions provide the opportunity for individuals to come together as a group to discuss a common topic or issue of interest. You can choose to actively participate or just listen to what's being discussed – you won't leave without getting a bag full of ideas from others or having had the opportunity to bounce your ideas around the room too.

Want to suggest an item, question or topic for one of the SIGs? Simply email events@ictcsociety.org.

Inclusive for full conference delegates and can be booked via your online registration.

SIG: Community led place making - Shifting the government focus from regulator to facilitator

Every place and community is different. So how do we harness the uniqueness and creativity of our citizens to make

our places the very best they can be?

Wearing two hats—one as Perth town centre volunteer and one as a Strategic Planner—Dean will kick start the session with some great examples from five Perth town centre groups.

Hear why they're working so well - from how they involve businesses and the community, to the unique town centre experiences - it's not just a standard place making template. Bring your ideas and discuss community led place making with your peers.



Moderated by: Dean Cracknell, Senior Strategic Urban/Property Planner, City of Melville & Beaufort Street Network community town centre volunteer.

SIG: Financing and Delivering Place Making Initiatives – Tools for making the idea a reality

Many great place making initiatives are conceived but never delivered.

We'll discuss challenges associated with delivering Place Making initiatives and focus on key actions required for success. Let's share creative 'out of the box' tips for how to get things going and how to fund them. Come and share your ideas and questions with peers.



Moderated by: Grant Hirst, Director, Projects + Infrastructure.

Launceston.
Your destination
for ICTC 2016.



While in
Launceston,
why not...



City of LAUNCESTON

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CONFERENCE PROGRAM

WEDNESDAY 9 NOVEMBER 2016

09:30	MASTERCLASS: Gehl Architects Changing mindsets	
11:00	Henriette Vamberg, Partner, Gehl Architects, Denmark	MASTERCLASS: Improving your evidence-based place decision making Professor Cathy Parker, Marketing & Retail, Manchester Metropolitan University, UK
12:30	Launceston Field Trip	Free Time
13:00	Proudly sponsored by City of Launceston	
14:00	MASTERCLASS: Recovering the Lost Art of Street Design Steven Burgess, Principal, MRCagney	<p>Snap Shot Presentations: Resilient, Sustainable & Innovative Cities Identifying the character and values of urban settlements Garry Middle, Curtin University and Vision Environment Research Consultancy</p> <p>New Regent Street: Surviving the Shocks William Fulton, Fulton Ross Team Architects</p> <p>Building resilience into Tasmania's local food system and improving community access to healthy food Sandra Murray, University of Tasmania</p> <p>Beginning of Change Rebecca Amundsen, Invercargill City Council</p> <p>The watertight case for bikes Craig Richards, Bicycle Network</p> <p>Understanding City Dynamics using the Australian Urban Research Infrastructure Network (AURIN): Dr Serryn Eagleson, Data Business & Applications Manager & Dr Jack Barton, Senior Research Associate, AURIN</p> <p>Followed by questions</p>
15:30		<p>SIG: Community led Place making - How governments can shift from regulator to facilitator</p> <p>Every place and community is different. So how do we harness the uniqueness and creativity of our citizens to make our places the very best they can be? This meeting will kick off with examples of what 5 different town centre groups are doing in Perth, WA. Hear why its working well - from how they involve businesses and the community, to the unique town centre experiences - it's not just a standard placemaking template. Let's share in some creative ideas and problems.</p> <p>Moderated by Dean Cracknell, Senior Strategic Urban/Property Planner, City of Melville & Beaufort Street Network community volunteer</p>
		<p>SIG: Financing and Delivering Place Making Initiatives – Tools for making the idea a reality</p> <p>Many great place making initiatives are conceived but never delivered. We'll discuss challenges associated with delivering Place Making initiatives and focus on key actions required for success. Let's explore creative 'out of the box' tips for how to get things going - and how to fund them. Come and share your ideas and questions.</p> <p>Moderated by Grant Hirst, Director, Projects + Infrastructure</p>
17:00		
17:30 - 19:00 Networking Function		

CONFERENCE PROGRAM

THURSDAY 10 NOVEMBER 2016

08:00 - 08:30 Arrival coffee & registration

SESSION 1 Proudly sponsored by State Growth, Tasmanian Government

08:30 - 08:40 Official conference opening & welcome: ICTC Society

08:40 - 08:45 Hon Peter Gutwein MP, Treasurer, Tasmanian Government

08:45 - 09:35 People first design

Henriette Vamberg, Partner, Managing Director, Team Lead Strategies, Gehl Architects, Denmark

09:35 - 10:15 Launceston: connected places, places to connect

Darren Scott, Chief Digital Officer, Cisco - Digital Transformation Office, Australia and New Zealand

10:15 - 10:30 Questions

10:30 - 11:00 Morning Tea & Exhibition

	SESSION 2A Future Cities	SESSION 2B Main Street, Retail & Innovation	SESSION 2C Food, Business & Culture	SESSION 2D Night Time Economies, Engagement & Revitalisation
11:00-11:25	What makes a city win? Guest Speaker: Matt Coetzee, Urbanisation Expert, Aurecon	If we build it they might come, but if YOU build it... Steven Burgess, Principal, MRCagney	Developing a Food & Beverage Business Case That Stacks Up Suzee Brain, Director, Brain & Poulter	Ramadan Kareem (Happy Ramadan) – supporting local business vitality, ensuring community safety, and protecting public infrastructure in a diverse community David Coleman, Group Manager, Corporate and Economic Development
11:26 - 11:51	Transforming Hobart - progression of the Inner City Action Plan (ICAP) George Wilkie, Executive Manager City Design, City of Hobart	The Shops They Are a Changin' Sean Stephens, Managing Partner & Senior Economist, Essential Economics	Coffee and wine - their value to your centre Greg Davis, Director, Taktics4	The tale of a developing a Night Time Economy - It wont happen overnight - but it will happen! Kylie Powell, Place Manager, Penrith City Council
11:52- 12:17	'Ensuring the Patient Survives' - How place-making sustains a city during the 'open heart surgery' of accelerated development Bruce Mills, Manager, Place Management & Imogen Schoots, CBD Place Manager, Parramatta City Council	The Retail Revitalisation and Activation of Towns and Cities Tony Quinn, Principal, Hames Sharley	The Power of Culture and Creative Industries in Urban Revitalisation Jill Smith, Executive Director, Geelong Authority and Geelong Performing Arts Centre	Engaging the disengaged - Transformative Community Engagement in Casey Yogeshwari Biju, Senior Urban Designer & Avigaille Riola, Urban Designer, City of Casey
12:18 - 12:43	Data-driven strategies for people-focussed change Kylie Legge, Director, Place Partners	Living City - Urban Renewal as a Catalyst for Change Grant Hirst, Director & Jessica Hirst, Development Manager, Projects & Infrastructure	CBD revitalisation: Gold Coast Chinatown Brooke Wharton, Principal Project Officer, City of Gold Coast	Changing Perceptions, Changing Reality - The Nowra CBD Perspective Michael Park, Strategic Planning Coordinator (North), Shoalhaven City Council / Mi Place Planning

**12:43 - 13:35 Lunch & Exhibition**

	SESSION 3A Pop ups & Innovation	SESSION 3B People, Streets and Places	SESSION 3C Creative Cities	SESSION 3D Resilient & Sustainable Places
13:35 - 14:00	Pop-up Urbanism Sam George, Founder, SAMA Design	Rethinking our urban streets to harmonise link and place Tim Lecky, Transport Planner, MRCagney & Murray West, Transport Engineer, MRCagney	Making Culture Count Georgia Moore, Director, Culture Counts	Transforming the Culture and Tools of Australian Urban Planning Helmut Rohde, Helmut Rohde + Partners
14:01 - 14:26	ModBox Mania Angie Baker, Director, A Baker Project	Traffic Management in Launceston - Facilitating Development of a People Focussed City Nigel Coates, Engineering Officer, Traffic, City of Launceston	Developing a Creative City - The role of local government Andrew Brien, Chief Executive Officer, City of Bunbury	Effective Disaster Management Considerations for City and Town Centres Stuart Slade, Principal Consultant & Gary Hanc, Principal Consultant, ProRisk Global
14:27 - 14:52	Tiny interventions big wins revitalising Fremantle Luis Puig, Economic Development Coordinator, City of Fremantle	Complete Streets George Bramis, Executive Manager Shaping Waverley, Waverley Council	Revitalising Brisbane's forgotten spaces: The Brisbane City Council Vibrant City Program Kim Mayberry, Urban Planner, Brisbane City Council	The Role of Mainstreets in Climate Change David Cooke, Mainstreet SA
14:53 - 15:18	Transforming a Regional City with NBN- Organic Citizen Collaborations Margaret O'Connor, Councillor, Armidale Dumaresq Council	Every journey starts with a plan Raoul Oosterkamp, Strategic Projects Manager & Lee Neville, Economic Development Manager, Hastings District Council, NZ	Art as a catalyst for building the community and the economy Stephen Goode, Chief Executive Officer & Liz Ledger, Executive Manager People & Places, Town of Claremont	Can cities cope with 250 million extra people from climate change? Dion Lester, Policy Director, Local Government Association of Tasmania

15:18-15:50 Afternoon Tea & Exhibition**SESSION 4: Keynote Session & Panel**

15:30 - 17:30	Panel: Future Places - Connecting People and Places Invited Panelists: Henriette Vamberg, Gehl Architects, Professor Cathy Parker, Marketing & Retail, Manchester Metropolitan University, Robbie Robertson, Deloitte, Richard Leonard, Hayball Architects, Matt Coetzee, Aurecon	Proudly sponsored by POPP		
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CONFERENCE PROGRAM

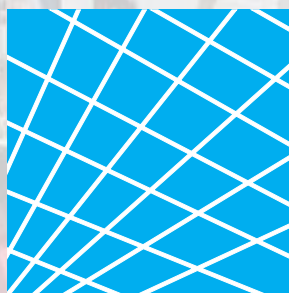
FRIDAY 11 NOVEMBER 2016

	SESSION 5A Future Places & Transport Proudly sponsored by City of Launceston	SESSION 5B City Revitalisation	SESSION 5C Economic Development, Collaboration & Engagement	SESSION 5D Engagement & Public Spaces
08:42 - 09:07	Future Schools for Communities of the Future Guest Speaker: Richard Leonard, Director, Hayball Architects	Launceston City Heart Project - transforming Launceston's CBD into a modern activity hub Robert Dobrzynski, General Manager, City of Launceston	Who Gets What: Quantifying the benefits of Alliance Dale Putland, Executive Director Planning and Development, City of Albany	Cato Street Civic Square-a landmark opportunity to create a new open space precinct of international significance and further activate and enhance the broader Chapel Street Precinct Rick Kwasek, Manager Urban and Infrastructure Projects, City of Stonnington
09:08 - 09:33	Baby you can't drive my car – getting cities ready for autonomous vehicles Guest speaker: Matt Coetzee, Urbanisation Expert, Aurecon	Transforming Launceston's CBD into a University city - UTAS campus expansion Paul Bloomfield, University of Tasmania	Unleash the Kraken Duncan Gilchrist, Economic Development Manager, Marrickville Council (NSW) & President, Economic Development Network	Creating community in contested public spaces Siu Chan, Unit Manager, Arts Culture and Venues, Yarra City Council
09:34 - 09:59	Reimagining our cities in the age of driverless cars Paul Bu, General Manager, Urban Design & Architecture	Revitalisation and Activation of the Mackay City Centre- the inside story! Debra Howe, Manager Economic Development, Mackay Regional Council	Delivering Economic Development through effective partnerships David Wilkinson, Manager for Economic Development, City of Casey	Community Led Strategic Planning - a solution to change-fuelled conflict? Philippa Hayes, Senior Strategic Planner, Hunters Hill Council & Kylie Legge, Director, Place Partners
10:00 - 10:25	Education, Liveability, Innovation and Entrepreneurship - sustainable foundations for regional cities' success? Reflecting on the Northern Cities Project, Northern Tasmania James McKee, Director- Northern Cities Major Development Initiative & Sabine Hagstroem, Office of the Coordinator General, Department of State Growth, Tasmania	Double Bay - Bust to Boom Allan Coker, Director of Planning & Peter Kauter, Manager Placemaking, Woollahra Municipal Council	Growth in Your City - Making Your Better Best Anna Leombruno, Councillor, Campbelltown City Council, SA	'Love Where You Live' - Inspiring Cultural and Behavioural Change within the Public Domain Beth Andean, Project Officer, Parramatta City Council
10:25 - 10:55	Morning Tea & Exhibition			

	SESSION 6A Liveability, Connectivity & Investment	SESSION 6B Community Led Place Making	SESSION 6C Urban Design & Sustainable Places	SESSION 6D Designing Liveable Communities
10:55 - 11:20	Campbelltown CBD - City Transformation Wayne Rylands, Director, City Delivery & Jeff Lawrence, Director, City Growth, Campbelltown City Council	Fast-tracking the transition to community-led placemaking Helen Rowe, Principal Consultant, CoDesign Studio	A vision for the urban realm in response to increasing urbanisation Tracey O'Connor, Landscape Architect, City of Whitehorse & Co-chair AILA Public Sector Landscape Architects Committee	The terrace vs the townhouse: Why taking a different approach to medium density housing in Australia could be more effective Diana Griffiths, Director Urban Design, Studio GL
11:21 - 11:46	Come and Build Penrith With Us! Jeni Pollard, Place Manager, Penrith City Council	Ignite our Centre - CBD revitalisation driven by the community Mathew Dickerson, Former Mayor, City of Dubbo	A Thousand Cuts: Redressing the Loss of Urban Tree Canopy Peter Ciemitis, Senior Associate, Robertsdays	The Glebe Affordable Housing Project - Creating a Diverse Urban Community Jon Pizey, Group Design Partner & Rudi Valla, Managing Partner, DEM
11:47 - 12:12	'Connecting Centres' - How neighbourhood connectivity drives attachment to place Wendy Read, Place Manager, Parramatta City Council	Celebrating Places: the evolution of a grants program Emanuela Savini, Unit Manager Arts and Culture, Moreland City Council	Biophilic Architecture in Urban Design: Bringing social, environmental and economic benefits to cities Dr Jana Soderlund, Curtin University Sustainability Policy Institute	Liveable Communities: the legacy begins with a design process Dean Landy, Partner & Architect, ClarkeHopkinsClarke Architects
12:13 - 12:38	Exploring high density and high quality urban liveable environments The case of Singapore Oscar Carracedo Garcia-Villalba, Assistant Professor, National University of Singapore	Celebrating Places: the evolution of a grants program Emanuela Savini, Unit Manager Arts and Culture, Moreland City Council	A Way towards a 'Garden City' - Research into the design of community gardens in and near the City of Sydney Jia Zhuang, University of New South Wales	Green Screens - More than meets the eye Vince Cusumano, Senior Coordinator Park Policy Trees and Natural Areas & Joseph Buttita, Manager Civil and Park Maintenance, Blacktown City Council
12:38 - 13:30	Lunch & Exhibition Proudly sponsored by RDA Tasmania			
	SESSION 7A Business activation and Engagement	SESSION 7B Revitalisation	SESSION 7C Engagement: Youth, Elderly & Disadvantaged Groups	SESSION 7D Planning & Development
13:30 - 13:50	Attracting urban refugees to small-town NZ Kylie Hawker-Green, Communications & Projects Manager, Enterprise Great Lake Taupo, NZ	Revitalisation of Rockhampton's Central Business District and Activation of the Riverbank Precinct: Conflicted Harmony for Rockhampton Tarnya Fitzgibbon, Rockhampton Regional Council	Community Consultations in Early Years Services Jane Braszell, Best Start Project Worker & Wendy Jones, Early Years Community Facilitator, City of Ballarat	The show must go on ... or does it? Lorna Bussell, Manager, Outdoor & Flagship Events, Waverley Council
13:51 - 14:11	Small Business Building Strong Communities Lisa Hingerty, Senior Manager, Strategic Projects, Office of the NSW Small Business Commission	Mount Gambier Railway Lands - A Story of Place Making Michael Silvy, Manager Regulatory Services, City of Mount Gambier	See Me - Hear Me Dr Wendy LeBlanc, Manager & Kate Thomas, Tenant Support Worker, Northern Links NSW Incorporated	Bulimba Barracks Master Plan Georgina Aitchison, Senior Urban Planner, City Planning & Sustainability, Brisbane City Council



14:12 - 14:32	How 'monkey business' enlisted the participation of over 50 businesses and won our hearts Cheryl Adamson, General Manager, Parnell Business Association, NZ	Flexible community consultation to support the revitalisation of four regional town centres in NSW Felicity Lewis, Director Architecture, Studio GL	The right to the city – creating a place for and with the homeless community Julia Suh, Urban Strategist and Founder, Urban Toolbox	A remarkable story of converging environments: a master plan for natural, urban & human fusion Alastair Porter, CEO & Chairperson, Remarkables Park Ltd, Queenstown, NZ
14:33 - 14:53	Transformative culture: Maroochydore exposed Bronwyn Buksh, Executive Manager, Maroochydore Revitalisation Association Inc & James Birrell, Director, James Birrell Design Lab	Delivering a city's revitalisation vision: A how to guide Chris Zidak, Manager Business and Development, Major Projects and Realm, City of Maroondah	Creating active, vibrant places by working together Shelley McKiernan, Central Geelong Place Activation Officer, City of Greater Geelong	Planning Positively for Ageing Indian Elders Caroline Miller, Associate Professor & Marzuq Asgar, Student Resource & Environmental Planning Programme, School of People, Environment & Planning, Massey University, Palmerston North, NZ
15:05-15:35	Afternoon Tea & Exhibition			
	SESSION 8 Proudly sponsored by MRCagney			
15:35-16:15	How to attract footfall post-internet Professor Cathy Parker, Marketing and Retail, Manchester Metropolitan University, UK			
16:15-16:55	Connecting with tomorrows customer Robbie Robertson, Partner, Spatial & Brand Experience, Deloitte Australia			
16:55-17:15	Questions and closing			
17:45	Pop-up Bar tour - Dicky Whites Lane (Walk back to you hotel at your leisure)			



MRCagney

- Better Movement
- Better Cities
- Better Places

enquiry@mrcagney.com

melbourne@mrcagney.com

sydney@mrcagney.com

auckland@mrcagney.com

FIELD TRIPS AND FUNCTIONS

Launceston Field Trip

Proudly sponsored by City of Launceston



Wednesday 9 November 12:30PM to 5:30PM

Departs Hotel Grand Chancellor – includes walking and coach element and drop off at social function.

Quadrant Mall, Dicky Whites Lane



Pedestrianised in 1979, the **quadrant mall** provides an interesting and picturesque Victorian streetscape. Dicky Whites laneway has been revitalised as part of the Council's City Heart project. New flexible event and popup spaces, seating, landscaping, on street dining provision, paving, LED lights and interchangeable street art installations has turned this space into a trendy new area in the heart of Launceston. Delegates will gain an insight into the City's planning framework that has guided the outcomes, including a tour of completed City Heart projects.

Civic Square



Civic Square is one of two areas identified by the community as being highest priority for revitalisation. Feedback centred on place activation, flexible use of the space, increased public amenity and small-scale infrastructure. Civic Square is the next major public space for redevelopment as the city's meeting place. It will create a clear identity as the main central major events and play space, attracting all ages.



Macquarie House – Innovation Hub



This beautiful example of a Georgian brick and stone warehouse was built for Henry Reed, a Launceston merchant in 1830. The **Macquarie House Innovation Hub (MHIH)** project is a proposal to convert the historic building into a hybrid co-working space, a burgeoning trend in the new digital economy to create flexible workplaces for innovators, start-ups and growing businesses. Tasmanian entrepreneurs from all industry sectors will have the opportunity to take their place in the exploding international innovation and start-up scene. The MHIH initiative aims to establish a world-class collaborative workspace and innovation hub in the centre of Launceston, giving Tasmania a business support facility on a par with similar spaces in Australia and internationally. Delegates will hear how it came to be, what it's aiming to achieve and the importance of spaces like Macquarie House for enabling regional economies to build their own start-up ecosystems.

Kings Wharf silos redevelopment

The **Kings Wharf grain silos** will be transformed into an 7-storey, 108-room hotel with a bar, café, restaurant and conferencing rooms.

Accommodation rooms will have views to the nearby Seaport and Royal Park, Tamar River Basin, Cataract Gorge and Trevallyn. Delegates will meet entrepreneur and local businessman, Errol Stewart to talk about some of the projects biggest challenges including flood-proofing the hotel, as it sits on the wet-side of the city's flood levees, and working within the old silo structure to bring it within current building standards.

Cameron Street - Heritage Trail



Delegates will explore the rich heritage of **Cameron Street** through hearing the stories behind the heritage buildings on the Launceston Heritage Trail. See some of Launceston's most interesting architecture dating back to early Colonial times.

Uni Student Accommodation – North Esk River



In the great university cities of the world, the life and energy of the university is infused within the community, carrying on both within and in between buildings spread across the city. UTAS has followed the Green Building Council Australia Green Star code standards in developing the student accommodation in Launceston. Public bike parking, secure bike storage, changing and shower facilities are all mandated under that code. There'll be 60 bike-parking spaces for the 120 apartments in a move that will change the travel dynamics of Launceston.

The units were constructed as timber-framed modules, pre-fabricated nearby and craned into position. Delegates will gain an insight into the measures that were put in place to bring about the changes and understand the challenges that remain.

North Bank + Levee Bank



Launceston is the principal city and gateway to Northern Tasmania, providing important services to neighbouring communities, underpinning the productivity of the region. The amenity and liveability of Launceston's urban area is a vital component in ensuring the city remains a vibrant and attractive place to live, work and recreate.

Transforming **North Bank** has been discussed for decades. The redevelopment will create an exciting new precinct on the northern edge of the city, both expanding the already well-established open space network along the riverfront, and improving the connectivity and cohesive experience for the users of these spaces, places and activity centres.

Located in the inner city suburb of Invermay, North Bank encompasses the riverfront parcels of land at the confluence of the North Esk and Tamar Rivers to the south of Lindsay Street, and the former light industrial and mixed use parcels to the north. It will deliver a range of benefits to the community including improved access and connectivity and the creation of high quality public domain. Great design takes time, passion and patience. A series of steps must be taken in order to create a master plan outcome that is viable, authentic and meets the community's needs. Delegates will visit the area and learn about the visions, objectives and planned outcomes.



Penny Royal Redevelopment

If you look at all of the attractions relating to adventure, heritage, tourism, then **Penny Royal** has got every good reason to be confident about the future as far as tourism is concerned. The redevelopment included construction of a restaurant and bar, cafe and much more. The existing stone buildings were kept as a backdrop for the food, wine and adventure precinct. In many ways the Penny Royal redevelopment is a symbol of the resurgence in the tourism and hospitality sector. Delegates will hear about the trials and tribulations to get this much loved tourist attraction back up and running.

Cataract Gorge

Perhaps the most unique natural feature of Launceston – **Cataract Gorge** is also the emotional centre of the city for many residents and an astounding discovery for visitors. The Cataract Gorge Reserve covers 192 hectares and is home to a large diversity of plants and animals living in the bushland and waterways. Here you'll find walking and hiking trails, the world's longest single span chairlift, swimming pool, restaurant, kiosk, cafe peacocks and wildlife, beautiful gardens, suspension bridge, inclinator for easy access, Interpretation Centre and panoramic lookouts with spectacular views. The Cataract Gorge Reserve is the heartbeat of Launceston and central to its lifestyle and sense of community. Delegates will get to see and hear about the activities, experiences and events held at the Gorge as well as gain an insight into the future plans.

Inclusive for full delegates only numbers are strictly limited.

Networking Function and Activities



Wednesday 9 November 5:30PM to 7:00PM

Unwind at the Boathouse on Northbank. Mingle with colleagues and meet new friends as you enjoy spectacular surrounds and sample the local beverages. The Boathouse overlooks the breathtaking Tamar river and is a short 15 minute picturesque walk from the Hotel Grand Chancellor.

Inclusive for full delegates and includes canapes and beverages.



Additional **Tickets \$65.00** per person.

Pop-up Bar Walk – Dicky Whites Lane



Friday 11 November 5:45PM

From Hotel Grand Chancellor, take a short guided walk to Launceston's newest activation initiative. The pop-up in Dicky Whites Lane consists of live music and entertainment, pop-up wine bars and an array of amazing public art. You'll be tempted to stop awhile, soak up the atmosphere with the locals or perhaps even sample one of the local Tassie wines. Walk back to your hotel at your leisure.

Inclusive for full delegates only. Numbers are strictly limited.

Saturday Farmers Market



8:30AM to 12:30PM

Located adjacent to Hotel Grand Chancellor (71 Cimitiere Street), Harvest Community Farmers market has a tantalising array of gourmet local food and produce stalls set in and amongst Launceston's heritage buildings. It's the best way to enjoy breakfast or brunch on Saturday morning.

SOCIAL ACTIVITIES & TOURING OPTIONS

Tasmania does three things very well – nature, history and food. If you're a fan of any of these, take the time to stay awhile and enjoy what the island has to offer.

Top places to go within the city. . .



Cataract Gorge

A short 15 minute walk from the city centre. You can also take a boat cruise or just walk the many well kept paths. The world's longest span chair lift is a must do as it offers great views of the city.



River Cruises

Cruises for the Tamar River and Cataract Gorge leave from the city centre and depart daily. Book online at www.tamarrivercruises.com.au or phone (03) 6334 9900.

Hollybank Treetops Adventure

Just a short 15 minute drive from Launceston, Hollybank is Tassie's nature adventure park. Take in the trees like never before on their Zipline tour. To book call (03) 6395 1390 or visit www.treetopsadventure.com.au.

Top places to go beyond Launceston...



Bay of Fires

With white sandy beaches, blue waters and stunning orange lichens on the local granite rocks, the Bay of Fires will offer stunning scenery and photo opportunities.

Freycinet National Park and Wineglass Bay

Picture perfect natural beauty only 2+ hour drive from Launceston. The National Park also boasts the pinkish coloured mountainous peaks called the Hazards. Day tours depart from the city.

Cradle Mountain

See the fantastic Cradle Mountain and it's surrounding lakes, approximately 1.5 hours out of the city. Tours available at www.destinationlaunceston.com.au/tours.

Things to do . . .



Step back in time and take in the history, or discover the delectable local produce and enticing wineries of Launceston. Or why not combine the two?

Tamar Valley Winery Tours

Take in a number of places to please the palate of foodies and wine buffs. There are a number of half or full day tours available. To book phone Prestige Tours on 0429 030 588 or visit www.prestigetours.com.au.

Franklin House

Step back in time at Franklin House and experience old world charm and delightful Devonshire teas. A little further out from the city centre but well worth the trip! To book phone (03) 6344 7824 or visit www.nationaltrust.org.au/places/franklin-house.

Launceston Historic Walk

An hour long guided walk through Launceston's past and present. Hear stories about the citizens, merchants, builders, rogues and rascals who left their mark on historic Launceston. To book: (03) 6331 2213 or visit www.1842.com.au.



Breweries & Ciderhouses

From Boags Brewery to Dickens Cider - breweries and ciderhouses abound in Launceston. What's not to love? For tour details see www.tripadvisor.com.au.

Port Arthur

Visit the historic penal colony and get a real feel for Australian history at this amazing site. See www.portarthur.com.au for details.

Where to shop . . .



The Design Centre

The best place to purchase beautiful Tasmanian made designer crafts. You can find them at the corner of Tamar and Brisbane Streets, Launceston. Phone: (03) 6331 5506.

The Mill Provide Gifts & Gallery

A little bit of something for everyone including hard to source foods, arts and crafts, with a gallery upstairs. Located at 2 Bridge Road, Launceston. Phone: (03) 6331 0777.

More information

There is so much to do and see in Launceston that we can't possibly list it all. For ideas on tours or interesting places visit www.destinationlaunceston.com.au.



GENERAL INFORMATION

Who should attend?

Local Government—*Mayors, Councillors, CEO's, Directors, Managers and other decision makers*

State and Federal Government

Private firms, Main Street Businesses and Consultants

Business Associations, Academics and Industry Groups

With interests in:

- Planning, Urban Design, Development, Property
- Main Streets, Retail, Shopping and Town Centres
- Economic Development, Demography
- Placemaking, Project Management, Marketing
- Architecture, Landscape, Environment
- Infrastructure, Resources, Energy, Transport
- Engineering, Surveying, Public Works
- Banking, Law, Finance, Technology

Registration Fees

All rates are quoted in Australian dollars unless otherwise stated. To be eligible for the early bird discount, your registration must be completed with full payment by **Friday, 8 July 2016**. To be eligible for the mid rate discount, your registration must be completed with full payment by **Tuesday, 16 August 2016**. The Late Rate will be applicable for all registrations and payments received after **16 August, 2016**. Discounted registrations are only applicable if registration and payment is received by the due date.

Members of the ICTC Society are entitled to discounted registration fees at the member rate. All delegates will be given password access to speaker's papers after the conference.

Note: Registrations are for individuals only and cannot be shared.

Full delegate registration for speakers, members and non-members include:

- Attendance at all conference sessions –Thursday and Friday
- All conference day catering – Thursday and Friday
- Special Interest Group session – Wednesday
- Snap Shot Sessions
- Networking Function - Wednesday
- Field Trip – Wednesday
- Evening walk – Friday (limited capacity)
- Conference satchel and handbook
- Entry to trade exhibition – Thursday and Friday
- Opportunity to register for specialist pre-conference masterclasses
- Delegate list *

Speakers: Please note that subsidised Speaker registrations are limited to 2 presenters per presentation.

Day delegate registration for members and non-members include:

- Attendance to sessions for nominated day – Thursday or Friday
- Conference day catering for nominated day –Thursday or Friday
- Conference satchel and handbook
- Entry to trade exhibition for nominated day – Thursday or Friday
- Delegate list *

*Due to privacy laws, delegate lists include only name and organisation.

Note: The program and information contained in this brochure are preliminary. The ICTC Society reserves the right to change or alter any aspect of the program or contents herein at its discretion prior to the conference.

Payment

All prices quoted in this brochure are in Australian dollars and are inclusive of GST (unless otherwise stated). Registrations will not be processed until payment is received. Payment can be made by the following methods:

Credit card – Visa or MasterCard only. A 1.5% credit card surcharge applies.

Cheque

- Australian delegates: personal or company cheques made payable to "ICTC Society No 2 Account".
- New Zealand and International delegates: bank draft or international money order in Australian dollars, drawn on an Australian bank and made payable to "ICTC Society No 2 Account".

EFT - EFT payments can be made but will only be accepted if the conference EFT Payment Form is used and emailed when the EFT payment is made. The form can be downloaded once you reach the payment section of your online registration. No responsibility will be taken for any EFT payments that are made without forwarding the EFT Payment Form that should include the invoice number and delegate(s) name(s).

Cancellation – Registration and additional tickets

Registration cancellations will only be accepted in writing. Cancellations made prior to **1 October 2016** will be refunded less \$150.00 to cover administration costs. No refunds will be made after this date. As an alternative to cancellation, your registration may be transferred to another person without incurring any penalty. The information in this brochure is correct at the time of printing.

Insurance for Cancellation of Registration, Travel and Accommodation

It is strongly recommended that participants take out insurance for and during the conference, covering cancellation fees for registration, travel and accommodation bookings, as well as personal injury and loss or injury to property, including baggage. The organisers will be in no way responsible for any claims concerning insurance. In the event of industrial disruptions or force majeure, the ICTC Society and the organising committee accept no responsibility for losses incurred by delegates and/or partners.

Special Needs & Dietary Requirements

Every effort is made to cater for people with special needs. Should you require any specific assistance, including dietary requirements or wheelchair access, please include this in the relevant section of the online registration form.



ACCOMMODATION, TRAVEL AND TRANSFERS

Flights and Airport transfers



From Launceston airport, the city centre is approximately 20 minutes by car or bus (15 kilometres).

Delegates can travel to Launceston via direct airport transfers, car hire or private car.

Airport transfers

Group shuttles leave the airport 20 minutes after flights have arrived and will drop you off at your hotel, or as close to your hotel as they can.

Airporter Launceston transfers (shuttle bus) \$18 one way, \$32.00 return.

Visit www.airporterlaunceston.com.au for more information

Taxi Service

The approximate cost of a taxi to Launceston is \$30 to \$35 each way.

Contact Taxi Combined Services call 131 008.

Private car and mini bus services

Private car or mini buses can be booked through Bayside Limousines. Costs start at \$124 for a 7 seater mini coach or \$97.50 one way for a private car. To book call +61 2 8765 9782, email info@baysidelimousines.com.au or visit www.baysidelimousines.com.au.

Car hire

Car Hire is available at the airport www.launcestonairport.com.au/car-rental. An Avis office is also located at the Grand Chancellor Launceston. Note parking at the hotel and in Launceston is not free and daily prices are charged in public car parks. Visit www.launceston.tas.gov.au for more information.

Coach & Bus

Coach and bus is an important way of getting around Tasmania as there is no rail service. Coach and Bus options, tours and timetables are available at www.discovertasmania.com.au.

From Hobart

Launceston is approximately a 2hr 30 min drive from Hobart.

Ferry transport



Delegates who wish to drive can take the ferry over to Tasmania. The Spirit of Tasmania ferry brings delegates and their cars overnight from Melbourne to Devonport. Launceston is then only a 1hr 15 minute (approx) drive.

Stay in stylish ferry accommodation overnight arriving the next morning in Tasmania. To book the Spirit of Tasmania, visit www.spiritoftasmania.com.au for booking options, timetables and special offers.

Accommodation Bookings & Payment



All bookings must be made via the online ICTC registration site to receive the discounted conference accommodation rate. In order to secure a reservation, all hotel bookings must be accompanied by a minimum of one night's accommodation deposit or security credit card details (Visa, Mastercard, Diners or Amex).

If payment is to be made by cheque, please contact us and make a separate accommodation cheque payable to the specified hotel and forward to ICTC by no later than **1 October 2016**. If payment is made by credit card, the details, including cardholder's signature, will be forwarded to your chosen accommodation venue as payment for your booking. If the cardholder is not the delegate please ensure you have downloaded and completed the third party credit card authority form and forward it to events@ictcsociety.org. Delegates are responsible for any damage they cause and must settle the balance of their account with the accommodation venue upon departure.

Details on credit card surcharges and cancellation policies for each hotel are specified in the accommodation section when booking online.

All rooms will be released from sale 1 October 2016. ICTC will accept accommodation bookings after this date but are unable to guarantee accommodation will be available at the selected hotels or at the printed room rates.

Accommodation changes and cancellations



Each hotel has its own cancellation and refund policy and it is highly recommended, before you make your booking, that you read the hotel's policies on cancellation and refunds on the conference website.

Any changes to or cancellations of reservations made through the conference website must be modified online and confirmed by email to events@ictcsociety.org and not to the hotel directly.



Accommodation



Discounted room rates listed below have been negotiated on behalf of ICTC delegates – to receive these rates delegates must book via the online conference registration site. All properties listed below are located within walking distance to the conference hotel.

Hotel Grand Chancellor Launceston



29 Cameron Street, Launceston (conference hotel)

The conference is being held at the Hotel Grand Chancellor. Enjoy the contemporary style whilst relaxing in beautiful rooms and suites overlooking the city. Surrounded by all the notable attractions like City Park, the Tasmanian Design Centre, the Queen Victoria Museum and Art Gallery, Princess Theatre and Aurora Stadium.

The hotel features 24 hour reception, room service, car parking (from \$6 per day), laundry facilities, concierge, valet dry-cleaning, business centre, restaurant and hotel bar, safe and deposit boxes, and complimentary Wi-Fi. City centre, cafes and restaurants are within walking distance.

Room facilities include private bathroom with shower over bath, hairdryer, climate control, satellite TV sports and news, pay-per-view movies, broadband internet access, business desk, refrigerator & mini bar, tea/coffee making facilities, radio/alarm clock, ironing facilities, safety deposit box.

Interconnecting rooms, rollaway beds and cots are available upon request. Rollaway beds are an additional cost of \$30.

Deluxe King	\$169 per room per night
Superior King	\$189 per room per night
Buffet breakfast	\$20 pp/day.

Best Western Launceston



3 Earl Street, Launceston – 3 minute walk to conference venue.

This 4 star hotel features refurbished and stylish guest rooms. Best Western is a 6 minute walk from the main shopping district in the heart of Launceston.

Hotel facilities include licensed bar, business centre, concierge, dry cleaning/laundry service, gym, 100% non-smoking property, Snappers Restaurant, Tram Bar Lounge, free Wi Fi access and car parking (from \$6 per day).

Rooms include free Wi Fi, in-room safe, flat screen TV, latest release movies, air conditioning, radio/alarm, hairdryer, iron & ironing board, mini bar, ensuite bathroom, tea/coffee making facilities and work desk. Executive King rooms also include a Nespresso coffee machine, and luxury bathrobes.

Deluxe King	\$144 per room per night
Superior King	\$154 per room per night
Executive King	\$164 per room per night
Buffet breakfast	\$15 pp/day.

Peppers Seaport Hotel

28 Seaport Boulevard, Launceston – 15 minute walk to conference venue.

Situated in the vibrant new Seaport Precinct on the marina amongst many restaurants and cafes, this premium accommodation is a 5 minute drive from the city centre and 15 minute drive from Launceston Airport.

Hotel facilities include concierge, laundry/valet services, room service, free wifi access, with restaurants and cafes on the doorstep. Parking in the public car park is \$8 per day.

Studio apartments include city or river views, full mini bar, bathroom, TV, in room movies (pay per view), CD player, and free Wi Fi. Suites include a balcony with either city or river views, fully equipped kitchen, full mini bar, separate living/dining area, bathroom, laundry facilities, separate study desk, TV, stereo/CD/DVD player, in room movies (pay per view), free Wi Fi.

Studio apartment City \$229 per night

Studio apartment River \$249 per night

1 bedroom suite City \$269 per night

1 bedroom suite River \$289 per night

Breakfast at Cube Cafe outside the hotel. Chargeback is available.

Quest Launceston

16 Paterson Street, Launceston – 3 minute walk to conference venue.

A magnificently restored heritage building superbly located in the heart of the city and next door to the restaurant precinct, city mall offering serviced apartments for the comfort of home while you're away. Breakfast and lunch are available at the Inside Cafe and dinner is served at the Northern Club.

Hotel facilities include 24 hour on-site reception. All self contained studios feature a fully equipped kitchen, air conditioning, Wifi/Broadband, and Foxtel.

The Quest's one and two bedroom apartments provide an airy open plan layout with separate sleeping, dining and living areas. Wi-Fi/Broadband access, Foxtel, (including Fox Sports and Movie Channels), reverse cycle air conditioning, a DVD player, and an iPod docking station. A luxurious queen or king size bed, fully-equipped kitchen, and laundry facilities.

Studio apartment	\$178 per night
1 bedroom apartment	\$199 per night
2 bedroom apartment	\$325 per night

Breakfast (hot buffet) - available at Inside Cafe \$15 pp,
Continental Breakfast Packs \$10 pp/day.

HOW TO REGISTER

Registrations are to be completed online via the secure online registration form. To register go to www.ictcsociety.org/2016 and click on the new registration button.

	Earlybird by 8 July	Mid rate by 16 Aug	Late rate after 16 Aug
ICTC Member full reg	\$895	\$995	\$1095
Non-member full reg	\$995	\$1095	\$1195
ICTC Member day reg	\$485	\$535	\$585
Non-member day reg	\$495	\$555	\$605

Register before 8 July and save Visit
www.ictcsociety.org/2016 to register

www.ictcsociety.org/2016

**CITY PLANNING COMMITTEE AGENDA
(OPEN PORTION OF THE MEETING)
4/7/2016**

**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

Delegated Decisions Report (Planning)

Section 57 and 58 (LUPA)

Thursday 16 June 2016

Planning Description	Address			Works Value	Decision Body
Partial Demolition, Alterations and	16 Scott Street	GLEBE	7000	\$ 60,000.00	Delegation
Extension, Alterations, Carport and New Access to Single	5 Hean Street	SOUTH HOBART	7004	\$ 60,000.00	Delegation
Signage	15 Victoria Street	HOBART	7000	\$ 650.00	Delegation
Signage (Re-Advertised)	253-259 Liverpool Street	HOBART	7000	\$ 7,000.00	Delegation
Deck and Screening	1/9 Fielding Drive	WEST HOBART	7000	\$ 4,000.00	Delegation
New shed	109 Forest Road	WEST HOBART	7000	\$ 12,000.00	Delegation
Extension and Alterations to Dwelling	9 Edge Avenue	LENAH VALLEY	7008	\$ 50,000.00	Delegation
Partial Change of Use to Visitor	31 Amanda Crescent	SANDY BAY	7005	\$ -	Delegation
Partial Demolition, Outbuilding (Storage and Rumpus Room) and Covered Entertaining Area (Re-advertised - Amended	76 Clare Street	NEW TOWN	7008	\$ 18,000.00	Delegation
Alterations, Change of Use to Business and Professional Services	94 Liverpool Street	HOBART	7000	\$ 60,000.00	Delegation
Partial Demolition and New Tennis Pavilion	44 Waimea Avenue (CT197586/1)	SANDY BAY	7005	\$ 35,000.00	Delegation
Partial Demolition, Alterations and Extension to Dwelling, Carport and Front	39 Cascade Road	SOUTH HOBART	7004	\$ 250,000.00	Delegation
Partial Demolition, Landscaping, Front Fencing and Tree Removal	43 Fitzroy Crescent	DYNNYRNE	7005	\$ 12,000.00	Delegation
Partial Demolition, Extension and	15 Loudon Street	SOUTH HOBART	7004	\$ 200,000.00	Delegation
Partial Demolition, Internal Alterations and Extensions to Two Dwellings	338, 340 Macquarie Street (Part of 332-342 Macquarie Street)	SOUTH HOBART	7004	\$ 250,000.00	Delegation
Fencing and Deck	50 Tasma Street	NORTH HOBART	7000	\$ 10,000.00	Delegation
Partial Demolition and Carport	6 Salvator Road	WEST HOBART	7000	\$ 10,000.00	Delegation
Partial Demolition, Alterations, Extensions and Deck	361-365 Sandy Bay Road (also known as 7-9 Quorn Street)	SANDY BAY	7005	\$ 20,000.00	Delegation

Partial Demolition, Extension and	2/3A Crelin Street, 3 Crelin Street	BATTERY POINT	7004	\$ 62,000.00	Delegation
Partial Demolition, Extension and	21 Alexander Street	SANDY BAY	7005	\$ 115,000.00	Delegation
Partial Demolition, Extension and Alterations	42 Clare Street	NEW TOWN	7008	\$ 80,000.00	Delegation
<i>Total Value</i>				<i>\$ 1,315,650.00</i>	

**CITY PLANNING COMMITTEE AGENDA
(OPEN PORTION OF THE MEETING)
4/7/2016**

10. ADVERTISING – FILE REF: 30-1-19

5x's

The Director City Planning reports:-

‘The advertising lists for the period 2 June 2016 to 16 June 2016 inclusive, are attached for information.’

DELEGATION: Committee

PLANNING APPLICATION - ADVERTISING
2 June 2016 - 16 June 2016

ApplicationID	Street	Suburb	Development	Works Value	42 Days Expires	Referral	Proposed Delegation	Advertisng Period	
PLN-16-00334-01	95 Hampden Road, Adjacent Stowell Avenue Road Reservation	BATTERY POINT	Partial Demolition, Alterations, Fencing, Parking Area, Driveway and Partial Change of Use to Food Services (Restaurant) (Re-Advertised - Amended Proposal)	\$ 50,000.00	15/07/2016	wilsonl	Council	03/06/2016	20/06/2016
PLN-16-00506-01	15 Stoke Street	NEW TOWN	Partial Demolition, New Outbuildings, Screen Fencing and Landscaping	\$ 10,000.00	15/07/2016	sherriffc	Director	03/06/2016	20/06/2016
PLN-16-00574-01	150 Collins Street	HOBART	Signs	\$ -	19/07/2016	ikinb	Director	07/06/2016	22/06/2016
PLN-16-00608-01	4 Franklin Wharf	HOBART	Outdoor Dining Furniture	\$ 20,000.00	26/07/2016	ikinb	Director	14/06/2016	28/06/2016

PLN-16-00554-01	9 MacFarlane Street	SOUTH HOBART	Partial Demolition, Alterations and Deck Extension	\$ 10,000.00	14/07/2016	foalem	Director	02/06/2016	17/06/2016
PLN-16-00543-01	90 Hill Street	WEST HOBART	Partial Demolition, Alterations and Extension to Dwelling	\$ 180,000.00	14/07/2016	langd	Director	02/06/2016	17/06/2016
PLN-16-00537-01	96 Newdegate Street	WEST HOBART	Extension and Alterations to Dwelling	\$ 5,000.00	14/07/2016	langd	Director	02/06/2016	17/06/2016
PLN-15-01567-01	2 Ben Street, 94 Barrack Street	WEST HOBART	Partial Demolition, Alterations, Extension and Hydraulic Infrastructure	\$ 250,000.00	14/07/2016	langd	Director	02/06/2016	17/06/2016
PLN-15-01602-01	72A Molle Street, 341 Liverpool Street, 343 Liverpool Street	HOBART	Two Multiple Dwellings and Carport	\$ 770,000.00	26/07/2016	rushforthe	Director	14/06/2016	28/06/2016
PLN-16-00420-01	139 Hampden Road, 139A Hampden Road	BATTERY POINT	Subdivision (Boundary Adjustment)	\$ -	26/07/2016	sherriffc	Director	14/06/2016	28/06/2016
PLN-16-00387-01	5 Rushwood Court	LENAH VALLEY	Two Dwellings	\$ 448,970.00	22/07/2016	widdowsont	Director	10/06/2016	27/06/2016
PLN-16-00310-01	207 Davey Street	SOUTH HOBART	Sign	\$ -	22/07/2016	sherriffc	Director	10/06/2016	27/06/2016

PLN-16-00381-01	14 Oberon Court, Adjacent Road Reservation	DYNNYR NE	Partial Demolition, Alterations, Extension, Decking and Pedestrian Access Bridge	\$ 350,000.00	18/07/2016	widdowsont	Council	06/06/2016	21/06/2016
PLN-16-00116-01	245 Macquarie Street, 251 Macquarie Street	HOBART	Partial Demolition, Extension and Alterations, Driveway Works, Carparking, Signage and Change of Use to Dwelling and Ancillary Dwelling, Visitor Accommodation, Shop and Cafe	\$ 170,000.00	18/07/2016	sherriffc	Director	06/06/2016	21/06/2016
PLN-16-00493-01	441 Churchill Avenue	SANDY BAY	Dwelling	\$ 350,000.00	18/07/2016	ikinb	Director	06/06/2016	21/06/2016
PLN-16-00575-01	31 Letitia Street	NORTH HOBART	Front Fencing	\$ 4,000.00	18/07/2016	langd	Director	06/06/2016	21/06/2016
PLN-16-00501-01	50a Letitia Street	NORTH HOBART	Partial Change of Use (Food Vans)	\$ -	20/07/2016	foalem	Director	08/06/2016	23/06/2016

PLN-16-00562-01	8 Andrew Sreet	NORTH HOBART	Partial Demolition, Alterations and Extension	\$ 150,000.00	20/07/2016	langd	Director	08/06/2016	23/06/2016
PLN-16-00407-01	596 Nelson Road	MOUNT NELSON	Subdivision (2 Additional Lots)	\$ -	20/07/2016	rushforthe	Director	08/06/2016	23/06/2016
PLN-16-00587-01	141 Hampden Road	HOBART	Partial Demolition, Alterations, Extensions, Front Fencing and Change of Use to Four Multiple Dwellings	\$ 1,000,000.00	27/07/2016	ikinb	Director	15/06/2016	29/06/2016
PLN-16-00637-01	53 Lansdowne Crescent	WEST HOBART	Partial Demolition, Alterations and Extensions to Dwelling	\$ 85,000.00	27/07/2016	baconr	Director	15/06/2016	29/06/2016
PLN-16-00600-01	19-21 Castray Esplanade	BATTERY POINT	Alterations (Solar Panels)	\$ 35,000.00	27/07/2016	wilsonl	Director	15/06/2016	29/06/2016
PLN-16-00648-01	90 Brushy Creek Road	LENAH VALLEY	New Dwelling	\$ 414,650.00	28/07/2016	baconr	Director	16/06/2016	30/06/2016
PLN-16-00401-01	119 New Town Road, adjacent road reservation	NEW TOWN	Demolition and New Development for Food Services and 16 Multiple Dwellings	\$ 4,900,000.00	28/07/2016	ikinb	Council	16/06/2016	30/06/2016

PLN-16-00660-01	16 Browne Street	WEST HOBART	Retaining Wall	\$ 2,000.00	28/07/2016	wilsonl	Director	16/06/2016	30/06/2016
PLN-16-00469-01	Constitution Dock (Franklin Wharf, Part of CT. 166995/1)	HOBART	Take-Away Food Punt and Signage	\$ 100,000.00	28/07/2016	ikinb	Director	16/06/2016	30/06/2016
PLN-16-00444-01	142 Macquarie Street	HOBART	Signage (Re-Advertised - Amended Proposal)	\$ 3,000.00	20/07/2016	wilsonl	Council	08/06/2016	23/06/2016

**CITY PLANNING COMMITTEE AGENDA
(OPEN PORTION OF THE MEETING)
4/7/2016**

11. 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.”

11.1 COMPLIANCE ISSUES – K & D BRICKWORKS SITE

Ref. CPC 18/4/2016

Attachment	11.1	Memorandum to Aldermen from the Director City Planning of 28 June 2016.
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**11.2 MONTPELIER DEVELOPMENT – PROVISIONS FOR PROTECTION
OF ORR’S HOUSE**

Ref. CPC 30/5/2016

Attachment	11.2	Memorandum to Aldermen from the Director City Planning of 31 May 2016.
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RECOMMENDATION:

That the attached memorandum be received and noted.

13-1-10
(document2)

28 June 2016

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

**QUESTIONS WITHOUT NOTICE – RESPONSE
COMPLIANCE ISSUES - K&D BRICKWORKS SITE**

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 18 April 2016 the following question without notice was asked by Burnet:

Question: Have the works on the K&D Brickworks site been undertaken in accordance with the permit?

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

Response:

The subdivision to date has been constructed in accordance with the plan approved under the planning permit. However, there have been a number of instances where complaints from surrounding residents concerning construction dust and noise have had to be investigated and additional measures put in place to mitigate these impacts.



(Neil Noye)

DIRECTOR CITY PLANNING

13-1-10
(document2)

31 May 2016

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

QUESTIONS WITHOUT NOTICE – RESPONSE MONTPELIER DEVELOPMENT - ORR'S HOUSE

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 30 May 2016 the following question without notice was asked by Alderman Briscoe:

Question: Regarding the Montpelier car park development, was Orr's House identified? Were any provisions put in place to protect this element of the archaeological remnants of the site?

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

Response:

With respect to the provisions put in place to protect archaeological remnants associated with Orr's House, conditions 50 to 56 on planning permit PLN-11-00899-01 sought to address archaeological matters. None of the conditions specifically refer to Orr's House. However conditions 52, 54 and 55 are relevant.

Condition 52 required an archaeological method statement to be prepared, which set out what should be done with respect to the various zones of archaeological interest on the site. So far as Orr's House is concerned, the archaeological method statement proposed the following:

- *Strip the surface of western half of the area where buildings are predicted to have been located. Undertake open area excavations to determine the presence and extent of occupational deposits and/or structural material.*
- *Undertake test excavations (via test trenches or surface stripping) over the remainder of this area to check/verify its archaeological potential.*
- *If substantial intact structural features from the Orr phase survive in association with Knopwood era remains, include them in Hold Point discussions with the client, HCC and Heritage Tasmania regarding in situ conservation options.*
- *Undertake further open area archaeological excavation as required to fully record all features and deposits.*
- *Fully excavate and record any features or deposits that cannot be preserved in situ.*

The works were undertaken in accordance with archaeological method statement, and the summary of archaeological results indicates that:

- Substantially intact structural features or deposits associated with Knopwood (including the interface of Knopwood's House and outbuildings and Orr's later developments) do not exist within the Montpelier Retreat site.
- No yard surfaces associated with Orr's developments survived within the site.
- Substantial footings associated with Orr's House and outbuildings were discovered to survive within the site.
- A single cesspit associated with Orr's House with one substantial artefact bearing deposit was excavated and the artefacts collected. Several very small deposits of artefacts were located within structural features, such as drains or wall cuts.
- No substantial underfloor occupational deposits associated with Orr's House were discovered.

Condition 55 requires a Final Excavation Report to be provided, which stipulates that any artefact collections and accompanying documentation must be retained and archived and that the excavation reports be made publicly accessible. The Final Excavation Report has not yet been completed. Condition 54 requires that within 3 months of submitting the Final Excavation Report an interpretation plan must be provided for the interpretation of any archaeological remains retained in situ, the possible use of excavated artefacts and include the findings of the archaeological excavation program.

In summary, Orr's house was identified, but no substantial intact structural features from the Orr phase survived. The archaeological excavations did find substantial footings associated with Orr's House as well artefacts from a cesspit and structural features (drains or wall cuts). The planning conditions which sought to ensure the archaeological works were undertaken appropriately were complied with. The conditions requiring the detailing and future interpretation of those findings are yet to be completed.

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

(Neil Noye)

DIRECTOR CITY PLANNING

12. 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)
4/7/2016**

13. 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 14 June 2016
- Item No. 2. Consideration of Supplementary Items to the Agenda
- Item No. 3. Indications of Pecuniary and Conflicts of Interest
- Item No. 4. Responses to Questions Without Notice
- Item No. 5. Questions Without Notice – File Ref: 13-1-10