



City of **HOBART**

APPLICATION UNDER HOBART INTERIM PLANNING SCHEME 2015

Type of Report:	Committee
Committee:	31 October 2016
Expiry Date:	3 December 2016
Application No:	PLN-16-856
Address:	214 MELVILLE STREET , WEST HOBART
Applicant:	Dean Kelly (M2architecture) 25 Arthur Street
Proposal:	Partial Demolition, Extensions and Alterations and Additional Dwelling
Representations:	Three (3)
Performance criteria:	Residential density for multiple dwellings, setbacks and building envelope, site coverage and private open space, historic heritage code.

1. Executive Summary

- 1.1. Planning approval is sought for partial demolition, extension and alterations and additional dwelling. More specifically, the proposal involves:
- Partial demolition for the rear section of the existing house including two bedrooms, a living area, external decking and bathrooms and kitchen;
 - Replacement of the rear section of the existing house including a new living area and kitchen, and rebuilt facilities and bedrooms;
 - Construction of a new three bedroom unit, with kitchen, dining and living and associated facilities;

Each dwelling will have small decks accessible from the living areas. There will be three car parking spaces for the two dwellings.

- 1.2. The proposal relies on performance criteria to satisfy the following standards and codes:
- 1.2.1. Residential Density for multiple dwellings - 11.4.1 P1
 - 1.2.2. Setbacks and Building Envelope - 11.4.2 P3
 - 1.2.3. Site Coverage and Private Open Space - 11.4.3 P1 and P2
 - 1.2.4. Historic Heritage Code
- 1.3. Three (3) statutory representations objecting to the proposal were received within the statutory advertising period (22/9/16 - 6/10/16).

- 1.4 The proposal is recommended for approval subject to conditions.
- 1.5 The final decision is delegated to the City Planning Committee provided the Committee supports the officer recommendation. If the Committee prefers to recommend refusal of the proposal, the application is required to be determined by full Council.

2. Site Detail



Figure 1: The subject site is centrally located on the property. It has a very narrow frontage and then widens at the rear.

- 2.1. The site is located in the inner residential zone on the city fringe. It is on a steep, south-facing lot with a substantial brick house to the front of the property and a large rear yard. It is in an area surrounded by many other multiple dwelling developments as well as houses on reasonably compact lots.



Figure 2: The property as viewed from Melville Street.



Figure 3: Looking from the deck (to be demolished) back up the driveway, noting the narrow access.



Figure 4: Looking towards the properties to the south west from the development site. Photo was taken from an elevated vantage point of the existing deck on the house.



Figure 5: Looking towards the south east from the development site.

3. Proposal

- 3.1. The proposal is to demolish the rear section of the existing house, build a new extension at the rear of that house, and construct an additional, three-bedroom, two level dwelling in the rear yard of the existing dwelling.

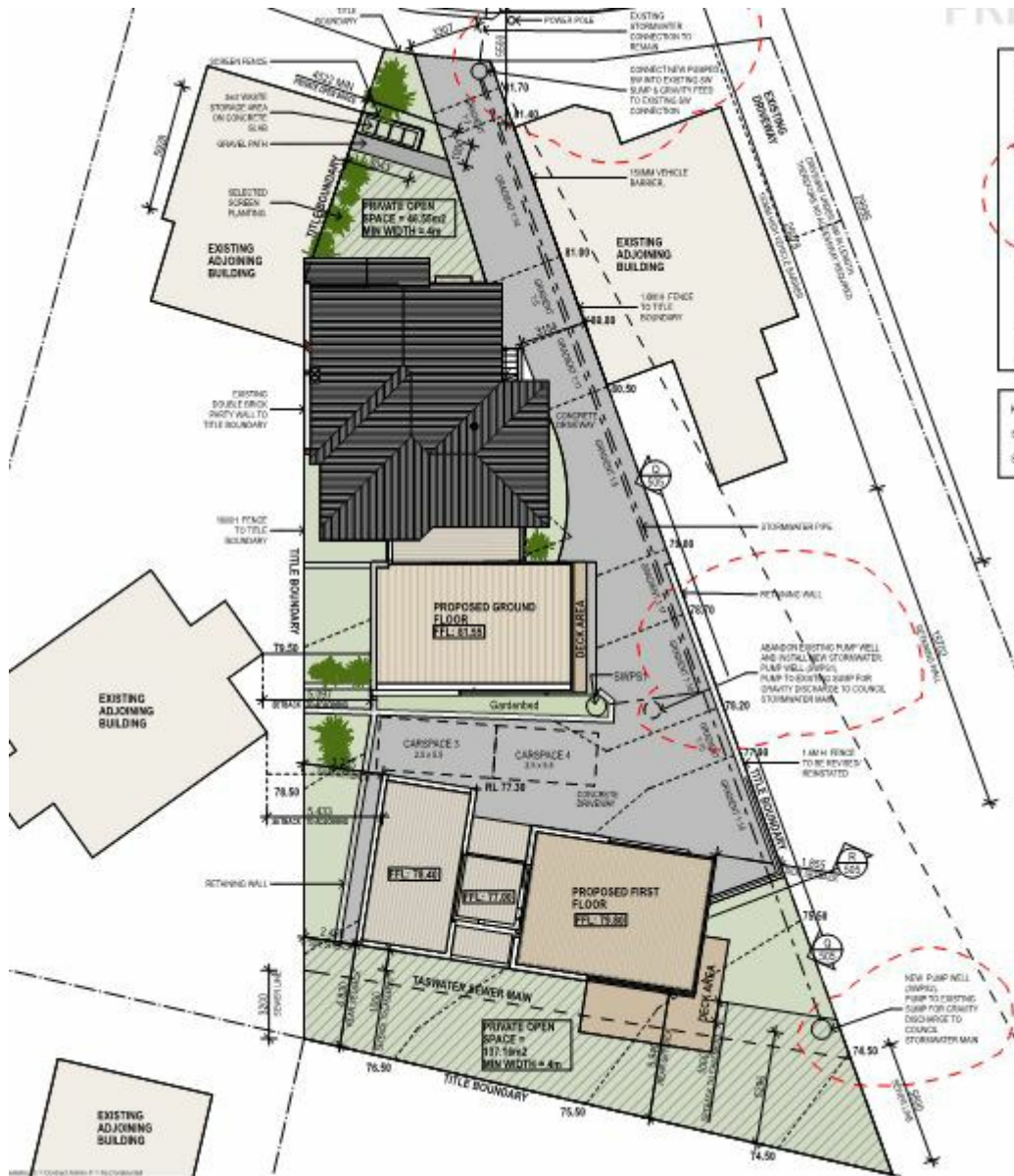


Figure 2: The proposed site plan.



Figure 3: The eastern elevation of the development.



Figure 4: An aerial view and the southern elevation of the proposed development.

4. Background

There is no background relevant to this proposal.

5. Concerns raised by representors

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

Concerned that there will be complete overshadowing from the development to properties to the south west. This would have an adverse impact upon amenity.	The subject site is south facing and steep in places. The acceptability of any overshadowing resulting from the proposal will be considered within the body of the report.
Concerns that there will be overshadowing to the home to the direct south, where they have undertaken a renovation on passive solar principles	The subject site is south facing and steep in places. The acceptability of any overshadowing resulting from the proposal will be considered within the body of the report.
Can the developer dig the new dwelling into the ground to reduce the impacts .	Council's role as planning authority is to assess the application as proposed.
Concerns regarding privacy and the ability to overlook neighbouring properties.	This will be considered within the body of the report.
Concerns regarding parking from the proposed development.	Amended plans were submitted demonstrating compliance with the carparking requirements of the planning scheme (provision of 4 parking spaces).
Potential for increase in stormwater runoff	This issue was addressed by the Council's Development Engineer who required a pump system to be installed to enable the stormwater to be connected to the reticulated stormwater system.

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 and proposed use will remain as residential.
- 6.3. The proposal has been assessed against:
 - 6.3.1. Part D-10 Inner residential zone
 - 6.3.2. E6.0 Parking and access code
 - 6.3.3. E7.0 Stormwater management 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. Residential Density for Multiple Dwellings - 11.4.1, P1
 - 6.4.2. Setbacks and Building Envelope - 11.4.2, P3
 - 6.4.3. Site Coverage and Private open space - 11.4.3, P1, P2
 - 6.4.4. Historic Heritage Code - E13.9.1 P1 and E13.9.2 P1 and P2
- 6.5. Each performance criterion is dealt with separately below.
- 6.6. Residential density for multiple dwellings -11.4.1 P1
 - 6.6.1. The development site has a land area of 848m². The proposed development density is one dwelling per 424m².
 - 6.6.2. The acceptable solution for the Inner Residential Zone is that multiple dwellings have a site area per dwelling of not less than 200m² and not more than 400m².
 - 6.6.3. The proposal does not comply with the acceptable solution; therefore assessment against the performance criterion is relied on.
 - 6.6.4. *P1*

Site area per dwelling may be:

(a) less than 200m² if any of the following applies:

 - (i) the development contributes to a range of dwelling types and sizes appropriate to the locality;*
 - (ii) the development provides for a specific accommodation need, such as aged care, special needs or student accommodation;*

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

 - (i) site constraints preclude development at a higher density;*
 - (ii) the development is designed or located to make provision for future*

development with a site area per dwelling of 400m² or less.

6.6.5 Unusually, the proposal requires assessment against performance criteria due to providing too much land per dwelling, as opposed to not enough. Based on the site area alone, the planning scheme suggests that up to four dwelling units on the site would be an acceptable level of density. However, the site is highly constrained by topography, by its shape, narrowness of frontage and the location of the existing house, and by the associated narrowness of access. Accordingly, the development is considered to comply with section (b)(i) of the above provision.

6.6.6 The proposal complies with the performance criterion.

6.7 Setback and building envelope - 11.4.2 P1

6.7.1 A relatively small section of the development's south eastern elevation protrudes outside of the building envelope that defines acceptable height and bulk. The deck on the upper level and the roof edge on the upper level are also both slightly outside of the envelope.

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

6.7.3 P3

The siting and scale of a dwelling must:

(a) not cause unreasonable loss of amenity by:

(i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot; or

(ii) overshadowing the private open space of a dwelling on an adjoining lot; or

(iii) overshadowing of an adjoining vacant lot; or

(iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and

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

6.7.4 Sunshadow diagrams were provided by the applicant to demonstrate the extent of the impact to neighbouring properties. In addition, during the public notification period, further shadow diagrams were provided following a request by a representor directly to the applicant to

demonstrate the impact on their property specifically.

- 6.7.5 At 9:00am on the shortest day of the year, there will be some overshadowing of the units to the west (216-220 Melville Street) and south west (249 Bathurst Street). By midday, the overshadowing to 216-220 Melville Street is to a small section of the property near the boundary shared with the subject site, with 249 Bathurst Street being clear of overshadowing. It should be noted that the closest dwelling on 216-220 Melville Street would already experience some overshadowing from the existing dwelling on the subject site.
- 6.7.6 In relation to the properties directly to the south (247 and 247A Bathurst Street), there will be some overshadowing to various parts of their rear yards at 9:00am, noon and 3:00pm. At midday, there would be some shadowing to the north western corner of the house at 247 Bathurst Street. By 3:00pm, this shadow will continue over the majority of their rear yard and pass over a small section of the north eastern corner of the house. By 3:00pm, the shadowing will also extend significantly and pass over other properties to the south east at 245, 243 and 241 Bathurst Street.
- 6.7.7 The performance criteria requires broadly that development not cause an unreasonable loss of amenity to adjoining lots by way of reduction of sunlight to habitable rooms (other than bedrooms), overshadowing of private open space and scale and bulk. Separation between dwellings must also be compatible with that prevailing in the surrounding area.
- 6.7.8 While there is no doubt that the development will result in overshadowing of adjoining property at various times of the day, the Council is required to determine whether that overshadowing is unreasonable.
- 6.7.9 The site is located on a south-facing slope and is relatively steep. Although the development as proposed will overshadow adjoining properties at various times of the day, the challenge often encountered on south-facing slopes is that even development that is compliant with the defined building envelope would overshadow adjoining properties.

In this case, the degree of protrusion from the building envelope that is deemed to represent acceptable height and bulk is minor, being small sections of roof and deck on the southern elevation of the additional dwelling, and a very small section of roofing on the southeastern side of that dwelling. The degree of difference between the shadow cast by the proposed development compared with a development complying with the defined building envelope is unlikely to be discernible. As such, if a

marginally different development that complied with the building envelope was submitted for this site, it would still overshadow adjoining properties in the same manner.

Accordingly, while the development will overshadow adjoining properties at various times of the day, and particularly during winter, the difference in overshadowing impact compared to that associated with a compliant development is considered negligible. On that basis, the proposal is not considered to cause an unreasonable overshadowing impact upon adjoining habitable rooms or open space as described in subclauses (i) and (ii) above.

The proposal is not considered to cause unreasonable visual impacts by way of scale or bulk, and separation between adjoining dwellings is considered to be consistent with that prevailing in the area.

6.7.10 The proposal complies with the performance criterion.

6.8 Site Coverage and Private Open Space, 11.4.3 P1 and P2

6.8.1 The development proposes a site coverage of 50.1%. The development proposes private open space for the existing dwelling that is at the front of the house, but is not accessible from a habitable room. The development also proposes open space for the unit at the rear in the form of a deck. This has an area of 22m² which does not meet the relevant acceptable solution.

6.8.2 The acceptable solution requires a site coverage of 50%. Dwellings are required to provide private open space that is accessible from a living area, of certain dimensions and between the dwelling and the street only when with a northerly orientation.

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

6.8.4 *P1*

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.

P2

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 childrens 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.

- 6.8.5 The variation sought in relation to site coverage is 0.1%. The development is considered to provide adequate open space for outdoor recreation, as well as the necessary communal space requirements, clothes drying and storage.

The deficiency in relation to private open space is twofold - the additional dwelling's open space is 2m² under the acceptable solution, and the existing dwelling's open space is not directly accessible from a habitable room other than a bedroom. It is of note that the existing dwelling will also have private open space in the form of a deck on the eastern elevation that will be directly accessible from a living area; however this does not meet the dimension or size requirements.

In both instances, both dwellings will have access to open space that is usable for children's play, that provides adequate sunlight and that is conveniently located in relation to the living spaces of a dwelling. Given the site is an inner city property and the development is significantly under the density required, it is considered that the application is acceptable in this regard.

- 6.8.6 The proposal complies with the performance criterion.

6.9 Historic Heritage Code.

- 6.9.1 This property is located within the West Hobart Inner Hillside Housing/Bathurst Street Heritage Precinct (WH5).
- 6.9.2 As there are no acceptable solutions for the relevant standards in the Historic Heritage Code, the application requires assessment against clause E13.9.1 P1 in relation to demolition, and E13.9.2 P1 and P2. The following comments are made by the Council's Cultural Heritage Officer:
- 6.9.3 This brick built inter-war single storey residential property forms part of the Inner Hillside Housing/Bathurst Street Heritage Precinct (WH5) as set out in the Hobart Interim Planning Scheme 2015.

This precinct is significant for reasons including:

1. The quality and quantity of Colonial and Victorian/Federation period housing stock represent the economic boom period of the early to late nineteenth/early twentieth centuries.
2. A large number of individual buildings are intact examples of early to late nineteenth/early twentieth century architecture of high quality, many with landmark qualities.
3. The section of continuous two and three-storey early to late Victorian facades constructed from a variety of materials and located along an eastern section of Bathurst Street create a distinctive visual impression and outstanding streetscape qualities.
4. The section of continuous single-storey Colonial/Victorian Georgian residences constructed from brick and sandstone and located along a western section of Bathurst Street, create a distinctive visual impression and strong streetscape.
5. The small number of intact nineteenth/early twentieth century industrial structures located along Harrington Street are physical and working reminders of early Hobart industry.
6. The social significance of sections of streetscape and individual items to the local and broader community.

The proposal is for works of demolition to the rear parts of the house and to a small front facing sunroom to facilitate the erection of a large rear addition and a separate additional two storey dwelling within the large rear garden served by an area of hard standing. Both the proposed rear extension and the new dwelling would be built in brick to match the main

house but in a style best described as modern Australian suburban vernacular.

With regards to the proposed works, as with any development within a Heritage Precinct, the starting position must be whether the proposal would harm or detract from the distinctive character and historical/cultural significance of the townscape.

It is noted that although the proposal represents a considerable development within the rear garden area of the site, the site itself is largely hidden from view from the public realm by a combination of the existing building, its neighbours and due to the depth of the rear garden and the degree to which it falls away from the entrance to the site. As such, it is considered that the proposal would not be visible from within Melville Street and as such, although clearly modern, would not appear overly jarring or create a sense of cluttered or ill-mannered development to a degree that it would detract from the coherency of the Heritage precinct.

Notwithstanding the above, it is noted that the proposal also seeks the demolition of an existing chimney to the parent building. With regard to the proposed removal of the chimney stack, it is noted that the forms, heights, planes and furnishings of the roofs to properties within the immediate streetscape provides one of the principal contexts and thus the inherently traditional residential setting in which the Heritage Precinct is experienced. They produce a regular pattern and rhythm of largely unaltered traditional roof forms, providing a sense of cohesion to the built form. The characteristics of the place which help define it as such are clearly describable within its physical form. Vitally, these characteristics are not viewed in isolation, but are reinforced within the context of a sympathetic townscape. It sits within a much larger group which, in following the same residential pattern and form, strengthens the ability of the observer to understand its historical perspective. The chimney stacks of this and neighbouring properties represent a clearly discernible and obvious traditional feature that reflects the residential nature of these properties. Indeed, its appearance springs directly from its cultural and historical context; that is, as a significant part of Hobart's development and subsequent evolution and suburban expansion.

As such, it is considered that in such circumstances, chimney stacks are an intrinsic element of the roof form and the overall character of such residential cottages, and not merely a superficial addition. They are entirely in keeping with the style of the Inter war property in question and indeed with the wider Heritage Precinct. Indeed it is noted that all of the

surrounding properties within the immediate streetscape appear to have retained most if not all of their original chimney stacks, and that the removal of one of the properties chimney stacks would clearly mark the building as running contrary to the overwhelming character of the Heritage Area.

It is therefore considered that the provision of tradition chimney stacks forms a vital component in a clearly identifiable townscape, which in turn re-enforces the cultural and historical importance of the Heritage Precinct. Its proposed removal would both erode and detract from those elements that contribute to its cultural significance of the Heritage Precinct.

It is therefore considered that subject to the condition set out below, the proposed works of demolition, new addition and new dwelling would not result in detriment to the cultural significance of precinct as stated under Clauses E.13.8.1, E13.8.2 P1, P2 and P3 and would thus be considered acceptable when measured against the performance criteria of HIPS 2015.

- 6.9.4 One the basis of the recommended condition requiring retention of the chimney stack, the proposal complies with the performance criteria.

7. Discussion

- 7.1. The development involves the partial demolition and subsequent reconstruction of the rear of an existing house, and the construction of a second dwelling in the rear yard of 214 Melville Street. Concerns were raised by the representors primarily in relation to overshadowing and loss of sunlight. Given the slope is south facing and quite steep in places, there will be some loss of sunlight to various properties to the south. However, as discussed above, a permitted development would also result in a loss of sunlight to these properties, and the area that is outside the building envelope is very minor, thereby not significantly changing the overshadowing impacts that would result from a compliant development.

The other variations to acceptable solutions are relatively minor, with the development being 0.1% over the site coverage requirements, and the proposal being less dense than the relevant acceptable solution recommends. Accordingly, the development is considered to meet the requirements of the planning scheme.

8. Conclusion

The proposed partial demolition, extensions and alterations and additional dwelling at 214 Melville Street, West Hobart satisfies the relevant provisions of the Hobart Interim Planning Scheme 2015, and as such is recommended for approval.

9. Recommendations

That: Pursuant to the Hobart Interim Planning Scheme 2015, the Council approve the application for partial demolition, extensions and alterations and additional dwelling at 214 Melville Street, West Hobart for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

GEN

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-16-856 - 214 MELVILLE STREET WEST HOBART TAS 7000 - Final Planning Documents except where modified below.

Reason for condition

To clarify the scope of the permit.

TW

The use and/or development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TWDA 2016/01157-HCC dated 15/09/2016 as attached to the permit.

Reason for condition

To clarify the scope of the permit.

ENGsw6

All stormwater from the proposed development (including roofed areas, ag drains, retaining wall ag drains and impervious surfaces - driveways etc) must be discharged to the Council's infrastructure with sufficient receiving capacity prior to first occupation.

All costs associated with works required by this condition are to be met by the owner.

Detailed engineering design drawings and calculations of the proposed stormwater drainage and connections to Council infrastructure must be submitted and approved by Council prior to issuing of any permit under the Building Act 2000. The design drawing must be prepared by a suitably

qualified person.

Pumped private stormwater system(s) must be designed with a duty and standby pump design, and demonstrate compliance with the Hobart City Council's Guidelines for Property Owners and Developers "Private Stormwater Pumping Stations".

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

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

Reason for condition

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

ENG 2

Vehicle safety barriers where required by Australian Standard AS/NZS2890.1:2004, compliant with AS/NZS1170.1:2002 must be installed prior to the first occupation.

A certified vehicle crash barrier design/ report prepared by a suitably qualified Engineer, to satisfy the above requirements, must be submitted and approved by Council prior to the issuing of any permit under the Building Act 2000. If barriers are not required by AS/NZS2890.1:2004; a report, prepared by a suitably qualified Engineer, demonstrating that barriers are not required must be submitted and approved by Council prior to the issuing of any permit under the Building Act 2000.

All works, required by this condition must be undertaken in accordance with certified design/report.

Prior to the issuing of any Completion Certificate under the Building Act 2000, the barriers must be inspected by a qualified engineer and a certification submitted to the Council, confirming that the installed barriers comply with the above requirement.

Advice:

- *If vehicle safety barriers are not required due to a drop of less than 600mm, the designers should make this clear on the drawings to help avoid unnecessary delays in building approval.*
- *If wheelstops (i.e kerb 90 to 110mm high) are not required due to a drop of less than 150mm, the designers should make this clear on the drawings to help avoid unnecessary delays in building approval.*
- *Designers are advised to consult the National Construction Code 2016 to determine if pedestrian handrails or safety barriers compliant with the NCC2016 are also required: <http://www.abcb.gov.au/Resources/NCC>.*
- *Council do not consider a slope greater than 1 in 4 to constitute a lower level as described in AS/NZS 2890.1:2004 Section 2.4.5.3*

Reason for condition:

To ensure the safety of users of the driveway / parking / highway reservation / adjacent properties and compliance with the relevant Australian Standard and the National Construction Code.

ENG 5

The number of car parking spaces approved on the site is four (4).

Reason for condition:

To ensure safe and efficient parking adequate to provided for the use.

ENG 3

The driveway / parking area / manoeuvring area must be constructed in accordance with certified driveway detailed design drawings, prior to the first occupation.

The driveway / parking area / manoeuvring area design must be submitted and approved by Council, prior to the issuing of any permit under the Building Act 2000.

The driveway / parking area / manoeuvring area design must:

- **Be prepared and certified by a suitably qualified engineer that the design is in accordance with the Australian Standard AS/NZS2890.1:2004 (including the requirement for vehicle safety barriers and retaining walls), or that the design provides for a safe and efficient access.**

Prior to the issuing of any Completion Certificate under the Building Act 2000, documents signed by a suitably qualified engineer, certifying the driveway / parking area / manoeuvring area has been constructed in accordance with the certified design drawings must be lodged with the Council.

Reason for condition:

To ensure that safety of users of the driveway/parking and compliance with the relevant Australian Standard and the National Construction Code.

ENG 1

The cost of repair of any damage to the Council infrastructure resulting from the implementation of this permit, must be met by the owners within 30 days of the completion of the development or as otherwise determined by the Council.

A photographic record of the Council infrastructure adjacent to the subject site must be provided to the Council prior to any commencement of works.

A photographic record of the Council's infrastructure (e.g. existing property service connection points, roads, buildings, stormwater, footpaths, driveway crossovers and nature strips, including if any, pre existing damage) will be relied upon to establish the extent of damage caused to the Council's infrastructure during construction. In the event that the owner/developer fails to provide to the Council a photographic record of the Council's infrastructure, then any damage to the Council 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 infrastructure and/or site-related service connections affected by the proposal will be altered and/or reinstated at the owner's full cost.

ENV 2

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

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

a. be prepared in accordance with the Soil and Water Management on Building and Construction Sites fact sheets (Derwent Estuary Program, 2008). http://www.hobartcity.com.au/Development/Engineering_Standards_and_Guideline. All work required by this condition must be undertaken in accordance with the approved soil and water management plan (SWMP).

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

Reason for Condition

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

HER s1

Notwithstanding the submitted plans, the external brick chimneys to the main body of the existing dwelling must be retained as existing.

Reason for condition

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

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.

CONDITION ENDORSEMENT

If a condition endorsement is required by a planning condition above, you will need to submit the relevant documentation to satisfy the condition, via the Condition Endorsement Submission on Council's online e-service portal.

Once approved, the Council will respond to you via email that the condition(s) has been endorsed (satisfied). Detailed instructions can be found at http://www.hobartcity.com.au/Development/Planning/How_to_obtain_a_condition_endorsement

BUILDING PERMIT

Building permit in accordance with the *Building Act 2000*;

<http://www.hobartcity.com.au/Development/Building>

PLUMBING PERMIT

Plumbing permit under the Tasmanian Plumbing Regulations 2014;

<http://www.hobartcity.com.au/Development/Plumbing>

TEMPORARY PARKING PERMITS

Temporary parking permits for construction vehicles i.e. residential or meter parking/loading zones.

http://www.hobartcity.com.au/Transport/Permits/Parking_Permits

STORM WATER

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

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

ACCESS

Designed in accordance with LGAT- IPWEA – Tasmanian standard drawings

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

Cross over construction

The construction of the crossover can be undertaken by the Council or by a private contractor, subject to Council approval of the design.

http://www.hobartcity.com.au/Transport/Lighting_Roads_Footpaths_and_Street_Clean

[ing/Roads_and_Footpaths](#)

NOISE REGULATIONS

The following link provides information with respect to noise nuisances in residential areas.

http://www.hobartcity.com.au/Environment/Environmental_Health/Environmental_Management_and_Pollution_Control

WASTE DISPOSAL - TOP TEN TIPS

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

FEES AND CHARGES

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

DIAL BEFORE YOU DIG

www.dialbeforeyoudig.com.au

If you do not have access to the Council's electronic web page, please phone the Council (City Planning) on 62382715 for assistance.



(Caroline Lindus)

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 Development Appraisal

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

Date of Report: 25 October 2016

Attachment A CPC Agenda Documents