

14 December, 2016

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

**456-462 MACQUARIE STREET, SOUTH HOBART  
PARTIAL DEMOLITION, ALTERATIONS, EXTENSION AND CHANGE OF  
OPERATING HOURS FOR SERVICE INDUSTRY AND PARTIAL CHANGE  
OF USE TO BUSINESS AND PROFESSIONAL SERVICES,  
AND GENERAL RETAIL AND HIRE  
APPLICATION NO: PLN-16-00019-01**

**Background**

At its meeting of 12 December 2016, the Council's City Planning Committee resolved as follows in relation to the above-mentioned planning application:

*That the matter be deferred to a Special City Planning Committee meeting, for the purpose of obtaining further information from Council officers regarding pedestrian access and landscaping.*

**Discussion**

Pedestrian Access

This matter relates to the width and adequacy of the footpath shown on the western side of the proposed carpark at the front of the site that would provide access from the public footpath on Macquarie Street to the buildings further back on the site, including for people with a disability required to use a wheelchair. The footpath is proposed to be 0.9 metres wide.

The car park as proposed does not require the provision of a footpath under the Hobart Interim Planning Scheme 2015 or relevant Australian Standard.

However, to enable better access for people with a disability required to use a wheelchair, there is scope to reduce the dimensions of parking spaces and aisle widths to allow a wider footpath which Aldermen may wish to consider.

A wider footpath could be achieved with the following changes:

- Reduce the length of spaces 1-6 and 15-19 by 100mm (from 5500mm to 5400mm), which would still meet the relevant Australian Standard.
- Increase the width of spaces 1-6 and 15-19 by 100mm (from 2600mm to 2700mm). This allows the eastern aisle between those parking spaces to be reduced in width from 6600mm as proposed to 6200mm.

With those changes, an additional 600mm could be added to the width of the footpath, allowing it to widen from 900mm as proposed to 1500mm. There is considered to be enough space to achieve those changes, particularly noting that a separate condition recommends the deletion of parking space 6. While not a statutory consideration relevant to this planning application, Austroads Guidelines (2009) indicate that a 1500mm wide path would allow two wheelchairs to pass.

If Aldermen were of a mind to require those changes, condition ENG 7 could be amended to include a 'point 7' which would read as follows:

**7. Show the proposed internal footpath running along the western boundary having a minimum width of 1.5m.**

Advice reading as follows could also be added at the bottom of that condition:

*To achieve the 1.5m wide footpath, the following alterations to the carpark layout are recommended:*

- *Reduce the length of spaces 1-6 and 15-19 from 5500mm to 5400mm.*
- *Increase the width of spaces 1-6 and 15-19 from 2600mm to 2700mm.*
- *Reduce the width of the eastern aisle between spaces 1-6 and 15-19 from 6600mm to 6200mm.*

### Landscaping

The officer recommendation for approval currently includes the following landscaping condition:

**PLN 4**

**Landscaping to the satisfaction of the Council's Director City Planning must be installed along the front of the three parking areas prior to the first occupation. The vegetation must be maintained, and replacement vegetation must be planted if any is lost. Design drawings complying with this condition must be submitted and approved prior to the issuing of any permit under the Building Act 2000.**

Reason for condition

In the interest of streetscape

The question raised at the City Planning Committee was whether more detail regarding the type of landscaping required ought to be included in the wording of the condition.

The landscaping required by the condition has three broad objectives:

- To soften the visual impact of the carpark on the streetscape;
- To soften the visual impact of the carpark on the heritage precinct;
- To provide a 'barrier' between cars manoeuvring and parking on site and the Macquarie Street footpath.

As the landscaping is intended to perform multiple 'roles', and as there are a range of landscaping options that could fulfil those roles, the condition above is worded in a relatively flexible way to enable Council officers to work with the developer to achieve a satisfactory outcome.

While it is recommended that the wording of the condition remains as is, advice as detailed below is recommended that encourages the developer to liaise with appropriate Council officers

## **Conclusion**

The officer recommendation is for approval subject to conditions. That recommendation is contained within the report that forms Attachment B to this memorandum.

The car park as proposed does not require the provision of a footpath under the Hobart Interim Planning Scheme 2015 or relevant Australian Standard.

If Aldermen were of a mind to require the footpath within the site to be wider, condition ENG 7 could be amended to include a 'point 7' which is detailed in the discussion above. Advice relating to that condition, as well as further advice relating to the existing landscaping condition could also be added.

## **Recommendation**

- i. That the memorandum be received and noted.
- ii. That if Aldermen were of a mind to require the footpath within the site to be wider, amend condition **ENG 7** to read as follows:

### **ENG 7**

**The number of car parks approved on the site is eighteen (18). The parking area must be lined marked on the site prior to the commencement of the use.**

**All parking spaces must be delineated by means of white or yellow lines 80mm to 100mm wide, or white or yellow pavement markers in accordance with Australian Standards AS/NZS2890.1 2004 and/or AS/NZS2890.6: 2009 prior to commencement of use.**

**Detailed design drawings of the vehicular access driveway, circulation roadways, parking modules and car parking must be submitted and approved, prior to the commencement of works.**

**The drawing must:**

- 1. Show the layout of the car parking for the eighteen (18) parking spaces in accordance with the Australian Standards AS/NZS 2890.1:2004 and AS/NZS 2890.6:2009, to satisfy the above requirement.**
- 2. Show wheel stops for car parking spaces 7-14 to prevent conflict with pedestrians on the footpath.**
- 3. Show bollards (or approved equivalent that maintains vehicular and pedestrian sight lines in accordance with AS/NZS 2890.1:2004) along the front boundary where vehicular access points are not present, to prevent unauthorised vehicular access to the Council footpath.**
- 4. Show two (2) 3.6m wide vehicular crossovers and vehicular access points in accordance with TSD-R09-v1 with a minimum kerb length between crossovers of 1.0m**
- 5. Show new vehicular crossovers clear of existing bus stop.**
- 6. Show separate entry and exit vehicular access points, and a one way aisle system.**
- 7. Show the proposed internal footpath running along the western boundary having a minimum width of 1.5m.**

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

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

*To achieve the 1.5m wide footpath, the following alterations to the carpark layout are recommended:*

- *Reduce the length of spaces 1-6 and 15-19 from 5500mm to 5400mm.*
- *Increase the width of spaces 1-6 and 15-19 from 2600mm to 2700mm.*
- *Reduce the width of the eastern aisle between spaces 1-6 and 15-19 from 6600mm to 6200mm.*

Reason for condition

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

- iii. Amend condition **PLN 4** to include advice, so that it reads as follows:

**PLN 4**

**Landscaping to the satisfaction of the Council's Director City Planning must be installed along the front of the three parking areas prior to the first occupation. The vegetation must be maintained, and replacement vegetation must be planted if any is lost.**

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

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

*It is recommended that the developer contact the Council's Development Appraisal Planner on 6238 2715 to discuss landscaping options in relation to this condition.*

Reason for condition

In the interest of streetscape



(Rohan Probert)  
**MANAGER DEVELOPMENT APPRAISAL**

Attachments:

Attachment B      Hobart Interim Planning Scheme 2015 Planning Assessment Report