



City of **HOBART**

APPLICATION UNDER SULLIVANS COVE PLANNING SCHEME 1997

Type of Report: Committee
Council: 20 March 2017
Expiry Date: 28 April 2017
Application No: PLN-17-13
Address: 50 MACQUARIE STREET , HOBART
Applicant: Rohan Windsor (Powercom Systems Pty Ltd)
72 Browns Rd
Proposal: Alterations (Solar Panels)
Representations: None
Performance criteria: Schedule 1 - Conservation of Cultural Heritage Values

1. Executive Summary

- 1.1 Planning approval is sought for alterations (solar panels).
- 1.2 More specifically the proposal includes the installation of an 88 x 290W array of solar photovoltaic panels on the roof of the annex to the town hall. The solar panels are to be recessed back from the edges of the roof approximately 1.3m with the intention to minimise visibility from the surrounds.
- 1.3 The proposal relies on performance criteria to satisfy the following standards and codes:
 - 1.3.1 Schedule 1 - Conservation of Cultural Heritage Values
- 1.4 No representations regarding the proposal were received within the statutory advertising period between 23 January and 7 February 2017.
- 1.5 The proposal is recommended for approval subject to conditions.
- 1.6 The final decision is delegated to the Council.

2. Site Detail

- 2.1 The application site is the Hobart Town Hall at 50 Macquarie Street, Hobart. The specific area of the site where the works are to occur is the roof on the 'modern' annex addition which is centrally located, slightly toward the south western corner of the site.

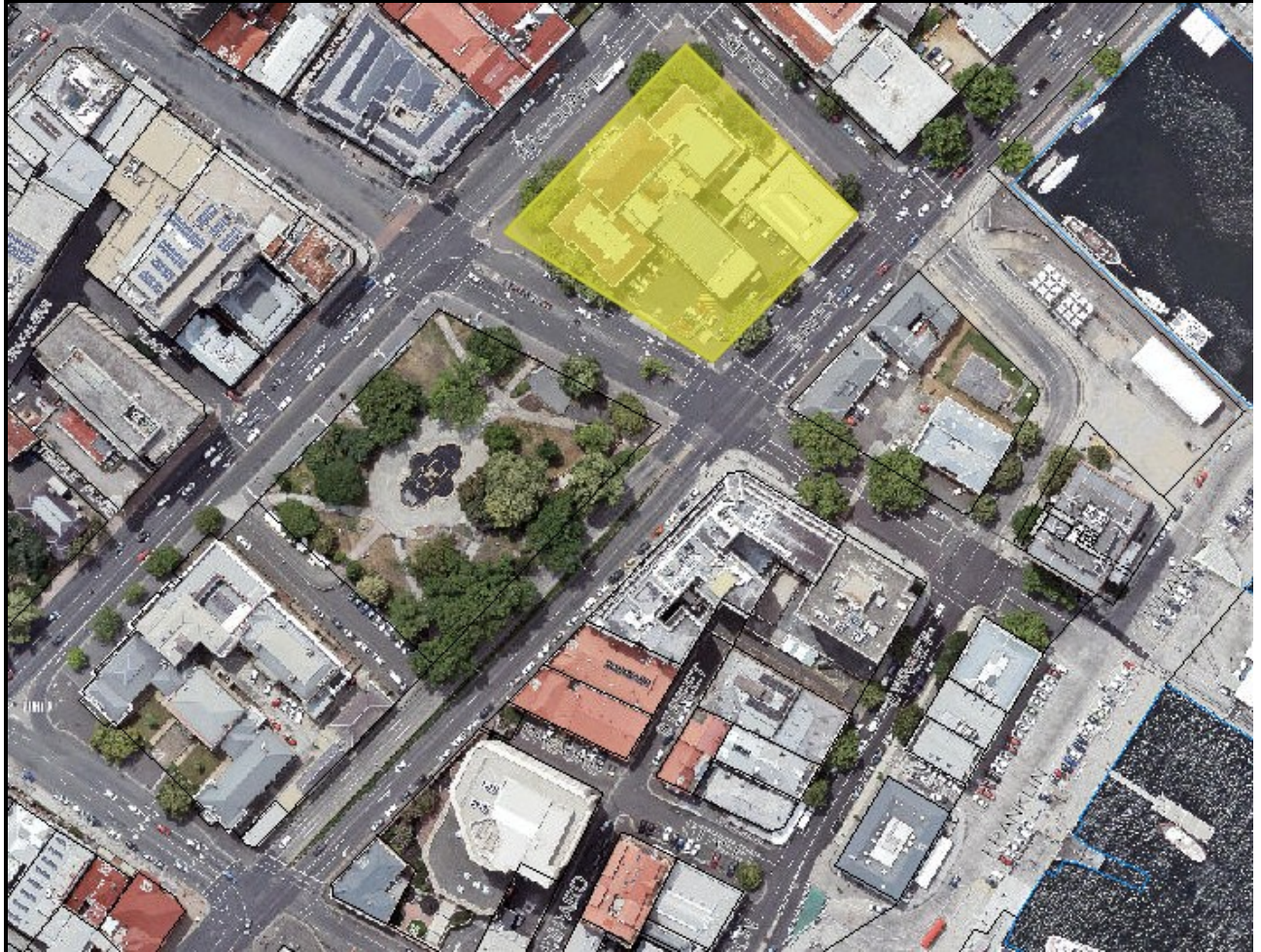


Figure 1: Location of application site is highlighted in yellow.

3. Proposal

- 3.1 Planning approval is sought for alterations (solar panels).
- 3.2 More specifically the proposal includes the installation of an 88 x 290W array of solar photovoltaic panels on the roof of the annex to the town hall. The solar panels are to be recessed back from the edges of the roof approximately 1.3m with the intention of minimising visibility from the surrounds.

4. Background

- 4.1 The Tasmanian Heritage Council have assessed the proposed works, and have granted an exemption prior to the application being lodged with Council for assessment

5. Concerns raised by representors

- 5.1 No representations were received during the statutory advertising period between 23 January and 7 February 2017.

6. Assessment

- 6.1 The *Sullivans Cove Planning Scheme 1997* is a performance based planning scheme. This approach recognises that there are in many cases a number of ways in which a proposal can satisfy desired environmental, social and economic standards. In some cases a proposal will be 'permitted' subject to specific 'deemed to comply' provisions being satisfied. Performance criteria are established to provide a means by which the objectives of the Planning Scheme may be satisfactorily met by a proposal. Where a proposal relies on performance criteria, the Council's ability to approve or refuse the proposal relates only to the performance criteria relied on.
- 6.2 The site is located in the Sullivans Cove Mixed Use Activity Area of the *Sullivans Cove Planning Scheme 1997*.
- 6.3 The existing use is council meeting rooms and offices. No change of use is proposed as part of this application.
- 6.4 The proposal has been assessed against:
- 6.4.1 Parts A and B – Strategic Framework
 - 6.4.2 Part D – Clause 16 – Activity Area Controls
 - 6.4.3 Part E – Schedule 1 – Conservation of Cultural Heritage Values
 - 6.4.4 Part E – Schedule 2 – Urban Form
- 6.5 The proposal relies on the following performance criteria to comply with the applicable standards:

6.5.1 Heritage – Clause 22.4.5

6.6 Each performance criterion is assessed below.

6.7 Heritage - Clause 22.4.5

6.7.1 All works to Heritage sites within the Sullivans Cove Planning Scheme area require discretionary planning approval, if they are not associated with the conservation of the site and in accordance with a conservation plan.

6.7.2 The proposal includes the installation of solar panels on the roof of the annex addition to the Town Hall building at 50 Macquarie Street, Hobart.

6.7.4 The performance criterion at clause 22.4.5 provides as follows:

'Building or works' on places of cultural significance which cannot satisfy the 'deemed to comply' provisions of Clause 22.4.4 may be approved at the discretion of the Planning Authority.

The following criteria must be taken into consideration in the assessment of all proposals to undertake 'building or works' on places of cultural significance:

- *'Building or works' must complement and contribute to the cultural significance, character and appearance of the place and its setting;*
- *'Building or works' must be in compliance with the conservation strategy of an*
- *approved Conservation Plan, where required and/or provided;*
- *The location, bulk and appearance of 'building or works' must not adversely affect the heritage values of any place of cultural significance;*
- *'Building or works' must not reduce the apparent authenticity of places of cultural*
- *significance by mimicking historic forms;*
- *'Building or works' may be recognisable as new but must not be individually prominent;*
- *The painting of previously unpainted surfaces is discouraged.*

6.7.5 The Council's Senior Cultural Heritage Officer has assessed the proposal and advises that 'The proposal will have no adverse impact upon heritage

values and is deemed to comply with the relevant cultural heritage provisions of the planning scheme'.

6.7.6 The proposal complies with the performance criterion.

7. Discussion

- 7.1 Planning approval is sought for alterations (solar panels).
- 7.2 The application was advertised and no representations were received.
- 7.3 The proposal has been assessed against the relevant provisions of the planning scheme and is considered to perform well.
- 7.4 The proposal has been assessed by other Council officers, including the Senior Cultural Heritage Officer. No objection has been raised in relation to the proposal.
- 7.5 The proposal is recommended for approval.

8. Conclusion

- 8.1 The proposed alterations (solar panels) at 50 Macquarie Street, Hobart satisfy the relevant provisions of the *Sullivans Cove Planning Scheme 1997*, and as such is recommended for approval.

9. Recommendations

That: Pursuant to the *Sullivans Cove Planning Scheme 1997*, the Council approve the application for alterations (solar panels) at 50 Macquarie Street, Hobart for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

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The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-17-13 - 50 MACQUARIE STREET HOBART TAS 7000 - Final Planning Documents, except where modified below.

Reason for condition

To clarify the scope of the permit.

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 the Council's [website](#) for further information.

Prior to any commencement of work on the site or commencement of use the following additional permits/approval may be required from the Hobart City Council.

BUILDING PERMIT

Building permit in accordance with the *Building Act 2016*. Click [here](#) for more information.



(Helen Ayers)

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: 22 February 2017

Attachment(s):

Attachment B - CPC Agenda Documents (use for committee reports)