



City of **HOBART**

## APPLICATION UNDER HOBART INTERIM PLANNING SCHEME 2015

Type of Report: Committee  
Council: 22 January 2018  
Expiry Date: 29 January 2018  
Application No: PLN-17-852  
Address: AUGUSTA ROAD ROAD RESERVATION , LENA VALLEY  
Applicant: Ken Betlehem (City Of Hobart)  
16  
Elizabeth Street  
Proposal: Signage  
Representations: Nil  
Performance criteria: Signs Code

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### 1. Executive Summary

1.1 Planning approval is sought for Signage.

1.2 More specifically the proposal includes:

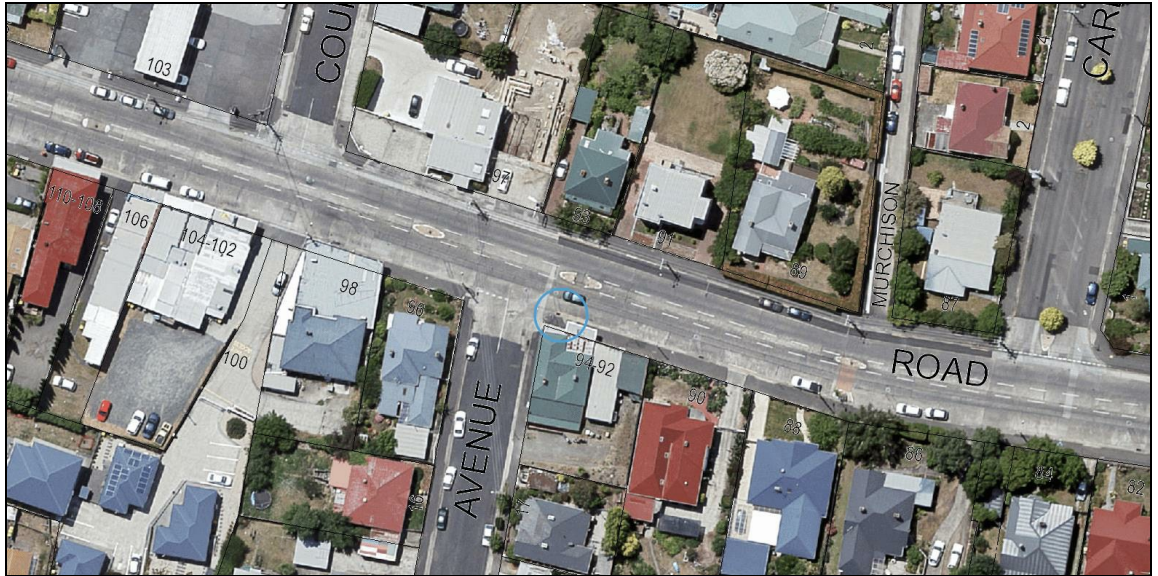
- A 0.65sqm, 100mm thick circular 'Interpretive' sign, to be fixed to a new lightpole within the enlarged footpath area directly adjacent to 92-94 Augusta Road. The new lightpole and enlarged footpath are elements of the overall Lenah Valley Retail Precinct Upgrade.
- The sign is 4.5m clear of the ground and projects 1m from the pole to which it will be attached. The sign is on the footpath side of the light pole, pointing away from the road.
- The sign presents as a speech bubble in blue with the text 'In this place...' within. The sign is double sided.
- The sign text is internally illuminated, with the extent of light spill limited by vinyl covering on the letters, therefore only allowing diffuse light to be cast from the sides of the letters, which project 6mm from the body of the sign.

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

1.3.1 Signs Code - Use of Signs

- 1.4 No representations were received within the statutory advertising period between 28 November - 12 December 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



**Image 1: Aerial view of the subject site (circled in blue) and surrounding locality.**

- 2.1 The subject site is a section of soon to be widened footpath in the road reservation area directly outside 92-94 Augusta Road, Lenah Valley and close to the intersection with Greenway Avenue. The surrounding area is represented primarily by a mix of residential and commercial properties, in what has collectively become known as the Lenah Valley Retail Precinct.

## 3. Proposal

- 3.1 Planning approval is sought for Signage.

3.2 More specifically the proposal is for:

- A 0.65sqm, 100mm thick circular 'Interpretive' sign, to be fixed to a new lightpole within the enlarged footpath area directly adjacent to 92-94 Augusta Road.
- The new lightpole and enlarged footpath are elements of the overall Lenah Valley Retail Precinct Upgrade.
- The sign is 4.5m clear of the ground and projects 1m from the pole to which it will be attached. The sign is on the footpath side of the light pole, pointing away from the road.
- The sign presents as a speech bubble in blue with the text 'In this place...' within. The sign is double sided.
- The sign text is internally illuminated, with the extent of light spill limited by vinyl covering on the letters, therefore only allowing diffuse light to be cast from the sides of the letters, which project 6mm from the body of the sign.

## 4. Background

4.1 The proposed sign is an additional element within the overall Lenah Valley Retail Precinct Upgrade scheduled to occur between December 2017 and December 2018.

## 5. Concerns raised by representors

5.1 No representations were received during the statutory advertising period between 28 November - 12 December 2017.

## 6. Assessment

6.1 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.

6.2 The site is located within the Utilities Zone of the *Hobart Interim Planning Scheme 2015*.

6.3 The proposed sign is not directly associated with the use of the road within the

Utilities Zone however an Interpretive Sign is a permitted sign type within this Zone.

6.4 The proposal has been assessed against:

6.4.1 E17.0 Signs Code

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

6.5.1 Use of Signs - Part E 17.6.1 P4

6.6 Each performance criterion is assessed below.

6.7 Use of Signs - Part E17.6.1 P4

6.7.1 The acceptable solution at clause Part E 17.6.1 A4 requires illuminated signs to be located at least 30m clear of a residential use, except if a statutory sign.

6.7.2 The proposal includes limited illumination of the lettering on the sign from within the sign itself. The sign is located within 30m of residential uses on either side of Augusta Road and up Greenway Avenue.

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

6.7.4 The performance criterion at clause Part E 17.6.1 P4 provides as follows:

*An illuminated sign within 30 metres of a residential use must not have an unreasonable impact upon the residential amenity of that use caused by light shining into windows of habitable rooms.*

6.7.5 The extent of illumination generated by the proposed sign is highly limited, being from within the interior of the sign structure and applicable only to the 6mm side depth of the text lettering. The blue 'bubble' of the sign would not allow light through. As such the illumination would only spill from around the sides of the sign's message. This illumination would not 'shine' as might occur with a fully internally illuminated or externally illuminated sign. The sign is located directly adjacent from a commercial property at 92-94 Augusta Road. It's height places it below the roof height of this building. From here the proposed sign is no closer than 15m from any nearby residential property, the majority of which are separated from the site of the sign by a road. The light produced by street lights in the

immediate area would exceed that produced by the proposed sign, whose brightness would be entirely absorbed into the typical light spill occurring in such an area. The proposed sign will not impact unreasonably upon residential amenity.

6.7.6 The proposal complies with the performance criterion.

## **7. Discussion**

7.1 Planning approval is sought for Signage.

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 reviewed by Council's Development, Road and Traffic Engineers. No issues have been raised and no conditions imposed.

7.5 The proposal is recommended for approval.

## **8. Conclusion**

8.1 The proposed Signage at AUGUSTA ROAD LENA VALLEY TAS 7008 (ROAD RESERVATION) 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 Signage at AUGUSTA ROAD LENA VALLEY TAS 7008 (ROAD RESERVATION) 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-17-852 - AUGUSTA ROAD LENA VALLEY TAS 7008 (ROAD RESERVATION) - 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

You may need building approval in accordance with the *Building Act 2016*. Click [here](#) for more information.

This is a Discretionary Planning Permit issued in accordance with section 57 of the *Land Use Planning and Approvals Act 1993*.

### OCCUPATION OF THE PUBLIC HIGHWAY

You may require a permit for the occupation of the public highway for construction or special event (e.g. placement of skip bin, crane, scissor lift etc). Click [here](#) for more information.

You may require an occupational license for structures in the Hobart City Council highway reservation, in accordance with conditions to be established by the Council. Click [here](#) for more information.

You may require a road closure permit for construction or special event. Click [here](#) for more information.

You may require a Permit to Open Up and Temporarily Occupy a Highway (for work in the road reserve). Click [here](#) for more information.

## **WORK WITHIN THE HIGHWAY RESERVATION**

Please note development must be in accordance with the Hobart City Council's Highways By law. Click [here](#) for more information.





(Cameron Sherriff)  
**Development Appraisal Officer**

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



(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: 14 December 2017

**Attachment(s):**

Attachment B - CPC Agenda Documents