



WASHINGTON STREET PUBLIC CONVENIENCE REFURBISHMENT

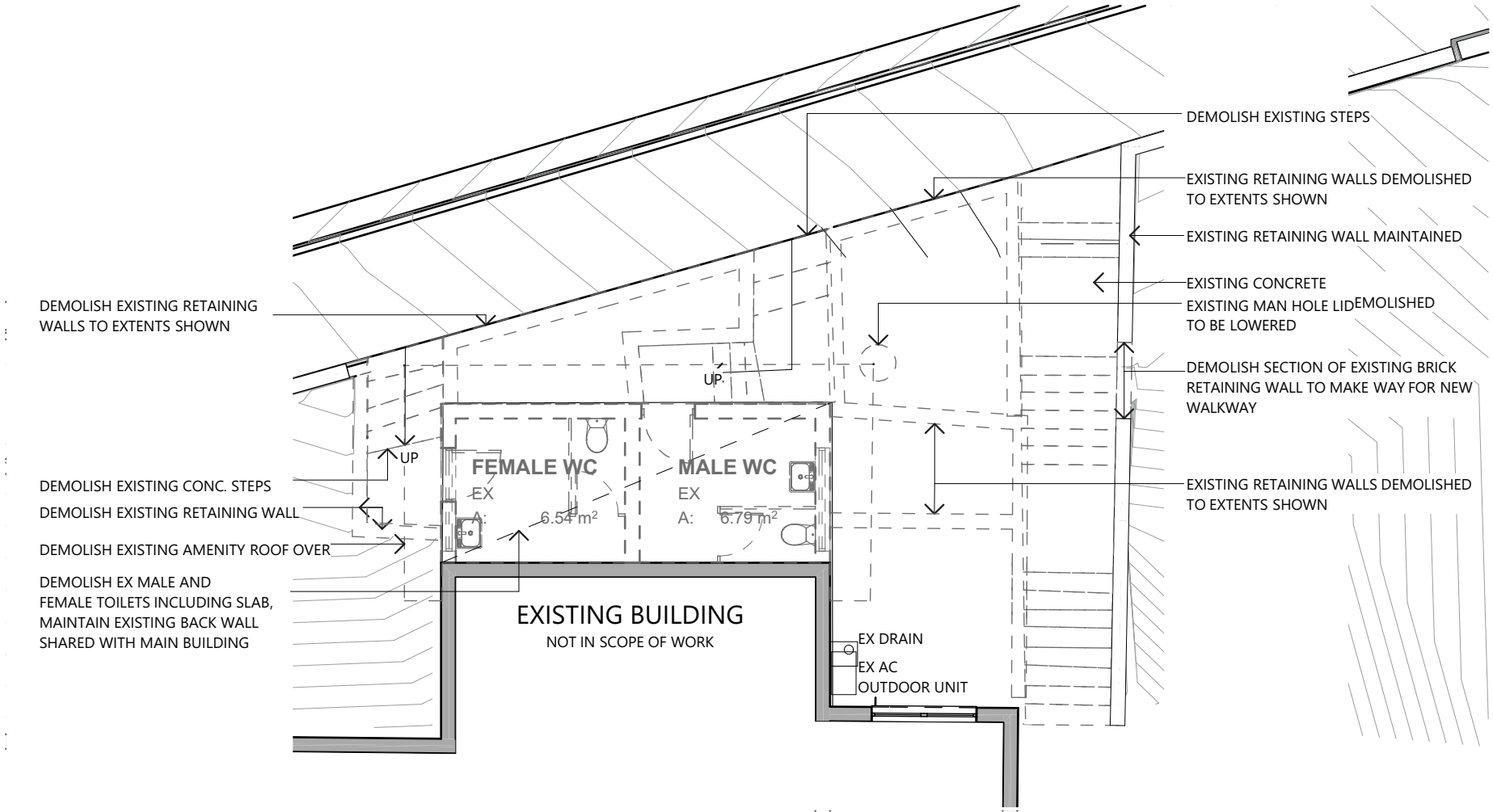
WASHINGTON STREET, SOUTH HOBART

QLD | NSW | VIC | TAS
www.artas.com.au

ARTAS
ARCHITECTS

SHEET SIZE: A3 (LANDSCAPE) CONTRACT No: #Contract Number TENDER DATE: #Tender Date

R E V I S I O N					
Stg	Rev	Description	Date	Int.	App
P	01	ISSUED FOR DEVELOPMENT APPLICATION	31/10/2017	LG	IK



DEMOLITION PLAN
SCALE 1:100
0mm 1000 2000 3000 4000 5000
North

WASHINGTON STREET PUBLIC CONVENIENCE REFURBISHMENT

HOBART CITY COUNCIL

PRELIMINARY

174020

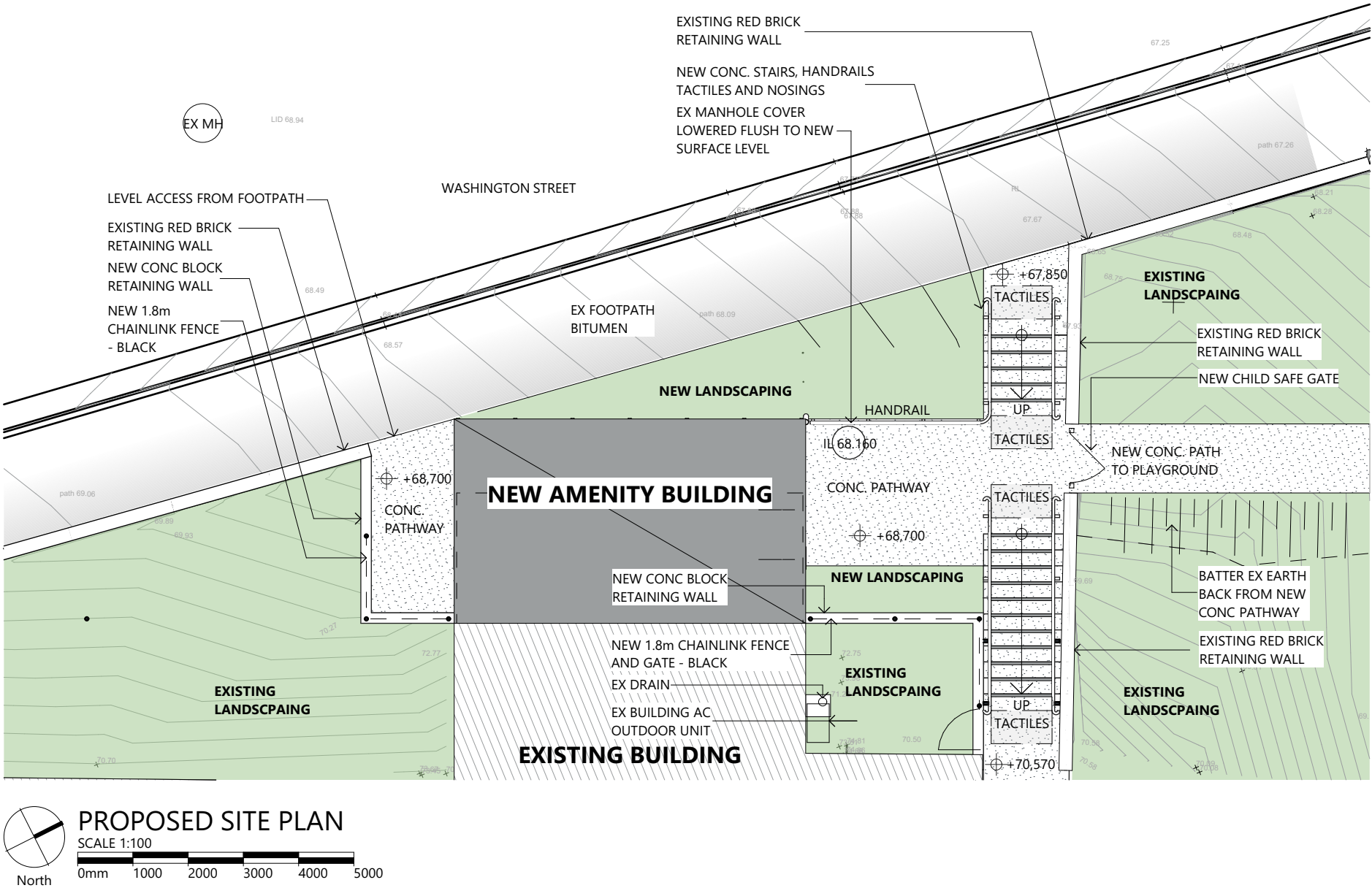
SHEET SIZE: A3 (LANDSCAPE)

A1100-P01

©COPYRIGHT THESE DRAWINGS AND THE DESIGNS ARE THE PROPERTY OF ARTAS ARCHITECTS AND MUST NOT BE USED, RETAINED OR COPIED WITHOUT WRITTEN PERMISSION FROM ARTAS ARCHITECTS. (A.B.N. 75 009 583 644)

ARTAS
ARCHITECTS

R E V I S I O N					
Stg	Rev	Description	Date	Int.	App
P	01	ISSUED FOR REVISED CLIENT REVIEW	19/10/2017	LG	IK
P	02	ISSUED FOR DEVELOPMENT APPLICATION	31/10/2017	LG	IK



WASHINGTON STREET PUBLIC CONVENIENCE REFURBISHMENT

HOBART CITY COUNCIL

PRELIMINARY

174020

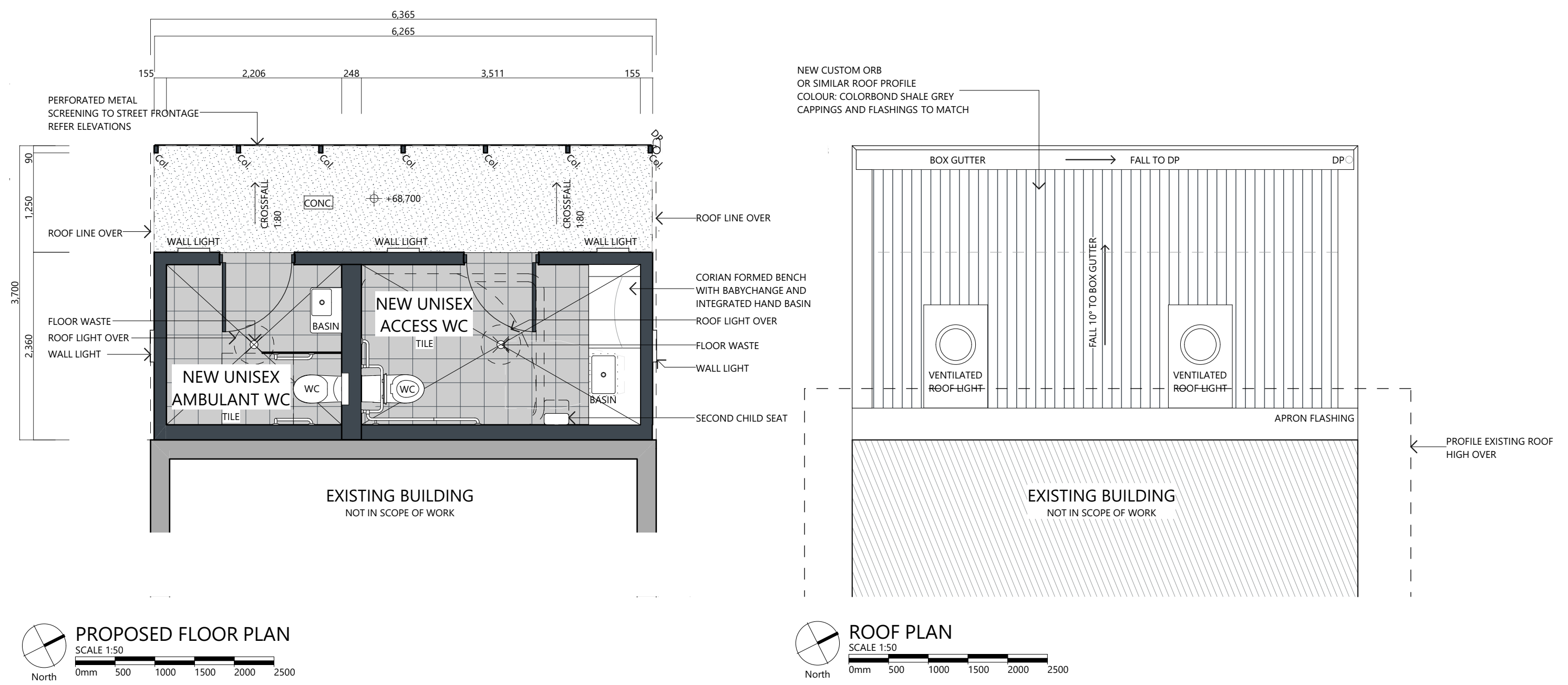
SHEET SIZE: A3 (LANDSCAPE)

A0000-P02

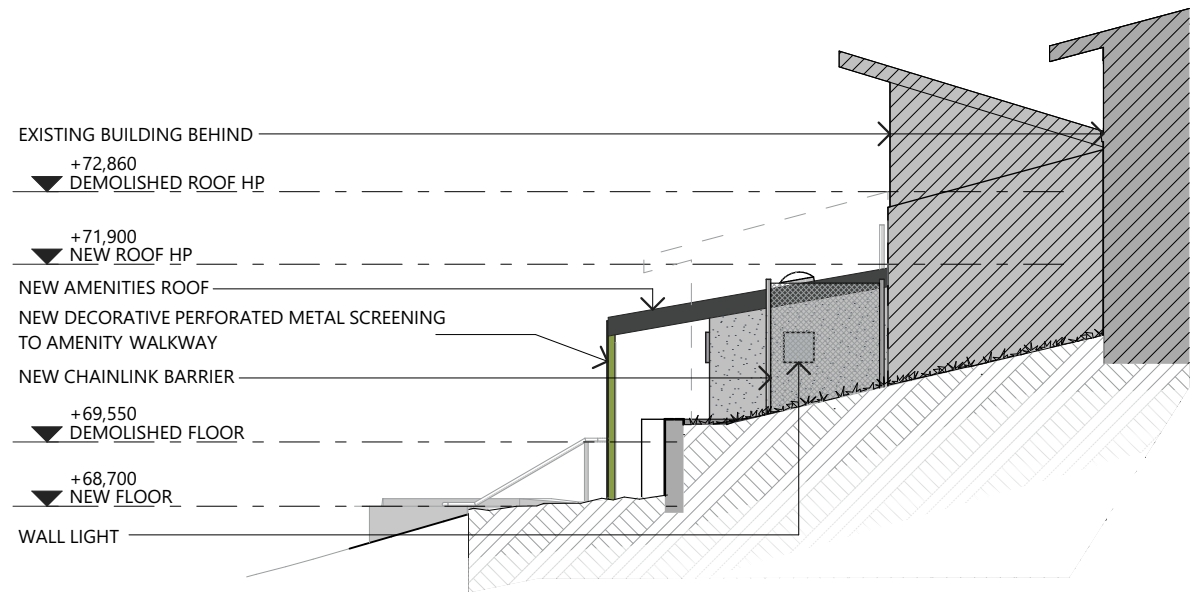
©COPYRIGHT THESE DRAWINGS AND THE DESIGNS ARE THE PROPERTY OF ARTAS ARCHITECTS AND MUST NOT BE USED, RETAINED OR COPIED WITHOUT WRITTEN PERMISSION FROM ARTAS ARCHITECTS. (A.B.N. 75 009 583 644)

ARTAS
ARCHITECTS

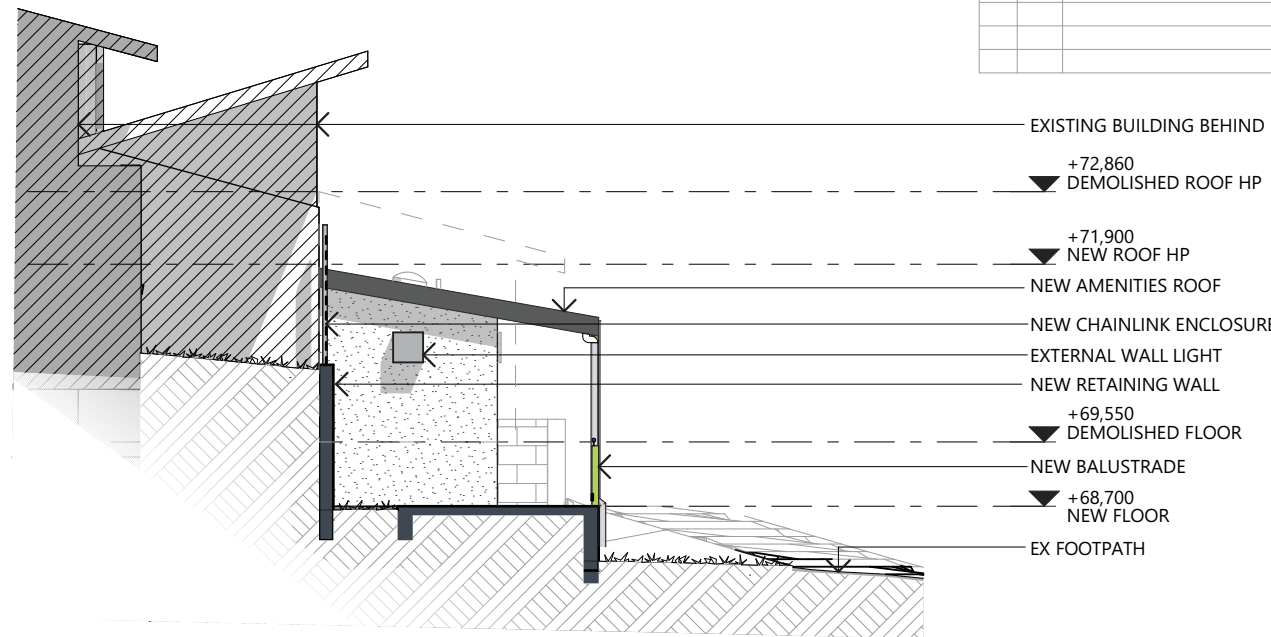
R E V I S I O N						
Stg	Rev	Description	Date	Int.	App	
P	01	ISSUED FOR INITIAL CONCEPT APPROVAL	20/07/2017	LG	LG	
P	02	ISSUED FOR REVISED CONCEPT APPROVAL	17/08/2017	LG	LG	
P	03	ISSUED FOR REVISED CLIENT REVIEW	19/10/2017	LG	IK	
P	04	ISSUED FOR DEVELOPMENT APPLICATION	31/10/2017	LG	IK	



R E V I S I O N					
Stg	Rev	Description	Date	Int.	App
P	01	ISSUED FOR REVISED CLIENT REVIEW	19/10/2017	LG	IK
P	02	ISSUED FOR DEVELOPMENT APPLICATION	31/10/2017	LG	IK



1 SOUTH WEST ELEVATION
SCALE 1:100
0mm 1000 2000 3000 4000 5000



2 NORTH EAST ELEVATION
SCALE 1:100
0mm 1000 2000 3000 4000 5000



3 NORTH WEST (STREET) ELEVATION
SCALE 1:100
0mm 1000 2000 3000 4000 5000

WASHINGTON STREET PUBLIC CONVENIENCE REFURBISHMENT

HOBART CITY COUNCIL

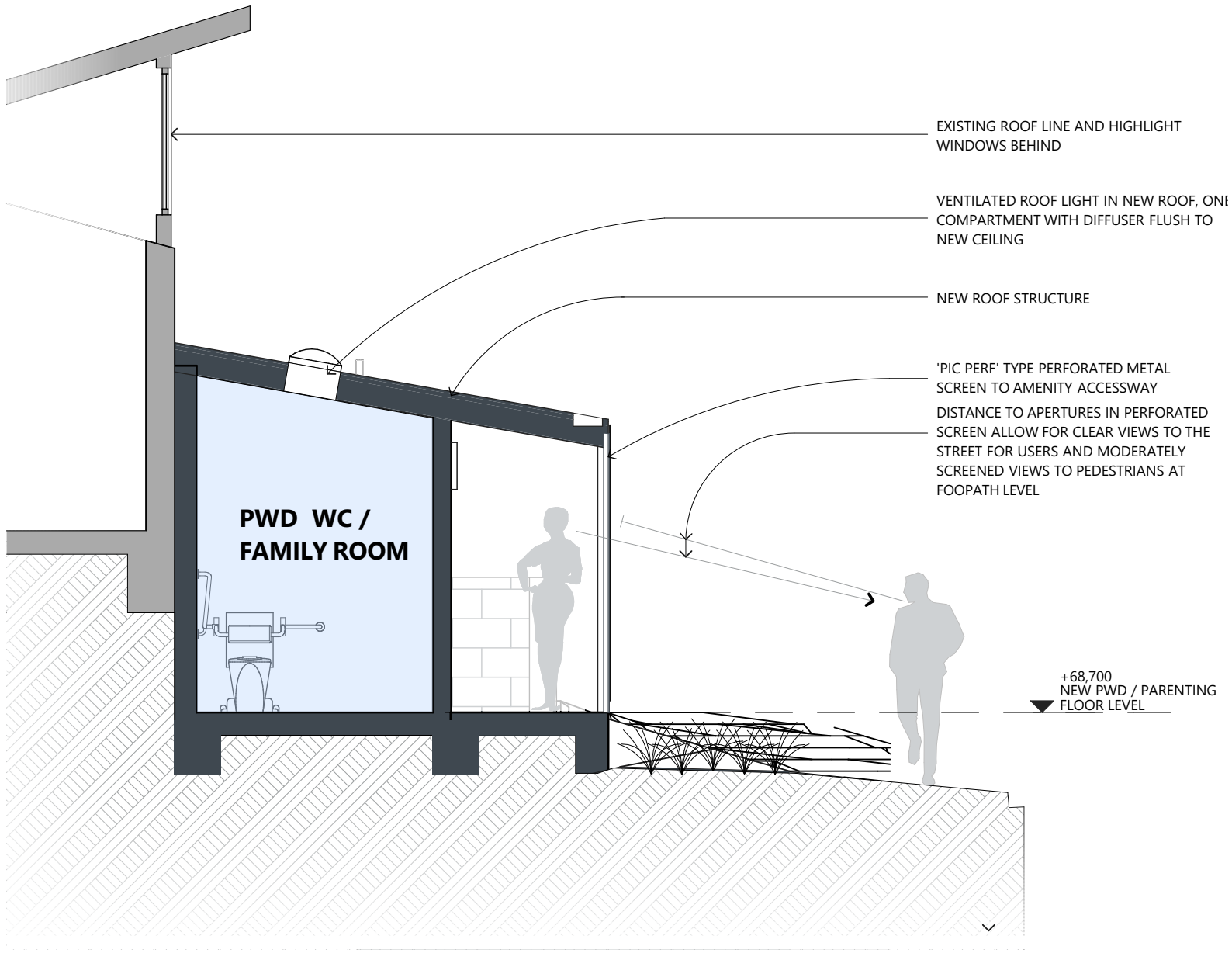
PRELIMINARY
174020
SHEET SIZE: A3 (LANDSCAPE)

A2100-P02

©COPYRIGHT THESE DRAWINGS AND THE DESIGNS ARE THE PROPERTY OF ARTAS ARCHITECTS AND MUST NOT BE USED, RETAINED OR COPIED WITHOUT WRITTEN PERMISSION FROM ARTAS ARCHITECTS. (A.B.N. 75 009 583 644)

ARTAS
ARCHITECTS

R E V I S I O N						
Stg	Rev	Description	Date	Int.	App	
P	01	ISSUED FOR INITIAL CONCEPT APPROVAL	20/07/2017	LG	LG	
P	02	ISSUED FOR REVISED CONCEPT APPROVAL	17/08/2017	LG	LG	
P	03	ISSUED FOR REVISED CLIENT REVIEW	19/10/2017	LG	IK	
P	04	ISSUED FOR DEVELOPMENT APPLICATION	31/10/2017	LG	IK	



A1

SECTION AA
SCALE 1:50

0mm
500
1000
1500
2000
2500

WASHINGTON STREET PUBLIC CONVENIENCE REFURBISHMENT

HOBART CITY COUNCIL

PRELIMINARY

174020

SHEET SIZE: A3 (LANDSCAPE)

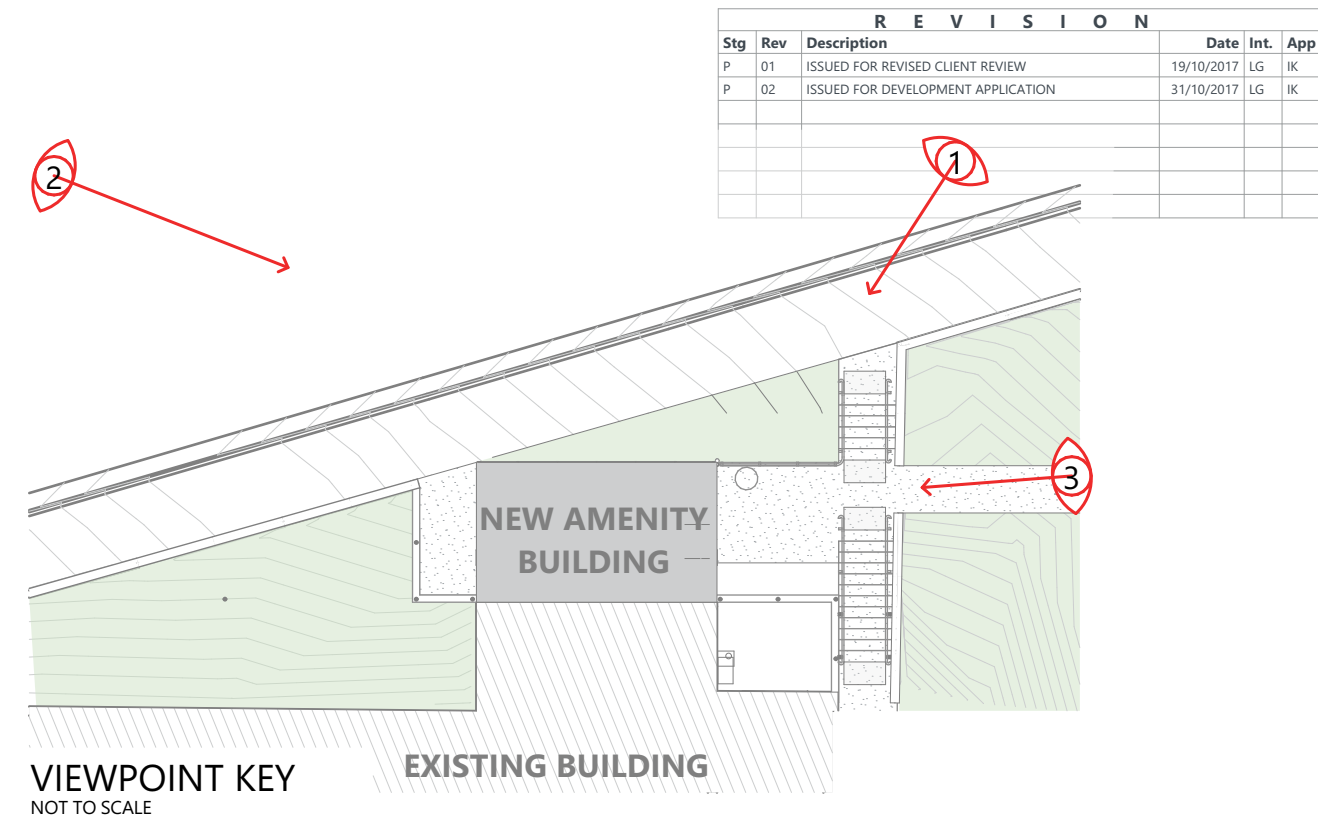
A2200-P04

©COPYRIGHT THESE DRAWINGS AND THE DESIGNS ARE THE PROPERTY OF ARTAS ARCHITECTS AND MUST NOT BE USED, RETAINED OR COPIED WITHOUT WRITTEN PERMISSION FROM ARTAS ARCHITECTS. (A.B.N. 75 009 583 644)

ARTAS
ARCHITECTS



ARTISTS IMPRESSION 1



R E V I S I O N					
Stg	Rev	Description	Date	Int.	App
P	01	ISSUED FOR REVISED CLIENT REVIEW	19/10/2017	LG	IK
P	02	ISSUED FOR DEVELOPMENT APPLICATION	31/10/2017	LG	IK



ARTISTS IMPRESSION 2



ARTISTS IMPRESSION 3



EXISTING CONDITIONS
OVERALL VIEW FROM ACCROSS WASHINGTON STREET



EXISTING CONDITIONS
MALE TOILETS ACCESS VIEW FROM FOOTPATH

R E V I S I O N					
Stg	Rev	Description	Date	Int.	App
P	01	ISSUED FOR REVISED CLIENT REVIEW	19/10/2017	LG	IK
P	02	ISSUED FOR DEVELOPMENT APPLICATION	31/10/2017	LG	IK



EXISTING CONDITIONS
FEMALE TOILETS ACCESS VIEW FROM FOOTPATH



EXISTING CONDITIONS
STEPS TO TENANCY BEHIND

WASHINGTON STREET PUBLIC CONVENIENCE REFURBISHMENT

HOBART CITY COUNCIL

PRELIMINARY

174020

SHEET SIZE: A3 (LANDSCAPE)

A7001-P02

©COPYRIGHT THESE DRAWINGS AND THE DESIGNS ARE THE PROPERTY OF ARTAS ARCHITECTS AND MUST NOT BE USED, RETAINED OR COPIED WITHOUT WRITTEN PERMISSION FROM ARTAS ARCHITECTS. (A.B.N. 75 009 583 644)

ARTAS
ARCHITECTS







JMG Ref: J173075PH

8 November 2017

General Manager
Hobart City Council
Via e-portal - <https://apply.hobartcity.com.au>

Dear Sir/Madam,

DEVELOPMENT APPLICATION - 'WASHINGTON STREET TOILET' 6 WASHINGTON STREET, SOUTH HOBART

JMG Engineers and Planners have been engaged by Artas Architects on behalf of Hobart City Council to prepare a development application for a public toilet at the 'South Hobart Sports Grounds'. This letter serves to provide an assessment of the development proposed at 6 Washington Street, South Hobart (CT 48366/1) against the provisions of the *Hobart Interim Planning Scheme 2015* ('the Planning Scheme').

The following documents are enclosed in support of the application:

- Development Application form;
- Title information;
- Proposal plans; and
- Photomontages.

As the proposed works are on land owned by Council, landowner consent has also been provided.

1. Site, Location & Context

The subject site is land located at the 'South Hobart Sports Ground' 6 Washington Street, South Hobart (CT 48366/1) (Figure 1). The site has a total area of approximately 1.6 ha.

The site is used predominantly as a sports ground facility and includes the South Hobart oval and grandstands, a soccer clubhouse, a tennis court and a tenancy occupied by Wide Angle Tasmania. The site is bound by Wentworth, Washington and D'Arcy streets.

The area adjoining the sports ground is predominantly low density residential, with residential uses immediately to the northeast, southwest and western boundaries. The Calvary Hospital - St Johns Campus is approximately 60 m to the west of the site.

117 Harrington Street
Hobart 7000
Phone (03) 6231 2555
Fax (03) 6231 1535
infohbt@jmg.net.au

49-51 Elizabeth Street
Launceston 7250
Phone (03) 6334 5548
Fax (03) 6331 2954
infohbt@jmg.net.au

Johnstone McGee &
Gandy Pty Ltd
ABN 76 473 834 852
ACN 009 547 139
as trustee for Johnstone
McGee & Gandy
Unit Trust

www.jmg.net.au



Figure 1 - Subject Site

2. Proposed Use & Development

The proposed development involves the demolition of the existing amenities block and the construction of a public amenities block comprising 2 x unisex bathrooms at the South Hobart sports ground. The proposal also includes upgrades to the accessway as well as landscaping along the Washington Street frontage.

The proposed upgrades include the following:

- 1 x unisex/ambulant bathroom;
- 1 x unisex bathroom with separate powder/family room;
- New concrete pathway, steps and handrails;
- New concrete pathway and gate to the existing playground in the northern corner of the site;
- New retaining wall and chainlink fence to the south of the amenities block; and
- Landscaping along the Washington Street frontage.

The maximum height above ground level is 3.2 m. The amenities block will be accessible from Washington Street via new concrete stairs and ramp.

The amenities block is to be of concrete construction with perforated metal screening to the amenity accessway. Screening will allow for clear views to the street for users and moderately screened views to pedestrians at footpath level, ensuring passive surveillance of the accessway.

The new roof structure will include a skylight, allowing light to diffuse into each amenities unit.

Proposal plans are enclosed as Appendix B.

The proposal generates the following discretions:

- 18.3.1 - Hours of Operation; and
- 18.4.4 - Passive Surveillance.

3. Planning Assessment

The site is zoned 'Recreation' under the *Hobart Interim Planning Scheme 2015* ('The Scheme') (see Figure 2). The site is also subject to the 'Heritage Precinct' overlay (Heritage Number SH3).



Figure 2 - Zoning

3.1 Recreation Zone

The proposed development has been assessed against the applicable standards of the zone. Sports and recreation is a 'permitted' use in the zone under clause 18.2. The proposed use and development becomes discretionary if it relies on a performance criteria to comply with an applicable standard in accordance with clause 8.8.

3.1.1 Use Standards - Sports and Recreation

18.3.1 Hours of Operation	
A1 Hours of operation of a use within 50 m of a residential zone must be within:	P1 Hours of operation of a use within 50 m of a residential zone must not have an

<p>(a) 7.00 am to 8.00 pm Mondays to Fridays inclusive; (b) 8.00 am to 6.00 pm Saturdays; (c) 10.00 am to 5.00 pm Sundays and Public Holidays; <i>Except for office and administrative tasks.</i></p>	<p><i>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.</i></p>
--	--

The public amenities block will be available for public use during the Councils standard operating hours of:

- 7 am - 6 pm during non daylight savings hours; and
- 7 am - 8 pm during daylight savings hours.

These hours are 7 days a week. Outside of these hours, the amenities will be locked.

Whilst the proposed hours of operation are technically non-compliant with the scheme in that they exceed the permissible hours on a Sunday, the proposed development and its use is considered compatible with the adjoining residential area. The proposal is considered to be consistent with P1.

18.3.2 Noise	
<p>A1</p> <p><i>Noise emissions measured at the boundary of a residential zone must not exceed the following:</i></p> <p>(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 and 7.00 am; (c) 65dB(A) (LAmix) at any time.</p> <p><i>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.</i></p> <p><i>Noise levels are to be averaged over a 15 minute time interval.</i></p>	<p>P1</p> <p><i>Noise emissions measured at the boundary of a residential zone must not cause environmental harm within the residential zone.</i></p>
<p>A2</p> <p><i>External amplified loud speakers or music must not be used within 50 m of a residential zone.</i></p>	<p>P2</p> <p><i>Noise emissions measured at the boundary of a residential zone must not cause environmental harm within the residential zone.</i></p>

Noise emissions from the proposed amenities block will be minimal and will not include the playing of amplified music. The proposal is consistent with A1 and A2.

18.3.3 External Lighting

A1

External lighting, other than flood lighting of sport and recreation facilities, within 50 m of a residential zone must comply with all of the following:

- (a) be turned off between 9:00 pm and 6:00 am, except for security lighting;*
- (b) security lighting must be baffled to ensure they do not cause emission of light outside the zone.*

P1

External lighting, other than flood lighting of sport and recreation facilities, within 50 m of a residential zone must not adversely affect the amenity of adjoining residential areas ^{R1}, having regard to all of the following:

- (a) level of illumination and duration of lighting;*
- (b) distance to habitable rooms in an adjacent dwelling.*

External lighting will be turned on in the evenings for security purposes. However, the lighting will be baffled by the perforated metal screening at the front of the facility, minimising the opportunity for disruptive light emission. The proposal is consistent with A1.

A2

Flood lighting of sport and recreation facilities within 200 m of a residential zone must not subject nearby residential lots to obtrusive light, as defined in AS 4282-1997-1.4.7.^{R1}

P2

Flood lighting of sport and recreation facilities within 200 m of a residential zone must satisfy all of the following:

- (a) be necessary for sport or recreational use;*
- (b) not operate after 9.00 pm unless spill light does not unreasonable impact residential amenity of nearby land.*

No flood lighting is proposed as part of this application. A2 is not applicable.

18.3.4 Commercial and Patron Vehicle Movements

A1

Commercial and patron vehicle movements, (including loading and unloading and garbage removal), to or from site within 50 m of a residential zone must be within the hours of:

- (a) 7.00 am to 9.00 pm Mondays to Fridays inclusive;*
- (b) 8.00 am to 7.00 pm Saturdays;*
- (c) 10.00 am to 6.00 pm Sundays and Public Holidays.*

P1

Commercial and patron 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:

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

	<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>
--	--

The proposal does not generate commercial or patron vehicle movements or the provision of car parking areas. A1 is not applicable.

3.1.2 Setbacks and building envelope

18.4.1 Building Height	
<p>A1</p> <p><i>Building height must be no more than: 10 m.</i></p>	<p>P1</p> <p><i>Building height must satisfy all of the following:</i></p> <p>(a) be consistent with any Desired Future Character Statements provided for the area; and</p> <p>(b) not unreasonably overshadow adjacent public space</p>

The maximum building height above ground level is 3.2 m. The proposal is consistent with A1.

<p>A2</p> <p><i>Building height within 10 m of a residential zone must be no more than 8.5 m.</i></p>	<p>P2</p> <p><i>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.</i></p>
--	---

The maximum building height above ground level is 3.2 m. The proposal is consistent with A1.

18.4.2 Setback	
<p>A1</p> <p><i>Building setback no less than:</i></p> <p>5 m.</p>	<p>P1</p> <p><i>Building setback from frontage must satisfy all of the following:</i></p> <p><i>(a) be consistent with any Desired Future Character Statements provided for the area; and</i></p> <p><i>(b) enhance the characteristics of the site, adjoining lots and the streetscape.</i></p>

The proposed amenities block is setback a minimum of 1.34 m from Washington Street which is inconsistent with the acceptable solution, therefore the performance requirements have been addressed.

There are no desired future character statements for the zone, (a) is not applicable.

The site is used for public sports and recreation. The proposal, whilst inconsistent with the require setback, will maintain the existing setback of the amenities block from Washington Street.

Further, public facilities such as an amenities block, provide convenience for the public and support the existing recreation use. The proposed upgrades will replace a run-down amenities block, thus enhancing the appearance of the facility from Washington Street and providing convenience and safety for the public.

The proposal is consistent with (b).

<p>A2</p> <p><i>Building setback from a residential zone must be no less than:</i></p> <p><i>(a) 3 m;</i></p> <p><i>(b) half the height of the wall,</i></p> <p><i>Whichever is the greater.</i></p>	<p>P2</p> <p><i>Building setback from a residential zone must be sufficient to prevent unreasonable adverse impacts on residential amenity by:</i></p> <p><i>(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;</i></p> <p><i>(b) overlooking and loss of privacy;</i></p> <p><i>(c) visual impact when viewed from adjoining lots,</i></p> <p><i>Taking into account aspect and slope.</i></p>
---	--

The proposed development is separated from the adjoining residential zone by the width of the Washington Street road reserve, being approximately 15 m. The proposal is consistent with A2.

3.1.3 Design

18.4.3 Design	
<p>A1</p> <p><i>Walls of a building facing a residential zone must be coloured using colours with a light reflectance value not greater than 40 percent.</i></p>	<p>P1</p> <p><i>No performance criteria.</i></p>

The proposed amenities block will be finished with a colorbond roof in shale grey, rendered walls in grey and a perforated metal screening to the full length of the front (street) elevation. These materials will have a light reflectance value of not more than 40 %. The proposal is consistent with A1.

18.4.4 Passive Surveillance	
<p>A1</p> <p>Buildings 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 façade;</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>P1</p> <p><i>Buildings design must provide for passive surveillance of public spaces by satisfying all of the following:</i></p> <p><i>(a) provide the main entrance or entrances to a building so that they are clearly visible from nearby buildings and public spaces;</i></p> <p><i>(b) locate windows to adequately overlook the street and adjoining public spaces;</i></p> <p><i>(c) incorporate shop front windows and doors for ground floor shops and offices, so that pedestrians can see into the building and vice versa;</i></p> <p><i>(d) locate external lighting to illuminate any entrapment spaces around the building site;</i></p> <p><i>(e) provide external lighting to illuminate car parking areas and pathways;</i></p> <p><i>(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;</i></p> <p><i>(g) provide for sight lines to other buildings and public spaces.</i></p>

The proposed amenities block includes two door openings to the front (street) elevation, however a perforated mesh screen is provided across the full length of the façade which triggers a discretion under A1(b) and (c). The Performance Criteria have been addressed.

The proposed amenities block is accessible from Washington Street, with a clearly visible stairway and ramp access P1(a).

Two entry doors are located at street level and provide access to the two cubicles. The amenities block will be fitted with perforated metal screening along the frontage. Screening will allow for clear views to the street for users and moderately screened views to pedestrians at footpath level, ensuring passive surveillance of the accessway and adjoining public space. Due to the nature of the proposed development, transparent windows at street level are not considered appropriate. However, windows are provided to the street elevation of the existing building directly behind the proposed amenities block. The proposal will not obstruct these windows. The proposal is considered to be consistent with P1(b).

The proposal does not include ground floor shops or offices, therefore P1(c) is not applicable.

Baffled lighting will be provided to pathways and at the entry to the amenities block P1(e).

Two public accesses are provided, a level concrete access to the south of the proposed amenities block, and a new concrete stair and pathway to the north. Both accesses are clearly visible from the street P1(f).

Site lines will be maintained between the proposed development, Washington Street and to the existing playground to the north, consistent with P1(g).

18.4.5 Landscaping	
<p>A1 <i>Landscaping must be provided along the frontage of a site (except where access is provided) unless the building has nil setback to frontage.</i></p>	<p>P1 <i>Landscaping must be provided to satisfy all of the following:</i></p> <ul style="list-style-type: none"> <i>(a) enhance the appearance of the development;</i> <i>(b) provide a range of plant height and forms to create diversity, interest and amenity;</i> <i>(c) not create concealed entrapment spaces;</i> <i>(d) be consistent with any Desired Future Character Statements provided for the area.</i>

Additional landscaping is proposed at street level along Washington Street, consistent with A1.

3.2 Historic Heritage Code

The site is listed as Heritage Place 'South Hobart Recreation Ground Grandstand' (Ref. No. 3177) therefore the provisions of the Historic Heritage Code apply.

3.2.1 Development standards for Heritage Places

E13.7.1 Demolition	
<p>A1 <i>No Acceptable Solution</i></p>	<p>P1 <i>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;</i></p>

	<p><i>(a) there are, environmental, social, economic or safety reasons of greater value to the community than the historic cultural heritage values of the place;</i></p> <p><i>(b) there are no prudent and feasible alternatives;</i></p> <p><i>(c) important structural or façade elements that can feasibly be retained and reused in a new structure, are to be retained;</i></p> <p><i>(d) significant fabric is documented before demolition.</i></p>
--	--

The heritage place on the site is the South Hobart Recreation Ground Grandstand, which is approximately 84 m from the proposed development. As such, the proposed demolition of the existing amenities block, will not result in the loss of heritage fabric or cultural significance of the heritage place. The proposal is consistent with P1.

E13.7.2 Buildings and Works other than Demolition	
<p>A1</p> <p><i>No Acceptable Solution</i></p>	<p>P1</p> <p><i>Development must not result in any of the following:</i></p> <p><i>(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;</i></p> <p><i>(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 places;</i></p>
<p>A2</p> <p><i>No Acceptable Solution</i></p>	<p>P2</p> <p><i>Development must be designed to be subservient and complementary to the place through characteristics including:</i></p> <p><i>(a) scale and bulk, materials, built form and fenestration;</i></p> <p><i>(b) setback from frontage;</i></p> <p><i>(c) siting with respect to buildings, structures and listed elements;</i></p> <p><i>(d) using less dominant materials and colours.</i></p>
<p>A3</p> <p><i>No Acceptable Solution</i></p>	<p>P3</p> <p><i>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.</i></p>
<p>A4</p> <p><i>No Acceptable Solution</i></p>	<p>P4</p> <p><i>Extensions to existing buildings must not detract from the historic cultural heritage significance of the place.</i></p>

The proposed development minimises impact to the heritage significance of the Grandstand by working within the existing building footprint. Further, the proposed amenities block will be

lower than the existing facility, thus minimising impact at street level as well as enabling equal access to the facility and beyond to the adjacent park. The proposal is consistent with P1 - P4.

<p>A5</p> <p><i>New front fences and gates must accord with original design, based on photographic, archaeological or other historical evidence.</i></p>	<p>P5</p> <p><i>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.</i></p>
---	--

No new front fences are proposed. However, the proposed stair and ramp upgrades are consistent with what is currently on-site. A5 is not applicable.

<p>A6</p> <p><i>Areas of landscaping between a dwelling and the street must be retained.</i></p>	<p>P6</p> <p><i>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 significance of the place.</i></p>
---	---

All existing landscaped areas are to be retained and further enhanced as a result of the proposal, consistent with A6.

3.2.2 Development standards for Heritage Precincts

The site is located within heritage precinct SH3 (Washington) which is significant due to intact streetscapes, collection of residential buildings from the first settlement to the mid twentieth century and the pattern of development that characterises the suburb of South Hobart.

E13.8.1 Demolition	
<p>A1</p> <p><i>No Acceptable Solution</i></p>	<p>P1</p> <p>Demolition must not result in the loss of any of the following:</p> <ul style="list-style-type: none"> (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; <p>Unless all of the following apply;</p> <ul style="list-style-type: none"> (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.
--	--

The existing amenities is not an item of heritage significance in itself, and its demolition will not result in the loss of an important building, landscape setting, architectural fabric or other items that contribute to the historic cultural heritage significance of the precinct, consistent with (a) and (b). The proposal is consistent with P1.

E13.8.2 Building and Works other than Demolition	
A1 <i>No Acceptable Solution</i>	P1 <i>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.</i>
A2 <i>No Acceptable Solution</i>	P2 <i>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.</i>
A3 <i>No Acceptable Solution</i>	P3 <i>Extensions to existing buildings must not detract from the historic cultural heritage significance of the precinct.</i>

The proposed development minimises impact to the heritage significance of the heritage item on the site by working within the existing building footprint. The proposed amenities block will also be lower than the existing facility, thus minimising impact at street level as well as enabling equal access to the facility and beyond to the adjacent park. Further, the proposed upgrades will provide a more attractive amenities block that is screened when viewed at street level, thus improving the streetscape presence within the precinct overall.

The proposal is consistent with P1 - P3.

A4 <i>New front fences and gates must accord with original design, based on photographic, archaeological or other historical evidence.</i>	P4 <i>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.</i>
--	--

No new front fences are proposed. However, the proposed stair and ramp upgrades are consistent with what is currently on-site. A4 is not applicable.

<p>A5</p> <p><i>Areas of landscaping between a dwelling and the street must be retained.</i></p>	<p>P5</p> <p><i>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 significance or the streetscape values and character of the precinct.</i></p>
--	---

All existing landscaped areas are to be retained and further enhanced as a result of the proposal, consistent with A5.

3.3 Parking and Access Code

No additional vehicle access points or on-site parking is proposed as part of this application therefore the provisions of the Parking and Access Code are not applicable.

3.4 Stormwater Management Code

No new impervious surfaces or stormwater drainage systems are proposed as part of this application therefore the provisions of the Stormwater Management Code are not applicable.

4. Summary

This proposal seeks to obtain a permit for the refurbishment of a public convenience facility at the South Hobart Sports Ground, 6 Washington Street, Hobart (CT 48366/1 and CT 40499/1).

The proposal generates the following discretions:

- 18.3.1 - Hours of Operation; and
- 18.4.4 - Passive Surveillance.

The discretions have been assessed against the applicable Performance Criteria and are considered acceptable.

If Council requires any further information or clarification with respect to this application, please contact me on 6231 2555 or at fbeasley@jmg.net.au.

Yours faithfully

JOHNSTONE MCGEE & GANDY PTY LTD



Frances Beasley
TOWN PLANNER

APPENDIX A

Title Information

APPENDIX B

Proposal Plans

APPENDIX C

Photomontages

APPENDIX D

Landowner Consent



City of **HOBART**

Enquiries to: Adrian Roth

☎: (03) 6238 2477

✉: coh@hobartcity.com.au

Our Ref: 7663165

6 November 2017

Francis Beasley
JMG (obo City of Hobart)

Via Email: coh@hobartcity.com.au

Dear Ms Beasley

NOTICE OF LAND OWNER CONSENT TO LODGE A PLANNING APPLICATION

Site Address: **6 Washington Street, South Hobart**

Description of Proposal: **Demolition of the existing amenities block and the construction of a public amenities block comprising 2 x unisex bathrooms at the South Hobart sports ground. The proposal also includes upgrades to the access way as well as landscaping along the Washington Street frontage.**

Applicant Name: **Francis Beasley, ARTAS Architects
(obo City of Hobart)**

I write to advise that pursuant to Section 52 of the *Land Use Planning and Approvals Act 1993*, I grant my consent on behalf of the Hobart City Council as the owner/administrator of the above land for you to make application to the City for a planning permit for the development described above and as per the attached documents.

Please note that the granting of the consent is only for the making of the application and in no way should such consent be seen as prejudicing any decision the Council is required to make as the statutory planning authority or as the owner/administrator of the land.

Yours faithfully


(N D Heath)
GENERAL MANAGER

Attachment: **Land Owner Consent**



LAND OWNER CONSENT TO LODGE A PLANNING APPLICATION

Site Address: **6 Washington Street, South Hobart**

Description of Proposal: **Demolition of the existing amenities block and the construction of a public amenities block comprising 2 x unisex bathrooms at the South Hobart sports ground. The proposal also includes upgrades to the access way as well as landscaping along the Washington Street frontage.**

Applicant Name: **Francis Beasley, JMG
(obo City of Hobart)**

The land indicated above is owned or is administered by the Hobart City Council.

The applicant proposes to lodge an application for a permit, pursuant to the *Land Use Planning and Approvals Act 1993*, in respect to the proposal described above.

Part or all of the application proposes use and/or development on land owned or administered by the City located at Demolition of the existing amenities block and the (as shown on the attached plans).

Being and as General Manager of the Hobart City Council, I provide written permission to the making of the application pursuant to Section 52(1B)(b) of the *Land Use Planning and Approvals Act 1993*.

(N D Heath)
GENERAL MANAGER

Date: 7/11/17

This consent is for the making of a planning application only, and does not constitute landlord consent for the development to occur.

Attachments/Plans: **Plans**

SEARCH OF TORRENS TITLE

VOLUME 48366	FOLIO 1
EDITION 2	DATE OF ISSUE 01-Jul-2015

SEARCH DATE : 26-Oct-2017

SEARCH TIME : 04.02 PM

DESCRIPTION OF LAND

City of HOBART

Lot 1 on Diagram 48366

Derivation : Whole of Lot 1, 1.305ha. vested in the Lord Mayor
Aldermen and Citizens of the City of Hobart.

Prior CT 4752/15

SCHEDULE 1

HOBART CITY COUNCIL

SCHEDULE 2

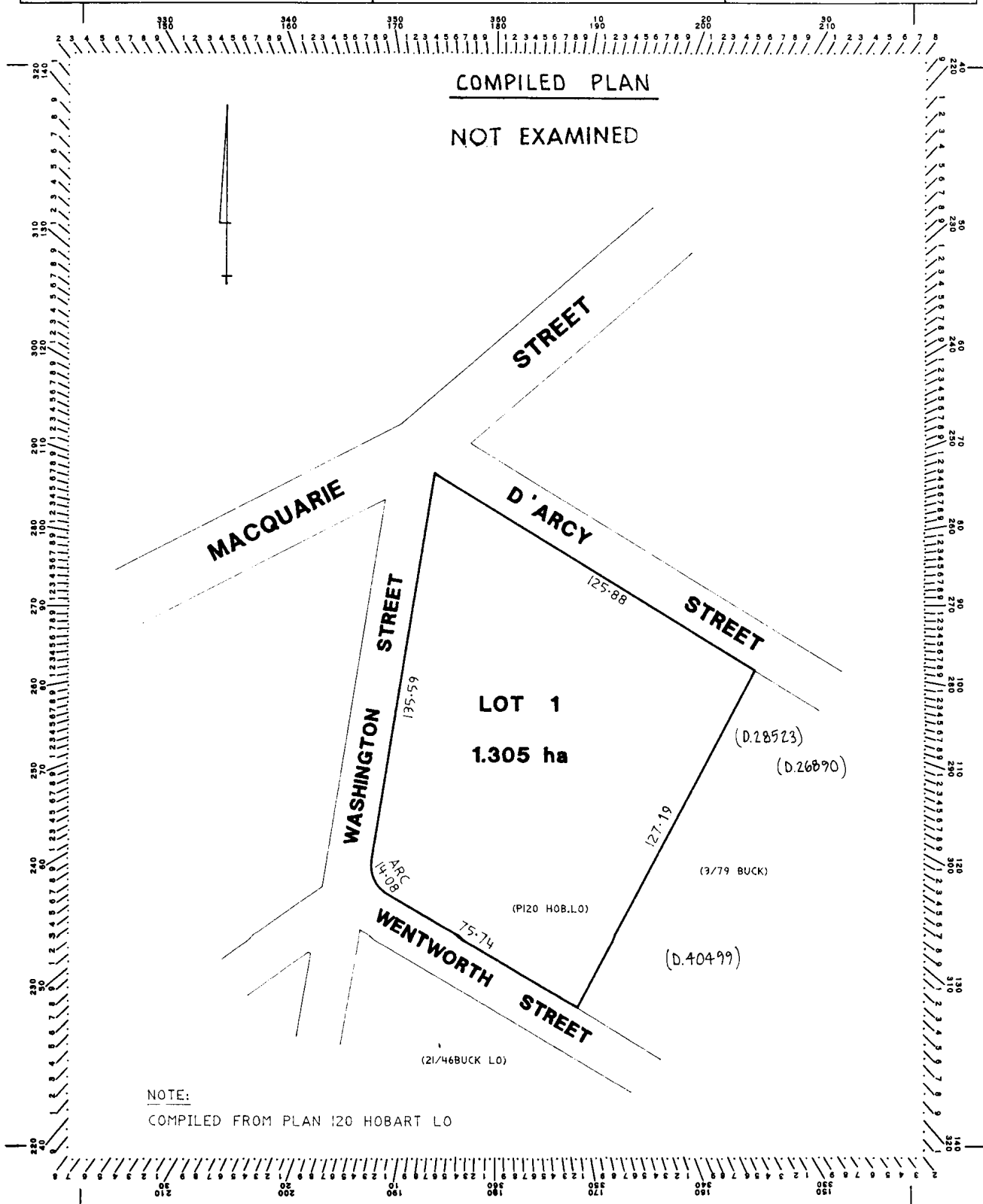
Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

8405 P 2 8366

Owner: THE MAYOR ETC. HOBART	PLAN OF SURVEY by Surveyor..... of land situated in the DEPARTMENT OF ENVIRONMENT & PLANNING CITY OF HOBART SOUTH HOBART RECREATION GROUND SCALE 1: 2000 MEASUREMENTS IN METRES	Registered Number: D48366
Title Reference: V.O. B.409905		Approved <u>28 FEB 1991</u> Effective from: <i>[Signature]</i>
Grantee: WHOLE OF LOT 1, 1.305 ha, VESTED IN THE LORD MAYOR ALDERMEN & CITIZENS OF THE CITY OF HOBART.		Recorder of Titles



JMG Ref: J173075PH
Council Ref: PLN-17-928

28th November 2017

General Manager
Hobart City Council
Via e-portal - <https://apply.hobartcity.com.au>

117 Harrington Street
Hobart 7000
Phone (03) 6231 2555
Fax (03) 6231 1535
infohbt@jmg.net.au

49-51 Elizabeth Street
Launceston 7250
Phone (03) 6334 5548
Fax (03) 6331 2954
infohbt@jmg.net.au

Johnstone McGee &
Gandy Pty Ltd
ABN 76 473 834 852
ACN 009 547 139
as trustee for Johnstone
McGee & Gandy
Unit Trust

www.jmg.net.au

Dear Sir/Madam,

RFI RESPONSE - 'WASHINGTON STREET TOILET' 6 WASHINGTON STREET, SOUTH HOBART

JMG Engineers and Planners have been engaged by Artas Architects on behalf of Hobart City Council to prepare a response to Council's Request for Further Information letter dated 22 November relating to planning application number PLN-17-928. The matters raised in Council's letter are addressed in sequence below.

1. Certificate of Title

Additional certificate of title for CT 40499/1 is provided under Attachment A.

2. Assessment against the Stormwater Code

An assessment against the provisions of the Stormwater Code is provided below.

E7.7.1 Stormwater Drainage and Disposal	
<p>A1</p> <p><i>Stormwater from new impervious surfaces must be disposed of by gravity to public stormwater infrastructure.</i></p>	<p>P1</p> <p>***</p>

No new impervious surfaces are proposed therefore A1 is not applicable. However, stormwater is currently discharged to the existing infrastructure in the Washington Street road reserve. As confirmed by CES (Attachment B), the existing stormwater discharge to kerb will be sufficient to support the proposed development with only minor upgrades resulting from new guttering and minor changes to building alignment.

<p>A2</p> <p><i>A stormwater system for a new development must incorporate water sensitive urban design principles R1 for the treatment and disposal of stormwater if any of the following apply:</i></p> <p>(a) the size of new impervious area is more than 600 m²;</p> <p>(b) new car parking is provided for more than 6 cars;</p> <p>(c) a subdivision is for more than 5 lots.</p>	<p>P2</p> <p>***</p>
--	-----------------------------

No new impervious surfaces are proposed, therefore (a) is not applicable. The amenities block will be constructed on an existing impervious area.

No new car parking is proposed, therefore (b) is not applicable.

No subdivision is proposed, therefore (c) is not applicable.

Therefore, A2 is not applicable to this development.

<p>A3</p> <p><i>A minor stormwater drainage system must be designed to comply with all of the following:</i></p> <p><i>(a) be able to accommodate a storm with an ARI of 20 years in the case of non-industrial zoned land and an ARI of 50 years in the case of industrial zoned land, when the land serviced by the system is fully developed;</i></p> <p><i>(b) stormwater runoff will be no greater than pre-existing runoff or any increase can be accommodated within existing or upgraded public stormwater infrastructure.</i></p>	<p>P3</p> <p>***</p>
---	-----------------------------

No change to the stormwater drainage system is proposed. The existing system can accommodate a storm with ARI of 20 years (a).

There will be no increase in stormwater runoff as a result of the proposed development (b). However, the proposed amenities building will be provided with gutters to prevent free flow of water runoff from the roof surface which will then be drained to the existing stormwater infrastructure in the Washington Street road reserve. As confirmed by CES (Attachment B), the existing stormwater discharge to kerb will be sufficient to support the proposed development.

The proposal therefore, complies with A3.

<p>A4</p> <p><i>A major stormwater drainage system must be designed to accommodate a storm with an ARI of 100 years.</i></p>	<p>P4</p> <p>***</p>
---	-----------------------------

No major drainage system is proposed therefore A4 is not applicable.

We trust this addresses Council's request, however should anything further be required, please contact me on 6231 2555 or at fbeasley@jmg.net.au.

Yours faithfully

JOHNSTONE McGEE & GANDY PTY LTD



Frances Beasley
TOWN PLANNER

APPENDIX A

Additional Certificate of Title

SEARCH OF TORRENS TITLE

VOLUME 40499	FOLIO 1
EDITION 2	DATE OF ISSUE 01-Jul-2015

SEARCH DATE : 28-Nov-2017

SEARCH TIME : 10.42 AM

DESCRIPTION OF LAND

City of HOBART

Lot 1 on Diagram 40499

Being the land described in Conveyance No. 13/4166

Excepting thereout Conveyance 14/5782, Conveyance 14/6318

Derivation : Part of 299A Gtd to R L Murray

Prior CT 4630/38

SCHEDULE 1

HOBART CITY COUNCIL

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

B409906 BURDENING EASEMENT: Right of carriageway and pipeline easement therein mentioned (appurtenant to Lot No. 1 on Diagram No. 255/7) over the land marked "Right of Way and pipeline Easement 5.00 wide" on Sketch Diagram No. 40499 Registered 16-Apr-1991 at 12.01 PM

14/6318 CONVEYANCE - Benefiting Easement - Drainage Right over the storm water pipe shown on Diagram No. 40499

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

APPROVED 15 JAN 1989 <i>[Signature]</i> RECORDER OF TITLES	CONVERSION PLAN CONVERTED FROM 13/4166	REGISTERED NUMBER D.40499
FILE NUMBER A. 7875	GRANTEE: PART OF 299-0-0 GTD. TO ROBERT LATHROP MURRAY	DRAWN <i>[Signature]</i> 11. 7. 89

OS K 2062

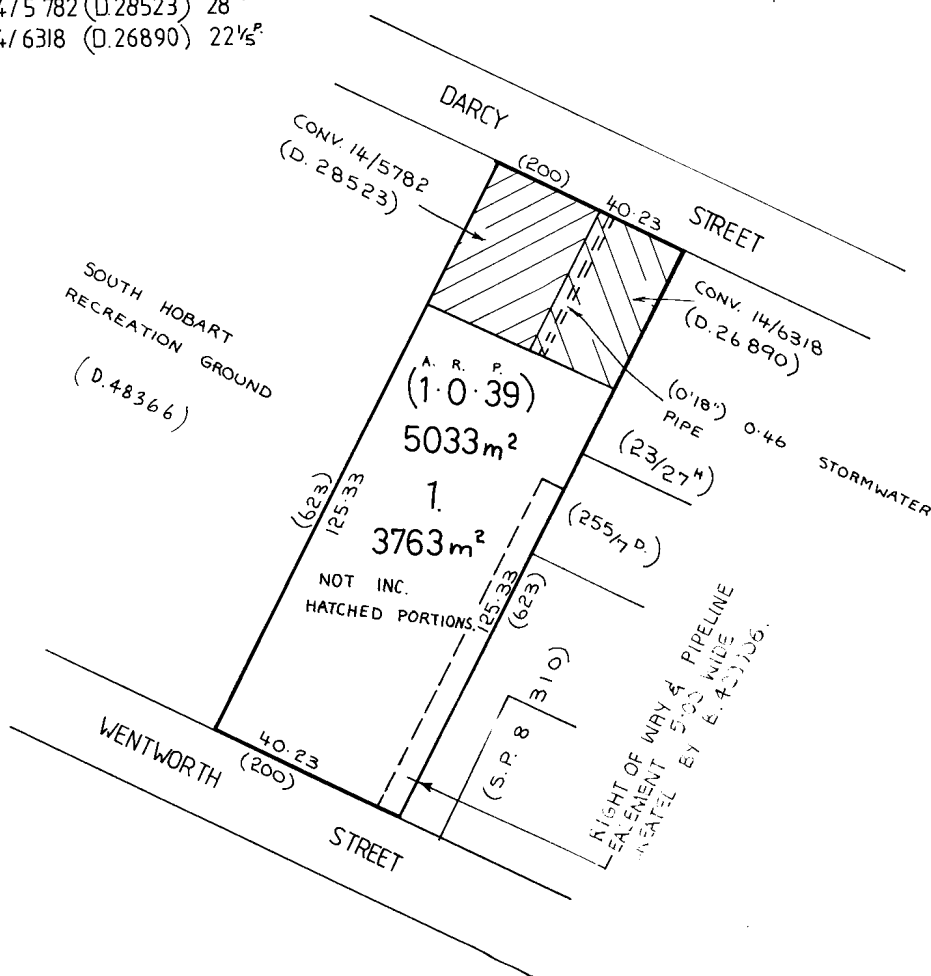
SKETCH BY WAY OF ILLUSTRATION ONLY

CITY/TOWN OF HOBART
LAND DISTRICT OF
PARISH OF

LENGTHS ARE IN METRES. NOT TO SCALE.
LENGTHS IN BRACKETS IN LINKS/FEET & INCHES.

"EXCEPTED LANDS"

CONV 14/5782 (D.28523) 28^P.
CONV 14/6318 (D.26890) 22^{1/2}^P.



APPENDIX B

Stormwater response from CES

CES176074-CV1-LA01

Date 27/11/2017

MEMO

TO : ARTAS Architects
ATTENTION : Louise Goodsall
FROM : Rodney Gowland
RE : Notice of stormwater design for Washington Street Public Convenience

Based on ARTAS drawings dated 19/10/2017 and issued for development application the new stormwater requirements will be comparable to existing stormwater requirements, from this we determine the existing stormwater discharge to kerb will be sufficient with only minor upgrades.



Rodney J Gowland
MIE Aust
Senior Structural Engineer
Coordinated Engineering Services