



City of **HOBART**

## APPLICATION UNDER HOBART INTERIM PLANNING SCHEME 2015

Type of Report:	Committee
Council:	7 May 2018
Expiry Date:	24 May 2018
Application No:	PLN-17-979
Address:	2 DAVIES AVENUE , HOBART
Applicant:	Leigh Knight (pitt and sherry) PO Box 1409
Proposal:	Partial Demolition, Works and Lighting
Representations:	Two (2)
Performance criteria:	Recreation Zone Development Standards, Potentially Contaminated Land Code, Historic Heritage Code

---

### 1. Executive Summary

- 1.1 Planning approval is sought for Partial Demolition, Works and Lighting at Soldiers Memorial Oval on the Queens Domain.
- 1.2 More specifically the proposal includes:
  - The erection of nine (9) light towers placed around the two ovals at Soldiers Memorial Oval. Three (3) lights will service one oval, five (5) will service the other, and one (1) will service both.
  - Each tower is grey in colour (galvanised steel).
  - Three (3) of the towers will be 25.0m tall, and six (6) will be 27.0m tall.
  - Each tower will have three (3) light-heads, pointing to give an even coverage across the two ovals. The lighting standard will be 'game level'. This is higher than 'training level', but lower than 'broadcast level'.
  - There are currently two (2) small light towers illuminating the larger of the two ovals. These are training lights and will be removed.
- 1.3 The proposal relies on performance criteria to satisfy the following standards and codes:

- 1.3.1 Recreation Zone Development Standards - Height
  - 1.3.2 Potentially Contaminated Land Code
  - 1.3.3 Historic Heritage Code
- 1.4 Two (2) representations were received within the statutory advertising period between 23 March and 9 April 2018.
- 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 subject site is Soldiers Memorial Oval on the Queens Domain.



Fig. 1. Subject property.



Fig. 2. Subject property.



Fig. 3. Soldiers Memorial Oval from Domain Hill. Source: Pitt and Sherry *Report to Support a Development Application*.



Fig. 4. Soldiers Memorial Oval looking towards the south-west. Source: Pitt and Sherry *Report to Support a Development Application*.



Fig. 5. Southern edge of the smaller oval. Source: Pitt and Sherry *Report to Support a Development Application*.

### 3. Proposal

- 3.1 Planning approval is sought for Partial Demolition, Works and Lighting at Soldiers Memorial Oval on the Queens Domain.

3.2 More specifically the proposal includes:

- The erection of nine (9) light towers placed around the two ovals at Soldiers Memorial Oval. Three (3) lights will service one oval, five (5) will service the other, and one (1) will service both.
- Each tower is grey in colour (galvanised steel).
- Three (3) of the towers will be 25.0m tall, and six (6) will be 27.0m tall.
- Each tower will have three (3) light-heads, pointing to give an even coverage across the two ovals. The lighting standard will be 'game level'. This is higher than 'training level', but lower than 'broadcast level'.
- There are currently two (2) small light towers illuminating the larger of the two ovals. These are training lights and will be removed.



Fig. 6. Plan showing the two light towers to be demolished. Source: Pitt and Sherry *Report to Support a Development Application*.

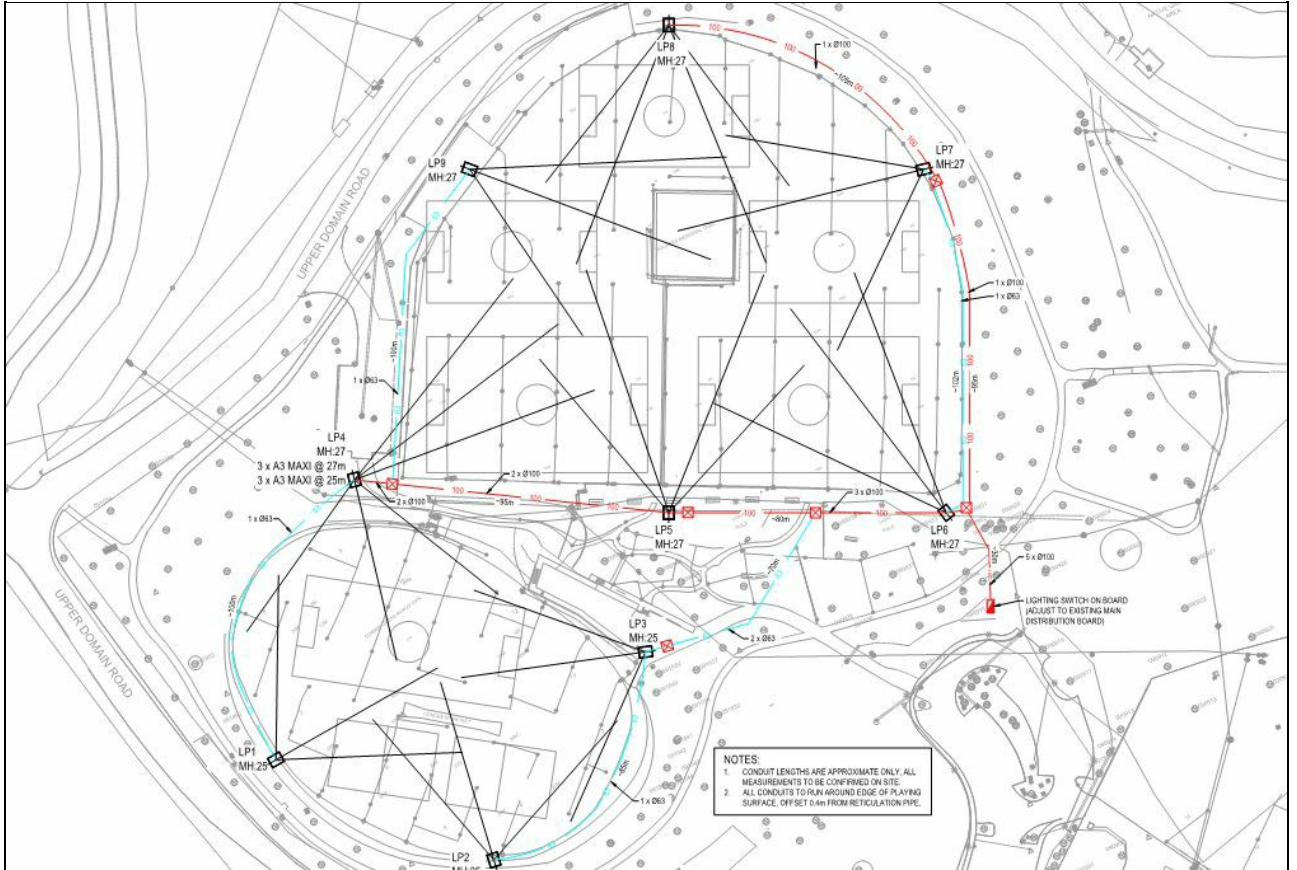


Fig. 7. Plan showing the proposed new light towers. Source: Pitt and Sherry Report to Support a Development Application.



Fig. 8. Photo montage of the view towards the oval. Source: Pitt and Sherry Report to Support a Development Application.





Fig. 9. Photo montage of the view towards the oval showing the proposed lights illuminated at night. Source: Pitt and Sherry *Report to Support a Development Application*.

#### **4. Background**

- 4.1 Members of the Queens Domain Network were advised that the application was open for public comment, and invited to lodge representations if they wished to do so.
- 4.2 The application was advertised three times. The first two advertising periods occurred one after the other, between 18 December 2017 and 22 January 2018. The re-advertising was requested by the applicant, because of concerns that interested members of the public may have missed the first advertising period because it occurred over the Christmas/New Year period. The applicant granted an extension of time to allow for the re-advertising, and for the matter to be determined by the Council.
- 4.3 The third advertising (23 March to 9 April 2018) occurred because the proposed location of the light poles was amended to satisfy concerns raised by the Friends of Soldiers Memorial Avenue Inc during the earlier advertising round. Concerns were raised regarding the siting of the poles relative to the location of the Memorial Avenue trees. The Friends of Soldiers Memorial Avenue Inc did not lodge a representation to the amended location of the light poles.

## **5. Concerns raised by representors**

- 5.1 Two (2) representations objecting to the proposal were received within the statutory advertising period between 23 March and 9 April 2018.
- 5.2 The following table outlines the concerns raised in the representations received. Those concerns which relate to a discretion invoked by the proposal are addressed in Section 6 of this report.

•	The ovals relate strongly to surrounding bushland. The light towers would degrade the natural heritage values of the Domain. The light towers will take away from the natural setting of the existing ovals. Even when not illuminated they will interrupt the connection between the ovals and their surrounds.
•	There should have been more community consultation.
•	The conclusion in the consultant planner's report that the lights will be "low impact" and that they will have "no impact whatsoever on the site of adjoining land uses" disregards the vision and planning guidelines for the Domain as stated in the Master Plan of 2013.
•	The light towers do not support the central visionary idea of making "one place for many" for the Domain. Rather the towers will enforce a sharp boundary visually and socially.
•	Is there a plan to lease the ovals to sporting clubs? How exclusive will the use be? At the moment the ovals have a diverse range of users that access the ovals at all hours. The proposal does not clarify the future use of the ovals. The application does not clarify whether current (primarily daytime) use for sport/training and organised community activities will continue as now, or whether a major expansion in exclusive sporting use is envisaged, especially at night. Will sporting clubs be given exclusive use over the ovals?
•	The Domain is a multi-use space, but over a number of years, the expansion of special interest sporting facilities and their associated parking requirements has encroached upon the Domain public open space. Continued pressure to expand sporting facilities risks limiting the area available to the public and damaging the values of the Domain as set out in the Master Plan.
•	The application does not address the impact of the proposal upon native wildlife.
•	More intensive use of the ovals will increase traffic flow and potentially lead to more pressure for parking spaces. This has not been addressed in the application.

## 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 Recreation Zone of the *Hobart Interim Planning Scheme 2015*.
- 6.3 The existing and proposed use is 'sports and recreation' which is a no permit required use in the zone.
- 6.4 The proposal has been assessed against:
- 6.4.1 Part D - 18.0 Recreation Zone Standards
  - 6.4.2 Part E - 2.0 Potentially Contaminated Land Code
  - 6.4.3 Part E - 13.0 Historic Heritage Code
- 6.5 The proposal relies on the following performance criteria to comply with the applicable standards:
- 6.5.1 Height - Part D 18.4.1 P1
  - 6.5.2 Potentially Contaminated Land Code - Part E 2.6.2 P1
  - 6.5.3 Historic Heritage Code - Part E 13.9.1 P1 & 13.9.2 P1
- 6.6 Each performance criterion is assessed below.
- 6.7 Building Height - Part D 18.4.1 P1
- 6.7.1 The acceptable solution at clause 18.4.1 A1 requires that buildings in the Recreation Zone have a maximum height of 10.0m. The towers are considered to be 'buildings' as defined in Section 3 of the *Land Use Planning and Approvals Act 1993*:  
  
*Building includes:*  
  
*(a) a structure and part of a building and structure; and*  
*(b) fences, walls, out-buildings, service installations and other appurtenances of a building; and*  
*(c) a boat or a pontoon which is permanently moored or fixed to land.*
  - 6.7.2 The proposal includes three (3) light towers that are 25.0m tall and six (6)

light towers that are 27.0m tall.

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 18.4.1 P1 provides as follows:

*Building height must satisfy all of the following:*

*(a) be consistent with any Desired Future Character Statements provided for the area;*

*(b) not unreasonably overshadow adjacent public space;*

6.7.5 The light towers meet (a) because there is no Desired Future Character Statements provided for the area. The light towers meet (b) because they are narrow in profile and will not unreasonably overshadow adjacent public space.

6.7.6 Light towers are a common feature of public sporting grounds and are consistent with the Zone Purpose Statement for the Recreation Zone (clause 18.1.1), which includes the following:

*18.1.1.1 To provide for a range of activities and organised recreational use or development and complementary uses that do not impact adversely on the recreational use of the land.*

*18.1.1.3 To recognise and protect areas for public recreation and open space.*

6.7.7 The proposal complies with the performance criterion.

6.8 Potentially Contaminated Land Code - Part E 2.6.2 P1

6.8.1 There is no acceptable solution for excavation of a potentially contaminated site.

6.8.2 The proposal includes excavation at Soldiers Memorial Oval which is an old landfill site and therefore potentially contaminated.

6.8.3 There is no acceptable solution; therefore assessment against the performance criterion is relied on.

6.8.4 The performance criterion at clause E.2.6.2 P1 provides as follows:

*Excavation does not adversely impact on health and the environment, having regard to:*

*(a) an environmental site assessment that demonstrates there is no evidence the land is contaminated; or*

*(b) a plan to manage contamination and associated risk to human health and the environment that includes:*

*(i) an environmental site assessment;*

*(ii) any specific remediation and protection measures required to be implemented before excavation commences; and*

*(iii) a statement that the excavation does not adversely impact on human health or the environment.*

6.8.5 The applicant has provided a document titled *Detailed Environmental Site Investigation Proposed Light Upgrades Soldiers Memorial and Domain Crossroads Ovals* which assessed contamination at the location of the proposed lights and determined whether the proposed excavation may pose a risk to human health or the environment.

6.8.6 The investigations found that:

- No asbestos was encountered during drilling or identified in any of the soil samples.
- Hydrocarbon vapours and methane gas were detected during drilling at the location of the former landfill (maximum methane concentration of 2000 ppm).
- No groundwater was encountered during drilling.
- All reported contaminant concentrations in soils were below the criteria adopted for the protection of excavation workers.
- Sample concentrations exceeded the health investigation criteria for the protection of recreational users for chromium in one borehole and for carcinogenic polycyclic aromatic hydrocarbons (PAHs) in four boreholes at the location of the former landfill.
- Samples from several boreholes exceeded the waste classification criteria for Level 1, Level 2 and Level 3 contamination (metals and hydrocarbons) in accordance with the Tasmanian Information Bulletin

No. 105. Further leachability testing was subsequently carried out on these samples and all leachable contaminants were measured below the limit of reporting. The overall classification of soil at the location of the future light poles LP4, LP7, LP8 and LP9 would be 'Level 2 – Low Level Contaminated'.

6.8.7 The report recommended that:

1. A construction environmental management plan (CEMP) should be implemented during the proposed works, which will include control and management measures such as:

- A plan for contaminated soil management and disposal during excavation works
- Protection measures for excavation workers to minimise dermal contact and inhalation, and
- Monitoring of methane gas and explosive gas mixtures during excavation works.

2. The following waste classification should be applied for disposal of soil excavated during the proposed works:

- Lights LP4, LP7, LP8 and LP9: 'Level 2 – Low Level Contaminated' (estimated volume: 8m<sup>3</sup> or less), and
- All other lights: 'Level 1 – Fill Material' (estimated volume: 11m<sup>3</sup> or less).

6.8.8 Council's Environmental Health Officer has advised that the proposal is acceptable subject to the submission and implementation of a construction environmental management plan and has conditioned the permit accordingly.

6.8.9 The proposal complies with the performance criterion.

6.9 Historic Heritage Code - Part E 13.9.1 P1 & 13.9.2 P1

6.9.1 There is no acceptable solution for work within a Cultural Landscape Precinct.

6.9.2 The proposal includes partial demolition and new works within the Middle Queens Domain Cultural Landscape Precinct.

6.9.3 There are no acceptable solutions; therefore assessment against the

performance criteria is relied on.

6.9.4 The relevant performance criteria provide as follows:

E.13.9.1 P1

*Demolition must not result in the loss of any of the following:*

*(a) buildings or works that contribute to the historic cultural heritage significance of the precinct;*

*(b) fabric or landscape elements, including plants, trees, fences, walls, paths, outbuildings and other items, that contribute to the historic cultural heritage significance of the precinct;*

*unless both of the following apply:*

*(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 and feasible alternatives.*

E.13.9.2 P1

*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 E13.3.*

6.9.5 The Council's Cultural Heritage Officer has advised as follows:

This place is located within the Queens Domain Cultural Landscape. Clauses E.13.9.1 (demolition) and E.13.9.2 (buildings and works other than demolition) apply. The following is the Statement of Historic Cultural Heritage Significance for the Middle Queens Domain as per Table E.13.3:

*The Middle Queens Domain consists of a designed park landscape located at the southern end of the Queens Domain. Its landscape significance stems from the following:*

- 1. The features of a designed landscape due to early plantings of exotic species;*



2. *The historic botany; species have been planted over the years to beautify the landscape and/or commemorate particular events;*
3. *The variety in vegetation species and patterns found in different parts of the landscape;*
4. *The presence of many mature conifer trees, some of which are highly unusual in Tasmania, even rare in Australia;*
5. *The aesthetic pattern of mature coniferous vegetation combined in juxtaposition with exotic deciduous trees such as elms, ash or oaks demonstrating a favoured nineteenth century garden pattern which helped highlight effects of the picturesque and the gardenesque;*
6. *The links to the Royal Tasmanian Botanical Gardens as the majority of exotic trees planted were most likely sourced from the Royal Society's Garden in either late nineteenth or early twentieth centuries;*
7. *The vegetation cover with spacing and mix of mature trees and the wider open spaces between;*
8. *The picturesque park-like historic characteristics of the woodland as determined by nineteenth century landscape ideals;*
9. *The historic curving, winding and narrow carriage drives;*
10. *Its important and significant contribution to Australia's garden history and to the history of Australian domain spaces through its exotic tree collection and exotic minor landscape patterns.*

The proposal is for the construction of nine (9) light towers consisting of three (3) 25 metre and six (6) 27 metre tall light towers around the two ovals at the Soldiers Memorial/Domain Crossroads Ovals. There are currently two (2) small light towers (12 metres) which will be removed as part of this project.

The demolition of the existing two small towers will not result in the loss of a feature that is of historic cultural heritage significance or one that contributes to the significance of the precinct. Therefore, the proposal satisfies the clause E.13.9.1 P1 (demolition).

The following light towers have been relocated from between trees planted for the Soldiers Memorial Walk: LP1 (25 metres high), LP2 (25 metres high), LP7, LP8 and LP9 (all 27 metres high). They are now in new locations and located between the inside row of the avenue and the edge of the playing surfaces. The location of the remaining light poles LP3, LP4, LP5 and LP6 have not been changed and are located outside the Soldiers Walk.

The amended consultant's report in regards to an assessment of the proposal against the provisions of the Queens Domain Cultural Landscape Precinct falls short, however, that aside, the applicant has acknowledged the problem with the previous locations of the light poles in relation to the Soldiers Memorial Avenue and rectified the situation with the revised locations. The applicant has also commissioned an arborists report addressing any potential impact on nearby trees and tree protection zones. An on-site meeting between parties assisted in arriving at this revised plan. The new locations reduce the visual impact of the light poles within the avenue.

When assessed against the provisions of section E.13.9.2, it is considered that the proposal for the design and siting of new light poles will not result in detriment to the historic cultural heritage significance of the precinct, thereby satisfying clause E.13.9.2 P1.

The proposal satisfies the relevant performance criteria of the Historic Heritage Code.

It is recommended that a condition be applied should a permit be issued requiring the installation of barriers around individual trees near the light tower sites marking out the tree protection zones of each tree nearby with the advice of an arborist to avoid soil compaction in general.

6.9.6 The proposal complies with the performance criteria.

## **7. Discussion**

- 7.1 Planning approval is sought for Partial Demolition, Works and Lighting at Soldiers Memorial Oval on the Queens Domain.
- 7.2 The application was advertised and two (2) representations were received. The representations raised concerns including: impact on the natural heritage values of the Domain, lack of community consultation, conflict with the Master Plan, expansion of use of the sporting ovals by sporting groups at the expense of the general community, increase in traffic and parking, and impact on native wildlife.
- 7.3 The proposal has been assessed against the relevant provisions of the planning scheme and is considered to perform well.

7.4 Council has discretion to refuse the lights under one Recreation Zone standard (clause 18.4.1 P1). This standard deals with building height, but because the performance criterion is met (that is, the light poles do not unreasonably overshadow adjacent land), approval of the lights under this clause is recommended. All of the other acceptable solutions in the zone standard are met, including clause 18.3.3 A2 (external lighting within 200m of a residential zone).

7.5 The representors have argued that the lights should not be approved because they will increase the use of the sporting ovals by sporting groups, and that use of the ovals will occur at different times (e.g. in the evening). They object to this on the basis that the increased use of the oval will reduce the availability of the ovals for use by other members of the public and may increase traffic and demand for parking in the area.

The ovals are located in the Recreation Zone where 'sports and recreation' is a no permit required use. There is no restriction on hours of operation within the zone unless the use is within 50m of a residential zone. The Inner Residential Zone in North Hobart is more than 200m from the nearest oval and separated from the site by bushland and the Brooker Avenue. The Inner Residential Zone in the Glebe is around 400m from the nearest oval.

There is no discretion to refuse the lights under the planning scheme on the basis that they may increase the use of the oval by sporting groups, firstly, because the use of the Council oval for organised sports by community groups/clubs is a 'no permit required' use in the zone, and secondly, because the use of the ovals in the evening meets the acceptable solution for hours of operation in the zone (clause 18.3.1 A1) because the ovals are more than 50m from the nearest residential zone.

7.6 Clause 18.3.3 A2 is a provision designed to protect nearby residential zones from the obtrusive light effects of flood lighting of sport and recreation facilities. The clause states that new floodlighting within 200m of a residential zone must not subject nearby residential lots to obtrusive light, as defined in Australian Standard AS 4282-1997-1.4.7.R1. The proposal complies with this clause (the permitted standard) because the light pole closest to the nearby residential zone (pole LP2) is 236m from the residential zone. It follows that the proposal must also be deemed to meet the objective of the external lighting standard in the Recreation Zone which is:

*To ensure that external lighting does not have unreasonable impact on residential amenity on land within a residential zone.*

There is therefore no discretion to refuse the lights on the basis of impact on residential amenity. There is only discretion where lights are within 200m of a residential zone, and all of the proposed lights at Soldiers Memorial Oval are more than 200m from the nearest residential zone (North Hobart and the Glebe).

7.7 The proposal has been assessed by other Council officers, including the Council's Cultural Heritage Officer, and Environmental Health Officers. The officers have raised no objection subject to conditions.

7.8 The site is part of the Queens Domain Cultural Landscape Precinct, and is in the area known as Middle Queens Domain. The application was therefore referred to the Council's Cultural Heritage Officer for comment. The representors have argued that the proposal is detrimental to the natural heritage values of the Domain. The Cultural Heritage Officer does not agree with this position, and has advised that the proposal complies with the relevant clauses of the Historic Heritage Code. The officer has recommended approval subject to a condition relating to protection of the Soldiers Memorial Avenue trees.

7.9 Soldiers Memorial Oval is an old landfill site, and accordingly the application was referred to Council's Environmental Health Officer for assessment under the Potentially Contaminated Land Code. The site is recorded as a municipal landfill site from 1959 to 1964. The Domain Crossroads Oval was constructed in the early 1950s. The ovals have recently undergone works to improve the surface and drainage and are now called Soldiers Memorial Oval. Subject to the implementation of a construction environmental management plan the Council's Environmental Health Officer has no objection to the proposal.

7.10 The proposal is recommended for approval.

## 8. Conclusion

- 8.1 The proposed Partial Demolition, Works and Lighting at 2 Davies Avenue 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, Works and Lighting at 2 Davies Avenue 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-17-979 - 2 DAVIES AVENUE 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 2017/01953-HCC dated 12 December 2017 as attached to the permit.**

Reason for condition

To clarify the scope of the permit.

### **HER 18**

**All trees in proximity to the light pole sites must be protected throughout excavation, installation and post construction with stakes and barrier mesh marking out Tree Protection Zones, and measures specified under Section 3 (*Determining the Protection Zones of the Selected Trees*), Section 4 (*Tree Protection Measures*) and Section 5 (*Monitoring and Certification*) of AS4970-2009 *Protection of Trees on Development Sites* must be carried out. These measures must include exclusion of machinery traffic, storage or disposal of building materials or excavated soil within the Tree Protection Zone. The advice of an arborist should be obtained to prevent the compaction of soil.**

Reason for condition

To ensure that development in a cultural landscape precinct is undertaken in a manner which does not cause loss of historic cultural heritage values.

#### **ENVHE 4**

**A Construction Environmental Management Plan (CEMP) must be implemented throughout the construction works.**

**As per the recommendations of the report titled 'Detailed Environmental Site Investigation - Proposed Light Upgrades - Soldiers Memorial and Domain Crossroads Oval' prepared by Pitt & Sherry and dated 17 October 2017, a CEMP must be submitted and approved prior to the issuing of any consent under the *Building Act 2016* or the commencement of works on site, whichever occurs first.**

**The plan must include, but is not limited to, the following:**

- 1. A plan for contaminated soil management (estimated volumes and locations of Level 1 and Level 2 soil waste is detailed in the report recommendations) and disposal during excavation works.**
- 2. Protection measures for excavation workers to minimise dermal contact and inhalation.**
- 3. Monitoring of methane gas and explosive gas mixtures during excavation works.**

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

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

*Where building approval is also required, it is recommended that documentation for condition endorsement be submitted well before submitting documentation for building approval. Failure to address condition endorsement requirements prior to submitting for building approval may result in unexpected delays.*

Reason for condition:

To ensure minimal impact on the amenity of adjoining properties and members of the public during the construction period.

#### **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.

## **CONDITION ENDORSEMENT**

As 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 services e-planning](#)

Where building approval is also required, it is recommended that documentation for condition endorsement be submitted well before submitting documentation for building approval. Failure to address condition endorsement requirements prior to submitting for building approval may result in unexpected delays.

Once approved, the Council will respond to you via email that the condition has been endorsed (satisfied). Detailed instructions can be found [here](#).

## **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*.

## **WASTE DISPOSAL**

It is recommended that the developer liaise with the Council's Cleansing and Solid Waste Unit regarding reducing, reusing and recycling materials associated with demolition on the site to minimise solid waste being directed to landfill.

Further information regarding waste disposal can also be found on the Council's [website](#).

## **DIAL BEFORE YOU DIG**

Click [here](#) for dial before you dig information.







(Liz Wilson)

**Development Appraisal 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.*



(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: 17 April 2018

**Attachment(s):**

Attachment B - CPC Agenda Documents

Attachment C - Planning Referral Officer Cultural Heritage Report