CITY OF HOBART

# AGENDA

## City Planning Committee Meeting

## Open Portion

**Monday, 3 February 2020**

**at 5:00 pm**
**Lady Osborne Room, Town Hall**

## THE MISSION

**Working together to make Hobart a better place for the community.**

## THE VALUES

**The Council is:**

| | |
|---|---|
| **People** | We value people – our community, our customers and colleagues. |
| **Teamwork** | We collaborate both within the organisation and with external stakeholders drawing on skills and expertise for the benefit of our community. |
| **Focus and Direction** | We have clear goals and plans to achieve sustainable social, environmental and economic outcomes for the Hobart community. |
| **Creativity and Innovation** | We embrace new approaches and continuously improve to achieve better outcomes for our community. |
| **Accountability** | We work to high ethical and professional standards and are accountable for delivering outcomes for our community. |

# ORDER OF BUSINESS

**Business listed on the agenda is to be conducted in the order in which it is set out, unless the committee by simple majority determines otherwise.**

**APOLOGIES AND LEAVE OF ABSENCE**

**1. CO-OPTION OF A COMMITTEE MEMBER IN THE EVENT OF A VACANCY ..... 5**

**2. CONFIRMATION OF MINUTES..... 5**

**3. CONSIDERATION OF SUPPLEMENTARY ITEMS ..... 5**

**4. INDICATIONS OF PECUNIARY AND CONFLICTS OF INTEREST..... 6**

**5. TRANSFER OF AGENDA ITEMS..... 6**

**6. PLANNING AUTHORITY ITEMS - CONSIDERATION OF ITEMS WITH DEPUTATIONS..... 6**

**7. COMMITTEE ACTING AS PLANNING AUTHORITY ..... 7**

**7.1 APPLICATIONS UNDER THE HOBART INTERIM PLANNING SCHEME 2015 .....8**

7.1.1 23 Marieville Esplanade, Sandy Bay - Partial Demolition, Extension and Alterations .....8

7.1.2 305 Strickland Avenue, South Hobart - Partial Demolition and New Shed .....45

7.1.3 71 Nelson Road, Sandy Bay - Partial Demolition and New Fencing .....104

7.1.4 110 Regent Street, Sandy Bay - Partial Demolition, Extension, Alterations, Fencing and Two Multiple Dwellings (One Existing, One New) .....142

7.1.5 235-237 Collins Street, Hobart and Adjacent Road Reserve - Partial Demolition, Alterations and Partial Change of Use to Single Dwelling .....247

**8. REPORTS ..... 302**

8.1 City Planning - Advertising Report..... 302
8.2 Delegated Decisions Report (Planning)..... 307

**9. RESPONSES TO QUESTIONS WITHOUT NOTICE..... 311**

9.1 Building Permits and SWMP's ..... 312
9.2 24 Gregory Street - Change of Use ..... 314

**10. QUESTIONS WITHOUT NOTICE ..... 316**

**11. CLOSED PORTION OF THE MEETING ..... 317**

**City Planning Committee Meeting (Open Portion) held Monday, 3 February 2020 at 5:00 pm in the Lady Osborne Room, Town Hall.**

**COMMITTEE MEMBERS**
Deputy Lord Mayor Burnet (Chairman)
Briscoe
Harvey
Behrakis

**Apologies:**

**Leave of Absence:**

**NON-MEMBERS**
Lord Mayor Reynolds
Zucco
Sexton
Thomas
Dutta
Ewin
Sherlock
Coats

## 1. CO-OPTION OF A COMMITTEE MEMBER IN THE EVENT OF A VACANCY

## 2. CONFIRMATION OF MINUTES

The minutes of the Open Portion of the City Planning Committee meeting held on Monday, 20 January 2020, are submitted for confirming as an accurate record.

## 3. CONSIDERATION OF SUPPLEMENTARY ITEMS

Ref: Part 2, Regulation 8(6) of the *Local Government (Meeting Procedures) Regulations 2015*.

### Recommendation

That the Committee resolve to deal with any supplementary items not appearing on the agenda, as reported by the General Manager.

## 4. INDICATIONS OF PECUNIARY AND CONFLICTS OF INTEREST

Ref: Part 2, Regulation 8(7) of the *Local Government (Meeting Procedures) Regulations 2015*.

Members of the committee are requested to indicate where they may have any pecuniary or conflict of interest in respect to any matter appearing on the agenda, or any supplementary item to the agenda, which the committee has resolved to deal with.

## 5. TRANSFER OF AGENDA ITEMS

Regulation 15 of the *Local Government (Meeting Procedures) Regulations 2015*.

A committee may close a part of a meeting to the public where a matter to be discussed falls within 15(2) of the above regulations.

In the event that the committee transfer an item to the closed portion, the reasons for doing so should be stated.

Are there any items which should be transferred from this agenda to the closed portion of the agenda, or from the closed to the open portion of the agenda?

## 6. PLANNING AUTHORITY ITEMS - CONSIDERATION OF ITEMS WITH DEPUTATIONS

In accordance with the requirements of Part 2 Regulation 8(3) of the *Local Government (Meeting Procedures) Regulations 2015*, the General Manager is to arrange the agenda so that the planning authority items are sequential.

In accordance with Part 2 Regulation 8(4) of the *Local Government (Meeting Procedures) Regulations 2015*, the Committee by simple majority may change the order of any of the items listed on the agenda, but in the case of planning items they must still be considered sequentially – in other words they still have to be dealt with as a single group on the agenda.

Where deputations are to be received in respect to planning items, past practice has been to move consideration of these items to the beginning of the meeting.

**RECOMMENDATION**

That in accordance with Regulation 8(4) of the *Local Government (Meeting Procedures) Regulations 2015*, the Committee resolve to deal with any items which have deputations by members of the public regarding any planning matter listed on the agenda, to be taken out of sequence in order to deal with deputations at the beginning of the meeting.

## 7. COMMITTEE ACTING AS PLANNING AUTHORITY

In accordance with the provisions of Part 2 Regulation 25 of the Local Government (Meeting Procedures) Regulations 2015, the intention of the Committee to act as a planning authority pursuant to the Land Use Planning and Approvals Act 1993 is to be noted.

In accordance with Regulation 25, the Committee will act as a planning authority in respect to those matters appearing under this heading on the agenda, inclusive of any supplementary items.

The Committee is reminded that in order to comply with Regulation 25(2), the General Manager is to ensure that the reasons for a decision by a Council or Council Committee acting as a planning authority are recorded in the minutes.

# 7.1 APPLICATIONS UNDER THE HOBART INTERIM PLANNING SCHEME 2015

## 7.1.1 23 MARIEVILLE ESPLANADE, SANDY BAY - PARTIAL DEMOLITION, EXTENSION AND ALTERATIONS PLN-19-889 - FILE REF: F20/9741

| | |
|---|---|
| Address: | 23 Marieville Esplanade, Sandy Bay |
| Proposal: | Partial Demolition, Extension and Alterations |
| Expiry Date: | 19 February 2020 |
| Extension of Time: | Not applicable |
| Author: | Richard Bacon |

***RECOMMENDATION***

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for a partial demolition, extension and alterations at 23 Marieville Esplanade Sandy Bay TAS 7005 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-19-889 - 23 MARIEVILLE ESPLANADE SANDY BAY TAS 7005 - Final Planning Documents except where modified below.**

Reason for condition

To clarify the scope of the permit.

**ENV 1**

**An approved Construction Environmental Management Plan must be implemented.**

**Prior to the commencement of works, a Construction Environmental Management Plan prepared by suitably qualified persons must be submitted and approved. The Demolition and Construction Environmental Management Plan must:**

- **detail the proposed construction methodology (particularly where works may have environmental impacts);**
- **identify all potential environmental impacts associated with the works, particularly the risk of water pollution; and**
- **include measures to adequately avoid or mitigate all identified environmental risks.**

**The approved Construction Environmental Management Plan forms part of this permit and must be complied with.**

*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 minimise the potential for environmental impacts from the construction works

**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*.

## PLUMBING PERMIT

You may need plumbing approval in accordance with the *Building Act 2016*, *Building Regulations 2016* and the National Construction Code. Click here for more information.

## PART 5 AGREEMENT

Please note that the development site is located within a Coastal Inundation Medium Hazard Area under the Inundation Prone Areas Code of the *Hobart Interim Planning Scheme 2015* and may be subject to coastal inundation over its lifetime. It is recommended that consideration be given to this possibility in the detailed design of the development and that flood-resistant design be considered.

| | |
|---|---|
| Attachment A: | PLN-19-889 - 23 MARIEVILLE ESPLANADE SANDY BAY TAS 7005 - Planning Committee or Delegated Report ⇩ |
| Attachment B: | PLN-19-889 - 23 MARIEVILLE ESPLANADE SANDY BAY TAS 7005 - CPC Agenda Documents ⇩ |
| Attachment C: | PLN-19-889 - 23 MARIEVILLE ESPLANADE SANDY BAY TAS 7005 - Planning Referral Officer Environmental Development Planner Report ⇩ |

City of HOBART

**APPLICATION UNDER HOBART INTERIM PLANNING SCHEME 2015**

| | |
|---|---|
| Type of Report: | Committee |
| Council: | 11 February 2020 |
| Expiry Date: | 19 February 2020 |
| Application No: | PLN-19-889 |
| Address: | 23 MARIEVILLE ESPLANADE , SANDY BAY |
| Applicant: | Damian Rogers (BPSM Architects)<br>119 Hampden Road |
| Proposal: | Partial Demolition, Extension and Alterations |
| Representations: | Nil |
| Performance criteria: | Development Standards, Inundation Prone Areas Code |

## 1. Executive Summary

1.1 Planning approval is sought for a partial demolition, extension and alterations at 23 Marieville Esplanade (Derwent Sailing Squadron).

1.2 More specifically the proposal includes:

- Partial demolition of existing boatshed;
- New works with bathroom facilities below and new stair and alterations for new bosun's office above.

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

1.3.1 Zone Development Standards - Environmental Management Zone - Rear Setback

1.3.2 Inundation Prone Areas Code

1.4 No representations were received during the statutory advertising period between 23rd December 2019 and the 10th January 2020.

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 site is the waterfront at the Derwent Sailing Squadron. The subject land is owned by Council and leased to the occupier.



Figure 1 above: location plan.



Figure 2 above: aerial photograph with development location to the lower right of the image.

## 3. Proposal

3.1 Planning approval is sought for a partial demolition, extension and alterations at 23 Marieville Esplanade (the Derwent Sailing Squadron).

3.2 More specifically the proposal is for:

- Partial demolition of existing boatshed;
- New works with bathroom facilities below and new stair and alterations for new bosun's office above.

## 4. Background

4.1 Landlord consent for the lodging of the application was granted by Council in December 2019.

## 5. Concerns raised by representors

5.1 No representations were received during the statutory advertising period between the 23rd December 2019 and the 10th January 2020.

## 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 Open Space Zone and the Environmental Management Zone of the *Hobart Interim Planning Scheme 2015*.

6.3 The existing Pleasure Boat Facility and Sports and Recreation uses of the site are permitted uses in the zones where a reserve management plan exists. No such plan exists in this case which elevates these uses to discretionary status in the zone. The proposal continues these uses however as the development does not change or substantially intensify the existing use, the overall proposal can be considered as a permitted use in accordance with the Special Provisions found in Part C 9.2.1 of the *Hobart Interim Planning Scheme 2015*.

6.4 The proposal has been assessed against:

6.4.1 Part D - 19 Open Space Zone and 29 Environmental Management Zone

6.4.2 E6.0 Parking and Access Code

6.4.3 E7.0 Stormwater Management Code

6.4.4 E2.0 Potentially Contaminated Land Code

6.4.5 E11.0 Waterway and Coastal Protection Code

6.4.6 E15.0 Inundation Prone Areas Code

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

6.5.1 Rear Setback - Part D 29.4.2 P2

6.5.2 Inundation Prone Areas Code E15.7.6 P1

6.6 Each performance criterion is assessed below.

6.7 Rear Setback Part D 29.4.2 P2

6.7.1 The acceptable solution at clause 29.4.2 A2 requires a rear setback of 30 metres.

6.7.2 The proposal includes a nil rear setback.

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 29.4.2 P2 provides as follows:

*Building setback from side and rear boundaries must satisfy all of the following:*
*(a) be consistent with any Desired Future Character Statements provided for the area or, if no such statements are provided, have regard to the landscape;*
*(b) be sufficient to prevent unreasonable adverse impacts on residential amenity on adjoining lots by:*
*(i) overlooking and loss of privacy;*
*(ii) visual impact, when viewed from adjoining lots, through building bulk and massing.*

6.7.5 Assess of the performance criterion follows:

The proposal is for comparatively minor alterations and extension to a large longstanding waterfront building. Numerous jetties and the substantial marinas of both the Derwent Sailing Squadron and the Royal Yacht Club of Tasmania extend for a substantial distance seaward of the existing building. Impact on the character and amenity of intensive boatyard surroundings is not considered likely to be excessive.

The proposal is considered acceptable in terms of rear setback provisions under the Scheme.

6.7.6 The proposal complies with the performance criterion.

6.8 Inundation Prone Areas Code - E15.7.6 P1

6.8.1 With regard to the acceptable solution at clause E15.7.6 ('Development Dependent Upon a Coastal Location'), the proposal does not comply with the acceptable solution as it is not an extension of a boat ramp, car park, jetty, marina, marine farming shore facility or slipway.

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

6.8.3 The performance criterion at clause 15.7.6 P1 provides as follows:

*Buildings and works must satisfy all of the following:*

*(a) need for a coastal location is demonstrated;*

*(b) new facilities are grouped with existing facilities, where reasonably practical;*

*(c) building design responds to the particular size, shape, contours or slope of the land and minimises the extent of cut and fill;*

*(d) waste, including from cleaning and repairs of vessels and other maritime equipment and facilities, solid waste, is managed to ensure waste is safe from inundation events;*

*(e) risk from inundation is acceptable, taking into account the nature of the development and its users.*

6.8.4 Assessment of the performance criterion by Council's Environmental Development Planner follows:

Approval is sought for alterations to an existing shed at the Derwent Sailing Squadron at Marieville Esplanade, Sandy Bay. The shed would be modified to provide 5 new bathrooms on the ground floor and a new bosun's office on the first floor. External stairs and a suspended concrete landing are also proposed on the north-eastern end of the shed.

The Inundation Prone Areas Code applies because development is proposed within a Coastal Inundation Hazard Area and because development of buildings and works dependent upon a coastal location is proposed. The proposed development site is within a Coastal Inundation Medium Hazard Area (refer to Figure 1 below).

No exemptions apply.

The relevant standards are under clauses E15.6 and E15.7.6.

With regard to E15.6 ('Use Standards'), acceptable solution A1 states the following:

Change of use of a non-habitable building to a habitable building or a use involving habitable rooms must comply with all of the following:

(a) floor level of habitable rooms is no less than the AHD level for the Coastal Inundation Low Hazard Area in Table E15.1;

(b) floor level of habitable rooms is no less than the AHD level for the 1% AEP plus 300mm if in an area subject to riverine flooding.

The habitable room (bosun's office) would be on the upper level above the AHD level for the low coastal hazard area. Rooms on the lower floor would be non-habitable. The proposal therefore complies with this acceptable solution.

With regard to E15.7.6 ('Development Dependent Upon a Coastal Location'), the proposal does not comply with the acceptable solution as it is not an extension of a boat ramp, car park, jetty, marina, marine farming shore facility or slipway.

Performance criterion P1 states the following:

Buildings and works must satisfy all of the following:

(a) need for a coastal location is demonstrated;

(b) new facilities are grouped with existing facilities, where reasonably practical;

(c) building design responds to the particular size, shape, contours or slope of the land and minimises the extent of cut and fill;

(d) waste, including from cleaning and repairs of vessels and other maritime equipment and facilities, solid waste, is managed to ensure waste is safe from inundation events;

(e) risk from inundation is acceptable, taking into account the nature of the

development and its users.

The proposed toilets are for users of the marina so must be in a coastal location close to the marina. It is also considered practical and appropriate for the bosun's office to be on the site.

The proposed new facilities will be located within an existing shed close to the marina, slipyard and club rooms.

The building already exists and will only be modified for the proposed development. No cut and fill is proposed.

No significant wastes would be stored on the lower level of the building.

The medium hazard areas represent areas modelled to be at risk of coastal inundation by 2050 with elevations of 1.6 - 2.2m AHD. While it is possible that a storm surge event could occur that raises coastal waters to the level of the building before 2050, it is quite likely that the building would not be impacted for the next 30 years, which is considered a reasonable asset life for the development given the nature of the use (toilets and bathrooms on the ground floor) and the relatively low-cost nature of the development.

If the building was inundated, damage should be fairly limited given the wet nature of the rooms proposed for the ground floor (toilets and bathrooms). It should also be noted that the proposed floor level for the lower level would be 200mm above the existing lower floor level and surrounding ground level.

It is not expected that there would be any significant risk to life as people are unlikely to use the facilities during a storm surge event where water levels are approaching the level of the building.

The proposal is considered compliant with this performance criterion and with the standards of the inundation code.

6.8.5 The proposal complies with the performance criterion.

## 7. Discussion

7.1 Planning approval is sought for a partial demolition, extension and alterations.

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 acceptable.

7.4 The proposal has been assessed by other Council officers, including the Council's Development Engineer, Environmental Development Planner, Environmental Health officer and Park Planner. The officers have raised no objection to the proposal, subject to conditions.

7.5 The applicant has granted an extension of time to allow Council consideration of the proposal.

7.6 The proposal is recommended for approval.

## 8. Conclusion

8.1 The proposed partial demolition, extension and alterations at 23 Marieville Esplanade Sandy Bay TAS 7005 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 a partial demolition, extension and alterations at 23 Marieville Esplanade Sandy Bay TAS 7005 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-19-889 - 23 MARIEVILLE ESPLANADE SANDY BAY TAS 7005 - Final Planning Documents except where modified below.**

Reason for condition

To clarify the scope of the permit.

**ENV 1**

**An approved Construction Environmental Management Plan must be implemented.**

**Prior to the commencement of works, a Construction Environmental Management Plan prepared by suitably qualified persons must be submitted and approved. The Demolition and Construction Environmental Management Plan must:**

- **detail the proposed construction methodology (particularly where works may have environmental impacts);**
- **identify all potential environmental impacts associated with the works, particularly the risk of water pollution; and**
- **include measures to adequately avoid or mitigate all identified environmental risks.**

**The approved Construction Environmental Management Plan forms part of this permit and must be complied with.**

*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 minimise the potential for environmental impacts from the construction works

**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*.

**PLUMBING PERMIT**

You may need plumbing approval in accordance with the *Building Act 2016*, *Building Regulations 2016* and the National Construction Code. Click here for more information.

**PART 5 AGREEMENT**

Please note that the development site is located within a Coastal Inundation Medium Hazard Area under the Inundation Prone Areas Code of the *Hobart Interim Planning Scheme 2015* and may be subject to coastal inundation over its lifetime. It is recommended that consideration be given to this possibility in the detailed design of the development and that flood-resistant design be considered.



(Richard Bacon)

*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.*



(Cameron Sherriff)
**Acting Senior Statutory Planner**

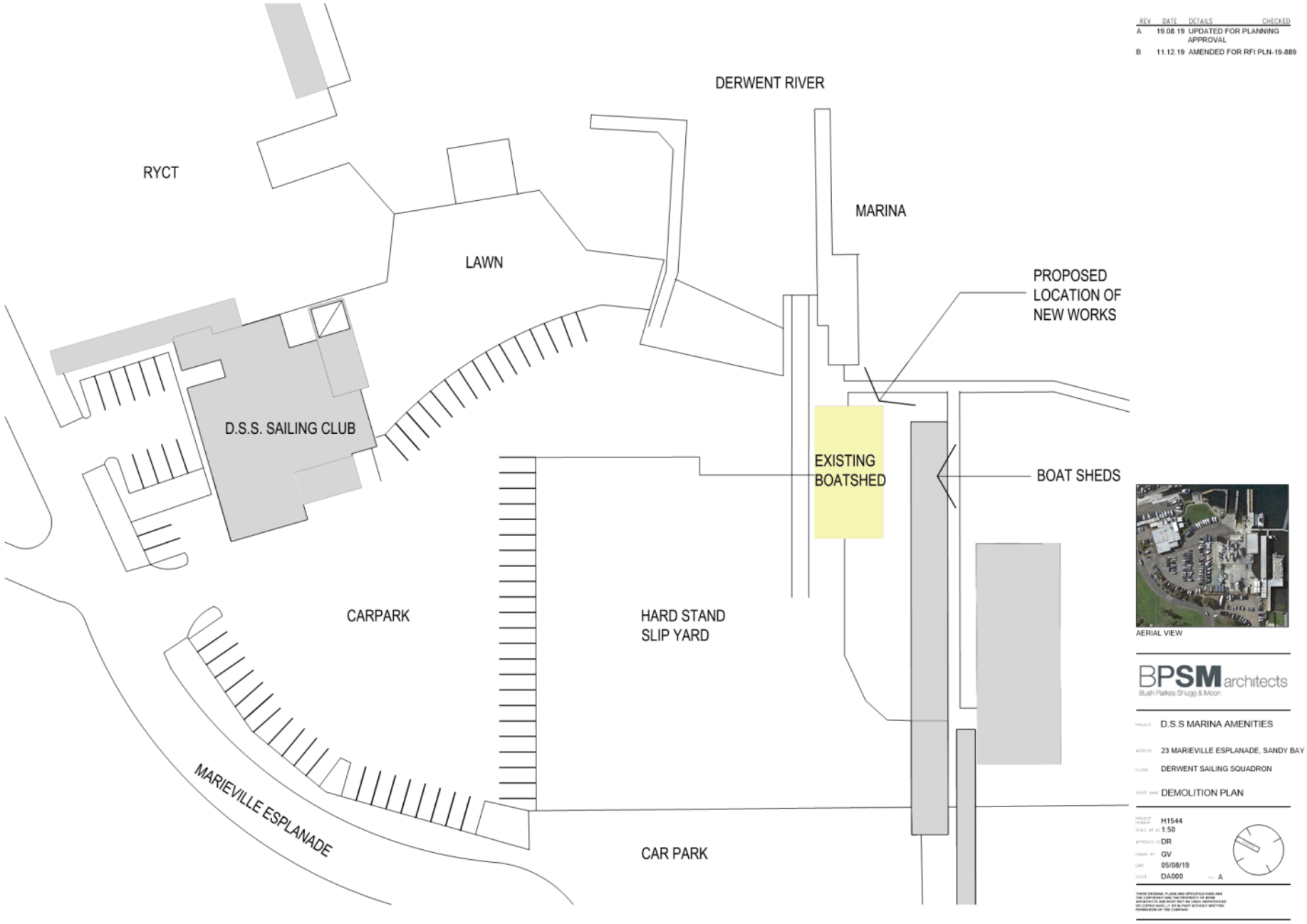
*As signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.*

Date of Report: 21 January 2020

**Attachment(s):**

Attachment B - CPC Agenda Documents

Attachment C - Planning Referral Officer Environmental Development Planner Report




| REV | DATE | DETAILS | CHECKED |
|---|---|---|---|
| A | 19.08.19 | UPDATED FOR PLANNING APPROVAL | |
| B | 11.12.19 | AMENDED FOR RFI PLN-19-889 | |



AERIAL VIEW

BPSM architects
Bush Parkes Shugg & Moon

D.S.S MARINA AMENITIES

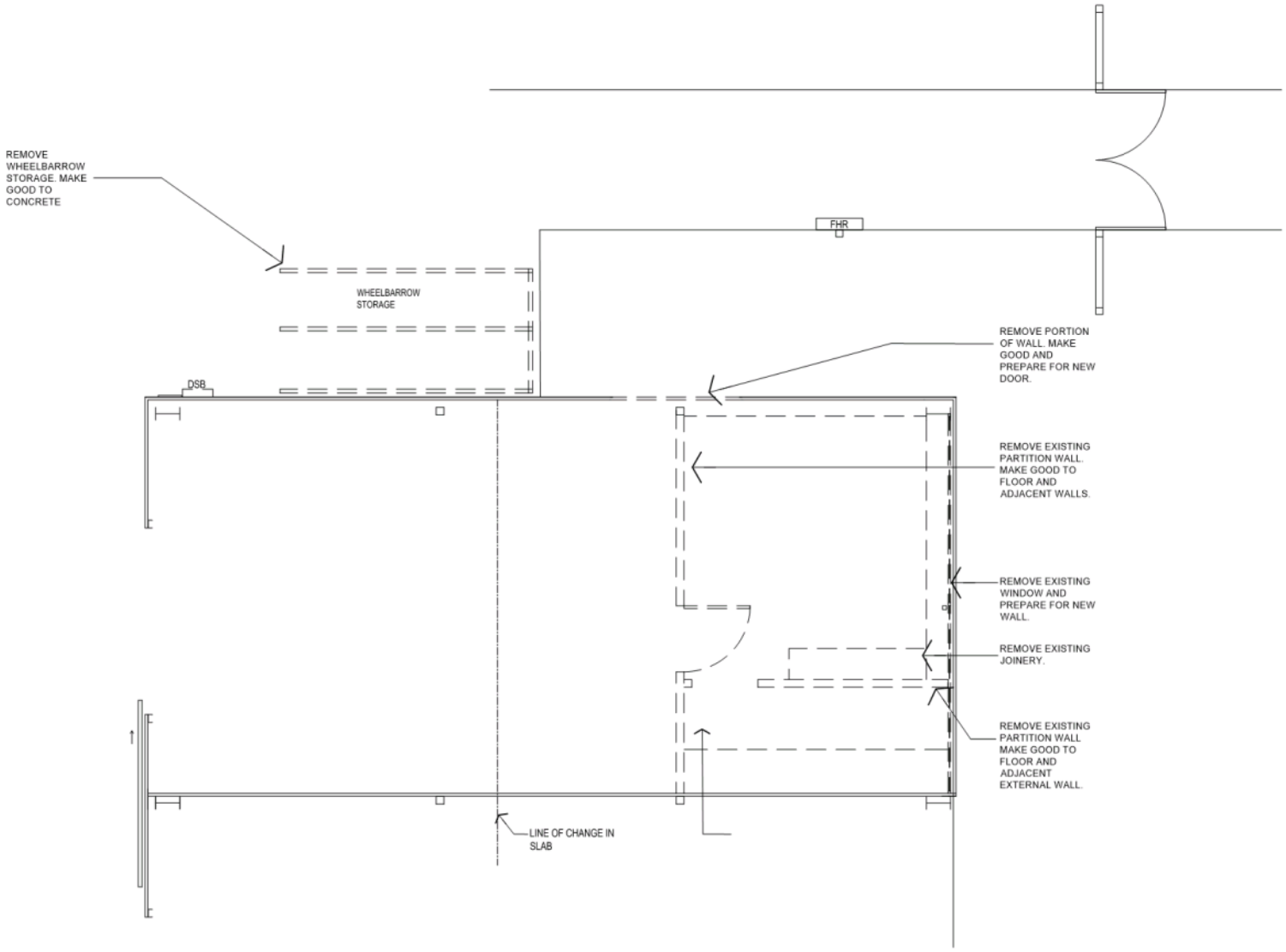
23 MARIEVILLE ESPLANADE, SANDY BAY

DERWENT SAILING SQUADRON

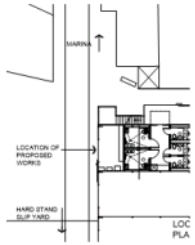
DEMOLITION PLAN

H1544
1:50
DR
GV
05/08/19
DA000
A

THESE DRAWINGS, PLANS AND SPECIFICATIONS ARE THE COPYRIGHT AND THE PROPERTY OF BPSM AND NORTH'S AND MUST NOT BE USED, REPRODUCED OR COPIED WHOLLY OR IN PART WITHOUT WRITTEN PERMISSION OF THE COMPANY




| REV | DATE | DETAILS |
|---|---|---|
| A | 19.08.19 | UPDATED FOR PLANN APPROVAL |
| B | 11.12.19 | AMENDED FOR RFI PL |



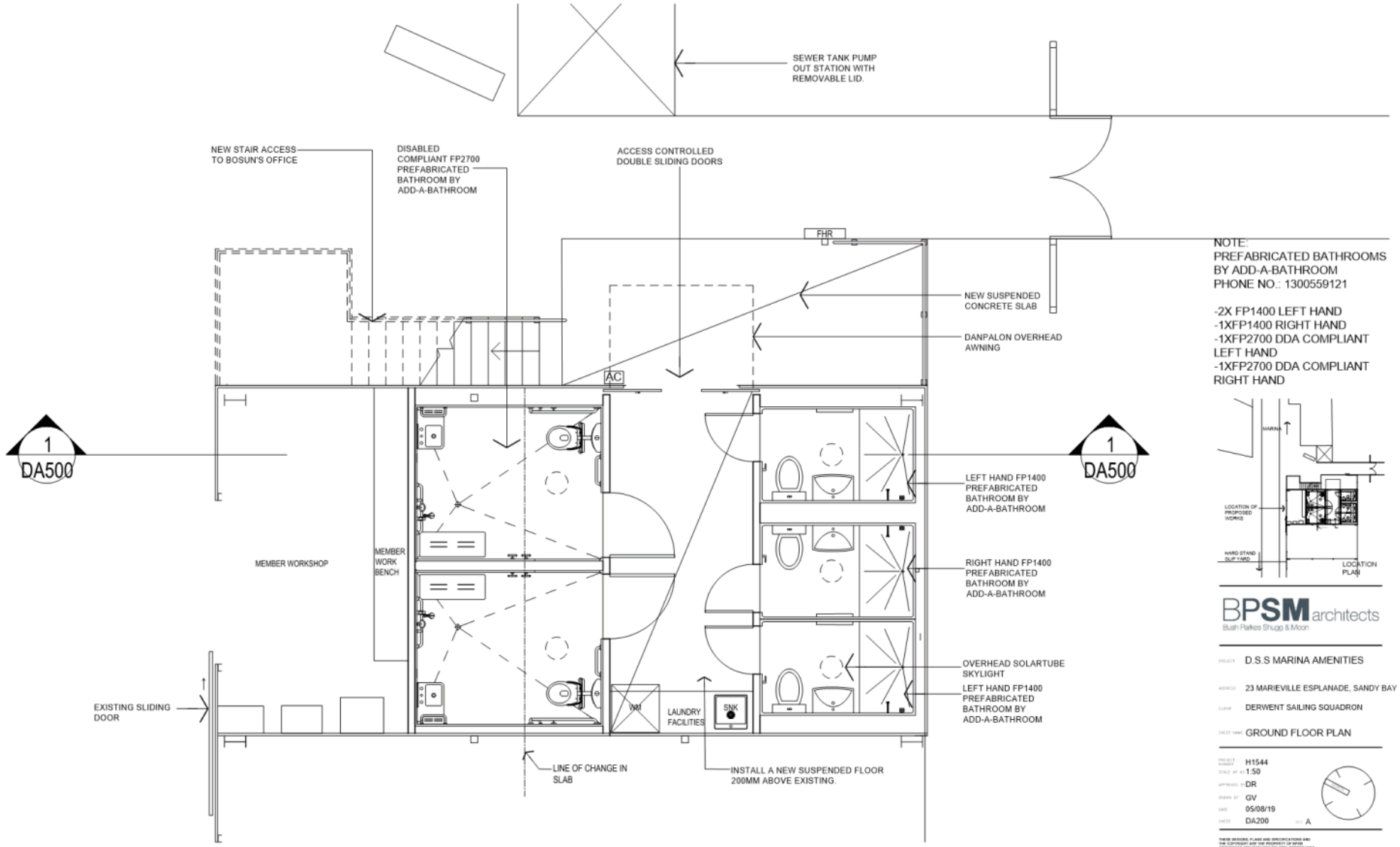

BPSM archite
Bush Parkes Shugg & Moon

PROJECT D.S.S MARINA AMENITIE
ADDRESS 23 MARIEVILLE ESPLANADE, S
CLIENT DERWENT SAILING SQUADRO
SHEET NAME DEMOLITION PLAN

PROJECT NUMBER H1544
SCALE AT A1 1:50
APPROVED BY DR
DRAWN BY GV
DATE 05/08/19
SHEET DA100 REV A

THESE DESIGNS, PLANS AND SPECIFICATIONS AND THE COPYRIGHT AND THE PROPERTY OF BPSM ARCHITECTS AND MUST NOT BE USED, REPRODUCED OR COPIED IN ANY WAY WHATSOEVER WITHOUT WRITTEN PERMISSION OF THE COMPANY

| REV | DATE | DETAILS | CHECKED |
|---|---|---|---|
| A | 19.08.19 | UPDATED FOR PLANNING APPROVAL | |
| B | 11.12.19 | AMENDED FOR RFI PLN-19-889 | |




NOTE:
PREFABRICATED BATHROOMS BY ADD-A-BATHROOM
PHONE NO.: 1300559121

-2X FP1400 LEFT HAND
-1XFP1400 RIGHT HAND
-1XFP2700 DDA COMPLIANT LEFT HAND
-1XFP2700 DDA COMPLIANT RIGHT HAND

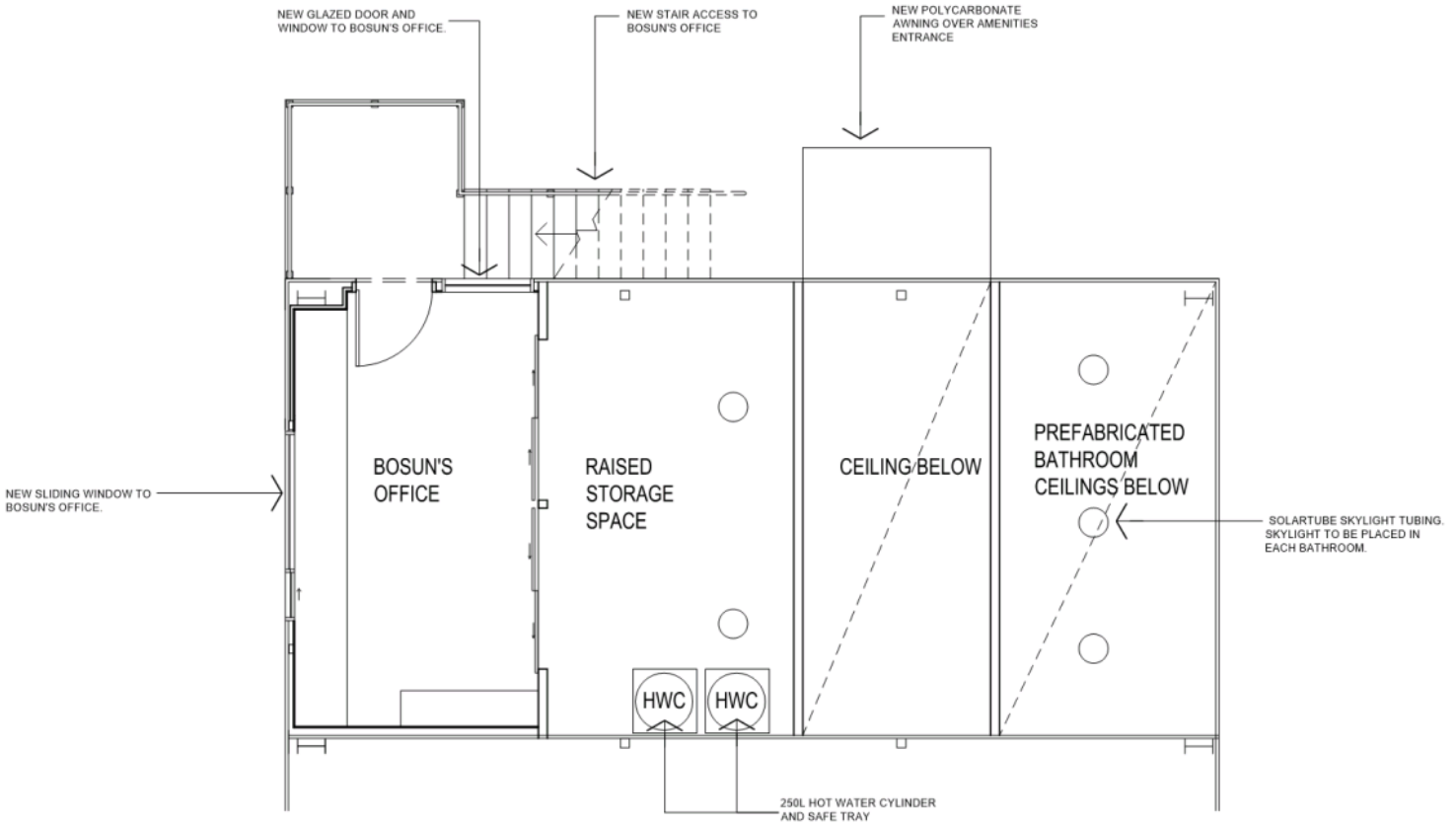


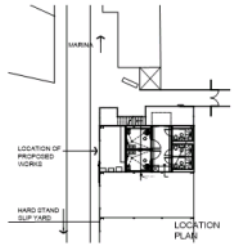

BPSM architects
Bush Parkes Shugg & Moon

PROJECT: D.S.S MARINA AMENITIES
ADDRESS: 23 MARIEVILLE ESPLANADE, SANDY BAY
CLIENT: DERWENT SAILING SQUADRON
SHEET NAME: GROUND FLOOR PLAN
PROJECT NUMBER: H1544
SCALE AT A1: 1:50
APPROVED BY: DR
DRAWN BY: GV
DATE: 05/08/19
SHEET: DA200
REV: A

THESE DESIGNS, PLANS AND SPECIFICATIONS ARE THE COPYRIGHT AND THE PROPERTY OF BPSM ARCHITECTS AND MUST NOT BE USED, REPRODUCED OR COPIED WHOLLY OR IN PART WITHOUT WRITTEN PERMISSION OF THE COMPANY

| REV | DATE | DETAILS | CHECKED |
|---|---|---|---|
| A | 19.08.19 | UPDATED FOR PLANNING APPROVAL | |
| B | 11.12.19 | AMENDED FOR RFI PLN-19-889 | |




BPSM architects
Bush Parkes Shugg & Moon

PROJECT D.S.S MARINA AMENITIES

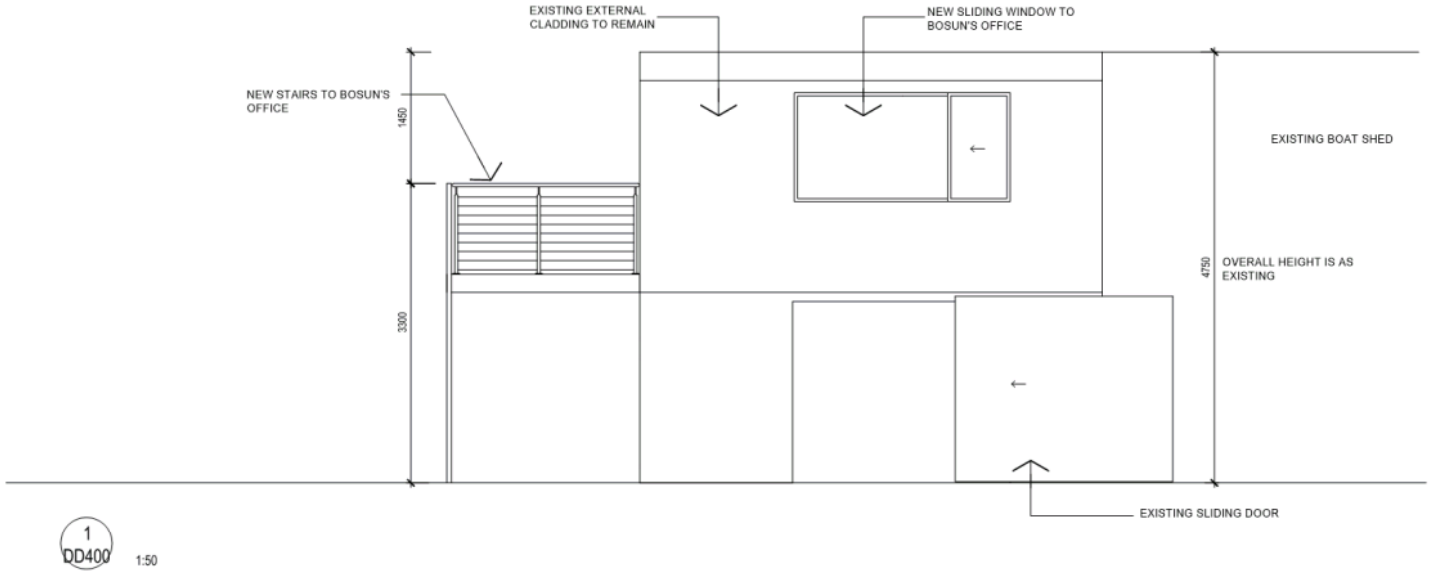
ADDRESS 23 MARIEVILLE ESPLANADE, SANDY BAY

CLIENT DERWENT SAILING SQUADRON

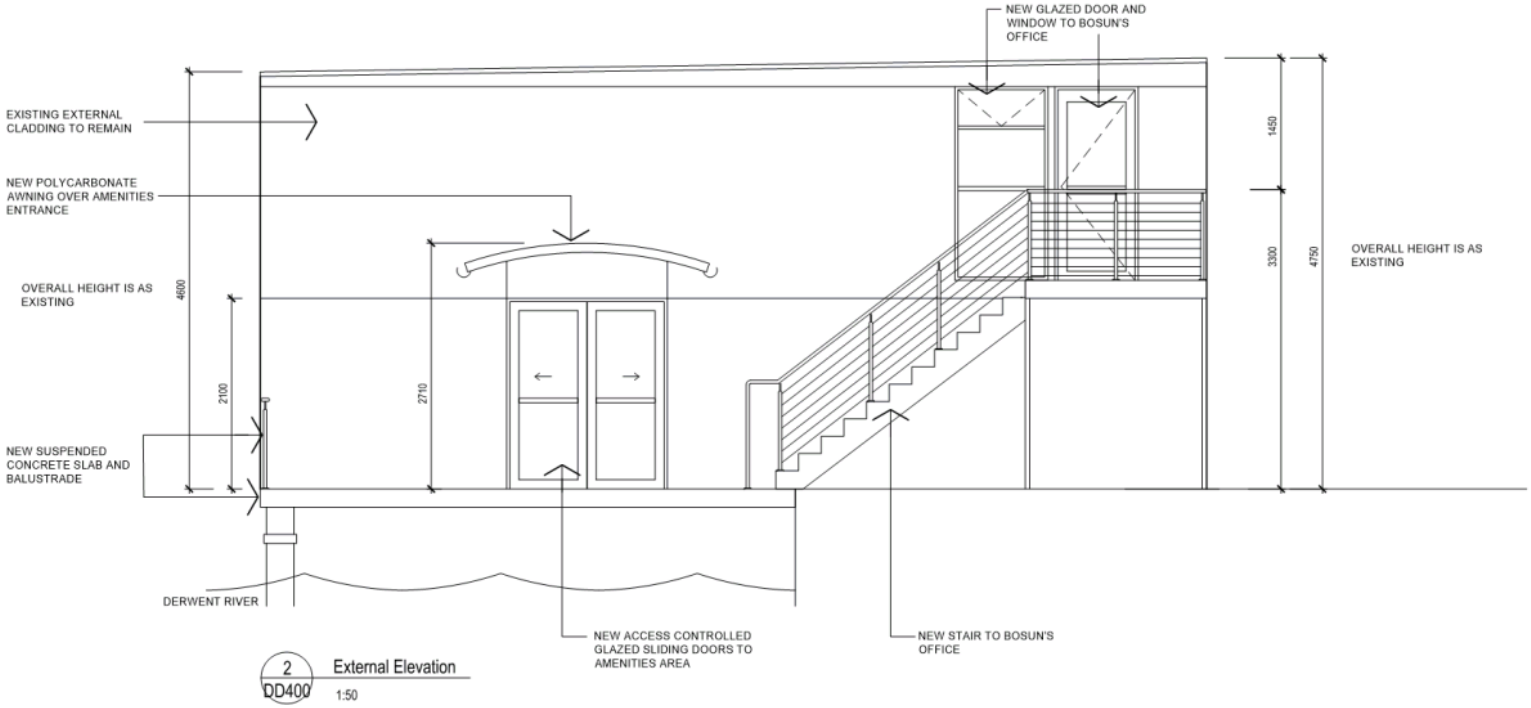
SHEET NAME FIRST FLOOR PLAN

PROJECT NUMBER H1544
SCALE AT A1 1:50
APPROVED BY DR
DRAWN BY GV
DATE 05/08/19
SHEET DA201 REV A

THESE DESIGNS, PLANS AND SPECIFICATIONS AND THE COPYRIGHT ARE THE PROPERTY OF BPSM ARCHITECTS AND MUST NOT BE USED, REPRODUCED OR COPIED WHOLLY OR IN PART WITHOUT WRITTEN PERMISSION OF THE COMPANY




1 DD400 1:50




2 DD400 External Elevation 1:50

| REV | DATE | DETAILS | CHECKED |
|---|---|---|---|
| A | 19.08.19 | UPDATED FOR PLANNING APPROVAL | |
| B | 11.12.19 | AMENDED FOR RFI PLN-19-889 | |

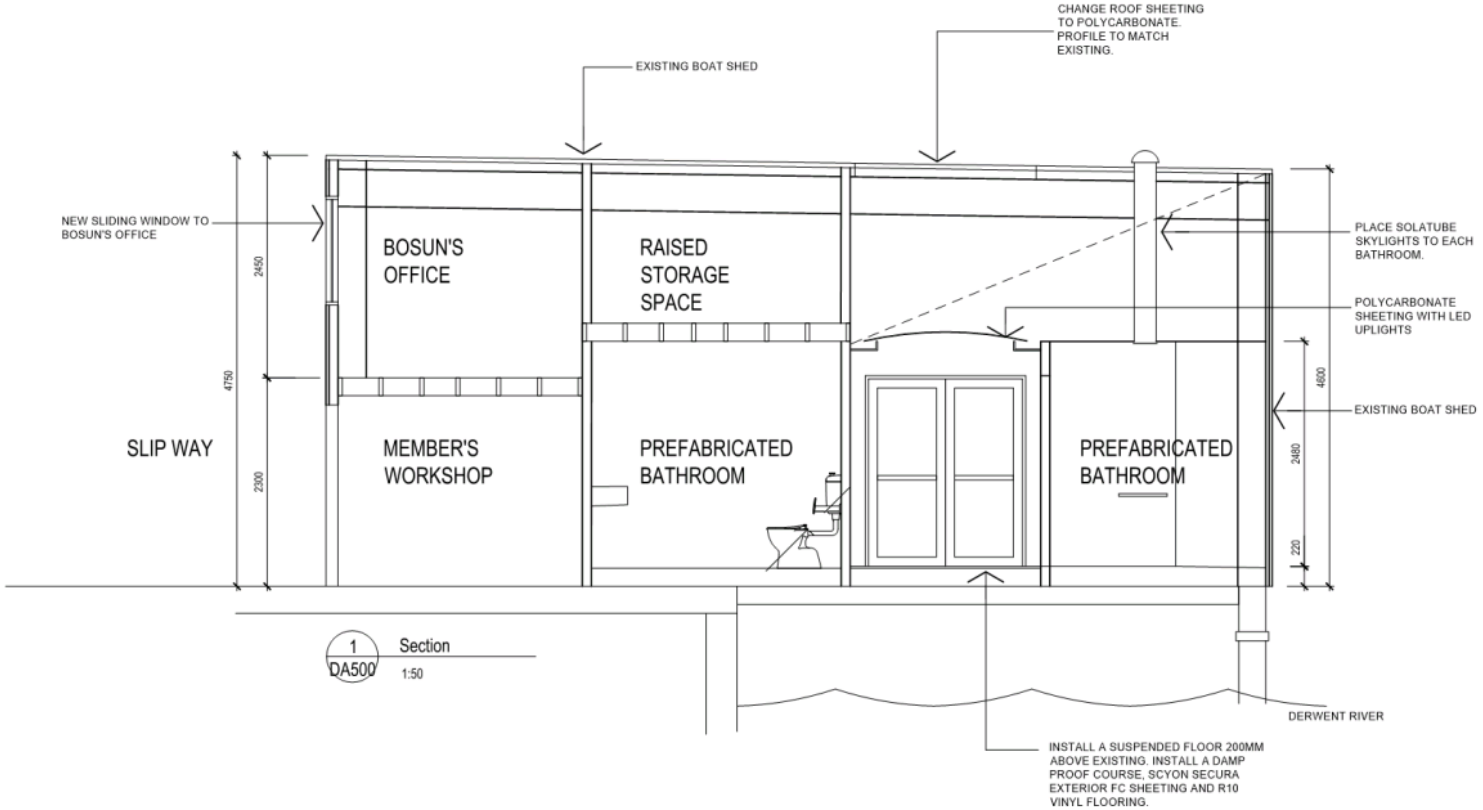
BPSM architects
Bush Parkes Shugg & Moon

PROJECT: D.S.S MARINA AMENITIES
ADDRESS: 23 MARIEVILLE ESPLANADE, SANDY BAY
CLIENT: DERWENT SAILING SQUADRON
SHEET NAME: EXTERNAL ELEVATION

PROJECT NUMBER: H1544
SCALE AT A1: 1:50
APPROVED BY: DR
DRAWN BY: GV
DATE: 05/08/19
SHEET: DA400 REV: A

THESE DESIGNS, PLANS AND SPECIFICATIONS AND THE COPYRIGHT AND THE PROPERTY OF BPSM ARCHITECTS AND MUST NOT BE USED, REPRODUCED OR COPIED WHOLLY OR IN PART WITHOUT WRITTEN PERMISSION OF THE COMPANY

| REV | DATE | DETAILS | CHECKED |
|---|---|---|---|
| A | 19.08.19 | UPDATED FOR PLANNING APPROVAL | |
| B | 11.12.19 | AMENDED FOR RFI PLN-19-889 | |



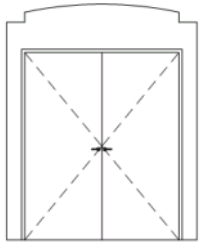

BPSM architects
Bush Parkes Shugg & Moon

PROJECT D.S.S MARINA AMENITIES
ADDRESS 23 MARIEVILLE ESPLANADE, SANDY BAY
CLIENT DERWENT SAILING SQUADRON
DRAWING NAME SECTION

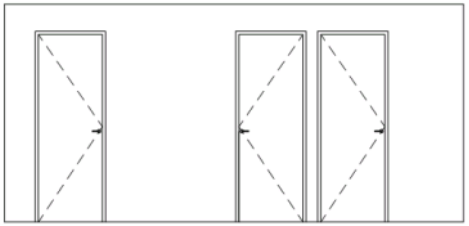
PROJECT NUMBER H1544
SCALE AT A1 1:50
APPROVED BY DR
DRAWN BY GV
DATE 05/08/19
DRAWING DA500 REV A

THESE DESIGNS, PLANS AND SPECIFICATIONS AND THE COPYRIGHT ARE THE PROPERTY OF BPSM ARCHITECTS AND MUST NOT BE USED, REPRODUCED OR COPIED WHOLLY OR IN PART WITHOUT WRITTEN PERMISSION OF THE COMPANY

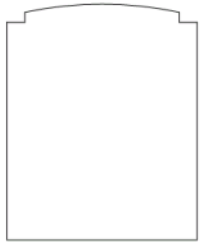
REV DATE DETAILS CH



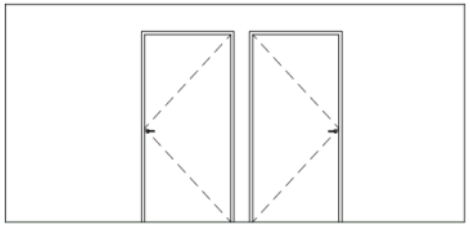
A DD600 Internal Elevation
1:50



B DD600 Internal Elevation
1:50



C DD600 Internal Elevation
1:50



D DD600 Internal Elevation
1:50

BPSM architects
Bush Parkes Shugg & Moon

PROJECT D.S.S MARINA AMENITIES
ADDRESS 23 MARIEVILLE ESPLANADE, S.
CLIENT DERWENT SAILING SQUADRON
SHEET NAME INTERNAL ELEVATION

PROJECT NUMBER H1544
SCALE AT A1 1:50
APPROVED BY DR
DRAWN BY GV
DATE 05/08/19
SHEET DD500 REV -

THESE DESIGNS, PLANS AND SPECIFICATIONS AND COPYRIGHT THEREIN ARE THE PROPERTY OF BPSM ARCHITECTS AND MUST NOT BE USED, REPRODUCED OR COPIED WHOLLY OR IN PART WITHOUT WRITTEN PERMISSION OF THE COMPANY

BPSM architects
Bush Parkes Shugg & Moon

119 Hampden Road
Battery Point
Tasmania 7004

abn: 58 009 549 553

t: 03 6223 7311
f: 03 6223 8042

w: bpsm.com.au
e: bpsm@bpsm.com.au

H1544 Derwent Sailing Squadron Amenities Improvement

17/12/19

16 Elizabeth Street,
Hobart TAS 7000

**Attention: Richard Bacon**

PLN-19-889 **Derwent Sailing Squadron Amenities Improvement**
**23 Marieville Esplanade**

**Request for Further Information 2-Waterway and Coastal Protection Code**

In reference to the Waterway and Coastal Protection Code we believe that no new piles will be required for the proposed suspended concrete slab, we intend to fix the new slab to the existing boat shed slab and the existing walkway slab.

Yours sincerely,

*BPSM Architects*

**Damian Rogers**
*Director*

City of HOBART

*Enquiries to:* City Planning
*Phone:* (03) 6238 2715
*Email:* coh@hobartcity.com.au

4 December 2019

Damian Rogers (BPSM Architects)
119 Hampden Road
BATTERY POINT TAS 7004

mailto: damianr@bpsm.com.au

Dear Sir/Madam

**23 MARIEVILLE ESPLANADE, SANDY BAY - WORKS ON COUNCIL PROPERTY NOTICE OF LAND OWNER CONSENT TO LODGE A PLANNING APPLICATION - GMC-19-33**

**Site Address**:

23 Marieville Esplanade, Battery Point
(Derwent Sailing Squadron)

**Description of Proposal**:

Building Alterations

**Applicant Name**:

Damian Rogers
BPSM Architects

**PLN** *(if applicable)*:

PLN-13-00236-01

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.

This consent does not constitute an approval to undertake any works and does not authorise the owner, developer or their agents any right to enter or conduct works on any Council managed land whether subject to this consent or not.

If planning approval is granted by the planning authority, you will be required to seek approvals and permits from the City as both landlord, land manager, or under other statutory powers (such as other legislation or City By-Laws) that are not granted with the issue of a planning permit under a planning scheme. This includes the requirement for you to reapply for a permit to occupy a public space under the City's Public Spaces By-law if the proposal relates to such an area.

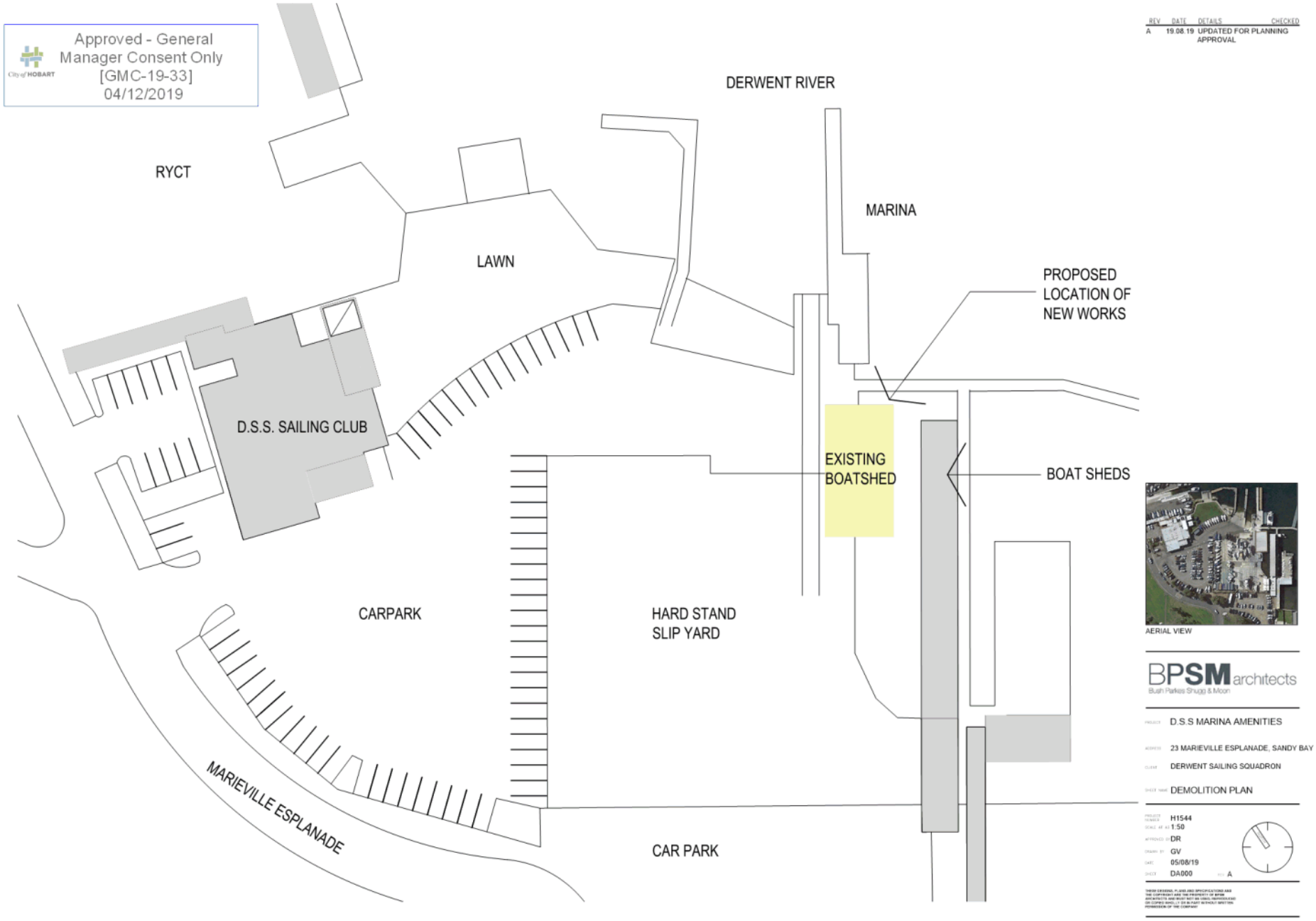
Accordingly, I encourage you to continue to engage with the City about these potential requirements.

Yours faithfully

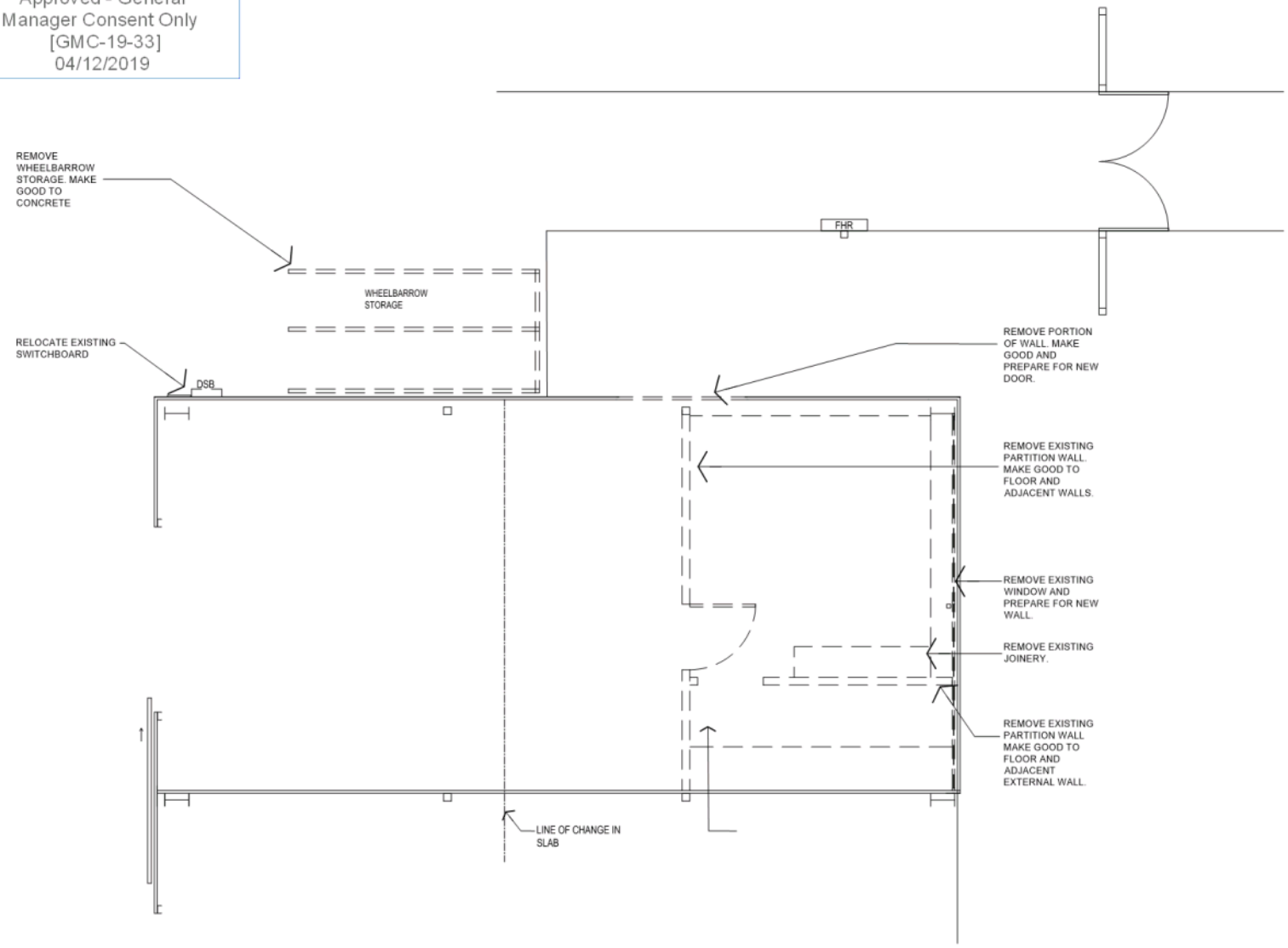
(N D Heath)
**GENERAL MANAGER**

Relevant documents/plans:

Plans by BPSM Architects


Approved - General Manager Consent Only [GMC-19-33] 04/12/2019
REV DATE DETAILS CHECKED
A 19.08.19 UPDATED FOR PLANNING APPROVAL
DERWENT RIVER
RYCT
MARINA
LAWN
PROPOSED LOCATION OF NEW WORKS
D.S.S. SAILING CLUB
EXISTING BOATSHED
BOAT SHEDS
CARPARK
HARD STAND SLIP YARD
MARIEVILLE ESPLANADE
CAR PARK
AERIAL VIEW
BPSM architects
Bush Parkes Shugg & Moon
D.S.S MARINA AMENITIES
23 MARIEVILLE ESPLANADE, SANDY BAY
DERWENT SAILING SQUADRON
DEMOLITION PLAN
H1544
1:50
DR
GV
05/08/19
DA000
A

Approved - General Manager Consent Only
[GMC-19-33]
04/12/2019




| REV | DATE | DETAILS | C |
|---|---|---|---|
| A | 19.08.19 | UPDATED FOR PLANN APPROVAL | |

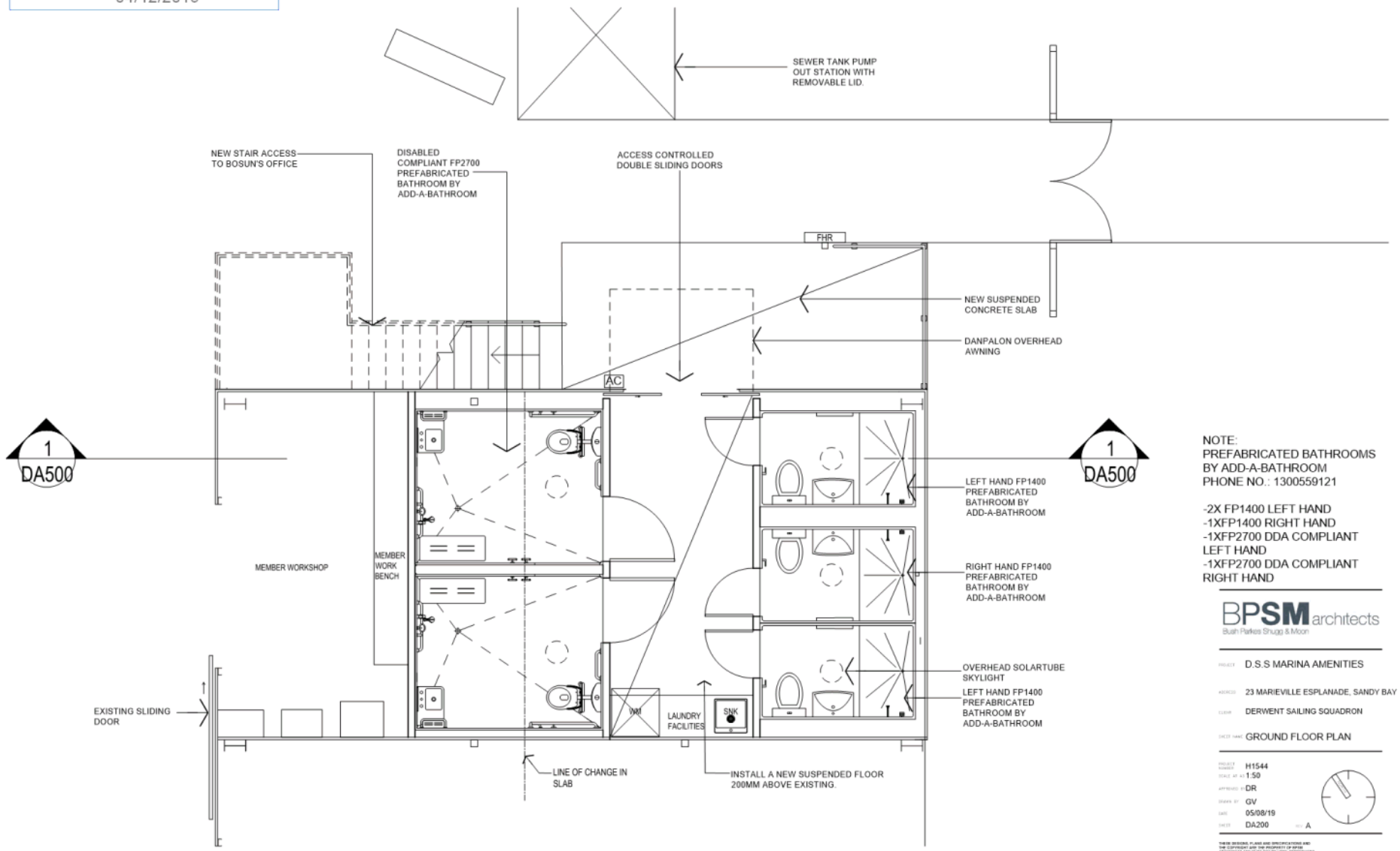
BPSM archite
Bush Parkes Shugg & Moon

D.S.S MARINA AMENITIE
23 MARIEVILLE ESPLANADE, S
DERWENT SAILING SQUADRO
DEMOLITION PLAN

H1544
1:50
DR
GV
05/08/19
DA100 A

Approved - General Manager Consent Only
[GMC-19-33]
04/12/2019

| REV | DATE | DETAILS | CHECKED |
|---|---|---|---|
| A | 19.08.19 | UPDATED FOR PLANNING APPROVAL | |




NOTE:
PREFABRICATED BATHROOMS BY ADD-A-BATHROOM
PHONE NO.: 1300559121

-2X FP1400 LEFT HAND
-1XFP1400 RIGHT HAND
-1XFP2700 DDA COMPLIANT LEFT HAND
-1XFP2700 DDA COMPLIANT RIGHT HAND

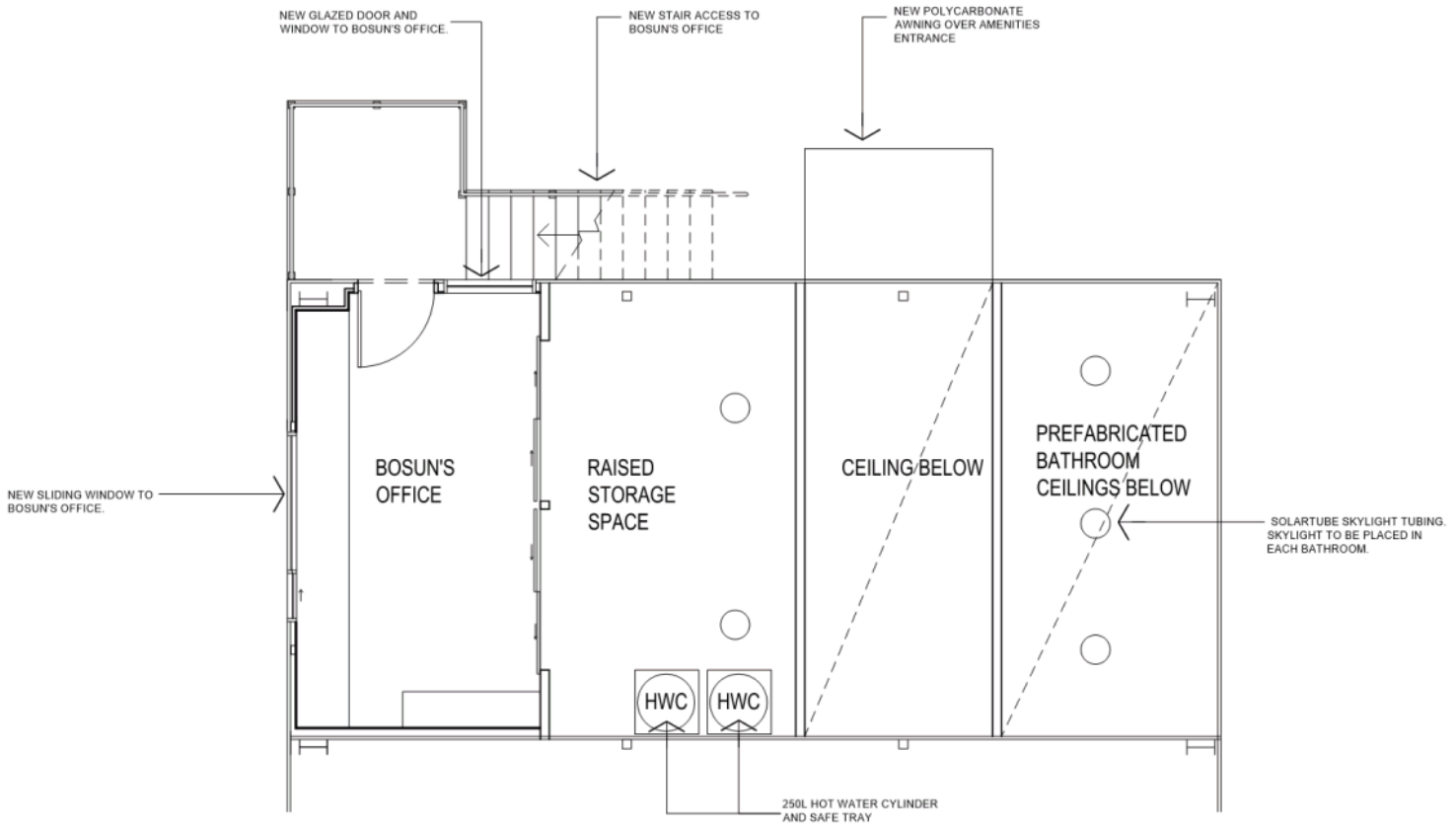
BPSM architects
Bush Parkes Shugg & Moon

PROJECT: D.S.S MARINA AMENITIES
ADDRESS: 23 MARIEVILLE ESPLANADE, SANDY BAY
CLIENT: DERWENT SAILING SQUADRON
SHEET NAME: GROUND FLOOR PLAN
PROJECT NUMBER: H1544
SCALE AT A1: 1:50
APPROVED BY: DR
DRAWN BY: GV
DATE: 05/08/19
SHEET: DA200
REV: A

THESE DESIGNS, PLANS AND SPECIFICATIONS AND THE COPYRIGHT AND THE PROPERTY OF BPSM ARCHITECTS AND MUST NOT BE USED, REPRODUCED OR COPIED WHOLLY OR IN PART WITHOUT WRITTEN PERMISSION OF THE COMPANY

Approved - General Manager Consent Only
[GMC-19-33]
04/12/2019

| REV | DATE | DETAILS | CHECKED |
|---|---|---|---|
| A | 19.08.19 | UPDATED FOR PLANNING APPROVAL | |




BPSM architects
Bush Parkes Shugg & Moon

PROJECT D.S.S MARINA AMENITIES

ADDRESS 23 MARIEVILLE ESPLANADE, SANDY BAY

CLIENT DERWENT SAILING SQUADRON

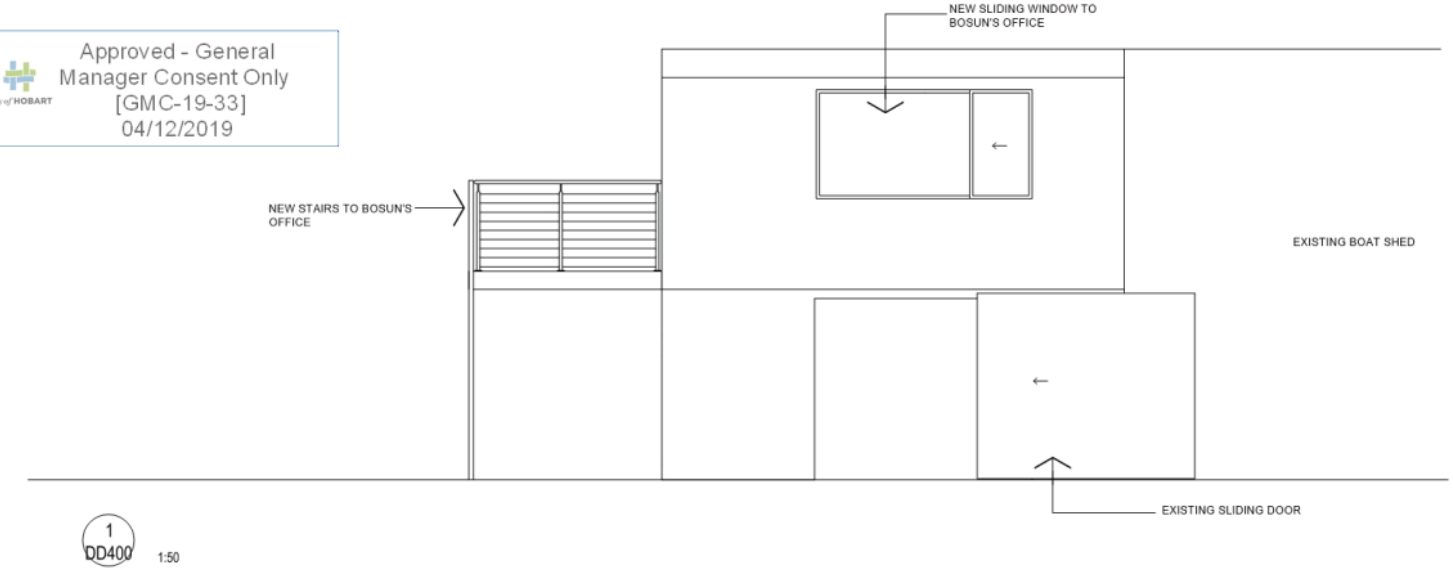
SHEET NAME FIRST FLOOR PLAN

PROJECT NUMBER H1544
SCALE AT A1 1:50
APPROVED BY DR
DRAWN BY GV
DATE 05/08/19
SHEET DA201 REV A

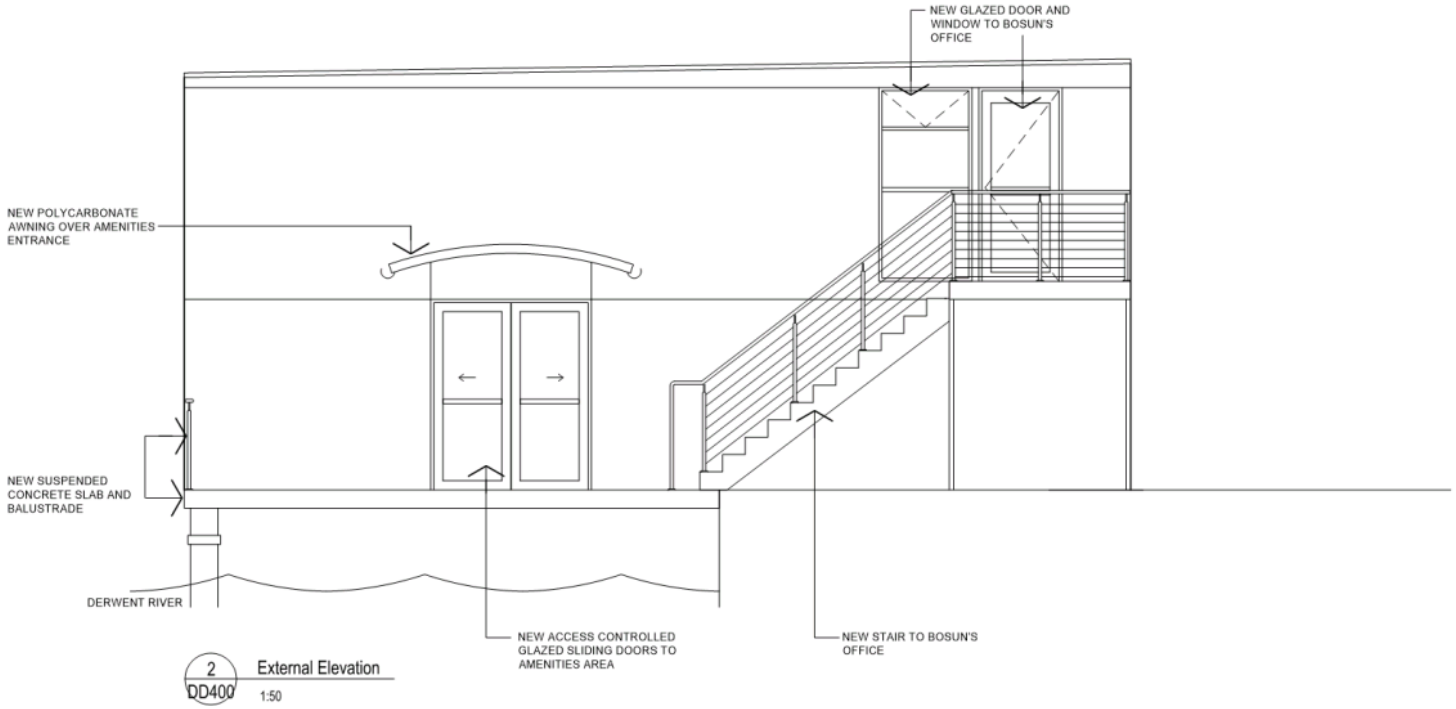
THESE DESIGNS, PLANS AND SPECIFICATIONS AND THE COPYRIGHT ARE THE PROPERTY OF BPSM ARCHITECTS AND MUST NOT BE USED, REPRODUCED OR COPIED WHOLLY OR IN PART WITHOUT WRITTEN PERMISSION OF THE COMPANY

Approved - General Manager Consent Only
[GMC-19-33]
04/12/2019
City of HOBART

| REV | DATE | DETAILS | CHECKED |
|---|---|---|---|
| A | 19.08.19 | UPDATED FOR PLANNING APPROVAL | |




1 DD400 1:50




2 DD400 External Elevation 1:50

BPSM architects
Bush Parkes Shugg & Moon

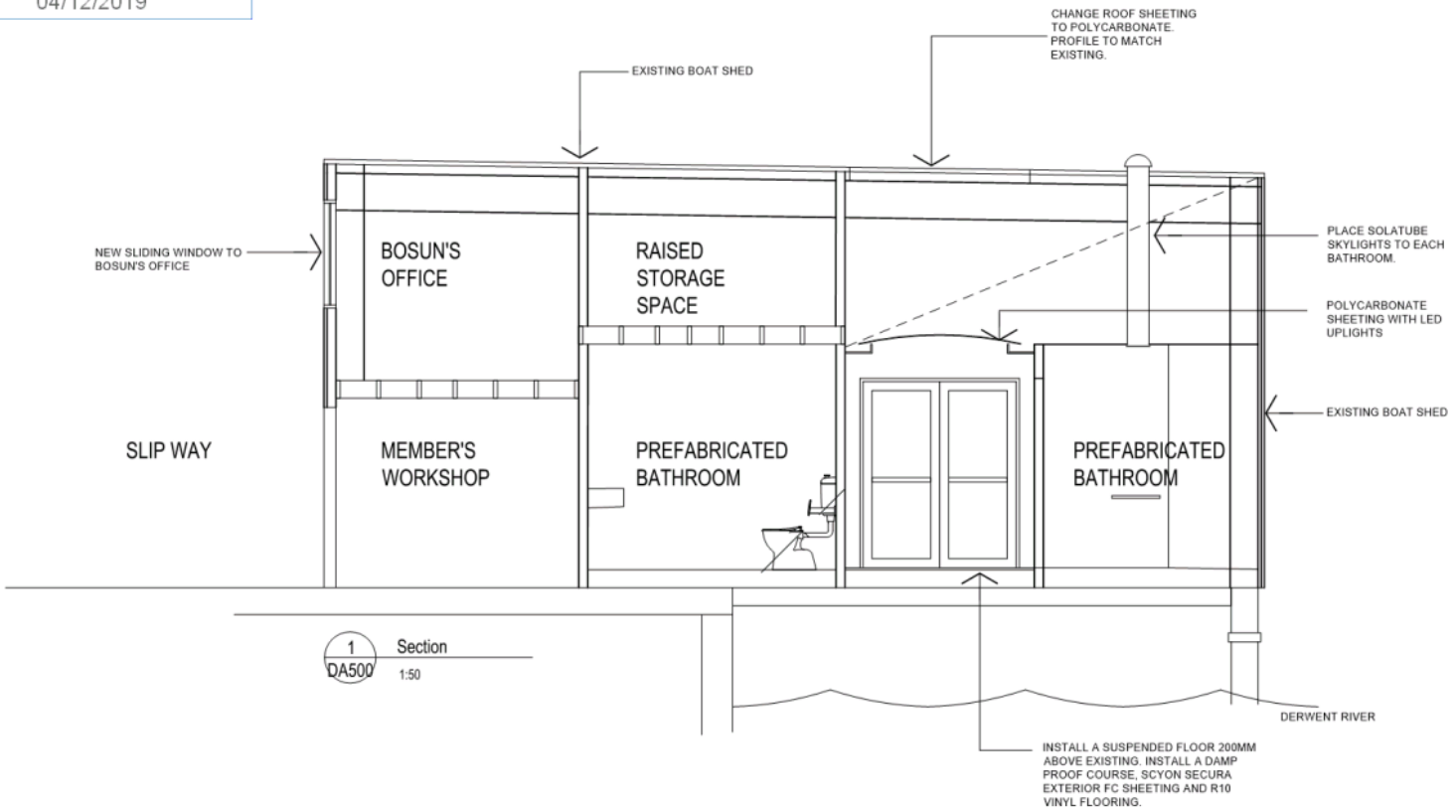
PROJECT: D.S.S MARINA AMENITIES
ADDRESS: 23 MARIEVILLE ESPLANADE, SANDY BAY
CLIENT: DERWENT SAILING SQUADRON
SHEET NAME: EXTERNAL ELEVATION

PROJECT NUMBER: H1544
SCALE AT A1: 1:50
APPROVED BY: DR
DRAWN BY: GV
DATE: 05/08/19
SHEET: DA400 REV: A

THESE DESIGNS, PLANS AND SPECIFICATIONS AND THE COPYRIGHT AND THE PROPERTY OF BPSM ARCHITECTS AND MUST NOT BE USED, REPRODUCED OR COPIED WHOLLY OR IN PART WITHOUT WRITTEN PERMISSION OF THE COMPANY

Approved - General Manager Consent Only [GMC-19-33] 04/12/2019
City of HOBART

| REV | DATE | DETAILS | CHECKED |
|---|---|---|---|
| A | 19.08.19 | UPDATED FOR PLANNING APPROVAL | |



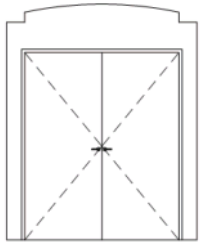

BPSM architects
Bush Parkes Shugg & Moon

PROJECT D.S.S MARINA IMPROVEMENT
ADDRESS 23 MARIEVILLE ESPLANADE, SANDY BAY
CLIENT DERWENT SAILING SQUADRON
DRAWING NAME SECTION

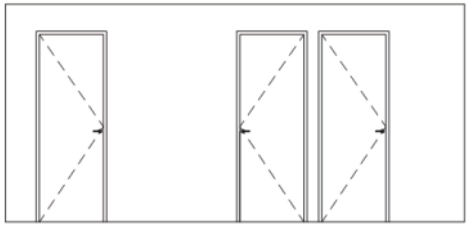
PROJECT NUMBER H1544
SCALE AT A1 1:50
APPROVED BY DR
DRAWN BY GV
DATE 05/08/19
SHEET DA500 REV A

THESE DESIGNS, PLANS AND SPECIFICATIONS AND THE COPYRIGHT ARE THE PROPERTY OF BPSM ARCHITECTS AND MUST NOT BE USED, REPRODUCED OR COPIED WHOLLY OR IN PART WITHOUT WRITTEN PERMISSION OF THE COMPANY

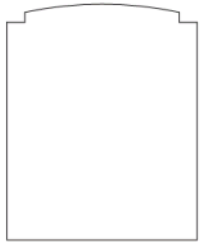
Approved - General Manager Consent Only
[GMC-19-33]
04/12/2019



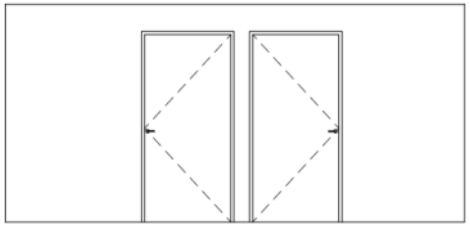
A DD600 Internal Elevation 1:50



B DD600 Internal Elevation 1:50



C DD600 Internal Elevation 1:50



D DD600 Internal Elevation 1:50

REV DATE DETAILS CH

BPSM architects
Bush Parkes Shugg & Moon

PROJECT D.S.S MARINA AMENITIES
ADDRESS 23 MARIEVILLE ESPLANADE, S.
CLIENT DERWENT SAILING SQUADRON
SHEET NAME INTERNAL ELEVATION

PROJECT NUMBER H1544
SCALE AT A1 1:50
APPROVED BY DR
DRAWN BY GV
DATE 05/08/19
SHEET DD500 REV -

THESE DESIGNS, PLANS AND SPECIFICATIONS AND COPYRIGHT THEREIN ARE THE PROPERTY OF BPSM ARCHITECTS AND MUST NOT BE USED, REPRODUCED OR COPIED WHOLLY OR IN PART WITHOUT WRITTEN PERMISSION OF THE COMPANY

# FOLIO PLAN

RECORDER OF TITLES

*Issued Pursuant to the Land Titles Act 1980*

Tasmanian Government

Owner: THE LORD MAYOR ALDERMEN AND CITIZENS OF THE CITY OF HOBART

Title Reference: CT 4391 / 78

Grantee: WHOLE OF 28½ PERCHES VESTED IN THE LORD MAYOR ALDERMEN AND CITIZENS OF THE CITY OF HOBART
PART OF LOTS 38883 & 31995 GRANTED TO THE LORD MAYOR ALDERMEN AND CITIZENS OF THE CITY OF HOBART

**PLAN OF SURVEY**

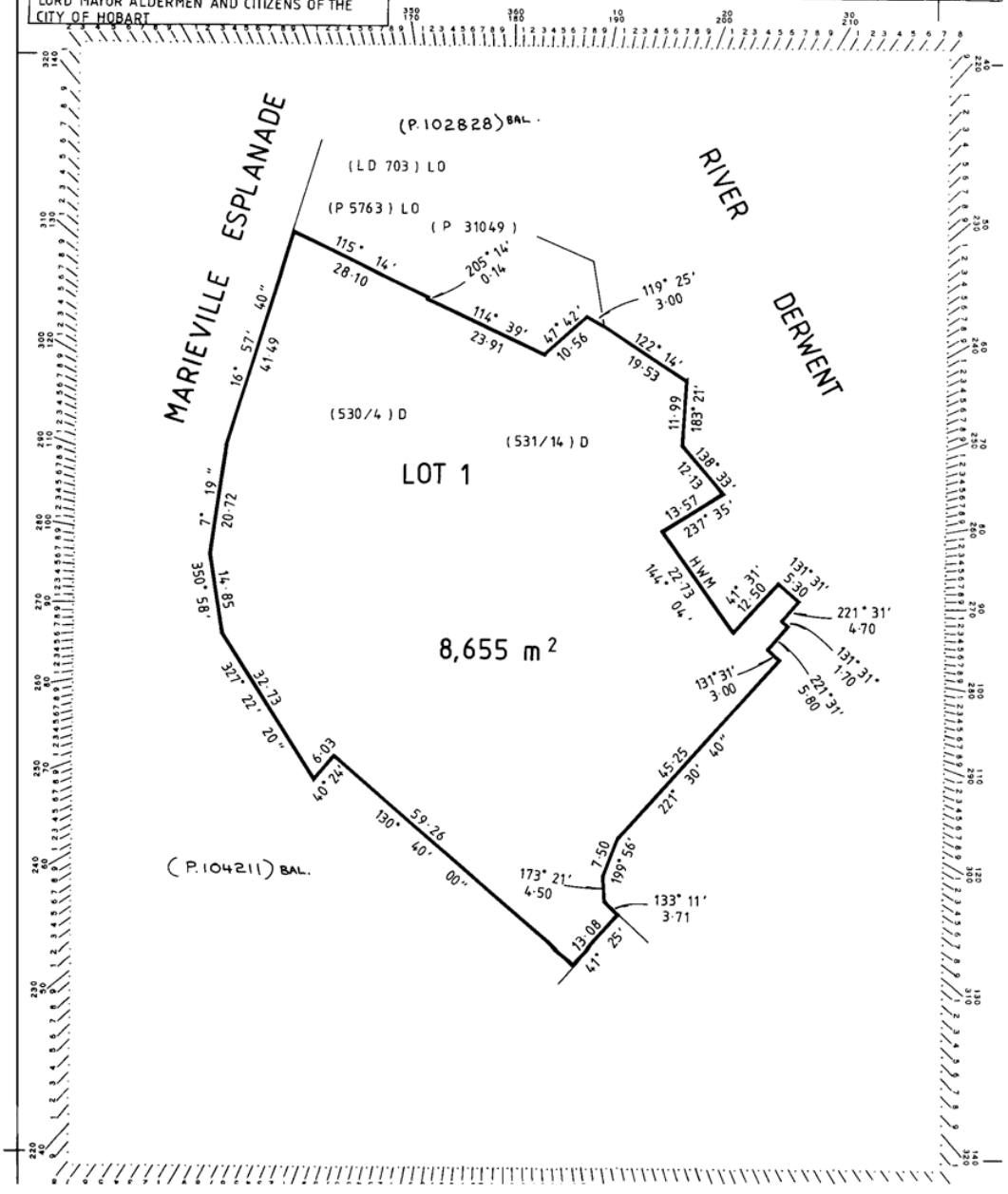
by Surveyor P.S. FLEMING
of land situated in the

CITY OF HOBART

SCALE 1:750 MEASUREMENTS IN METRES

Registered Number: SP 46431

Approved
Effective from: 2 DEC 1992
Recorder of Titles



# RESULT OF SEARCH

RECORDER OF TITLES

*Issued Pursuant to the Land Titles Act 1980*

Tasmanian Government

SEARCH OF TORRENS TITLE

| VOLUME | FOLIO |
|---|---|
| 46431 | 1 |
| EDITION | DATE OF ISSUE |
| 2 | 30-Jun-2015 |

SEARCH DATE : 06-Nov-2019
SEARCH TIME : 09.06 AM

## DESCRIPTION OF LAND

City of HOBART
Lot 1 on Sealed Plan 46431
Derivation : For grantees see plan
Prior CT 4391/78

## SCHEDULE 1

HOBART CITY COUNCIL

## SCHEDULE 2

Reservations and conditions in the Crown Grant if any
B384280 LEASE to DERWENT SAILING SQUADRON INC of a leasehold estate for the term of Sixty Five Years from 13th March 1989 Registered 02-Dec-1992 at noon
Leasehold Title(s) issued: 46431B/1

## UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

# Application Referral Environmental Development Planner - Response

| | |
|---|---|
| **From:** | Rowan Moore<br /> Environmental Development Planner<br /> 23 December 2019 |
| **Recommendation:** | Proposal is acceptable subject to conditions. |
| **Date Completed:** | |
| **Address:** | 23 MARIEVILLE ESPLANADE, SANDY BAY |
| **Proposal:** | Partial Demolition, Extension and Alterations |
| **Application No:** | PLN-19-889 |
| **Assessment Officer:** | Richard Bacon, |

**Referral Officer comments:**

**Codes Applicable:**

| Code | Applicable | Exempt | Permitted | Discretionary |
|---|---|---|---|---|
| E1.0 Bushfire-Prone Areas | No | | | |
| E3.0 Landslide | No | | | |
| E9.0 Attenuation | No | | | |
| E10.0 Biodiversity | No | | | |
| **E11.0 Waterway & Coastal** | **Yes** | **Yes - E11.4.1(b)** | | |
| **E15.0 Inundation Prone Areas** | **Yes** | **No** | **No** | **Yes - E15.7.6 P1** |
| E16.0 Coastal Erosion | No | | | |
| E18.0 Wind & Solar Energy | No | | | |
| E20.0 Acid Sulfate Soils | No | | | |

**Assessment:**

Approval is sought for alterations to an existing shed at the Derwent Sailing Squadron at Marieville Esplanade, Sandy Bay. The shed would be modified to provide 5 new bathrooms on the ground floor and a new bosun's office on the first floor. External stairs and a suspended concrete landing are also proposed on the north-eastern end of the shed.

Waterway and Coastal Protection Code

The Code applies because development within the Waterway Protection Area of the River Derwent is proposed.

The proposal is exempt from the standards of the Code pursuant to exemption clause

E11.4.1(b) - development that does not include soil disturbance or vegetation clearing.

Inundation Prone Areas Code

The Code applies because development is proposed within a Coastal Inundation Hazard Area and because development of buildings and works dependent upon a coastal location is proposed. The proposed development site is within a Coastal Inundation Medium Hazard Area (refer to Figure 1 below).

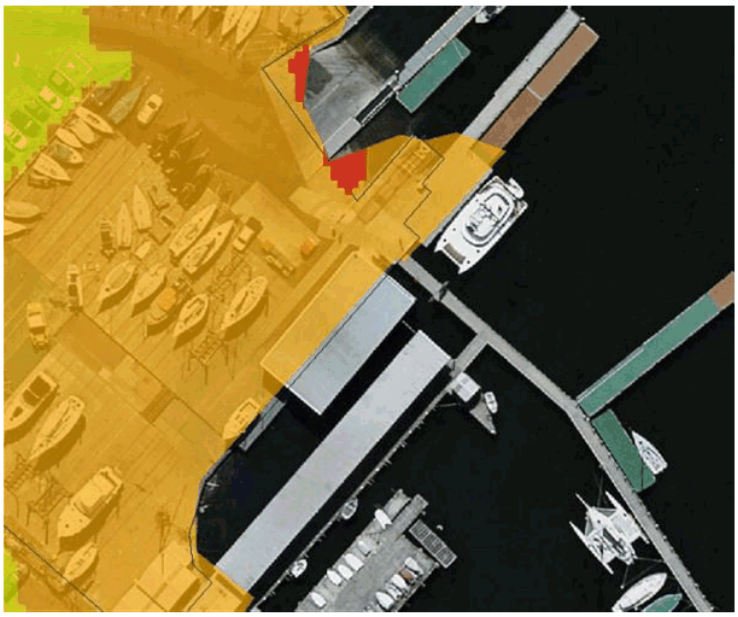


*Figure 1*: Coastal Inundation Medium Hazard Area (orange)

No exemptions apply.

The relevant standards are under clauses E15.6 and E15.7.6.

With regard to E15.6 ('Use Standards'), acceptable solution A1 states the following:

*Change of use of a non-habitable building to a habitable building or a use involving habitable rooms must comply with all of the following:*

*(a) floor level of habitable rooms is no less than the AHD level for the Coastal Inundation Low Hazard Area in Table E15.1;*

*(b) floor level of habitable rooms is no less than the AHD level for the 1% AEP plus 300mm if in an area subject to riverine flooding.*

The habitable room (bosun's office) would be on the upper level above the AHD level for the low coastal hazard area. Rooms on the lower floor would be non-habitable. The proposal therefore complies with this acceptable solution.

With regard to E15.7.6 ('Development Dependent Upon a Coastal Location'), the proposal does not comply with the acceptable solution as it is not an extension of a boat ramp, car park, jetty, marina, marine farming shore facility or slipway.

Performance criterion P1 states the following:

*Buildings and works must satisfy all of the following:*

*(a) need for a coastal location is demonstrated;*

*(b) new facilities are grouped with existing facilities, where reasonably practical;*

*(c) building design responds to the particular size, shape, contours or slope of the land and minimises the extent of cut and fill;*

*(d) waste, including from cleaning and repairs of vessels and other maritime equipment and facilities, solid waste, is managed to ensure waste is safe from inundation events;*

*(e) risk from inundation is acceptable, taking into account the nature of the development and its users.*

The proposed toilets are for users of the marina so must be in a coastal location close to the marina. It is also considered practical and appropriate for the bosun's office to be on the site.

The proposed new facilities will be located within an existing shed close to the marina, slipyard and club rooms.

The building already exists and will only be modified for the proposed development. No cut and fill is proposed.

No significant wastes would be stored on the lower level of the building.

The medium hazard areas represent areas modelled to be at risk of coastal inundation by 2050 with elevations of 1.6 - 2.2m AHD. While it is possible that a storm surge event could occur that raises coastal waters to the level of the building before 2050, it is quite likely that the building would not be impacted for the next 30 years, which is considered a reasonable asset life for the development given the nature of the use (toilets and bathrooms on the ground floor) and the relatively low-cost nature of the development.

If the building was inundated, damage should be fairly limited given the wet nature of the rooms proposed for the ground floor (toilets and bathrooms). It should also be noted that the proposed floor level for the lower level would be 200mm above the existing lower floor level and surrounding ground level.

It is not expected that there would be any significant risk to life as people are unlikely to use the facilities during a storm surge event where water levels are approaching the level of the building.

The proposal is considered compliant with this performance criterion and with the standards of the inundation code.

**Recommended Conditions:**

Construction management plan

**Recommended Advice:**

Consider flood resistant construction

## 7.1.2 305 STRICKLAND AVENUE, SOUTH HOBART - PARTIAL DEMOLITION AND NEW SHED PLN-19-886 - FILE REF: F20/9772

| | |
|---|---|
| Address: | 305 Strickland Avenue, South Hobart |
| Proposal: | Partial Demolition and New Shed |
| Expiry Date: | 12 February 2020 |
| Extension of Time: | Not applicable |
| Author: | Helen Ayers |

***RECOMMENDATION***

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for partial demolition and new shed at 305 Strickland Avenue, South 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-19-886 - 305 STRICKLAND AVENUE SOUTH HOBART TAS 7004 - Final Planning Documents, except where modified below.**

Reason for condition

To clarify the scope of the permit.

**PLN s4**

**The shed must be reduced in its overall height.**

**Prior to the issue of any approval under the *Building Act 2016,* revised plans must be submitted and approved by Council's Director City Planning showing:**

1. **Reduction of the maximum height of the outbuilding by 0.25m to 3.33m above the natural ground level, and the**

**maximum wall height of the northern side wall to 2.75m above the natural ground level.**

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

Reason for condition

To clarify the scope of the permit and to ensure visual bulk is minimised.

**ENG sw1**

**All stormwater from the proposed development (including but not limited to: roofed areas, ag drains, retaining wall ag drains and impervious surfaces such as driveways and paved areas) must be drained to the Council's stormwater infrastructure prior to first occupation or commencement of use (whichever occurs first).**

**Any private or private shared stormwater system passing through third-party land must have sufficient receiving capacity.**

*Advice: Under section 23 of the Urban Drainage Act 2013 it is an offence for a property owner to direct stormwater onto a neighbouring property.*

Reason for condition

To ensure that stormwater from the site will be discharged to a suitable Council approved outlet.

**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*.

## PLUMBING PERMIT

You may need plumbing approval in accordance with the *Building Act 2016*, *Building Regulations 2016* and the National Construction Code. Click here for more information.

## RIGHT OF WAY

The private right of way must not be reduced, restricted or impeded in any way, and all beneficiaries must have complete and unrestricted access at all times.

You should inform yourself as to your rights and responsibilities in respect to the private right of way particularly reducing, restricting or impeding the right during and after construction.

## NOISE REGULATIONS

Click here for information with respect to noise nuisances in residential areas.

## 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.

## FEES AND CHARGES

Click here for information on the Council's fees and charges.

Attachment A: PLN-19-886 - 305 STRICKLAND AVENUE SOUTH HOBART TAS 7004 - Planning Committee or Delegated Report ⇩

Attachment B: PLN-19-886 - 305 STRICKLAND AVENUE SOUTH HOBART TAS 7004 - CPC Agenda Documents ⇩

City of HOBART

**APPLICATION UNDER HOBART INTERIM PLANNING SCHEME 2015**

| | |
|---|---|
| Type of Report: | Committee |
| Committee: | 3 February 2020 |
| Expiry Date: | 12 February 2020 |
| Application No: | PLN-19-886 |
| Address: | 305 STRICKLAND AVENUE , SOUTH HOBART |
| Applicant: | Alan Hill<br>305 Strickland Avenue |
| Proposal: | Partial Demolition and New Shed |
| Representations: | Three (3) |
| Performance criteria: | Building Envelope |

## 1. Executive Summary

1.1 Planning approval is sought for Partial Demolition and New Shed.

1.2 More specifically the proposal includes demolition of the existing carport and its replacement with a new 6m by 6m shed.

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

1.3.1 Zone Development Standards - Building Envelope

1.4 Three (3) representations objecting to the proposal were received within the statutory advertising period between 23 December 2019 and 10 January 2020.

1.5 The proposal is recommended for approval subject to conditions.

1.6 The final decision is delegated to the City Planning Committee.

## 2. Site Detail

2.1 The application site is a regularly shaped 1376m² lot on the northern side of Strickland Avenue. The southern half of the site is densely vegetated, with the northern section clear of vegetation to accommodate the existing dwelling and outbuilding. The land slopes moderately down toward the road.




*Figure 1: The location of the application site is highlighted in yellow.*

## 3. Proposal

3.1 Planning approval is sought for Partial Demolition and New Shed.

3.2 More specifically the proposal is for:

- Demolition of the existing carport.
- Construction of a new 6m by 6m shed.

## 4. Background

4.1 There is no relevant background for this application.

## 5. Concerns raised by representors

5.1 Three (3) representations objecting to the proposal were received within the statutory advertising period between 23 December 2019 and 10 January 2020.

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.

| |
|---|
| Setback: |
| The representors all believe that the property is Rural Living Zoned, and as such the setback of the proposed outbuilding should be a minimum of 10m from the property boundary. |
| |
| Height: |
| The representors all believe that the proposed outbuilding is too high given its proximity to the property boundary. The representors go on to say that having it in that location is detrimental to the rural environment and the views enjoyed from the adjacent properties. |
| |
| Solar Access: |
| One representor is concerned that the proposed outbuilding will result in unreasonable loss of sunlight from a south facing bedroom in the adjacent dwelling to the north. |
| |
| Consistency of documentation: |
| One representor is concerned that the supporting written document is not consistent with the plans for the proposed outbuilding in terms of the height of the proposed new outbuilding. |

## 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 Low Density Residential Zone of the *Hobart Interim Planning Scheme 2015*.

6.3 There is no proposed change to the existing residential (single dwelling) use of the site. The existing use is a permitted use in the zone.

6.4 The proposal has been assessed against:

6.4.1 Part D - 12.0 Low Density Residential Zone

6.4.2 Part E - E6.0 Parking and Access Code

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

6.5.1 Setbacks and Building Envelope – Part D 12.4.2 P3

6.6 Each performance criterion is assessed below.

6.7 Setback and Building Envelope Part D 12.4.2 P3

6.7.1 The acceptable solution at clause 12.4.2 A3 requires buildings and works with a height greater than 2.4m above natural ground level to be set back a minimum of 4m from the rear boundary.

6.7.2 The proposal includes an outbuilding with a maximum height of 3.68m at a setback of 0.6m from the rear boundary.

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 12.4.2 P3 provides as follows:

*The siting and scale of a dwelling must:*

*(a) not cause unreasonable loss of amenity by:*
*(i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot; or*
*(ii) overshadowing the private open space of a dwelling on an adjoining lot; or*
*(iii) overshadowing of an adjoining vacant lot; or*
*(iv) visual impacts caused by the apparent scale, bulk or*

*proportions of the dwelling when viewed from an adjoining lot; and*

*(b) provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area.*

6.7.5 The recent Tribunal decision of *McCullagh v Glamorgan Spring Bay Council and Ors*, which specifically considered this clause, determined that once a proposal extends outside the acceptable solution building envelope, a detailed assessment of the performance criterion must be carried out, without reference to the acceptable solution. That is, the permitted building envelope does not provide the test of 'reasonableness' against which a discretionary application is assessed. Instead, the development must be assessed on its merits against the provisions of the performance criterion; that is, (a) does the development cause an unreasonable loss of amenity to neighbours by reduction in sunlight to a habitable room (other than a bedroom), overshadowing of private open space, or visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot, and (b) does the development provide separation between dwellings on adjoining lots that is compatible with that prevailing in the vicinity?

The proposed outbuilding is at the same setback as the carport it is replacing, and is the same length along the rear boundary. The orientation of the site is such that there will be no unreasonable overshadowing of adjoining properties. The gradient of the land is such that the rear neighbours will not be overwhelmed by the bulk of the building, however, following representation, and discussion with the applicant, it is considered that there will be some greater bulk than the existing situation. Accordingly, it is considered appropriate to reduce the height of the outbuilding by 0.25m for both the wall heights and the overall height above natural ground level. In discussions the applicant appeared comfortable with such a change, and this could be achieved through a condition on any permit granted for the proposal.

6.7.6 The proposal complies with the performance criterion subject to the abovementioned condition.

## 7. Discussion

7.1 Planning approval is sought for Partial Demolition and New Shed.

7.2 The application was advertised and received three (3) representations. The representations raised concerns including setback, height, solar access and the consistency of submitted documentation.

7.3 The representors all indicated that the size of the new outbuilding, as well as it's proximity to the boundary were not appropriate given the Rural Living zoning of the site. Unfortunately, the representors were mistaken about the zoning of the property, as well as those immediately adjacent to it on this side of Strickland Avenue. The application site and it's surrounds are zoned Low Density Residential. As such, much of the concern raised by the representors are not supported by the provisions of the zone in which the property and it's surrounds are located. Notwithstanding this, it is considered appropriate to reduce the height of the northern wall of the new outbuilding to a maximum of 2.75m above the natural ground level to ensure that its visual bulk is not unreasonable when viewed from and adjoining lot.

7.4 The proposal has been assessed against the relevant provisions of the planning scheme and is considered to perform well.

7.5 The proposal has not been assessed by other Council officers.

7.6 The proposal is recommended for approval.

## 8. Conclusion

8.1 The proposed Partial Demolition and New Shed at 305 Strickland Avenue, South Hobart 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 and New Shed at 305 Strickland Avenue, South 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-19-886 - 305 STRICKLAND AVENUE SOUTH HOBART TAS 7004 - Final Planning Documents, except where modified below.**

Reason for condition

To clarify the scope of the permit.

**PLN s4**

**The shed must be reduced in its overall height.**

**Prior to the issue of any approval under the *Building Act 2016,* revised plans must be submitted and approved by Council's Director City Planning showing:**

1. **Reduction of the maximum height of the outbuilding by 0.25m to 3.33m above the natural ground level, and the maximum wall height of the northern side wall to 2.75m above the natural ground level.**

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

Reason for condition

To clarify the scope of the permit and to ensure visual bulk is minimised.

**ENG sw1**

**All stormwater from the proposed development (including but not limited to: roofed areas, ag drains, retaining wall ag drains and impervious surfaces such as driveways and paved areas) must be drained to the Council's stormwater**

**infrastructure prior to first occupation or commencement of use (whichever occurs first).**

**Any private or private shared stormwater system passing through third-party land must have sufficient receiving capacity.**

*Advice: Under section 23 of the Urban Drainage Act 2013 it is an offence for a property owner to direct stormwater onto a neighbouring property.*

Reason for condition

To ensure that stormwater from the site will be discharged to a suitable Council approved outlet.

**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*.

**PLUMBING PERMIT**

You may need plumbing approval in accordance with the *Building Act 2016*, *Building Regulations 2016* and the National Construction Code. Click here for more information.

**RIGHT OF WAY**

The private right of way must not be reduced, restricted or impeded in any way, and all beneficiaries must have complete and unrestricted access at all times.

You should inform yourself as to your rights and responsibilities in respect to the private right of way particularly reducing, restricting or impeding the right during and after construction.

**NOISE REGULATIONS**

Click here for information with respect to noise nuisances in residential areas.

**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.

**FEES AND CHARGES**

Click here for information on the Council's fees and charges.



(Helen Ayers)
**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.*



(Cameron Sherriff)
**Acting 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 January 2020

**Attachment(s):**

Attachment B - CPC Agenda Documents

December 6, 2019

Alan Hill
305 Strickland Avenue
South Hobart Tasmania 7004

Hobart City Council
Town Planning Section
16 Elizabeth Street
Hobart Tasmania 7000

Dear Madam/Sir,

I wish to submit a proposal to demolish an existing carport and construct a new shed of approximately twice the floor area of the existing structure. I trust I have attached adequate supporting documentation to this application.

Due to the zoning of this property, requiring a 10m setback from boundaries, I am seeking a relaxation of this requirement. I could be wrong, but it appears to me that this property is incorrectly zoned and I trust this might be corrected in future zoning amendments.

**Details of the Proposal**
Seek Hobart City Council approval to undertake the following proposed works:

1. Demolish the existing carport and transport off the property
2. Remove concrete slab and piers on which the carport is currently located and dispose of this material at a landfill.
3. Remove 3 non-endemic and non-native shrubs located within the footprint of the proposed shed and dispose of this material at a landfill.
4. Prepare the ground as per the foundation requirements as specified in the attached plans for a 6m x 6 m shed.
5. Understanding that the zoning of the property requires a 10m setback from boundaries, this proposal requests a 600mm setback from both immediately adjacent fences.
6. Any soil removed (<1.5$m^3$) will be relocated elsewhere on the property to level and fill.
7. Concreter to prepare and lay slab
8. Proponent to erect shed as designed.

Thank you and I am sure you will contact me if further information is required.

Yours faithfully



Alan Hill
Mobile: 0428 143 197

| | |
|---|---|
| **Location** | 305 Strickland Avenue, South Hobart Tas 7004 |
| **Property Owner** | **Alan Hill** **Telephone** 0428 143 197 **email** jamb5519@gmail.com |
| **Proponent** | Alan Hill **Telephone** 0428 143 197 **email** jamb5519@gmail.com |
| **Legal Title Description** | LTO 190-27D Vol 74165 Folio 3 |
| **Parcel ID** | 165555 |
| **Zone** | Rural Living (under the 2015 Planning Scheme) |
| **Summary proposal** | Demolish an existing carport (L 5650mm x W 2980mm x H 2400mm) and erect a new shed (L 6000mm x W 6000mm x H 2750mm) |

**Property Description**

The property is approximately 22 metres wide and averages approximately 62 metres in length to give a property area of approximately 1376m$^2$.

The land slopes an average of 10$^o$ downslope from high in the rear of the property to low at the front bounding Strickland Avenue. However, the rear portion between the back of the house and the rear fence (the area where the shed is propose to be built) is somewhat flatter than the remainder of the property.

An asphalt driveway provides access from Strickland Avenue to the rear of the property where there is a concrete apron covering the immediate first half of the back yard (between the house and the rear fence) as a parking and turn around area for vehicles.

The soil is a low reactive shallow soil overlaying a metasediment. The land appears relatively stable in terms of landslip with no apparent landslip on this block or immediately bounding properties.

The property is fenced on all four sides (fence height on average 1.8m). The distance between the house and the rear fence at the corner of the house closest to the proposed shed is approximately 10.4 metres. In relation to direction, the property is slightly skewed anticlockwise to the compass with the rear fence approximating Northwest rather than North.

A carport (L 5650mm x W 2980mm x H 2400mm) currently exists in the northern corner of the property. This structure has a setback from both immediately adjacent fences of approximately 200mm.





Turn-around apron and parking area with existing carport in background



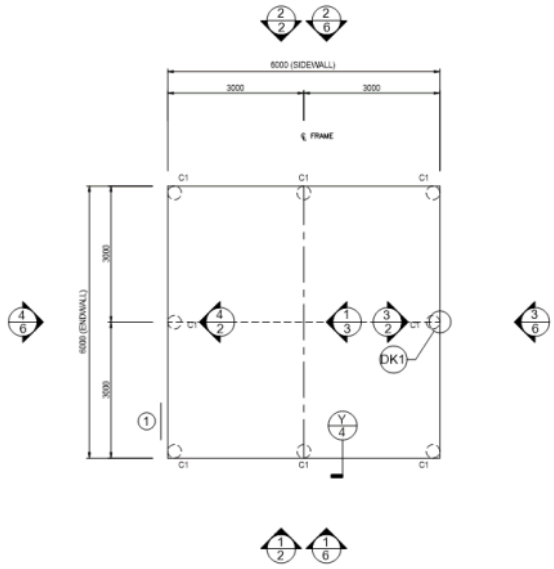
Turn-around apron and parking area from opposite direction


Shrubs to be removed


200mm setback off boundary of current carport

The design and detail shown on these drawings are applicable to this project only and may not be reproduced in whole or any part or be used for any other purpose without the written permission of FBHS (Aust) Pty Limited with whom copyright resides.
The local distributor you are dealing with is an authorised independent distributor of Fair Dinkum Sheds' products and enters into agreements with its customers on its own behalf and not as an agent of Fair Dinkum Sheds.

IF IN DOUBT, ASK.




1/1 FOUNDATION PLAN AND MEMBER LAYOUT
SCALE: 1 = 100

DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY. ALL DIMENSIONS TO BE VERIFIED ON SITE.

MEMBER LEGEND

| | |
|---|---|
| C1 | C15012 |

SHEET 1 OF 7
JOB NO. PAUL14665
NCC 2019
DATE 28/11/2019
CHECKED TM
DRAWN FDS

STEEL BUILDING BY
FOR
AT

(CONTACT)
ONE STOP SHED SHOP
03 6244 4300
ALAN HILL
305 STRICKLAND AVENUE
SOUTH HOBART

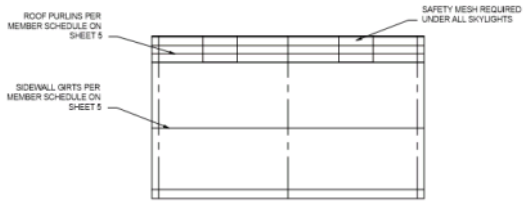
fairdinkum SHEDS

NORTHERN CONSULTING engineers
Civil & Structural Engineers
50 Punari Street
Currajong, Qld 4812
Fax: 07 4725 5850
Email: design@nceng.com.au
ABN 341 008 173 56

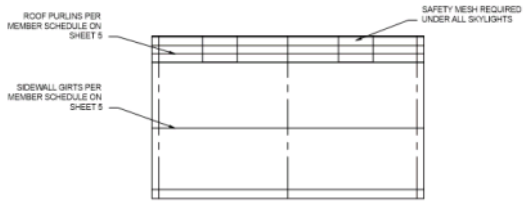
Registered Chartered Professional Engineer — Regn. No. 2558980
Registered Professional Engineer (Civil & Structural) QLD — Regn. No. 9985
Registered Certifying Engineer (Structural) N.T. — Regn. No. 116373ES
Registered Engineer - (Civil) VIC — Regn. No. EC36692
Registered Engineer - (Civil) TAS — Regn. No. CC5648M

Mr Timothy Roy Messer BE MIEAust RPEQ
Registered Professional Engineer 2558980
Signature
Date 28/11/2019
Registered on the NPER in the areas of practice of Civil & Structural National Professional Engineers Register

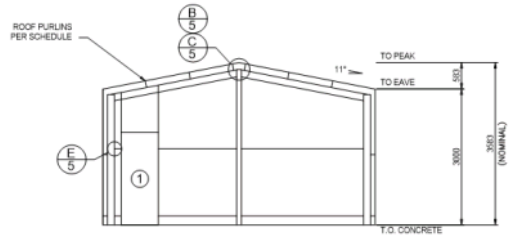
The design and detail shown on these drawings are applicable to this project only and may not be reproduced in whole or any part or be used for any other purpose without the written permission of FBHS (Aust) Pty Limited with whom copyright resides.
The local distributor you are dealing with is an authorised independent distributor of Fair Dinkum Sheds' products and enters into agreements with its customers on its own behalf and not as an agent of Fair Dinkum Sheds.



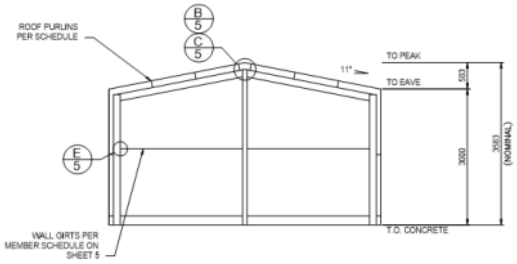

1/2 SIDEWALL EXTERIOR ELEVATION
SCALE: 1 = 100




2/2 SIDEWALL EXTERIOR ELEVATION
SCALE: 1 = 100




4/2 ENDWALL INTERIOR ELEVATION
SCALE: 1 = 100




3/2 ENDWALL INTERIOR ELEVATION
SCALE: 1 = 100

DIAGONAL X BRACING NOT REQUIRED IN THIS BUILDING.
CLADDING DIAPHRAGM SUFFICIENT.

SHEET 2 OF 7
JOB NO. PAUL14665
NCC 2019
DATE 28/11/2019
CHECKED TM
DRAWN FDS

STEEL BUILDING BY
(CONTACT)
ONE STOP SHED SHOP
03 6244 4300
FOR
ALAN HILL
AT
305 STRICKLAND AVENUE
SOUTH HOBART

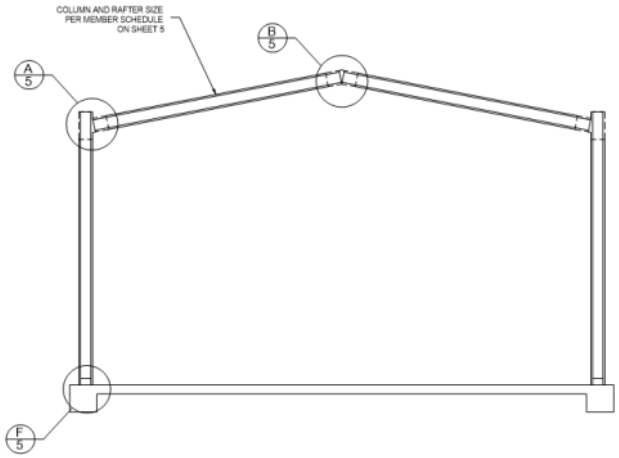
fairdinkum SHEDS

NORTHERN CONSULTING engineers
Civil & Structural Engineers
50 Punari Street
Currajong, Qld 4812
Fax: 07 4725 5850
Email: design@nceng.com.au
ABN 341 008 173 56

Registered Chartered Professional Engineer — Regn. No. 2558980
Registered Professional Engineer (Civil & Structural) QLD — Regn. No. 9985
Registered Certifying Engineer (Structural) N.T. — Regn. No. 116373ES
Registered Engineer - (Civil) VIC — Regn. No. EC36692
Registered Engineer - (Civil) TAS — Regn. No. CC5648M

Mr Timothy Roy Messer BE MIEAust RPEQ
Registered Professional Engineer 2558980
Signature
Date 28/11/2019
Registered on the NPER in the areas of practice of Civil & Structural National Professional Engineers Register

The design and detail shown on these drawings are applicable to this project only and may not be reproduced in whole or any part or be used for any other purpose without the written permission of FBHS (Aust) Pty Limited with whom copyright resides.
The local distributor you are dealing with is an authorised independent distributor of Fair Dinkum Sheds' products and enters into agreements with its customers on its own behalf and not as an agent of Fair Dinkum Sheds.




1/3 INTERNAL FRAME SECTION
SCALE: 1 = 50

Refer to Sheet #4 for concrete specification.

SHEET 3 OF 7
JOB NO. PAUL14665
NCC 2019
DATE 28/11/2019
CHECKED TM
DRAWN FDS

STEEL BUILDING BY
FOR
AT

(CONTACT)
ONE STOP SHED SHOP
03 6244 4300
ALAN HILL
305 STRICKLAND AVENUE
SOUTH HOBART

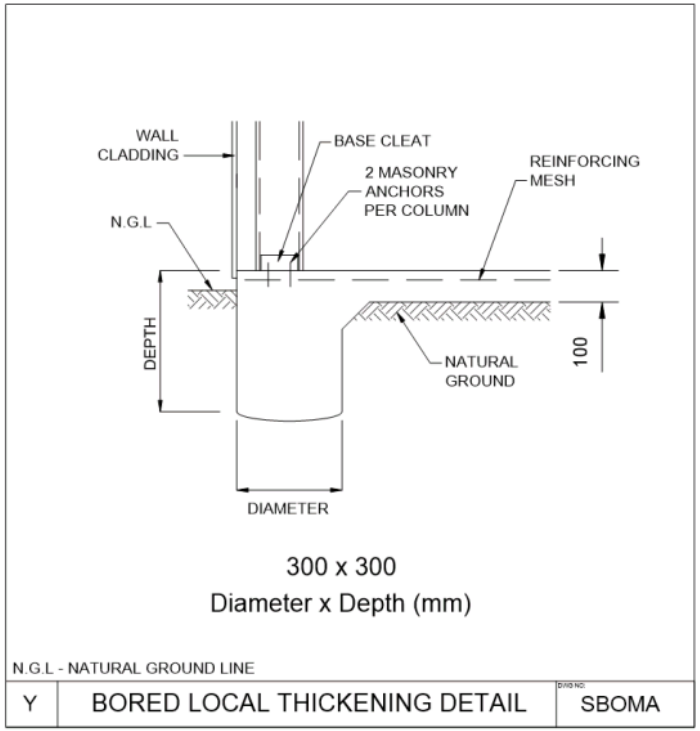
fairdinkum SHEDS

NORTHERN CONSULTING engineers
Civil & Structural Engineers
50 Punari Street
Currajong, Qld 4812
Fax: 07 4725 5850
Email: design@nceng.com.au
ABN 341 008 173 56

Registered Chartered Professional Engineer — Regn. No. 2558980
Registered Professional Engineer (Civil & Structural) QLD — Regn. No. 9985
Registered Certifying Engineer (Structural) N.T. — Regn. No. 116373ES
Registered Engineer - (Civil) VIC — Regn. No. EC36692
Registered Engineer - (Civil) TAS — Regn. No. CC5648M

Mr Timothy Roy Messer BE MIEAust RPEQ
Registered Professional Engineer 2558980
Signature
Date 28/11/2019
Registered on the NPER in the areas of practice of Civil & Structural National Professional Engineers Register

The design and detail shown on these drawings are applicable to this project only and may not be reproduced in whole or any part or be used for any other purpose without the written permission of FBHS (Aust) Pty Limited with whom copyright resides.
The local distributor you are dealing with is an authorised independent distributor of Fair Dinkum Sheds' products and enters into agreements with its customers on its own behalf and not as an agent of Fair Dinkum Sheds.




| Y | BORED LOCAL THICKENING DETAIL | DWG NO. SBOMA |
|---|---|---|

## STRUCTURAL GENERAL NOTES

1. **GOVERNING CODE** : NATIONAL CONSTRUCTION CODE (NCC), LOADING TO AS1170 - ALL SECTIONS. BUILDING SUITABLE AS EITHER A PRIVATE GARAGE CLASS 10A, OR A FARM SHED (CLASS 7 OR 8),UNLESS OTHERWISE SPECIFICALLY NOTED.
FOR USE AS A FARM SHED, IT MUST MEET THE FOLLOWING REQUIREMENTS:
- BE LESS THAN 2000 SQM IN AREA (INCLUSIVE OF ANY MEZZANINE FLOOR AREA).
- MUST BE LOCATED ON A FARM AND USED IN CONNECTION WITH FARMING PURPOSES.
- BUILDING IS NOT TO BE OCCUPIED FREQUENTLY NOR FOR EXTENDED PERIODS BY PEOPLE, WITH A MAXIMUM OF 1 PERSON PER 200 SQM OR 2 PERSONS MAXIMUM IN TOTAL WHICHEVER IS THE LESSER.
2. **DRAWING OWNERSHIP**
THESE DRAWINGS REMAIN THE PROPERTY OF FBHS (AUST) PTY LIMITED. ENGINEERING SIGNATURE AND CERTIFICATION IS ONLY VALID WHEN BUILDING IS SUPPLIED BY A DISTRIBUTOR OF FBHS. DRAWINGS ARE PROVIDED FOR THE SOLE PURPOSE OF OBTAINING BUILDING PERMITS AND ASSIST CONSTRUCTION. ANY OTHER USE OR REPRODUCTION IS PROHIBITED WITHOUT WRITTEN APPROVAL FROM FBHS.
3. **DRAWING SIGNATURE REQUIREMENTS**
THESE DRAWINGS ARE NOT VALID UNLESS SIGNED BY THE ENGINEER. THE ENGINEER ACCEPTS NO LIABILITY OR RESPONSIBILITY FOR DRAWINGS WITHOUT A SIGNATURE. EACH TITLE BLOCK CONTAINS A WATER MARK UNDER THE CUSTOMERS NAME CONTAINING THE DATE OF PRODUCTION OF THE DRAWINGS; THE DRAWINGS ARE TO BE SUBMITTED TO COUNCIL WITHIN 21 DAYS OF THIS DATE. THIS IS TO ENSURE THAT ONLY CURRENT DRAWINGS ARE IN CIRCULATION.
4. **CONTRACTOR RESPONSIBILITIES** :
CERTIFIER AND CONTRACTOR TO CONFIRM (ON SITE) THAT THE WIND LOADINGS APPLIED TO THIS DESIGN ARE TRUE AND CORRECT FOR THE ADDRESS STATED IN THE TITLE BLOCK.
CONTRACTOR SHALL VERIFY AND CONFIRM ALL EXISTING CONDITIONS AND DIMENSIONS. ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN DRAWINGS AND EXISTING CONDITIONS PRIOR TO START OF WORK.
CONTRACTOR MUST NOT MAKE ANY DEVIATION FROM THE PROVIDED PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM ONE THE UNDERSIGNING ENGINEERS. THE ENGINEER / FBHS TAKE NO RESPONSIBILITY FOR CHANGES MADE WITHOUT WRITTEN APPROVAL.
CONTRACTOR IS RESPONSIBLE FOR ENSURING NO PART OF THE STRUCTURE BECOMES OVERSTRESSED DURING CONSTRUCTION.
BUILDING IS NOT STRUCTURALLY ADEQUATE UNTIL THE INSTALLATION OF ALL COMPONENTS AND DETAILS SHOWN IS COMPLETED IN ACCORDANCE WITH THESE DRAWINGS.
THE INDICATED DRAWING SCALES ARE APPROXIMATE. DO NOT SCALE DRAWINGS FOR CONSTRUCTION PURPOSES.
FOR FUTHER DIRECTIONS ON CONSTRUCTION THE CONTRACTOR SHOULD CONSULT THE APPROPRIATE INSTRUCTION MANUAL.
5. **ENGINEERING** :
THE ENGINEER / FBHS ARE NOT ACTING AS PROJECT MANAGERS FOR THIS DEVELOPMENT, AND WILL NOT BE PRESENT DURING CONSTRUCTION.
THE UNDERSIGNING ENGINEERS HAVE REVIEWED THIS BUILDING FOR CONFORMITY ONLY TO THE STRUCTURAL DESIGN PORTIONS OF THE GOVERNING CODE. THE PROJECT MANAGER IS RESPONSIBLE FOR ADDRESSING ANY OTHER CODE REQUIREMENTS APPLICABLE TO THIS DEVELOPMENT.
THESE DOCUMENTS ARE STAMPED ONLY AS TO THE COMPONENTS SUPPLIED BY FBHS. IT IS THE RESPONSIBILITY OF THE PURCHASER TO COORDINATE DRAWINGS PROVIDED BY FBHS WITH OTHER PLANS AND/OR OTHER COMPONENTS THAT ARE PART OF THE OVERALL PROJECT. IN CASES OF DISCREPANCIES, THE LATEST DRAWINGS PROVIDED BY FBHS SHALL GOVERN.
NO ALTERATIONS TO THIS STRUCTURE (INCLUDING REMOVAL OF CLADDING) ARE TO BE UNDERTAKEN WITHOUT THE CONSENT OF THE CERTIFYING ENGINEER.
OPENINGS SUCH AS WINDOWS AND DOORS NEED TO BE INSTALLED AS PER THE PRODUCT MANUFACTURER'S INFORMATION/DETAILS.
6. **INSPECTIONS** :
NO SPECIAL INSPECTIONS ARE REQUIRED BY THE GOVERNING CODE ON THIS JOB. ANY OTHER INSPECTIONS REQUESTED BY THE LOCAL BUILDING DEPARTMENT SHALL BE CONDUCTED AT THE OWNER'S EXPENSE.
7. **SOIL REQUIREMENTS** :
SITE CLASSIFICATION TO BE A, S OR M ONLY. SOIL SAFE BEARING CAPACITY VALUE INDICATED ON DRAWING SHEET 4 OCCURS AT 100mm BELOW FINISH GRADE, EXISTING NATURAL GRADE, OR AT FROST DEPTH SPECIFIED BY LOCAL BUILDING DEPARTMENT, WHICHEVER IS THE LOWEST ELEVATION. REGARDLESS OF DETAIL Y ON SHEET 4 THE HIDDEN FOUNDATION DEPTH SHOULD BE 100MM INTO NATURAL GROUND OR BELOW FROST DEPTH SPECIFIED BY LOCAL COUNCIL.
ROLLED OR COMPACTED FILL MAY BE USED UNDER SLAB. COMPACTED IN 150mm LAYERS TO A MAXIMUM DEPTH OF 900mm.
CONCRETE FOUNDATION EMBEDMENT DEPTHS DO NOT APPLY TO LOCATIONS WHERE ANY UNCOMPACTED FILL OR DISTURBED GROUND EXISTS OR WHERE WALLS OF THE EXCAVATION WILL NOT STAND WITHOUT SUPPLEMENTAL SUPPORT, IN THIS CASE SEEK FURTHER ENGINEERING ADVICE.
**CLASS 10a or Class 7 EXISTING DESIGNS:**
THE FOUNDATION DOCUMENTED IS ALSO APPROPRIATE FOR CLASS 10a or CLASS 7 BUILDING DESIGNS ON 'H-D', 'H', 'H-E' OR 'E' CLASS SOILS. IF TOTAL SLAB AREA IS UNDER 100m SQUARE AND THE MAXIMUM SLAB DIMENSION (LENGTH AND WIDTH) IS LESS THAN OR EQUAL TO 12m.
PLEASE BE AWARE THAT THE SLAB DESIGN FOR H & E CLASS SOILS IN THESE INSTANCES ARE DESIGNED TO EXPERIENCE SOME CRACKING. THIS CRACKING IS NOT CONSIDERED A STRUCTURAL FLAW OR DESIGN ISSUE, AND IS SIMPLY COSMETIC IN NATURE. IF THIS IS A CONCERN TO THE CLIENT IT IS ADVISED THEY DISCUSS OTHER OPTIONS WITH THE RELEVANT DISTRIBUTOR PRIOR TO THE POURING OF THE SLAB.
8. **CONCRETE REQUIREMENTS** :
ALL CONCRETE DETAILS AND PLACEMENT SHALL BE PERFORMED IN ACCORDANCE WITH AS1379 AND AS3600.
CONCRETE SHALL HAVE A MIN. 28-DAY STRENGTH OF 20MPa FOR EXPOSURE A1 & B1, 25MPa FOR EXPOSURE A2 & B2 AND 32MPa FOR EXPOSURE C, IN ACCORDANCE WITH SECTION 4, AS3600. CEMENT TO BE TYPE A. MAX AGGREGATE SIZE OF 20mm. SLUMP TO BE 80mm +/-10mm. SLABS TO BE CURED FOR 7 DAYS BY WATERING OR COVERING WITH A PLASTIC MEMBRANE, AFTER WHICH CONSTRUCTION CAN BEGIN, DUE CARE GIVEN NOT TO OVER-TIGHTEN/ MOLD DOME BOLTS. GIVEN ALLOWABLE SOIL TYPES 1 LAYER OF SL72 REINFORCING MESH IS TO BE INSTALLED ON STANDARD SLABS WITH A MINIMUM 30MM COVER FROM CONCRETE SURFACE. CONCRETE REINFORCING TO CONFORM TO AS 1302, AS1303 & AS 1304. ALL REINFORCING COVER TO BE A MINIMUM OF 20mm.
9. **STRUCTURAL STEEL REQUIREMENTS** :
ALL STRUCTURAL STEEL, INCLUDING SWEDGING THOUGH EXCLUDING CONCRETE REINFORCING, SHALL CONFORM TO AS 1397 (GAUGE >= 1mm $f_y$ = 550MPa, GAUGE > 1mm < 1.5mm $f_y$ = 500MPa, GAUGE >= 1.5mm $f_y$ = 450MPa).
NO WELDING IS TO BE PERFORMED ON THIS BUILDING.
ALL STRUCTURAL MEMBERS AND CONNECTIONS DESIGNED TO AS4600. ALL BOLT HOLE DIAMETERS TO STRAIGHT GENERAL PURPOSES.
11. **ROOF TRAFFIC** :
FOR ERECTION AND MAINTENANCE PLEASE NOTE THE FOLLOWING DEFINED FOOT TRAFFIC ZONES:
- CORRUGATED: WALK ONLY WITHIN 200MM OF SCREW LINES. FEET SPREAD OVER AT LEAST TWO RIBS.
- MONOCLAD: WALK ONLY IN PANS, OR ON RIBS AT SCREW LINES.

### PROJECT DESIGN CRITERIA

| | |
|---|---|
| ROOF LIVE LOAD: | 0.25 kPa |
| BASIC WIND SPEED: | VR 45 m/s |
| SITE WIND SPEED: | VsitB 31.4 m/s |
| WIND REGION: | Reg A |
| TOPOGRAPHY FACTOR, | Mt: 1 |
| SHIELDING FACTOR, | Ms: 0.84 |
| MAX GROUND SNOW LOAD: | NA |
| MAX ROOF SNOW LOAD: | NA |
| SITE ALTITUDE: | NA |
| TERRAIN CATEGORY: | TCat 3 |
| SOIL SAFE BEARING CAPACITY: | 100 kPa |
| RETURN PERIOD: | 1:500 |
| LIMITING CPI 1: | -0.5 |
| LIMITING CPI 2: | 0.5 |
| IMPORTANCE LEVEL: | 2 |

### DETAIL KEYS

| | |
|---|---|
| DK1 | ENDWALL VERTICAL MULLION (SEE DETAIL C/5 FOR TOP CONN. AND F/5 FOR BASE CONN.) |
| DK2 | FLYBRACING PER DETAIL L/5 |
| DK3 | X-BRACING IN ROOF ABOVE (SEE DETAIL M/5) |
| DK4 | DOUBLE X-BRACING IN ROOF ABOVE (SEE DETAIL M/5) |

### DOOR SCHEDULE

| DOOR | WIDTH | HEIGHT | OPENING TYPE | HEADER GIRT | OPENING JAMBS |
|---|---|---|---|---|---|
| 1 | 820 | 2040 | EXTERNAL PA DOOR 180 DR9 | SINGLE | |

NOTES: 1) SEE SHEET 5 FOR DOOR OPENING FRAMING INFORMATION.
2) ALL DOOR SCHEDULE MEASUREMENTS ARE ACTUAL DOOR/WINDOW SIZE NOT OPENING SIZE.

| SHEET | JOB NO. | DATE | CHECKED | DRAWN |
|---|---|---|---|---|
| 4 OF 7 | PAUL14665 NCC 2019 | 28/11/2019 | TM | FDS |

STEEL BUILDING BY (CONTACT)
ONE STOP SHED SHOP
03 6244 4300
FOR ALAN HILL
AT 305 STRICKLAND AVENUE
SOUTH HOBART

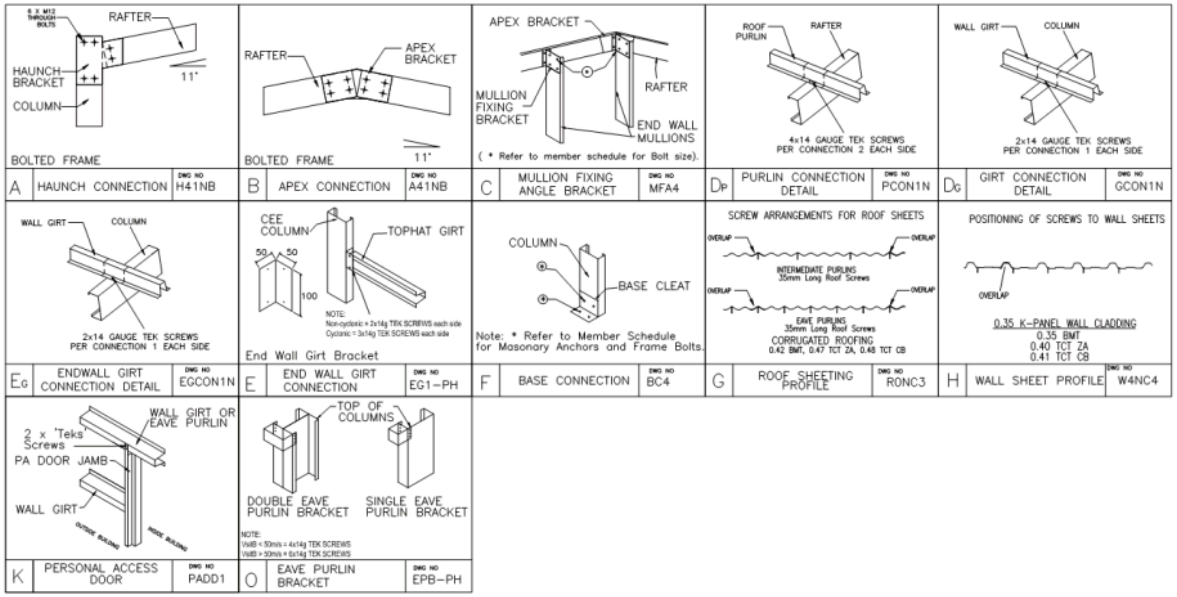
fairdinkum SHEDS

NORTHERN CONSULTING engineers
Civil & Structural Engineers
50 Punari Street
Currajong, Qld 4812
Fax: 07 4725 5850
Email: design@nceng.com.au
ABN 341 008 173 56

Registered Chartered Professional Engineer — Regn. No. 2558980
Registered Professional Engineer (Civil & Structural) QLD — Regn. No. 9985
Registered Certifying Engineer (Structural) N.T. — Regn. No. 116373ES
Registered Engineer - (Civil) VIC — Regn. No. EC36692
Registered Engineer - (Civil) TAS — Regn. No. CC5648M

Mr Timothy Roy Messer BE MIEAust RPEQ
Registered Professional Engineer 2558980
Signature
Date 28/11/2019
Registered on the NPER in the areas of practice of Civil & Structural National Professional Engineers Register

The design and detail shown on these drawings are applicable to this project only and may not be reproduced in whole or any part or be used for any other purpose without the written permission of FBHS (Aust) Pty Limited with whom copyright resides.
The local distributor you are dealing with is an authorised independent distributor of Fair Dinkum Sheds' products and enters into agreements with its customers on its own behalf and not as an agent of Fair Dinkum Sheds.




MEMBER AND MATERIAL SCHEDULE

| | | |
|---|---|---|
| 1 | END WALL RAFTER | Single C15012 |
| 2 | C.S. FRAME RAFTER | Single C15012 |
| 3 | END FRAME COLUMN (C1) | Single C15012 |
| 4 | C.S. FRAME COLUMN (C1) | Single C15012 |
| 5 | MULLION (C1) | Single C15012 |
| 6 | ANCHOR BOLTS (# PER DETS.) | Sleeve Anchor 12.0x75 Z/Y |
| 7 | EAVE PURLIN | C10010 (Eave Purlin Bracket 21mm down from top of column) |
| 8 | TYP. ROOF PURLIN SIZE | Tophat 64 x 0.75 |
| 9 | MAIN BLDG. PURLIN SPACING | 0.98 m. (3 rows) (Max Allow. 1.00m) |
| 10 | MAIN BLDG. PURLIN LENGTH | 3.1 m. (0.1m Overlap) |
| 11 | TYP. SIDEWALL GIRT SIZE | Tophat 64 x 0.75 |
| 12 | MAIN BLDG. SIDEWALL GIRT SPACING | 1.35 m. (2 rows) (Max Allow. 1.49m) |
| 13 | MAIN BLDG. SIDEWALL GIRT LENGTH | 3.1 m. (0.1m Overlap) |
| 14 | TYP. ENDWALL GIRT SIZE | Tophat 64 x 0.75 |
| 15 | MAIN BLDG. ENDWALL GIRT SPACING | 1.48 m. (2 rows) (Max Allow. 1.50m) |
| 16 | MAIN BLDG. ENDWALL GIRT LENGTH | 2.88 m. (0.1m Overlap) |
| 17 | FRAME SCREW FASTENERS | 14-13x22 Hex C/S (SP HD 5/16" Hex Drive) |
| 18 | FRAME BOLT FASTENERS | Purlin Assy M12x30 Z/P |
| 19 | X-BRACING STRAP AND FASTENERS | None required for this building. Cladding Diaphragm Sufficient. |
| 20 | WALL COLOUR | MONUMENT |
| 21 | ROOF COLOUR | MONUMENT |
| 22 | P.A. DOOR COLOUR | MONUMENT |
| 23 | DOWNPIPE COLOUR | N/A - downpipes by others |
| 24 | GUTTER COLOUR | MONUMENT |
| 25 | CORNER FLASHING COLOUR | MONUMENT |
| 26 | BARGE FLASHING COLOUR | MONUMENT |
| 27 | OPENING FLASHING COLOUR | MONUMENT |
| 28 | OPEN BAY HEADER HEIGHT | 0.5 |

"C.S." = CLEARSPAN "L" = LEFT "R." = RIGHT

SHEET 5 OF 7
JOB NO. PAUL14665
NCC 2019
DATE 28/11/2019
CHECKED TM
DRAWN FDS

STEEL BUILDING BY (CONTACT)
ONE STOP SHED SHOP
03 6244 4300
FOR ALAN HILL
AT 305 STRICKLAND AVENUE
SOUTH HOBART

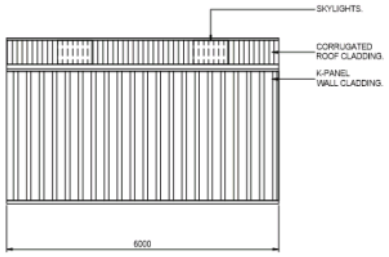
fairdinkum SHEDS

NORTHERN CONSULTING engineers
Civil & Structural Engineers
50 Punari Street
Currajong, Qld 4812
Fax: 07 4725 5850
Email: design@nceng.com.au
ABN 341 008 173 56

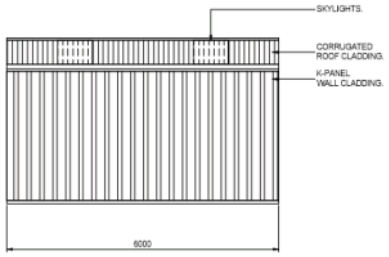
Registered Chartered Professional Engineer
Registered Professional Engineer (Civil & Structural) QLD Regn. No. 9985
Registered Certifying Engineer (Structural) N.T. Regn. No. 116373ES
Registered Engineer - (Civil) VIC Regn. No. EC36692
Registered Engineer - (Civil) TAS Regn. No. CC5648M
Regn. No. 2558980

Mr Timothy Roy Messer BE MIEAust RPEQ
Registered Professional Engineer 2558980
Signature
Date 28/11/2019
Registered on the NPER in the areas of practice of Civil & Structural National Professional Engineers Register

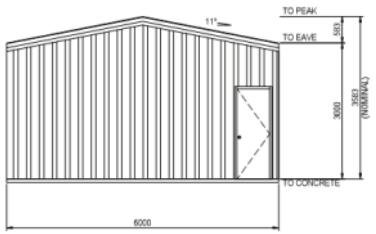
The design and detail shown on these drawings are applicable to this project only and may not be reproduced in whole or any part or be used for any other purpose without the written permission of FBHS (Aust) Pty Limited with whom copyright resides.
The local distributor you are dealing with is an authorised independent distributor of Fair Dinkum Sheds' products and enters into agreements with its customers on its own behalf and not as an agent of Fair Dinkum Sheds.



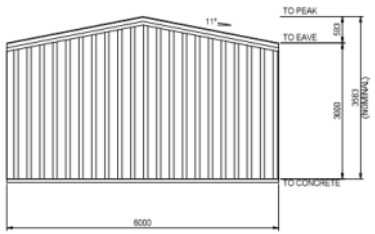

1/6 SIDEWALL EXTERIOR ELEVATION
SCALE: 1 = 100




2/6 SIDEWALL EXTERIOR ELEVATION
SCALE: 1 = 100




4/6 ENDWALL EXTERIOR ELEVATION
SCALE: 1 = 100




3/6 ENDWALL EXTERIOR ELEVATION
SCALE: 1 = 100

BUILDING COLOURS

| | |
|---|---|
| WALL | MONUMENT |
| ROOF | MONUMENT |
| P.A. DOOR | MONUMENT |
| DOWNPIPE | N/A - downpipes by others |
| GUTTER | MONUMENT |
| CORNER FLASHING | MONUMENT |
| BARGE FLASHING | MONUMENT |
| OPENING FLASHING | MONUMENT |

SHEET 6 OF 7
JOB NO. PAUL14665
NCC 2019
DATE 28/11/2019
CHECKED TM
DRAWN FDS

STEEL BUILDING BY
FOR
AT

(CONTACT)
ONE STOP SHED SHOP
03 6244 4300
ALAN HILL
305 STRICKLAND AVENUE
SOUTH HOBART

SHED SAFE

fairdinkum SHEDS

NORTHERN CONSULTING engineers
Civil & Structural Engineers
50 Punari Street
Currajong, Qld 4812
Fax: 07 4725 5850
Email: design@nceng.com.au
ABN 341 008 173 56

Registered Chartered Professional Engineer — Regn. No. 2558980
Registered Professional Engineer (Civil & Structural) QLD — Regn. No. 9985
Registered Certifying Engineer (Structural) N.T. — Regn. No. 116373ES
Registered Engineer - (Civil) VIC — Regn. No. EC36692
Registered Engineer - (Civil) TAS — Regn. No. CC5648M

Mr Timothy Roy Messer BE MIEAust RPEQ
Registered Professional Engineer 2558980
Signature
Date 28/11/2019
Registered on the NPER in the areas of practice of Civil & Structural National Professional Engineers Register

The design and detail shown on these drawings are applicable to this project only and may not be reproduced in whole or any part or be used for any other purpose without the written permission of FBHS (Aust) Pty Limited with whom copyright resides.
The local distributor you are dealing with is an authorised independent distributor of Fair Dinkum Sheds' products and enters into agreements with its customers on its own behalf and not as an agent of Fair Dinkum Sheds.

# GUIDE TO THE INSTALLATION OF TEMPORARY BRACING

(REFER TO INSTALLATION GUIDE MANUAL FOR THE TWO METHODS OF CONSTRUCTION)

**NOTES:**

**BRACING MATERIALS** - THE SHED ERECTOR TO SUPPLY SPECIFIC BRACING. SUITABLE RIGID MEMBERS CAPABLE OF TENSION AND COMPRESSION OR OPPOSING CHAINS OR OPPOSING LOAD RATED RATCHET STRAPS TO BE USED. (RIGID BRACING AS SHOWN ON DIAGRAM) ROPE BRACING SUITABLE ONLY FOR SMALLER STRUCTURES IN IDEAL CONDITIONS.

**BRACING LOCATION** - TEMPORARY BRACING TO BE ERECTED AS CLOSE TO 45 DEGREE ANGLE AND FIXED TO THE TOP OF THE COLUMN OR MULLION TO ACHIEVE THE OPTIMUM EFFECTIVENESS. IF THERE IS NOT ENOUGH SPACE FOR A 45 DEGREE ANGLE, THEN 20 DEGREE ANGLE IS TO BE THE MINIMUM ANGLE ALLOWED (REFER TO DIAGRAM). RIGID TEMPORARY BRACING MEMBER TO BE BOLTED TO HEAVY ANGLE PEGS HAMMERED INTO THE GROUND OR TO A BRACKET, MASONRY ANCHORED TO THE SLAB.

**BRACING REMOVAL** - TEMPORARY BRACING TO REMAIN IN PLACE UNTIL CLADDING IS FULLY INSTALLED WHERE POSSIBLE. IN NO CASE SHOULD TEMPORARY BRACING BE REMOVED UNTIL ALL PURLINS, GIRTS (AND PERMANENT CROSS BRACING WHERE USED) ARE FIXED.

**SITE SAFETY** - DUE CONSIDERATION TO BE GIVEN TO SITE SAFETY IN REGARD TO LOCATIONS OF BRACING AND PEGS.

**GUIDE APPLICATION** - TEMPORARY BRACING AS DESCRIBED IS A MINIMUM REQUIREMENT FOR AN AVERAGE, STANDARD SITE CONDITION. PROVIDE ADDITIONAL BRACING FOR MORE SEVERE AND/OR HIGH EXPOSURE SITE CONDITIONS. ADDITIONAL BRACING TO BE USED AS AND WHERE NECESSARY TO ENSURE THAT ENTIRE FRAME IS RIGID THROUGHOUT CONSTRUCTION. RESPONSIBILITY FOR ENSURING STABILITY OF STRUCTURE REMAINS WITH THE BUILDER.

**TILT UP METHOD**

**FOR STRUCTURES UNDER 9M SPAN, LESS THAN 3M HIGH AND LESS THAN 12M LONG**

A. ASSEMBLE THE FIRST SIDEWALL FRAME (COMPLETE WITH WALL SHEETING, BRACING AND GUTTER) ON THE GROUND AND LIFT ASSEMBLED SIDEWALL FRAME INTO POSITION. FIX OFF TEMPORARY SIDE BRACING TO EACH END (REFER TO DIAGRAM). FIX BASE CLEATS.
B. ASSEMBLE THE SECOND SIDEWALL FRAME AS PER FIRST SIDEWALL FRAME. LIFT INTO POSITION. FIX OFF TEMPORARY WALL BRACING TO EACH END (REFER TO DIAGRAM) FIX BASE CLEATS.
C. FIX GABLE END RAFTERS TO COLUMNS TO TIE WALLS. PROP APEX UNTIL ENDWALL MULLION AND APEX TEMPORARY BRACE ARE FIXED OFF. IF NO MULLION IS REQUIRED THEN PROP AND BRACE APEX UNTIL CLADDING IS COMPLETE.
D. INSTALL REMAINING RAFTERS. AS EACH RAFTER PAIR IS INSTALLED, AT LEAST ONE PURLIN PER 3M OF RAFTER LENGTH IS TO BE INSTALLED TO SECURE RAFTERS.
E. INSTALL REMAINING PURLINS
F. INSTALL KNEE AND APEX BRACES IF AND WHERE APPLICABLE.
G. REPEAT FOR LEANTO'S.

**FRAME FIRST METHOD**

**FOR STRUCTURES OVER 9M SPAN, GREATER THAN 3M HIGH AND GREATER THAN 12M LONG**

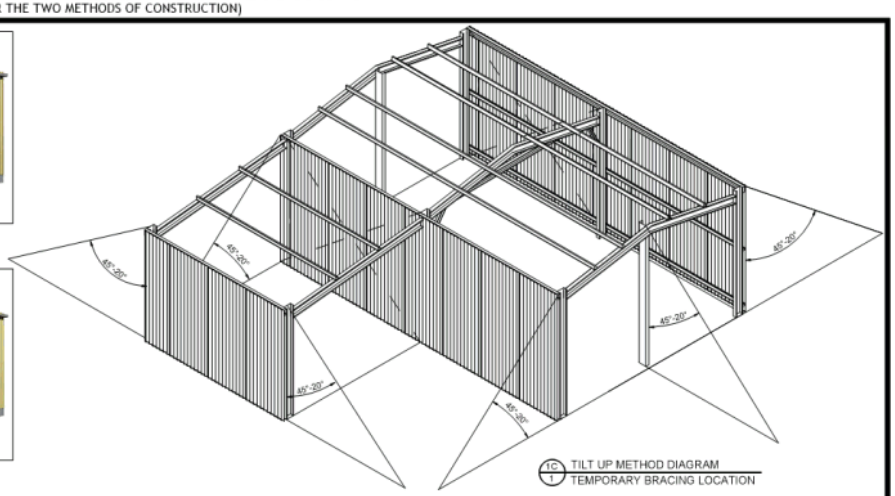
A. ASSEMBLE PORTAL FRAMES ON THE GROUND (WITH KNEE AND APEX BRACES IF AND WHERE APPLICABLE). LIFT THE FIRST PORTAL FRAME ASSEMBLY INTO POSITION. FIX OFF TEMPORARY END BRACING (REFER TO DIAGRAM). FIX BASE CLEATS.
B. PROP APEX UNTIL ENDWALL MULLION AND APEX TEMPORARY BRACE ARE FIXED OFF. IF NO MULLION IS REQUIRED THEN PROP AND BRACE APEX UNTIL CLADDING IS COMPLETE.
C. THE SECOND PORTAL FRAME ASSEMBLY TO BE LIFTED INTO POSITION. FIX EAVE PURLINS AND AT LEAST ONE PURLIN PER 3M OF RAFTER TO SECURE FRAME ASSEMBLY. FIX BASE CLEATS. FIX TEMPORARY SIDEWALL BRACING.
D. STAND REMAINING PORTAL FRAME ASSEMBLY AS PER STEP C, FIXING TEMPORARY SIDE WALL BRACING TO EVERY SECOND BAY. BRACE OTHER END PORTAL FRAME AS PER FIRST PORTAL FRAME.
E. INSTALL REMAINING PURLINS AND GIRTS.
F. REPEAT FOR LEANTO'S.



1A/1 FIRST SIDEWALL FRAME — REFER 1C FOR TEMPORARY BRACING LOCATION



1B/1 SECOND SIDEWALL FRAME — REFER 1C FOR TEMPORARY BRACING LOCATION




1C/1 TILT UP METHOD DIAGRAM
TEMPORARY BRACING LOCATION

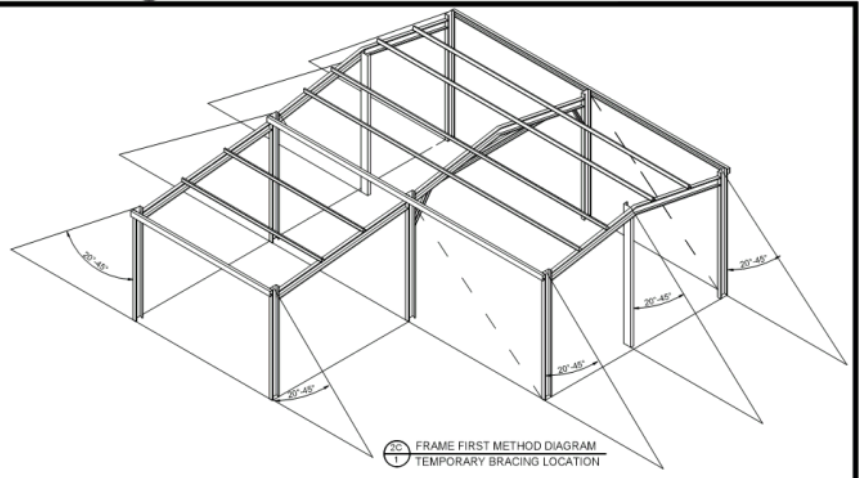
1/1 TILT UP METHOD DIAGRAM
SCALE: NTS



2A/1 FIRST & SECOND PORTAL FRAME ASSEMBLY — REFER 2C FOR TEMPORARY BRACING LOCATION



2B/1 COMPLETE PORTAL FRAME ASSEMBLY — REFER 2C FOR TEMPORARY BRACING LOCATION




2C/1 FRAME FIRST METHOD DIAGRAM
TEMPORARY BRACING LOCATION

2/1 FRAME FIRST METHOD DIAGRAM
SCALE: NTS

SHEET 7 OF 7 | JOB NO. PAUL14665 | NCC 2019 | DATE 28/11/2019 | CHECKED TM | DRAWN FDS

STEEL BUILDING BY

FOR

AT

(CONTACT)
ONE STOP SHED SHOP
03 6244 4300
ALAN HILL
305 STRICKLAND AVENUE
SOUTH HOBART

SHED SAFE

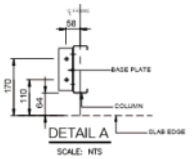
fairdinkum SHEDS

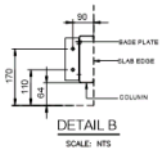
NORTHERN CONSULTING engineers
Civil & Structural Engineers
50 Punari Street
Currajong, Qld 4812
Fax: 07 4725 5850
Email: design@nceng.com.au
ABN 341 008 173 56

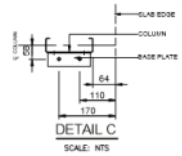
Registered Chartered Professional Engineer — Regn. No. 2558980
Registered Professional Engineer (Civil & Structural) QLD — Regn. No. 9985
Registered Certifying Engineer (Structural) N.T. — Regn. No. 116373ES
Registered Engineer - (Civil) VIC — Regn. No. EC36692
Registered Engineer - (Civil) TAS — Regn. No. CC5648M

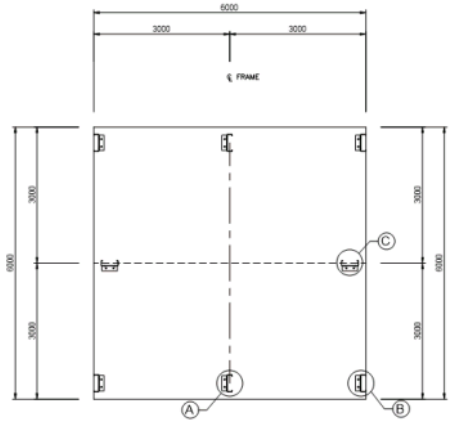
Mr Timothy Roy Messer BE MIEAust RPEQ
Registered Professional Engineer 2558980
Signature
Date 28/11/2019
Registered on the NPER in the areas of practice of Civil & Structural National Professional Engineers Register

The design and detail shown on these drawings are applicable to this project only and may not be reproduced in whole or any part or be used for any other purpose without the written permission of FBHS (Aust) Pty Limited with whom copyright resides.
The local distributor you are dealing with is an authorised independent distributor of Fair Dinkum Sheds' products and enters into agreements with its customers on its own behalf and not as an agent of Fair Dinkum Sheds.




1:1 BOLT LAYOUT PLAN
SCALE: 1 = 100

IF YOU HAVE A ROLLER DOOR IN THE GABLE END OF YOUR SHED, CONTACT YOUR DISTRIBUTOR TO SEE IF MULLION NEEDS TO BE ROTATED FOR USE AS A DOOR JAMB.

NOT PART OF COUNCIL APPLICATION DOCUMENTATION

| JOB NO. | DATE | CHECKED | DRAWN |
|---|---|---|---|
| PAUL14665 | 28/11/2019 | TM | FDS |

STEEL BUILDING BY
ONE STOP SHED SHOP
03 6244 4300
FOR
AT
ALAN HILL
305 STRICKLAND AVENUE
SOUTH HOBART
28/11/2019

fairdinkum SHEDS

# BOLT LAYOUT PLAN

# CERTIFICATE OF QUALIFIED PERSON-ASSESSABLE ITEM

Section 321

To: ALAN HILL *Owner/Agent*
305 STRICKLAND AVENUE *Address*
SOUTH HOBART 7004 *Suburb/Postcode*

Form 55

## Qualified person details:

Qualified Person: Timothy Messer
Address: 50 Punari Street, Currajong
Phone No: (07) 47 25 55 50
Queensland 4812
Fax No: (07) 47 25 58 50
Licence No: CC5648M (Structural & Building Designer)
Email Address: design@nceng.com.au

Qualifications and insurance details: Accredited Building Designer for Architectural design and documentation of single storey BCA classes 5 - 10 buildings with a maximum floor area of 2000 square metres, restricted to steel portal framed sheds.

*(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items*

Speciality area of expertise: Structural Engineering

*(description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)*

## Details of Work:

Address: 305 STRICKLAND AVENUE
SOUTH HOBART 7004
Lot No:
Certificate of title No: ?

The assessable item related to this certificate: Steel Building (See Attached)

*(description of the assessable item being certified)*
*Assessable item includes -*
- *a material;*
- *a design*
- *a form of construction*
- *a document*
- *testing of a component, building system or plumbing system*
- *an inspection, or assessment, performed*

## Certificate Details:

Certificate type: Structural

*description from Column 1 of Schedule 1 of the Director's Determination - Certificates by Qualified Persons for Assessable Items n)*

This certificate is in relation to the above assessable item, at any stage, as part of - *(tick one)* ✔

Building work, plumbing work or plumbing installation or demolition work : ☐
OR
a building, temporary structure or plumbing installation : ☐

In Issuing this certificate the following matters are relevant -

| | |
|---|---|
| Documents: | ' Multiplan' Structural Design Drawing ( 7 in total).<br>PAUL14665 |
| Relevant Calculations: | |
| Relevant calculations: | |
| References: | NCC 2019, AS/NZ4600-2018, AS1170,AS1170.0,AS1170.1,AS1170.2,AS1170.3,AS1170.4, AS2870-2011, AS3600-2018 |

Substance Of Certificate: *(what it is that is being certified)*

**Structure plus foundation.**

Scope and/or Limitations

Vu (Limit State Design) < or = 31.4 m/s.

**I certify the matters described in this certificate.**

| Qualified Person: | Signed: | Certificate No: | Date: |
|---|---|---|---|
| Mr Timothy Roy Messer | T. Messer | CC5648M | 28/11/2019 |

# CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

**To :** ALAN HILL (*Owner Name*)
305 STRICKLAND AVENUE (*Address*)
SOUTH HOBART 7004 (*Suburb/postcode*)

**Form 35**

## Designer Details:

Name: **Timothy Messer** Category: **Structural & Building Designer**
Business name: **Northern Consulting Engineers**
Business address: **50 Punari Street, Currajong** Phone No: **(07) 47 25 55 50**
**Queensland** **4812** Fax No: **(07) 47 25 58 50**
Licence No: **CC5648M** Email Address: **design@nceng.com.au**

## Details of the proposed work:

**Owner/Applicant** ALAN HILL
**Address:** 305 STRICKLAND AVENUE
SOUTH HOBART 7004
Designer's project reference No. PAUL14665
Lot No:

**Type of work :** **Building work** ☒ **Plumbing work** ☐ *(X all applicable)*

**Description of work :**

Steel Portal Frame Structure 6 m Span x 6 m O/A length x 3 m eaves height building, consisting of 2 bays at 3 m x 0 m Left Leanto span x 0 m Right leanto span

*(new building / alteration / addition / repair / removal / re-erection water / sewerage / stormwater / on-site wastewater management system / backflow prevention / other)*

**Description of the Design Work (Scope, limitations or exclusions) :** *(X all applicable certificates)*

| Certificate Type : | Certificate | Responsible Practitioner |
|---|---|---|
| | ☒ Building design | Architect or Building Services Designer |
| | ☒ Structural design | Structural Engineer |
| | ☐ Fire Safety design | Fire Engineer |
| | ☐ Civil design | Civil Engineer |
| | ☐ Hydraulic design | Building Services Designer |
| | ☐ Fire service design | Building Services Designer |
| | ☐ Electrical design | Building Services Designer |
| | ☐ Mechanical design | Building Services Designer |
| | ☐ Plumbing design | Plumber |
| | ☐ Other (specify) | |

Deemed-to-Satisfy : ☒ Performance Solution : ☐ *(X the appropriate box)*

Other details :

## Design documents provided:

The following documents are provided with this Certificate -

*Document description :*

| | | |
|---|---|---|
| Drawing numbers : 1 to 7 | Prepared by : Fair Dinkum Sheds | Date : 28/11/2019 |
| Schedules : | Prepared by : | Date : |
| Specifications : | Prepared by : | Date : |
| Computations : | Prepared by : | Date : |
| Performance solution proposals : | Prepared by : | Date : |
| Test reports : | Prepared by : | Date : |

## Standards, codes or guidelines relied on in design process :

NCC 2019, AS/NZ4600-2018

AS1170,AS1170.0,AS1170.1,AS1170.2,AS1170.3,AS1170.4

AS2870-2011,AS3600-2018

## Any other relevant documentation :

## Attribution as designer:

I ..... **Tim Messer** ..... am responsible for the design of that part of the work as described in this certificate;

The documentation relating to the design includes sufficient information for the assessment of the work in accordance with the *Building Act 2016* and sufficient detail for the builder or plumber to carry out the work in accordance with the documents and the Act;

This certificate confirms compliance and is evidence of suitability of this design with the requirements of the National Construction Code.

| | *Name : (print)* | *signed* | *Date* |
|---|---|---|---|
| Designer: | **Tim Messer** | T. Messer | 28/11/2019 |

Licence No: **CC5648M (Structural & Building Designer)**

## Assessment of Certificate Works : (TasWater)

Note: single residential dwellings and outbuildings on a lot with an existing sewer connection are not considered to increase demand and are not certifiable.

If you cannot check ALL of these boxes, LEAVE THIS SECTION BLANK.

TasWater must then be contacted to determine if the proposed works are Certifiable Works.

**I confirm that the proposed works are not Certifiable Works, in accordance with the Guidelines for TasWater CCW Assessments, by virtue that all of the following are satisfied:**

- ☐ The works will not increase the demand for water supplied by TasWater
- ☐ The works will not increase or decrease the amount of sewage or toxins that is to be removed by, or discharged into, TasWater's sewerage infrastructure
- ☐ The works will not require a new connection, or a modification to an existing connection, to be made to TasWater's infrastructure
- ☐ The works will not damage or interfere with TasWater's works
- ☐ The works will not adversely affect TasWater's operations
- ☐ The work are not within 2m of TasWater's infrastructure and are outside any TasWater easement
- ☐ I have checked the LISTMap to confirm the location of TasWater infrastructure
- ☐ If the property is connected to TasWater's water system, a water meter is in place, or has been applied for to TasWater

## Certification :

I ..... being responsible for the proposed work, am satisfied that the works described above are not Certifiable Works, as defined within the *Water and Sewerage Industry Act 2008,* that I have answered the above questions with all due diligence and have read and understood the Guidelines for TasWater CCW Assessments.
Note: the Guidelines for TasWater Certification of Certifiable Works Assessments are available at: www.taswater.com.au

| | *Name : (print)* | *signed* | *Date* |
|---|---|---|---|
| Designer: | | | |

**MultiBuild Specification Sheet of Building 14665 for**
**Alan Hill at 305 Strickland Avenue South Hobart**
**Prepared with MultiBuild(c) by One Stop Shed Shop on 28/11/2019**

**Dimensions -**
SPAN 6.0m. EAVES HEIGHT 3.0m. APEX HEIGHT 3.58m ROOF SLOPE 11Deg
OVERALL LENGTH 6.0m. Consisting of 2 Bays each FRAME SPACING 3.0m

**Loading -**
WIND REGION: Reg A. TERRAIN CAT: TCat 3. IMP LEVEL: Imp. Level 2. SHIELDING: 0.84.
TOPOGRAPHY: 1. AREA: Country
BASIC WIND SPEED (VR) 45m\s. SITE WIND SPEED (Vsit,B) 31.4m\s.
AS4055 WIND CLASSIFICATION COMPARISON: N1 *(AS4055)
SNOW LOADING: None
ROOF ADL: None

**Materials -**

| | |
|---|---|
| END RAFTER: | 4 of Single C15012 @ 2.807m |
| Apex Brkt: | Single C150 11Deg 1.9mm Apex Brkt Pun |
| RAFTER: | 2 of Single C15012 @ 2.807m |
| Apex Brkt: | Single C150 11Deg 1.9mm Apex Brkt Pun |
| END COLUMNS: | 4 of Single C15012 @ 3.009m |
| Haunch Brkt: | Single C150 11Deg 1.9mm L\H HaunchBrkt Pun |
| COLUMNS: | 2 of Single C15012 @ 3.009m |
| Haunch Brkt: | Single C150 11Deg 1.9mm L\H HaunchBrkt Pun |
| LEFT END MULLIONS: | 1 of Single C15012 |
| RIGHT END MULLIONS: | 1 of Single C15012 |
| Frame: | Fixed by Purlin Assy M12x30 Z/P |
| HOLD DOWN BOLTS: | SLV ANCHR-W/NUT ZNC 12mmx75 |
| Anchoring: | 2 X SLV ANCHR-W/NUT ZNC 12mmx75 per column. |
| EAVE PURLIN: | 4 of C10010 @ 3m Long |
| EAVE PURLIN BRACKET POSITION: | 21mm down from top of column |
| PURLIN: | 3 rows of TS06475 @ 3.10m long, 0.98m Spacing. Max=1.00m |
| SIDE GIRT: | 2 rows of TS06475 @ 3.10m long, 1.35m Spacing. Max=1.49m |
| END GIRT: | 2 rows of TS06475 @ 2.88m long, 1.48m Spacing. Max=1.50m |
| PURLIN/GIRT FASTENERS: | SDM 6.2-13x22 HEX B8 - 100 |
| ROOF CLADDING: | MONUMENT Corrugated 0.42 BMT / 0.47 TCT CB @ 3.09m<br>Fixed by 12-14x35 H/Grip C/S CB |
| WALL CLADDING: | MONUMENT K-Panel 0.35 BMT / 0.40 TCT CB @ 3m<br>Fixed by 10-16x16 Hex Zinc C/S CB |
| KNEE BRACE: | NOT Used in this building. |
| APEX BRACE: | NOT Used in this building. |

Diagonal X Bracing not required in this building.
Cladding Diaphragm Sufficient.
GUTTER: MONUMENT Quad 115 Plain Gutter CB
For positions see Layout Sheet

**FOOTINGS:-**
Min 100mm Slab thickened locally under each column by BORED footing
Concrete in Vertical Bored hole locally under each column 300mm x 300mm Diameter x Depth
The above foundation details are only suitable for soil classification A.S. or M and S.B.V. 100 kPa min.
for other soil types refer to a registered structural engineer.
Refer to sheet No '4' in plans for details other than shown on specification sheet and footing diagram sheet

**Notifications:-**

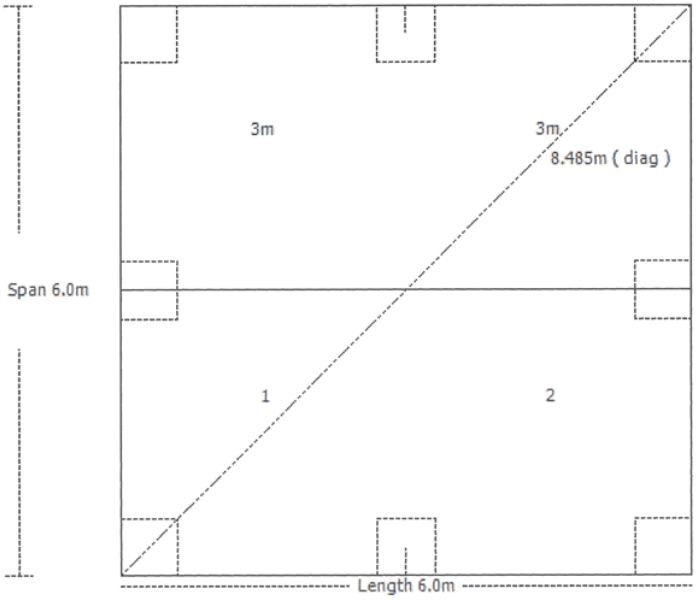
* This sheet is printed by MultiBuild without alterations.

* This sheet is not to be submitted to the approving authority, and is simply provided as an explanation of the building design characteristics.

* The AS4055 Classification is provided for comparitive purposes ONLY. The prevailing design wind speed has been calculated in accordance with AS/NZS 1170.2

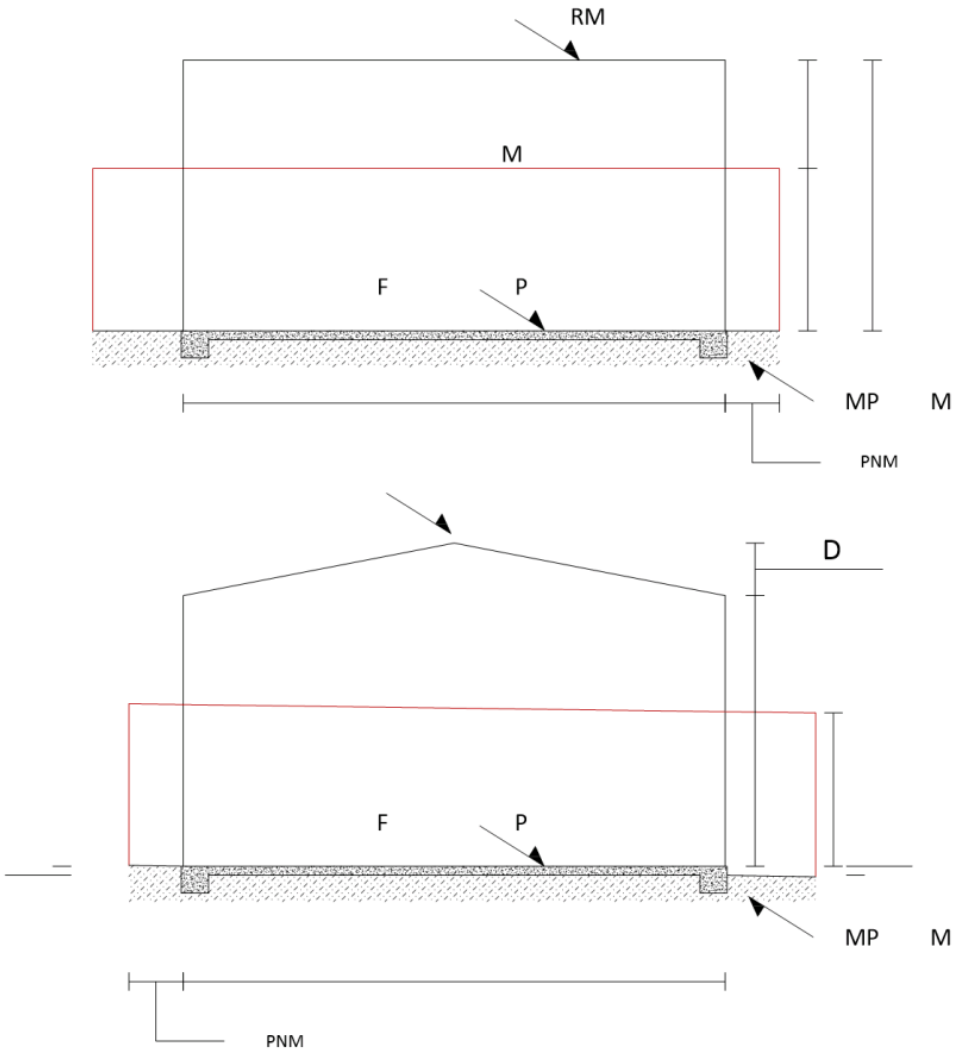
* Designs developed using AS/NZS1170.2 are legitimate for Class 10a Sheds used in residential areas and are not required to reference AS4055.

Footing Diagram For:
Alan Hill
305 Strickland Avenue South Hobart
Job Number: 14665
Produced by:
One Stop Shed Shop
Phone: 03 6244 4300




NB: All footing blocks shown inside building dimensions. If Block footings only are used blocks may be located centrally

O MP

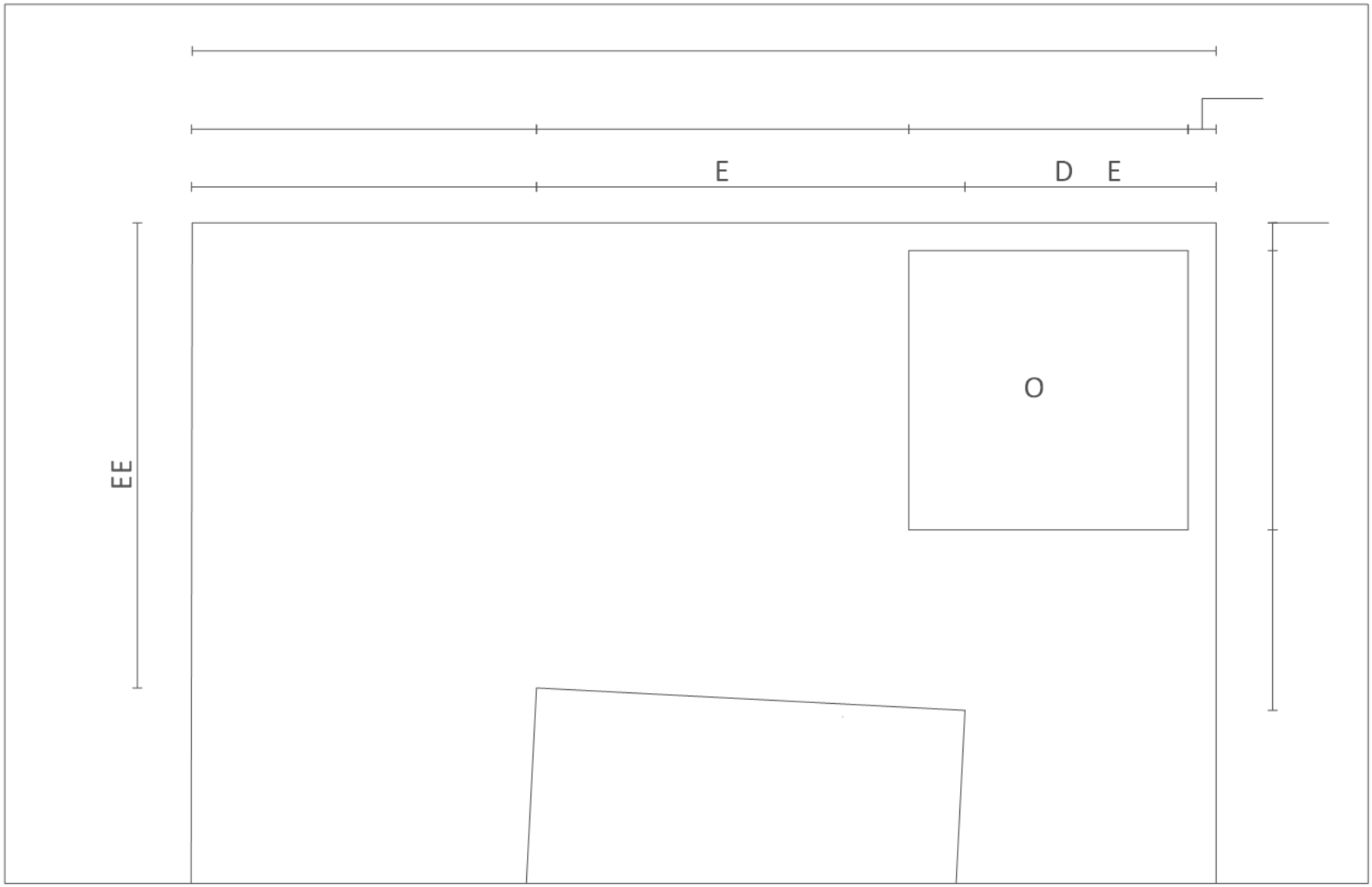


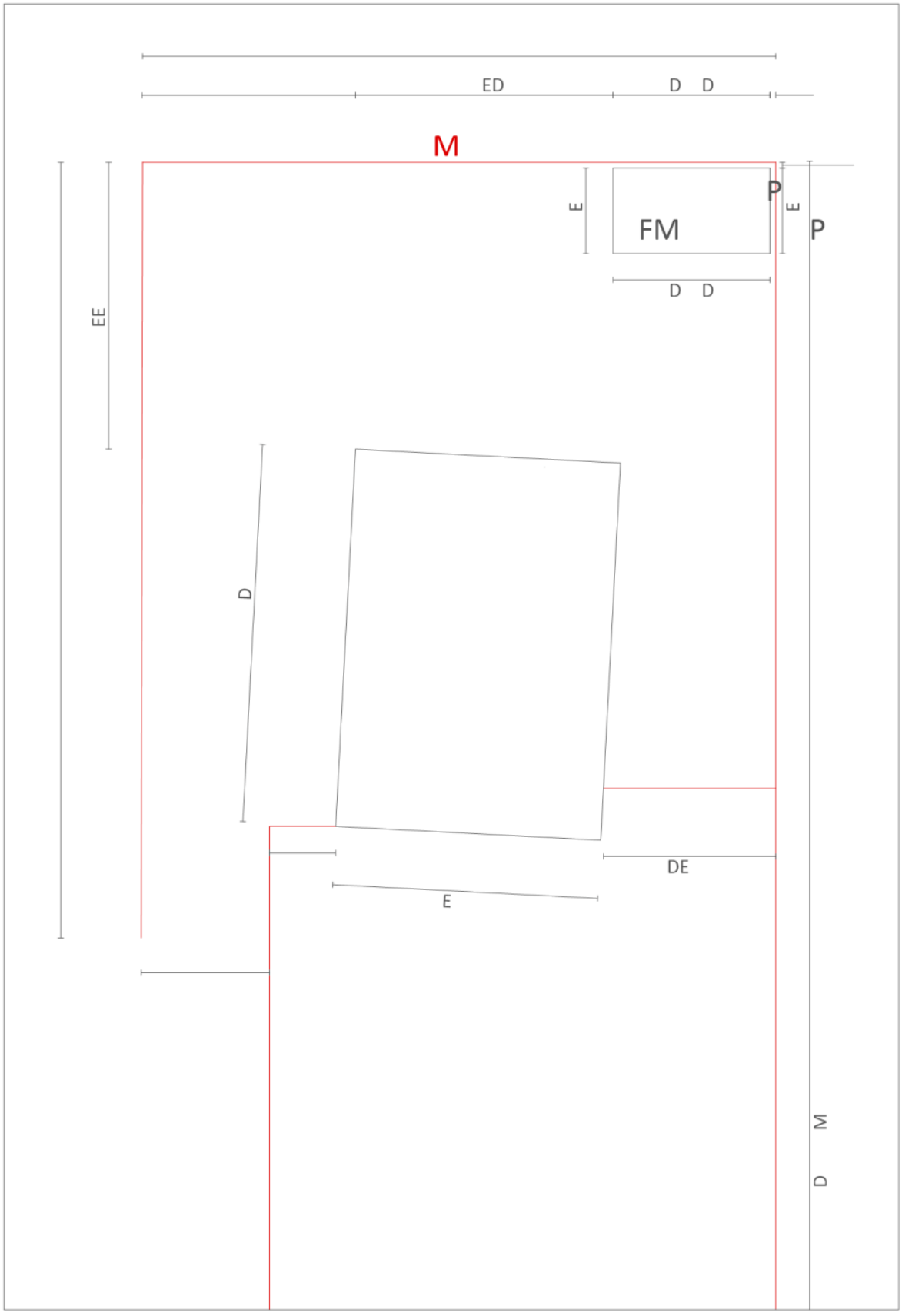

P PNM M

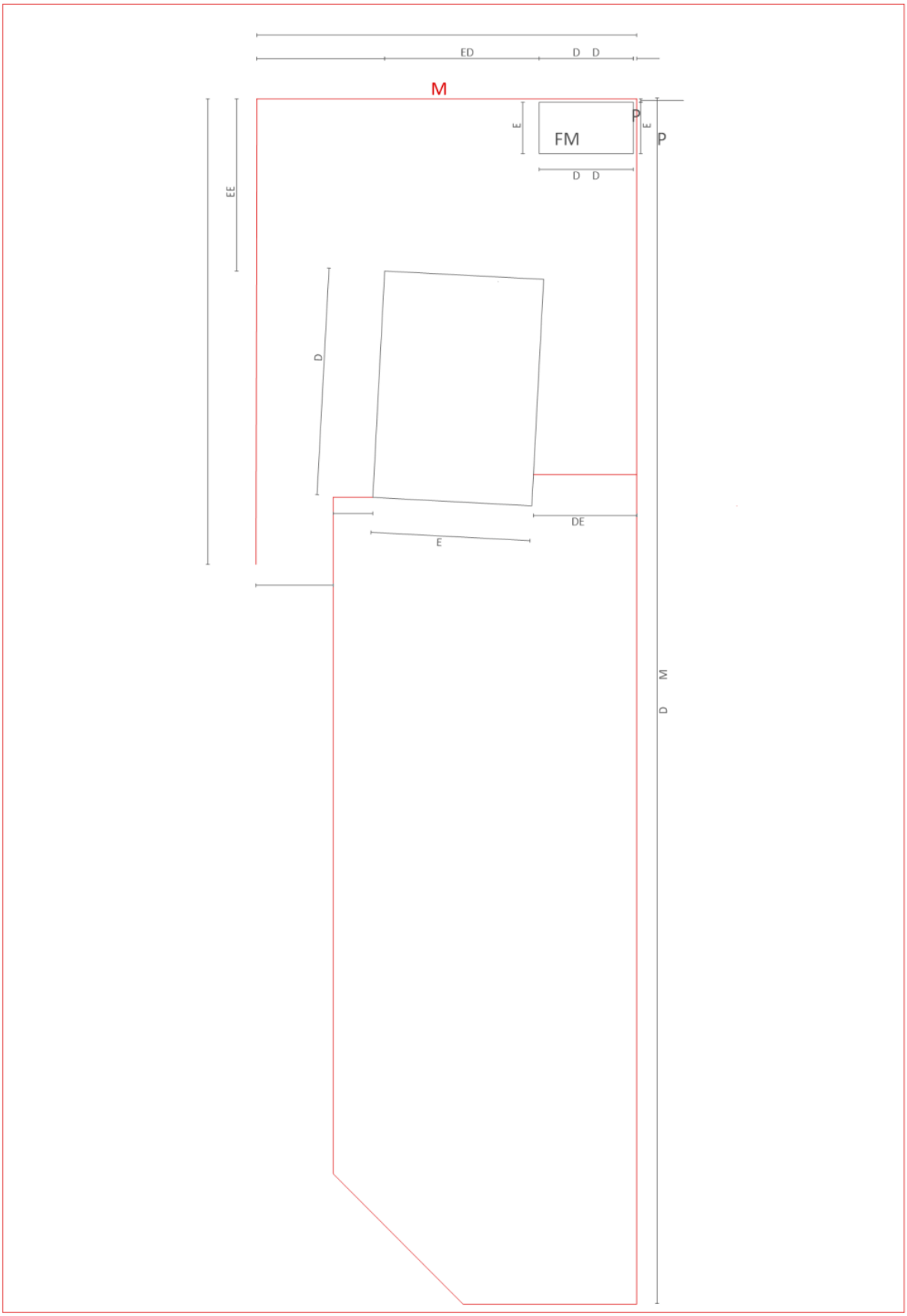
P MN M R PO MP M
M M P NM

P MN R PO MP M M
MN R M M P

P P


E
D E
O
EE


ED
D D
M
E
P
FM
E
P
D D
EE
D
DE
E
D M


ED
D D
M
E
FM
P
P
E
D D
EE
D
DE
E
D M

the List...

# RESULT OF SEARCH

RECORDER OF TITLES

*Issued Pursuant to the Land Titles Act 1980*

Tasmanian Government

SEARCH OF TORRENS TITLE

| VOLUME | FOLIO |
|---|---|
| 74165 | 3 |
| EDITION | DATE OF ISSUE |
| 7 | 04-Nov-2019 |

SEARCH DATE : 19-Nov-2019
SEARCH TIME : 12.51 PM

## DESCRIPTION OF LAND

City of HOBART
Lot 3 on Diagram 74165 (formerly being 190-27D)
Derivation : Part of 2,000 Acres. Gtd. to P Degraves
Prior CT 2637/85

## SCHEDULE 1

M787616 TRANSFER to ALAN ROBERT GEORGE HILL Registered 04-Nov-2019 at 12.01 PM

## SCHEDULE 2

Reservations and conditions in the Crown Grant if any
BURDENING EASEMENT: A right of carriage way (appurtenant to Lots 1 and 2 on Diagram No. 74165) over the land marked Right of Way adjacent to the southern boundary of the said Lot 3

## UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

HBT10 / 541
19 NOV 2019
SERVICE TASMANIA

the List...

# FOLIO PLAN

RECORDER OF TITLES

*Issued Pursuant to the Land Titles Act 1980*

Tasmanian Government

D 190/27

REGISTERED NUMBER
74165

DIAGRAM FROM ACTUAL SURVEY

CITY OF HOBART
STRICKLAND AVENUE

Subdivision of Portion of Section D Lot 11 of Cascades Estate
Govt. C. T. 173/133 & Plan No. 568

No. OF APPLICATION

Scale 80 feet to an inch

REFERENCE TO CORNERS

| COR. | BEARING | DISTANCE IN LINKS FEET | FROM |
|---|---|---|---|
| (21) | 311° 11' | 85 8 | Ref. Point I (Spike) |
| Ref Point II | 158° 1' | 442' 4" | " " I (Sp) |

Cascades Estate

Sect. D, Lot 11
Balance dedicated
4-0-32.5/10
(SP 106777)
A G Cheeseman
(Plan)
(SP 14433)
(Plan)
(SP 14433)
(Plan)
(SP 14433)

# CERTIFICATE OF TITLE

LAND TITLES ACT 1980

TASMANIA

**TORRENS TITLE**

| VOLUME | FOLIO |
|---|---|
| 74165 | 3 |
| EDITION | DATE OF ISSUE |
| 7 | 04-Nov-2019 |
| Page 1 | of 1 |

I certify that the person described in Schedule 1 is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries specified in Schedule 2 and to any additional entries in the Folio of the Register.

Recorder of Titles

DESCRIPTION OF LAND

City of HOBART
Lot 3 on Diagram 74165 (formerly being 190-27D)
Derivation : Part of 2,000 Acres. Gtd. to B Degraves
Prior CT 2637/85

SCHEDULE 1

M787616 TRANSFER to ALAN ROBERT GEORGE HILL Registered 04-Nov-2019 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
BURDENING EASEMENT: A right of carriage way (appurtenant to Lots 1 and 2 on Diagram No. 74165) over the land marked Right of Way adjacent to the southern boundary of the said Lot 3

WARNING: BEFORE DEALING WITH THIS LAND SEARCH THE CURRENT FOLIO OF THE REGISTER

## SCHEDULE 6 - COUNCIL LAND INFORMATION CERTIFICATE

Regulation 45(b)

***SECTION 337 of the LOCAL GOVERNMENT ACT 1993***

**Certificate No.:** **CC19/25056**

**Application Date:** **06 November 2019**

**Contact Number:** (03) 6238 2711

**Specified Land** (Property Address)**:** 305 STRICKLAND AVENUE SOUTH HOBART TAS 7004

**Specified Highway** (Public road or street frontage)**:** STRICKLAND AVENUE, SOUTH HOBART

**Unique Property Identification No.:** 55931089

**Description**: 305 STRICKLAND AVE, SOUTH HOBART

**Title Reference:** LTO 190-27D Vol 74165 Fol 3

**Sealed Plan No.:** 74165 **Lot No.:** 3

**Name of Applicant:** OGILVIE JENNINGS

**Postal Address:** GPO BOX 435 HOBART TAS 7001

**Reference:** 192973

**Receipt No.:** 7330450

I certify that the information provided in this certificate in response to the questions in Parts 1 to 6 on the attached pages is derived from the existing records of the Council as they relate to the specified land as at the date shown below and is true and accurate according to those records.

**HOBART CITY COUNCIL**

**Signed**: (General Manager)

**Date of Certificate**: 6 November 2019

**Section 337 Local Government Act 1993**

305 STRICKLAND AVENUE SOUTH HOBART TAS 7004 

## SCHEDULE 6 – QUESTIONS

Regulation 45(b)

### PART 1 – STATUTORY NOTICES AND ORDERS

***Part 12 of the Local Government Act 1993***

**Abbreviations:** **H = Health, P = Planning, B = Bushland**

| QUESTION | ANSWER |
|---|---|
| 1. Fencing and land repair notices under Division 2 of Part 12 of Act<br>(a) Has the Council a record of having served a notice under Division 2 of Part 12 of the Act in relation to the specified land and the notice has not been satisfied? | NO |
| (b) If YES to (a), provide particulars. | N/A |
| 2. Abatement Notice under section 200 of Act<br>(aB) Has the Council a record of having served an abatement notice on the owner under section 200 of the Act in relation to a nuisance affecting the specified land and the notice has not been satisfied? | NO as at 5/11/19 |
| (aH) Has the Council a record of having served an abatement notice on the owner under section 200 of the Act in relation to a nuisance affecting the specified land and the notice has not been satisfied? | NO |
| (aP) Has the Council a record of having served an abatement notice on the owner under section 200 of the Act in relation to a nuisance affecting the specified land and the notice has not been satisfied? | NO |
| (bB) If YES to (a), has the Council decided to take action to abate the nuisance at the owner's expense? | N/A |
| (bH) If YES to (a), has the Council decided to take action to abate the nuisance at the owner's expense? | N/A |

**Section 337 Local Government Act 1993**

305 STRICKLAND AVENUE SOUTH HOBART TAS 7004 

| | |
|---|---|
| (bP) If YES to (a), has the Council decided to take action to abate the nuisance at the owner's expense? | N/A |
| (cB) If YES to (b), provide particulars. | N/A |
| (cH) If YES to (b), provide particulars. | N/A |
| (cP) If YES to (b), provide particulars. | N/A |
| 3. Court order for abatement of nuisance<br>(aB) Has the Council a record showing that a nuisance still exists affecting the specified land in contravention of a Court order made under section 203 of the Act? | NO |
| (aH) Has the Council a record showing that a nuisance still exists affecting the specified land in contravention of a Court order made under section 203 of the Act? | NO |
| (bB) If YES to (a), provide particulars. | N/A |
| (bH) If YES to (a), provide particulars. | N/A |

***Land Acquisition Act 1993***

| QUESTION | ANSWER |
|---|---|
| 4. Notice of acquisition<br>(a) Has the Council a record of having served a notice to treat under Part 2 of the Act in relation to the proposed acquisition of the specified land or any part or interest in that land and the notice has not been withdrawn? | NO |
| (b) If YES to (a), provide particulars. | N/A |

**Section 337 Local Government Act 1993**

305 STRICKLAND AVENUE SOUTH HOBART TAS 7004 Page 4

**PART 2 – HEALTH AND ENVIRONMENTAL MATTERS**

***Public Health Act 1997***

| QUESTION | ANSWER |
|---|---|
| 5. Closure order<br>(a) Has the Council a record of having served on the owner or occupier of the specified land a closure order or interim closure order made under section 87 of the Act, in relation to the unsafe state of premises on the specified land for the purposes of human occupation or habitation and the order has not been satisfied? | NO |
| (b) If YES to (a), provide particulars. | N/A |
| 6. Licences and registration<br>(a) Has the Council a record of having issued a licence or certificate of registration under Part 5 (Premises) or Part 6 (Water) of the Act affecting premises on the specified land? | NO |
| (b) If YES to (a), provide particulars. | N/A |
| 7. Rectification notice<br>(a) Has the Council a record of having served a rectification notice under section 92 of the Act regarding the condition of premises on the specified land and the notice has not been satisfied? | NO |
| (b) If YES to (a), provide particulars. | N/A |

**IMPORTANT:** *Prospective purchasers are advised that if a stainless steel water tank manufactured after 1 March 2010 and before February 2013 is situated on the property, the purchaser may wish to confirm that the tank was not manufactured by the former Tasmanian business known as Kingston Sheet Metal. Water stored in a tank manufactured by this business may become contaminated by lead and not be fit for human consumption. For further information contact Environmental Health Services in the Department of Health and Human Services on phone number 1800 671 738.*

**Section 337 Local Government Act 1993**

305 STRICKLAND AVENUE SOUTH HOBART TAS 7004 

***Food Act 2003***

| QUESTION | ANSWER |
|---|---|
| 8. Improvement notice<br>(a) Has the Council a record of having issued an improvement notice under section 60 of the Act on the proprietor of a food business operating from premises on the specified land and the notice has not been satisfied? | NO |
| (b) If YES to (a), provide particulars. | N/A |
| 9. Prohibition order<br>(a) Has the Council a record of having served on the owner or occupier of the specified land a prohibition order under section 62 of the Act relating to the premises or equipment on the specified land and the order has not been satisfied? | NO |
| (b) If YES to (a), provide particulars. | N/A |

***Environmental Management and Pollution Control Act 1994***

| QUESTION | ANSWER |
|---|---|
| 10. Environment protection notice<br>(a) Has the Council a record of having issued and served under section 44 of the Act an environment protection notice, the requirements of which have not been satisfied, in relation to an activity on the specified land involving the causing, or likely causing, of serious environmental harm, material environmental harm, or environmental nuisance, as defined by that Act? | NO |
| (b) If YES to (a), provide particulars. | N/A |

**IMPORTANT**: *The Director, Environmental Protection Authority, may also issue under the Act notices, in respect of an activity or land, the requirements of which may not have been satisfied. If such a notice relates to an activity, the record of the notice will be held by the Director. If the notice relates to land, including in relation to site contamination of the land, the Director is required to register the notice on the title to the land.*

**Section 337 Local Government Act 1993**

305 STRICKLAND AVENUE SOUTH HOBART TAS 7004 Page 6

***Burial and Cremation Act 2002***

| QUESTION | ANSWER |
|---|---|
| 11. Grave on private land<br>(a) Has the Council a record of having given permission under section 41 of the Act for the interment of human remains in a grave on the specified land? | NO |
| (b) If YES to (a), was the permission made subject to any conditions as to the location and identification of the grave and continuing access to that site, or for other measures to be taken on the specified land? Provide particulars. | N/A |

**PART 3 – PLANNING AND DEVELOPMENT**

***Land Use Planning and Approvals Act 1993***

**INTRODUCTORY NOTE:** *The specified land will be subject to statutory planning provisions that are additional to those referred to in the Council Land Information Certificate. These may include provisions relating to local heritage or natural hazards or risks such as bushfire, landslide, flooding and contamination and other provisions.*

*Advice should be sought from the council in respect of any additional provisions. An application for this additional information is to be made separately from an application for a certificate under section 337 of the Act and may attract a further fee or charge.*

| QUESTION | ANSWER |
|---|---|
| 12. Planning scheme or special planning order<br>(a) Is the specified land subject to a planning scheme or special planning order under the Act? | YES |
| (b) If YES to (a), what is the name of the planning scheme or special planning order? | REFER HOBART INTERM PLANNING SCHEME 2015 |
| 13. Zoning<br>(a) What is the current zoning applicable to the specified land under that planning scheme or special planning order? | RURAL LIVING |

**Section 337 Local Government Act 1993**

305 STRICKLAND AVENUE SOUTH HOBART TAS 7004 Page 7

| | |
|---|---|
| (b) Has the Council a record of having initiated an amendment to the planning scheme under Part 3 of the Act that changes the current zoning-<br>(i) of the specified land: or<br>(ii) of land that adjoins the specified land (other than adjoining land in a neighbouring municipal area) -<br>and that amendment has not been determined? | NO |
| (c) If YES to (b)(i) or (b)(ii), provide particulars. | N/A |
| 14. Planning permit<br>(a) In relation to the specified land, has the Council a record of an application having been made for a permit, or a permit having been granted, under either section 57 or 58 of the Act? | NO |
| (b) If YES to (a), inform the purchaser about how to obtain further information from the Council. | N/A |

**IMPORTANT**: *Prospective purchasers are advised that an application for a permit may have been made, or a permit granted under section 57 or 58 of the Land Use Planning and Approvals Act 1993 in relation to land that adjoins the specified land.*

*The grant of a permit in relation to land that adjoins the specified land may affect your use and enjoyment of the specified land. If you wish to know whether an application for a permit has been made or a permit has been granted in relation to land that adjoins the specified land you will need to contact the council. A request for this additional information is to be made separately from an application for a section 337 certificate and may attract a further fee or charge.*

| QUESTION | ANSWER |
|---|---|
| 15. Planning appeal<br>(a) Has the Council a record of an appeal having been lodged under section 61 of the Act against the grant by the Council of a permit in relation to the specified land and that appeal has not been determined? | NO |
| (b) If YES to (a), provide particulars. | N/A |
| 16. Obstruction of sealed scheme<br>(a) Has the Council a record of a person using or undertaking development on the specified land or doing any act in relation to the specified land in contravention of section 63(2) of the Act? | NO |

**Section 337 Local Government Act 1993**

305 STRICKLAND AVENUE SOUTH HOBART TAS 7004 Page 8

| | |
|---|---|
| (b) If YES to (a), has the Council decided to take action to commence proceedings in relation to that offence? | N/A |
| 17. Civil enforcement proceedings<br>(a) Has the Council a record of civil enforcement proceedings having been commenced in relation to the specified land under section 64 of the Act and those proceedings have not yet been determined? | NO.NO RECORDS PRIOR 01/07/04 |
| (b) If YES to (a), provide particulars to identify the proceedings. | N/A |
| 18. Planning enforcement proceedings<br>(a) Has the Council a record of having issued in relation to the specified land any of the following:<br>(i) an infringement notice to a body corporate under section 65A of the Act? | NO |
| (ii) a notice of intention to issue an enforcement notice under section 65B of the Act? | NO |
| (iii) an enforcement notice under section 65C of the Act? | NO |
| (iv) a notice of intention to cancel a permit under section 65F of the Act? | NO |
| (v) a notice of cancellation of a permit under section 65G of the Act? | NO |
| (b) If YES to any of the matters in (a), provide particulars. | N/A |
| 19. Agreement under Part 5 of the Act<br>(a) Has the Council a record of having entered into an agreement under Part 5 of the Act with the current owner or a previous owner of the specified land? | NO |
| (b) If YES to (a) and the agreement is not recorded on the certificate of title, provide particulars. | N/A |

***Historic Cultural Heritage Act 1995***

**IMPORTANT**: *If the specified land, or part of it, is listed on the Tasmanian Heritage Register, any works or developments on the land must have heritage approval under the Historic Cultural Heritage Act 1995.*

**Section 337 Local Government Act 1993**



*Enquiries should be directed to Heritage Tasmania.*

***Mineral Resources Development Act 1995***

| QUESTION | ANSWER |
|---|---|
| 20. Notification of landslip status | NO |
| (a) Has the Council a record of having been notified by a State Agency that - | |
| (i) the specified land is within a declared landslip area; or | |
| (ii) an order is to be made, under Part 9A of the Act, that will apply to the specified land? | |
| (b) If YES to (a)(i), what type of landslip area has been declared to apply to the specified land? Provide particulars. | NO |
| (c) If YES to (a)(ii), what is the nature of the order to be made under Part 9A of the Act, applicable to the specified land? Provide particulars. | NO |

**IMPORTANT**: *If "No" to Question 20(a), it should be noted that there are only a small number of declared landslip areas in Tasmania. Although the specified land is not within a declared landslip area it may be prudent for the purchaser to consider whether the slope stability of the land will support the proposed use. If the specified land is on or adjacent to a slope, slope stability could be a hazard and it may be necessary to have site-specific geotechnical investigations carried out.*

*The Council may also require information on geotechnical and other relevant factors about the specified land before it will consider a building or planning application relating to that land. Restrictions may also apply to building and development in relation to the specified land.*

*Further enquiries should be directed to the Council.*

**PART 4 – HIGHWAY CONSTRUCTION, MAINTENANCE AND ACCESS MATTERS**

***Road and Jetties Act 1935***

| QUESTION | ANSWER |
|---|---|

**IMPORTANT**: *The specified land may be affected by statutory limitations on access, the proclamation of an intended line of a state highway(s) or subsidiary road(s) and other State road planning matters.*

*Enquiries should be directed to the Department of State Growth.*

| | |
|---|---|
| 21. Maintenance and repair of highway | N/A |
| (a) Is the Council responsible, under section 11 of the Act, for the maintenance and reconstruction of part of the specified highway(s)? | |

**Section 337 Local Government Act 1993**

305 STRICKLAND AVENUE SOUTH HOBART TAS 7004 Page 10

| | |
|---|---|
| (b) If YES to (a), provide particulars. | N/A |

***Local Government (Highways) Act 1982***

| QUESTION | ANSWER |
|---|---|
| 22. Maintenance and repair of highway<br>(a) Is the Council responsible, under section 21 of the Act, for the maintenance of the specified highway(s)? | YES |
| (b) If YES to (a), is the Council's responsibility to maintain the specified highway(s) limited as to its extent? | YES |
| (c) If YES to (b), does the Council's responsibility apply to the part of the specified highway(s) providing access to the frontage of the specified land? Provide particulars. | NO COUNCIL NOT RESPONSIBLE FOR VEHICLE ENTRANCE OVER FOOTPATH, NATURE STRIP, KERB, GUTTER & ANY OTHER ASSOCIATED INFRASTRUCTURE |
| 23. Vehicular crossing<br>(a) Has the Council a record of having served a notice under section 35 of the Act, requiring the owner of the specified land to carry out works for the construction or repair of a vehicular crossing over a table drain, gutter or footpath from the specified highway(s) at or opposite the entrance to the specified land and the notice has not been satisfied? | NO |
| (b) If YES to (a), provide particulars. | N/A |
| 24. Intention by Council to undertake highway reconstruction works<br>(a) Has the Council a record of having decided to undertake any reconstruction works on the specified highway(s) adjacent to part providing access to the frontage of the specified land? | NO |
| (b) If YES to (a), will the alteration to the level of the carriageway require an alteration to the existing access to the specified land? Provide particulars. | N/A |

**Section 337 Local Government Act 1993**

305 STRICKLAND AVENUE SOUTH HOBART TAS 7004 

| | |
|---|---|
| 25. Alteration to alignment of highway<br>(a) If YES to Q24, has the Council a record of having decided to alter the line of the reservation of the part of the specified highway(s) providing access to the frontage of the specified land? | N/A |
| (b) If YES to (a), provide particulars of the intended alignment. | N/A |
| 26. Contribution of construction costs<br>(a) Is the Council entitled under section 51 of the Act to construct any part of the specified highway(s), road, lane, passage or yard at the expense of the owner of the specified land? | NO |
| (b) If YES to (a), has the Council decided to do so? Provide particulars. | N/A |
| 27. Street construction scheme<br>(a) Has the Council a record of having decided to establish a scheme for street construction under Part V of the Act in relation to the part of the specified highway(s) affecting the frontage of the specified land? | NO |
| (b) If YES to (a), provide particulars of the proposed scheme as it relates to the frontage of the specified land. | N/A |

**PART 5 – RETICULATED STORMWATER AND DRAINAGE SERVICES**

***Urban Drainage Act 2013***

| QUESTION | ANSWER |
|---|---|
| 28. Connection to stormwater system<br>(a) Has the Council a record showing that, on or under the specified land, there is a private stormwater system connection point connected to the public stormwater system? If YES, provide particulars. | NO, NO RECORDS |

**Section 337 Local Government Act 1993**

305 STRICKLAND AVENUE SOUTH HOBART TAS 7004 Page 12

| | |
|---|---|
| (b) If NO or UNKNOWN to (a), is the specified land -<br>(i) within the area marked as being serviced by the Council's public stormwater system on a map made available under section 12 of the Act; and<br>(ii) within 30 metres from the Council's public stormwater system or a form of drain capable of providing an acceptable form of drainage from the specified land? | YES |
| 29. Existence and maintenance of Council public stormwater system<br>(a) Has the Council a record showing that there are any parts of its public stormwater system under or through the specified land, whether within formal easements or not, which the Council is responsible to maintain? | NO, NO RECORDS |
| (b) If YES to (a), provide particulars including purpose or nature of the public stormwater system, if known. | N/A |
| 30. Notice to owner<br>(a) Has the Council a record of having served on the owner of the specified land a notice to take action under the Act and the notice has not been satisfied or completed? | NO |
| (b) If YES to (a), provide particulars. | N/A |

**PART 6 – BUILDING AND PLUMBING MATTERS**

***Building Act 2000* and *Building Act 2016***

| QUESTION | ANSWER |
|---|---|
| 31. Special plumbing permit<br>(a) In relation to the specified land, has the Council a record of an application having been made for -<br>(i) a special plumbing permit under section 79 of the former *Building Act 2000*; or<br>(ii) a special connection permit under the former *Plumbing Regulations 1994*? | NO |
| (b) If YES to (a)(i) or (a)(ii), what was the type of work to which the application related? Provide particulars. | N/A |

**Section 337 Local Government Act 1993**

305 STRICKLAND AVENUE SOUTH HOBART TAS 7004 Page 13

| | |
|---|---|
| (c) If YES to (a)(i) or (a)(ii), was the application granted or refused or the permit issued or refused? | N/A |
| (d) If the application was granted or the permit issued, was it granted or issued on conditions? If so, provide particulars? | N/A |
| (e) Does the Council record show that the proposed plumbing work was carried out satisfactorily and in accordance with the conditions, if any, of the permit? | N/A |
| (f) If the application was granted or the permit issued, has the permit since been suspended or cancelled for any reason? If so, provide particulars. | N/A |
| 32. Plumbing permit<br>(a) In relation to the specified land, has the Council a record of an application having been made for a plumbing permit (other than a special plumbing permit or a special connection permit) under -<br>(i) section 165 of the *Building Act 2016*; or<br>(ii) section 78 of the former *Building Act 2000*; or<br>(iii) the former *Plumbing Regulations 1994*? | YES |
| (b) If YES to (a)(i), (a)(ii) or (a)(iii), what was the type of work to which the application related? | REFER ATTACHED |
| (c) If YES to (a)(i), (a)(ii) or (a)(iii), was the application granted or refused or the permit issued or refused? | ISSUED |
| (d) If the application was granted or the permit issued, was it granted or issued on conditions? If so, provide particulars. | YES - REFER ATTACHED |
| (e) If the application was granted or the permit issued, has the Council a record of a certificate of completion (plumbing work) being issued in respect of the work under section 153 of the *Building Act 2016* or section 113 of the former *Building Act 2000*? | YES - REFER ATTACHED |

**Section 337 Local Government Act 1993**

305 STRICKLAND AVENUE SOUTH HOBART TAS 7004 Page 14

| | |
|---|---|
| (f) If the application was granted or the permit issued, has the Council a record of a certificate of completion (plumbing work) being refused in respect of the work under section 153 of the *Building Act 2016* or section 113 of the former *Building Act 2000*? | N/A |
| 33. Plumbing notice or order<br>(a) Has the Council a record of having issued any plumbing notice or order under Part 18 of the *Building Act 2016*, or Part 11 of the former *Building Act 2000*, relating to plumbing work on the specified land and the notice or order has not been satisfied? | NO |
| (b) Has the Council a record of having issued a notice under Part 7 of the former *Plumbing Regulations 2004*, the former *Plumbing Regulations 2014*, the former *Building Regulations 2004* or Part 7 of the former *Building Regulations 2014*, relating to an on-site waste water management system installed on the specified land prior to 15 January 1996? | NO |
| (c) If YES to (a) or (b), provide particulars. | N/A |
| 34. Building permit<br>(a) In relation to the specified land, has the Council a record of an application having been made for a building permit under section 139 of the *Building Act 2016*, or Part 7 of the former *Building Act 2000* or the former *Building Regulations 1994*? | YES |
| (b) If YES to (a), what was the type of work to which the application related? | REFER ATTACHED |
| (c) If YES to (a), was the application granted or refused or the permit issued or refused? | ISSUED |
| (d) If the application was granted or the permit issued, was it granted or issued on conditions? If so, provide particulars. | YES - REFER ATTACHED |
| (e) If the application was granted or the permit issued, has the permit since been suspended or cancelled for any reason? | NO |
| (f) If YES to (e), provide particulars. | N/A |

**Section 337 Local Government Act 1993**

305 STRICKLAND AVENUE SOUTH HOBART TAS 7004 Page 15

| | |
|---|---|
| 35. Demolition permit<br>(a) In relation to the specified land, has the Council a record of an application having been made for a demolition permit under section 190 of the *Building Act 2016*. | NO |
| (b) If YES to (a), was the application granted or refused or the permit issued or refused? | N/A |
| (c) If the application was granted or the permit issued, was it granted or issued on conditions? If so, provide particulars. | N/A |
| (d) If the application was granted or the permit issued, has the permit since been suspended or cancelled for any reason? | N/A |
| (e) If YES to (d), provide particulars. | N/A |
| 36. Occupancy permit<br>(a) Has the Council a record of an application for a certificate of occupancy under the former *Building Regulations 1994*, in relation to a building, or part of a building, on the specified land? | NO |
| (b) If YES to (a), was a certificate of occupancy issued under the former *Building Regulations 1994* or was the application refused? | N/A |
| (c) If a certificate of occupancy was issued under the former *Building Regulations 1994* on conditions, provide particulars of the conditions. | N/A |
| (d) If a certificate of occupancy was issued under the former *Building Regulations 1994*, has the certificate been cancelled? If so, provide particulars. | NO |
| (e) Has the Council a record of an occupancy permit being issued in relation to a building, or a part of a building, on the specified land under section 223 of the *Building Act 2016* or section 100 of the former *Building Act 2000*. | N/A |
| (f) If YES to (e), provide particulars, including of any conditions of the permit, and whether the permit issued has been cancelled or superseded by another occupancy permit. | N/A |

**Section 337 Local Government Act 1993**

305 STRICKLAND AVENUE SOUTH HOBART TAS 7004 Page 16

| | |
|---|---|
| 37. Certificate of completion (permit building work)<br>(a) Has the Council a record of any building work, on the specified land, for which a permit under section 144 of the *Building Act 2016* was issued and a certificate of completion (permit building work) has not been issued in respect of the work under that Act? | N/A |
| (b) Has the Council a record of any building work, on the specified land, since 1 November 1994, for which a permit under the former *Building Act 2000* was issued and -<br>(i) a certificate of completion (building work) under the *Building Act 2016* or section 112 of the former *Building Act 2000*; or<br>(ii) a certificate of completion under section 49 of the former Part 2 of the *Local Government (Building and Miscellaneous Provisions) Act 1993* -<br>has not been issued in respect of the work? | NO - REFER ATTACHED |
| (c) If YES to (a), (b)(i) or (b)(ii), provide particulars. | N/A |
| 38. Notifiable building work<br>(a) Has the Council received a certificate of likely compliance (notifiable building work) under section 98 of the *Building Act 2016*, in respect of work on the specified land, and a certificate of completion (notifiable building work) has not been issued in respect of the work under section 104 of that Act? | NO |
| (b) If YES to (a), provide particulars. | N/A |
| 39. Notifiable plumbing work<br>(a) Has the Council received a certificate of likely compliance (notifiable plumbing work) under section 109 of the *Building Act 2016*, in respect of work on the specified land, and a certificate of completion (notifiable plumbing work) has not been issued in respect of the work under section 113 of that Act? | NO |
| (b) If YES to (a), provide particulars. | N/A |

**Section 337 Local Government Act 1993**

305 STRICKLAND AVENUE SOUTH HOBART TAS 7004 

| | |
|---|---|
| 40. Notifiable demolition work<br>(a) Has the Council received a certificate of likely compliance (notifiable demolition work) under section 121 of the *Building Act 2016*, in respect of work on the specified land, and a certificate of completion (notifiable demolition work) has not been issued in respect of the work under section 125 of that Act? | NO |
| (b) If YES to (a), provide particulars. | N/A |
| 41. Building certificate<br>(a) Has the Council a record that the general manager has, within the previous 7 years, issued a building certificate under the *Building Regulations*, or section 119 of the former *Building Act 2000*, in relation to the specified land? | NO |
| (b) If YES to (a), provide particulars. | N/A |
| 42. Protection work notice<br>(a) Has the Council a record of any protection work notice lodged under section 77 of the *Building Act 2016*, or section 121 of the former *Building Act 2000* in relation to the specified land? | NO |
| (b) If YES to (a), provide particulars. | N/A |
| 43. Temporary occupancy permits<br>(a) Has the Council a record of a temporary occupancy permit, that is in force, being issued under section 232 of the *Building Act 2016*, or section 108 of the former *Building Act 2000* in relation to the specified land? | NO |
| (b) If YES to (a), provide particulars. | NO |

**Section 337 Local Government Act 1993**

305 STRICKLAND AVENUE SOUTH HOBART TAS 7004 

| | |
|---|---|
| 44. Consent to build over existing drain<br>(a) In relation to the specified land, has the Council a record of having written permission being provided to the owner under -<br>(i) section 73 or 74 of the *Building Act 2016*; or<br>(ii) section 160 of the former *Building Act 2000*: or<br>(iii) regulation 44 of the former *Building Regulations 1994* -<br>to carry out building work over or near an existing drain or easement? | NO, NO RECORDS |
| (b) If YES to (a)(i) or (a)(ii), provide particulars. | N/A |
| 45. Certificate of material compliance, permit to proceed or permit of substantial compliance<br>(a) Has the Council a record of a certificate of material compliance for any building on the specified land having been issued under the former *Building Regulations 1994*?; or | NO |
| (b) Has the Council a record of a certificate of substantial compliance, or a permit of substantial compliance, for any building on the specified land having been issued under section 257 of the *Building Act 2016* or section 184 or 188 of the *Building Act 2000*?; or | NO |
| (c) Has the Council a record of a certificate to proceed, or a permit to proceed, having been granted under section 176 or 180 of the former *Building Act 2000*?; or | NO |
| (d) If YES to (a), (b) or (c), provide particulars of the relevant certificate or permit. | N/A |
| 46. Endorsement of irregular procedures<br>(a) Does the Council record show, on a certificate or permit relating to building work on the specified land, an endorsement to the effect that "*This building was not the subject of the normal application, permit and inspection procedures*" in accordance with the former *Building Regulations 1994* or with section 268 of the *Building Act 2016* or with section 195 of the former *Building Act 2000*? | NO |

**Section 337 Local Government Act 1993**

305 STRICKLAND AVENUE SOUTH HOBART TAS 7004 Page 19

| | |
|---|---|
| (b) If YES to (a), provide particulars of the building work to which the endorsement applies. | NO |
| 47. Notice or order relating to a building or building work<br>(a) Has the Council a record of having issued a notice or order under the former Part 2 of the *Local Government (Building and Miscellaneous Provisions) Act 1993* in relation to building work on the specified land and that notice or order has not been satisfied? | NO |
| (b) Has the Council a record of any order to uncover, order to open up work, notice to demolish or inspection notice issued under the former *Building Regulations 1994* in relation to building or building work on the specified land and that order or notice has not been satisfied? | NO |
| (c) Has the Council a record of having issued any notice or order under Part 18 of the *Building Act 2016*, or Part 11 of the former *Building Act 2000* in relation to a building, temporary structure, building work or maintenance of a building on the specified land and that notice or order has not been satisfied? | NO |
| (d) If YES to (a), (b) or (c), provide particulars. | N/A |
| 48. Other outstanding notices or orders<br>(a) Has the Council a record of having served any other notice or order on the owner under the former Part 2 of the *Local Government (Building and Miscellaneous Provisions) Act 1993* still affecting the specified land or the use of the specified land? | NO |
| (b) Has the Council a record of any other notice or order being issued under the *Building Act 2016*, or the former *Building Act 2000* to the owner or occupier of the specified land and the notice or order has not been satisfied? | NO |
| (c) If YES to (a) or (b), provide particulars. | N/A |

*You are further advised to ascertain the requirements of the TasNetworks, Telstra or any other statutory authorities in relation to services and other private easements pertaining to the land together with advice from the Department of State Growth and/or a suitably qualified Engineer, Engineering Geologist or Geologist, as to any requirements that may be necessary with respect to any earthworks or building requirements on the land.*

## 7.1.3 71 NELSON ROAD, SANDY BAY - PARTIAL DEMOLITION AND NEW FENCING PLN-19-851 - FILE REF: F20/10037

| | |
|---|---|
| Address: | 71 Nelson Road, Sandy Bay |
| Proposal: | Partial Demolition and New Fencing |
| Expiry Date: | 28 February 2020 |
| Extension of Time: | Not applicable |
| Author: | Victoria Maxwell |

***RECOMMENDATION***

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for partial demolition and new fencing at 71 NELSON ROAD SANDY BAY TAS 7005 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-19-851 71 NELSON ROAD SANDY BAY TAS 7005 - Final Planning Documents except where modified below.**

Reason for condition

To clarify the scope of the permit.

**ENG s1**

**The proposed sliding gate must open to the full width of the driveway access carriageway.**

Reason for condition

To ensure safe and efficient access for all users, including drivers, passengers, pedestrians and cyclists.

## 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 licence to Occupy and/or Carry Out Works in the Hobart City
Council highway reservation. Click here for more information.

## PLANNING

During construction care should be taken to protect the structural root zone of the tree to the south of the access. Careful consideration of the placement of footings must be taken to avoid damage to the root system when installing the fence and electric gate.

## 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.

## FEES AND CHARGES

Click here for information on the Council's fees and charges.

## DIAL BEFORE YOU DIG

The applicant is alerted that significant TasNetwork infrastructure is located in the vicinity of the proposed fence. The applicant must complete Dial Before You Dig investigations prior to commencement of works. Click here for dial before you dig information.

Please note, typically, easement width for underground cables can vary between 4-6 metres in total. Any encroachments into these easement widths would need to be considered on a case by case basis. Any changes required to existing assets/connections or any new electricity connections should be made via TasNetworks' Connections Portal.

| | |
|---|---|
| Attachment A: | PLN-19-851 - 71 NELSON ROAD SANDY BAY TAS 7005 - Planning Committee or Delegated Report ⇩ |
| Attachment B: | PLN-19-851 71 NELSON ROAD SANDY BAY TAS 7005 - CPC Agenda Documents ⇩ |

City of HOBART

**APPLICATION UNDER HOBART INTERIM PLANNING SCHEME 2015**

| | |
|---|---|
| Type of Report: | Committee |
| Council: | 3 February 2020 |
| Expiry Date: | 28 February 2020 |
| Application No: | PLN-19-851 |
| Address: | 71 NELSON ROAD , SANDY BAY |
| Applicant: | Samuel Fenney (The Hutchins School)<br>71 Nelson Road |
| Proposal: | Partial Demolition and New Fencing |
| Representations: | One (1) |
| Performance criteria: | 10.4.7 - Front Fence height |

## 1. Executive Summary

1.1 Planning approval is sought for Partial Demolition and New Fencing.

1.2 More specifically the proposal includes:

- Removal of existing fencing along the western side of Nelson Road.
- Installation of new 1.8m high fencing to contain high needs students within the school grounds and realignment of fencing.
- Installation of new electric gates onto Nelson Rd.
- Fencing will be aluminium black powdercoated finish.
- The fence will generally follow the existing alignment, except between the underpass and access road onto Nelson Road, where it will be cut back off the road reserve to follow the school property boundary and location of proposed sliding gate.

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

1.3.1 Zone Development Standards - Front Fence height

1.4 One (1) representation providing advice on the proposal was received within the statutory advertising period between 11 to 30th December 2019

1.5 The proposal is recommended for approval subject to conditions.

1.6 The final decision is delegated to the Council as the proposal extends onto Council's road reservation.

## 2. Site Detail

2.1 The site is located on the western side of Nelson Road between Churchill Ave and Sandy Bay Road, on the Primary Campus of the Hutchins School. Surrounding uses around the school site are generally residential to the east, and south and the University of Tasmania campus to the north and west.




Figure 1: Location plan showing school site and affected titles for this application (Geo Cortex, 2020)

The site drops down from Nelson Road reserve and contains landscaping, lawn and establish trees. An underpass connects the primary and secondary campuses under Nelson Road. This underpass extends into the Nelson Road reservation. As well, a section of fencing to the east of the access onto Nelson Road also extends into the road reserve.

Both sides of Nelson Road around the school have aluminium or cyclone fencing. Generally the fencing is to a height of approximately 1m.



Figure 2: Site plan (Geo Cortex, 2020)



Figure 3: Photo of subject site in front of the Primary classroom block, close to Churchill Ave intersection (Applicant photo, 2019)

Around the underpass on both sides of the road, the railing fence is approximately 1.5m in height, located on the inside top of the retaining wall for the underpass. This is to prevent climbing and pedestrian access on the inside of the retaining wall.



Figure 4: 1m and 1.5m fencing to be removed (Applicant photo, 2019)



Figure 5: Internal fence and gate to be replaced (peg shows approx location of new fence) (Applicant photo, 2019)



Figure 6: Internal fence proposed location in relation to existing Plane tree (Applicant photo, 2019)

## 3. Proposal

3.1 Planning approval is sought for Partial Demolition and New Fencing.

3.2 More specifically the proposal includes:

- Removal of existing fencing along Nelson Road on the western side.
- Installation of new 1.8m high fencing to contain high needs students within the school grounds.
- Installation of new electric gates onto Nelson Road.
- Fencing will be aluminium picket boundary fencing with black powdercoat finish.
- The fence will generally follow the existing alignment, except between the underpass and access road onto Nelson Road, where it will be cut back off the road reserve to follow the school property boundary and location of proposed sliding gate.

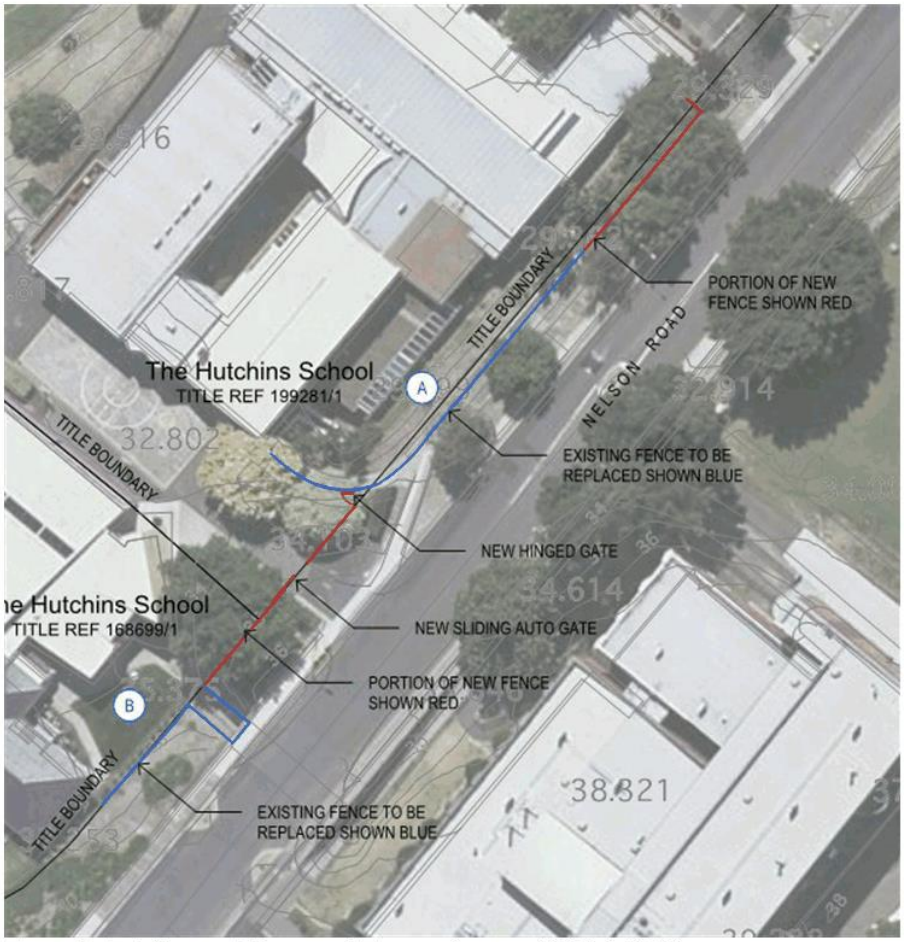


Figure 7: Existing and Proposed Fence alignment (HBV, 2019)



Figure 7: section of fence to be removed (HBV, 2019)



Figure 8: Additional section of fence to be removed (HBV, 2019)

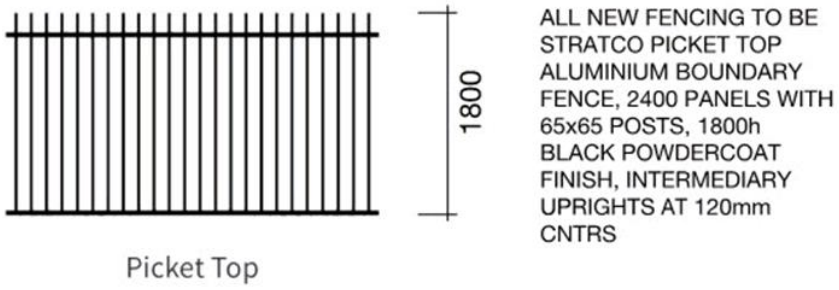



Figure 8: fence design (HBV, 2019)

In order to prevent pedestrian access and/or climbing on the underpass, the fence will be required to be affixed and erected on top the retaining wall structure, which will extend beyond 1.8m in fence height above natural ground level.

The realignment of the fencing to inside the property boundary between the underpass and access onto Nelson Road, may impact an established Plane tree on the subject land. The fence will be approximately 1.5 to 2m from the base of the tree. Given the limited depth of footings, it is considered that an advisory note alerting the applicants to the need to carefully locate footings around the tree root protection zone is warranted. This should be included in the advice notes of any permit issued for the works.

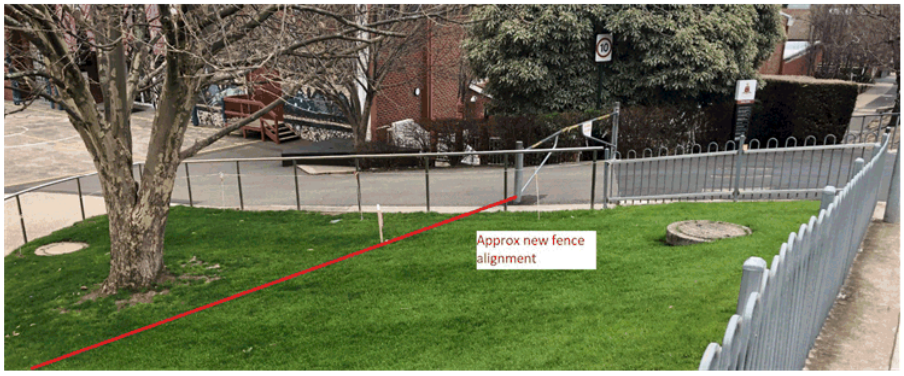



Figure 9: Approximate location or realigned fence in relation to the Plane tree (anotated applicant photo, 2019)

## 4. Background

4.1 The site has operated as the Hutchins School since the mid 1800s. The new fencing is required due to the progression of some high needs student from kindergarten to primary school, who exhibit flight risk behaviours. It is the school's intention to over time increase the height of the fencing throughout the campus in accordance with audits by the Council of International Schools according to their requirements. However, this is not part of the current application.

4.2 PLN-990645 approved the construction of the underpass traversing Nelson Road.

4.3 General Manager's Consent was granted on 13th November 2019.

## 5. Concerns raised by representors

5.1 One (1) representation to the proposal was received within the statutory advertising period between 11th and 30th December 2019. The Representor advised that they did not oppose the proposal, but wished advice regarding protection of infrastructure to be included in the permit.

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.

| |
|---|
| There are significant TasNetwork assets in the vicinity of the proposed fence area. Dial before you Dig inquiries must be undertaken prior to commencement of works. |

## 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 General Residential Zone of the *Hobart Interim Planning Scheme 2015*.

6.3 The existing use is Educational and Occasional Care. The proposed use is Educational and Occasional Care. The existing use is a Discretionary use in the zone. The proposed use is a Discretionary use in the zone, however as the proposal does not represent a substantial intensification of the existing Discretionary use, the proposal can be considered as a Permitted use in accordance with the Special Provisions in Part C Clause 9.2.1 of the *Hobart Interim Planning Scheme 2015*.

6.4 The proposal has been assessed against:

6.4.1 Part D - 10 General Residential Zone

6.4.2 E6.0 Parking and Access Code

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

6.5.1 Front Fence Height

6.6 Each performance criterion is assessed below.

6.7 Non-Dwelling Development 10.5.1 - Front Fence Height

6.7.1 The acceptable solution at clause 10.5.1 requires compliance with relevant development standards in the General Residential zone, including 10.4.7 A1 relating to front fencing. That clause requires a maximum 1.8m high fence with not less than 30% transparency within 4.5m of the front boundary.

6.7.2 The proposal includes attachment of 1.8m high fencing panels to the existing retaining wall for the underpass, which has a height of approximately 20mm above natural ground level. This creates a fence height higher than 1.8m.

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

6.7.4 The performance criteria at clauses *10.5.1 and 10.4.7* provide as follows:

*10.5.1: Non-dwelling development must comply with the related performance criteria as if it were a dwelling.*
*10.4.7: A fence (including a free-standing wall) within 4.5 m of a frontage must:*
*(a) provide for the security and privacy of residents, while allowing for mutual passive surveillance between the road and the dwelling; and*
*(b) be compatible with the height and transparency of fences in the street, taking into account the:*
*(i) topography of the site; and*
*(ii) traffic volumes on the adjoining road.*



Figure 10: Retaining wall for underpass (Applicant photo, 2019)

6.7.5 Clause 10.5.1 requires non dwelling development to comply with the residential provisions for, amongst others, front fencing height. This clause requires compliance with 10.4.7. Because the height of the fence will exceed 1.8m around and upon the underpass retaining wall, it relies on Performance Criteria 10.4.7 P1.

The fence will provide security for students at the school, whilst allowing passive surveillance between the road and the school campus. Across Nelson Road to the south is similar fencing along the ramp to the underpass, although this height is only 1.5m. Given the style of the fencing, it is considered compatible with other fencing in the street in the vicinity. The fencing around the underpass was constructed in 1999, under the previous planning scheme.

There are no residences in this section of Nelson Road, with the school occupying both sides of Nelson Road. Traffic volumes for the section of Nelson Road between Peel Street (to the south east) and Churchill Avenue were 3659 vehicles/day in 2005. Verbal advice from Council's Senior Roads and Traffic Engineer indicates that this would be considered a high volume for a residential street, but nowhere near the volumes of Sandy Bay Road (around 15000 v/d), or the Brooker Highway (25000 v/d). In the current application the need for the higher fencing is not to screen against traffic noise, but for student safety.

It is considered that in this instance the proposed increase above 1.8m in height is acceptable and should be supported.

6.7.6 The proposal complies with the performance criteria.

## 7. Discussion

7.1 Planning approval is sought for Partial Demolition and New Fencing.

7.2 The application was advertised and received one (1) representation. The representation raised concerns relating to underground assets located in the vicinity of the proposed fence and a request that a dial before you dig search be carried out to locate such assets before commencement of works.This would normally be included as advice on any permit issued.

7.3 The proposal has been assessed against the relevant provisions of the planning scheme and is considered to perform well. Because the proposal will occupy council road reserve, an occupation licence and approval to carry out works within the road reserve are required. Advisory notes can be included in permit issued.

7.4 The proposal has been assessed by other Council officers, including the Council's Development Engineer. The officers have raised no objection to the proposal, subject to conditions.

7.5 The proposal is recommended for approval.

## 8. Conclusion

8.1 The proposed Partial Demolition and New Fencing at 71 NELSON ROAD SANDY BAY TAS 7005 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 and New Fencing at 71 NELSON ROAD SANDY BAY TAS 7005 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-19-851 71 NELSON ROAD SANDY BAY TAS 7005 - Final Planning Documents except where modified below.**

Reason for condition

To clarify the scope of the permit.

**ENG s1**

**The proposed sliding gate must open to the full width of the driveway access carriageway.**

Reason for condition

To ensure safe and efficient access for all users, including drivers, passengers, pedestrians and cyclists.

**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 licence to Occupy and/or Carry Out Works in the Hobart City Council highway reservation. Click here for more information.

**PLANNING**

During construction care should be taken to protect the structural root zone of the tree to the south of the access. Careful consideration of the placement of footings must be taken to avoid damage to the root system when installing the fence and electric gate.

**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.

**FEES AND CHARGES**

Click here for information on the Council's fees and charges.

**DIAL BEFORE YOU DIG**

The applicant is alerted that significant TasNetwork infrastructure is located in the vicinity of the proposed fence. The applicant must complete Dial Before You Dig investigations prior to commencement of works. Click here for dial before you dig information.

Please note, typically, easement width for underground cables can vary between 4-6 metres in total. Any encroachments into these easement widths would need to be considered on a case by case basis. Any changes required to existing assets/connections or any new electricity connections should be made via TasNetworks' Connections Portal.



(Victoria Maxwell)

*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.*



(Cameron Sherriff)
**Acting 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: 15 January 2020

**Attachment(s):**

Attachment A - CPC Agenda Documents

Planning: #188011

## Property

71 NELSON ROAD SANDY BAY TAS 7005

## People

Applicant
*
The Hutchins School
Samuel Fenney
71 Nelson Road
SANDY BAY TAS 7005
0409 004 368
sam.fenney@hutchins.tas.edu.au

Owner
*
The Hutchins School

71 Nelson Road
SANDY BAY TAS 7005
0409 004 368
sam.fenney@hutchins.tas.edu.au

Entered By
SAMUEL FENNEY
71 NELSON ROAD
SANDY BAY TAS 7005
0409 004 368
sam.fenney@hutchins.tas.edu.au

## Use

Educational facility

## Details

Have you obtained pre application advice?

- No

If YES please provide the pre application advice number eg PAE-17-xx

Are you applying for permitted visitor accommodation as defined by the State Government Visitor Accommodation Standards? Click on help information button for definition. If you are not the owner of the property you MUST include signed confirmation from the owner that they are aware of this application.
*

- No

Is the application for SIGNAGE ONLY? If yes, please enter $0 in the cost of development, and you must enter the

number of signs under Other Details below.
*

- No

If this application is related to an enforcement action please enter Enforcement Number

## Details

What is the current approved use of the land / building(s)?
*

Educational facility

Please provide a full description of the proposed use or development (i.e. demolition and new dwelling, swimming pool and garage)
*

Renewal of fence, increase height

Estimated cost of development
*

35000.00

Existing floor area (m2)

0.00

Proposed floor area (m2)

Site area (m2)

## Carparking on Site

N/A

Total parking spaces

0

Existing parking spaces

75

Other (no selection chosen)

## Other Details

Does the application include signage?
*

No

How many signs, please enter 0 if there are none involved in this application?
*

0

## Tasmania Heritage Register

Is this property on the Tasmanian Heritage Register?

- No

## Documents

### Required Documents

Title (Folio text and Plan and Schedule of Easements)
*
FolioPlan-168669-1 JS.pdf

Title (Folio text and Plan and Schedule of Easements)
*
FolioPlan-199281-1 JS2.pdf

Title (Folio text and Plan and Schedule of Easements)
*
FolioText-199281-1.pdf

Title (Folio text and Plan and Schedule of Easements)
*
FolioText-239158-1.pdf

Plans (proposed, existing)
*
post footing detail.pdf

Plans (proposed, existing)
*
20191017 HUTCHINS FENCE_REVA.PDF

GM or Crown consent
GMC-19-28 - 71 NELSON ROAD SANDY BAY TAS 7005 - Notice of Land Owner Con.._.pdf

| |
|---|
| Covering Letter<br>Letter to HCC - Nelson Road.pdf |
| Supporting Documents |
| Photos or Montages<br>IMG_4929.JPG |
| Photos or Montages<br>IMG_4928.JPG |
| Photos or Montages<br>IMG_4927.JPG |
| Photos or Montages<br>IMG_4926.JPG |

HUTCHINS
ESTABLISHED 1846

31 October 2019

To Whom It May Concern,

**Re: Upgrade of fence/boom gate on Nelson Road**

## Fencing/boom concern (student safety)

The Hutchins School needs to upgrade the fence/boom gate on the northern boundary of Nelson Road, adjacent our Junior School. We have two high needs boys that are transitioning from the Early Learning Centre to the Junior School next year and one in particular is a flight risk. Recently, he has managed to elude the carer on two occasions but thankfully has used the School's tunnels to cross the road and make his way up to our Senior School oval. Our concern is that next year both boys will have direct access to Nelson Road, and we only have a boom gate and a low easily scaled fence as a deterrent. The subject of fencing the entire school has also been raised by the Council of International Schools (CIS) during an appraisal and through independent audits, however, the remainder of the School we can undertake over time.

## Proposal

We would like to renew the fence on its current alignment while increasing the height, unfortunately a survey has shown the fence is not on the road reserve boundary in its entirety (*refer attached)*. Additionally, due to the proposed increased height of the fence, it is a permitted D/A but still needs approval from the elected members.

It is my understanding that we need a memo from you to the General Manager consenting the erection of a fence within a Road Reserve prior to the D/A being lodged. I will commence the D/A process now but will wait for the General Manager consent prior to lodging.

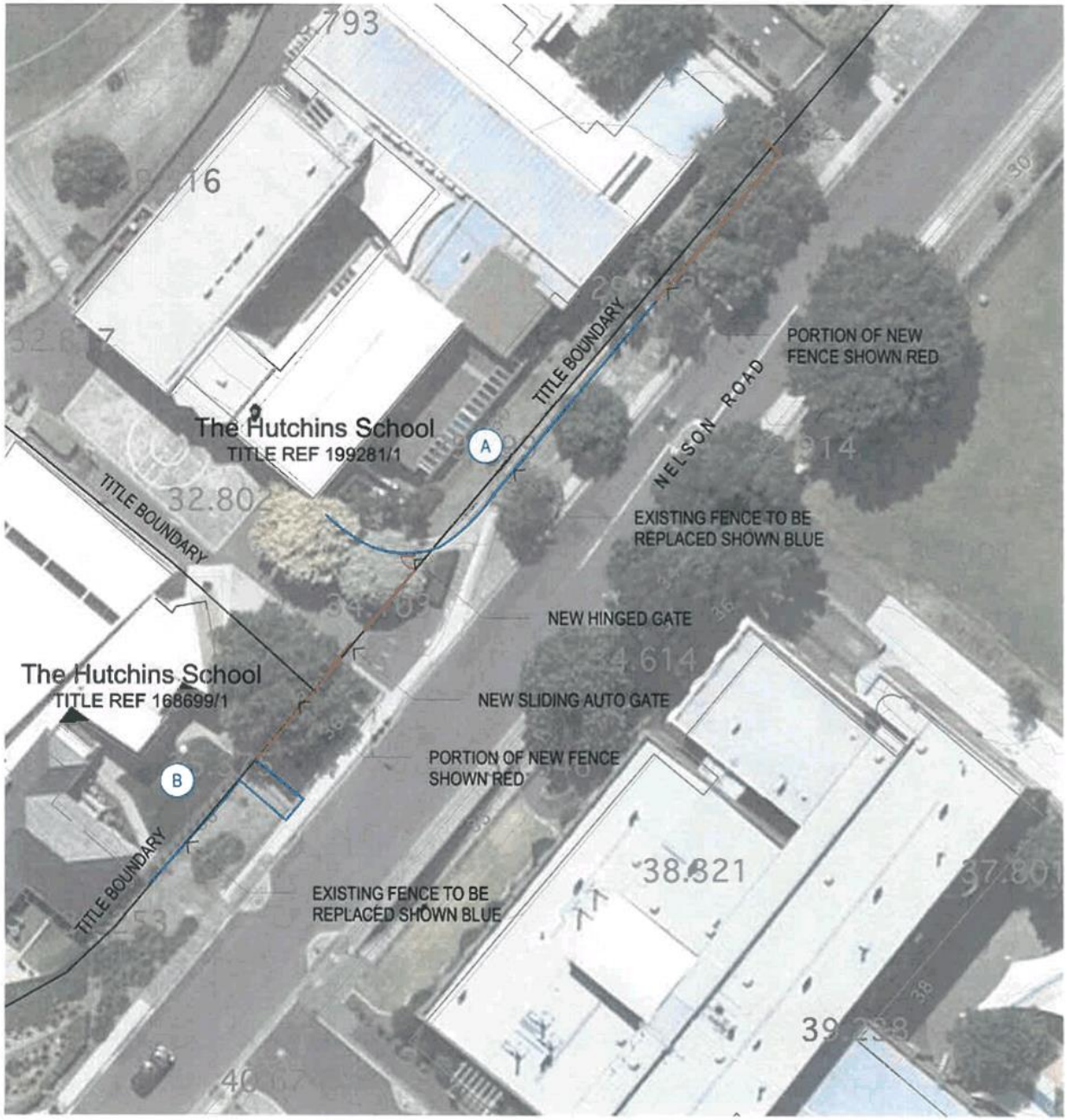
Can you please confirm via return email that I have a correct understanding and if you foresee any issues with the General Manager consent.

Yours sincerely

Samuel Fenney
**Facilities Manager**

THE HUTCHINS SCHOOL
71 Nelson Road, Sandy Bay Tasmania 7005 Australia PO Box 254, Sandy Bay Tasmania 7006 Australia
T +61 3 6221 4200 info@hutchins.tas.edu.au **www.hutchins.tas.edu.au**
The Hutchins School Board as established by The Christ College Act 1926 ABN 91 133 279 291 CRICOS 00478F

ibsc member

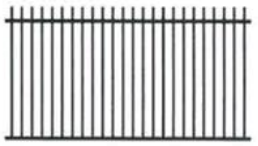





SECTION A OF FENCE TO BE REPLACED



SECTION B OF FENCE TO BE REPLACED




Picket Top

ALL NEW FENCING TO BE STRATCO PICKET TOP ALUMINIUM BOUNDARY FENCE, 2400 PANELS WITH 65x65 POSTS, 1800h BLACK POWDERCOAT FINISH, INTERMEDIARY UPRIGHTS AT 120mm CNTRS

A GM COMMENT 17/10
REV NOTES DATE

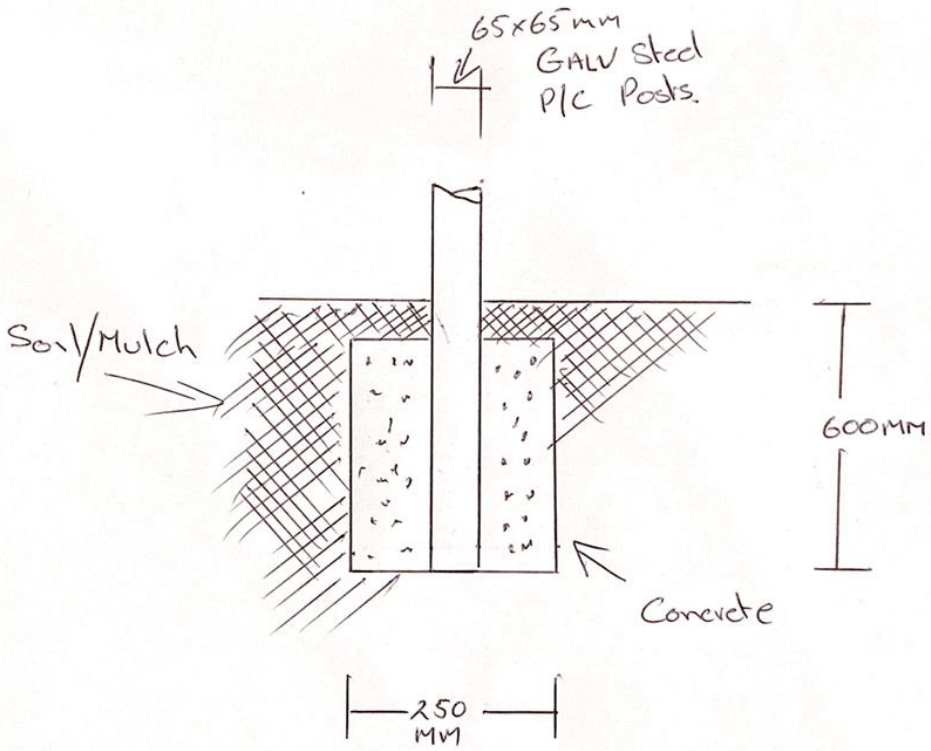
INFORMATION

PROPOSED FENCE

THE HUTCHINS SCHOOL
A01

SCALE 1:250@A2
DATE 17 OCT 2019

HBV ARCHITECTS




**Jim's Fencing Bellerive**
**Scott Greenwood**
**Phone: 0408 818 534**
ABN: 68616431568

City of HOBART

*Enquiries to:* City Planning
*Phone:* (03) 6238 2715
*Email:* coh@hobartcity.com.au

13 November 2019

Sam Fenney (The Hutchins School)
71 Nelson Road
SANDY BAY TAS 7005

mailto: Sam.Fenney@hutchins.tas.edu.au

Dear Sir/Madam

:

71 Nelson Road, Sandy Bay

:

Replacement of fence within road reservation

:

Sam Fenney
The Hutchins School

*(if applicable)*:

n/a

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.

This consent does not constitute an approval to undertake any works and does not authorise the owner, developer or their agents any right to enter or conduct works on any Council managed land whether subject to this consent or not.

If planning approval is granted by the planning authority, you will be required to seek approvals and permits from the City as both landlord, land manager, or under other statutory powers (such as other legislation or City By-Laws) that are not granted with the issue of a planning permit under a planning scheme. This includes the requirement for you to reapply for a permit to occupy a public space under the City's Public Spaces By-law if the proposal relates to such an area.

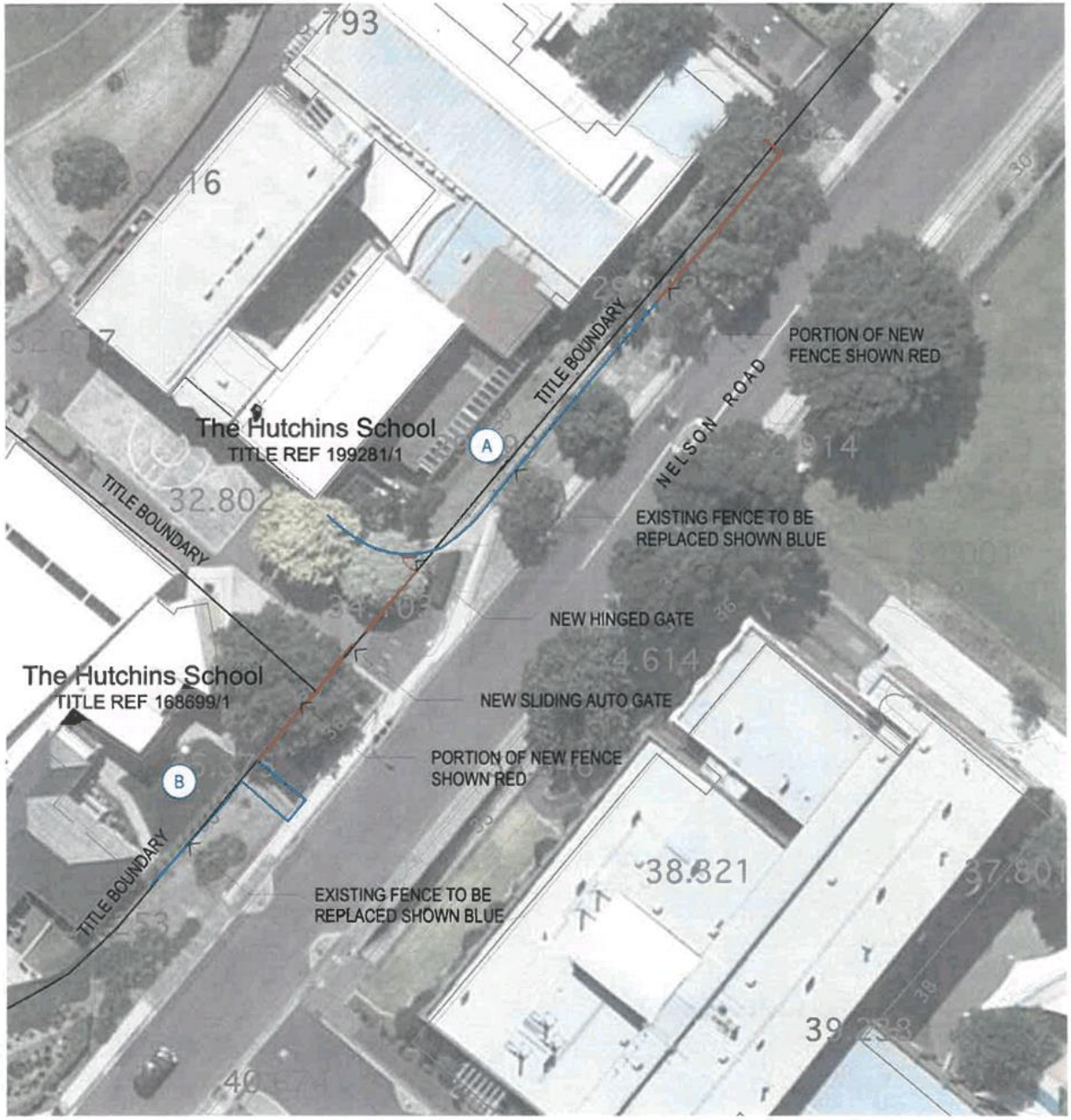
Accordingly, I encourage you to continue to engage with the City about these potential requirements.

Yours faithfully

(N D Heath)

Relevant documents/plans:

Proposed Fence Plan A01 dated 17 Oct 2019 by HBV Architects

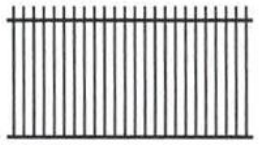





SECTION A OF FENCE TO BE REPLACED



SECTION B OF FENCE TO BE REPLACED




Picket Top

ALL NEW FENCING TO BE STRATCO PICKET TOP ALUMINIUM BOUNDARY FENCE, 2400 PANELS WITH 65x65 POSTS, 1800h BLACK POWDERCOAT FINISH, INTERMEDIARY UPRIGHTS AT 120mm CNTRS

Approved - General Manager Consent Only [GMC-19-28] 13/11/2019

INFORMATION

PROPOSED FENCE

THE HUTCHINS SCHOOL

A01

SCALE 1:250@A2

DATE 17 OCT 2019

HBV ARCHITECTS

# RESULT OF SEARCH

RECORDER OF TITLES

*Issued Pursuant to the Land Titles Act 1980*

Tasmanian Government

SEARCH OF TORRENS TITLE

| VOLUME | FOLIO |
|---|---|
| 199281 | 1 |
| EDITION | DATE OF ISSUE |
| 2 | 24-Nov-2014 |

SEARCH DATE : 02-Sep-2016
SEARCH TIME : 09.28 AM

## DESCRIPTION OF LAND

City of HOBART
Lot 1 on Plan 199281
Derivation : Part of 52A-2R-0Ps. Gtd. to D. Lord.
Prior CT 2728/87

## SCHEDULE 1

103456 CHRIST COLLEGE TRUST.

## SCHEDULE 2

Reservations and conditions in the Crown Grant if any
BENEFITING EASEMENT (appurtenant to the land marked A.B.C.D. on Plan No. 199281) a right of carriage way over Earl Street, Quorn Street and David Avenue shown Plan No. 199281
BENEFITING EASEMENT the right of footway over and along the land marked "Footway" 1.83 wide on Plan No. 199281

## UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

# FOLIO PLAN

RECORDER OF TITLES

*Issued Pursuant to the Land Titles Act 1980*

OWNER

FOLIO REFERENCE CT 2728/87

GRANTEE

## PLAN OF TITLE

LOCATION

CITY OF HOBART

FIRST SURVEY PLAN No. 24/39NS , 53/14NS

COMPILED BY L.T.O.

SCALE 1:2500 LENGTHS IN METRES

Registered Number

**P199281**

APPROVED 26 JUN 1997

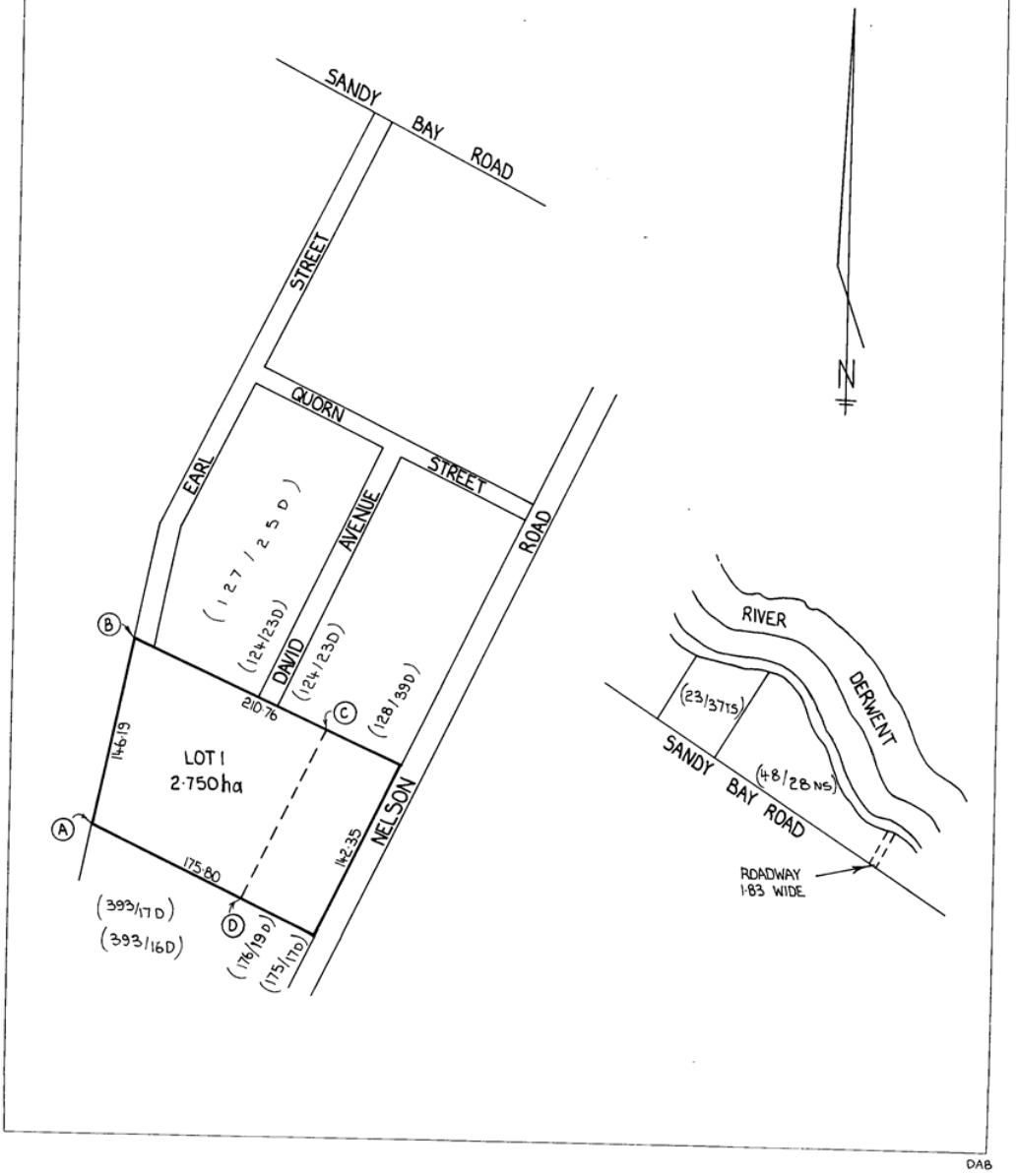
Recorder of Titles

MAPSHEET MUNICIPAL CODE No. 114 (5224-12)

LAST UPI No 2109681 , 2109680

LAST PLAN No.

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



# RESULT OF SEARCH

RECORDER OF TITLES

*Issued Pursuant to the Land Titles Act 1980*

Tasmanian Government

SEARCH OF TORRENS TITLE

| VOLUME | FOLIO |
|---|---|
| 168669 | 1 |
| EDITION | DATE OF ISSUE |
| 1 | 24-Nov-2014 |

SEARCH DATE : 02-Sep-2016
SEARCH TIME : 09.27 AM

## DESCRIPTION OF LAND

City of HOBART
Lot 1 on Plan 168669
Derivation : Part of 52A-2R-0P and 0A-1R-9P Gtd to David Lord
Prior CTs 246279/1, 73636/1 and 197179/1

## SCHEDULE 1

A81207, A139463, A235045 CHRIST COLLEGE TRUST

## SCHEDULE 2

Reservations and conditions in the Crown Grant if any
BURDENING EASEMENT: (as relates to the land marked "Easement of Support" on Diagram 84058) the licence to embank up the adjoining highway under the provisions of Section 6 of the "Highways Act 1951" created by Instrument No. A235044)
BENEFITING EASEMENT a right of drainage through the Drainage Easement 1.83 wide on Plan No. 168669
BURDENING EASEMENT: a right of drainage for Darrel Keith Lord, Athol Warrender Lord and Florence Jessie Lord and their assigns through the Drainage Easement 5 feet wide passing through the said land within described.
BURDENING EASEMENT: the right for the Corporation of the City of Hobart to enter upon the said land within described for the purpose of battering or sloping the land marked "Easement for Support" on Plan No. 168669 to such extent as shall be deemed necessary by the City Engineer of the Corporation the - Corporation to take all necessary precautions to insure the permanence as far as possible of such work.
113807 BOUNDARY FENCES CONDITION in Transfer
113404 BOUNDARY FENCES CONDITION in Transfer
D144043 ADHESION ORDER under Section 110 of the Local Government (Building and Miscellaneous Provisions) Act 1993 Registered 24-Nov-2014 at 12.03 PM

# RESULT OF SEARCH

RECORDER OF TITLES

*Issued Pursuant to the Land Titles Act 1980*

Tasmanian Government

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

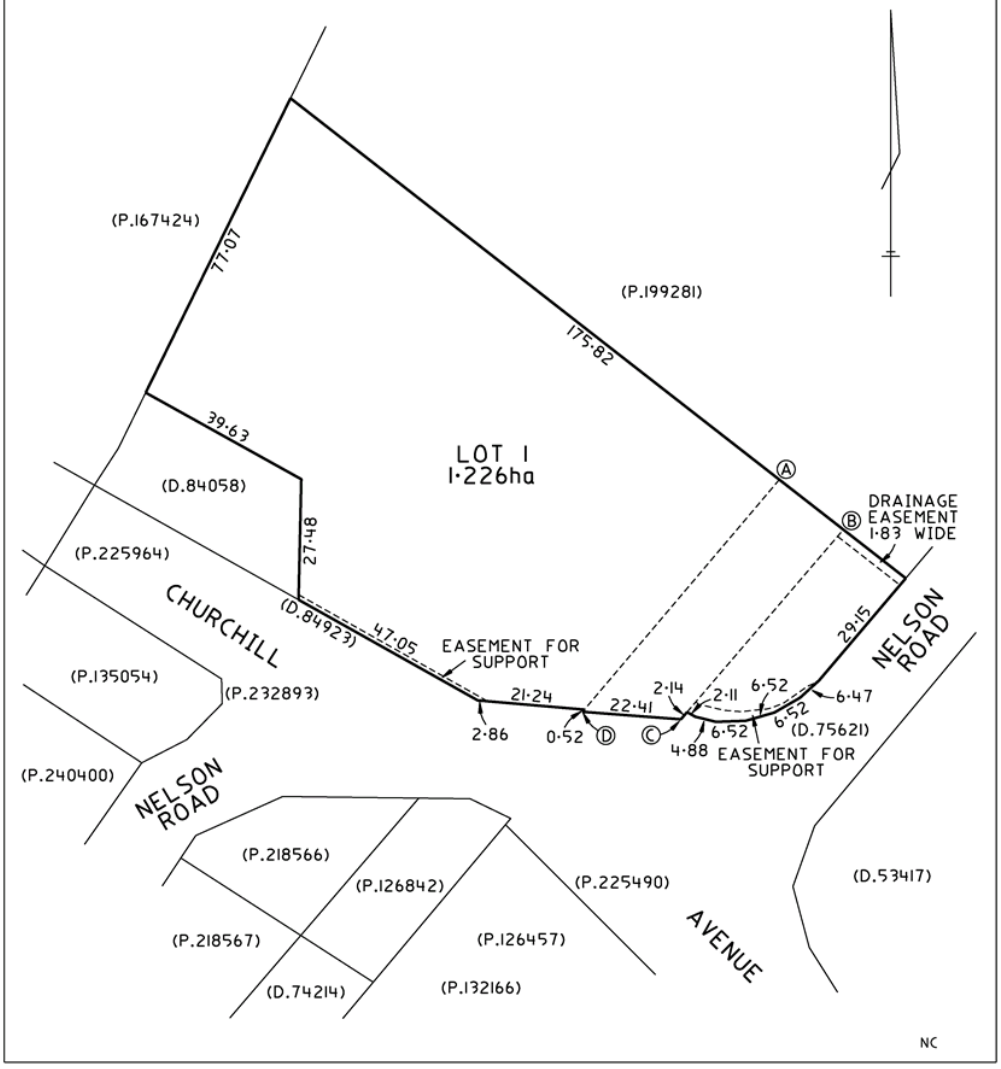
# FOLIO PLAN

RECORDER OF TITLES

*Issued Pursuant to the Land Titles Act 1980*

| OWNER | PLAN OF TITLE | Registered Number |
|---|---|---|
| FOLIO REFERENCE CT.246279/1 CT.73636/1 CT.197179/1 | LOCATION CITY OF HOBART | P.168669 |
| GRANTEE PART OF 52A-2R-0P AND PART OF 0A-1R-9P GTD TO DAVID LORD | FIRST SURVEY PLAN No. 393/17D, 176/19D, 175/17D | APPROVED 19 NOV 2014 Alice Kawa Recorder of Titles |
| | COMPILED BY LDRB | |
| | SCALE 1: 800 LENGTHS IN METRES | |

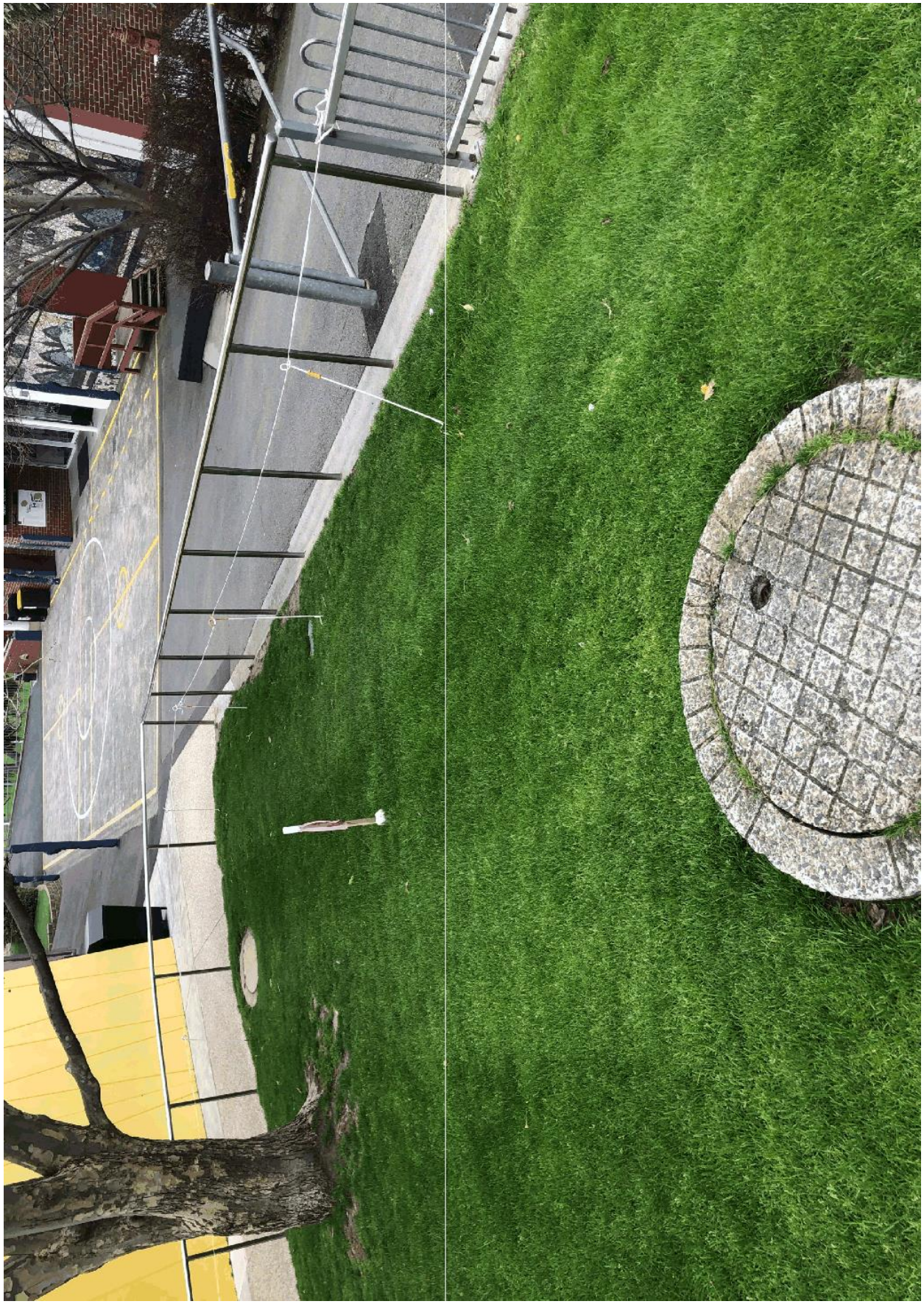
| MAPSHEET MUNICIPAL CODE No. 114 (5224-12) | LAST UPI No | LAST PLAN No. P.197179 P.246279, D.73636 | ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN |
|---|---|---|---|











## 7.1.4 110 REGENT STREET, SANDY BAY - PARTIAL DEMOLITION, EXTENSION, ALTERATIONS, FENCING AND TWO MULTIPLE DWELLINGS (ONE EXISTING, ONE NEW) PLN-19-628 - FILE REF: F20/10185

| | |
|---|---|
| Address: | 110 Regent Street, Sandy Bay |
| Proposal: | Partial Demolition, Extension, Alterations, Fencing and Two Multiple Dwellings (One Existing, One New) |
| Expiry Date: | 12 February 2020 |
| Extension of Time: | Not applicable |
| Author: | Tristan Widdowson |

***RECOMMENDATION***

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for partial demolition, extension, alterations, fencing and two multiple dwellings (one existing, one new) at 110 Regent Street, Sandy Bay 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-19-628 - 110 REGENT STREET SANDY BAY TAS 7005 - Final 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 TWDA 2019/01471-HCC dated 10/10/2019 as attached to the permit.**

Reason for condition

To clarify the scope of the permit.

**ENG sw1**

**All stormwater from the proposed development (including but not limited to: roofed areas, ag drains, retaining wall ag drains and impervious surfaces such as driveways and paved areas) must be drained to the Council's stormwater infrastructure prior to first occupation or commencement of use (whichever occurs first).**

*Advice: Under section 23 of the Urban Drainage Act 2013 it is an offence for a property owner to direct stormwater onto a neighbouring property.*

Reason for condition

To ensure that stormwater from the site will be discharged to a suitable Council approved outlet.

**ENG sw4**

**Any new stormwater connection must be constructed and existing abandoned connections sealed by the Council at the owner's expense, prior to the first occupation.**

**Detailed engineering drawings must be submitted and approved, prior to commencement of work. The detailed engineering drawings must include:**

1. **the location of the proposed connection; and**
2. **the size of the connection appropriate to satisfy the needs of the development.**

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

*Advice:*

*The applicant is advised to submit detailed design drawings via a*

*Council City Amenity Division application for a new stormwater connection. If detailed design to satisfy this condition is submitted via the planning condition endorsement process there may be fees associated with the assessment, and once approved the applicant will still need to submit an application for a new stormwater connection with Council City Amenity Division.*

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

Reason for condition

To ensure the site is drained adequately.

**ENG 2a**

**Prior to first occupation or commencement of use (whichever occurs first), vehicular barriers compliant with the Australian Standard AS/NZS1170.1:2002 must be installed to prevent vehicles running off the edge of an access driveway or parking module (parking spaces, aisles and manoeuvring area) where the drop from the edge of the trafficable area to a lower level is 600mm or greater, and wheel stops (kerb) must be installed for drops between 150mm and 600mm. Barriers must not limit the width of the driveway access or parking and turning areas approved under the permit.**

*Advice:*

*The Council does not consider a slope greater than 1 in 4 to constitute a lower level as described in AS/NZS 2890.1:2004 Section 2.4.5.3. Slopes greater than 1 in 4 will require a vehicular barrier or wheel stop.*

*Designers are advised to consult the National Construction Code 2016 to determine if pedestrian handrails or safety barriers compliant with the NCC2016 are also required in the parking module this area may be considered as a path of access to a building.*

Reason for condition

To ensure the safety of users of the access driveway and parking module and compliance with the standard.

**ENG 3a**

**The access driveway, and parking module (parking spaces, aisles and manoeuvring area) must be designed and constructed in accordance with Australian Standard AS/NZS2890.1:2004 (including the requirement for vehicle safety barriers where required), or a Council approved alternate design certified by a suitably qualified engineer to provide a safe and efficient access, and enable safe, easy and efficient use.**

*Advice:*

*It is advised that designers consider the detailed design of the access and parking module prior to finalising the Finished Floor Level (FFL) of the parking spaces (especially if located within a garage incorporated into the dwelling), as failure to do so may result in difficulty complying with this condition.*

Reason for condition

To ensure the safety of users of the access and parking module, and compliance with the relevant Australian Standard.

**ENG 3c**

**The access driveway, and parking module (parking spaces, aisles and manoeuvring area) must be constructed in accordance with the planning permit.**

**Prior to the first occupation, documentation by a suitably qualified engineer certifying that the access driveway and parking module has been constructed in accordance with the above must be lodged with Council.**

*Advice:*

*Certification may be submitted to Council as part of the* Building Act 2016 *approval process or via condition endorsement (see general advice on how to obtain condition endorsement)*

Reason for condition

To ensure the safety of users of the access and parking module, and compliance with the relevant Australian Standard.

**ENG 4**

**The access driveway and parking module (car parking spaces, aisles and manoeuvring area) approved by this permit must be constructed to a sealed standard (spray seal, asphalt, concrete, pavers or equivalent Council approved) and surface drained to the Council's stormwater infrastructure prior to the first occupation.**

Reason for condition

To ensure the safety of users of the access driveway and parking module, and that it does not detract from the amenity of users, adjoining occupiers or the environment by preventing dust, mud and sediment transport.

**ENG 5**

**The number of car parking spaces to be provided on the site, for use is four (4). An additional on site parking space must be incorporated to achieve this total.**

**Prior to the issue of any approval under the *Building Act 2016*, revised plans must be submitted and approved in accordance with the above requirements.**

Reason for condition

To ensure the provision of parking for the use is safe and efficient.

**ENG 1**

**Any damage to council infrastructure resulting from the**

**implementation of this permit, must, at the discretion of the Council:**

1. **Be met by the owner by way of reimbursement (cost of repair and reinstatement to be paid by the owner to the Council); or**
2. **Be repaired and reinstated by the owner to the satisfaction of the Council.**

**A photographic record of the Council's infrastructure adjacent to the subject site must be provided to the Council prior to any commencement of works.**

**A photographic record of the Council's infrastructure (e.g. existing property service connection points, roads, buildings, stormwater, footpaths, driveway crossovers and nature strips, including if any, pre-existing damage) will be relied upon to establish the extent of damage caused to the Council's infrastructure during construction. In the event that the owner/developer fails to provide to the Council a photographic record of the Council's infrastructure, then any damage to the Council's infrastructure found on completion of works will be deemed to be the responsibility of the owner.**

Reason for condition

To ensure that any of the Council's infrastructure and/or site-related service connections affected by the proposal will be altered and/or reinstated at the owner's full cost.

**ENV 1**

**Sediment and erosion control measures sufficient to prevent sediment from leaving the site must be installed prior to any disturbance of the site, and maintained until all areas of disturbance have been stabilized or re-vegetated.**

*Advice:*

*For further guidance in preparing a Soil and Water Management Plan – in accordance with Fact sheet 3 Derwent Estuary Program click here.*

Reason for condition

To avoid the sedimentation of roads, drains, natural watercourses, Council land that could be caused by erosion and runoff from the development, and to comply with relevant State legislation.

**HER 17a**

**The palette of exterior materials must reflect those principal exterior materials of the existing building on the site.**

**Prior to the issue of any approval under the *Building Act 2016*, revised plans must be submitted and approved prior to the commencement of work. The plans must:**

1. **Substitute the originally proposed use of perforated bronze panel cladding with an exterior cladding to satisfy the above requirement.**

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

Reason for condition

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

**HER 17b**

**The use of the colour and material Colorbond 'Monument' on the roof of the original building, new extension and new dwelling is not approved. An alternative colour must be selected and used that is equivalent to the BCA classification for Colorbond in the light to medium solar absorptance range and that is more sympathetic to and better reflects the exterior colours within the local streetscape and precinct.**

**Prior to the issue of any approval under the *Building Act 2016*, revised plans must be submitted and approved which shows an alternative roof cladding in accordance with the above**

**requirements.**

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

*Advice:*

*The applicant is to note that the solar absorptance of the colour 'Monument' is 0.73 and classified as a 'dark' colour under the BCA. The following link outlines these figures and identifies colours that offer a better thermal efficiency and colours within the light to medium range.*

*www.steel.com.au/products/coated-steel/colorbond-steel/basix-and-bca-classification*

Reason for condition

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

**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 ENGINEERING**

All engineering drawings required to be submitted and approved by this planning permit must be submitted to the City of Hobart as a CEP (Condition Endorsement) via the City's Online Service Development Portal. When lodging a CEP, please reference the PLN number of the associated Planning Application. Each CEP must also include an estimation of the cost of works shown on the submitted engineering drawings. Once that estimation has been confirmed by the City's

Engineer, the following fees are payable for each CEP submitted and must be paid prior to the City of Hobart commencing assessment of the engineering drawings in each CEP:

**Value of Building Works Approved by Planning Permit Fee:**
Up to $20,000: $150 per application.
Over $20,000: 2% of the value of the works as assessed by the City's Engineer per assessment.

These fees are additional to building and plumbing fees charged under the Building and Plumbing Regulations.

Once the CEP is lodged via the Online Service Development Portal, if the value of building works approved by your planning permit is over $20,000, please contact the City's Development Engineer on 6238 2715 to confirm the estimation of the cost of works shown on the submitted engineering drawings has been accepted.

Once confirmed, pleased call one of the City's Customer Service Officers on 6238 2190 to make payment, quoting the reference number (ie. CEP number) of the Condition Endorsement you have lodged. Once payment is made, your engineering drawings will be assessed.

**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*.

**PLUMBING PERMIT**

You may need plumbing approval in accordance with the *Building Act 2016*, *Building Regulations 2016* and the National Construction Code. Click here for more information.

**OCCUPATION OF THE PUBLIC HIGHWAY**

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

## NEW SERVICE CONNECTION

Please contact the Hobart City Council's City Amenity Division to initiate the application process for your new stormwater connection.

## STORMWATER

Please note that in addition to a building and/or plumbing permit, development must be in accordance with the Hobart City Council's Infrastructure By law. Click here for more information.

## WORK WITHIN THE HIGHWAY RESERVATION

Please note development must be in accordance with the Hobart City Council's Infrastructure By law. Click here for more information.

## DRIVEWAY SURFACING OVER HIGHWAY RESERVATION

If a coloured or textured surface is used for the driveway access within the Highway Reservation, the Council or other service provider will not match this on any reinstatement of the driveway access within the Highway Reservation required in the future.

## ACCESS

Designed in accordance with LGAT- IPWEA – Tasmanian standard drawings. Click here for more information.

## CROSS OVER CONSTRUCTION

The construction of the crossover can be undertaken by the Council or by a private contractor, subject to Council approval of the design. Click here for more information.

## WORK PLACE HEALTH AND SAFETY

Appropriate occupational health and safety measures must be employed during the works to minimise direct human exposure to potentially-contaminated soil, water, dust and vapours. Click here for more information.

## NOISE REGULATIONS

Click here for information with respect to noise nuisances in residential areas.

## 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.

## FEES AND CHARGES

Click here for information on the Council's fees and charges.

## DIAL BEFORE YOU DIG

Click here for dial before you dig information.

| | |
|---|---|
| Attachment A: | PLN-19-628 - 110 REGENT STREET SANDY BAY TAS 7005 - Planning Committee or Delegated Report ⇩ |
| Attachment B: | PLN-19-628 - 110 REGENT STREET SANDY BAY TAS 7005 - CPC Agenda Documents ⇩ |

City of HOBART

**APPLICATION UNDER HOBART INTERIM PLANNING SCHEME 2015**

| | |
|---|---|
| Type of Report: | Committee |
| Council: | 11 February 2020 |
| Expiry Date: | 12 February 2020 |
| Application No: | PLN-19-628 |
| Address: | 110 REGENT STREET , SANDY BAY |
| Applicant: | (ERA Planning & Environment)<br>183 Macquarie Street |
| Proposal: | Partial Demolition, Extension, Alterations, Fencing and Two Multiple Dwellings (One Existing, One New) |
| Representations: | Nine (9) |
| Performance criteria: | Development Standards - Density, Private Open Space, Frontage Fences, Parking and Access Code and Historic Heritage Code |

## 1. Executive Summary

1.1 Planning approval is sought for Partial Demolition, Extension, Alterations, Fencing and Two Multiple Dwellings (One Existing, One New) at 110 Regent Street, Sandy Bay.

1.2 More specifically the proposal includes:

- The renovation of the dwelling, which includes the demolition of the existing 1970's two storey rear extension to make way for a new 91m$^2$ two storey two bedroom extension. The design features timber shingle cladding, brick and panel glazing with a contemporary saltbox roof form.
- A new 181m$^2$ two storey three bedroom dwelling sited towards the rear of the site. It includes multiple deck areas on the upper level with courtyard areas on the lower level and a two vehicle carport. There will be excavation of the rear corner of the site to allow for a level area for private open space areas, vehicle turning and to lower the height of the dwelling within the site. The design also features a contemporary saltbox roof in conjunction with a flat roof and will be clad in a combination of bronze perforated panels, timber cladding and brick.
- The existing double garage on the Alexander Street frontage of the site is to be demolished to make way for a new driveway providing access to the three car parking spaces and shared turning area which is set back from the frontage. The area is to be screened by brick and timber fencing with gates that will extend from the rear of the existing dwelling across the front of the proposed dwelling up to the western boundary. A small section of brick fencing and steel is proposed adjoining the access to create a garden bed, letterbox and street number.

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

1.3.1 Zone Development Standards - Density, Private Open Space, Frontage Fences
1.3.2 Parking and Access Code
1.3.3 Historic Heritage Code

1.4 Nine(9) representations objecting to the proposal were received within the statutory advertising period between 20 December 2019 and 7 January 2020.

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 805m2 site (CT 55178/224) is located on the corner of Regent Street and Alexander Street. The land slopes upwards from the frontages of the site and contains an existing Inter-War Californian Bungalow fronting Regent Street. The lot forms part of the original Golf Links Estate subdivision and is in close proximity to the University of Tasmania.

2.2



Figure 1: GIS Map Image 1:2000

2.3



Figure 2: GIS Map Image 1:500

2.4



Figure 3: Regent Street frontage

2.5




Figure 4: Alexander Street frontage

2.6



Figure 5: Location of proposed additional dwelling

## 3. Proposal

3.1 Planning approval is sought for Partial Demolition, Extension, Alterations, Fencing and Two Multiple Dwellings (One Existing, One New) at 110 Regent Street, Sandy Bay.

3.2 More specifically the proposal is for:

- The renovation of the dwelling, which includes the demolition of the existing 1970's two storey rear extension to make way for a new 91m$^2$ two storey two bedroom extension. The design features timber shingle cladding, brick and panel glazing with a contemporary saltbox roof form.
- A new 181m$^2$ two storey three bedroom dwelling sited towards the rear of the site. It includes multiple deck areas on the upper level with courtyard areas on the lower level and a two vehicle carport. There will be excavation of the rear corner of the site to allow for a level area for private open space areas, vehicle turning and to lower the height of the dwelling within the site. The design also features a contemporary saltbox roof in conjunction with a flat roof and will be clad in a combination of bronze perforated panels, timber cladding and brick.
- The existing double garage on the Alexander Street frontage of the site is to be demolished to make way for a new driveway providing access to the three car parking spaces and shared turning area which is set back from the frontage. The area is to be screened by brick and timber fencing with gates that will extend from the rear of the existing dwelling across the front of the proposed dwelling up to the western boundary. A small section of brick fencing and steel is proposed adjoining the access to create a garden bed, letterbox and street number.

3.3

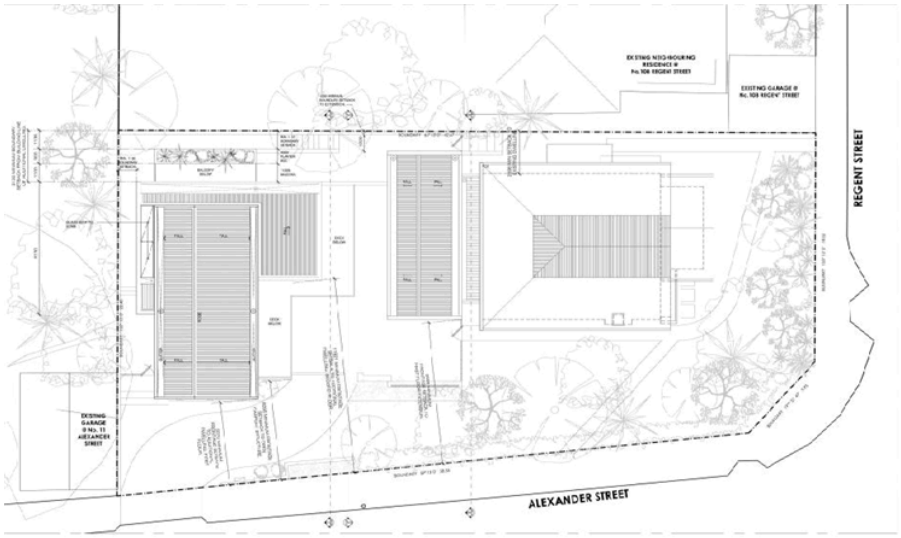



Figure 6: Proposed Site Plan

3.4




Figure 7: Illustration of proposal

## 4. Background

4.1 There was consultation undertaken with the Council's Cultural Heritage Officer, applicant and architect post lodgement but prior to advertising of the application. This resulted in a variation to the proposed additional dwelling that reduced the height of the building and introduced greater articulation and the gabled saltbox roof form.

## 5. Concerns raised by representors

5.1 Nine (9) representations objecting to the proposal were received within the statutory advertising period between 20 December 2019 and 7 January 2020.

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.

| |
|---|
| Increased density in the area impacting on amenity. |
| Removal of vegetation including small and large trees and loss of green spaces. |
| The walls of the proposed residences are very close to the property boundaries. |

| |
|---|
| The amount of hard surfaces increasing stormwater runoff resulting in greater environmental impacts on the Derwent River. |
| Increase in the overlooking and reduction in privacy of adjoining properties. |
| Significant change from a single dwelling to multiple units. |
| Increase in parking problems due to the proximity to the University. |
| Increased number of waste bins. |
| Increased noise generation due to increased population density |
| Confirmation of natural ground line as shown DA08 is required as there appears to be anomalies in the measuring of the natural ground line and this effects the understanding of the height of boundary fences. |
| Due the retaining walls being on the boundary there may be risks to the integrity of properties also who will be responsible in conducting a dilapidation report? Also who is responsible for the cost, design and time taken for the retaining walls. |
| In examining the building envelope what are the conditions and circumstances if unforeseen alterations are required to the current development application - would it prompt a new application? |
| The proposed development fails in maintaining present amenity for neighbours and the street community on a number of counts as well as providing a less than acceptable place of living for intended residents. |
| This application fails to meet the requirements of the Planning Scheme. |
| It compromises the heritage value of the area as described in Scheme. |
| Parking and Access Code<br>This proposal has inadequate provision of on-site parking and pays no regard to requirements of the code:<br>(a) car parking demand,<br>(b) the availability of on-street and public car parking in the locality and<br>(e) the availability and suitability of alternative arrangements for car parking provision. |
| Parking is at a premium in Alexander Street during the University term. |
| Traffic egress safety concerns. This is a street with very high use in mornings for traffic from South of Hobart using Proctor's Road as it provides easier access to Regent Street than View Street. This at times results in a queue waiting to enter Regent Street. |

| |
|---|
| Sight lines are compromised by parked vehicles. To suggest that this is a low speed environment is a nonsense. Some traffic study would be needed to verify this claim. |
| The argument that "Cars approaching the property will have the same level of visibility of cars entering and exiting the property than they do currently with the existing garage" is not a good argument in times when we would seek to reduce risk of accident. |
| Significant glazing and balconies resulting in overlooking and loss of privacy. |
| There appears to be inadequate provision of private open space as required by the Planning Scheme. |
| The roof line is not in keeping with other buildings on the site or other dwellings in the street. |
| It's not in keeping with the Heritage area. |
| The layout with each bedroom having a bathroom could the intent be to rent the rooms out to students and result in 12 people living in the houses? This would result in parking issues and would there be sufficient private open space? |
| The current occupiers cannot dispose of rubbish properly there is often rubbish overflowing from the bins, the situation could get worse with the proposal. |
| These units are outside the building envelope, which can be found on the West Elevations. |
| The size of the dwellings is too large for the site. |
| The proposal will create a precedent for future development and also reduce the value of properties in the area. |
| The proposed development is in a heritage precinct and the proposal is not a sympathetic development due to the two taller parts of the proposed buildings, which would be clearly visible from the street behind the existing dwelling and are clad in very modern materials. Adding a pitched roof is not sufficient to make a modern building in-keeping. |
| The development does not comply with the acceptable solution with regard to density. |
| Excavation risks, there is no mention of how the site would be stabilised while the excavations required were carried out. |
| Whilst it is good that the existing home is to be restored the additional dwellings both in size and density seem to be higher than is desirable. |

| |
|---|
| If we are not careful in a few years areas of Hobart such as Sandy Bay will have been transformed from small scale heritage homes to high density living which won't really solve the housing crisis and the value of the older houses that remain will be reduced by virtue of the area having lost its unique character. |

## 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 Inner Residential Zone of the *Hobart Interim Planning Scheme 2015*.

6.3 The existing use is of the site is Residential (Single Dwelling) and the proposed use is Residential (Multiple Dwellings). Both the existing and proposed uses are Permitted uses in the Inner Residential Zone.

6.4 The proposal has been assessed against:

6.4.1 Part D - 11 Inner Residential Zone

6.4.2 E6.0 Parking and Access Code

6.4.3 E7.0 Stormwater Management Code

6.4.4 E13.0 Historic Heritage Code

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

6.5.1 Residential Density for Multiple Dwellings Part D 11.4.1 P1

6.5.2 Site Coverage and Private Open Space Part D 11.4.3 P2

6.5.3 Frontage Fences Part D 12.4.7 P1

6.5.4 Parking and Access Code - Number of Car Parking Spaces Part E E6.6.1 P1 and Design of Vehicular Accesses Part E 6.7.2 P1

6.5.5 Heritage – Demolition and Works in a Heritage Precinct Part E Part E13.8.1 P1, Part E13.8.2 P1, P3 P4 and P5

6.6 Each performance criterion is assessed below.

6.7 Residential Density for Multiple Dwellings Part D 11.4.1 P1

6.7.1 The acceptable solution at clause Part D 11.4.1 P1 requires a site area per dwelling of not less than 200m$^2$ and not more than 400m$^2$.

6.7.2 The proposed additional dwelling will result in a total of only two dwellings for the 805m$^2$ site (402.5m$^2$ per dwelling).

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 D 11.4.1 P1 provides as follows:

*P1*

*Site area per dwelling may be:*

*(a) less than 200m$^2$ if any of the following applies:*

*(i) the development contributes to a range of dwelling types and sizes appropriate to the locality;*

*(ii) the development provides for a specific accommodation need, such as aged care, special needs or student accommodation;*

*(b) more than 400m$^2$ if any of the following applies:*

*(i) site constraints preclude development at a higher density;*

*(ii) the development is designed or located to make provision for future development with a site area per dwelling of 400m$^2$ or less.*

6.7.5 There are two main factors effecting the ability of the site to contain the permitted density of more than two dwellings (up to a maximum of four). Firstly the site is a corner lot and the existing dwelling is significantly setback from the frontage of Regent and Alexander Street which creates large parcels of the land that essentially cannot be practically utilised for

the development of additional dwellings. The proposal therefore is considered to meet part (b)(i). In addition to this, the site is within the Golf Links Estate Heritage Precinct and therefore additional density and development of the site would likely compromise the significant values of the Precinct.

6.7.6 The proposal complies with the performance criterion.

6.8 Site coverage and private open space Part D 11.4.3 P2

6.8.1 The acceptable solution at clause Part D 11.4.3 A2 requires dwellings to have private open space that is directly accessible from a living space, not located between the dwelling and the frontage, with a minimum horizontal dimension of 3m.

6.8.2 The proposed dwelling has two balconies of 12.4m$^2$ and 27.6m$^2$ directly accessible from a living space and courtyard spaces however they do not achieve a minimum horizontal dimension of 3m. The existing dwelling has significant garden area however it is not directly accessible from a living space and is located between the dwelling and the frontage.

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

6.8.4 The performance criterion at clause Part D 11.4.3 P2 provides as follows:

*P2*

*A dwelling must have private open space that:*

*(a) includes an area that is capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play that is:*

*(i) conveniently located in relation to a living area of the dwelling; and*

*(ii) orientated to take advantage of sunlight;*

*unless the projected requirements of the occupants are considered to be satisfied by communal open space or public open space in close proximity.*

6.8.5 The significant front boundary setback reduces the opportunity for larger

areas in one parcel of private open space behind the proposed dwelling. However the increased front boundary setback provides for an improved streetscape outcome and more in keeping with intent of the Heritage Precinct.

The proposed dwelling has multiple private open space areas for the use of the future occupants. The areas directly accessible from a living room include a northwest facing 12.4m$^2$ balcony accessed from the kitchen through sliding doors allowing for a 4m opening. To the northeast there is a 27.6m$^2$ balcony adjoining the lounge also accessed by sliding doors and it extends the full length of the northeast elevation with the bedroom also having access. The orientation of these spaces and their locations ensure good solar access and they are designed to operate as an extension of the living areas. In addition to these balconies there are also other spaces for use on the ground level including a garden courtyard and landscaped areas.

The existing dwelling has extensive private open space areas however these are located between the dwelling and the dual frontages of the site. The areas contain significant vegetation and can be managed to provide private areas of open space. Also due to their aspect there is opportunity for good solar access to these areas. In terms of direct accessibility from living areas, the older age of the dwelling and the location of its living areas places limitations on the direct accessibility to private open spaces. The potential option of decks extending from these areas, due to the incongruous nature of such structures, would be in conflict with the heritage values of the Precinct. Considering the limitations of the existing dwelling the compromise in direct accessibility to its private open space area is deemed acceptable due the significant space available for use by the dwelling.

6.8.6 The proposal complies with the performance criterion.

6.9 Frontage fences Part D 12.4.7 P1

6.9.1 The acceptable solution at clause Part D 12.4.7 A1 requires a maximum height of 1.5m with a transparency of not less than 30% above 1.2m.

6.9.2 There is a proposed wall section that includes the street number and letterbox that extend in height from 1.2m to 1.6m with a wall behind for the garden bed extending to a maximum height of 1.7m.

6.9.3 The proposal does not comply with the acceptable solution; therefore

assessment against the performance criterion is relied on.

6.9.4 The performance criterion at clause Part D 12.4.7 P1 provides as follows:

*P1*

*A fence (including a free-standing wall) within 4.5 m of a frontage must allow for mutual passive surveillance between the road and the dwelling (particularly on primary frontages), and maintain or enhance the streetscape.*

6.9.5 The proposed section of entrance wall, address and letterbox in combination with formation of the garden bed, create a cohesive aesthetic solution to formalise the entrance. The sections of wall are limited in length, with the height governed in part by the slope of the street frontage and the steep bank behind. The small section of works is not intended to act as a fence and does not compromise the ability for passive surveillance. The design of these features and inclusion of a garden bed in this location will in effect enhance the streetscape and will not compromise the streetscape character of the area.

6.9.6 The proposal complies with the performance criterion.

6.10 Parking and Access Code - Number of Car Parking Spaces Part E E6.6.1 P1

6.10.1 The acceptable solution at clause Part E E6.6.1 A1 requires a total of four car parking spaces for the the two dwellings.

6.10.2 The proposal includes three car parking spaces.

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

6.10.4 The performance criterion at clause Part E E6.6.1 P1 provides as follows:

*P1*

*The number of on-site car parking spaces must be sufficient to meet the reasonable needs of users, having regard to all of the following:*

*(a) car parking demand;*
*(b) the availability of on-street and public car parking in the locality;*
*(c) the availability and frequency of public transport within a 400m*

*walking distance of the site;*
*(d) the availability and likely use of other modes of transport;*
*(e) the availability and suitability of alternative arrangements for car parking provision;*
*(f) any reduction in car parking demand due to the sharing of car parking spaces by multiple uses, either because of variation of car parking demand over time or because of efficiencies gained from the consolidation of shared car parking spaces;*
*(g) any car parking deficiency or surplus associated with the existing use of the land;*
*(h) any credit which should be allowed for a car parking demand deemed to have been provided in association with a use which existed before the change of parking requirement, except in the case of substantial redevelopment of a site;*
*(i) the appropriateness of a financial contribution in lieu of parking towards the cost of parking facilities or other transport facilities, where such facilities exist or are planned in the vicinity;*
*(j) any verified prior payment of a financial contribution in lieu of parking for the land;*
*(k) any relevant parking plan for the area adopted by Council;*
*(l) the impact on the historic cultural heritage significance of the site if subject to the Local Heritage Code;*

*(m) whether the provision of the parking would result in the loss, directly or indirectly, of one or more significant trees listed in the Significant Trees Code.*

6.10.5 The site being located on Regent Street allows for direct access to a public transport route with the property being in close proximity to the nearby Hill Street store, Sandy Bay Shopping Precinct, education facilities and public open space areas. These factors would ordinarily sufficiently satisfy a car parking deficiency of one car parking space in respect of the performance criteria.

The existing on street parking in the area is however under daily pressure in alignment with the University of Tasmania semesters. This was a concern for many of the representors and when raised with the applicant the option of an additional car parking space on site was considered. It was determined due to the existing width of the single car parking space that all that was required to facilitate an additional car park was lengthening of the carport space by 300mm. There was supporting documentation submitted with detailed turnpaths ensuring functionality and the Council's Development Engineer is also satisfied with the

proposed arrangement. The variation is shown in the images below:

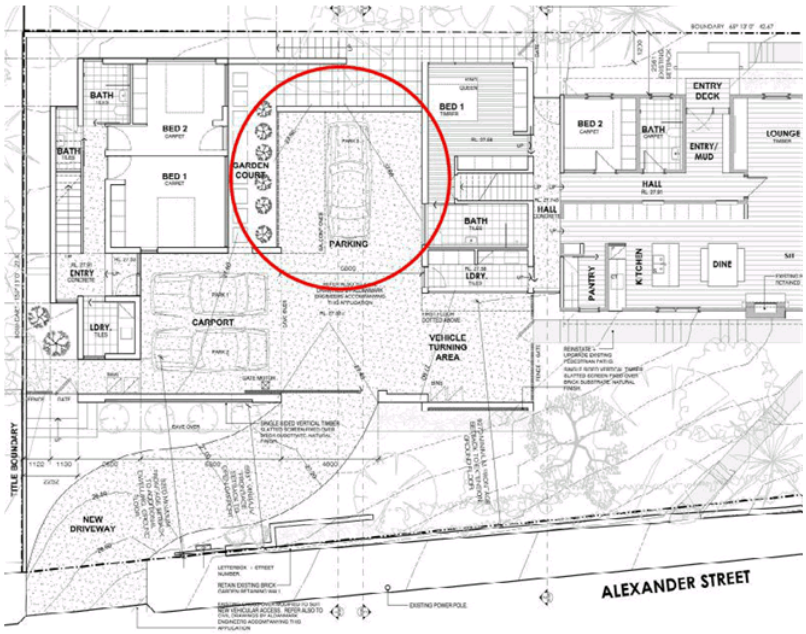



Figure 8: Currently proposed arrangement

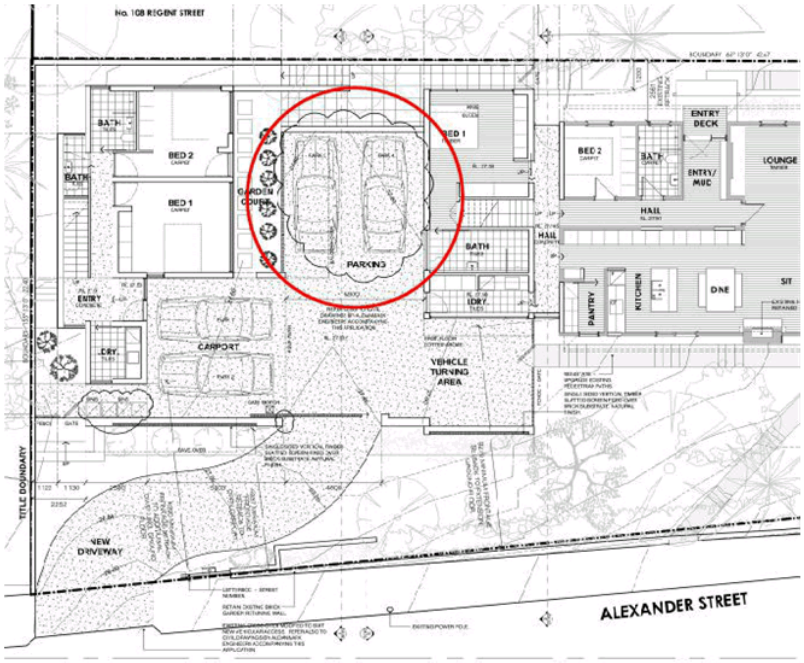



Figure 9: Potential car parking arrangement with fourth vehicle

The extremely minor modification presents no additional impacts or aesthetic variation. Therefore it is recommended that a condition be included on the permit requiring the fourth car parking space be provided.

6.10.6 The proposal complies with the performance criterion.

6.11 Parking and Access Code - Design of Vehicular Accesses Part E 6.7.2 P1

6.11.1 The documentation submitted to date does not satisfy the Acceptable Solution for clause E6.7.2 A1 (a) Sight distance triangles.

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

6.11.3 The performance criterion at clause Part E 6.7.2 P1 provides as follows:

*P1*

*Design of vehicle access points must be safe, efficient and convenient, having regard to all of the following:*
*(a) avoidance of conflicts between users including vehicles, cyclists and pedestrians; - Feasible*
*(b) avoidance of unreasonable interference with the flow of traffic on adjoining roads; - Feasible*
*(c) suitability for the type and volume of traffic likely to be generated by the use or development; - Feasible*
*(d) ease of accessibility and recognition for users*

6.11.5 The Council's Development Engineer determined the following:

Given the submitted documentation, the resultant sight lines may be accepted under Performance Criteria P1:E6.7.2 of the Planning Scheme due to the location of the access and driveway, the low volume of traffic generated by the development and the low speed environment of the road from which the property gains access.

6.11.6 The proposal complies with the performance criterion.

6.12 Heritage – Part E Part E13.8.1 P1, Part E13.8.2 P1, P3 P4 and P5

6.12.1 The subject site is located within a Heritage Precinct of the Hobart Interim Planning Scheme 2015. There are no acceptable solutions relevant to the

proposed development. Therefore assessment against the following criteria is relied on:

*13.8.1 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, paths, outbuildings and other items, that contribute to the historic cultural heritage significance of the precinct;*
*unless all 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 or feasible alternatives;*

*(iii) opportunity is created for a replacement building that will be more complementary to the heritage values of the precinct.*

*13.8.2 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 E13.2.*

*13.8.2 P3*

*Extensions to existing buildings must not detract from the historic cultural heritage significance of the precinct.*

*13.8.3 P4*

*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.*

*13.8.4 P5*

*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.*

6.12.2 The Council's Cultural Heritage Officer has provided the following assessment of the proposed development:

This application relates to 110 Regent Street, a single storey weatherboard residential property with undercroft storage and two storey block brick built rear extension. Set up from the street to a degree, it has a set of large front gables and enclosed front sunroom typical of the California Bungalow architectural style popular in the between war period. The site forms the corner plot of Regent Street and Alexander Street, the rear and in particular side garden being clearly visible from Alexander Street, and contains a large gable-fronted double garage which fronts directly onto the roadside. The apex of the main roof of the property has been removed at some point in favour of a highly unfortunate flat roof.

Although not individually heritage listed, the property does form part of the Golf Links Estate Heritage Precinct (SB6) as set out in the Hobart Interim Planning Scheme 2015.

This precinct is significant for reasons including:

1. Its value as the largest single subdivision in Sandy Bay with a very fine group of c 1920-1930 houses, the best such group in Hobart.
2. Its predominantly single storey Edwardian character with very intact streetscapes. The houses are all very good examples of Edwardian cottages and Californian Bungalow styles.
3. The predominantly intact building stock.
4. The connection of the site with the former golf links which is still readable in the subdivision pattern.

The property in question is in the Californian Bungalow style dating from the 1930's, is set closer to the front of the plot than to the rear, appears largely intact with regard to both form and materials and clearly reflects the style and pattern of development described in the above Precinct characteristics. As such, despite a number of unfortunate alterations and additions, it is considered that the property conforms and makes a positive contribution to the heritage precinct. It is noted however that unlike many of the residential properties that make up the Precinct, 110 Regent Street is set on a reasonable gradient which places both it and its rear garden up from the street, increasingly so to the rear of the plot. Similarly, as previously mentioned, as a corner plot, the rear garden, the

gap it creates within the built form and any associated rear additions and extensions are far more visible within the public realm than most other properties within the Precinct.

The proposal seeks the demolition of the rear garage, the rear two storey extension, the flat roof of the dwelling house and the removal of elements of landscaping and some excavation to allow for the erection of a new two storey rear addition, re-instatement of the original roof form and erection of a new two storey detached dwelling with associated access drive, parking and vehicle manoeuvring space and new boundary fence with associated vehicular and pedestrian gates. Additional replacement materials to the original house are also proposed, including the re-roofing of the property from iron sheeting to colorbond.

With regard to demolition, E13.8.1 'Demolition' stipulates that its objective is '*to ensure that demolition in whole or in part of buildings or works within a heritage precinct does not result in the loss of historic cultural heritage values unless there are exceptional circumstances.*'

With regard to the proposed demolition, the rear block built extension clearly dates from the early 1970's and is entirely divergent from the architectural style, form, materials and fenestration pattern to the original Californian Bungalow. It is therefore considered that it makes little to no contribution to the character of the Precinct. Similarly, the altered roof form of the property is highly unfortunate, and its demolition in principal is not considered to have any detriment to the characteristics of the Precinct. Lastly, whilst the proposal would result in some excavation of the side garden and the removal of several smaller elements of vegetation, side gardens associated with corner plots are not identified as being a recognised characteristic or which make a specific contribution to the historic cultural significance of the Precinct and thus, whilst potentially unfortunate, is not in of itself contrary to the provisions of the Scheme, in particular E13.8.2 'Buildings and Works other than Demolition' A5 and P5.

With regard to proposed alterations and extensions, E13.8.2 'Buildings and Works other than Demolition' states that its objective is to '*ensure that development undertaken within a heritage precinct is sympathetic to the character of the precinct*'; that '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 E13.2.*'; and that 'P3 - *Extensions to existing buildings must not detract from the historic cultural heritage significance of the precinct.*'

With regard to the proposed alterations to the main house, the intended replacement of the flat roof with a re-instated apex roof line would clearly return the roof form of the house back to as originally constructed and is therefore supported. The introduction of colorbond is also considered acceptable. However, the intended use of the darkest black Monument colouration to the original house and to both the proposed extension and the new dwelling is considered unfortunate given that it is a colour not associated with the roof forms of the Precinct. As such, it is considered that in the event of approval being granted, a condition be placed requiring the approval of revised colouration for all replacement and new roofing in the light to mid colour range in line with those found consistently within the Precinct.

The proposed replacement two storey rear addition would have a longer footprint than the existing two-storey structure, but would be lower in height, shallower and introduce a modified gabled roof form. It would also be substantially clad in timber shingles to match that used within the sunroom element of the main building. Despite its lower height, visually it would represent a slightly larger element than the existing structure when viewed from Regent Street. However, its form is considered to represent a more pleasing modern expression of the traditional racked gable roof form and when viewed from Alexander Street, would appear slimmer than the existing with less visual impact. Whilst the use of a two-storey structure in what is clearly a predominantly single storey townscape is considered unfortunate, and the intended single floor to ceiling glazed panels would both fail to adopt the fenestration pattern of the parent building, and perhaps emphasise the height of the structure, it is also acknowledged that the proposed extension is set up and back from both road frontages, limiting its immediate visual impact, and it utilises a more acceptable built form, use of materials and offers a slimmer perspective to the existing extension it would replace. It is therefore considered that the impact upon the characteristics of the Precinct would not be so great as to warrant refusal or alteration by condition in this instance other than to match the colouration of the proposed roof replacement to the main house.

The proposed new detached dwelling would stand further back into the site, albeit set closer to the Alexander Street boundary line. It is noted that the ground floor would be partially excavated out of the rising gradient of the rear garden, reducing its overall height and visual bulk when viewed from some of the surrounding gardens. Similarly, due to the rising gradient of the immediate topography, the new building would appear lower in height when viewed from Alexander Street in comparison to the

neighbouring property at No.11. Indeed, the proposed new dwelling would sit relatively comfortably into this section of streetscape of Alexander Street which is notable as a series of buildings, each set slightly higher than the next. Like the proposed rear extension, the new dwelling's profile to the street would be relatively narrow and would adopt the same racked gable roof form, with a wider flat roofed element set further back into the site. Although this would place parts of the proposed dwelling closer to the Alexander Street boundary than the parent building and the general set back position of properties on this section of road, it is also acknowledged that the difference would be relatively small and should also be considered against the proposed removal of the double garage which currently stands directly onto roadside.

With regard to architectural form and detailing, it is acknowledged that the proposal would not be a direct reproduction of the Californian Bungalow style of the parent house, but rather appear as a modern re-interpretation of what could be described as structures more associated with rear outbuildings. Again, the use of full height glazed panels could be argued to be at odds with the traditional fenestration patterns of the parent building. However, it is acknowledged that it would help to break up the form of the structure and acknowledges that the structure is a modern re-interpretation of a more traditional form.

With regard to finished materials, It is considered that whilst the use of modern materials can be successfully applied in certain instances the intended use of perforated bronze panels as the principal cladding material to the Alexander Street facing elevation is considered entirely out of keeping with the residential pallet of materials used both within the immediate streetscape and the wider Precinct. The use of metal is primarily associated with industrial or maritime sites and as such would not allow the final building to sit entirely comfortably within the wider townscape and the clearly residential characteristics of the Precinct. As such, it is considered that in the event of approval being granted, a condition be placed requiring the approval of revised materials to this section of the building, such as timber.

With regard to the additional works relating to new boundary fencing and loss of landscaping, it is noted that the existing timber boundary fence onto the Alexander Street frontage would be replaced with a similar largely timber fence in largely the same location, albeit at a slightly increased height. Similarly, whilst elements of the landscaping to the side garden would be replaced with a new driveway, such garden is not identified as part of the Precincts distinctive characteristics. As the

proposal seeks to plant additional soft landscaping in this area, it is considered that the proposal would not run contrary to E13.8.2 P4 and P5.

Representations

There have been a number of representations relating to the issue of heritage and local characteristics. These can be summarised as follows:

> *'The proposed development is in a heritage precinct and the proposal is not a sympathetic development due to the two taller parts of the proposed buildings, which would be clearly visible from the street behind the existing dwelling and are clad in very modern materials. Adding a pitched roof is not sufficient to make a modern building in-keeping.'*
>
> *'There is no apparent reason for such an inordinately tall gabled roofline for the building on the western end of the block. Why is this profile not in keeping with the other rooflines of the buildings on the site? This is a designated heritage area and the steepness of this roof profile does not appear to be replicated on any other dwelling in this street. This precinct is identified in the interim planning scheme as the best group of 1920-30 Edwardian cottages and Californian bungalow style housing in Hobart. The Interim Planning Scheme by its specific listing of this street deliberately provides significant restraint for new applications in order to maintain this integrity. In its present form this application does not meet the requirements of 11.4.1 P1.'*
>
> *'Development is not in keeping with the historic suburb.'*

In response, it is noted that E13.8.2 'Buildings and Works other than Demolition' states that the objective is "*To ensure that development undertaken within a heritage precinct is sympathetic to the character of the precinct*.' Further, '*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*.' It is considered that in this instance, the two principal words and their definitions of relevance are 'sympathetic' and 'detriment'.

With regards to 'sympathetic', this is defined in part within the Macquarie Concise Dictionary as being characterised by, proceeding from, exhibiting and having a special natural affinity. It does not require that development be entirely identical to the current built form. Nor does it

mean that development can take an arbitrary approach to the architectural form. Rather, it must acknowledge and spring from these characteristics, but may do so in a way that produces a pleasing variant, or something that 'proceeds' from the original source, providing the said original source can still be readily understood and is not jarring in its form.

With regard to detriment, or detract, this is defined as loss, damage, injury and to take away from something, such as quality or value. As such, if the proposal were to represent a variant that clearly failed to add to or re-enforces the principal characteristics of the place, and indeed went so far as to actively take away or damage the ability of the characteristics of the Precinct to be readily understood, this would be deemed to be detrimental.

In this instance, it is considered that the proposal would, by virtue of the re-instatement of the roof form to the original building, increase the degree of intact building stock as a group and the wider group, in compliance with the previously stated characteristics 1 and 3. Whilst the proposal would increase the built form to the rear of the original building, no subdivision is sought and as such would not have an impact upon the ability to read and understand the original pattern of subdivision as described in characteristic 1 and 4.

With regard to previously stated characteristic 2, namely "Its predominantly single storey Edwardian character with very intact streetscapes. The houses are all very good examples of Edwardian cottages and Californian Bungalow styles" it is acknowledged that the proposal would not be a single storey in height, nor be an example of Edwardian Cottage or California Bungalow. However, it is considered that the proposed architecture represents an acceptably sympathetic alternative form that adapts some elements of the earlier style, whilst clearly demonstrating itself as a later development. Importantly, due to the very particular circumstances of the site, in particular the immediate topography which rises the plot above the roadside, the proposal would be more readily viewed in context of the more disparate and topography affected Alexander Street streetscape than the more readily identifiably Golf Links Estate sub-division pattern.

It is acknowledged that that proposal stands in contrast to the general pattern of development in several respects. However, it is also acknowledged that it does so in ways that are not clearly to the detriment of the characteristics of the Heritage Precinct, and that site specific issues can be applied that would not exist to most other sites within the

Precinct.

As such, it is considered that the proposal is finely balanced. However, it is considered that the proposal would not so detract from the character and ability of the Heritage Precinct to retain its sense of coherency, (especially from within Regent Street) to the degree to warrant refusal in this instance.

Conclusion

It is therefore considered that the proposed works of demolition and new development would not result in detriment to the cultural significance of precinct to a degree to warrant refusal subject to condition on finished materials as stated under Clauses E.13.8.1 and E13.8.2 P1 and P3.

The proposal is considered acceptable when measured against the performance criteria of HIPS 2015.

6.12.3 The proposal complies with the performance criterion.

## 7. Discussion

7.1 Planning approval is sought for Partial Demolition, Extension, Alterations, Fencing and Two Multiple Dwellings (One Existing, One New) at 110 Regent Street, Sandy Bay.

7.2 The application was advertised and received nine (9) representations. The representations raised concerns associated with the increased density on the site and the general pattern of increased development in the area. There were also concerns of overlooking and privacy impacts and potential inadequacy of the private open space well as the proposal being outside the building envelope.

The proposed number of dwellings on site is actually discretionary due to its siting within the Inner Residential Zone and the proposal not meeting the density potential of the site, i.e, it not being dense enough. However in this case due to a number of factors the lower density of two dwellings was considered more appropriate. The development complies with privacy standards and also the building envelope, with the minor encroachments of eaves up 600mm allowed as shown on the submitted drawings. Due the fine level of compliance with the building envelope the question was raised if variation were to arise at a later date how would this be addressed in terms of process. Simply, if the variation resulted in the proposal being outside the building envelope it would require subsequent planning approval.

In the representations there was confusion in respect of how the existing ground level relates to the proposed excavation and boundary fencing. The applicant has provided the following plans to clearly demonstrate the relationship of the fencing to the proposed development:

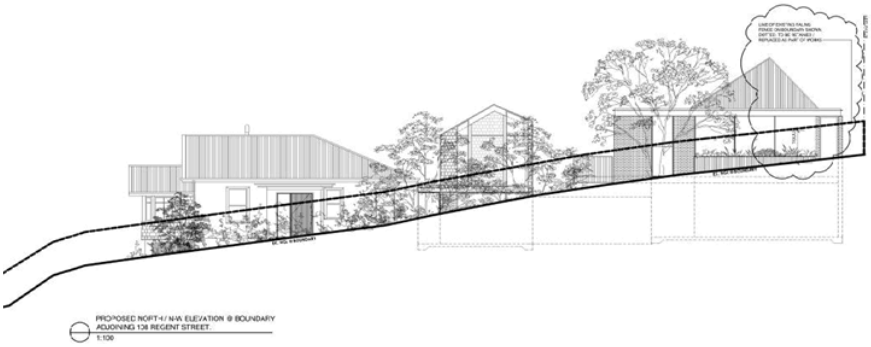



Figure 10: Northwest elevation showing ground level and existing fence

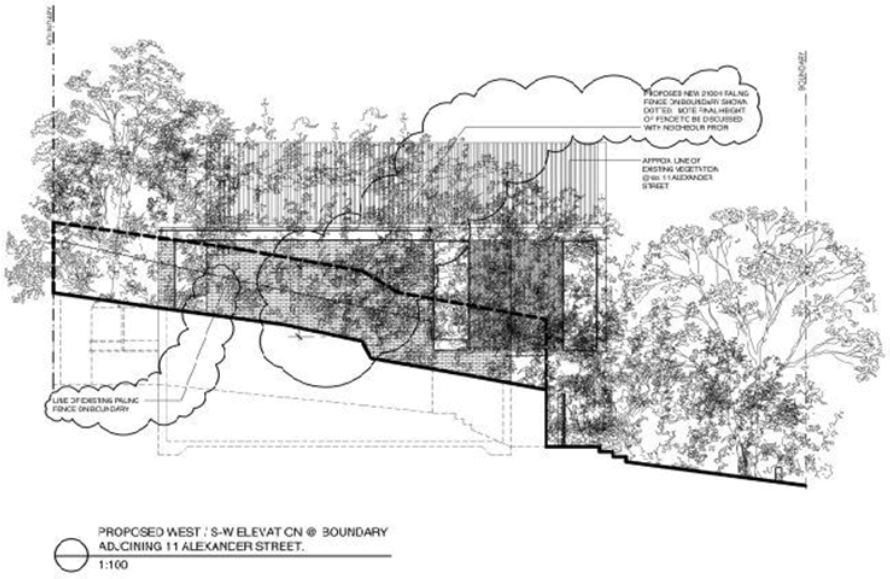



Figure 11: Southwest elevation showing ground level with existing and proposed fence

Although compliant with privacy provisions the plans also illustrate the limited ability for overlooking due to the level of the development relative to the fence, noting the windows facing 108 Regent Street in the proposed extension of the existing dwelling are opaque. There was concern raised in respect of excavation next to the boundary and associated potential stabilisation issues. Such excavation is not uncommon, with appropriate engineering and documentation addressed at the building permit stage. Also the requirement for dilapidation reports is a civil matter for consideration between the relevant parties.

The representations raised Heritage concerns that included the development being out of character with the area through its use of modern materials, roof line and visibility. The Council's Cultural Heritage Officer is supportive of the proposal subject to conditions with consultation undertaken prior to advertising the application resulting in variation to the design. The approach to design in respect of Heritage Precincts is not to try and mimic existing housing stock including roof forms and a materials.

The issue of car parking that was raised should be addressed by the straightforward solution allowing for the provisioning of a fourth car park as discussed under assessment of Number of Car Parking Spaces Part E E6.6.1 P1. The safety of the access was also deemed to be acceptable by the Council's Development Engineer due to the fact that the existing sight distances will not worsen as a result of the proposed development. It is also a low traffic generating development and Alexander Street is a low speed environment with vehicles exiting the property in a forward direction.

7.3 The proposal has been assessed against the relevant provisions of the planning scheme and is considered to meet the performance criteria in respect of discretion's under Density, Private Open Space, Frontage Fences, Parking and Access Code and Historic Heritage Code.

In respect of discretions rasied against the relevant Development Standards under Density, Private Open Space and Frontage Fences, due to the nature of the site and location within the Heritage Precinct the proposed density of two dwellings is considered more appropriate than a higher density of development of the property. The multiple private open space areas for the proposed dwelling and areas available to the existing dwelling are assessed as providing adequate amenity for the future occupants of the dwellings. The proposed section of entrance wall, street number, letterbox and formation of the garden bed create a cohesive aesthetic solution to formalise the entrance and do not result in a detrimental impact in respect of the streetscape. The proposal for both the extension and the additional dwelling presents a considered design of architectural merit and through compliance with the setback and building envelope and privacy provisions is not considered to cause an unreasonable impact in respect of the adjoining properties.

The proposed parking and access arrangements are assessed as being acceptable by the Council's Development Engineer subject to conditions. The provisioning of fourth car parking space on site as proposed by the applicant can also be reasonably required by condition as it is easily achievable and will result in compliance with required number car parking spaces on site.

The site is located within Golf Links Estate Heritage Precinct (SB6) and Council's Cultural Heritage Officer was satisfied that the proposal would not result in detriment to the cultural significance of precinct subject to conditions on materials and finishes.

7.4 The proposal is recommended for approval.

## 8. Conclusion

8.1 The proposed Partial Demolition, Extension, Alterations, Fencing and Two Multiple Dwellings (One Existing, One New) at 110 Regent Street, Sandy Bay 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, Extension, Alterations, Fencing and Two Multiple Dwellings (One Existing, One New) at 110 Regent Street, Sandy Bay 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-19-628 - 110 REGENT STREET SANDY BAY TAS 7005 - Final 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 TWDA 2019/01471-HCC dated 10/10/2019 as attached to the permit.**

Reason for condition

To clarify the scope of the permit.

**ENG sw1**

**All stormwater from the proposed development (including but not limited to: roofed areas, ag drains, retaining wall ag drains and impervious surfaces such as driveways and paved areas) must be drained to the Council's stormwater infrastructure prior to first occupation or commencement of use (whichever occurs first).**

*Advice: Under section 23 of the Urban Drainage Act 2013 it is an offence for a property owner to direct stormwater onto a neighbouring property.*

Reason for condition

To ensure that stormwater from the site will be discharged to a suitable Council

approved outlet.

**ENG sw4**

**Any new stormwater connection must be constructed and existing abandoned connections sealed by the Council at the owner's expense, prior to the first occupation.**

**Detailed engineering drawings must be submitted and approved, prior to commencement of work. The detailed engineering drawings must include:**

1. **the location of the proposed connection; and**
2. **the size of the connection appropriate to satisfy the needs of the development.**

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

*Advice:*
*The applicant is advised to submit detailed design drawings via a Council City Amenity Division application for a new stormwater connection. If detailed design to satisfy this condition is submitted via the planning condition endorsement process there may be fees associated with the assessment, and once approved the applicant will still need to submit an application for a new stormwater connection with Council City Amenity Division.*

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

Reason for condition

To ensure the site is drained adequately.

**ENG 2a**

**Prior to first occupation or commencement of use (whichever occurs first), vehicular barriers compliant with the Australian Standard AS/NZS1170.1:2002 must be installed to prevent vehicles running off the edge of an access driveway or parking module (parking spaces, aisles and manoeuvring area) where the drop from the edge of the trafficable area to a lower level is 600mm**

**or greater, and wheel stops (kerb) must be installed for drops between 150mm and 600mm. Barriers must not limit the width of the driveway access or parking and turning areas approved under the permit.**

*Advice:*

- *The Council does not consider a slope greater than 1 in 4 to constitute a lower level as described in AS/NZS 2890.1:2004 Section 2.4.5.3. Slopes greater than 1 in 4 will require a vehicular barrier or wheel stop.*
- *Designers are advised to consult the National Construction Code 2016 to determine if pedestrian handrails or safety barriers compliant with the NCC2016 are also required in the parking module this area may be considered as a path of access to a building.*

Reason for condition

To ensure the safety of users of the access driveway and parking module and compliance with the standard.

**ENG 3a**

**The access driveway, and parking module (parking spaces, aisles and manoeuvring area) must be designed and constructed in accordance with Australian Standard AS/NZS2890.1:2004 (including the requirement for vehicle safety barriers where required), or a Council approved alternate design certified by a suitably qualified engineer to provide a safe and efficient access, and enable safe, easy and efficient use.**

*Advice:*

- *It is advised that designers consider the detailed design of the access and parking module prior to finalising the Finished Floor Level (FFL) of the parking spaces (especially if located within a garage incorporated into the dwelling), as failure to do so may result in difficulty complying with this condition.*

Reason for condition

To ensure the safety of users of the access and parking module, and compliance with the relevant Australian Standard.

**ENG 3c**

**The access driveway, and parking module (parking spaces, aisles and manoeuvring area) must be constructed in accordance with the planning**

**permit.**

**Prior to the first occupation, documentation by a suitably qualified engineer certifying that the access driveway and parking module has been constructed in accordance with the above must be lodged with Council.**

*Advice:*

- *Certification may be submitted to Council as part of the Building Act 2016 approval process or via condition endorsement (see general advice on how to obtain condition endorsement)*

Reason for condition

To ensure the safety of users of the access and parking module, and compliance with the relevant Australian Standard.

**ENG 4**

**The access driveway and parking module (car parking spaces, aisles and manoeuvring area) approved by this permit must be constructed to a sealed standard (spray seal, asphalt, concrete, pavers or equivalent Council approved) and surface drained to the Council's stormwater infrastructure prior to the first occupation.**

Reason for condition

To ensure the safety of users of the access driveway and parking module, and that it does not detract from the amenity of users, adjoining occupiers or the environment by preventing dust, mud and sediment transport.

**ENG 5**

**The number of car parking spaces to be provided on the site, for use is four (4). An additional on site parking space must be incorporated to achieve this total.**

**Prior to the issue of any approval under the *Building Act 2016*, revised plans must be submitted and approved in accordance with the above requirements.**

Reason for condition

To ensure the provision of parking for the use is safe and efficient.

**ENG 1**

**Any damage to council infrastructure resulting from the implementation of this permit, must, at the discretion of the Council:**

1. **Be met by the owner by way of reimbursement (cost of repair and reinstatement to be paid by the owner to the Council); or**
2. **Be repaired and reinstated by the owner to the satisfaction of the Council.**

**A photographic record of the Council's infrastructure adjacent to the subject site must be provided to the Council prior to any commencement of works.**

**A photographic record of the Council's infrastructure (e.g. existing property service connection points, roads, buildings, stormwater, footpaths, driveway crossovers and nature strips, including if any, pre-existing damage) will be relied upon to establish the extent of damage caused to the Council's infrastructure during construction. In the event that the owner/developer fails to provide to the Council a photographic record of the Council's infrastructure, then any damage to the Council's infrastructure found on completion of works will be deemed to be the responsibility of the owner.**

Reason for condition

To ensure that any of the Council's infrastructure and/or site-related service connections affected by the proposal will be altered and/or reinstated at the owner's full cost.

**ENV 1**

**Sediment and erosion control measures sufficient to prevent sediment from leaving the site must be installed prior to any disturbance of the site, and maintained until all areas of disturbance have been stabilized or re-vegetated.**

*Advice: For further guidance in preparing a Soil and Water Management Plan – in accordance with Fact sheet 3 Derwent Estuary Program click here.*

Reason for condition

To avoid the sedimentation of roads, drains, natural watercourses, Council land that could be caused by erosion and runoff from the development, and to comply with relevant State legislation.

**HER 17a**

**The palette of exterior materials must reflect those principal exterior materials of the existing building on the site.**

**Prior to the issue of any approval under the *Building Act 2016*, revised plans must be submitted and approved prior to the commencement of work. The plans must:**

1. **Substitute the originally proposed use of perforated bronze panel cladding with an exterior cladding to satisfy the above requirement.**

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

Reason for condition

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

**HER 17b**

**The use of the colour and material Colorbond 'Monument' on the roof of the original building, new extension and new dwelling is not approved. An alternative colour must be selected and used that is equivalent to the BCA classification for Colorbond in the light to medium solar absorptance range and that is more sympathetic to and better reflects the exterior colours within the local streetscape and precinct.**

**Prior to the issue of any approval under the *Building Act 2016*, revised plans must be submitted and approved which shows an alternative roof cladding in accordance with the above requirements.**

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

*Advice: The applicant is to note that the solar absorptance of the colour 'Monument' is 0.73 and classified as a 'dark' colour under the BCA. The following link outlines these figures and identifies colours that offer a better thermal efficiency and colours within the light to medium range.*

*http://www.steel.com.au/products/coated-steel/colorbond-steel/basix-and-bca-classification*

Reason for condition

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

**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 ENGINEERING**

All engineering drawings required to be submitted and approved by this planning permit must be submitted to the City of Hobart as a CEP (Condition Endorsement) via the City's Online Service Development Portal. When lodging a CEP, please reference the PLN number of the associated Planning Application. Each CEP must also include an estimation of the cost of works shown on the submitted engineering drawings. Once that estimation has been confirmed by the City's Engineer, the following fees are payable for each CEP submitted and must be paid prior to the City of Hobart commencing assessment of the engineering drawings in each CEP:

**Value of Building Works Approved by Planning Permit Fee:**

- Up to $20,000: $150 per application.
- Over $20,000: 2% of the value of the works as assessed by the City's Engineer per assessment.

These fees are additional to building and plumbing fees charged under the Building and Plumbing Regulations.

Once the CEP is lodged via the Online Service Development Portal, if the value of building works approved by your planning permit is over $20,000, please contact the City's Development Engineer on 6238 2715 to confirm the estimation of the cost of works shown on the submitted engineering drawings has been accepted.

Once confirmed, pleased call one of the City's Customer Service Officers on 6238 2190 to make payment, quoting the reference number (ie. CEP number) of the Condition Endorsement you have lodged. Once payment is made, your engineering

drawings will be assessed.

**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*.

**PLUMBING PERMIT**

You may need plumbing approval in accordance with the *Building Act 2016*, *Building Regulations 2016* and the National Construction Code. Click here for more information.

**OCCUPATION OF THE PUBLIC HIGHWAY**

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

**NEW SERVICE CONNECTION**

Please contact the Hobart City Council's City Amenity Division to initiate the application process for your new stormwater connection.

**STORM WATER**

Please note that in addition to a building and/or plumbing permit, development must be in accordance with the Hobart City Council's Infrastructure By law. Click here for more information.

**WORK WITHIN THE HIGHWAY RESERVATION**

Please note development must be in accordance with the Hobart City Council's Infrastructure By law. Click here for more information.

**DRIVEWAY SURFACING OVER HIGHWAY RESERVATION**

If a coloured or textured surface is used for the driveway access within the Highway Reservation, the Council or other service provider will not match this on any reinstatement of the driveway access within the Highway Reservation required in the future.

**ACCESS**

Designed in accordance with LGAT- IPWEA – Tasmanian standard drawings. Click here for more information.

**CROSS OVER CONSTRUCTION**

The construction of the crossover can be undertaken by the Council or by a private contractor, subject to Council approval of the design. Click here for more information.

**WORK PLACE HEALTH AND SAFETY**

Appropriate occupational health and safety measures must be employed during the works to minimise direct human exposure to potentially-contaminated soil, water, dust and vapours. Click here for more information.

**NOISE REGULATIONS**

Click here for information with respect to noise nuisances in residential areas.

**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.

**FEES AND CHARGES**

Click here for information on the Council's fees and charges.

**DIAL BEFORE YOU DIG**

Click here for dial before you dig information.



(Tristan Widdowson)
**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.*



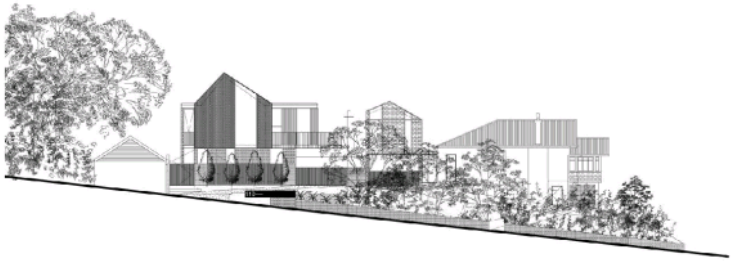
(Cameron Sherriff)
**Acting Senior Statutory Planner**

*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: 28 January 2020

**Attachment(s):**

Attachment B - CPC Agenda Documents



110 REGENT STREET, SANDY BAY
ALTERATIONS + ADDITIONS TO EXISTING DWELLING + ADDITIONAL DWELLING

LOCATION PLAN
1:1000

| Dwg. No. | Drawing | SCALE | ISSUE | REV. | DATE |
|---|---|---|---|---|---|
| DA.00 | INDEX<br>LOCATION PLAN | 1:1000 @ A2 | DA ISSUE | | 09.12.2019 |
| EX.01 | CONTEXT PLAN | 1:1000 @ A2 | DA ISSUE | | 09.12.2019 |
| EX.02 | EXISTING SITE PLAN | 1:200 @ A2 | DA ISSUE | | 09.12.2019 |
| EX.03 | EXISTING GROUND FLOOR PLAN | 1:100 @ A2 | DA ISSUE | | 09.12.2019 |
| EX.04 | EXISTING FIRST FLOOR PLAN | 1:100 @ A2 | DA ISSUE | | 09.12.2019 |
| EX.05 | EXISTING SOUTH / S-E ELEVATION<br>EXISTING EAST / N-E ELEVATION | 1:100 @ A2 | DA ISSUE | | 09.12.2019 |
| EX.06 | EXISTING NORTH / N-W ELEVATION<br>EXISTING WEST / S-W ELEVATION | 1:100 @ A2 | DA ISSUE | | 09.12.2019 |
| EX.07 | EXISTING IMAGES | NTS @ A2 | DA ISSUE | | 09.12.2019 |
| DA.01 | PROPOSED SITE PLAN | 1:200 @ A2 | DA ISSUE | | 09.12.2019 |
| DA.02 | DEMOLITION PLAN - GROUND FLOOR | 1:100 @ A2 | DA ISSUE | | 09.12.2019 |
| DA.03 | DEMOLITION PLAN - FIRST FLOOR | 1:100 @ A2 | DA ISSUE | | 09.12.2019 |
| DA.04 | PROPOSED GROUND FLOOR PLAN | 1:100 @ A2 | DA ISSUE | | 09.12.2019 |
| DA.05 | PROPOSED FIRST FLOOR PLAN | 1:100 @ A2 | DA ISSUE | | 09.12.2019 |
| DA.06 | PROPOSED ROOF PLAN | 1:100 @ A2 | DA ISSUE | | 09.12.2019 |
| DA.07 | PROPOSED SOUTH / S-E ELEVATION @ BUILDING LINE<br>PROPOSED SOUTH / S-E LANDSCAPE ELEVATION @ BOUNDARY 110 REGENT STREET | 1:100 @ A2 | DA ISSUE | | 09.12.2019 |
| DA.08 | PROPOSED EAST / N-E ELEVATION @ BUILDING LINE<br>PROPOSED NORTH / N-W ELEVATION @ ADJOINING 108 REGENT STREET | 1:100 @ A2 | DA ISSUE | | 09.12.2019 |
| DA.09 | PROPOSED WEST / S-W ELEVATION @ MODIFIED GROUND LINE<br>PROPOSED WEST / S-W ELEVATION @ BOUNDARY ADJOINING 11 ALEXANDER STREET | 1:100 @ A2 | DA ISSUE | | 09.12.2019 |
| DA.10 | PROPOSED EAST / N-E ELEVATION<br>PROPOSED SECTIONAL ELEVATION 1 | 1:100 @ A2 | DA ISSUE | | 09.12.2019 |
| DA.11 | PROPOSED SECTIONAL ELEVATION 2<br>PROPOSED SECTIONAL ELEVATION 3 | 1:100 @ A2 | DA ISSUE | | 09.12.2019 |
| DA.12 | FINISHES SCHEDULE | 1:100 @ A2 | DA ISSUE | | 09.12.2019 |
| DA.13 | EXISTING + PROPOSED SUN SHADOW DIAGRAMS | NTS @ A2 | DA ISSUE | | 09.12.2019 |
| DA.14 | ILLUSTRATIONS: VIEW LOCATION POINTS, VIEW 1 + 2 | NTS @ A2 | DA ISSUE | | 09.12.2019 |
| DA.15 | ILLUSTRATIONS: VIEW 3, 4 + 5 | NTS @ A2 | DA ISSUE | | 09.12.2019 |
| DA.16 | PROPOSED LANDSCAPING PLAN | 1:100 @ A2 | DA ISSUE | | 09.12.2019 |



0 10 20 30 40
metres

MGA ARCHITECTURE.INTERIORS
MGAJ PTY LTD A.C.N. 609 451 318
14 MOLLE STREET HOBART
TASMANIA AUSTRALIA 7000
T (03) 62 233 446
E info@mgaj.com.au
W www.mgaj.com.au

PROJECT
ALTERATIONS + ADDITIONS TO EXISTING DWELLING + ADDITIONAL DWELLING
110 REGENT STREET
SANDY BAY TAS

INDEX
LOCATION PLAN

1:1000 @ A2 DECEMBER 2019

DRAWING
DA ISSUE
09.12.2019
© MGAJ PTY LTD
DA.00




CONTEXT PLAN
1:1000

HERITAGE PRECINCT SB6
HOBART INTERIM PLANNING
SCHEME 2015

SUBJECT SITE
110 REGENT STREET
SANDY BAY TAS

EXISTING BUILDINGS

UNIVERSITY OF TASMANIA

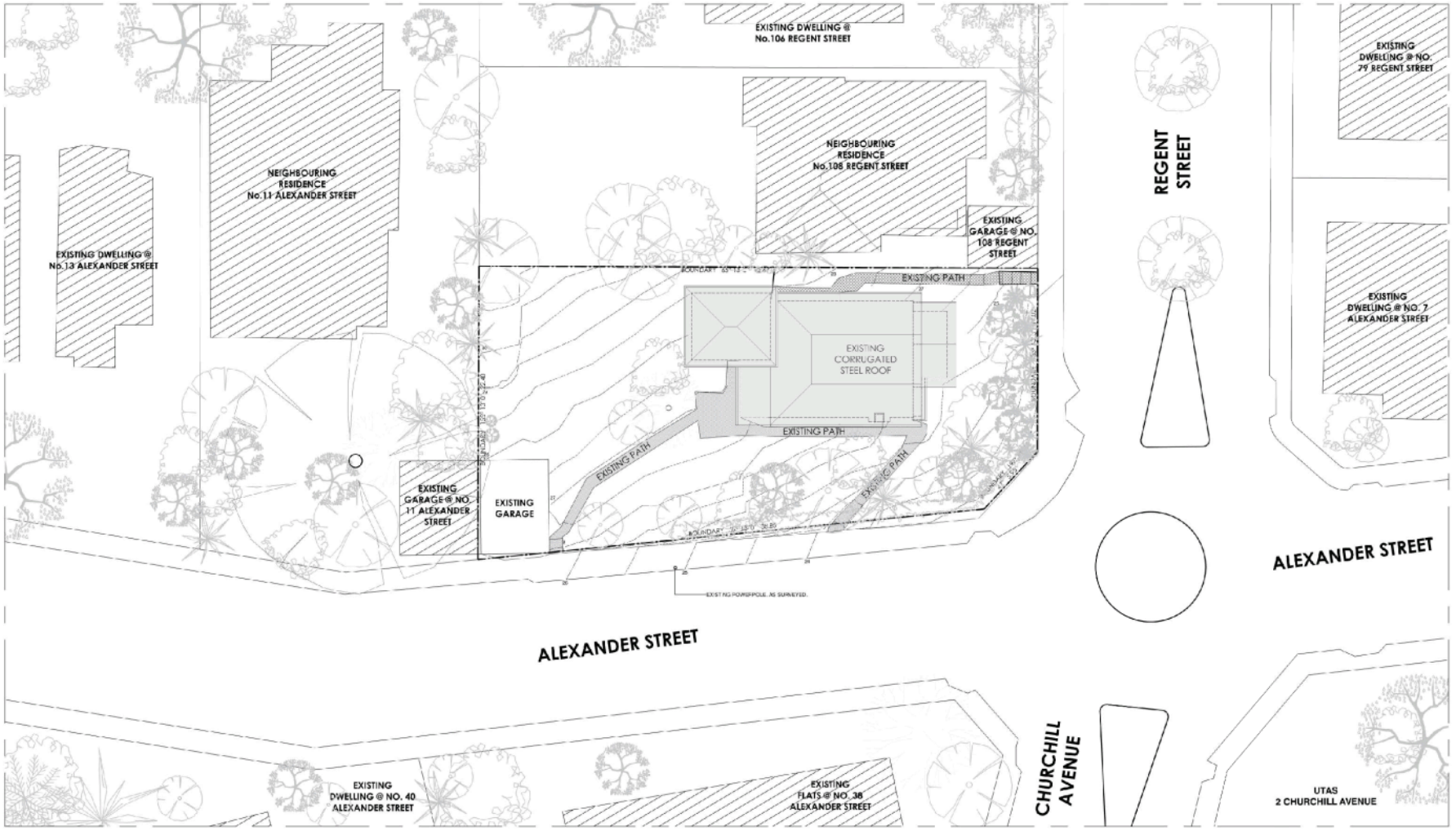
MGARCHITECTURE.INTERIORS
MGAI PTY LTD A.C.N. 609 451 318
14 MOLLE STREET HOBART
TASMANIA AUSTRALIA 7000
T (03) 62 233 446
E info@mgai.com.au
W www.mgai.com.au

PROJECT
ALTERATIONS + ADDITIONS TO EXISTING DWELLING + ADDITIONAL DWELLING
110 REGENT STREET
SANDY BAY TAS

CONTEXT PLAN

1:1000 @ A2 DECEMBER 2019

DRAWING
DA ISSUE
09.12.2019
© MGAI PTY LTD
EX.01




EXISTING SITE PLAN
1:200

MGARCHITECTURE.INTERIORS
MGA PTY LTD A.C.N. 609 451 318
14 MOLLE STREET HOBART
TASMANIA AUSTRALIA 7000
T (03) 62 233 446
E info@mga.com.au
W www.mga.com.au

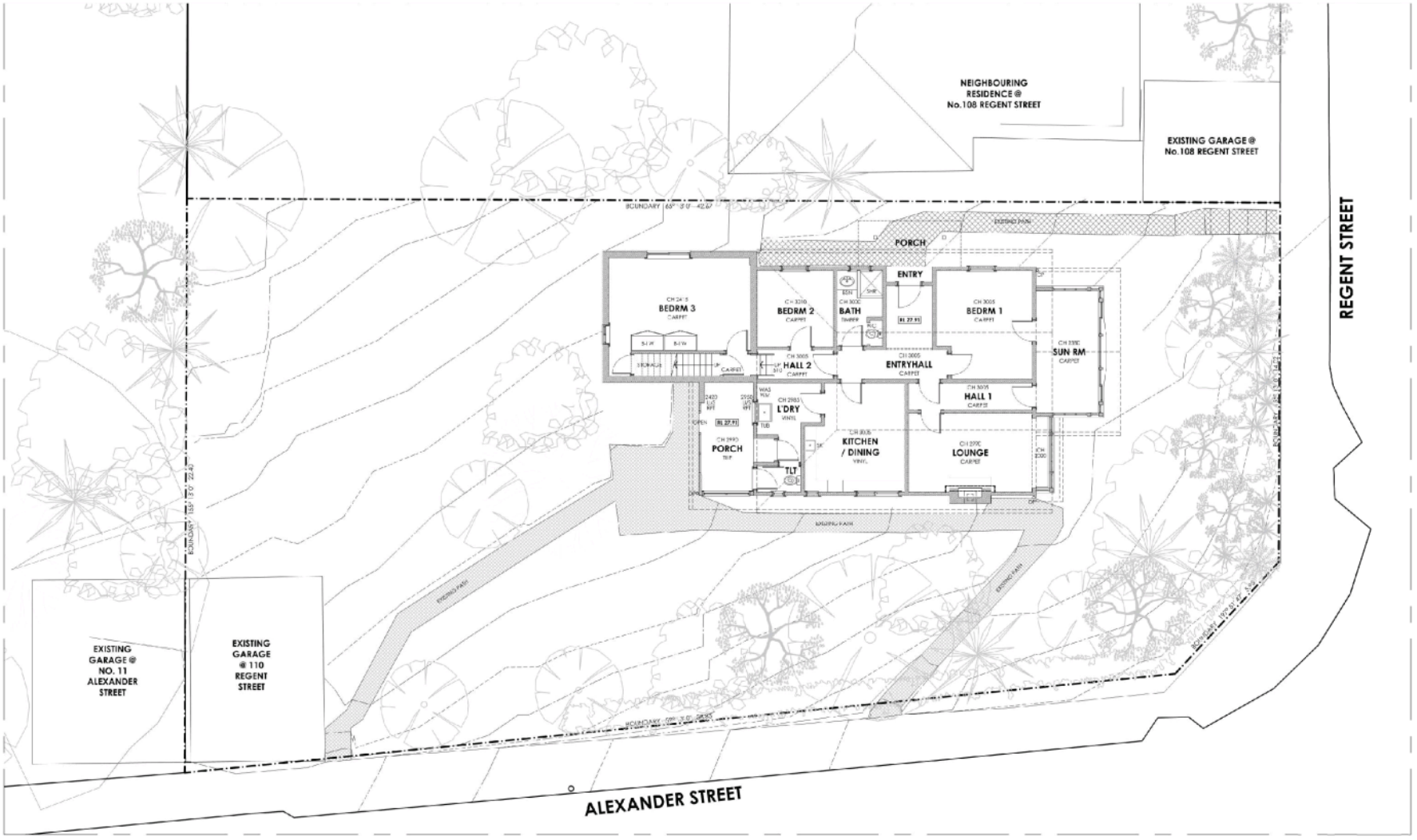
PROJECT
ALTERATIONS + ADDITIONS TO EXISTING DWELLING + ADDITIONAL DWELLING
110 REGENT STREET
SANDY BAY TAS

EXISTING SITE PLAN

1:200 @ A2 DECEMBER 2019

DRAWING
DA ISSUE
09.12.2019
© MGA PTY LTD

EX.02




EXISITNG GROUND FLOOR PLAN
1:100

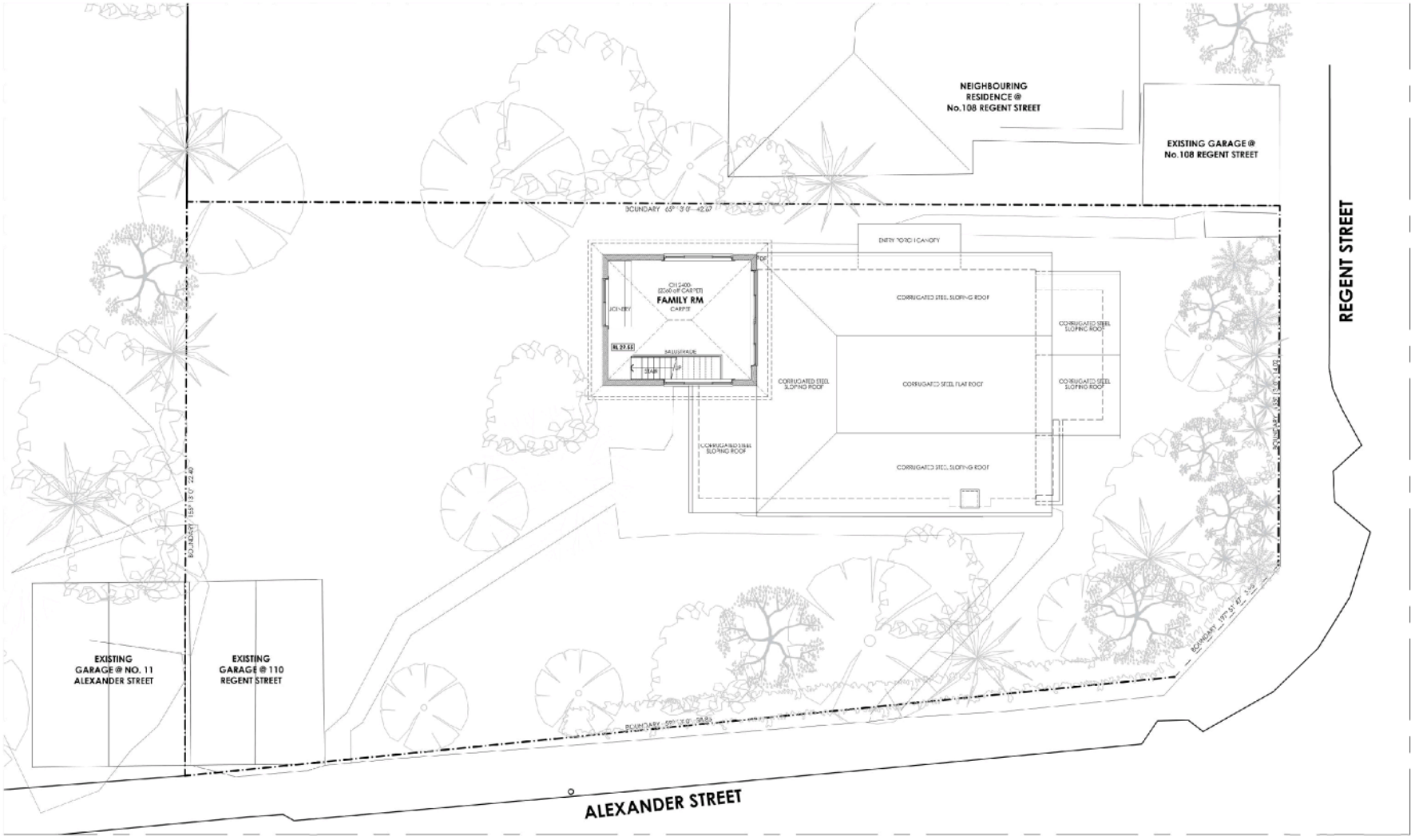
MGARCHITECTURE.INTERIORS
MGA.1 PTY LTD A.C.N. 609 451 318
14 MOLLE STREET HOBART
TASMANIA AUSTRALIA 7000
T (03) 62 233 446
E info@mga1.com.au
W www.mga1.com.au

PROJECT
ALTERATIONS + ADDITIONS TO EXISTING DWELLING + ADDITIONAL DWELLING
110 REGENT STREET
SANDY BAY TAS

EXISTING GROUND FLOOR PLAN

1:100 @ A2 DECEMBER 2019

DRAWING
DA ISSUE
06.12.2019
© MGA.1 PTY LTD
EX.03




EXISTING FIRST FLOOR PLAN
1:100

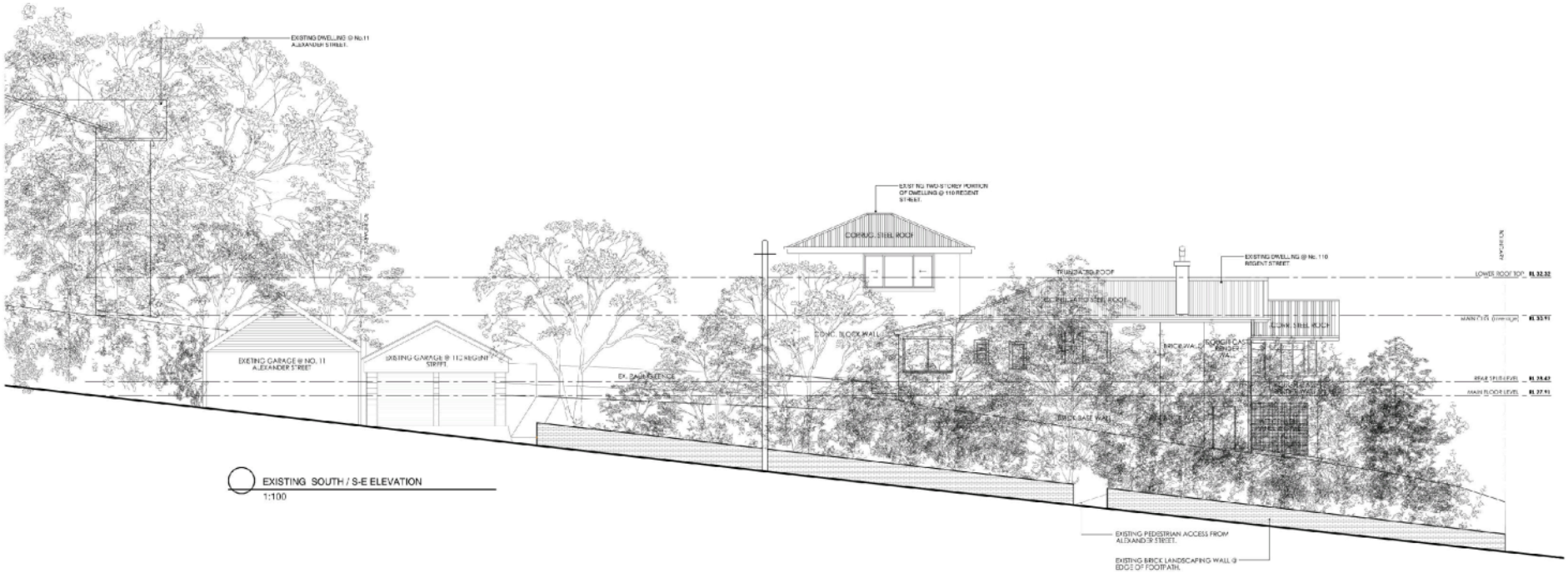
MGARCHITECTURE.INTERIORS
MGAI PTY LTD A.C.N. 609 451 318
14 MOLLE STREET HOBART
TASMANIA AUSTRALIA 7000
T (03) 62 233 446
E info@mgai.com.au
W www.mgai.com.au

PROJECT
ALTERATIONS + ADDITIONS TO EXISTING DWELLING + ADDITIONAL DWELLING
110 REGENT STREET
SANDY BAY TAS

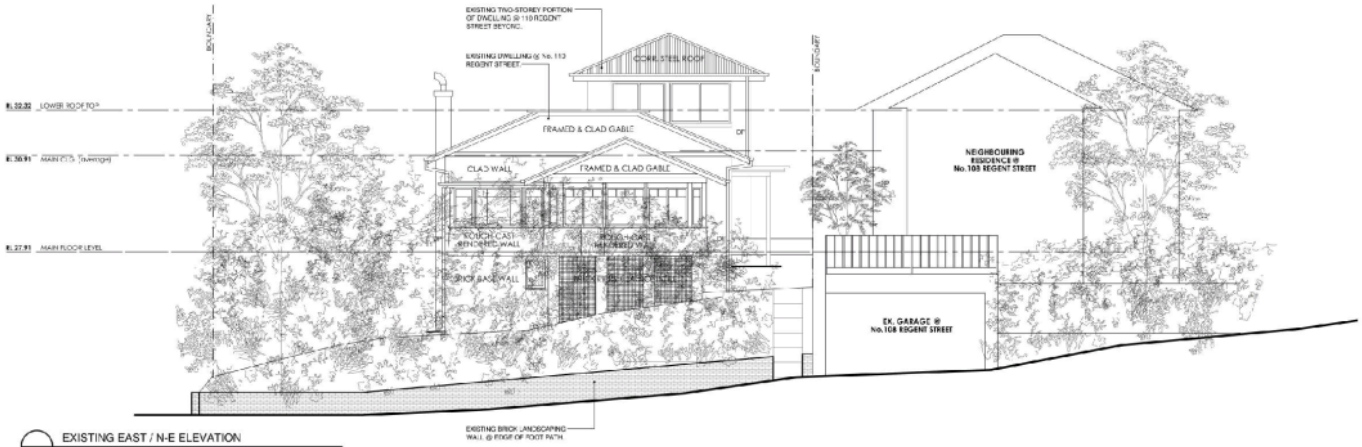
EXISTING FIRST FLOOR PLAN

1:100 @ A2 DECEMBER 2019

DRAWING
DA ISSUE
06.12.2019
© MGAI PTY LTD
EX.04




EXISTING SOUTH / S-E ELEVATION
1:100




EXISTING EAST / N-E ELEVATION
1:100

0 1 2 3 4
metres

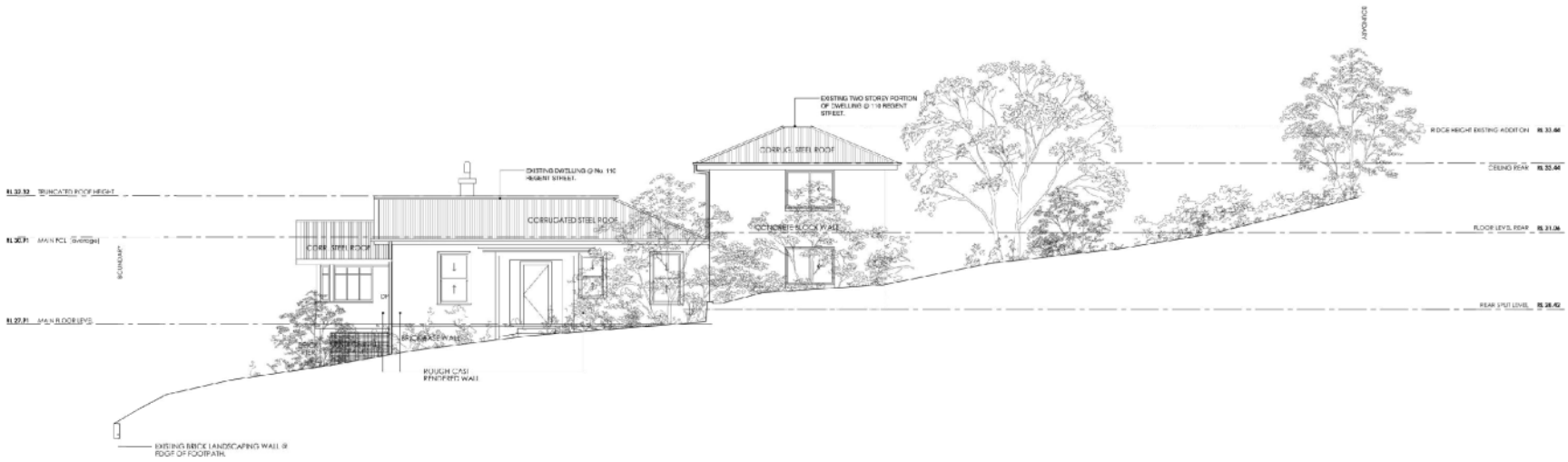
MGARCHITECTURE.INTERIORS
MGAJ PTY LTD A.C.N. 609 451 318
14 MOLLE STREET HOBART
TASMANIA AUSTRALIA 7000
T (03) 62 233 446
E info@mgaj.com.au
W www.mgaj.com.au

PROJECT
ALTERATIONS + ADDITIONS TO EXISTING DWELLING + ADDITIONAL DWELLING
110 REGENT STREET
SANDY BAY TAS

EXISTING SOUTH / S-E ELEVATION
EXISTING EAST / N-E ELEVATION

1:100 @ A2 DECEMBER 2019

DRAWING
DA ISSUE
06.12.2019
© MGAJ PTY LTD
EX.05




EXISTING NORTH / N-W ELEVATION
1:100




EXISTING WEST / S-W ELEVATION
1:100

0 1 2 3 4
metres

MGA

MGARCHITECTURE.INTERIORS
MGAJ PTY LTD A.C.N. 609 451 318
14 MOLLE STREET HOBART
TASMANIA AUSTRALIA 7000
T (03) 62 233 446
E info@mgaj.com.au
W www.mgaj.com.au

PROJECT
ALTERATIONS + ADDITIONS TO EXISTING DWELLING + ADDITIONAL DWELLING
110 REGENT STREET
SANDY BAY TAS

EXISTING NORTH / N-W ELEVATION
EXISTING WEST / S-W ELEVATION

1:100 @ A2 DECEMBER 2019

DRAWING
DA ISSUE
09.12.2019
© MGAJ PTY LTD
EX.06



ROOF OF EXISTING MAIN DWELLING @ 110 REGENT STREET



EXISTING EXTENSION TO MAIN DWELLING AT 110 REGENT STREET



EXISTING GARAGE



EXISTING STREET VIEW FROM CORNER REGENT + ALEXANDER STREET.



EXISTING VEGETATION



JUNCTION OF EXISTING EXTENSION TO MAIN DWELLING



EXISTING BUILDING, REGENT STREET FACADE



EXISTING LIVING ROOM



EXISTING KITCHEN



EXISTING BATHROOM



EXISTING SUNROOM



EXISTING PORCH



EXISTING FAMILY ROOM

MGARCHITECTURE.INTERIORS
MGAI PTY LTD A.C.N. 609 451 318
14 MOLLE STREET HOBART
TASMANIA AUSTRALIA 7000
T (03) 62 233 446
E info@mgai.com.au
W www.mgai.com.au

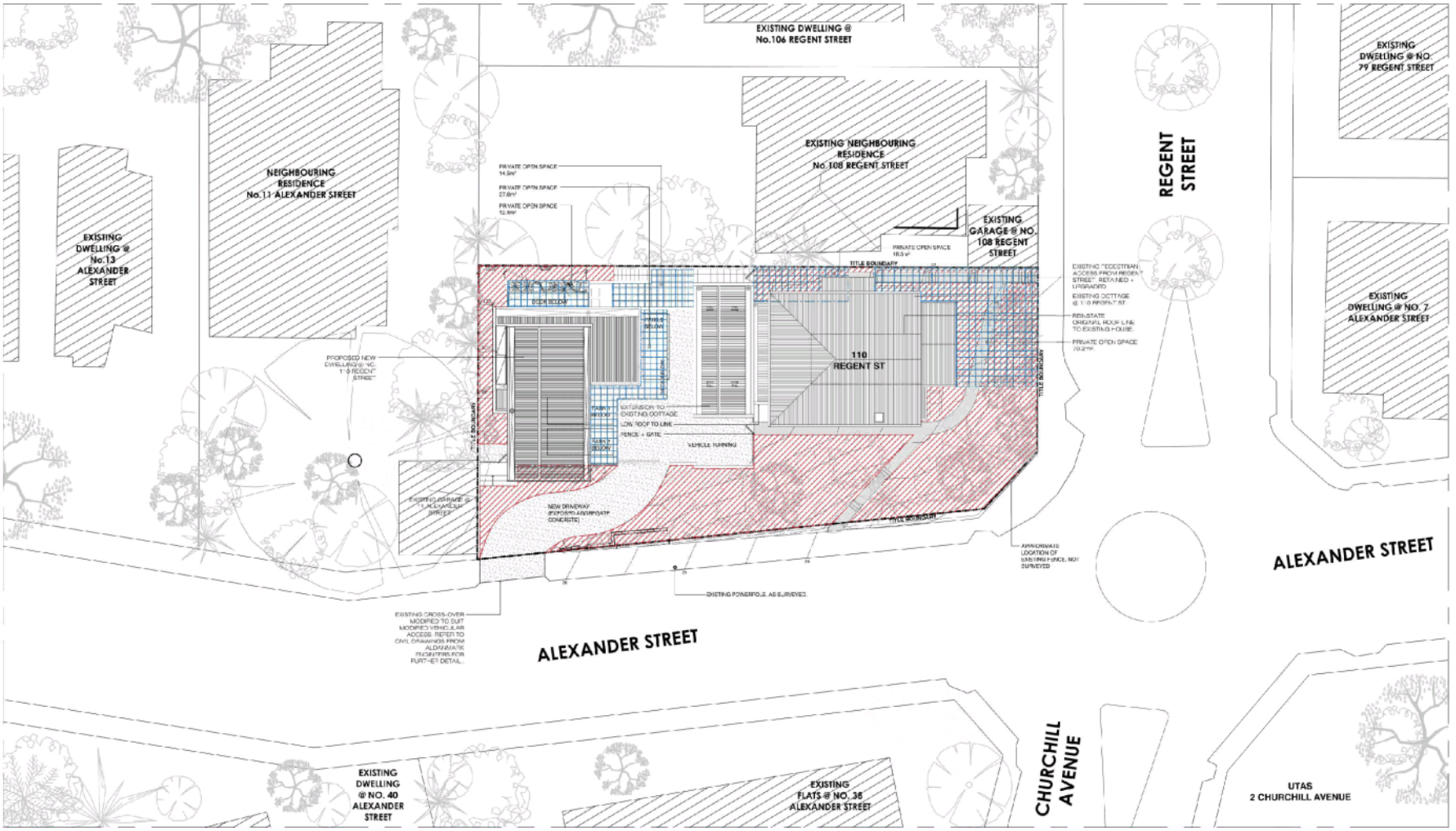
PROJECT
ALTERATIONS + ADDITIONS TO EXISTING DWELLING + ADDITIONAL DWELLING
110 REGENT STREET
SANDY BAY TAS

EXISTING IMAGES

NTS @ A2 DECEMBER 2019

DRAWING
DA ISSUE
09.12.2019
© MGA PTY LTD

EX.07




PROPOSED SITE PLAN
1:200

MGARCHITECTURE.INTERIORS
MGA PTY LTD A.C.N. 609 451 318
14 MOLLE STREET HOBART
TASMANIA AUSTRALIA 7000
T (03) 62 233 446
E info@mga.com.au
W www.mga.com.au

PROJECT
ALTERATIONS + ADDITIONS TO EXISTING DWELLING + ADDITIONAL DWELLING
110 REGENT STREET
SANDY BAY TAS

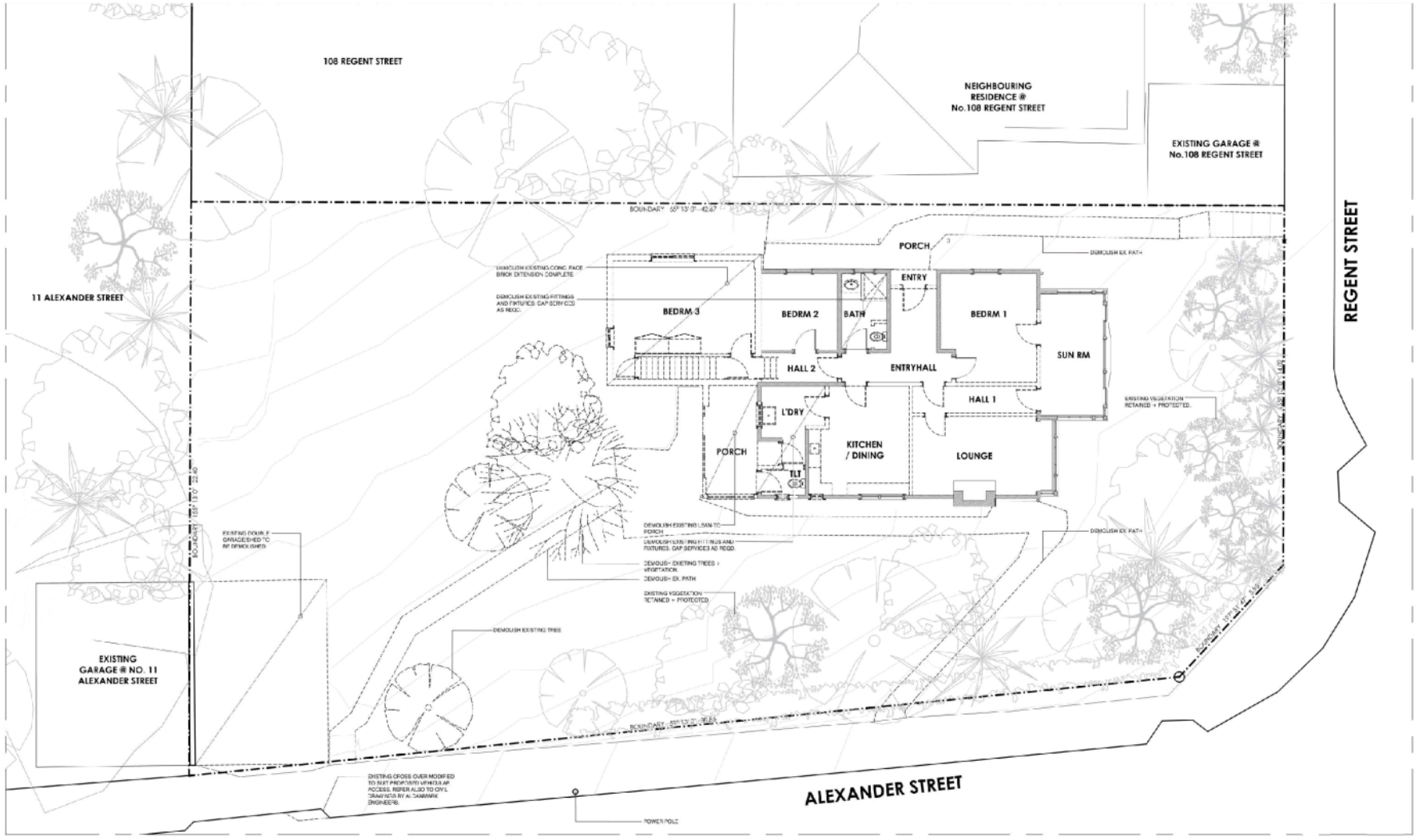
PROPOSED SITE PLAN

1:200 @ A2 DECEMBER 2019

SITE COVERAGE
SITE: 554m²
BUILDING: 241.7m² (26.3%)

LEGEND:
SITE AREA FREE FROM IMPERVIOUS SURFACES 311.57m² (56.5%)
PRIVATE OPEN SPACE

DRAWING
DA ISSUE
09.12.2019
© MGA PTY LTD
DA.01




DEMOLITION PLAN - GROUND FLOOR
1:100

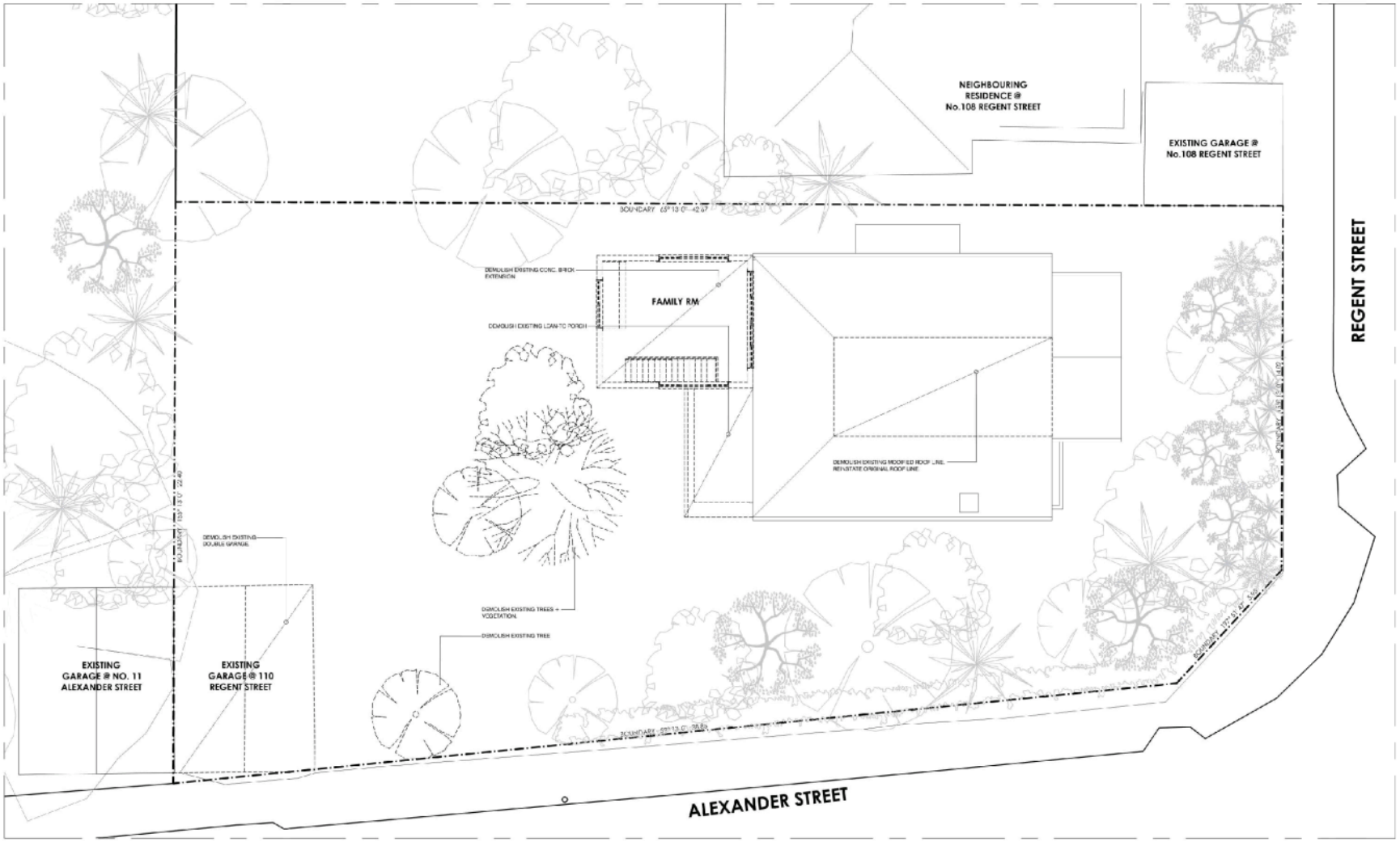
MGARCHITECTURE.INTERIORS
MGAJ PTY LTD A.C.N. 609 451 318
14 MOLLE STREET HOBART
TASMANIA AUSTRALIA 7000
T (03) 62 233 446
E info@mgai.com.au
W www.mgai.com.au

PROJECT
ALTERATIONS + ADDITIONS TO EXISTING DWELLING + ADDITIONAL DWELLING
110 REGENT STREET
SANDY BAY TAS

DEMOLITION PLAN - GROUND FLOOR

1:100 @ A2 DECEMBER 2019

DRAWING
DA ISSUE
06.12.2019
© MGAJ PTY LTD
DA.02




DEMOLITION PLAN - FIRST PLAN
1:100

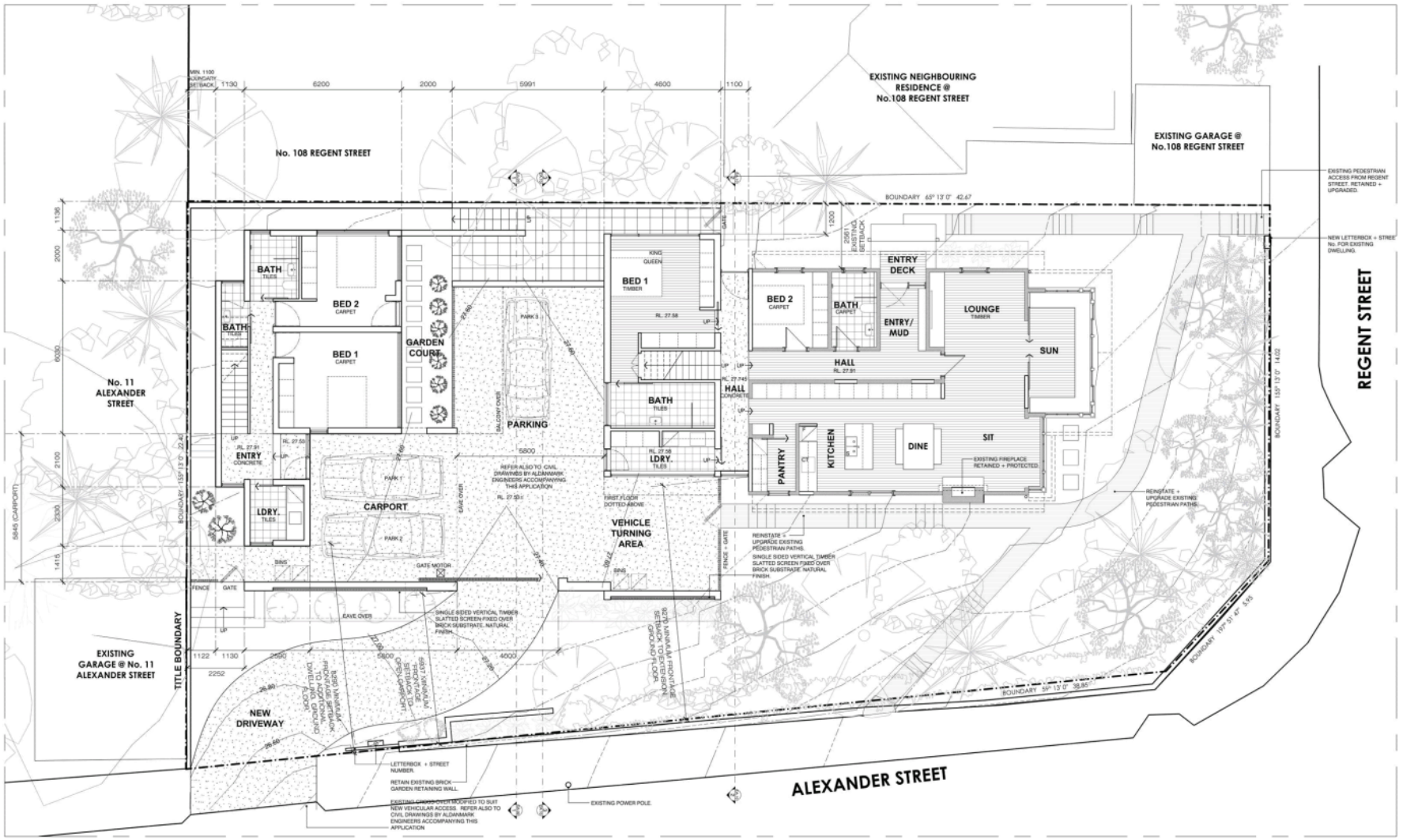
MGARCHITECTURE.INTERIORS
MGAJ PTY LTD A.C.N. 609 451 318
14 MOLLE STREET HOBART
TASMANIA AUSTRALIA 7000
T (03) 62 233 446
E info@mgaj.com.au
W www.mgaj.com.au

PROJECT
ALTERATIONS + ADDITIONS TO EXISTING DWELLING + ADDITIONAL DWELLING
110 REGENT STREET
SANDY BAY TAS

DEMOLITION PLAN - FIRST FLOOR

1:100 @ A2 DECEMBER 2019

DRAWING
DA ISSUE
09.12.2019
© MGAJ PTY LTD
DA.03




PROPOSED GROUND FLOOR PLAN
1:100

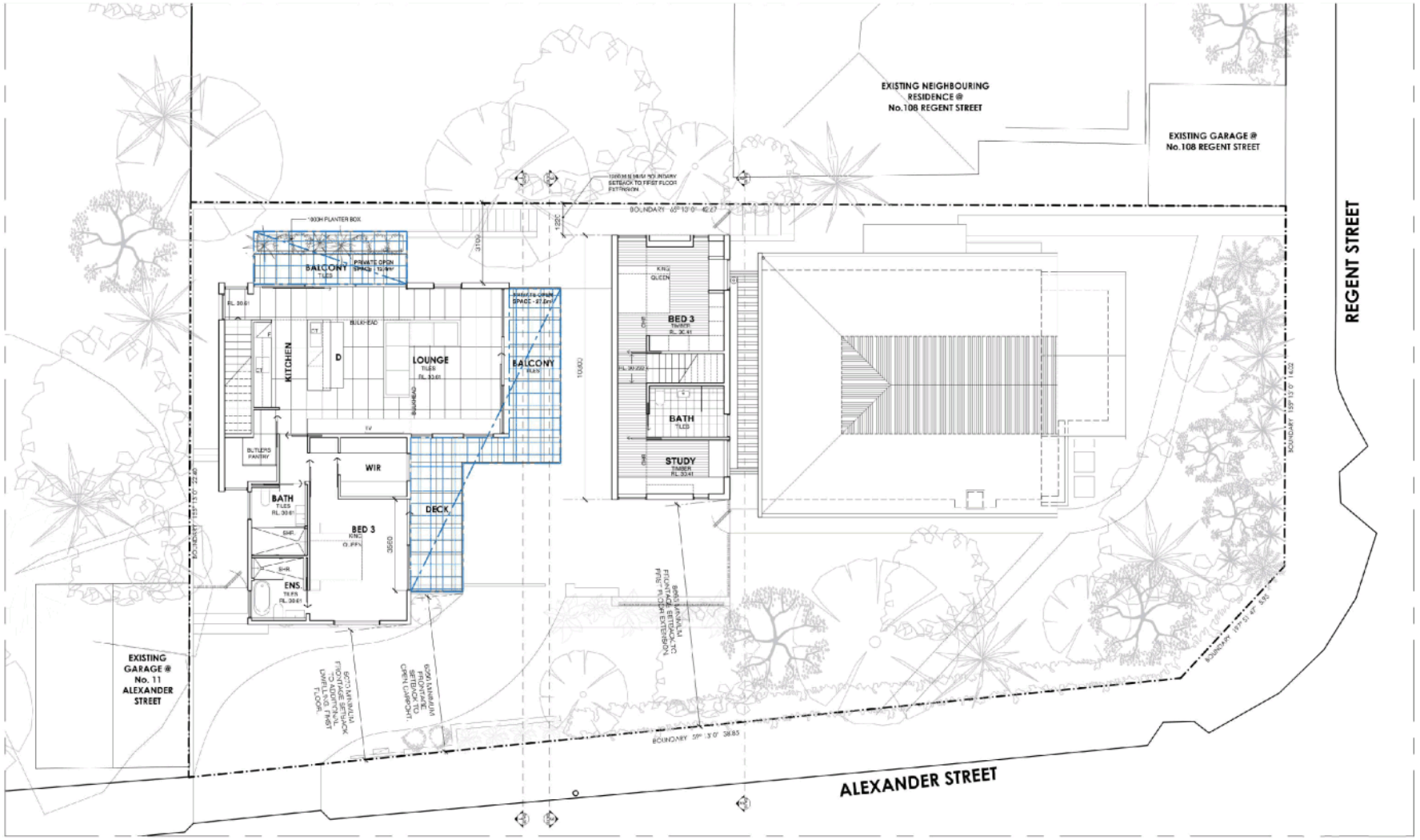
MGARCHITECTURE.INTERIORS
MGA I PTY LTD A.C.N. 609 451 818
14 MOLLE STREET HOBART
TASMANIA AUSTRALIA 7000
T (03) 62 233 446
E info@mgai.com.au
W www.mgai.com.au

PROJECT
ALTERATIONS + ADDITIONS TO EXISTING DWELLING + ADDITIONAL DWELLING
110 REGENT STREET
SANDY BAY TAS

PROPOSED GROUND FLOOR PLAN

1:100 @ A2 DECEMBER 2019

DRAWING
DA ISSUE
09.12.2019
© MGA I PTY LTD
DA.04




PROPOSED FIRST FLOOR PLAN
1:100

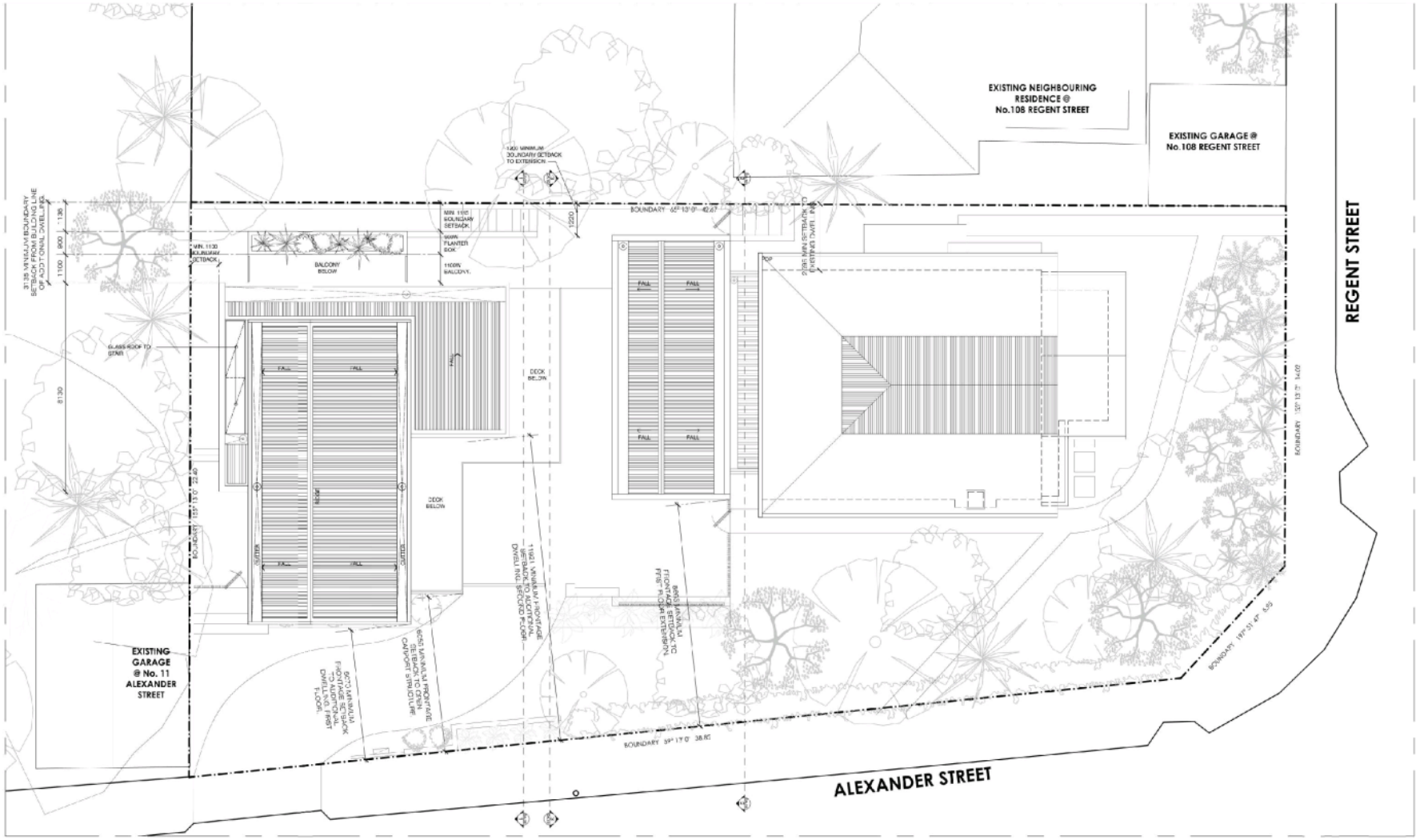
MGARCHITECTURE.INTERIORS
MGA PTY LTD A.C.N. 609 451 318
14 MOLLE STREET HOBART
TASMANIA AUSTRALIA 7000
T (03) 62 233 446
E info@mga.com.au
W www.mga.com.au

PROJECT
ALTERATIONS + ADDITIONS TO EXISTING DWELLING + ADDITIONAL DWELLING
110 REGENT STREET
SANDY BAY TAS

PROPOSED FIRST FLOOR PLAN

1:100 @ A2 DECEMBER 2019

DRAWING
DA ISSUE
06.12.2019
© MGA PTY LTD
DA.05




PROPOSED ROOF PLAN
1:100

MGARCHITECTURE.INTERIORS
MGAJ PTY LTD A.C.N. 609 451 318
14 MOLLE STREET HOBART
TASMANIA AUSTRALIA 7000
T (03) 62 233 446
E info@mgaj.com.au
W www.mgaj.com.au

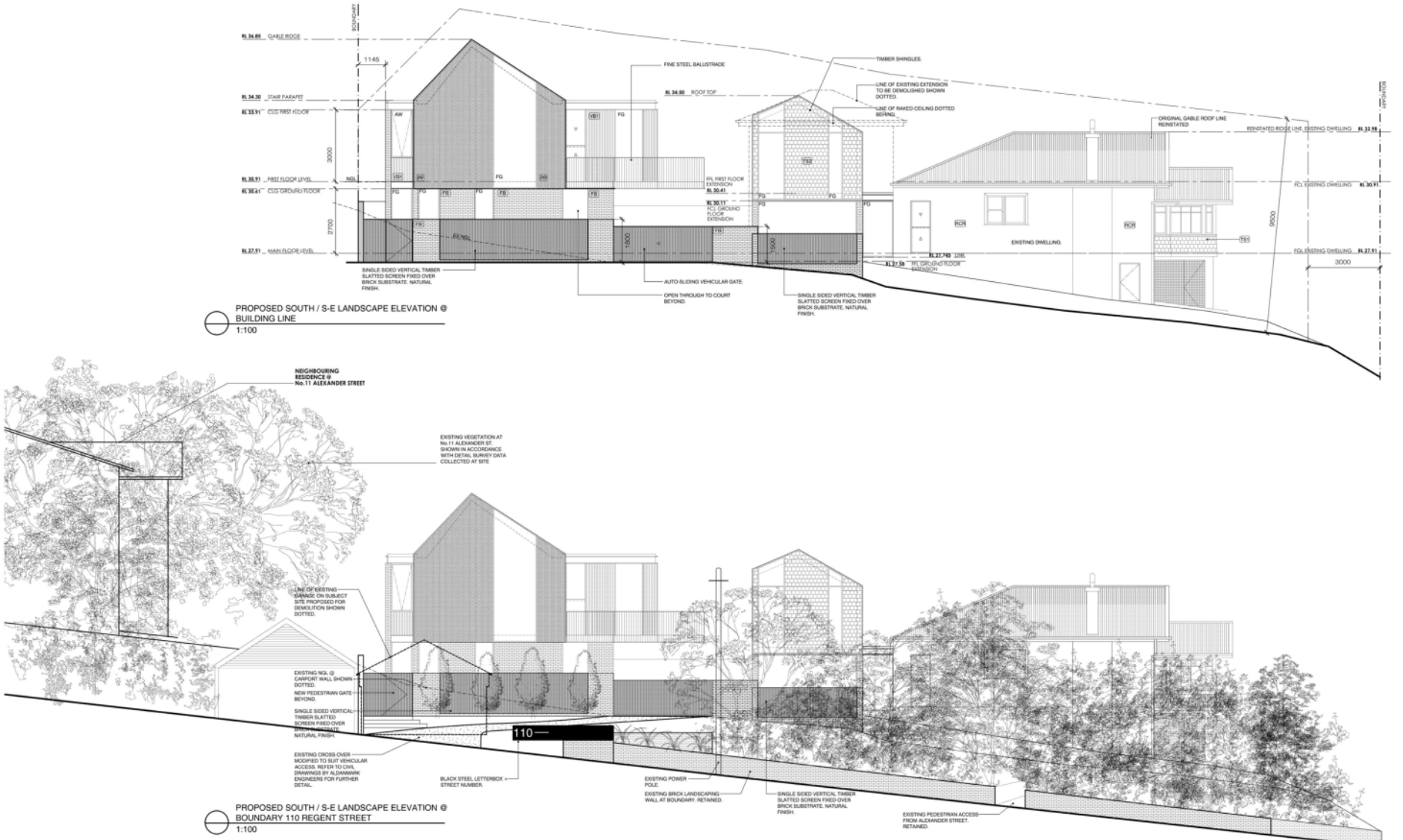
PROJECT
ALTERATIONS + ADDITIONS TO EXISTING DWELLING + ADDITIONAL DWELLING
110 REGENT STREET
SANDY BAY TAS

PROPOSED ROOF PLAN

1:100 @ A2 DECEMBER 2019

DRAWING
DA ISSUE
06.12.2019
© MGA | PTY LTD

DA.06




PROPOSED SOUTH / S-E LANDSCAPE ELEVATION @ BUILDING LINE
1:100




PROPOSED SOUTH / S-E LANDSCAPE ELEVATION @ BOUNDARY 110 REGENT STREET
1:100

0 1 2 3 4 metres

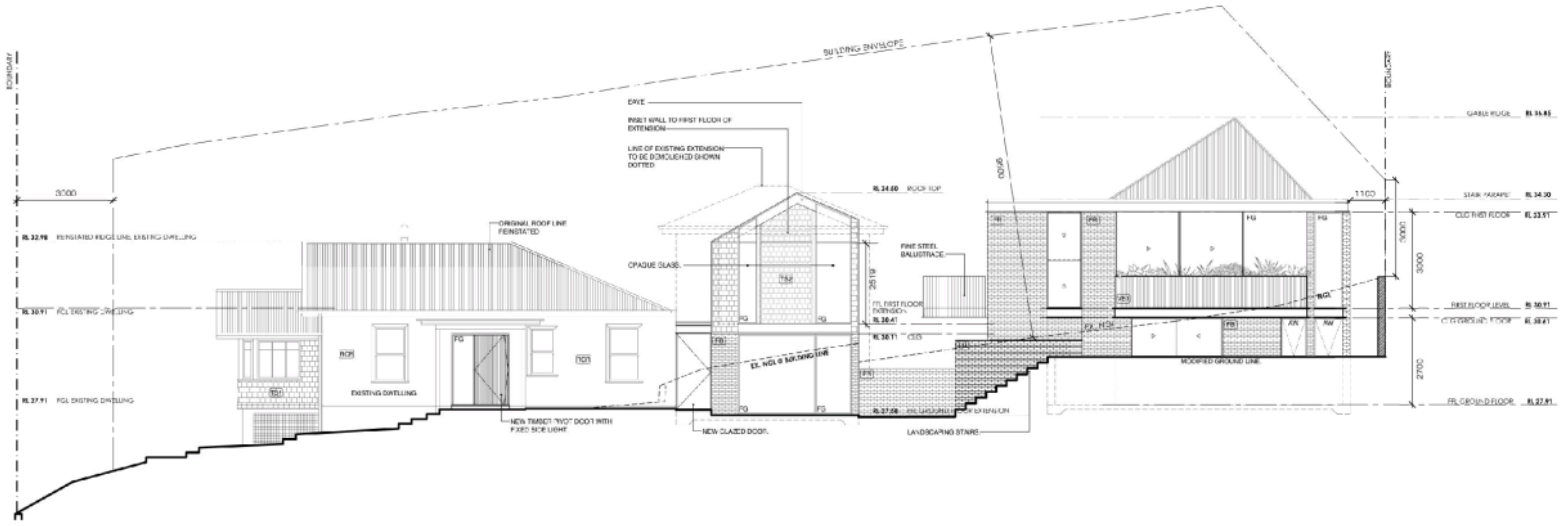
MGARCHITECTURE.INTERIORS
MGA.I PTY LTD A.C.N. 609 451 818
14 MOLLE STREET HOBART
TASMANIA AUSTRALIA 7000
T (03) 62 233 446
E info@mgai.com.au
W www.mgai.com.au

PROJECT
ALTERATIONS + ADDITIONS TO EXISTING DWELLING + ADDITIONAL DWELLING
110 REGENT STREET
SANDY BAY TAS

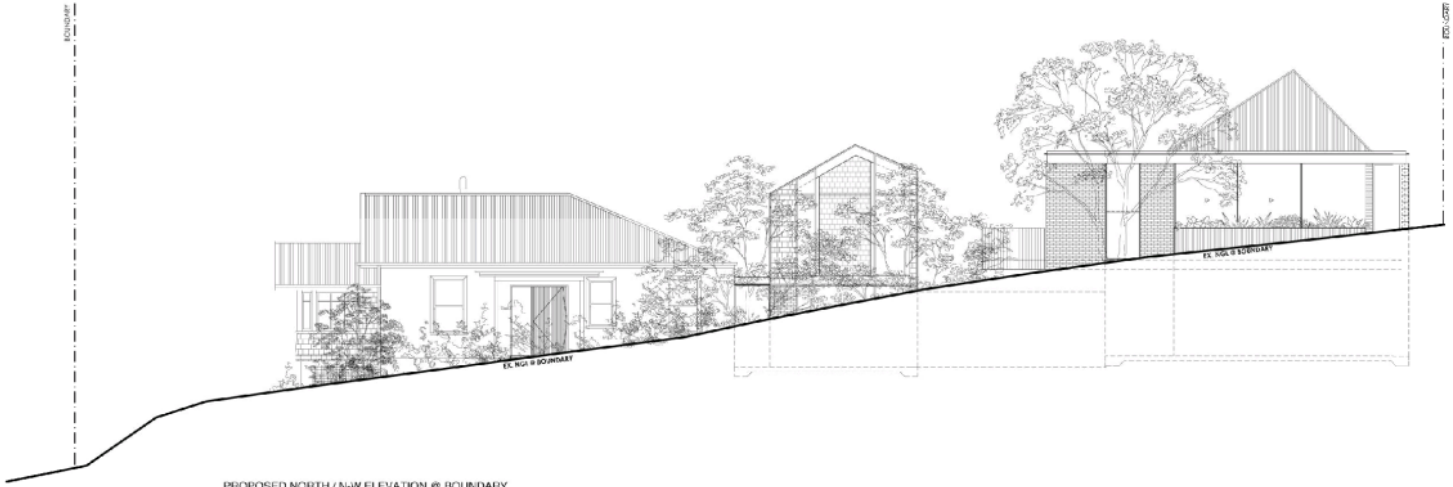
PROPOSED SOUTH / S-E ELEVATION @ BUILDING LINE
PROPOSED SOUTH S-E LANDSCAPE ELEVATION @ BOUNDARY 110 REGENT STREET

1:100 @ A2 DECEMBER 2019

DRAWING
DA ISSUE
09.12.2019
© MGA.I PTY LTD
DA.07




PROPOSED NORTH / N-W ELEVATION @ BUILDING LINE
1:100




PROPOSED NORTH / N-W ELEVATION @ BOUNDARY ADJOINING 108 REGENT STREET.
1:100

0 1 2 3 4 metres

MGA

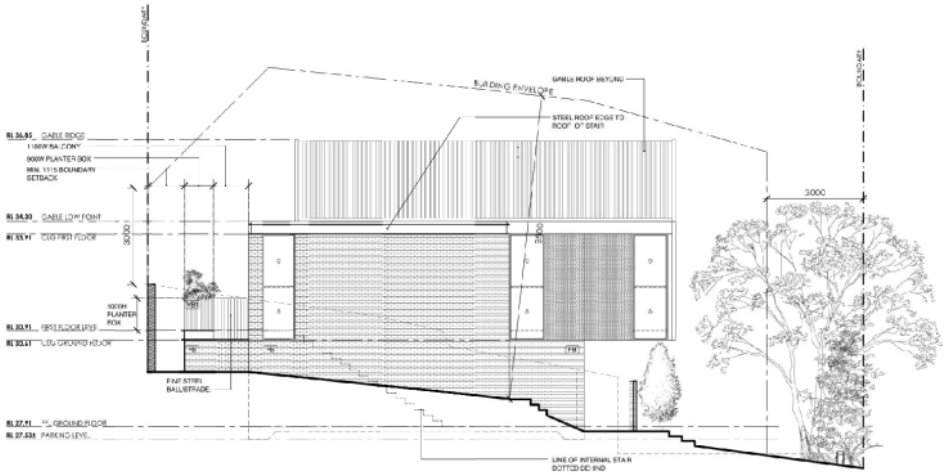
MGARCHITECTURE.INTERIORS
MGAJ PTY LTD A.C.N. 609 451 318
14 MOLLE STREET HOBART
TASMANIA AUSTRALIA 7000
T (03) 62 233 446
E info@mgaj.com.au
W www.mgaj.com.au

PROJECT
ALTERATIONS + ADDITIONS TO EXISTING DWELLING + ADDITIONAL DWELLING
110 REGENT STREET
SANDY BAY TAS

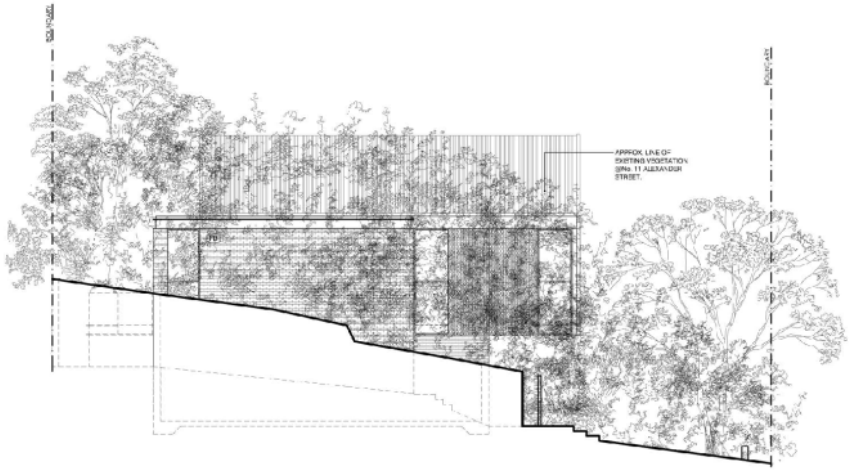
PROPOSED NORTH / N-W ELEVATION @ BUILDING LINE
PROPOSED NORTH / N-W ELEVATION @ ADJOINING 108 REGENT STREET

1:100 @ A2 DECEMBER 2019

DRAWING
DA ISSUE
09.12.2019
© MGAJ PTY LTD
DA.08




PROPOSED WEST / S-W ELEVATION@ MODIFIED GROUND LINE
1:100




PROPOSED WEST / S-W ELEVATION @ BOUNDARY ADJOINING 11 ALEXANDER STREET.
1:100

0 1 2 3 4
metres

MGARCHITECTURE.INTERIORS

MGAJ PTY LTD A.C.N. 609 451 818
14 MOLLE STREET HOBART
TASMANIA AUSTRALIA 7000

T (03) 62 233 446
E info@mgaj.com.au
W www.mgaj.com.au

PROJECT

ALTERATIONS + ADDITIONS TO EXISTING DWELLING + ADDITIONAL DWELLING
110 REGENT STREET
SANDY BAY TAS

PROPOSED WEST / S-W ELEVATION @ MODIFIED GROUND LINE
PROPOSED WEST / S-W ELEVATION @ BOUNDARY ADJOINING 11 ALEXANDER STREET

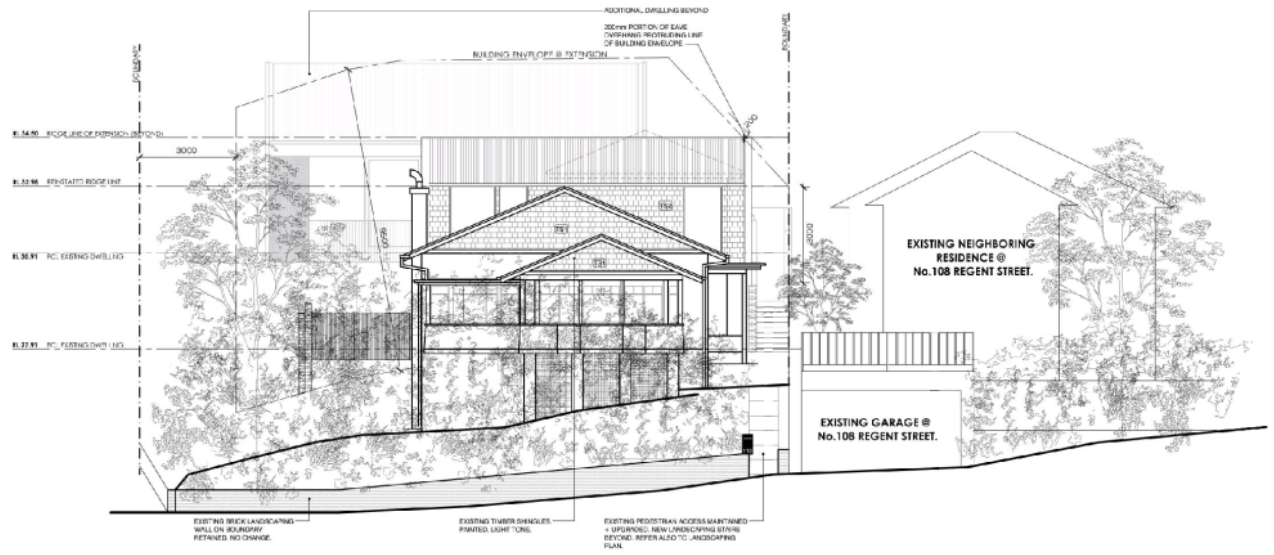
1:100 @ A2 DECEMBER 2019

DRAWING

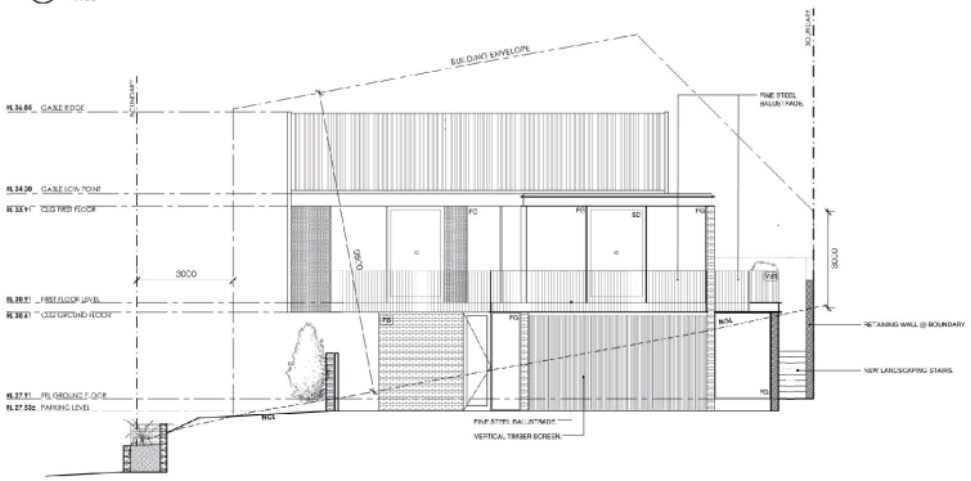
DA ISSUE
09.12.2019

© MGAJ PTY LTD

DA.09




PROPOSED EAST / N-E ELEVATION
1:100




PROPOSED SECTIONAL ELEVATION 1
1:100

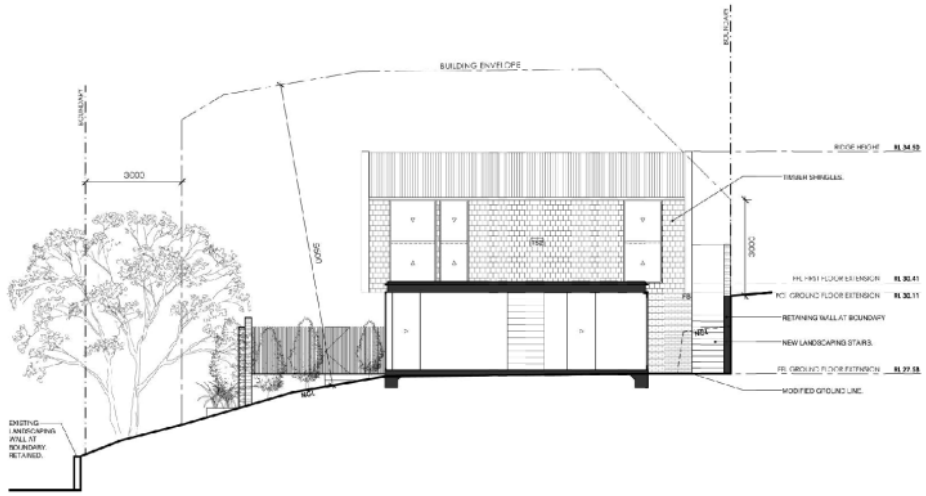
MGARCHITECTURE.INTERIORS
MGAI PTY LTD A.C.N. 609 451 318
14 MOLLE STREET HOBART
TASMANIA AUSTRALIA 7000
T (03) 62 233 446
E info@mgai.com.au
W www.mgai.com.au

PROJECT
ALTERATIONS + ADDITIONS TO EXISTING DWELLING + ADDITIONAL DWELLING
110 REGENT STREET
SANDY BAY TAS

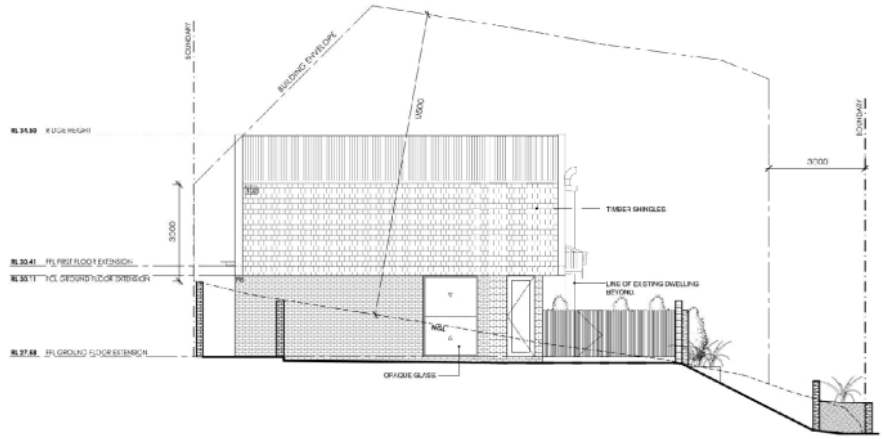
PROPOSED EAST / N-E ELEVATION
PROPOSED SECTIONAL ELEVATION 1

1:100 @ A2 DECEMBER 2019

DRAWING
DA ISSUE
09.12.2019
© MGAI PTY LTD
DA.10




PROPOSED SECTIONAL ELEVATION 2
1:100




PROPOSED SECTIONAL ELEVATION 3
1:100

0 1 2 3 4 metres

MGA

MGARCHITECTURE.INTERIORS
MGAJ PTY LTD A.C.N. 609 451 318
14 MOLLE STREET HOBART
TASMANIA AUSTRALIA 7000
T (03) 62 233 446
E info@mgaj.com.au
W www.mgaj.com.au

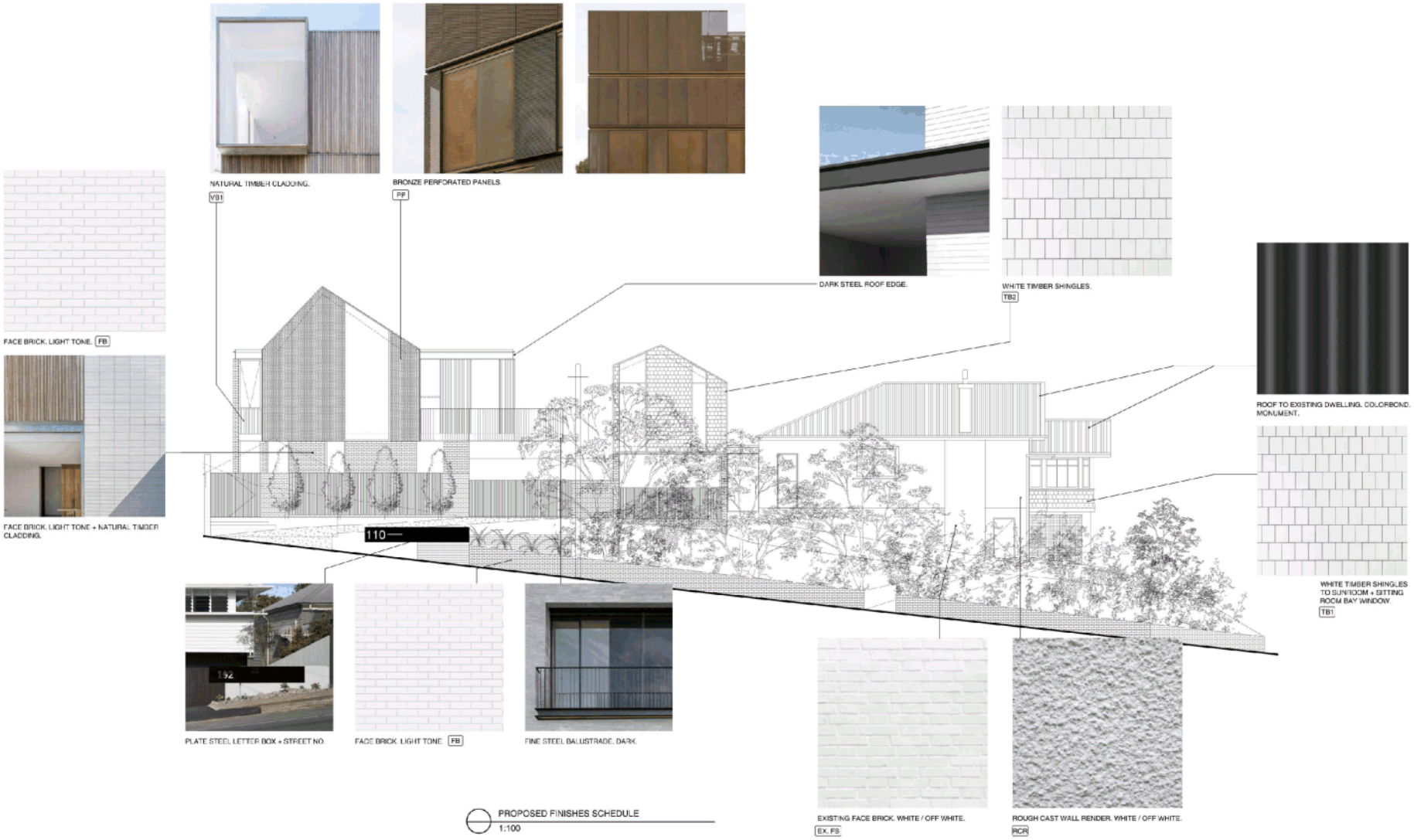
PROJECT
ALTERATIONS + ADDITIONS TO EXISTING DWELLING + ADDITIONAL DWELLING
110 REGENT STREET
SANDY BAY TAS

PROPOSED SECTIONAL ELEVATION 2
PROPOSED SECTIONAL ELEVATION 3

1:100 @ A2 DECEMBER 2019

DRAWING
DA ISSUE
09.12.2019
© MGAJ PTY LTD

DA.11




PROPOSED FINISHES SCHEDULE
1:100

0 1 2 3 4 metres

MGARCHITECTURE.INTERIORS
MGAJ PTY LTD A.C.N. 609 451 318
14 MOLLE STREET HOBART
TASMANIA AUSTRALIA 7000
T (03) 62 233 446
E info@mgaj.com.au
W www.mgaj.com.au

PROJECT
ALTERATIONS + ADDITIONS TO EXISTING DWELLING + ADDITIONAL DWELLING
110 REGENT STREET
SANDY BAY TAS
PROPOSED FINISHES SCHEDULE
1:100 @ A2 DECEMBER 2019

DRAWING
DA ISSUE
05.12.2019
© MGAJ PTY LTD
DA.12




EXISTING SUN SHADING AT 9AM 21ST JUNE AEST




EXISTING SUN SHADING AT 12PM 21ST JUNE AEST




EXISTING SUN SHADING AT 3PM 21ST JUNE AEST




PROPOSED SUN SHADING AT 9AM 21ST JUNE AEST




PROPOSED SUN SHADING AT 12PM 21 JUNE AEST




PROPOSED SUN SHADING AT 3PM 21ST JUNE AEST

0 10 20 30 40

MGA

MGARCHITECTURE.INTERIORS
MGAJ PTY LTD A.C.N. 609 451 318
14 MOLLE STREET HOBART
TASMANIA AUSTRALIA 7000
T (03) 62 233 446
E info@mgaj.com.au
W www.mgaj.com.au

PROJECT
ALTERATIONS + ADDITIONS TO EXISTING DWELLING + ADDITIONAL DWELLING
110 REGENT STREET
SANDY BAY TAS

EXISTING + PROPOSED SUN SHADOW DIAGRAMS 21ST JUNE AEST

1:1000 @ A2 DECEMBER 2019

DRAWING
DA ISSUE
06.12.2019
© MGAJ PTY LTD

DA.13










1. EXISTING IMAGE



2. EXISTING IMAGE



1. PROPOSED ILLUSTRATION



2. PROPOSED ILLUSTRATION

MGARCHITECTURE.INTERIORS

MGAI PTY LTD A.C.N. 609 451 318
14 MOLLE STREET HOBART
TASMANIA AUSTRALIA 7000

T (03) 62 233 446
E info@mgai.com.au
W www.mgai.com.au

PROJECT

ALTERATIONS + ADDITIONS TO EXISTING DWELLING + ADDITIONAL DWELLING
110 REGENT STREET
SANDY BAY TAS

ILLUSTRATIONS: VIEW LOCATION POINTS + VIEW 1

NTS @ A2 DECEMBER 2019

DRAWING

DA ISSUE
09.12.2019

© MGAI PTY LTD

DA.14





3. EXISTING IMAGE





4. EXISTING IMAGE





5. EXISTING IMAGE



3. PROPOSED ILLUSTRATION



4. PROPOSED ILLUSTRATION



5. PROPOSED ILLUSTRATION

MGARCHITECTURE.INTERIORS

MGAI PTY LTD A.C.N. 609 451 318
14 MOLLE STREET HOBART
TASMANIA AUSTRALIA 7000

T (03) 62 233 446
E info@mgai.com.au
W www.mgai.com.au

PROJECT

ALTERATIONS + ADDITIONS TO EXISTING DWELLING + ADDITIONAL DWELLING
110 REGENT STREET
SANDY BAY TAS

ILLUSTRATIONS: VIEW 2 + 3

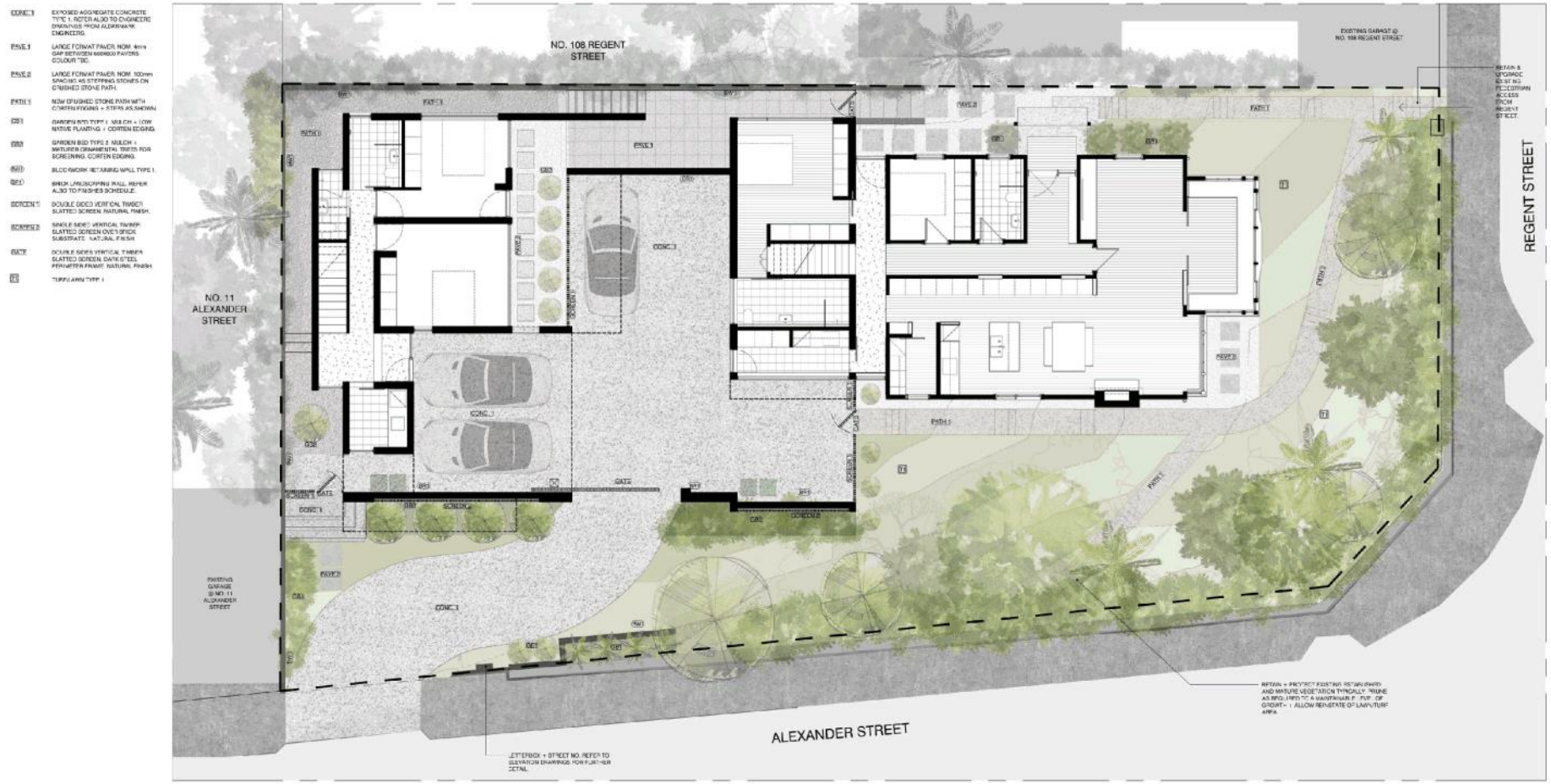
NTS @ A2 DECEMBER 2019

DRAWING

DA ISSUE
09.12.2019

© MGA PTY LTD

DA.15




PROPOSED LANDSCAPING PLAN
1:100

MGARCHITECTURE.INTERIORS
MGAJ PTY LTD A.C.N. 609 451 318
14 MOLLE STREET HOBART
TASMANIA AUSTRALIA 7000
T (03) 62 233 446
E info@mgai.com.au
W www.mgai.com.au

PROJECT
ALTERATIONS + ADDITIONS TO EXISTING DWELLING + ADDITIONAL DWELLING
110 REGENT STREET
SANDY BAY TAS

PROPOSED LANDSCAPING PLAN

1:100 @ A2 DECEMBER 2019

DRAWING
DA ISSUE
06.12.2019
© MGAJ PTY LTD
DA.16



# 110 Regent Street, Sandy Bay

## Revised Supporting Planning Report

12 December 2019

era PLANNING & ENVIRONMENT

**ERA Planning Pty Ltd trading as ERA Planning and Environment**

ABN 67 141 991 004

This document may only be used for the purposes for which it was commissioned and in accordance with the Terms of Engagement for the commission. Unauthorised use of this document in any form whatsoever is prohibited.

**Job Number:** 1718-105

**Document Status**

| Document Version | Date | Author | Reviewer |
|---|---|---|---|
| DRAFT_V1 | 21 September 2019 | Clare Hester | Caroline Lindus |
| DRAFT_V2 | 23 September 2019 | Clare Hester | Client |
| Revised DRAFT | 11 December 2019 | Clare Hester | Client |
| Revised FINAL | 12 December 2019 | Clare Hester | |

# Table of Contents


1 Introduction 1

1.1 Purpose of the Report 1
1.2 Background 1
1.3 The Proposal 1
1.4 Title Details 2

2 Context 3

2.1 The Subject Site 3
2.2 Servicing 4
2.3 Name of Planning Authority 4
2.4 Statutory Controls 4

3 Planning Assessment 5

3.1 Overview 5
3.2 Use Status 5
3.3 Development Standards for Buildings and Works 6
3.3.1 Residential density for multiple dwellings 6
3.3.2 Setbacks and building envelope 6
3.3.3 Site coverage and private open space 6
3.3.4 Sunlight and overshadowing 7
3.3.5 Width of openings for garages and carports 7
3.3.6 Privacy 7
3.3.7 Frontage fences 8
3.3.8 Waste storage for multiple dwellings 8

4 Codes 9

4.1 Landslide Code 9
4.2 Road and Railway Assets Code 9
4.2.1 Clause E5.6.2 Road accesses and junctions 9
4.2.2 Clause E5.6.4 Sight distance at accesses, junctions and level crossings 9
4.3 Parking and Access Code 10
4.4 Stormwater Management Code 11
4.5 Historic Heritage Code 11

5 Conclusion 12

| | | |
|---|---|---|
| Appendix A | Certificate of Title | 13 |
| Appendix B | Plans | 14 |

# 1 Introduction

## 1.1 Purpose of the Report

ERA Planning & Environment (ERA) have been engaged by MGArchitecture.Interiors to provide a supporting planning submission for a multiple dwelling development at 110 Regent Street, Sandy Bay. The proposal includes the renovation and extension of the existing dwelling and development of an additional dwelling and carport.

Enquiries relating to this request can be directed to:

Clare Hester
Senior Planner & Associate
ERA Planning and Environment
Email: clare@eraplanning.com.au
Phone: 03 6105 0443

The certificate of title can be found at Appendix A respectively.

## 1.2 Background

This report and the associated information including the plans are to supersede the previous documentation provided to the City of Hobart on the 24 September 2019.

## 1.3 The Proposal

The site currently contains a four-bedroom residential dwelling. The original residence is a single storey c1920 dwelling in the Inter-War Californian Bungalow style that faces Regent Street. It includes a later c1970s two-storey extension to the rear of the original dwelling. There is an existing masonry double garage located in the south western corner of the property fronting Alexander Street.

The proposal consists of the following key parts:

- The renovation and extension of the existing residential dwelling. This would include the demolition of the two-storey c1970s house extension at the rear of the original house (which includes a bedroom; first-floor family room; and existing lean-to porch) and replacement with a modern two-storey extension with 2 bedrooms; 2 bathrooms; a study and laundry. The works would include the demolition of the modified roofline of the main residence in order to reinstate the original roofline apex in keeping with the original character of the dwelling. The proposal includes the demolition of internal walls, fixtures and fittings to modify the internal layout of the original house to a contemporary standard.
- The development of a new three bedroom, two-storey dwelling at the western end of the site at the rear of the original dwelling. The proposed layout includes 2 bedrooms; a bathroom and laundry on the ground floor with a double carport; an open plan kitchen and lounge on the first floor with a bedroom and ensuite. Balconies and private open space would be provided on both levels.
- Due to the slope of the land the excavation depth of over 2m on the northern boundary, the proposed dwelling and proposed extension to the existing dwelling will have a finished floor level on the first floor at approximately natural ground level on the northern boundary and southwestern boundary.
- The demolition of the existing two door garage and the development of a new driveway access from Alexander Street; a vehicle turning area, as well as a third parking space to service the existing dwelling.

A full set of plans for the proposal is available at Appendix B.

### 1.4 Title Details

| Address | Owner(s) | Title Reference | Land Area |
|---|---|---|---|
| 110 Regent Street | Mohd Effendi Bin Norwawi and Tiara Jacquelina Eu Effendi | 55178/224 | 853m$^2$ |

# 2 Context

## 2.1 The Subject Site

The subject site is in the Inner Residential Zone. It is located on a corner lot adjacent to the roundabout between Alexander Street and Regent Street/Churchill Avenue. It has residential dwellings to its north, west and east and University of Tasmania campus buildings to its south-east diagonally opposite on Alexander Street.

The site is in the Golf Links Estate Heritage Precinct (SB6). The estate was established in the 1920s and 1930s and contains examples of Edwardian cottages and Californian Bungalow styled housing. The precinct is identified in the interim planning scheme as the best such group of c1920-1930s houses in Hobart.




***Figure 1: Aerial image showing the subject site. Source: www.thelist.tas.gov.au***



*Image 1: Frontage of the dwelling facing Regent Street (Source: Google images)*

### 2.2 Servicing

The subject site has full reticulated services.

### 2.3 Name of Planning Authority

The Planning Authority is the City of Hobart.

### 2.4 Statutory Controls

The site is subject to the provisions of the *Hobart Interim Planning Scheme 2015* (interim planning scheme).

# 3 Planning Assessment

## 3.1 Overview

The subject site is in the Inner Residential Zone under the *Hobart Interim Planning Scheme 2015* (the interim planning scheme) as depicted in Figure 2. It shares property boundaries with residential dwellings to its north and west (also zoned Inner Residential). Regent Street to its east is in the Utilities Zone. The University of Tasmania campus on the opposite side of Alexander Street to the south-east is zoned Particular Purpose (refer Figure 2).




***Figure 2: Zoning plan with legend. Source: www.thelist.tas.gov.au***

The site is subject to a Landslide Hazard Area overlay. It is also located in the Golf Links Estate Heritage Precinct (SB6) under the interim planning scheme.

The subject site is also subject to the following codes:

- E3.0: Landslide Code
- E5.0: Road and Railway Assets Code
- E6.0 Parking and Access Code
- E7.0 Stormwater Management Code
- E13.0 Historic Heritage Code.

## 3.2 Use Status

The residential use for multiple dwellings is a permitted use in the Inner Residential Zone pursuant to Table 11.2 of the interim planning scheme.

There are no applicable use standards.

### 3.3 Development Standards for Buildings and Works

#### 3.3.1 Residential density for multiple dwellings

The proposed development does not comply with acceptable solution A1 of 11.4.1:

*Multiple dwellings must have a site area per dwelling of not less than 200m$^2$ and not more than 400m$^2$.*

The site is 805m$^2$; the proposal therefore requires assessment against the corresponding performance criteria.

*P1*

*Site area per dwelling may be:*

*(a) less than 200m2 if any of the following applies:*

N/A;

*(b) more than 400m2 if any of the following applies:*

*(i) site constraints preclude development at a higher density;*

*(ii) the development is designed or located to make provision for future development with a site area per dwelling of 400m2 or less.*

The proposal is within the Heritage Area Golf Links Estate Heritage Precinct (SB6) under the interim planning scheme, which provides a significant constraint as to the extent of any new built form on the site as well as the extent to which the existing building form can be modified or removed and therefore effectively precludes development at a higher density due to the potential of the historic cultural heritage characteristics of the site and the area more generally being compromised.

The proposal meets the requirements of 11.4.1 P1.

#### 3.3.2 Setbacks and building envelope

The proposal complies with acceptable solution A1 of Clause 11.4.2. The frontage setback of the main dwelling from Regent Street will remain unchanged by the renovations. The proposed new dwelling will have a setback greater than 3m from Alexander Street.

The proposal complies with acceptable solution A2 of Clause 11.4.2. The proposed carport exceeds the minimum setback of 4m.

The proposal fits within the building envelope identified under A3 of Clause 11.4.2.

#### 3.3.3 Site coverage and private open space

The proposal complies with acceptable solution A1 of Clause 11.4.3. Site coverage is 28.3% less than the permitted, 50% and 36.5% of the site is free from impervious surfaces (greater than the permitted 25%) with each dwelling having a total area of private open space exceeding 50m$^2$ (including balconies).

The main residence and proposed dwelling do not comply with A2 (private open space) and therefore must be assessed against 11.4.3 P2:

*A dwelling must have private open space that:*

*(a) includes an area that is capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play that is*:

*(i) conveniently located in relation to a living area of the dwelling; and*

*(ii) orientated to take advantage of sunlight;*

*unless the projected requirements of the occupants are considered to be satisfied by communal open space or public open space in close proximity.*

*Existing Dwelling*

The private open space for the existing dwelling is extensive; however, given the location of the dwelling on the site, the slope of the land and the lot being a corner site, the private open space is located between the dwelling and street and is not directly accessible from the living area. The extensive private open space is elevated from the street with the established vegetation providing screening. The area on the Regent Street elevation has good solar access. The private open space associated with the existing dwelling can serve as an extension of the dwelling for outdoor relaxation and children's play and is considered to meet the requirements of clause 11.4.3 P2.

*Proposed Dwelling*

The proposed new dwelling incorporates multiple areas of private open space, including a garden court at ground level and two balconies at first floor level (12.4m$^2$ and 27.5m$^2$). The balconies at first floor level act as extensions to the kitchen and living area that are conveniently located and provide ample area for outdoor relaxation and dining to meet the needs of the occupants, noting that part of the balcony on the north east elevation extends from a bedroom. The balconies are north and east facing to take advantage of direct sunlight. The ground courtyard provides opportunity for a clothesline and/or children's play.

The private open space associated with the proposed dwelling can serve as an extension of the dwelling for outdoor relaxation, outdoor dining and children's play and is considered to meet the requirements of clause 11.4.3 P2.

### 3.3.4 Sunlight and overshadowing

The proposal complies with acceptable solutions A1, A2 and A3 of Clause 11.4.4. Both dwellings have at least one habitable room (other than a bedroom) in which there is a window that faces between 30 degrees west and 30 degrees east of north. The existing dwelling has a sunroom and the proposed dwelling includes the lounge/kitchen area. There are no multiple dwellings located to the north of a window of a habitable room or private open space of another dwelling.

### 3.3.5 Width of openings for garages and carports

The proposed carport is not within 12m of a primary frontage; the proposal complies with A1 of Clause 11.4.5.

### 3.3.6 Privacy

The excavation proposed results in the balcony and living room windows of the extension and new dwelling on the north/northwest elevation and the west/south west being less than 1m above natural ground level. The proposal complies with acceptable solutions A1, A2 and A3 of Clause 11.4.6[1].

[1] It is noted that a habitable room excludes a stair and bathroom.

### 3.3.7 Frontage fences

The proposal will retain the existing brick retaining wall frontage fences. An additional fence and gate are proposed for the new dwelling which will be set back over 3m from the frontage to Alexander Street (refer attached plans). The proposal does include however a free-standing wall that is solid and is greater than 1.2m in height and therefore requires assessment against 11.4.7 P1:

> *A fence (including free-standing walls) within 3m of a frontage must allow for mutual passive surveillance between the road and the dwelling (particularly on primary frontages), and maintain or enhance the streetscape.*

As identified the proposal will retain the existing brick retaining wall as the primary frontage fence, with the proposed fence being primarily to provide visual interest to the vehicular entrance to the site. The fence is less than 10m in length which is approximately 25% of the Alexander Street frontage and includes the opportunity for landscaping in front of approximately 4.5m of the fence. The height of the fence sits well below the height of the finished floor level of the living area of the proposed dwelling. The fence which includes a black steel letterbox with street number, is considered to allow for passive surveillance whilst maintaining the streetscape. The proposal complies with clause 11.4.7 P1.

### 3.3.8 Waste storage for multiple dwellings

Locations for waste bins are provided separately for both dwellings in an area behind the proposed fence off Alexander Street. The proposal complies with acceptable solution A1 of Clause 11.4.8 as per the attached plans.

# 4 Codes

The following assessment has been made against the applicable codes.

## 4.1 Landslide Code

The entire site is located in a Landslide Hazard Area in an area rated Low Hazard. There are no hazardous or vulnerable uses proposed for the site so the Use Standards (E3.6) are not applicable. Buildings within a Low Landslide Hazard Area are exempt pursuant to Clause E3.4(c), therefore the proposal does not require assessment against the code.

## 4.2 Road and Railway Assets Code

As per E5.2.1, the Road and Railway Assets Code (E5.0) is applicable to this development as the Code applies to use or development of land:

*(a) that will require a new vehicle crossing, junction or level crossing*

The development meets the applicable Use Standards under E5.5.

Assessment against relevant provisions of the Development Standards (E5.6) is provided below.

### 4.2.1 Clause E5.6.2 Road accesses and junctions

| Acceptable Solutions | Response |
|---|---|
| *A1*<br>*No new access or junction to roads in an area subject to a speed limit of more than 60km/h.* | Not applicable. |
| *A2*<br>*No more than one access providing both entry and exit, or two accesses providing separate entry and exit, to roads in an area subject to a speed limit of 60km/h or less.* | There is only one access point providing both entry and exit proposed for the development off Alexander Street. This complies with A2. |

### 4.2.2 Clause E5.6.4 Sight distance at accesses, junctions and level crossings

| Acceptable Solutions | Response |
|---|---|
| *A1*<br>*Sight distances at:*<br>*(a) an access or junction must comply with the Safe Intersection Sight Distance shown in Table E5.1; and* | The proposal will include a driveway access located approximately 37m from the intersection (roundabout) between Regent and Alexander Streets. This is less than the Safe Intersection Sight Distance of 80m specified in Table E5.1 for speed limits 60km/hr or less, therefore an assessment against performance criteria P1 is required. |

| | |
|---|---|
| *(b) rail level crossings must comply with AS1742.7 Manual of uniform traffic control devices - Railway crossings, Standards Association of Australia.* | |

*P1*

*The design, layout and location of an access, junction or rail level crossing must provide adequate sight distances to ensure the safe movement of vehicles, having regard to:*

*(a) the nature and frequency of the traffic generated by the use;*

*(b) the frequency of use of the road or rail network;*

*(c) any alternative access;*

*(d) the need for the access, junction or level crossing;*

*(e) any traffic impact assessment;*

*(f) any measures to improve or maintain sight distance; and*

*(g) any written advice received from the road or rail authority.*

*Planning Response:*

The proposed driveway will be in the same location as the existing garage for the residence (at the furthest possible location from the intersection). The driveway will allow vehicles to exit the property in a forward-direction into Alexander Street which will result in improved sight lines than the current garage access (where vehicles are required to reverse onto the street). The location of the driveway combined with the low speed environment of the area results in adequate sight lines to the street before exiting.

Cars approaching the property will have the same level of visibility of cars entering and exiting the property than they do currently with the existing garage.

It is considered that that the development satisfies P1.

### 4.3 Parking and Access Code

The Parking and Access Code applies to all use and development. The development includes three parking places accommodated by a new carport and a vehicle turning area. This is less than the number of car parking spaces required under Table E6.1 for multiple dwellings containing 2 or more bedrooms of: 2 spaces per dwelling plus 1 dedicated visitor parking space.

The use therefore requires assessments against performance criteria P1 of E6.6.1:

*The number of on-site car parking spaces must be sufficient to meet the reasonable needs of users, having regard to all of the following:*

*(a) car parking demand;*

*(b) the availability of on-street and public car parking in the locality;*

*(c) the availability and frequency of public transport within a 400m walking distance of the site;*

*(d) the availability and likely use of other modes of transport;*

*(e) the availability and suitability of alternative arrangements for car parking provision;*

*(f) any reduction in car parking demand due to the sharing of car parking spaces by multiple uses, either because of variation of car parking demand over time or because of efficiencies gained from the consolidation of shared car parking spaces;*

*(g) any car parking deficiency or surplus associated with the existing use of the land;*

*(h) any credit which should be allowed for a car parking demand deemed to have been provided in association with a use which existed before the change of parking requirement, except in the case of substantial redevelopment of a site;*

*(i) the appropriateness of a financial contribution in lieu of parking towards the cost of parking facilities or other transport facilities, where such facilities exist or are planned in the vicinity;*

*(j) any verified prior payment of a financial contribution in lieu of parking for the land;*

*(k) any relevant parking plan for the area adopted by Council;*

*(l) the impact on the historic cultural heritage significance of the site if subject to the Local Heritage Code;*

*(m) whether the provision of the parking would result in the loss, directly or indirectly, of one or more significant trees listed in the Significant Trees Code.*

The proposal includes three car parking spaces. The site is within 50m of a bus stop along Regent Street and is within proximity to shops, services and community infrastructure within Sandy Bay. This includes being less than 800m from the commercial area of Sandy Bay as well as within 500m from the new Hill Street Grocer in Sandy Bay (and doctors' surgery) and outdoor spaces associated with the UTAS campus. The proposal provides for high quality inner-city living, with the three parking spaces to adequately meet the reasonable needs of users and satisfy the requirements of P1.

### 4.4 Stormwater Management Code

The proposal will connect to the public stormwater infrastructure; the proposal complies with the Stormwater Management Code.

### 4.5 Historic Heritage Code

The property is in the Golf Links Estate Heritage Precinct (SB6). The property therefore requires assessment against E13.8.1 and E13.8.2.

The works to the existing dwelling and the proposed dwelling are considered to be consistent with the requirements of Historic Heritage Code:

- the existing building's contribution to the precinct is being enhanced through the reconstruction of the original roof form and the demolition of the unsympathetic, c1970s extension at the rear;
- the design of the addition and extension to the principal dwelling has been informed by the historic character of the precinct and therefore will not result in detriment to the historic cultural heritage significance of the site or area more generally; and
- the gable roofed design of the proposed additional dwelling is consistent with and sympathetic to the character of the precinct and will not detract from the historic cultural heritage values of the area.

# 5 Conclusion

The proposal includes the renovation and extension of the existing residential dwelling, including the demolition of the existing c1970s house extension; the development of a new two-storey dwelling; the demolition of the existing garage and landscaping; and the development of new driveway, vehicle turning area and double carport. The area between the two dwellings will include an outdoor courtyard, parking and private open spaces.

In addition to the discretions triggered under the Heritage and Parking Codes, the proposal relies upon the following performance criteria:

- Clause 11.4.1 P1
- Clause 11.4.3 P2
- Clause 11.4.7 P1

The proposal has been assessed against the corresponding performance criteria and is considered to:

- complement and improve the character of the main residence through the replacement of the c1970s extension with a modern extension that better complements the heritage character of the original residence, Regent Street and the precinct
- provide for adequate parking on the site given its proximity to shops, services and public transport; and
- provide for adequate private open space to meet the projected needs of the residents.

The proposal is considered to meet the requirements of the *Hobart Interim Planning Scheme 2015* and is recommended for approval.

# Appendix A Certificate of Title

# Appendix B Plans

183 Macquarie Street, Hobart
T: 6105 0443
E: enquiries@eraplanning.com.au
W: www.eraplanning.com.au

# RESULT OF SEARCH

RECORDER OF TITLES

*Issued Pursuant to the Land Titles Act 1980*

Tasmanian Government

SEARCH OF TORRENS TITLE

| VOLUME | FOLIO |
|---|---|
| 55178 | 224 |
| EDITION | DATE OF ISSUE |
| 3 | 05-May-2017 |

SEARCH DATE : 15-Sep-2019
SEARCH TIME : 10.06 AM

## DESCRIPTION OF LAND

City of HOBART
Lot 224 on Plan 55178 (formerly being P767)
Derivation : Part of 65A-2R-0Ps. Gtd. to D. Lord.
Prior CT 2874/69

## SCHEDULE 1

M624963 TRANSFER to TIARA JACQUELINA EU EFFENDI and MOHD EFFENDI BIN NORWAWI Registered 05-May-2017 at 12.01 PM

## SCHEDULE 2

Reservations and conditions in the Crown Grant if any
M753527 CAVEAT by Jonathon Charles Root, Commissioner of State Revenue Registered 05-Apr-2019 at noon

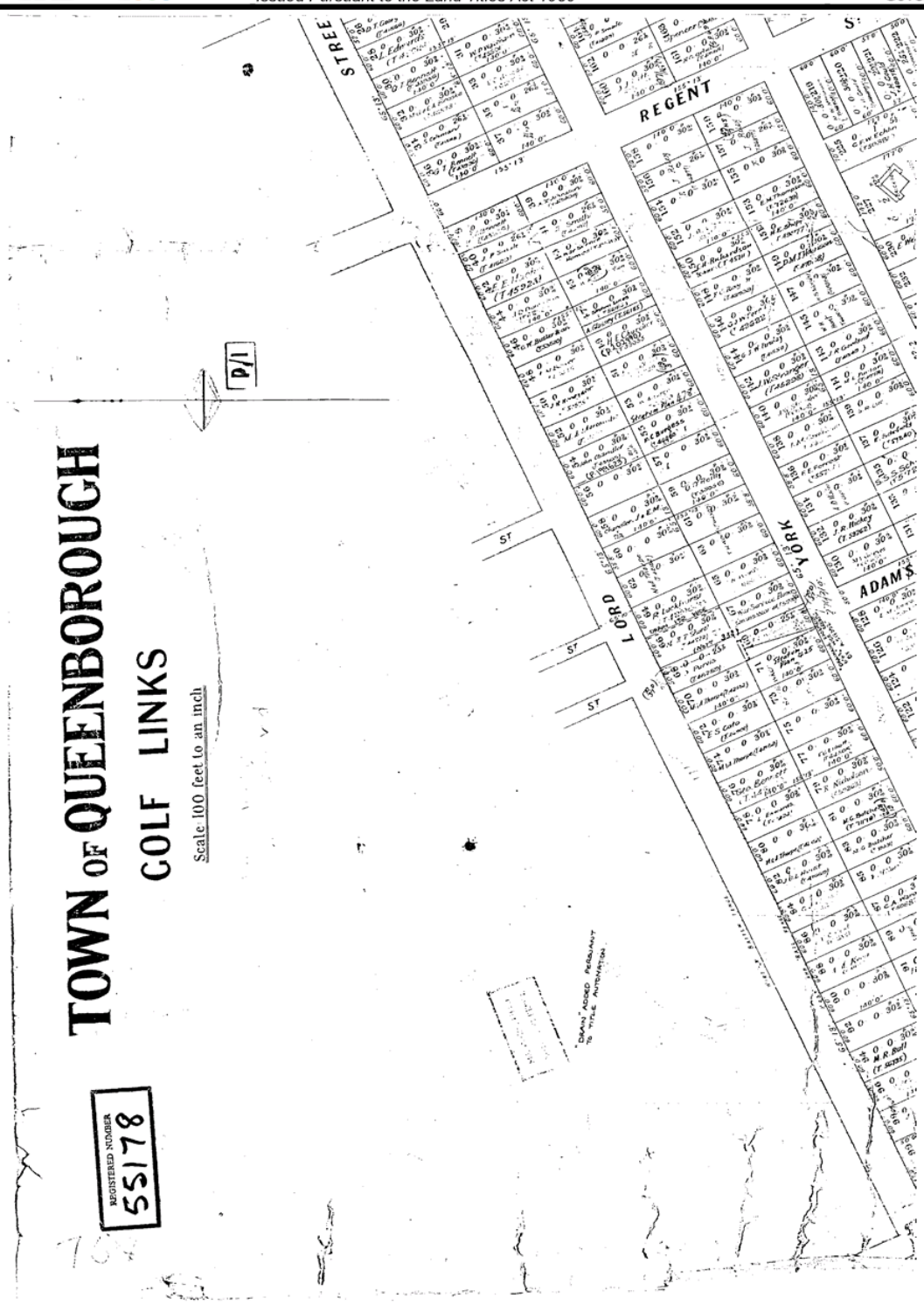
## UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

# FOLIO PLAN

RECORDER OF TITLES

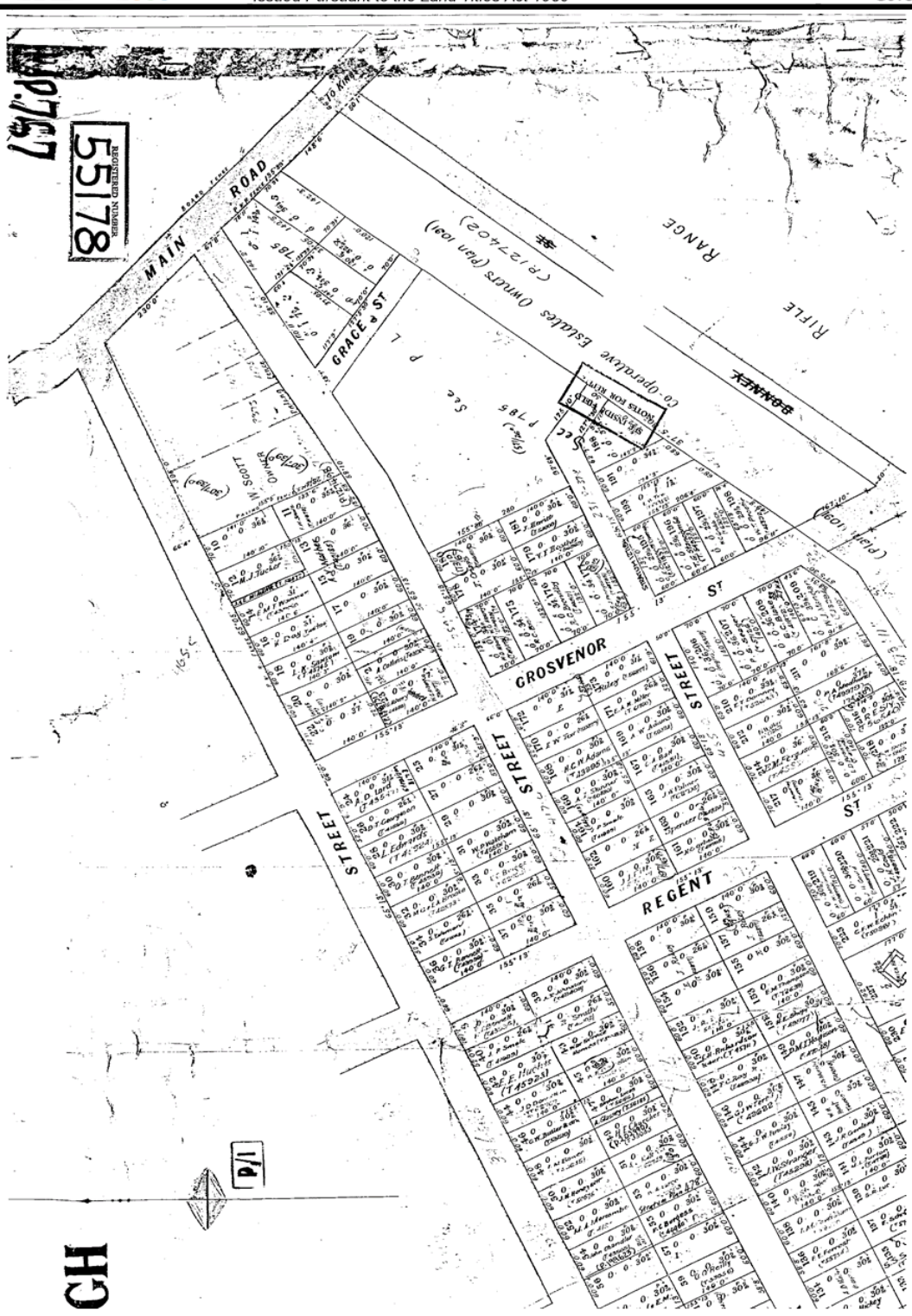
*Issued Pursuant to the Land Titles Act 1980*



# FOLIO PLAN

RECORDER OF TITLES

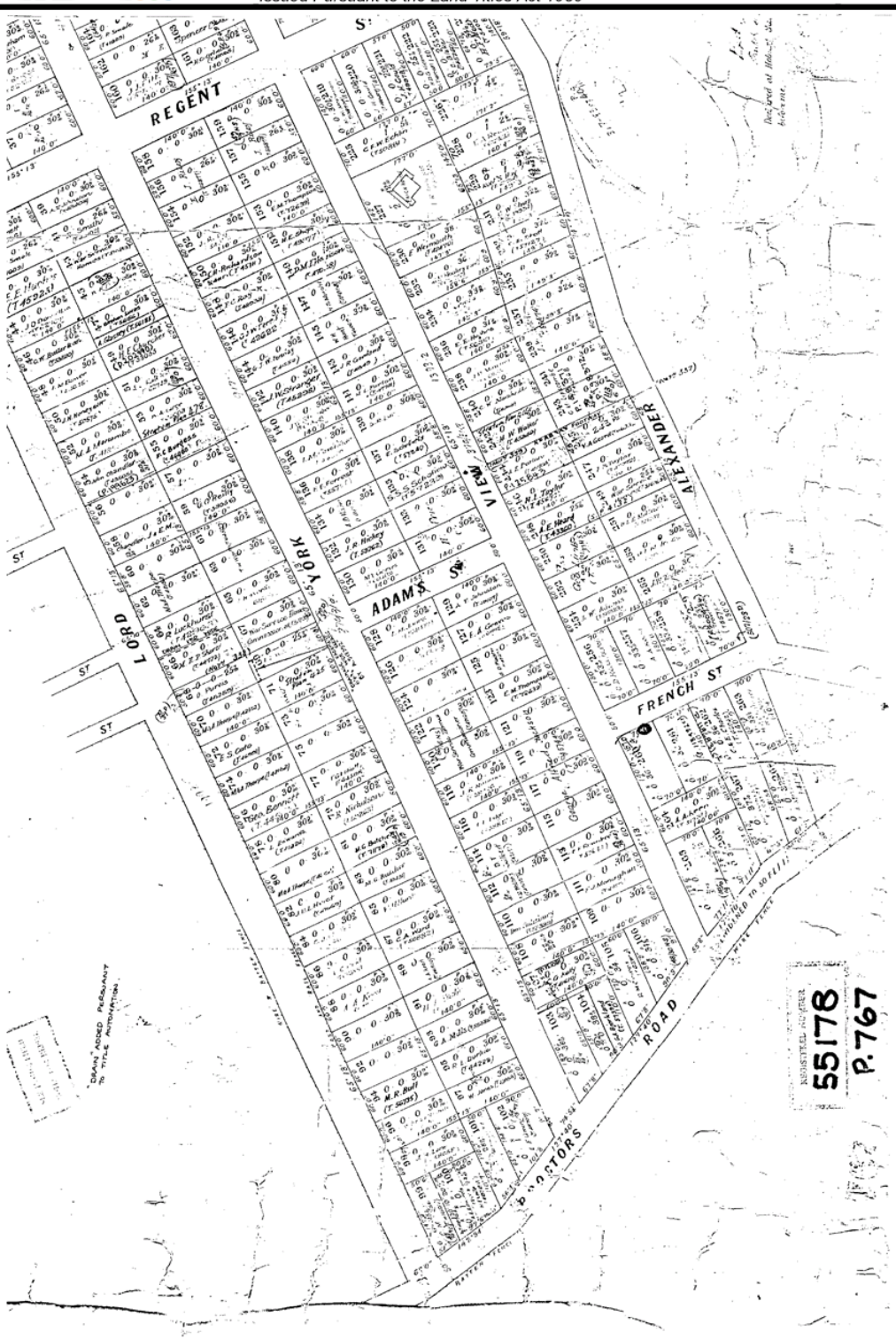
*Issued Pursuant to the Land Titles Act 1980*



# FOLIO PLAN

RECORDER OF TITLES

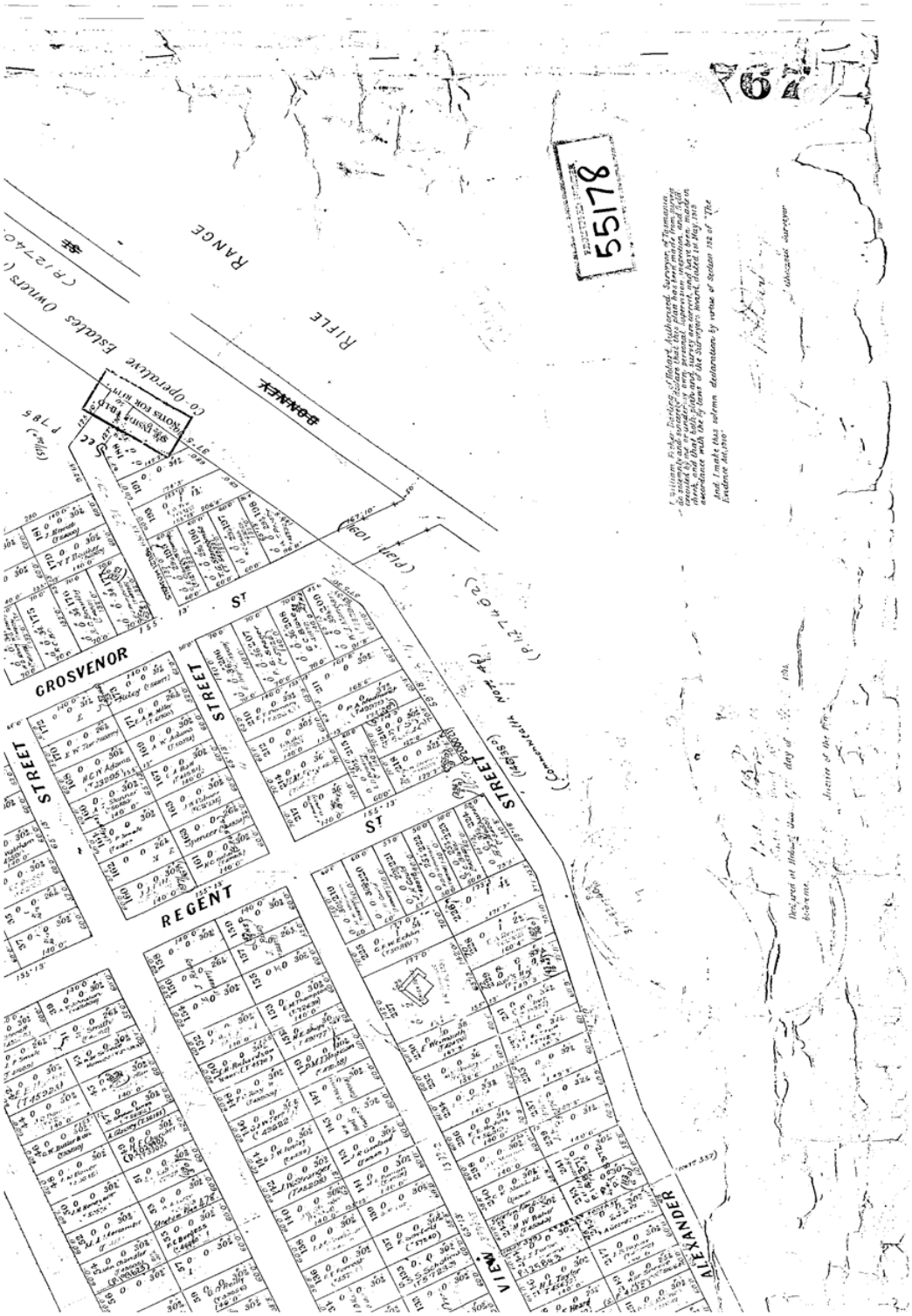
*Issued Pursuant to the Land Titles Act 1980*



# FOLIO PLAN

RECORDER OF TITLES

*Issued Pursuant to the Land Titles Act 1980*



# CIVIL DRAWINGS

ALTERATIONS + ADDITIONS TO EXISTING
DWELLING + ADDITIONAL DWELLING
110 REGENT STREET,
SANDY BAY, TASMANIA 7005

| SHEET | DRAWING | ISSUE | DATE |
|---|---|---|---|
| C0.01 | INDEX, NOTES AND OVERALL PLAN | C | 05/12/2019 |
| C1.01 | DETAIL SITE PLAN | C | 05/12/2019 |
| C1.02 | WATER AND SEWER PLAN | C | 05/12/2019 |
| C1.03 | DESIGN LEVELS AND GRADING PLAN | C | 05/12/2019 |
| C1.04 | TURNPATHS | C | 05/12/2019 |

THIS DRAWING MUST ONLY BE DISTRIBUTED IN FULL COLOUR. ALDANMARK CONSULTING ENGINEERS ACCEPTS NO LIABILITY ARISING FROM FAILURE TO COMPLY WITH THIS REQUIREMENT




OVERALL PLAN
SCALE 1:250 (A1)

HALF SCALE PRINT

DIAL BEFORE YOU DIG

PLANNING APPROVAL ONLY
NOT FOR CONSTRUCTION

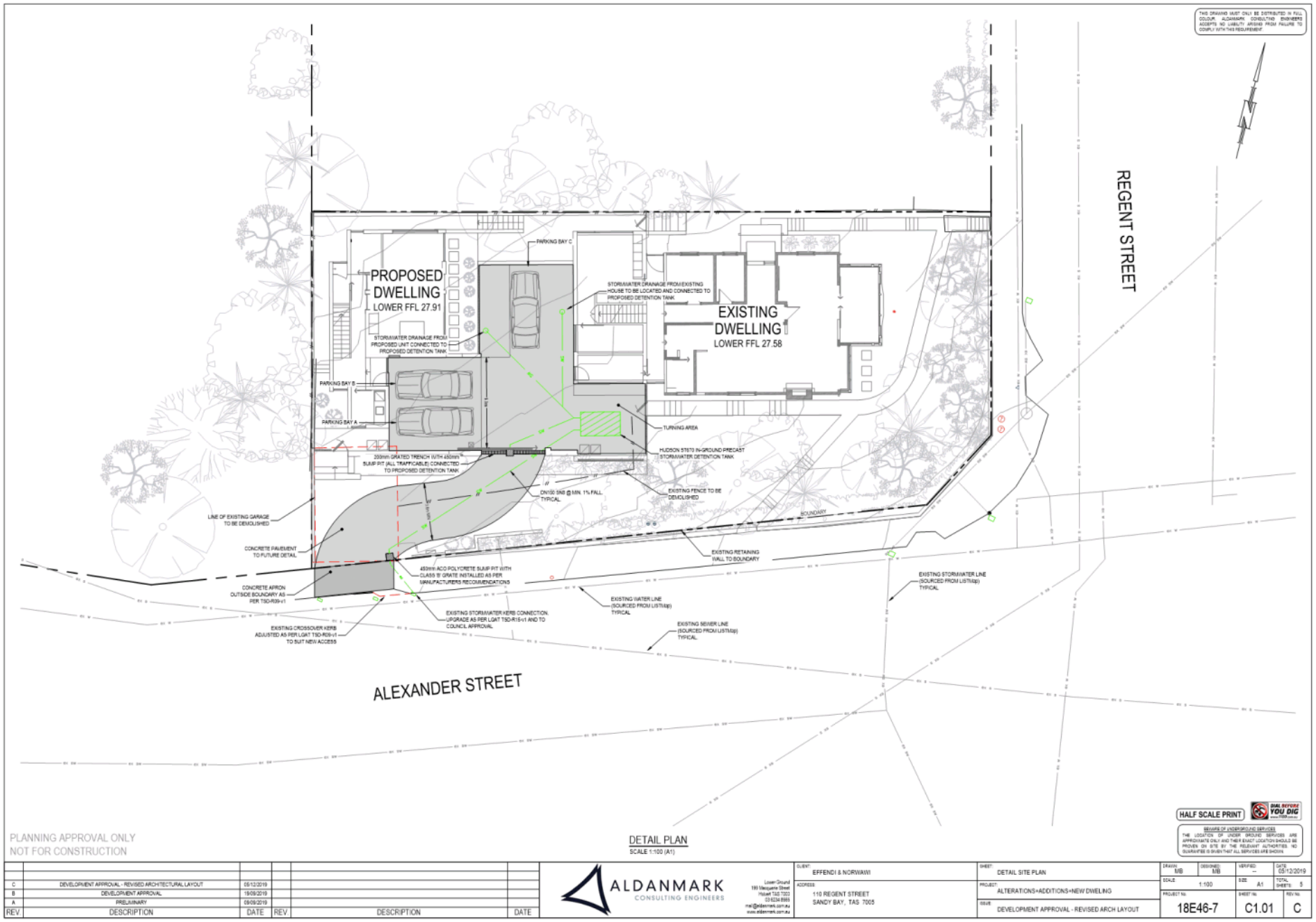
| REV | DESCRIPTION | DATE | REV | DESCRIPTION | DATE |
|---|---|---|---|---|---|
| C | DEVELOPMENT APPROVAL - REVISED ARCHITECTURAL LAYOUT | 05/12/2019 | | | |
| B | DEVELOPMENT APPROVAL | 19/09/2019 | | | |
| A | PRELIMINARY | 09/09/2019 | | | |

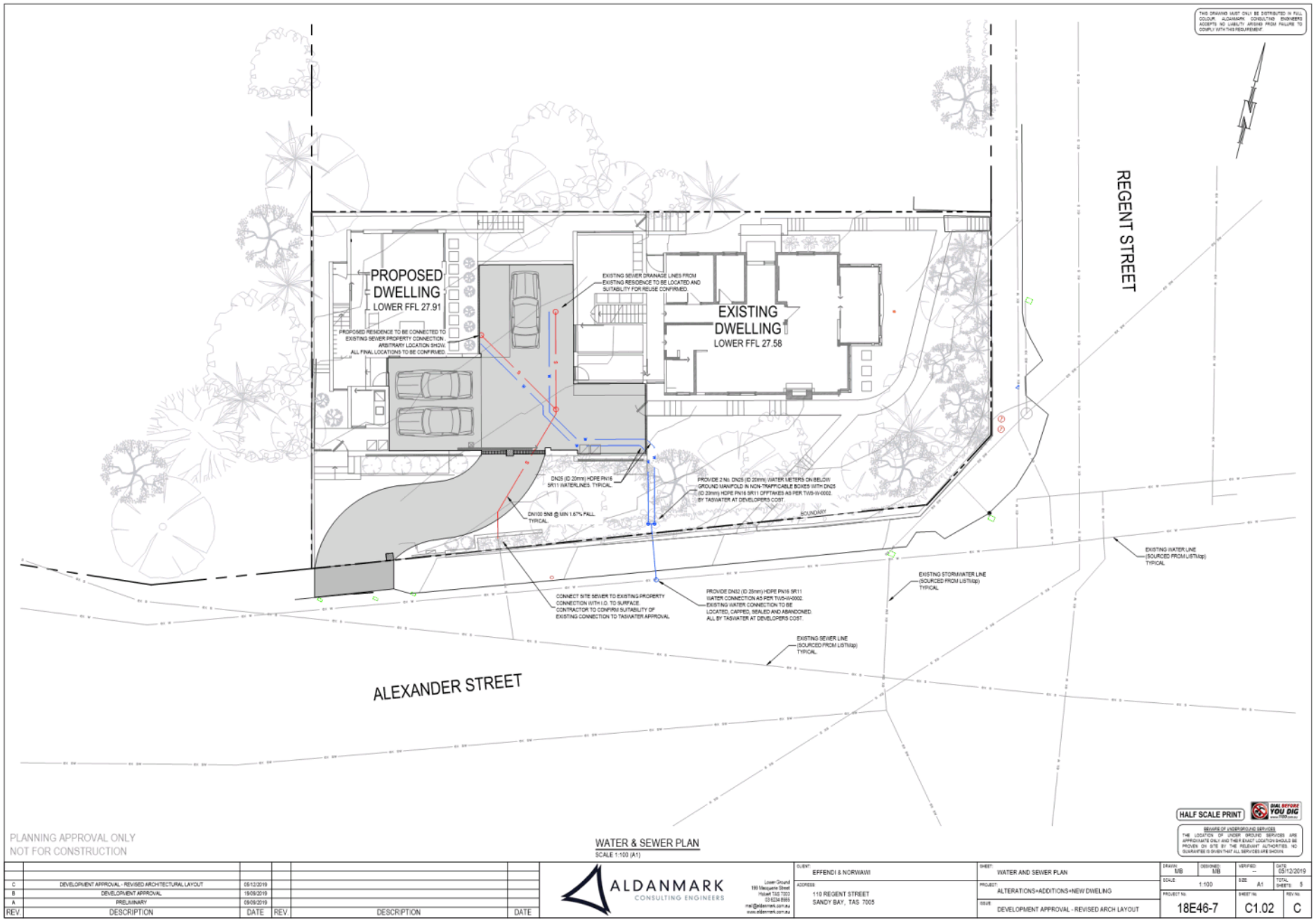
ALDANMARK CONSULTING ENGINEERS

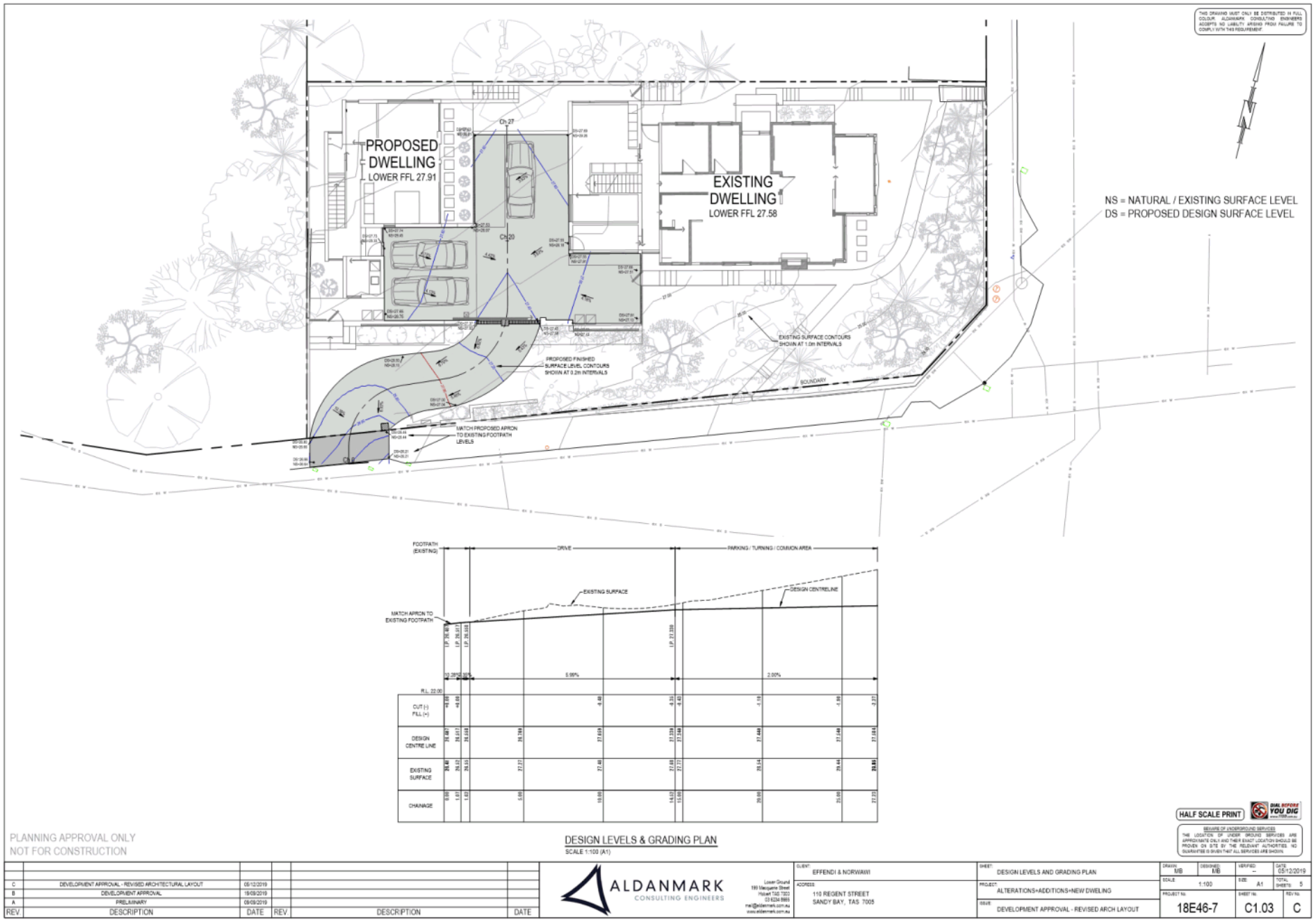
Lower Ground
160 Macquarie Street
Hobart TAS 7000
03 6234 8683
mail@aldanmark.com.au
www.aldanmark.com.au

CLIENT: EFFENDI & NORWAWI
ADDRESS: 110 REGENT STREET, SANDY BAY, TAS 7005
SHEET: INDEX, NOTES AND OVERALL PLAN
PROJECT: ALTERATIONS+ADDITIONS+NEW DWELING
ISSUE: DEVELOPMENT APPROVAL - REVISED ARCH LAYOUT

| DRAWN | DESIGNED | VERIFIED | DATE |
|---|---|---|---|
| MB | MB | -- | 05/12/2019 |
| SCALE | | SIZE | TOTAL SHEETS |
| 1:250 | | A1 | 5 |
| PROJECT No. | | SHEET No. | REV No. |
| 18E46-7 | | C0.01 | C |


PROPOSED DWELLING
LOWER FFL 27.91
EXISTING DWELLING
LOWER FFL 27.58
REGENT STREET
ALEXANDER STREET
PARKING BAY C
PARKING BAY B
PARKING BAY A
STORMWATER DRAINAGE FROM EXISTING HOUSE TO BE LOCATED AND CONNECTED TO PROPOSED DETENTION TANK
STORMWATER DRAINAGE FROM PROPOSED UNIT CONNECTED TO PROPOSED DETENTION TANK
TURNING AREA
HUDSON ST870 IN-GROUND PRECAST STORMWATER DETENTION TANK
250mm GRATED TRENCH WITH 450mm SUMP PIT (ALL TRAFFICABLE) CONNECTED TO PROPOSED DETENTION TANK
DN150 SN8 @ MIN. 1% FALL TYPICAL
EXISTING FENCE TO BE DEMOLISHED
BOUNDARY
LINE OF EXISTING GARAGE TO BE DEMOLISHED
CONCRETE PAVEMENT TO FUTURE DETAIL
EXISTING RETAINING WALL TO BOUNDARY
450mm ACO POLYCRETE SUMP PIT WITH CLASS 'B' GRATE INSTALLED AS PER MANUFACTURERS RECOMMENDATIONS
CONCRETE APRON OUTSIDE BOUNDARY AS PER TSD-R09-v1
EXISTING STORMWATER KERB CONNECTION. UPGRADE AS PER LGAT TSD-R15-v1 AND TO COUNCIL APPROVAL
EXISTING WATER LINE (SOURCED FROM LISTMap) TYPICAL
EXISTING SEWER LINE (SOURCED FROM LISTMap) TYPICAL
EXISTING STORMWATER LINE (SOURCED FROM LISTMap) TYPICAL
EXISTING CROSSOVER KERB ADJUSTED AS PER LGAT TSD-R09-v1 TO SUIT NEW ACCESS
THIS DRAWING MUST ONLY BE DISTRIBUTED IN FULL COLOUR. ALDANMARK CONSULTING ENGINEERS ACCEPTS NO LIABILITY ARISING FROM FAILURE TO COMPLY WITH THIS REQUIREMENT
HALF SCALE PRINT
DIAL BEFORE YOU DIG
PLANNING APPROVAL ONLY
NOT FOR CONSTRUCTION
DETAIL PLAN
SCALE 1:100 (A1)
C DEVELOPMENT APPROVAL - REVISED ARCHITECTURAL LAYOUT 05/12/2019
B DEVELOPMENT APPROVAL 19/09/2019
A PRELIMINARY 09/09/2019
REV DESCRIPTION DATE
ALDANMARK CONSULTING ENGINEERS
Lower Ground 160 Macquarie Street Hobart TAS 7000 03 6234 8669 mail@aldanmark.com.au www.aldanmark.com.au
CLIENT: EFFENDI & NORWAWI
ADDRESS: 110 REGENT STREET SANDY BAY, TAS 7005
SHEET: DETAIL SITE PLAN
PROJECT: ALTERATIONS+ADDITIONS+NEW DWELLING
ISSUE: DEVELOPMENT APPROVAL - REVISED ARCH LAYOUT
DRAWN: MB
DESIGNED: MB
VERIFIED: --
DATE: 05/12/2019
SCALE: 1:100
SIZE: A1
TOTAL SHEETS: 5
PROJECT No: 18E46-7
SHEET No: C1.01
REV No: C


PROPOSED DWELLING
LOWER FFL 27.91
EXISTING DWELLING
LOWER FFL 27.58
REGENT STREET
ALEXANDER STREET
EXISTING SEWER DRAINAGE LINES FROM EXISTING RESIDENCE TO BE LOCATED AND SUITABILITY FOR REUSE CONFIRMED.
PROPOSED RESIDENCE TO BE CONNECTED TO EXISTING SEWER PROPERTY CONNECTION. ARBITRARY LOCATION SHOWN. ALL FINAL LOCATIONS TO BE CONFIRMED.
DN25 (ID 20mm) HDPE PN16 SR11 WATERLINES. TYPICAL.
PROVIDE 2 No. DN25 (ID 20mm) WATER METERS ON BELOW GROUND MANIFOLD IN NON-TRAFFICABLE BOXES (WITH DN25 (ID 20mm) HDPE PN16 SR11 OFFTAKES AS PER TWS-W-0002. BY TASWATER AT DEVELOPERS COST.
DN100 SN8 @ MIN 1.67% FALL. TYPICAL.
BOUNDARY
EXISTING WATER LINE (SOURCED FROM LISTMap) TYPICAL
EXISTING STORMWATER LINE (SOURCED FROM LISTMap) TYPICAL
CONNECT SITE SEWER TO EXISTING PROPERTY CONNECTION WITH I.O. TO SURFACE. CONTRACTOR TO CONFIRM SUITABILITY OF EXISTING CONNECTION TO TASWATER APPROVAL
PROVIDE DN32 (ID 25mm) HDPE PN16 SR11 WATER CONNECTION AS PER TWS-W-0002. EXISTING WATER CONNECTION TO BE LOCATED, CAPPED, SEALED AND ABANDONED. ALL BY TASWATER AT DEVELOPERS COST.
EXISTING SEWER LINE (SOURCED FROM LISTMap) TYPICAL
THIS DRAWING MUST ONLY BE DISTRIBUTED IN FULL COLOUR. ALDANMARK CONSULTING ENGINEERS ACCEPTS NO LIABILITY ARISING FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
HALF SCALE PRINT
DIAL BEFORE YOU DIG
PLANNING APPROVAL ONLY
NOT FOR CONSTRUCTION
WATER & SEWER PLAN
SCALE 1:100 (A1)
C DEVELOPMENT APPROVAL - REVISED ARCHITECTURAL LAYOUT 05/12/2019
B DEVELOPMENT APPROVAL 19/09/2019
A PRELIMINARY 09/09/2019
REV. DESCRIPTION DATE
ALDANMARK CONSULTING ENGINEERS
Lower Ground 160 Macquarie Street Hobart TAS 7000 03 6234 8669 mail@aldanmark.com.au www.aldanmark.com.au
CLIENT: EFFENDI & NORWAWI
ADDRESS: 110 REGENT STREET SANDY BAY, TAS 7005
SHEET: WATER AND SEWER PLAN
PROJECT: ALTERATIONS+ADDITIONS+NEW DWELLING
ISSUE: DEVELOPMENT APPROVAL - REVISED ARCH LAYOUT
DRAWN: MB
DESIGNED: MB
VERIFIED: --
DATE: 05/12/2019
SCALE: 1:100
SIZE: A1
TOTAL SHEETS: 5
PROJECT No. 18E46-7
SHEET No. C1.02
REV No. C




| REV | DESCRIPTION | DATE |
|---|---|---|
| C | DEVELOPMENT APPROVAL - REVISED ARCHITECTURAL LAYOUT | 05/12/2019 |
| B | DEVELOPMENT APPROVAL | 19/09/2019 |
| A | PRELIMINARY | 09/09/2019 |

ALDANMARK CONSULTING ENGINEERS

Lower Ground
193 Macquarie Street
Hobart TAS 7000
03 6234 8665
mail@aldanmark.com.au
www.aldanmark.com.au

CLIENT: EFFENDI & NORWAWI
ADDRESS: 110 REGENT STREET SANDY BAY, TAS 7005

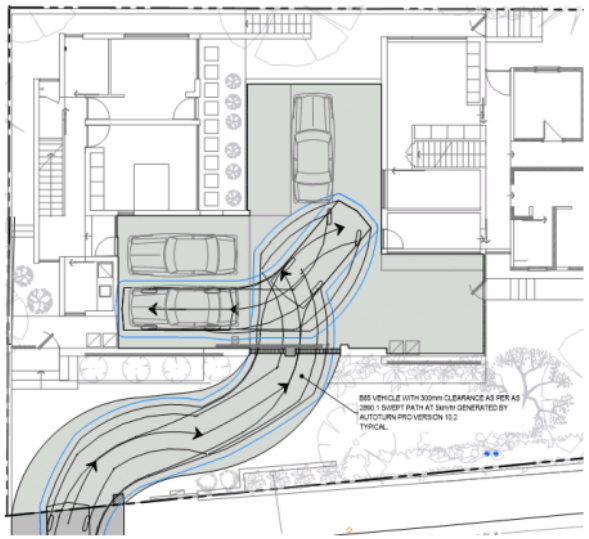
SHEET: DESIGN LEVELS AND GRADING PLAN
PROJECT: ALTERATIONS+ADDITIONS+NEW DWELING
ISSUE: DEVELOPMENT APPROVAL - REVISED ARCH LAYOUT

| DRAWN | DESIGNED | VERIFIED | DATE |
|---|---|---|---|
| MB | MB | -- | 05/12/2019 |

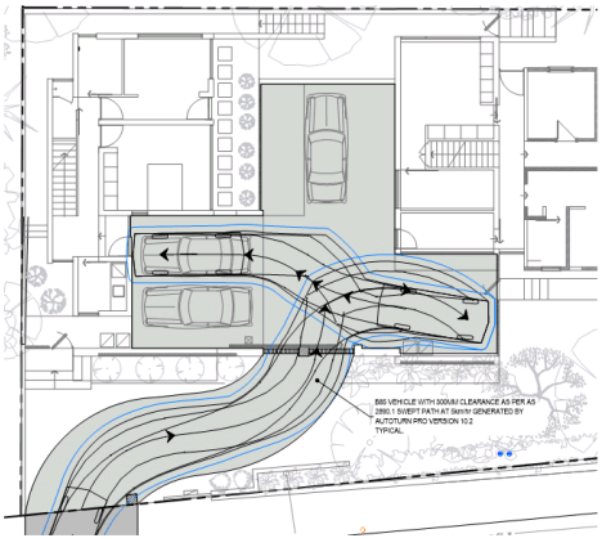
| SCALE | SIZE | TOTAL SHEETS |
|---|---|---|
| 1:100 | A1 | 5 |

| PROJECT No. | SHEET No. | REV No. |
|---|---|---|
| 18E46-7 | C1.03 | C |

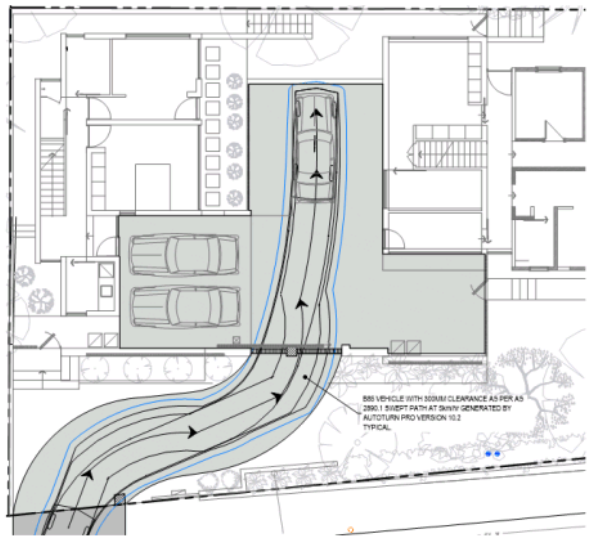
THIS DRAWING MUST ONLY BE DISTRIBUTED IN FULL COLOUR. ALDANMARK CONSULTING ENGINEERS ACCEPTS NO LIABILITY ARISING FROM FAILURE TO COMPLY WITH THIS REQUIREMENT



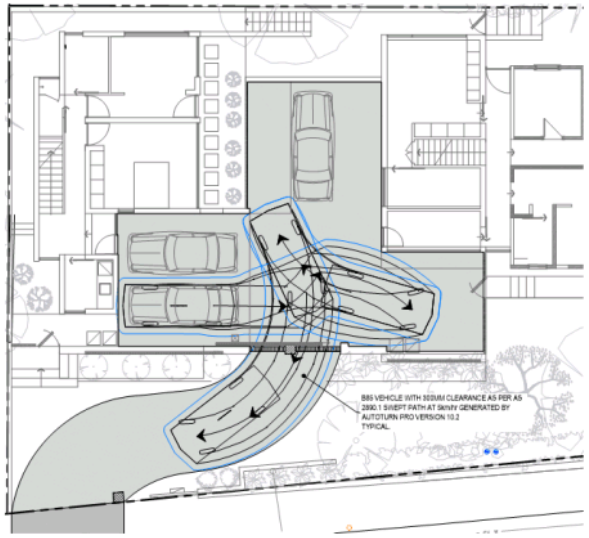

PARK A - INGRESS
SCALE 1:100 (A1)



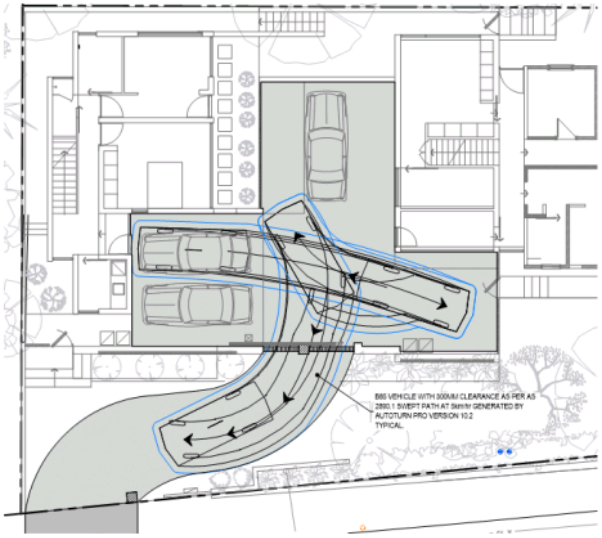

PARK B - INGRESS
SCALE 1:100 (A1)



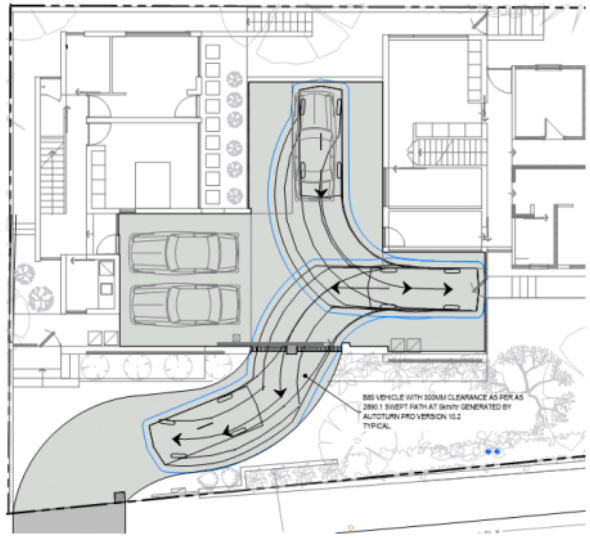

PARK C - INGRESS
SCALE 1:100 (A1)




PARK A - EGRESS
SCALE 1:100 (A1)




PARK B - EGRESS
SCALE 1:100 (A1)




PARK C - EGRESS
SCALE 1:100 (A1)

PLANNING APPROVAL ONLY
NOT FOR CONSTRUCTION

| REV | DESCRIPTION | DATE | REV | DESCRIPTION | DATE |
|---|---|---|---|---|---|
| C | DEVELOPMENT APPROVAL - REVISED ARCHITECTURAL LAYOUT | 05/12/2019 | | | |
| B | DEVELOPMENT APPROVAL | 19/09/2019 | | | |
| A | PRELIMINARY | 09/09/2019 | | | |

ALDANMARK CONSULTING ENGINEERS

Lower Ground
199 Macquarie Street
Hobart TAS 7000
03 6234 8683
mail@aldanmark.com.au
www.aldanmark.com.au

CLIENT: EFFENDI & NORWAWI
ADDRESS: 110 REGENT STREET SANDY BAY, TAS 7005

SHEET: TURNPATHS
PROJECT: ALTERATIONS+ADDITIONS+NEW DWELLING
ISSUE: DEVELOPMENT APPROVAL - REVISED ARCH LAYOUT

| DRAWN | DESIGNED | VERIFIED | DATE |
|---|---|---|---|
| MB | MB | -- | 05/12/2019 |

| SCALE | SIZE | TOTAL SHEETS |
|---|---|---|
| 1:100 | A1 | 5 |

| PROJECT No. | SHEET No. | REV No. |
|---|---|---|
| 18E46-7 | C1.04 | C |

# Submission to Planning Authority Notice

| | | | | |
|---|---|---|---|---|
| Council Planning Permit No. | PLN-19-628 | | Council notice date | 3/10/2019 |
| **TasWater details** | | | | |
| TasWater Reference No. | TWDA 2019/01471-HCC | | Date of response | 10/10/2019 |
| TasWater Contact | Sam Bryant | Phone No. | (03) 6237 8642 | |
| **Response issued to** | | | | |
| Council name | HOBART CITY COUNCIL | | | |
| Contact details | coh@hobartcity.com.au | | | |
| **Development details** | | | | |
| Address | 110 REGENT ST, SANDY BAY | | Property ID (PID) | 5637561 |
| Description of development | Partial Demolition, Extension, Alterations and Multiple Dwellings x 2 | | | |

**Schedule of drawings/documents**

| Prepared by | Drawing/document No. | Revision No. | Date of Issue |
|---|---|---|---|
| MGA | Proposed Ground Floor Plan DA.04 | -- | 17/09/2019 |
| Aldanmark | Water & Sewer Plan C1.02 | B | 19/09/2019 |

**Conditions**

Pursuant to the *Water and Sewerage Industry Act* 2008 (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:

**CONNECTIONS, METERING & BACKFLOW**

1. A suitably sized water supply with metered connections / sewerage system and connections to each dwelling unit of the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit.

2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.

**DEVELOPMENT ASSESSMENT FEES**

3. The applicant or landowner as the case may be, must pay a development assessment fee of $211.63 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date paid to TasWater.

   The payment is required by the due date as noted on the statement when issued by TasWater.

**Advice**

**General**

For information on TasWater development standards, please visit

https://www.taswater.com.au/Development/Technical-Standards

For application forms please visit http://www.taswater.com.au/Development/Forms

**Service Locations**

Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure

and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.
The location of infrastructure as shown on the GIS is indicative only.

- A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater
- TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit www.taswater.com.au/Development/Service-location for a list of companies
- TasWater will locate residential water stop taps free of charge
- Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

**Declaration**

The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.

**Authorised by**



**Jason Taylor**
Development Assessment Manager

| TasWater Contact Details | | | |
|---|---|---|---|
| Email | development@taswater.com.au | Web | www.taswater.com.au |
| Mail | GPO Box 1393 Hobart TAS 7001 | | |

## 7.1.5 235-237 COLLINS STREET, HOBART AND ADJACENT ROAD RESERVE - PARTIAL DEMOLITION, ALTERATIONS AND PARTIAL CHANGE OF USE TO SINGLE DWELLING PLN-18-896 - FILE REF: F20/9255

| | |
|---|---|
| Address: | 235-237 Collins Street, Hobart and Adjacent Road Reserve |
| Proposal: | Partial Demolition, Alterations and Partial Change of Use to Single Dwelling |
| Expiry Date: | 9 March 2020 |
| Extension of Time: | Not applicable |
| Author: | Helen Ayers |

### *RECOMMENDATION*

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for partial demolition, alterations, and partial change of use to single dwelling at 235-237 Collins Street, 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-18-896 - 235-237 COLLINS STREET HOBART TAS 7000 - Final Planning Documents, except where modified below.**

Reason for condition

To clarify the scope of the permit.

**ENG sw1**

**All stormwater from the proposed development (including but not limited to: roofed areas, ag drains, retaining wall ag drains and impervious surfaces such as driveways and paved areas) must be drained to the Council's stormwater infrastructure prior to first occupation or commencement of use (whichever**

**occurs first).**

Reason for condition

To ensure that stormwater from the site will be discharged to a suitable Council approved outlet.

**ENG 3a**

**The access driveway and parking space must be designed and constructed in accordance with Australian Standard AS/NZS2890.1:2004 (including the requirement for vehicle safety barriers where required), or a Council approved alternate design certified by a suitably qualified engineer to provide a safe and efficient access, and enable safe, easy and efficient use.**

*Advice:*

*It is advised that designers consider the detailed design of the access and parking module prior to finalising the Finished Floor Level (FFL) of the parking spaces (especially if located within a garage incorporated into the dwelling), as failure to do so may result in difficulty complying with this condition.*

Reason for condition

To ensure the safety of users of the access and parking module, and compliance with the relevant Australian Standard.

**ENG 3b**

**The access driveway and parking space design must be submitted and approved, prior to the commencement of work or issuing of any approval under the *Building Act 2016* (whichever occurs first).**

**The access driveway and parking space design, prepared and certified by a suitably qualified engineer, must comprise either:**

1. **The JMG plans No. J191140CH, Sheets C01-C04 - Rev P2**

**(dated 11/11/2019); or**

2. **An alternative design with detailed analysis demonstrating B85 vehicle clearance, general compliance with the Tasmanian Standard Drawings and AS/NZS2890.1:2004; or**
3. **Where the design deviates from AS/NZS2890.1:2004, certification by a suitably qualified and experienced engineer that the design will provide safe and efficient access, and enable safe, easy and efficient use; or**
4. **Plans showing the on-site parking space to be removed along with the existing crossover, and reinstatement of the kerb & channel and public footpath.**

*Advice:*

*It is advised that designers consider the detailed design of the access and parking module prior to finalising the Finished Floor Level (FFL) of the parking spaces (especially if located within a garage incorporated into the dwelling), as failure to do so may result in difficulty complying with this condition.*

*Once the design 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.*

*A permit to open up a highway will be required prior to commencement of work within the highway reservation*

Reason for condition

To ensure the safety of users of the access and parking module, and compliance with the relevant Australian Standard.

**ENG 3c**

**The access driveway and parking spaces must be constructed in accordance with the design drawings approved by Condition ENG 3b.**

**Prior to the commencement of use, documentation by a suitably qualified engineer certifying that the access driveway and parking module has been constructed in accordance with the above drawings must be lodged with Council.**

*Advice:*

*Certification may be submitted to Council as part of the* Building Act 2016 *approval process or via condition endorsement (see general advice on how to obtain condition endorsement)*

Reason for condition

To ensure the safety of users of the access and parking module, and compliance with the relevant Australian Standard.

**ENG 1**

**Any damage to council infrastructure resulting from the implementation of this permit, must, at the discretion of the Council:**

1. **Be met by the owner by way of reimbursement (cost of repair and reinstatement to be paid by the owner to the Council); or**
2. **Be repaired and reinstated by the owner to the satisfaction of the Council.**

**A photographic record of the Council's infrastructure adjacent to the subject site must be provided to the Council prior to any commencement of works.**

**A photographic record of the Council's infrastructure (e.g. existing property service connection points, roads, buildings, stormwater, footpaths, driveway crossovers and nature strips, including if any, pre-existing damage) will be relied upon to establish the extent of damage caused to the Council's infrastructure during construction. In the event that the owner/developer fails to provide to the Council a photographic record of the Council's infrastructure, then any**

**damage to the Council's infrastructure found on completion of works will be deemed to be the responsibility of the owner.**

Reason for condition

To ensure that any of the Council's infrastructure and/or site-related service connections affected by the proposal will be altered and/or reinstated at the owner's full cost.

**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*.

**PLUMBING PERMIT**

You may need plumbing approval in accordance with the *Building Act 2016*, *Building Regulations 2016* and the National Construction Code. Click here for more information.

**WORK WITHIN THE HIGHWAY RESERVATION**

Please note development must be in accordance with the Hobart City Council's Infrastructure By law. Click here for more information.

## CBD AND HIGH VOLUME FOOTPATH CLOSURES

Please note that the City of Hobart does not support the extended closure of public footpaths or roads to facilitate construction on adjacent land.

It is the developer's responsibility to ensure that the proposal as designed can be constructed without reliance on such extended closures.

In special cases, where it can be demonstrated that closure of footpaths in the CBD and/or other high volume footpaths can occur for extended periods without unreasonable impact on other businesses or the general public, such closures may only be approved by the full Council.

For more information about this requirement please contact the Council's Traffic
Engineering Unit on 6238 2804.

## REDUNDANT CROSSOVERS

Redundant crossovers are required to be reinstated under the Hobart City Council’s Infrastructure By law. Click here for more information.

## ACCESS

Designed in accordance with LGAT- IPWEA – Tasmanian standard drawings. Click here for more information.

## CROSS OVER CONSTRUCTION

The construction of the crossover can be undertaken by the Council or by a private contractor, subject to Council approval of the design. Click here for more information.

## STORM WATER / ROADS / ACCESS

Services to be designed and constructed in accordance with the (IPWEA) LGAT – standard drawings. Click here for more information.

## WORK PLACE HEALTH AND SAFETY

Appropriate occupational health and safety measures must be employed during the works to minimise direct human exposure to potentially-contaminated soil, water, dust and vapours. Click here for more information.

## PROTECTING THE ENVIRONMENT

In accordance with the *Environmental Management and Pollution Control Act 1994*, local government has an obligation to "use its best endeavours to prevent or control acts or omissions which cause or are capable of causing pollution." Click here for more information.

## NOISE REGULATIONS

Click here for information with respect to noise nuisances in residential areas.

## 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.

## FEES AND CHARGES

Click here for information on the Council's fees and charges.

## DIAL BEFORE YOU DIG

Click here for dial before you dig information.

| | |
|---|---|
| Attachment A: | PLN-18-896 - 235-237 COLLINS STREET HOBART TAS 7000 - Planning Committee or Delegated Report ⇩ |
| Attachment B: | PLN-18-896 - 235-237 COLLINS STREET HOBART TAS 7000 -CPC Agenda Documents ⇩ |

City of HOBART

**APPLICATION UNDER HOBART INTERIM PLANNING SCHEME 2015**

| | |
|---|---|
| Type of Report: | Committee |
| Council: | 20 January 2020 |
| Expiry Date: | 9 March 2020 |
| Application No: | PLN-18-896 |
| Address: | 235 - 237 COLLINS STREET , HOBART<br>ADJACENT ROAD RESERVE |
| Applicant: | Dominic Abbott (Design East)<br>153A Davey St |
| Proposal: | Partial Demolition, Alterations, and Partial Change of Use to Single Dwellin |
| Representations: | Nil |
| Performance criteria: | Residential Amenity<br>Parking and Access Code |

## 1. Executive Summary

1.1 Planning approval is sought for Partial Demolition, Alterations, and Partial Change of Use to Single Dwelling.

1.2 More specifically the proposal includes:

- Change of use of the upper level of the building to a single dwelling.
- Alterations to the Molle Street Facade.
- New Carport.
- Ramping in the Molle Street footpath to provide site access.
- Alterations to the floor plan for the lower level.

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

1.3.1 Zone Development Standards - Residential Amenity
1.3.2 Parking and Access Code

1.4 No representations were received during the statutory advertising period between 23 December 2019 and 10 January 2020.

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 located on the northern corner of the junction of Collins and Molle Streets. The ground level of the building facing and accessed from Collins Street is a commercial tenancy, with the upper level having access from Molle Street, and intended for use as a dwelling. The site is surrounded by a mixture of commercial and residential use.

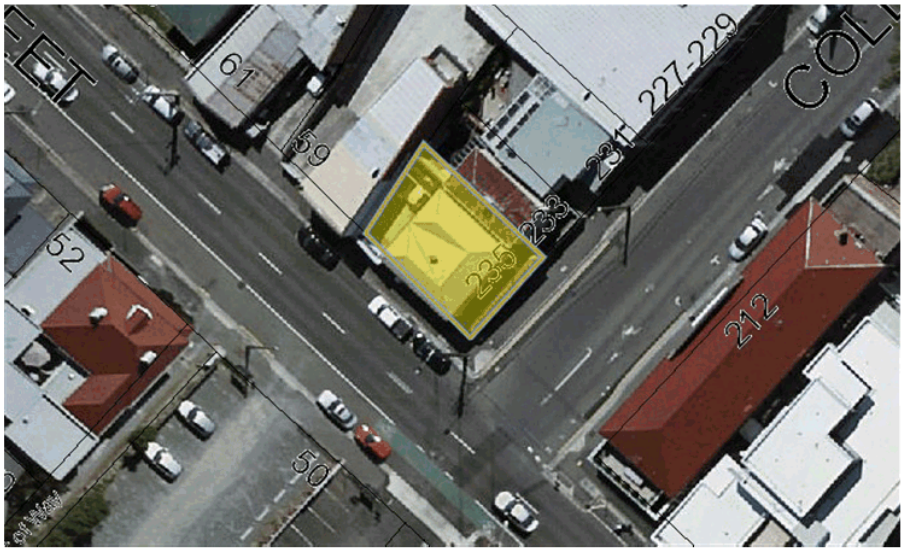



*Figure 1: The location of the application site is highlighted in yellow.*

## 3. Proposal

3.1 Planning approval is sought for Partial Demolition, Alterations, and Partial Change of Use to Single Dwelling.

3.2 More specifically the proposal is for:

- Change of use of the upper level of the building to a single dwelling. The new dwelling will have two bedrooms and a bathroom on the south western side, and an open living / dining / kitchen area on the north eastern side.
- Insertion of a garage door into the Molle Street frontage, and roofing of the outdoor area behind it to create a carport for the new dwelling.
- Ramping of the footpath outside the new carport to provide improved site access.
- Alterations to the floor plan for the lower level to provide amenities and a more open plan area for the existing office and storage areas.

## 4. Background

4.1 In 2017 a residential parking permit was applied for for the site. At the time, the property was rated as a workshop, and the upper level of the building was approved as being configured as two separate dwellings, with the lower level configured as offices and workshop. The building configuration had been modified such that there is a single dwelling on the upper level, and offices, staff amenities and storage on the lower level. Compliance action was commenced, and the result is the current planning application for the partial change of use of the upper level to a single dwelling.

4.2 At some stage in the last few years modifications were also undertaken to the vehicle parking area which is accessed off Molle Street, and the footpath outside of it was further ramped to enable easier vehicle access to the site. The work was not considered or approved by Council, and as such must also be considered as part of this application. General Manager consent was therefore required and obtained for the lodgement of this application.

## 5. Concerns raised by representors

5.1 No representations were received during the statutory advertising period between 23 December 2019 and 10 January 2020.

## 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 Urban Mixed Use Zone of the *Hobart Interim Planning Scheme 2015*.

6.3 The existing use is office and warehouse with residential above. The proposed use is residential (single dwelling), office and store. The existing use is a discretionary use in the zone. The proposed use is a discretionary use in the zone.

6.4 The proposal has been assessed against:

6.4.1 Part D - 15.0 Urban Mixed Use Zone

6.4. Part E - E5.0 Road and Railway Assets Code

6.4. Part E - E6.0 Parking and Access Code

6.4. Part E - E7.0 Stormwater Management Code

6.4. Part E - E13.0 Historic Heritage Code

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

6.5.1 Residential Amenity – Part D 15.4.8 P1, P3 and P4

6.5.2 Parking and Access Code – Part E6.6.1 P1; E6.7.2 P1; E6.7.5 P1

6.6 Each performance criterion is assessed below.

6.7 Residential Amenity - Part D 15.4.8 P1

6.7.1 The acceptable solution at clause 15.4.8 A1 requires a window of a habitable room to be oriented within 30 degrees of north.

6.7.2 The proposal includes a north western and a south eastern facing window to the living / dining / kitchen area.

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 15.4.8 P1 provides as follows:

> *A dwelling must be sited and designed to optimise sunlight to at least one habitable room (other than a bedroom).*

6.7.5 The windows are oriented such that the dwelling will achieve direct early morning and late evening sunlight. Given the location, and the fact that the number of dwellings approved for the site is reduced by the proposal, the direct and indirect sunlight entering this existing building within a heritage precinct is considered acceptable.

6.7.6 The proposal complies with the performance criterion.

6.8 Residential Amenity - Part D 15.4.8 P3

6.8.1 The acceptable solution at clause 15.4.8 A3 requires a minimum of $10m^2$ of private open space for the dwelling with a minimum 2m dimension.

6.8.2 The proposal includes a 2m wide by 4.8m long ($9.6m^2$) area at the end of the carport, which is adjacent to the living area that can be utilised for outdoor space for the dwelling.

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

6.8.4 The performance criterion at clause 15.4.8 P3 provides as follows:

> *Outdoor living space must be provided for a dwelling with dimensions sufficient for the projected requirements of the occupants.*

6.8.5 Given the proximity to the rivulet track, and other public recreation spaces, it is anticipated that the occupants of the dwelling can access public recreation space within a reasonable distance of the dwelling. Clothes drying can occur in this space if required, though there is a laundromat within 220m of the application site, which is readily accessible to occupants of the dwelling. Should occupants of the dwelling wish to, they could also create a potted garden in this space.

6.8.6 The proposal complies with the performance criterion.

6.9 Residential Amenity - Part D 15.4.8 P4

6.9.1 The acceptable solution at clause 15.4.8 A4 requires habitable rooms of dwellings adjacent to roads carrying more than 6000 vehicles per day to have internal noise levels no greater than 45 dBa.

6.9.2 The proposal includes no assessment of the internal noise levels for the proposed dwelling.

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

6.9.4 The performance criterion at clause 15.4.8 P4 provides as follows:

*Habitable rooms of dwellings adjacent to streets carrying more than 6000 vehicle per day must be designed, through site layout and building design, to provide internal noise levels that accord a reasonable level of residential amenity for the occupants.*

6.9.5 The building itself is of brick construction and above street level. Given that it is replacing two smaller, previously existing dwellings, and the living areas have been moved away from the busy Molle Street, it is considered that the new single dwelling will achieve reasonable residential amenity in the context of the site and its surrounds.

6.9.6 The proposal complies with the performance criterion.

6.10 Number of Car Parking Spaces - Part E E6.6.1 P1

6.10.1 The acceptable solution at clause E6.6.1 A1 requires five (5) car parking spaces to be provided for the use of the site.

6.10.2 The proposal includes one (1) car parking space for the use of the site.

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

6.10.4 The performance criterion at clause E6.6.1 P1 provides as follows:

*The number of on-site car parking spaces must be sufficient to meet the reasonable needs of users, having regard to all of the following:*

*(a) car parking demand;*

*(b) the availability of on-street and public car parking in the locality;*

*(c) the availability and frequency of public transport within a 400m walking distance of the site;*

*(d) the availability and likely use of other modes of transport;*

*(e) the availability and suitability of alternative arrangements for car parking provision;*

*(f) any reduction in car parking demand due to the sharing of car parking spaces by multiple uses, either because of variation of car parking demand over time or because of efficiencies gained from the consolidation of shared car parking spaces;*

*(g) any car parking deficiency or surplus associated with the existing use of the land;*

*(h) any credit which should be allowed for a car parking demand deemed to have been provided in association with a use which existed before the change of parking requirement, except in the case of substantial redevelopment of a site;*

*(i) the appropriateness of a financial contribution in lieu of parking towards the cost of parking facilities or other transport facilities, where such facilities exist or are planned in the vicinity;*

*(j) any verified prior payment of a financial contribution in lieu of parking for the land;*

*(k) any relevant parking plan for the area adopted by Council;*

*(l) the impact on the historic cultural heritage significance of the site if subject to the Local Heritage Code;*

*(m) whether the provision of the parking would result in the loss, directly or indirectly, of one or more significant trees listed in the Significant Trees Code.*

6.10.5 The application has been assessed by Council's Development Engineer, who has provided an indication that the proposal can be supported due to the site's proximity to the CBD, and the potential for residential car

parking permits to issue for the dwelling should they be requested.

6.10.6 Further to the above, the site has an existing use right as office and storage, and a former use as two (one bedroom) multiple dwellings. As such, whilst the configuration of the upper level of the site will change, the net number of car parking spaces required for the use of the site will not. The existing deficiency of carparking is therefore supported to be retained for the new configuration of the use of the site.

6.10.7 The proposal complies with the performance criterion.

6.11 Design of Vehicular Access - Part E E6.7.2 P1

6.11.1 The acceptable solution at clause E6.7.2 A1 requires vehicular access to be designed in accordance with "*section 3 – "Access Facilities to Off-street Parking Areas and Queuing Areas" of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking*".

6.11.2 The proposal includes mounding of the footpath outside of the property boundary which does not meet the required gradients, and limited pedestrian sight distances.

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

6.11.4 The performance criterion at clause E6.7.2 P1 provides as follows:

> *Design of vehicle access points must be safe, efficient and convenient, having regard to all of the following:*
>
> *(a) avoidance of conflicts between users including vehicles, cyclists and pedestrians;*
>
> *(b) avoidance of unreasonable interference with the flow of traffic on adjoining roads;*
>
> *(c) suitability for the type and volume of traffic likely to be generated by the use or development;*
>
> *(d) ease of accessibility and recognition for users.*

6.11.5 The application has been assessed by Council's Development Engineer, who has provided the following comment:

*Location:*
OK - Access is existing.
*Width (AS2890.1 Table 3.2 Cat 1 = 3-5.5m) :*
OK - Access is existing.
*Gradient (AS2890.1 & TSD):*
FEASIBLE - Subject to:

- Construction in accordance with the JMG plans No. J191140CH, Sheets C01-C04 - Rev P2 (dated 11/11/2019); or
- An alternative design submission that provides sufficient clearance for the B85 design vehicle; or
- Submission of a design that shows the on-site parking being removed from the development.

*TSD Compliance:*
NO - Can be approved as a performance based solution to the TSD, specifically:

- The mound in the footpath that was constructed without approval has a slope that exceeds the allowable cross-fall in the TSD.
- The proposal will reduce the slope of the mound if construction is in accordance with the JMG plans No. J191140CH, Sheets C01-C04 - Rev P2 (dated 11/11/2019) such that the risk to users of the path is sufficiently reduced.
- An alternative design may be proposed that is in accordance with the TSD.
- The on-site parking can be removed from the development and the illegal modifications to the footpath demolished.

*Vehicle Barriers:*
*N/A*
*Pedestrian Sight Distances (AS2890.1 Fig 3.3 = 2 .5m deep x 2m wide):*
NO - Sight distances do not meet the standard however can be approved as a performance based solution because:

- The access is existing and sight distance has not been reduced appreciably.
- Access and sight distance is consistent with others in the street.
- Footpath is 2.5m wide in this location.

*Vehicular Sight Distances( AS2890.1 Fig 3.2 = 40m for 50kph domestic):*
OK

6.11.6 The proposal complies with the performance criterion.

6.12 Layout of Parking Areas - Part E E6.7.5 P1

6.12.1 The acceptable solution at clause E6.7.5 A1 requires parking areas to be laid out in accordance with "*section 2 "Design of Parking Modules, Circulation Roadways and Ramps" of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking and must have sufficient headroom to comply with clause 5.3 "Headroom" of the same Standard*".

6.12.2 The proposal includes transition gradients that do not comply with the Australian Stnadard.

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

6.12.4 The performance criterion at clause E6.7.5 P1 provides as follows:

> *The layout of car parking spaces, access aisles, circulation roadways and ramps must be safe and must ensure ease of access, egress and manoeuvring on-site.*

6.12.5 The application has been reviewed by Council's Development Engineer, who has provided the following assessment:

> *Car Parking Space Dimensions (AS2890.1 Fig 2.2 = 2.4x5.4m Class 1A):*
> OK
> *Car Parking Space Design Envelope (AS2890.1 Fig 5.2 300mm clearance on side):*
> OK
> *Headroom: (AS2890.1 Fig 5.3 = 2.2m clearance):*
> OK
> *Parking Space Gradient (5%):*
> OK
> *Aisle Width (AS2890.1 Fig 2.2 = 5.8m Class 1A):*
> *N/A*
> *Garage Door Width & Apron (AS2890.1 Fig 5.4 = 2.4m wide => 7m wide apron):*
> OK
> *B85 Turning Paths:*
> OK
> *Parking Module Gradient (manoeuvring area 5% Acceptable Soln, 10% Performance):*
> OK
> *Driveway Gradient & Width (AS2890.1 Section 2.6 = 25% and*

*3m):*
OK
*Transitions (AS2890.1 Section 2.5.3 = 12.5% summit, 15% sag => 2m transition):*
FEASIBLE - Subject to:

- Construction in accordance with the JMG plans No. J191140CH, Sheets C01-C04 - Rev P2 (dated 11/11/2019); or
- An alternative design submission that provides sufficient clearance for the B85 design vehicle; or
- Submission of a design that shows the on-site parking being removed from the development.

*Vehicular Barriers (AS2890.1 Section 2.4.5.3 = 600mm drop, 1:4 slope):*
N/A
*Blind Aisle Length (AS2890.1 Fig 2.3 = 6x spaces max if public):*
N/A
*Blind Aisle End Widening (AS2890.1 Fig 2.3 = 1m extra):*
N/A
*Circulation Roadways & Ramps:*
N/A

6.12.6 The proposal complies with the performance criterion.

## 7. Discussion

7.1 Planning approval is sought for Partial Demolition, Alterations, and Partial Change of Use to Single Dwelling.

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 Council's Development Engineer, Cultural Heritage Officer, and Road Asset Engineer. The officers have raised no objection to the proposal, subject to conditions.

7.5 The proposal is recommended for approval.

## 8. Conclusion

8.1 The proposed Partial Demolition, Alterations, and Partial Change of Use to Single Dwelling at 235-237 Collins Street, Hobart 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, Alterations, and Partial Change of Use to Single Dwelling at 235-237 Collins Street, 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-18-896 - 235-237 COLLINS STREET HOBART TAS 7000 - Final Planning Documents, except where modified below.**

Reason for condition

To clarify the scope of the permit.

**ENG sw1**

**All stormwater from the proposed development (including but not limited to: roofed areas, ag drains, retaining wall ag drains and impervious surfaces such as driveways and paved areas) must be drained to the Council's stormwater infrastructure prior to first occupation or commencement of use (whichever occurs first).**

Reason for condition

To ensure that stormwater from the site will be discharged to a suitable Council approved outlet.

**ENG 3a**

**The access driveway and parking space must be designed and constructed in accordance with Australian Standard AS/NZS2890.1:2004 (including the requirement for vehicle safety barriers where required), or a Council approved alternate design certified by a suitably qualified engineer to provide a safe and efficient access, and enable safe, easy and efficient use.**

*Advice:*

- *It is advised that designers consider the detailed design of the access and parking module prior to finalising the Finished Floor Level (FFL) of the*

*parking spaces (especially if located within a garage incorporated into the dwelling), as failure to do so may result in difficulty complying with this condition.*

Reason for condition

To ensure the safety of users of the access and parking module, and compliance with the relevant Australian Standard.

**ENG 3b**

**The access driveway and parking space design must be submitted and approved, prior to the commencement of work or issuing of any approval under the *Building Act 2016* (whichever occurs first).**

**The access driveway and parking space design, prepared and certified by a suitably qualified engineer, must comprise either:**

1. **The JMG plans No. J191140CH, Sheets C01-C04 - Rev P2 (dated 11/11/2019); or**
2. **An alternative design with detailed analysis demonstrating B85 vehicle clearance, general compliance with the Tasmanian Standard Drawings and AS/NZS2890.1:2004; or**
3. **Where the design deviates from AS/NZS2890.1:2004, certification by a suitably qualified and experienced engineer that the design will provide safe and efficient access, and enable safe, easy and efficient use; or**
4. **Plans showing the on-site parking space to be removed along with the existing crossover, and reinstatement of the kerb & channel and public footpath.**

*Advice:*

- *It is advised that designers consider the detailed design of the access and parking module prior to finalising the Finished Floor Level (FFL) of the parking spaces (especially if located within a garage incorporated into the dwelling), as failure to do so may result in difficulty complying with this condition.*
- *Once the design 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.*

- *A permit to open up a highway will be required prior to commencement of work within the highway reservation*

Reason for condition

To ensure the safety of users of the access and parking module, and compliance with the relevant Australian Standard.

**ENG 3c**

**The access driveway and parking spaces must be constructed in accordance with the design drawings approved by Condition ENG 3b.**

**Prior to the commencement of use, documentation by a suitably qualified engineer certifying that the access driveway and parking module has been constructed in accordance with the above drawings must be lodged with Council.**

*Advice:*

- *Certification may be submitted to Council as part of the Building Act 2016 approval process or via condition endorsement (see general advice on how to obtain condition endorsement)*

Reason for condition

To ensure the safety of users of the access and parking module, and compliance with the relevant Australian Standard.

**ENG 1**

**Any damage to council infrastructure resulting from the implementation of this permit, must, at the discretion of the Council:**

1. **Be met by the owner by way of reimbursement (cost of repair and reinstatement to be paid by the owner to the Council); or**
2. **Be repaired and reinstated by the owner to the satisfaction of the Council.**

**A photographic record of the Council's infrastructure adjacent to the subject site must be provided to the Council prior to any commencement of works.**

**A photographic record of the Council's infrastructure (e.g. existing property service connection points, roads, buildings, stormwater, footpaths, driveway**

**crossovers and nature strips, including if any, pre-existing damage) will be relied upon to establish the extent of damage caused to the Council's infrastructure during construction. In the event that the owner/developer fails to provide to the Council a photographic record of the Council's infrastructure, then any damage to the Council's infrastructure found on completion of works will be deemed to be the responsibility of the owner.**

Reason for condition

To ensure that any of the Council's infrastructure and/or site-related service connections affected by the proposal will be altered and/or reinstated at the owner's full cost.

**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*.

**PLUMBING PERMIT**

You may need plumbing approval in accordance with the *Building Act 2016*, *Building Regulations 2016* and the National Construction Code. Click here for more information.

**WORK WITHIN THE HIGHWAY RESERVATION**

Please note development must be in accordance with the Hobart City Council's Infrastructure By law. Click here for more information.

**CBD AND HIGH VOLUME FOOTPATH CLOSURES**

Please note that the City of Hobart does not support the extended closure of public footpaths or roads to facilitate construction on adjacent land.

It is the developer's responsibility to ensure that the proposal as designed can be constructed without reliance on such extended closures.

In special cases, where it can be demonstrated that closure of footpaths in the CBD and/or other high volume footpaths can occur for extended periods without unreasonable impact on other businesses or the general public, such closures may only be approved by the full Council.

For more information about this requirement please contact the Council's Traffic Engineering Unit on 6238 2804.

**REDUNDANT CROSSOVERS**

Redundant crossovers are required to be reinstated under the Hobart City Council's Infrastructure By law. Click here for more information.

**ACCESS**

Designed in accordance with LGAT- IPWEA – Tasmanian standard drawings. Click here for more information.

**CROSS OVER CONSTRUCTION**

The construction of the crossover can be undertaken by the Council or by a private contractor, subject to Council approval of the design. Click here for more information.

**STORM WATER / ROADS / ACCESS**

Services to be designed and constructed in accordance with the (IPWEA) LGAT – standard drawings. Click here for more information.

**WORK PLACE HEALTH AND SAFETY**

Appropriate occupational health and safety measures must be employed during the works to minimise direct human exposure to potentially-contaminated soil, water, dust and vapours. Click here for more information.

**PROTECTING THE ENVIRONMENT**

In accordance with the *Environmental Management and Pollution Control Act 1994*, local government has an obligation to "use its best endeavours to prevent or control acts or omissions which cause or are capable of causing pollution." Click here for more information.

**NOISE REGULATIONS**

Click here for information with respect to noise nuisances in residential areas.

**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.

**FEES AND CHARGES**

Click here for information on the Council's fees and charges.

**DIAL BEFORE YOU DIG**

Click here for dial before you dig information.



(Helen Ayers)
**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.*



(Cameron Sherriff)
**Acting 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: 20 January 2020

**Attachment(s):**

Attachment B - CPC Agenda Documents

SHEET No. 1 OF 8

**PROPOSED ALTERATIONS**
**at No. 235-237 COLLINS ST HOBART 7000**
**HOBART, 7000**
**for JOHN & HELEN BROCKLEHURST**

**DE JOB #**
**5262**

**ISSUE: DA SET - 27.09.2018**

| DWG. No. | DRAWING | ISSUE |
|---|---|---|
| 5262 - A01 | DRAWING INDEX | A |
| 5262 - A02 | EXISTING LOWER FLOOR PLAN | A |
| 5262 - A03 | EXISTING UPPER FLOOR PLAN | A |
| 5262 - A04 | PROPOSED UPPER FLOOR PLAN | A |
| 5262 - A05 | EXISTING ROOF PLAN | A |
| 5262 - A06 | ELEVATIONS 01 OF 02 | A |
| 5262 - A07 | ELEVATIONS 02 OF 02 | A |
| 5262 - A08 | SECTION A - A | A |

# IMPORTANT

1. USE WRITTEN DIMENSIONS ONLY.

2. DO NOT SCALE DRAWINGS.

3. THE CONTRACTORS IS TO CHECK ALL LEVELS, DATUMS, AND DIMENSIONS IN RELATION TO THE DRAWINGS AND THE SITE BEFORE PROCEEDING WITH THE WORK OR SHOP DRAWINGS.

4. ENSURE THAT THIS DRAWING AND ANY ACCOMPANYING DETAILS AND/OR SPECIFICATIONS HAVE BEEN STAMPED AS 'APPROVED' BY THE RELEVANT LOCAL AUTHORITY.

5. THE PROPRIETOR IS TO ENSURE THAT ANY "CONDITIONS OF APPROVAL" ISSUED BY THE BUILDING SURVEYOR, RELEVANT COUNCIL AND OTHER STATUTORY AUTHORITIES ARE PASSED ONTO THE CONTRACTOR BEFORE CONSTRUCTION BEGINS.

6. MATERIALS AND WORKMANSHIP SHALL CONFORM WITH RELEVANT STANDARDS, BUILDING CODE OF AUSTRALIA AND PRODUCT MANUFACTURERS WRITTEN INSTRUCTIONS.

7. ANY ALTERATION TO THE CONSTRUCTION AND/OR MATERIALS INDICATED IN THESE DRAWINGS IS TO BE APPROVED BY DESIGN EAST, THE ENGINEER, THE BUILDING SURVEYOR, AND THE PROPRIETOR BEFORE PROCEEDING WITH THE WORK.

8. IF THERE ARE ANY QUERIES IN RELATION TO DIMENSIONS, LEVELS OR CONSTRUCTION DETAILS, CONTACT:

design . EAST
phone 6223 6740
email admin@designeast.com.au

153 Davey Street Hobart
Tasmania 7000
Phone (03)6223 6740
Email design@designeast.com.au
Web www.designeast.com.au
Accreditation No CC191 0

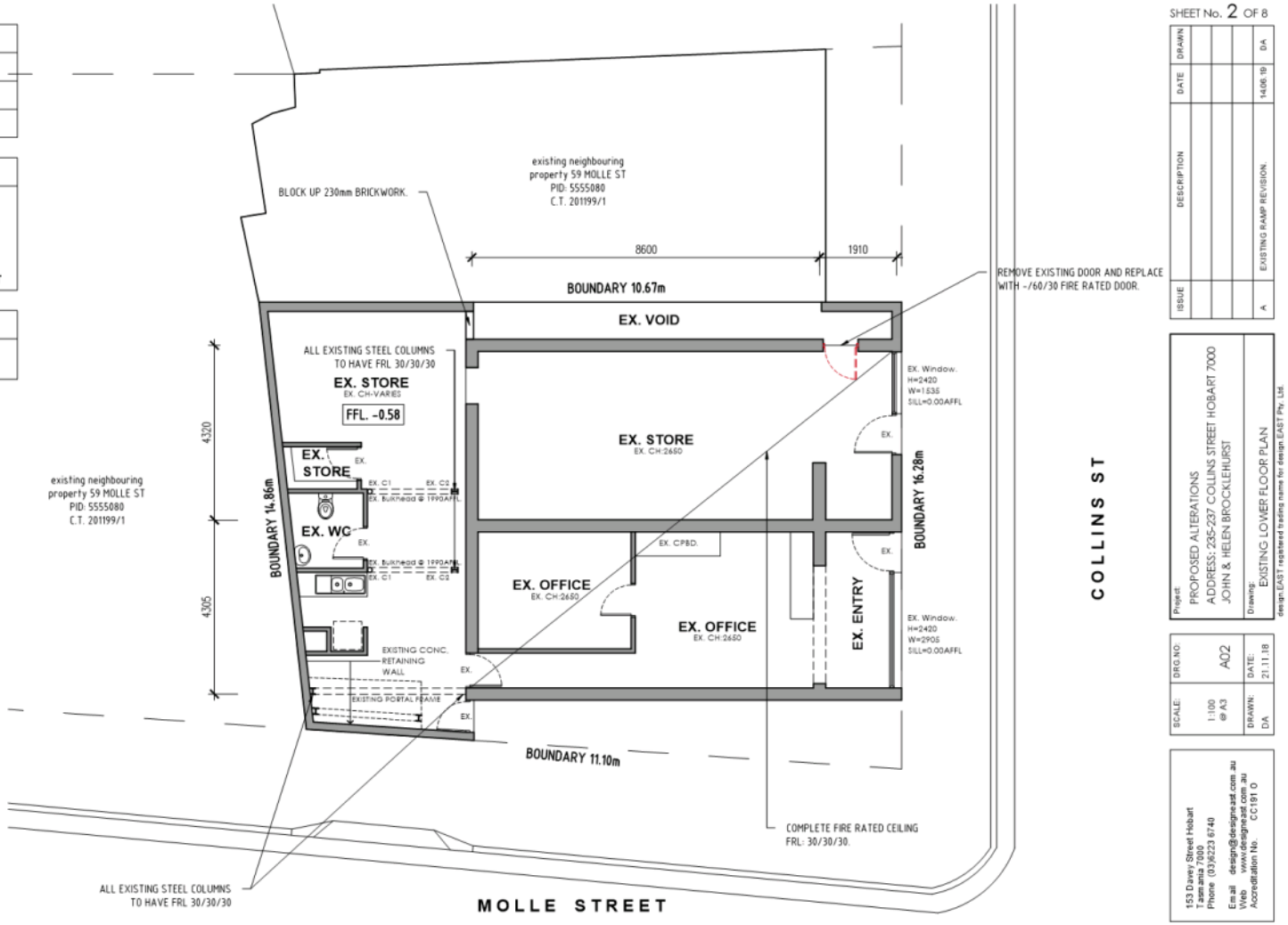
design EAST
building design and interior architecture

SHEET No. 2 OF 8

| LEGEND | |
|---|---|
| MARK | DESCRIPTION |
| | EXISTING WALLS TO BE RETAINED. |
| | EXISTING WALLS TO BE DEMOLISHED. |

| SITE NOTES | |
|---|---|
| Property Address: | 235-237 COLLINS STREET HOBART 7000 |
| Property ID: | 5659840 |
| Title Reference: | 30362/1 |
| Site Area: | 170 sqm ± |
| Municipality: | HOBART CITY COUNCIL |
| Owner: | JOHN & HELEN BROCKLEHURST |

| EXISTING FLOOR AREA | |
|---|---|
| PROPOSED DWELLING FLOOR AREA | = 106 sqm ± |




| ISSUE | DESCRIPTION | DATE | DRAWN |
|---|---|---|---|
| A | EXISTING RAMP REVISION. | 14/06/19 | DA |

Project: PROPOSED ALTERATIONS
ADDRESS: 235-237 COLLINS STREET HOBART 7000
JOHN & HELEN BROCKLEHURST

Drawing: EXISTING LOWER FLOOR PLAN

design EAST registered trading name for design EAST Pty. Ltd.

| SCALE: | DRG NO: | DATE: |
|---|---|---|
| 1:100 @ A3 | A02 | 21.11.18 |
| DRAWN: DA | | |

153 Davey Street Hobart
Tasmania 7000
Phone (03)6223 6740
Email design@designeast.com.au
Web www.designeast.com.au
Accreditation No. CC191 0

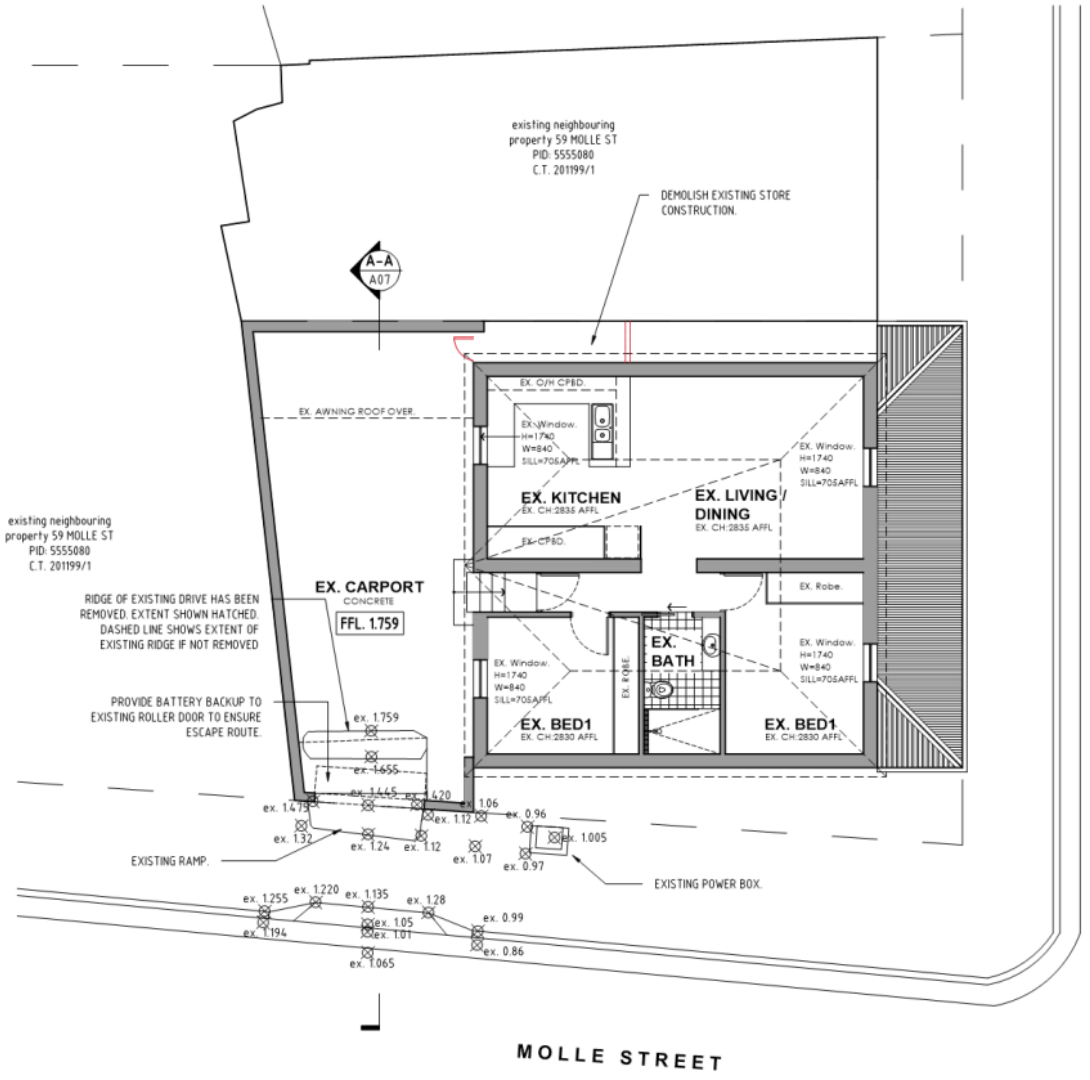
design ○ EAST
building design and interior architecture

SHEET No. 3 OF 8

| LEGEND | |
|---|---|
| MARK | DESCRIPTION |
| | EXISTING WALLS TO BE RETAINED. |
| | EXISTING WALLS TO BE DEMOLISHED. |

| SITE NOTES | |
|---|---|
| Property Address: | 235-237 COLLINS STREET HOBART 7000 |
| Property ID: | 5659840 |
| Title Reference: | 30362/1 |
| Site Area: | 170 sqm ± |
| Municipality: | HOBART CITY COUNCIL |
| Owner: | JOHN & HELEN BROCKLEHURST |

| EXISTING FLOOR AREA | |
|---|---|
| PROPOSED DWELLING FLOOR AREA | ± 106 sqm ± |




| ISSUE | DESCRIPTION | DATE | DRAWN |
|---|---|---|---|
| A | EXISTING RAMP REVISION. | 14/06/19 | DA |

Project: PROPOSED ALTERATIONS
ADDRESS: 235-237 COLLINS STREET HOBART 7000
JOHN & HELEN BROCKLEHURST

Drawing: EXISTING UPPER FLOOR PLAN

design:EAST registered trading name for design EAST Pty. Ltd.

| SCALE: | DRG NO: | DATE: |
|---|---|---|
| 1:100 @ A3 | A03 | 21.11.18 |
| DRAWN: DA | | |

153 Davey Street Hobart
Tasmania 7000
Phone (03)6223 6740
Email design@designeast.com.au
Web www.designeast.com.au
Accreditation No. CC191 0

0 1 2 5
METRES
1 centimetre on this drawing represents
1 metre on the ground (i.e. 1:100).

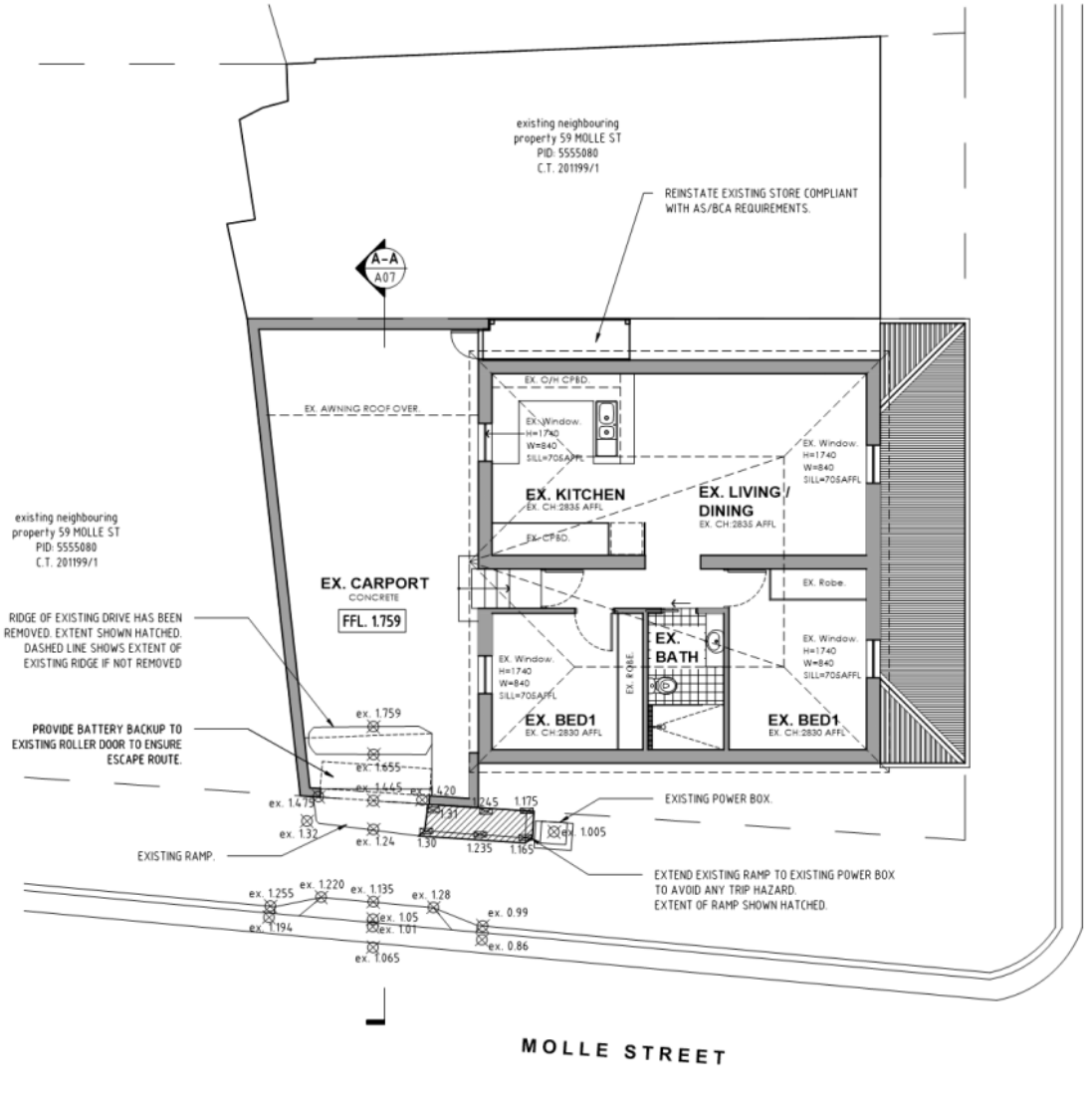
design ○ EAST
building design and interior architecture

SHEET No. 4 OF 8

| LEGEND | |
|---|---|
| MARK | DESCRIPTION |
| | EXISTING WALLS TO BE RETAINED. |
| | EXISTING WALLS TO BE DEMOLISHED. |

| SITE NOTES | |
|---|---|
| Property Address: | 235-237 COLLINS STREET HOBART 7000 |
| Property ID: | 5659840 |
| Title Reference: | 30362/1 |
| Site Area: | 170 sqm ± |
| Municipality: | HOBART CITY COUNCIL |
| Owner: | JOHN & HELEN BROCKLEHURST |

| EXISTING FLOOR AREA | |
|---|---|
| PROPOSED DWELLING FLOOR AREA | ± 106 sqm ± |




| ISSUE | DESCRIPTION | DATE | DRAWN |
|---|---|---|---|
| A | EXISTING RAMP REVISION. | 14.06.19 | DA |

Project: PROPOSED ALTERATIONS
ADDRESS: 235-237 COLLINS STREET HOBART 7000
JOHN & HELEN BROCKLEHURST

Drawing: PROPOSED UPPER FLOOR PLAN

design EAST registered trading name for design EAST Pty. Ltd.

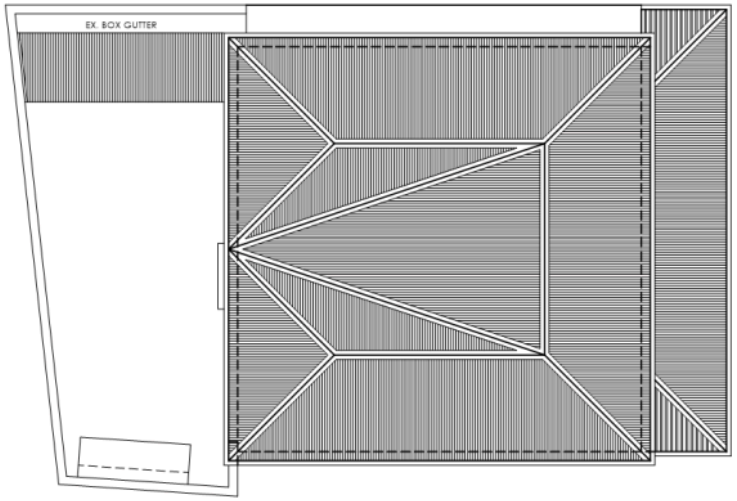
| SCALE: | DRG.NO: | |
|---|---|---|
| 1:100 @ A3 | A04 | |
| DRAWN: DA | DATE: 21.11.18 | |

153 Davey Street Hobart
Tasmania 7000
Phone (03)6223 6740
Email design@designeast.com.au
Web www.designeast.com.au
Accreditation No. CC191 0

design EAST
building design and interior architecture

0 1 2 5
METRES
1 centimetre on this drawing represents 1 metre on the ground (i.e. 1:100).

| LEGEND | |
|---|---|
| MARK | DESCRIPTION |
| | EXISTING WALLS TO BE RETAINED. |
| | EXISTING WALLS TO BE DEMOLISHED. |




SHEET No. 5 OF 8

| ISSUE | DESCRIPTION | DATE | DRAWN |
|---|---|---|---|
| A | EXISTING RAMP REVISION. | 14/06/19 | DA |

Project:
PROPOSED ALTERATIONS
ADDRESS: 235-237 COLLINS STREET HOBART 7000
JOHN & HELEN BROCKLEHURST

Drawing:
EXISTING ROOF PLAN

design EAST registered trading name for design EAST Pty. Ltd.

| SCALE: | DRG.NO: |
|---|---|
| 1:100 @ A3 | A05 |
| DRAWN: DA | DATE: 21.11.18 |

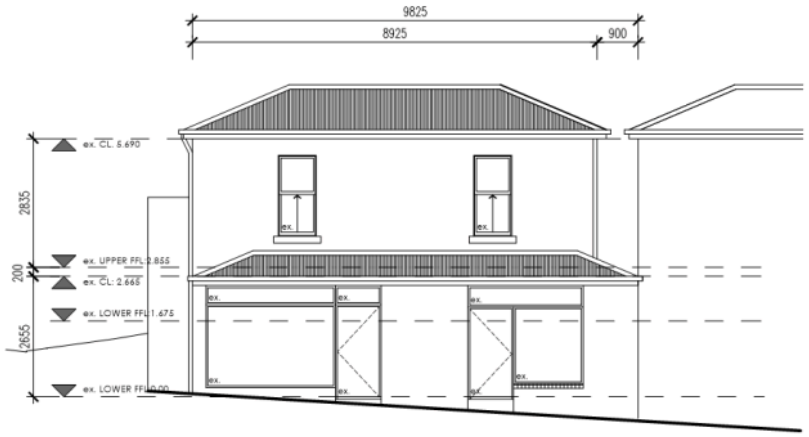
153 Davey Street Hobart
Tasmania 7000
Phone (03)6223 6740
Email design@designeast.com.au
Web www.designeast.com.au
Accreditation No. CC191 0

0 1 2 5
METRES
1 centimetre on this drawing represents
1 metre on the ground (i.e. 1:100).

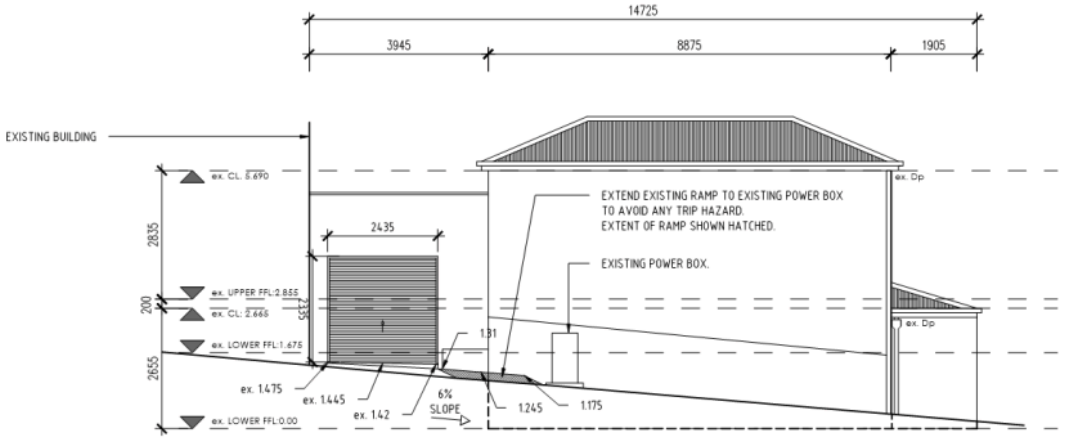
NORTH

design ○ EAST
building design and interior architecture

| LEGEND | |
|---|---|
| MARK | DESCRIPTION |
| | EXISTING WALLS TO BE RETAINED. |
| | EXISTING WALLS TO BE DEMOLISHED. |




EXISTING SOUTH EAST ELEVATION
1:100




EXISTING & PROPOSED SOUTH WEST
ELEVATION 1:100

SHEET No. 6 OF 8

| ISSUE | DESCRIPTION | DATE | DRAWN |
|---|---|---|---|
| A | EXISTING RAMP REVISION. | 14/06/19 | DA |

Project:
PROPOSED ALTERATIONS
ADDRESS: 235-237 COLLINS STREET HOBART 7000
JOHN & HELEN BROCKLEHURST

Drawing:
ELEVATION 01 OF 02

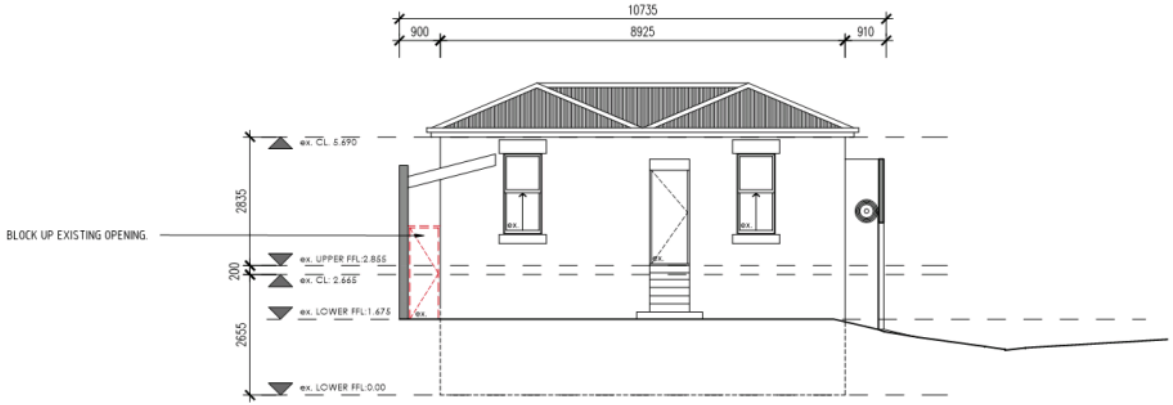
design EAST registered trading name for design EAST Pty. Ltd.

| SCALE: | DRG.NO: | DATE: |
|---|---|---|
| 1:100 @ A3 | A06 | 21.11.18 |
| DRAWN: DA | | |

153 Davey Street Hobart
Tasmania 7000
Phone (03)6223 6740
Email design@designeast.com.au
Web www.designeast.com.au
Accreditation No. CC191 0

design EAST
building design and interior architecture

| LEGEND | |
|---|---|
| MARK | DESCRIPTION |
| | EXISTING WALLS TO BE RETAINED. |
| | EXISTING WALLS TO BE DEMOLISHED. |




EXISTING NORTH WEST ELEVATION
1:100

SHEET No. 7 OF 8

| ISSUE | DESCRIPTION | DATE | DRAWN |
|---|---|---|---|
| A | EXISTING RAMP REVISION. | 14.06.19 | DA |

Project:
PROPOSED ALTERATIONS
ADDRESS: 235-237 COLLINS STREET HOBART 7000
JOHN & HELEN BROCKLEHURST

Drawing:
ELEVATION 02 OF 02

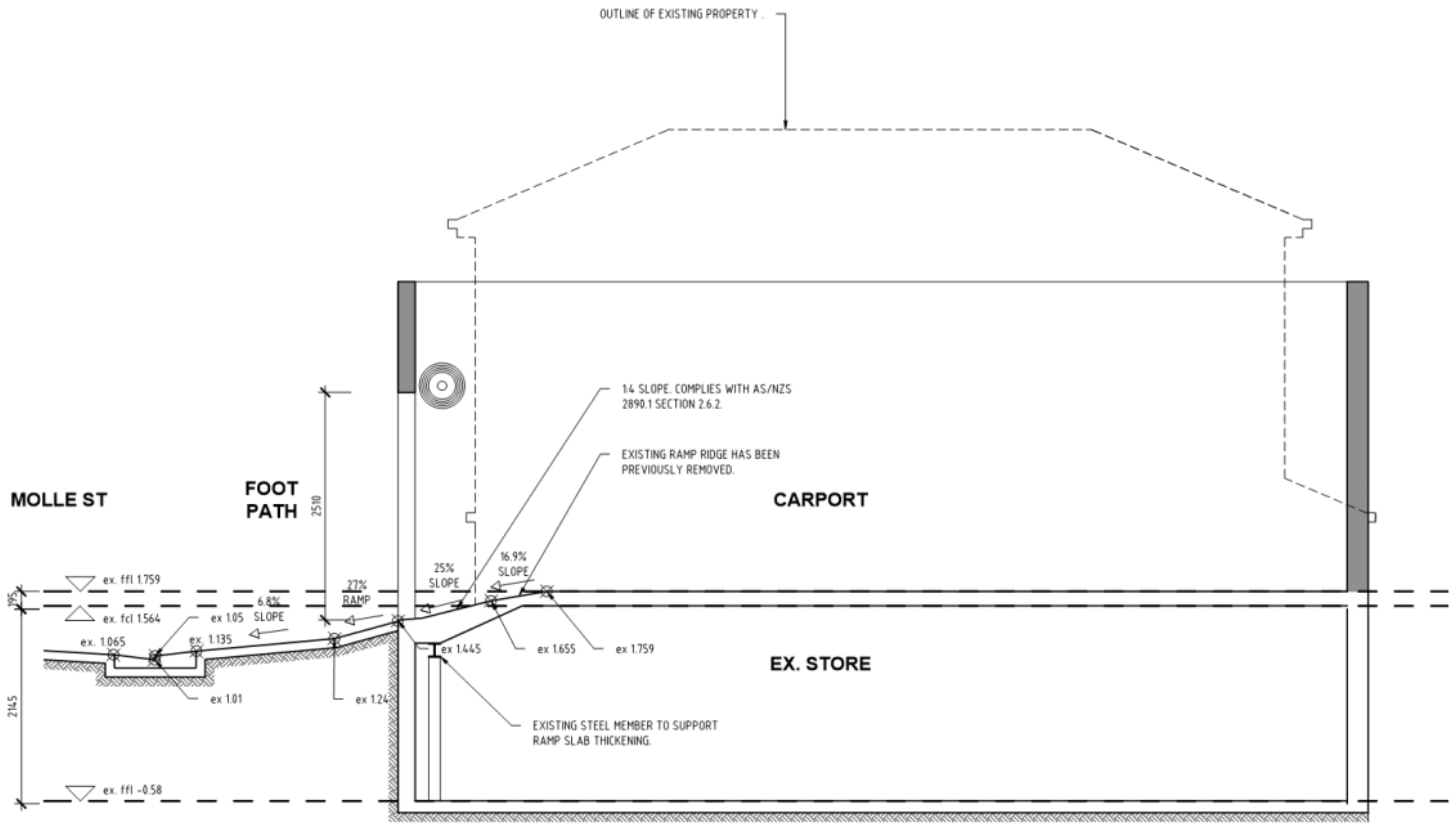
design EAST registered trading name for design EAST Pty. Ltd.

| SCALE: | DRG NO: | DATE: |
|---|---|---|
| 1:100 @ A3 | A07 | 21.11.18 |
| DRAWN: DA | | |

153 Davey Street Hobart
Tasmania 7000
Phone (03)6223 6740
Email design@designeast.com.au
Web www.designeast.com.au
Accreditation No. CC191 0

design EAST
building design and interior architecture

SHEET No. 8 OF 8




A-A / A03 **SECTION A-A**
EXISTING CARPORT GRADIENTS

| ISSUE | DESCRIPTION | DATE | DRAWN |
|---|---|---|---|
| A | EXISTING RAMP REVISION. | 14/06/19 | DA |

Project: PROPOSED ALTERATIONS
ADDRESS: 235-237 COLLINS STREET HOBART 7000
JOHN & HELEN BROCKLEHURST

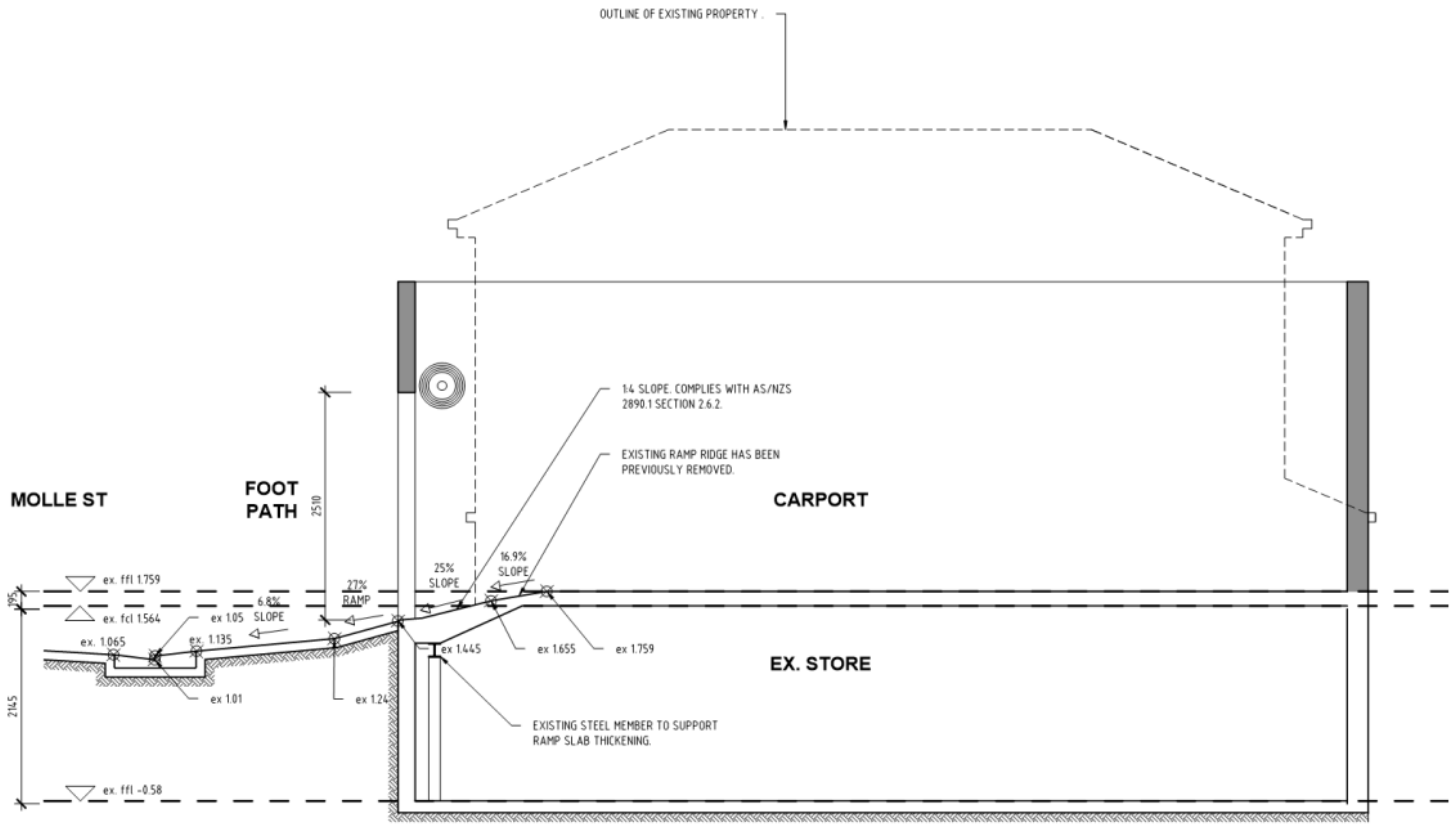
Drawing: SECTION A-A

SCALE: 1:50 @ A3 | DRG.NO: A08 | DRAWN: DA | DATE: 21.11.18

design:EAST registered trading name for design EAST Pty. Ltd.

153 Davey Street Hobart
Tasmania 7000
Phone (03)6223 6740
Email design@designeast.com.au
Web www.designeast.com.au
Accreditation No. CC191 0

design EAST
building design and interior architecture




A-A / A03 **SECTION A-A**
EXISTING CARPORT GRADIENTS

SHEET No. 8 OF 8

| ISSUE | DESCRIPTION | DATE | DRAWN |
|---|---|---|---|
| A | EXISTING RAMP REVISION | 14/06/19 | DA |

Project: PROPOSED ALTERATIONS
ADDRESS: 235-237 COLLINS STREET HOBART 7000
JOHN & HELEN BROCKLEHURST

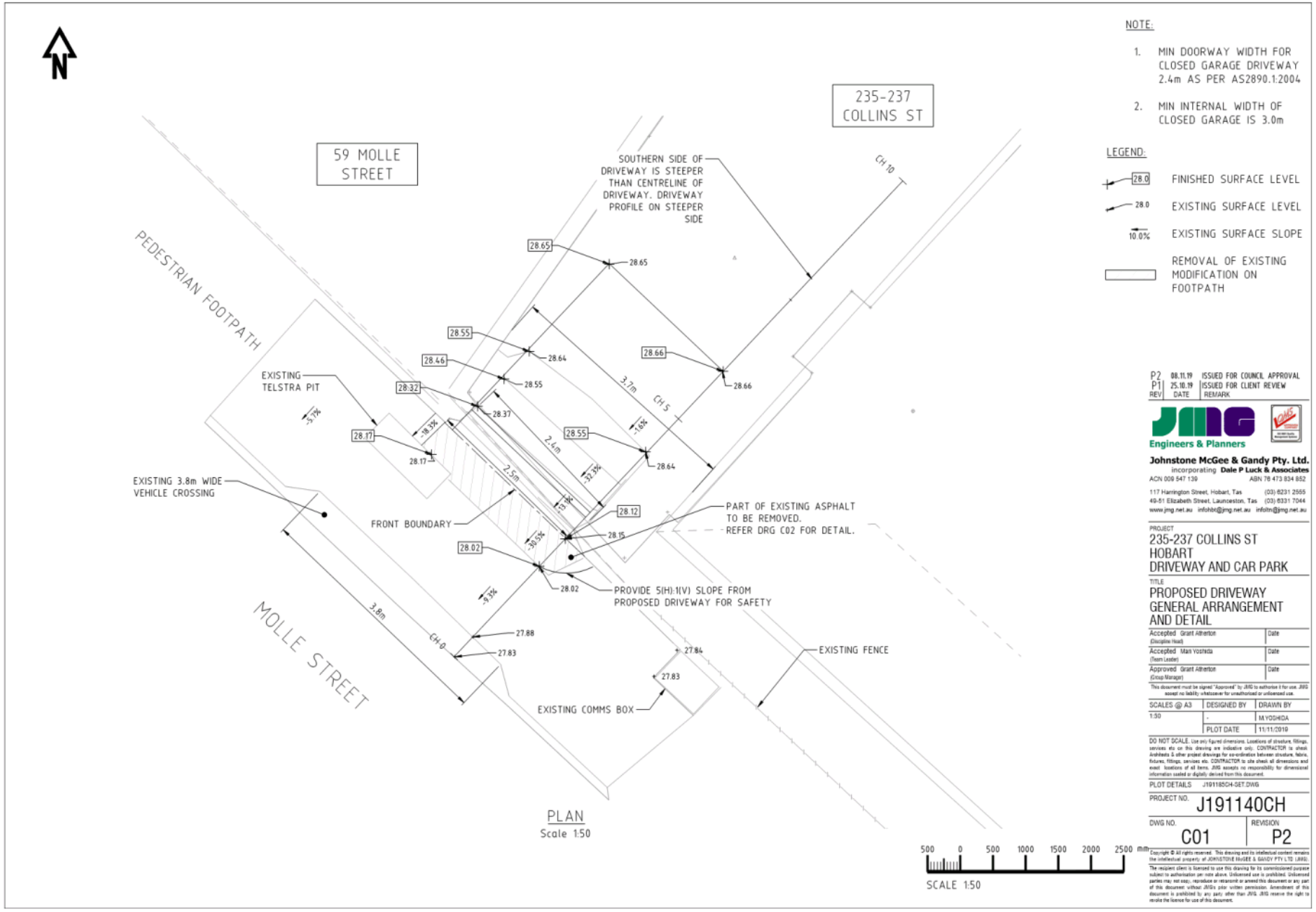
Drawing: SECTION A-A

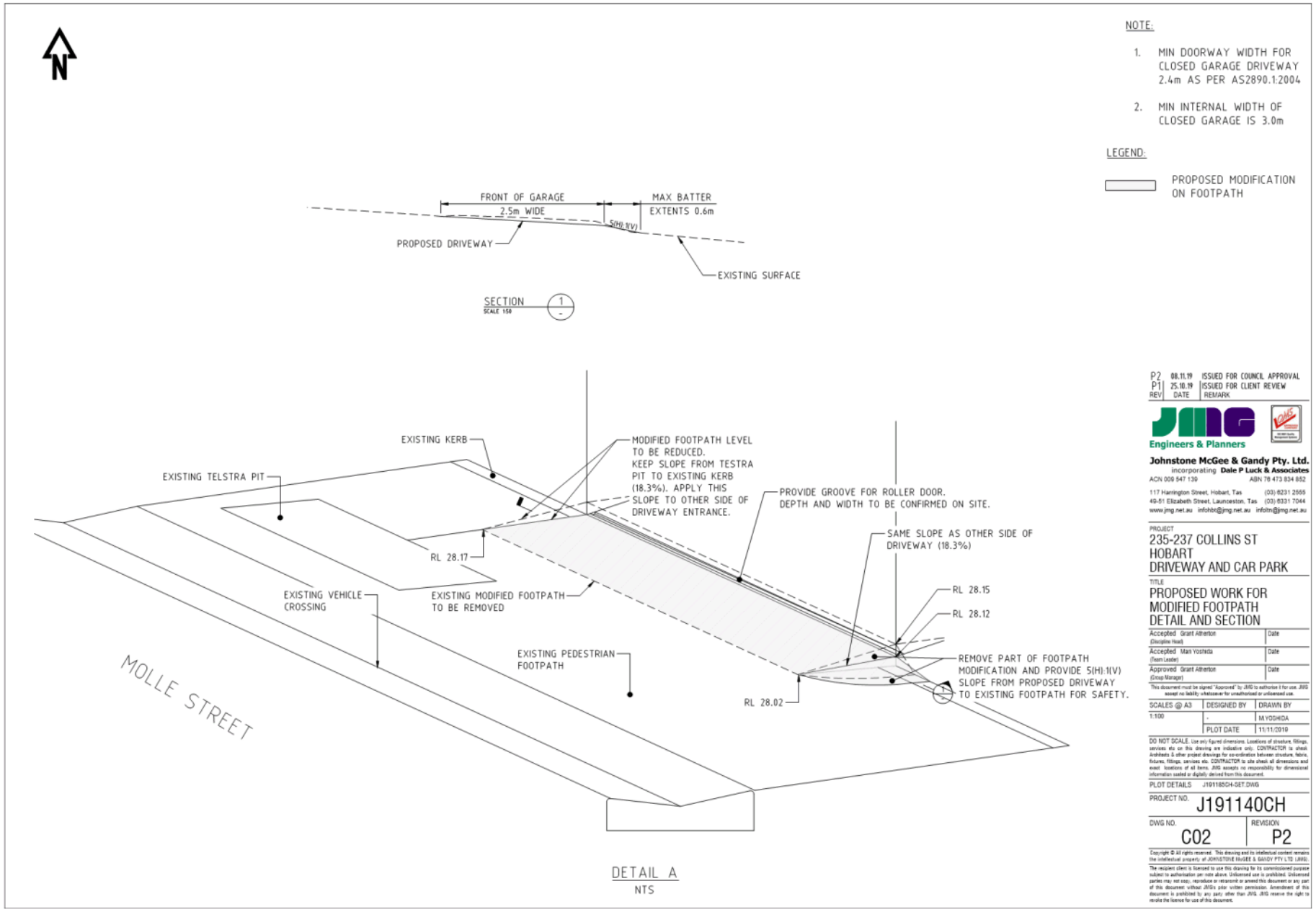
design:EAST registered trading name for design EAST Pty. Ltd.

| SCALE: | DRG.NO: | DRAWN: | DATE: |
|---|---|---|---|
| 1:50 @ A3 | A08 | DA | 21.11.18 |

153 Davey Street Hobart
Tasmania 7000
Phone (03)6223 6740
Email design@designeast.com.au
Web www.designeast.com.au
Accreditation No. CC191 0

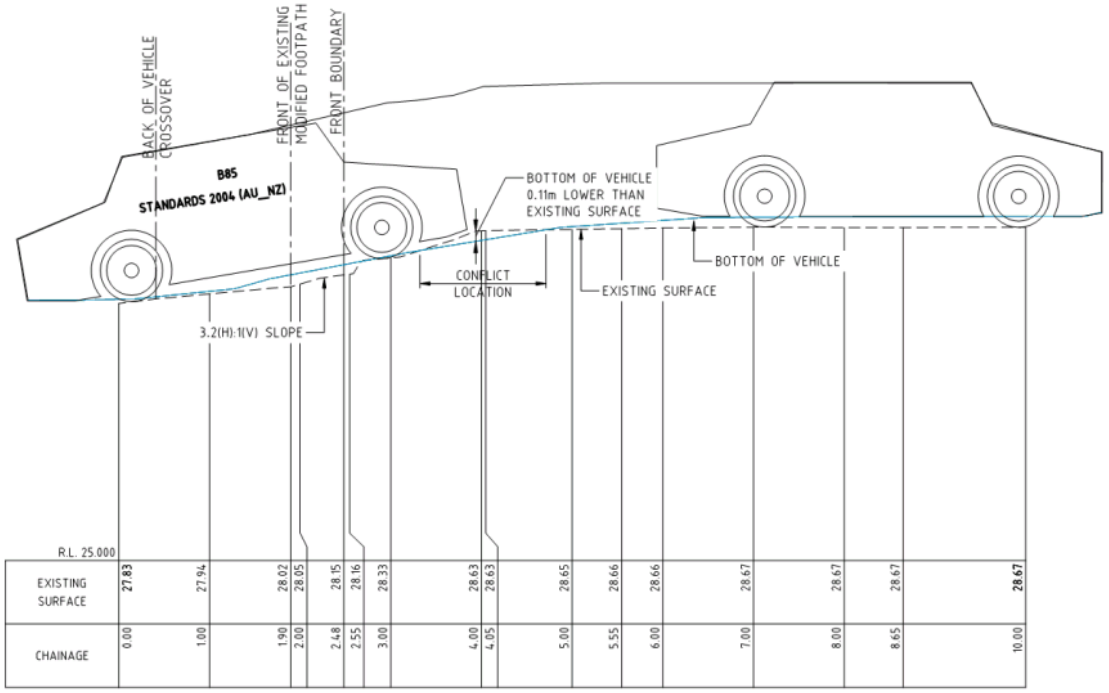
design ○ EAST
building design and interior architecture


N
59 MOLLE STREET
235-237 COLLINS ST
PEDESTRIAN FOOTPATH
MOLLE STREET
SOUTHERN SIDE OF DRIVEWAY IS STEEPER THAN CENTRELINE OF DRIVEWAY. DRIVEWAY PROFILE ON STEEPER SIDE
CH 10
CH 5
CH 0
3.7m
2.4m
2.5m
3.8m
28.65
28.64
28.55
28.46
28.32
28.37
28.17
28.66
28.12
28.15
28.02
27.88
27.83
27.84
EXISTING TELSTRA PIT
EXISTING 3.8m WIDE VEHICLE CROSSING
FRONT BOUNDARY
PART OF EXISTING ASPHALT TO BE REMOVED. REFER DRG C02 FOR DETAIL.
PROVIDE 5(H):1(V) SLOPE FROM PROPOSED DRIVEWAY FOR SAFETY
EXISTING FENCE
EXISTING COMMS BOX
PLAN
Scale 1:50
NOTE:
1. MIN DOORWAY WIDTH FOR CLOSED GARAGE DRIVEWAY 2.4m AS PER AS2890.1:2004
2. MIN INTERNAL WIDTH OF CLOSED GARAGE IS 3.0m
LEGEND:
28.0 FINISHED SURFACE LEVEL
28.0 EXISTING SURFACE LEVEL
10.0% EXISTING SURFACE SLOPE
REMOVAL OF EXISTING MODIFICATION ON FOOTPATH
P2 08.11.19 ISSUED FOR COUNCIL APPROVAL
P1 25.10.19 ISSUED FOR CLIENT REVIEW
REV DATE REMARK
Engineers & Planners
Johnstone McGee & Gandy Pty. Ltd.
incorporating Dale P Luck & Associates
ACN 009 547 139 ABN 76 473 834 852
117 Harrington Street, Hobart, Tas (03) 6231 2555
49-51 Elizabeth Street, Launceston, Tas (03) 6331 7044
www.jmg.net.au infohbt@jmg.net.au infoltn@jmg.net.au
PROJECT
235-237 COLLINS ST
HOBART
DRIVEWAY AND CAR PARK
TITLE
PROPOSED DRIVEWAY GENERAL ARRANGEMENT AND DETAIL
Accepted Grant Atherton (Discipline Head) Date
Accepted Mari Yoshida (Team Leader) Date
Approved Grant Atherton (Group Manager) Date
This document must be signed "Approved" by JMG to authorise it for use. JMG accept no liability whatsoever for unauthorised or unlicensed use.
SCALES @ A3 | DESIGNED BY | DRAWN BY
1:50 | - | M.YOSHIDA
PLOT DATE 11/11/2019
DO NOT SCALE. Use only figured dimensions. Locations of structure, fittings, services etc on this drawing are indicative only. CONTRACTOR to check Architects & other project drawings for co-ordination between structure, fabric, fixtures, fittings, services etc. CONTRACTOR to site check all dimensions and exact locations of all items. JMG accepts no responsibility for dimensional information scaled or digitally derived from this document.
PLOT DETAILS J191185CH-SET.DWG
PROJECT NO. J191140CH
DWG NO. C01
REVISION P2
500 0 500 1000 1500 2000 2500 mm
SCALE 1:50
Copyright © All rights reserved. This drawing and its intellectual content remains the intellectual property of JOHNSTONE McGEE & GANDY PTY LTD (JMG).
The recipient client is licensed to use this drawing for its commissioned purpose subject to authorisation per note above. Unlicensed use is prohibited. Unlicensed parties may not copy, reproduce or retransmit or amend this document or any part of this document without JMGs prior written permission. Amendment of this document is prohibited by any party other than JMG. JMG reserve the right to revoke the licence for use of this document.


NOTE:
1. MIN DOORWAY WIDTH FOR CLOSED GARAGE DRIVEWAY 2.4m AS PER AS2890.1:2004
2. MIN INTERNAL WIDTH OF CLOSED GARAGE IS 3.0m
LEGEND:
PROPOSED MODIFICATION ON FOOTPATH
FRONT OF GARAGE 2.5m WIDE
MAX BATTER EXTENTS 0.6m
5(H):1(V)
PROPOSED DRIVEWAY
EXISTING SURFACE
SECTION 1
SCALE 1:50
EXISTING KERB
EXISTING TELSTRA PIT
MODIFIED FOOTPATH LEVEL TO BE REDUCED. KEEP SLOPE FROM TESTRA PIT TO EXISTING KERB (18.3%). APPLY THIS SLOPE TO OTHER SIDE OF DRIVEWAY ENTRANCE.
PROVIDE GROOVE FOR ROLLER DOOR. DEPTH AND WIDTH TO BE CONFIRMED ON SITE.
SAME SLOPE AS OTHER SIDE OF DRIVEWAY (18.3%)
RL 28.17
RL 28.15
RL 28.12
EXISTING VEHICLE CROSSING
EXISTING MODIFIED FOOTPATH TO BE REMOVED
EXISTING PEDESTRIAN FOOTPATH
REMOVE PART OF FOOTPATH MODIFICATION AND PROVIDE 5(H):1(V) SLOPE FROM PROPOSED DRIVEWAY TO EXISTING FOOTPATH FOR SAFETY.
RL 28.02
MOLLE STREET
DETAIL A
NTS
P2 08.11.19 ISSUED FOR COUNCIL APPROVAL
P1 25.10.19 ISSUED FOR CLIENT REVIEW
REV DATE REMARK
Engineers & Planners
Johnstone McGee & Gandy Pty. Ltd.
incorporating Dale P Luck & Associates
ACN 009 547 139 ABN 76 473 834 852
117 Harrington Street, Hobart, Tas (03) 6231 2555
49-51 Elizabeth Street, Launceston, Tas (03) 6331 7044
www.jmg.net.au infohbt@jmg.net.au infoltn@jmg.net.au
PROJECT
235-237 COLLINS ST
HOBART
DRIVEWAY AND CAR PARK
TITLE
PROPOSED WORK FOR MODIFIED FOOTPATH DETAIL AND SECTION
Accepted Grant Atherton (Discipline Head) Date
Accepted Man Yoshida (Team Leader) Date
Approved Grant Atherton (Group Manager) Date
This document must be signed "Approved" by JMG to authorise it for use. JMG accept no liability whatsoever for unauthorised or unlicensed use.
SCALES @ A3 1:100
DESIGNED BY -
DRAWN BY M.YOSHIDA
PLOT DATE 11/11/2019
DO NOT SCALE. Use only figured dimensions. Locations of structure, fittings, services etc on this drawing are indicative only. CONTRACTOR to check Architects & other project drawings for co-ordination between structure, fabric, fixtures, fittings, services etc. CONTRACTOR to site check all dimensions and exact locations of all items. JMG accepts no responsibility for dimensional information scaled or digitally derived from this document.
PLOT DETAILS J191185CH-SET.DWG
PROJECT NO. J191140CH
DWG NO. C02
REVISION P2
Copyright © All rights reserved. This drawing and its intellectual content remains the intellectual property of JOHNSTONE McGEE & GANDY PTY LTD (JMG).
The recipient client is licensed to use this drawing for its commissioned purpose subject to authorisation per note above. Unlicensed use is prohibited. Unlicensed parties may not copy, reproduce or retransmit or amend this document or any part of this document without JMGs prior written permission. Amendment of this document is prohibited by any party other than JMG. JMG reserve the right to revoke the licence for use of this document.

NOTE:

VERTICAL CLEARANCE IS CHECKED AGAINST B85 VEHICLE




EXISTING DRIVEWAY PROFILE
AT SOUTHERN SIDE OF DRIVEWAY
Scale 1:50(H)1:50(V)

500 0 500 1000 1500 2000 2500 mm
SCALE 1:50

| REV | DATE | REMARK |
|---|---|---|
| P2 | 08.11.19 | ISSUED FOR COUNCIL APPROVAL |
| P1 | 25.10.19 | ISSUED FOR CLIENT REVIEW |

Engineers & Planners
Johnstone McGee & Gandy Pty. Ltd.
incorporating Dale P Luck & Associates
ACN 009 547 139 ABN 76 473 834 852
117 Harrington Street, Hobart, Tas (03) 6231 2555
49-51 Elizabeth Street, Launceston, Tas (03) 6331 7044
www.jmg.net.au infohbt@jmg.net.au infoltn@jmg.net.au

PROJECT
235-237 COLLINS ST
HOBART
DRIVEWAY AND CAR PARK

TITLE
EXISTING DRIVEWAY PROFILE

| | | |
|---|---|---|
| Accepted Grant Atherton (Discipline Head) | | Date |
| Accepted Mari Yoshida (Team Leader) | | Date |
| Approved Grant Atherton (Group Manager) | | Date |

This document must be signed "Approved" by JMG to authorise it for use. JMG accept no liability whatsoever for unauthorised or unlicensed use.

| SCALES @ A3 | DESIGNED BY | DRAWN BY |
|---|---|---|
| 1:50 | - | M.YOSHIDA |
| | PLOT DATE | 11/11/2019 |

DO NOT SCALE. Use only figured dimensions. Locations of structure, fittings, services etc on this drawing are indicative only. CONTRACTOR to check Architects & other project drawings for co-ordination between structure, fabric, fixtures, fittings, services etc. CONTRACTOR to site check all dimensions and exact locations of all items. JMG accepts no responsibility for dimensional information scaled or digitally derived from this document.

PLOT DETAILS J191185CH-SET.DWG

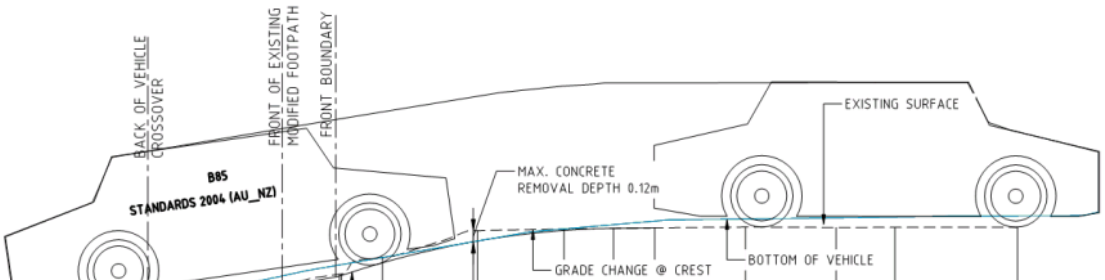
PROJECT NO. J191140CH

| DWG NO. | REVISION |
|---|---|
| C03 | P2 |

Copyright © All rights reserved. This drawing and its intellectual content remains the intellectual property of JOHNSTONE McGEE & GANDY PTY LTD (JMG). The recipient client is licensed to use this drawing for its commissioned purpose subject to authorisation per note above. Unlicensed use is prohibited. Unlicensed parties may not copy, reproduce or retransmit or amend this document or any part of this document without JMGs prior written permission. Amendment of this document is prohibited by any party other than JMG. JMG reserve the right to revoke the licence for use of this document.

NOTE:

1. VERTICAL CLEARANCE IS CHECKED AGAINST B85 VEHICLE
2. MAX. SLOPE OF PROPOSED DRIVEWAY IS 33.3%. PROVIDE 3.0m LONG VERTICAL CURVE TO REMOVE VERTICAL CONFLICT. (MAX 110mm REMOVAL OF EXISTING CONCRETE.




| | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| R.L. 25.000 | | | | | | | | | | | | | | |
| CUT/FILL | | | +0.00 | -0.01 | -0.02 | -0.02 | -0.05 | -0.12 | -0.11 | -0.02 | +0.00 | +0.00 | | |
| DESIGN SURFACE | | | 28.02 | 28.04 | 28.13 | 28.14 | 28.28 | 28.51 | 28.52 | 28.63 | 28.66 | 28.66 | | |
| EXISTING SURFACE | 27.83 | 27.94 | 28.02 | 28.05 | 28.15 | 28.16 | 28.33 | 28.63 | 28.63 | 28.65 | 28.66 | 28.66 | 28.67 | 28.67 | 28.67 | 28.67 |
| CHAINAGE | 0.00 | 1.00 | 1.90 | 2.00 | 2.52 | 2.55 | 3.00 | 4.00 | 4.05 | 5.00 | 5.55 | 6.00 | 7.00 | 8.00 | 8.65 | 10.00 |

500 0 500 1000 1500 2000 2500 mm

SCALE 1:50

REVISED DRIVEWAY PROFILE
AT SOUTHERN SIDE OF DRIVEWAY
Scale 1:50(H)1:50(V)

| REV | DATE | REMARK |
|---|---|---|
| P2 | 08.11.19 | ISSUED FOR COUNCIL APPROVAL |
| P1 | 25.10.19 | ISSUED FOR CLIENT REVIEW |

Engineers & Planners
Johnstone McGee & Gandy Pty. Ltd.
incorporating Dale P Luck & Associates
ACN 009 547 139 ABN 78 473 834 852
117 Harrington Street, Hobart, Tas (03) 6231 2555
49-51 Elizabeth Street, Launceston, Tas (03) 6331 7044
www.jmg.net.au infohbt@jmg.net.au infoltn@jmg.net.au

PROJECT
235-237 COLLINS ST
HOBART
DRIVEWAY AND CAR PARK

TITLE
PROPOSED DRIVEWAY PROFILE

| | |
|---|---|
| Accepted Grant Atherton (Discipline Head) | Date |
| Accepted Mari Yoshida (Team Leader) | Date |
| Approved Grant Atherton (Group Manager) | Date |

This document must be signed "Approved" by JMG to authorise it for use. JMG accept no liability whatsoever for unauthorised or unlicensed use.

| SCALES @ A3 | DESIGNED BY | DRAWN BY |
|---|---|---|
| 1:50 | - | M.YOSHIDA |
| | PLOT DATE | 11/11/2019 |

DO NOT SCALE. Use only figured dimensions. Locations of structure, fittings, services etc on this drawing are indicative only. CONTRACTOR to check Architects & other project drawings for co-ordination between structure, fabric, fixtures, fittings, services etc. CONTRACTOR to site check all dimensions and exact locations of all items. JMG accepts no responsibility for dimensional information scaled or digitally derived from this document.

PLOT DETAILS J191185CH-SET.DWG

PROJECT NO. J191140CH

DWG NO. C04 REVISION P2

Copyright © All rights reserved. This drawing and its intellectual content remains the intellectual property of JOHNSTONE McGEE & GANDY PTY LTD (JMG). The recipient client is licensed to use this drawing for its commissioned purpose subject to authorisation per note above. Unlicensed use is prohibited. Unlicensed parties may not copy, reproduce or retransmit or amend this document or any part of this document without JMGs prior written permission. Amendment of this document is prohibited by any party other than JMG. JMG reserve the right to revoke the licence for use of this document.

STUDIO 153
153A DAVEY STREET
HOBART TASMANIA 7000
Phone: +61 3 6223 6740
Email: admin@designeast.com.au
ABN 55 106 867 805

design.EAST

Building design and interior architecture

20 November 2019

HOBART CITY COUNCIL
GPO Box 503
Hobart
Tasmania 7001

Att: **Mr Cameron Cecil**

Re: **235 – 237 Collins Street**
**Proposed change of use**

Dear Cameron,
In regard to the existing driveway at 235 – 237 Collins Street I offer the following:-

The existing entrance to the car parking area presently doesn't comply with acceptable standards. Separate to our meetings with yourself on site we have engaged Mari Yoshida of JMG Consultants to look at a method of making the entrance comply.

As you can see from her design drawings (which comply with the standards) we would have to remove the existing slab and replace with a new slab and supporting structure.

Her note "BOTTOM OF VEHICLE 0.11M LOWER THAN EXISTING SURFACE" would leave precisely zero slab thickness at that point.

This is clearly not acceptable.

Given your discussions with Dominic here at Design East about existing driveways and "caveats" on titles we would like to submit a design option that will possibly make the situation slightly better.

The attached drawing showing a section of the existing ramp at the southern side (worst case scenario) with the ramp on council property reduced from 126mm to 62mm then a 50mm roll-up with a modified surface up to the thinnest part of the slab, and then modified for another 700mm beyond that point.
The ramp on councils land would diminish as you move towards the northern side of the entrance

These modifications serve to even out the surface from the pavement to the parking area.

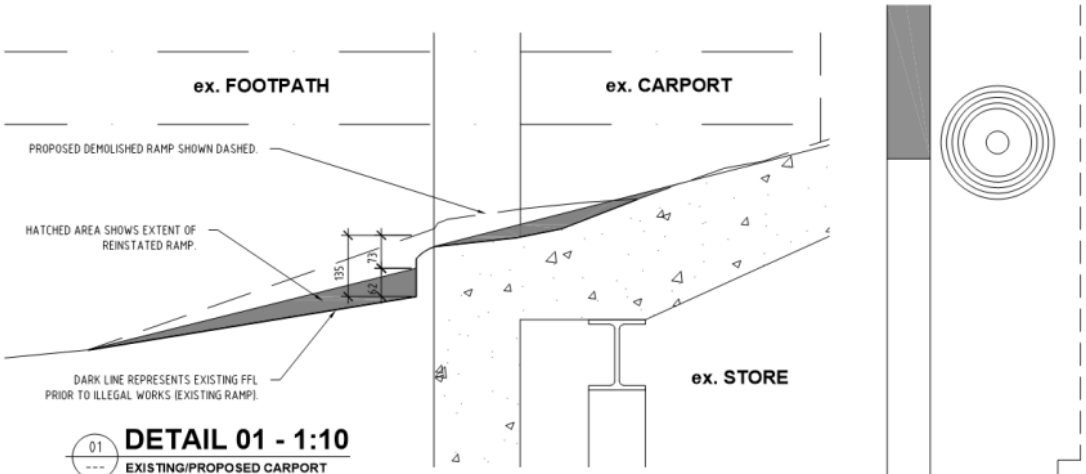
We would obviously accept a modification to the property title to allow for a "caveat" to be entered on the title as you have suggested.

In regard to the JMG design and drawing I believe it to be unfair to ask Mari to certify anything less than what the standards and codes allow.

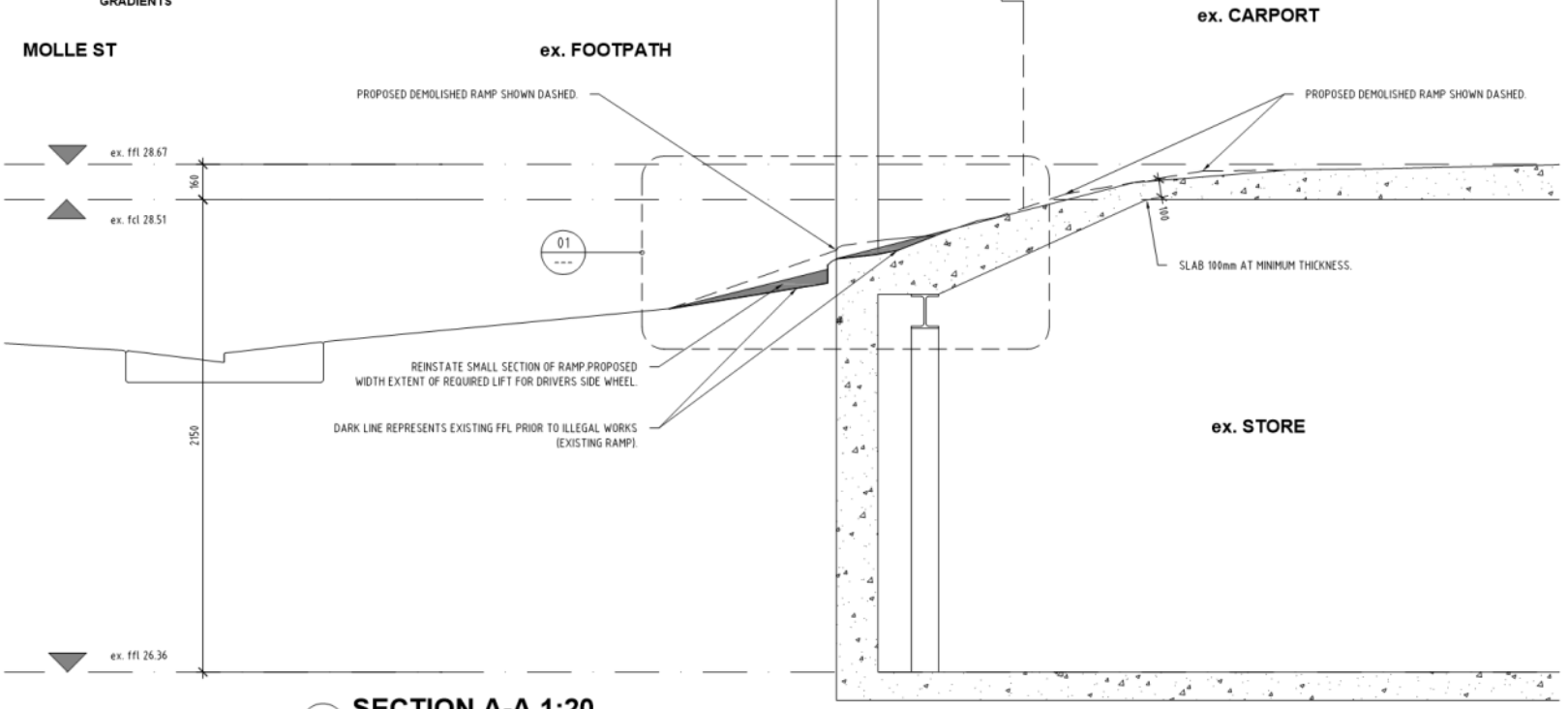
Would you please consider this proposal and advise us further.
If you have any questions please call me on ☎ (03) 6223 6740

**Yours Faithfully**

**Monty East**
Director Design East Pty Ltd




01 **DETAIL 01 - 1:10**
EXISTING/PROPOSED CARPORT GRADIENTS




A-A / A03 **SECTION A-A 1:20**
EXISTING/PROPOSED CARPORT GRADIENTS

SHEET No. 1 OF 1

| ISSUE | DESCRIPTION | DATE | DRAWN |
|---|---|---|---|
| A | EXISTING RAMP REVISION. | 14.06.19 | DA |

Project: PROPOSED ALTERATIONS
ADDRESS: 235-237 COLLINS STREET HOBART 7000
JOHN & HELEN BROCKLEHURST

Drawing: DRIVEWAY SECTION

design EAST registered trading name for design EAST Pty. Ltd.

| SCALE: | DRG NO: |
|---|---|
| 1:— @ A3 | A01 |
| DRAWN: DA | DATE: 21.11.18 |

153 D'avey Street Hobart
Tasmania 7000
Phone (03)6223 6740
Email design@designeast.com.au
Web www.designeast.com.au
Accreditation No. CC1910

design EAST
building design and interior architecture

City of HOBART

*Enquiries to*: Emily Burch
☎: (03) 6238 2108
✉: coh@hobartcity.com.au
*Our Ref*: PLN-18-896
(F19/32721)
EB:MF
DA-19-14069

1 April 2019

Mr Monty East
Director Design East Pty Ltd
143 Davey Street
HOBART TAS 7000

**Via Email to:** admin@designeast.com.au; DAbbott@designeast.com.au

Dear Mr East

## NOTICE OF LAND OWNER CONSENT TO LODGE A PLANNING APPLICATION

| | |
|---|---|
| Site Address: | **Molle Street Highway Reservation at 235-237 Collins Street, Hobart** |
| Description of Proposal: | **Driveway ramp** |
| Applicant Name: | **Mr Monty East at Design East** |
| PLN *(if applicable)*: | **PLN-18-896** |

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 document.

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

Heather Salisbury
**ACTING GENERAL MANAGER**

Attachment: Plan A04 by Design East

City of HOBART

PLN-18-896
(F19/32721)
EB:MF
DA-19-14069

# LAND OWNER CONSENT TO LODGE A PLANNING APPLICATION

| | |
|---|---|
| Site Address: | **Molle Street Highway Reservation at 235-237 Collins Street, Hobart** |
| Description of Proposal: | **Driveway ramp** |
| Applicant Name: | **Monty East at Design East** |
| PLN *(if applicable)*: | **PLN-18-896** |

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 within the Highway Reservation as noted in the site address and as shown on the attached plan(s).

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.*

Heather Salisbury
**ACTING GENERAL MANAGER**

Date: 1/4/2019

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

Attachment: Plan A04 by Design East

SHEET No. 4 OF 8

**LEGEND**

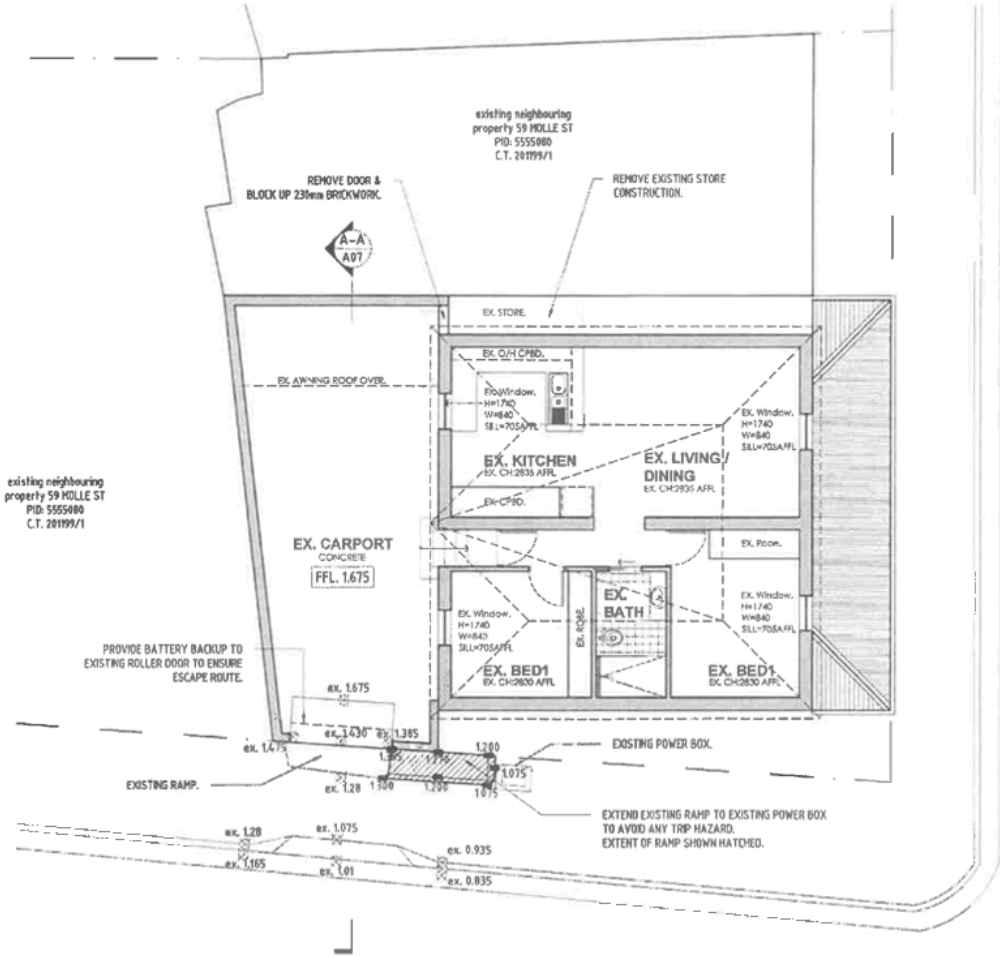
| MARK | DESCRIPTION |
|---|---|
| | EXISTING WALLS TO BE RETAINED. |
| | EXISTING WALLS TO BE DEMOLISHED. |

**SITE NOTES**

| | |
|---|---|
| Property Address: | 235-237 COLLINS STREET HOBART 7000 |
| Property ID: | 5859840 |
| Title Reference: | 30362/1 |
| Site Area: | 170 sqm ± |
| Municipality: | HOBART CITY COUNCIL |
| Owner: | JOHN & HELEN BROCKLEHURST |

**EXISTING FLOOR AREA**

| | |
|---|---|
| PROPOSED DWELLING FLOOR AREA | = 166 sqm ± |




METRES
1 centimetre on this drawing represents 1 metre on the ground (i.e. 1:100).

| ISSUE | DESCRIPTION | DATE | DRAWN |
|---|---|---|---|
| | | | |

Project: PROPOSED ALTERATIONS
ADDRESS: 235-237 COLLINS STREET HOBART 7000
JOHN & HELEN BROCKLEHURST

Drawing: PROPOSED UPPER FLOOR PLAN

SCALE: 1:100 @ A3 | DRG. NO: A04 | DRAWN: DB | DATE: 21.05.18

153 Davey Street Hobart Tasmania 7000
Phone (03)6223 6740
Email: design@designeast.com.au
Web: www.designeast.com.au
Accreditation No. CC1910

design EAST
building design and interior architecture

design.EAST
Building design and interior architecture

153A DAVEY STREET
HOBART TASMANIA 7000
Phone: +61 3 6223 6740
Email: admin@designeast.com.au
ABN 55 106 867 805

DATE 21 March 2019

Att: Emily Birch

**RE: 235-237 Collins Street Hobart 7000**

Dear Emily,

As per HCC's RFI dated the 17 Dec 2018 the client would like to propose to extend the existing asphalt ramp to the existing power box on the foot path, thus relieving height differences and drastically reducing the potential for trip hazard for passers-by. We believe this to be a reasonable solution for both HHC and John Brocklehurst.

Design East has considered the option of reducing the concrete apron below the roller door, however we have decided against this method as it could compromise the integrity of the existing structural steel resulting in future issues. We appreciate your consideration and look forward to hearing back from you.

Kind Regards



**Monty East**
Director Design East Pty Ltd

**STUDIO 153**
153A DAVEY STREET
HOBART TASMANIA 7000
Phone: +61 3 6223 6740
Email: admin@designeast.com.au
ABN 55 106 867 805

design.EAST
Building design and interior architecture

23 November 2018

HOBART CITY COUNCIL
GPO Box 503
Hobart
Tasmania 7001

Att: Senior Statutory Planner

Re: **235 - 235A Collins Street, Hobart 7000**

Dear Sir/Madam,

This a Development application to confirm the uses of the property at 235 – 235A Collins Street. This has arisen out of building orders being issued on the building referring to various work and uses not being approved.

The building and plumbing orders will be dealt with in due course after the issues of "use" have been resolved. I have attached my client's letter to Councils compliance section which provides some insight to the previous uses.

So we request that Council process this application to confirm the "uses" which are a residence to the upper level accessed from Molle Street, and office and storage on the ground floor accessed from Collins Street.

The attached drawings indicate the present layouts and elevations at the 235 – 235A Collins Street property.

If you have any questions please call me on ☎ (03) 6223 6740

**Yours Faithfully**

**Monty East**
Director Design East Pty Ltd

31 January 2018

Hobart Council Centre
Development Compliance
GPO Box 503
HOBART Tas 7001

Attention: Trent Harvey, Acting Manager Development Compliance, City Planning

Re: 235-235A Collins Street, Hobart – Enforcement No. ENF-17-71

Dear Sir,

We purchased the above property approximately 22/23 years ago from Cashion Homes Builders.

On purchase of the property the downstairs usage was office space.

Upstairs usage was Tenanted for many years prior to our purchase and we continued with the same Tennant until 2012 when the Tennant vacated the upstairs premises and we refurbished the space.

The refurbishment consisted of updating Kitchen, Bathroom and Bedrooms, with replacing old and unusable fixtures and fittings.
Please note no plumbing was relocated only replaced.

Please refer to your particulars as outlined in your correspondence:

The chimney and fireplace were not in existence on our purchase of the property and obviously we have no knowledge of when these were removed . A new roof had been installed prior to our purchase of the property.
In regards to your notes on addition between existing building and 233 Collins Street, we are responsible for the installation of a small storage area approximately 2.2m x .8m.
In regards to your notes about roof to garage area, we would not consider this as a roof as such.
The materials used are clear Perspex protruding approximately 2.5m from rear wall and is used only as weather protection for outside BBQ area.
Installation of a kitchenette , was already in existence, but we are responsible for removing a toilet.
We are responsible for fire rating the ceilings of the ground floor .
This was for safety reasons and were not aware we needed Council approval .

We have until recently owned and run a very successful Plastering Contracting business for 42 years, Minaki Nominees Pty Ltd Trading as Brocklehurst Plaster and have always followed correct building proceedures.

Since our purchase of the property there has always been confusion as to the address of the premises.
It has always been known as 235 being downstairs and 235A Collins Street being upstairs.
There is no 237 Collins Street as our building is the last in Collins Street.
All the utilities for the premises are known as 235 and 235A Collins Street.
If you could please look into this and advise us of the correct address to be used it would be appreciated

We hope this answers your queries, but please do not hesitate to contact us for more information.

John will be away overseas from 1 February 2018 returning home 2 March 2018.

Yours Faithfully

John & Helen Brocklehurst
3 Sloane Street, Battery Point Tas 7004

Email: Brockplaster@aol.com

City of HOBART

*Enquiries to:* Development Compliance
*Phone:* (03) 6238 2715
*Email:* coh@hobartcity.com.au

# PLUMBING ORDER (PERMIT AUTHORITY)

**Section 250**

**Form: 23**

| | | |
|---|---|---|
| To: | JOHN & HELEN BROCKLEHURST<br><br>3 SLOANE STREET<br>BATTERY POINT 7004 | *Owner, plumber or recipient of Plumbing Order*<br>*Address*<br>*Suburb/Postcode* |

**Permit Authority details:**

| | | | |
|---|---|---|---|
| Permit Authority: | Hobart City Council | Permit or Certificate of Likely Compliance No | |
| Address: | 16 Elizabeth Street | Phone No: | (03) 6238 2715 |
| | HOBART 7000 | | |
| Licence No: | | Email Address: | coh@hobartcity.com.au |

**Details of property and work the subject of this order:**

Type of work Permit work [ ] Notifiable work [ ] (X one applicable.)

| | | | |
|---|---|---|---|
| Address: | 235 - 237 COLLINS STREET | | |
| | HOBART 7000 | Certificate of Title No: | Vol 30362 Fol 1 |
| The work: | • Installation of kitchenette and removal of approved toilet at lower ground level,<br>• Plumbing work associated with change of use from 1st floor change of use to dwelling,<br>• Alteration to roof and<br>• Construction of roof to garage area at rear of 1st floor. | *Description of the plumbing work the subject of the order* | |

**Order details:**

This Plumbing Order is issued under s250 of the *Building Act 2016*. You are now ordered to:

1. Immediately cease all work unless and until a permit is issued authorising the plumbing works.
2. **Within 30 days of the date of this Notice; either:**
   a) obtain the appropriate plumbing permission pursuant to the Building Act 2016 from the permit authority (Hobart City Council), or
   b) if no permit is obtained authorising the plumbing works, demolish the plumbing work (please note demolition work may require a building permit prior to the commencement of work) and re-instate the land to the condition existing immediately prior to the undertaking of the unauthorised development.

**A plumber or owner must not undertake or permit any further plumbing work which would make compliance with this order more difficult or impossible.**

| | Name (Print) | Signed: | Date |
|---|---|---|---|
| Permit Authority: | Trent Harvey | | 16/04/2018 |

Title: ACTING MANAGER DEVELOPMENT COMPLIANCE CITY PLANNING

Order No: ENF-17-71

City of HOBART

*Enquiries to:* Development Compliance
*Phone:* (03) 6238 2715
*Email:* coh@hobartcity.com.au

# BUILDING ORDER

**Sections 246, 247, 248 & 249**

**Form: 15**

| | | |
|---|---|---|
| To: | JOHN & HELEN BROCKLEHURST<br>3 SLOANE STREET<br>BATTERY POINT 7004 | *Owner or person apparently in charge*<br>*Address*<br>*Suburb/postcode* |

**General Manager details:**

| | | | |
|---|---|---|---|
| From: | N D HEATH<br>16 Elizabeth Street<br>HOBART 7000 | Phone No: | (03) 6238 2715 |
| Council: | Hobart City Council | Email Address: | coh@hobartcity.com.au |

**Permit Authority details:**

| | | | |
|---|---|---|---|
| From: | Hobart City Council | | |
| Address: | 16 Elizabeth Street<br>HOBART 7000 | Phone No: | (03) 6238 2715 |
| Licence No.: | | Email Address: | coh@hobartcity.com.au |

**Details of property and work the subject of this order:**

Type of work: Permit work | Notifiable work [ ] (X one applicable.)

| | | | |
|---|---|---|---|
| Address: | 235 - 237 COLLINS STREET<br>HOBART 7000 | Permit No:<br>Certificate of Title No.: | N/A<br>Vol 30362 Fol 1 |

| | | |
|---|---|---|
| The work: | • Installation of kitchenette and removal of toilet on lower ground floor<br>• Construction of internal walls at lower ground level<br>• Demolition of internal stairs at ground floor<br>• Demolition of internal walls and chimney at ground floor level<br>• Installation of incomplete fire separation between between ground and first-floor level<br>• Demolition of chimney at first floor level<br>• Alteration of roof<br>• Demolition of fire wall at first floor level to create co-joined building<br>• Change of use of first-floor from office/warehouse to dwelling<br>• Addition to first floor level between existing building and firewall to 233 Collins Street<br>• Construction of roof to garage area to the rear of the first floor | *Description of work or part of the work the subject of this order* |

| **Order details:** | |
|---|---|

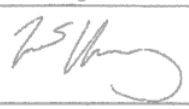
This Building Order is issued under section 246, 247 and/or 248 of the *Building Act 2016*.

You are ordered to:

1. **Within 30 days of the date of this Notice; either:**
   a) obtain the appropriate building permission pursuant to the Building Act 2016 from the permit authority (Hobart City Council), or
   b) If no permit is obtained authorising the alterations, demolish the building work (please note demolition work may require a building permit prior to the commencement of work) and re-instate the land to the condition existing immediately prior to the undertaking of the unauthorised development and
2. Cease occupation of the 1st floor of the building and do not use for habitable purposes unless and until an occupancy permit is obtained from an accredited building surveyor authorising such use.

**The requirement created by this Building Order takes effect on the date of this order and continues to have effect from that date.**

**A builder or owner must not undertake or permit any further building work which would make compliance with this notice more difficult or impossible.**

| | *Name (Print)* | *Signed:* | *Date* |
|---|---|---|---|
| Permit Authority: | Trent Harvey |  | 16/04/2018 |

| | | | |
|---|---|---|---|
| Title: | **ACTING MANAGER DEVELOPMENT COMPLIANCE CITY PLANNING** | Order No: | ENF-17-71 |

# RESULT OF SEARCH

RECORDER OF TITLES

*Issued Pursuant to the Land Titles Act 1980*

Tasmanian Government

SEARCH OF TORRENS TITLE

| VOLUME | FOLIO |
|---|---|
| 30362 | 1 |
| EDITION | DATE OF ISSUE |
| 5 | 02-Nov-2016 |

SEARCH DATE : 05-Sep-2018
SEARCH TIME : 01.57 PM

## DESCRIPTION OF LAND

City of HOBART
Lot 1 on Diagram 30362
Being the land described in Conveyance No. 62/7337
Derivation : Part of 17.1/2Ps. (Sec. Q) Gtd. to J. Trump
Prior CT 4574/51

## SCHEDULE 1

(C401959) E68193 JOHN ERNEST BROCKLEHURST and HELEN ANNE BROCKLEHURST as tenants in common in equal shares
Registered 02-Nov-2016 at noon

## SCHEDULE 2

Reservations and conditions in the Crown Grant if any
CONVEYANCE - Burdening Easement: Right of Eaves overhang of the house on adjoining land

## UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

# FOLIO PLAN

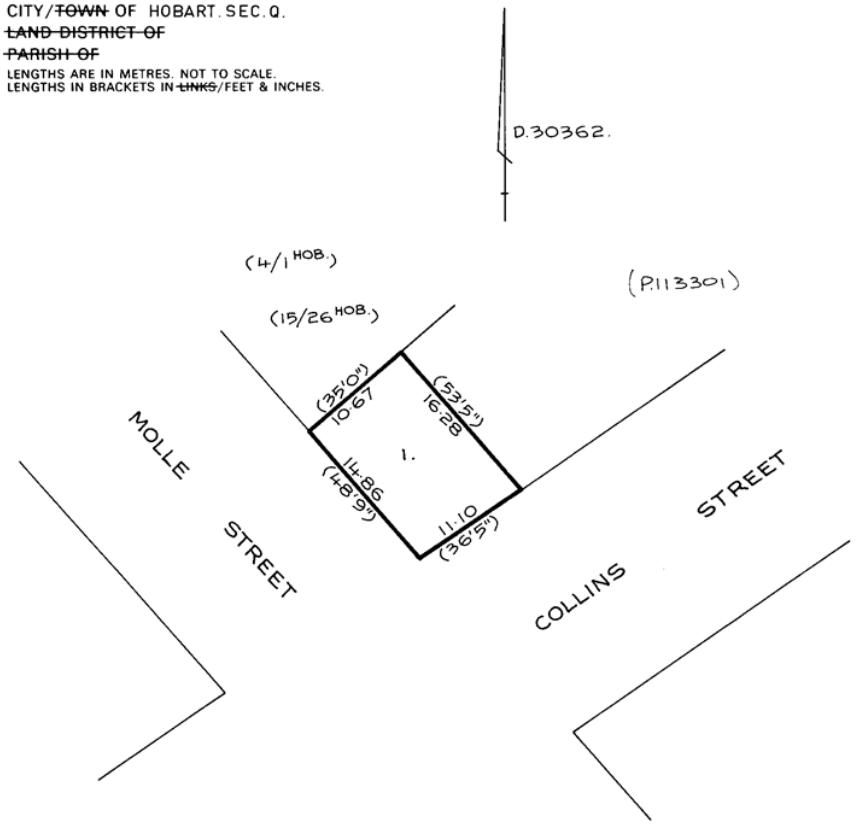
RECORDER OF TITLES

*Issued Pursuant to the Land Titles Act 1980*

| | | |
|---|---|---|
| APPROVED 3 NOV 1986 ACTING RECORDER OF TITLES | CONVERSION PLAN CONVERTED FROM 62/7337. | REGISTERED NUMBER D.30362 |
| FILE NUMBER Y.6985. | GRANTEE: PART OF 0·0·17½ JOHN TRUMP. | DRAWN B.HILL. 30·10·86 |

SKETCH BY WAY OF ILLUSTRATION ONLY

CITY/~~TOWN~~ OF HOBART. SEC.Q.
~~LAND DISTRICT OF~~
~~PARISH OF~~
LENGTHS ARE IN METRES. NOT TO SCALE.
LENGTHS IN BRACKETS IN ~~LINKS~~/FEET & INCHES.



# 8. REPORTS

## 8.1 City Planning - Advertising Report File Ref: F20/10125

Report of the Director City Planning of 29 January 2020 and attachment.

Delegation: Committee

City of HOBART

**MEMORANDUM: CITY PLANNING COMMITTEE**

# City Planning - Advertising Report

Attached is the advertising list for the period 14 January 2020 and 24 January 2020.

***RECOMMENDATION***

***That:***

1. ***That the information be received and noted.***

*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.*

Neil Noye
**DIRECTOR CITY PLANNING**

Date: 29 January 2020
File Reference: F20/10125

Attachment A: City Planning - Advertising Report ⇩

| Application | Street | Suburb | Development | Works Value | Expiry Date | Referral | Proposed Delegation | Advertising Period Start | Advertising Period End |
|---|---|---|---|---|---|---|---|---|---|
| PLN-19-783 | 199 NELSON ROAD | MOUNT NELSON | Dwelling | $500,000 | 19/12/2019 | ayersh | Director | 15/01/2020 | 30/01/2020 |
| PLN-19-510 | 30 A NICHOLAS DRIVE | SANDY BAY | Two Multiple Dwellings | $450,000 | 26/09/2019 | baconr | Director | 20/01/2020 | 04/02/2020 |
| PLN-20-23 | 8 MINALLO AVENUE | WEST HOBART | Partial Demolition, Extension and Alterations | $350,000 | 28/02/2020 | baconr | Director | 24/01/2020 | 08/02/2020 |
| PLN-19-822 | 118 MURRAY STREET | HOBART | Signage | $0 | 27/12/2019 | Foalem | Director | 14/01/2020 | 29/01/2020 |
| PLN-19-924 | 19 MOUNT STUART ROAD | MOUNT STUART | Three Multiple Dwellings (Two Existing, One New), New Driveway and Car Parking | $340,000 | 29/01/2020 | Foalem | Director | 22/01/2020 | 06/02/2020 |
| PLN-19-887 | 55 LANSDOWNE CRESCENT | WEST HOBART | Change of Use to Visitor Accommodation | $0 | 20/01/2020 | Foalem | Director | 23/01/2020 | 07/02/2020 |
| PLN-19-742 | 26 YORK STREET | SANDY BAY | Partial Demolition, Alterations, Retaining Wall, Car Parking and Front Fencing | $7,000 | 03/02/2020 | langd | Director | 15/01/2020 | 30/01/2020 |
| PLN-19-883 | 10 DAVID AVENUE | SANDY BAY | Front Fencing | $10,000 | 14/02/2020 | langd | Director | 20/01/2020 | 04/02/2020 |
| PLN-19-927 | 57 - 63 MACQUARIE STREET | HOBART | Signage | $0 | 29/01/2020 | maxwellv | Director | 14/01/2020 | 29/01/2020 |
| PLN-19-532 | 610 A NELSON ROAD | MOUNT NELSON | Dwelling | $294,288 | 08/10/2019 | maxwellv | Director | 16/01/2020 | 31/01/2020 |
| PLN-20-9 | 17 WASHINGTON STREET | SOUTH HOBART | Partial Change of Use to Visitor Accommodation | $5,000 | 20/02/2020 | maxwellv | Director | 17/01/2020 | 01/02/2020 |

| Application | Street | Suburb | Development | Works Value | Expiry Date | Referral | Proposed Delegation | Advertising Period Start | Advertising Period End |
|---|---|---|---|---|---|---|---|---|---|
| PLN-19-903 | 1 / 4 CAPRI DRIVE | SANDY BAY | Partial Demolition and Alterations (Retaining Wall) | $30,000 | 22/01/2020 | maxwellv | Director | 20/01/2020 | 04/02/2020 |
| PLN-19-558 | 115 - 117 NEW TOWN ROAD | NEW TOWN | Partial Demolition, Landscaping, Public Art and Furniture | $200,000 | 17/10/2019 | mcclenahanm | Director | 16/01/2020 | 31/01/2020 |
| PLN-19-815 | 9 NOBLE DRIVE | NEW TOWN | Two Multiple Dwellings | $400,000 | 26/12/2019 | mcclenahanm | Director | 16/01/2020 | 31/01/2020 |
| PLN-19-925 | 10 EVANS STREET | HOBART | Subdivision (Boundary Adjustment) | $200 | 29/01/2020 | nolanm | Director | 14/01/2020 | 29/01/2020 |
| PLN-19-872 | 54 KING STREET | SANDY BAY | Signage | $0 | 14/01/2020 | nolanm | Director | 15/01/2020 | 30/01/2020 |
| PLN-19-910 | 38 ST GEORGES TERRACE | BATTERY POINT | Partial Demolition, Extension, Alterations and Front Fencing | $650,000 | 24/01/2020 | nolanm | Council | 21/01/2020 | 05/02/2020 |
| PLN-20-26 | 1 LONGVIEW AVENUE | SANDY BAY | Partial Demolition and Alterations | $90,000 | 28/02/2020 | nolanm | Director | 23/01/2020 | 07/02/2020 |
| PLN-19-936 | 3 STOKE STREET | NEW TOWN | Partial Demolition, Extension, Alterations and Front Fencing | $250,000 | 30/01/2020 | obrienm | Director | 20/01/2020 | 04/02/2020 |
| PLN-19-911 | 30 MURRAY STREET | HOBART | Partial Demolition, Extension, Alterations and Partial Change of Use to Multiple Dwellings (Three New) | $1,000,000 | 24/01/2020 | widdowsont | Director | 21/01/2020 | 05/02/2020 |

| Application | Street | Suburb | Development | Works Value | Expiry Date | Referral | Proposed Delegation | Advertising Period Start | Advertising Period End |
|---|---|---|---|---|---|---|---|---|---|
| PLN-19-480 | 3 BRISBANE STREET | HOBART | Partial Demolition, Alterations and Intensification of Hotel Industry Use | $35,000 | 16/09/2019 | wilsone | | 18/01/2020 | 20/01/2020 |

## 8.2 Delegated Decisions Report (Planning) File Ref: F20/10091

Report of the Director City Planning of 28 January 2020 and attachment.

Delegation: Committee

City of HOBART

**MEMORANDUM: CITY PLANNING COMMITTEE**

# Delegated Decisions Report (Planning)

Attached is the delegated planning decisions report for the period 13 January 2020 until 24 January 2020.

***RECOMMENDATION***

***That:***

***1. That the information be received and noted.***

*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.*

Neil Noye
**DIRECTOR CITY PLANNING**

Date: 28 January 2020
File Reference: F20/10091

Attachment A: Delegated Decisions Report (Planning) ⇩

28 January 2020

## Delegated Decisions Report (Planning)

21 applications found.

Approved | Withdrawn / Cancelled | All

| Planning Description | Address | Works Value | Decision | Authority |
|---|---|---|---|---|
| PLN-19-338<br>Demolition and Dwelling | 19 VALLEY STREET WEST HOBART TAS 7000 | $ 400,000 | Approved | Delegated |
| PLN-19-509<br>New Application - Erecting a new boundary fence at a height higher than current fence due safety and privacy concerns from footpath/ underpass traffic | 3 ALBERRY AVENUE NORTH HOBART TAS 7000 | $ 3,069 | Withdrawn | Applicant |
| PLN-19-631<br>Partial Change of Use to Visitor Accommodation | 17 WASHINGTON STREET SOUTH HOBART TAS 7004 | $ 0 | Withdrawn | Applicant |
| PLN-19-654<br>Partial Demolition and Alterations for Business and Professional Services, Food Services, and General Retail and Hire | 109-113 LIVERPOOL STREET HOBART TAS 7000 | $ 1,000,000 | Approved | Delegated |
| PLN-19-748<br>Partial Demolition, Alterations and Front Fencing | 248 MACQUARIE STREET HOBART TAS 7000 | $ 12,000 | Approved | Delegated |
| PLN-19-773<br>Outbuilding (Shed and Garage) | 31A BRAMBLE STREET RIDGEWAY TAS 7054 | $ 120,000 | Approved | Delegated |
| PLN-19-814<br>Partial Demolition, Extension and Alterations | 37 MORTIMER AVENUE MOUNT STUART TAS 7000 | $ 300,000 | Approved | Delegated |
| PLN-19-817<br>Change of Use to Visitor Accommodation | 119 ARTHUR STREET WEST HOBART TAS 7000 | $ 0 | Approved | Delegated |
| PLN-19-853<br>Partial Demolition, New Deck and Alterations | 43 PLAISTER COURT SANDY BAY TAS 7005 | $ 70,000 | Approved | Delegated |
| PLN-19-854<br>Partial Demolition, Alterations and Change of Use to Food Services and Hotel Industry | 220 ARGYLE STREET NORTH HOBART TAS 7000 | $ 300,000 | Approved | Delegated |
| PLN-19-868<br>Change of Use to Visitor Accommodation | 11/4 JERSEY STREET SANDY BAY TAS 7005 | $ 0 | Approved | Delegated |
| PLN-19-871<br>Ancillary Dwelling | 134 CASCADE ROAD SOUTH HOBART TAS 7004 | $ 180,000 | Approved | Delegated |
| PLN-19-874<br>Partial Demolition, Extension and Alterations | 5 ARCHER STREET NEW TOWN TAS 7008 | $ 350,000 | Approved | Delegated |
| PLN-19-875<br>Partial Demolition, Extension and Alterations | 33 PILLINGER DRIVE FERN TREE TAS 7054 | $ 200,000 | Approved | Delegated |
| PLN-19-884<br>Partial Demolition, Extension and Alterations | 63 GIBLIN STREET LENAH VALLEY TAS 7008 | $ 50,000 | Approved | Delegated |
| PLN-19-885<br>Change of use to Visitor Accommodation | 159 BATHURST STREET HOBART TAS 7000 | $ 0 | Approved | Delegated |
| PLN-19-895<br>Signage | COMMON LAND OF PARENT TITLE | $ 0 | Approved | Delegated |
| PLN-19-913<br>Partial Demolition and New Outbuilding (Studio) | 594 NELSON ROAD MOUNT NELSON TAS 7007 | $ 50,000 | Approved | Delegated |
| PLN-19-940<br>Installation of an open-sided steel framed "Bell Tower" | 110 MURRAY STREET HOBART TAS 7000 | $ 100,000 | Not Required | Delegated |
| PLN-19-952<br>Change of Use to Visitor Accommodation | 4B FINGER POST TRACK SOUTH HOBART TAS 7004 | $ 500 | Approved | Delegated |

| Planning Description | Address | Works Value | Decision | Authority |
|---|---|---|---|---|
| PLN-19-954<br>Change of Use to Visitor Accommodation | 11 BIRNGANA AVENUE SANDY BAY TAS 7005 | $ 0 | Approved | Delegated |

# 9. RESPONSES TO QUESTIONS WITHOUT NOTICE

Regulation 29(3) *Local Government (Meeting Procedures) Regulations 2015.*
File Ref: 13-1-10

**The General Manager reports:-**

"In accordance with the procedures approved in respect to Questions Without Notice, the following responses to questions taken on notice are provided to the Committee for information.

The Committee is reminded that in accordance with Regulation 29(3) of the *Local Government (Meeting Procedures) Regulations 2015*, the Chairman is not to allow discussion or debate on either the question or the response."

## 9.1 Building Permits and SWMP's
## File Ref: F18/93039; 13-1-10

Memorandum of the Director City Planning of 29 January 2020.

## 9.2 24 Gregory Street - Change of Use
## File Ref: F19/154378; 13-1-10

Memorandum of the Director City Planning of 29 January 2020.

Delegation: Committee

*That the information be received and noted.*

City of HOBART

**Memorandum:** **Lord Mayor**
**Deputy Lord Mayor**
**Elected Members**

# Response to Question Without Notice

# BUILDING PERMITS AND SWMP'S

**Meeting: City Planning Committee** **Meeting date: 13 August 2018**

**Raised by:** Former Alderman Ruzicka

**Question:**

In relation to the issuing of building permits and approval of SWMPs, can the Director please advise what steps can be taken, for example developer defaults, and is there compensation for the impacts on adjoining properties for the time and money spent in addressing any defaulting problems?

**Response:**

The requirement for a soil and water management plan (SWMP) is ordinarily a planning permit requirement. If a SWMP is not complied with the Council can take compliance action in accordance with the provisions of the *Land Use Planning and Approvals Act 1993*. There are no provisions in the Act which address compensation for adjoining properties. Any action for loss or damage would be a matter for the adjoining property against the relevant responsible party.
*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.*

Neil Noye
**DIRECTOR CITY PLANNING**

Date: 29 January 2020
File Reference: F18/93039; 13-1-10

City of HOBART

**Memorandum:** **Lord Mayor**
**Deputy Lord Mayor**
**Elected Members**

# Response to Question Without Notice

# 24 GREGORY STREET - CHANGE OF USE

**Meeting: City Planning Committee** **Meeting date: 25 November 2019**

**Raised by:** Deputy Lord Mayor Burnet

**Question:**

Can the Director advise if the following conditions are being adhered to:

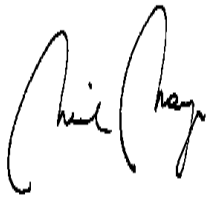
1) The heritage condition requiring special attention to ensure the building exterior and grounds of the property are maintained, including, but not limited to gardening, pruning and removal of rubbish, to protect its heritage character and that of the heritage precinct?
2) The change of use including tenancy?

**Response:**

The requirement that “special attention must be given to ensure the building exterior and grounds of the property are maintained, including, but not limited to gardening, pruning and removal of rubbish, to protect its heritage character and that of the Heritage Precinct” on Planning Permit PLN-18-859 issued on 16 January 2019 was advice only. As it is not a condition or mandatory or binding requirement no compliance action can be taken if the owner fails to comply.

Condition PLNs1 of Planning Permit PLN-18-859 limited the number of tenants at the site to a maximum of 10. No new certificate of occupancy has been granted and therefore further compliance action in relation to the building code is ongoing.

*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.*



Neil Noye
**DIRECTOR CITY PLANNING**

Date: 29 January 2020
File Reference: F19/154378; 13-1-10

# 10. QUESTIONS WITHOUT NOTICE

Section 29 of the *Local Government (Meeting Procedures) Regulations 2015*.
File Ref: 13-1-10

An Elected Member may ask a question without notice of the Chairman, another Elected Member, the General Manager or the General Manager's representative, in line with the following procedures:

1. The Chairman will refuse to accept a question without notice if it does not relate to the Terms of Reference of the Council committee at which it is asked.
2. In putting a question without notice, an Elected Member must not:
   (i) offer an argument or opinion; or
   (ii) draw any inferences or make any imputations – except so far as may be necessary to explain the question.
3. The Chairman must not permit any debate of a question without notice or its answer.
4. The Chairman, Elected Members, General Manager or General Manager's representative who is asked a question may decline to answer the question, if in the opinion of the respondent it is considered inappropriate due to its being unclear, insulting or improper.
5. The Chairman may require a question to be put in writing.
6. Where a question without notice is asked and answered at a meeting, both the question and the response will be recorded in the minutes of that meeting.
7. Where a response is not able to be provided at the meeting, the question will be taken on notice and
   (i) the minutes of the meeting at which the question is asked will record the question and the fact that it has been taken on notice.
   (ii) a written response will be provided to all Elected Members, at the appropriate time.
   (iii) upon the answer to the question being circulated to Elected Members, both the question and the answer will be listed on the agenda for the next available ordinary meeting of the committee at which it was asked, where it will be listed for noting purposes only.

## 11. CLOSED PORTION OF THE MEETING

That the Council resolve by absolute majority that the meeting be closed to the public pursuant to regulation 15(1) of the *Local Government (Meeting Procedures) Regulations 2015* because the items included on the closed agenda contain the following matters:

- Confirm the minutes of the Closed portion of the meeting
- Questions without notice in the Closed portion

The following items were discussed: -

| | |
|---|---|
| Item No. 1 | Minutes of the last meeting of the Closed Portion of the Council Meeting |
| Item No. 2 | Consideration of supplementary items to the agenda |
| Item No. 3 | Indications of pecuniary and conflicts of interest |
| Item No. 4 | Questions Without Notice |