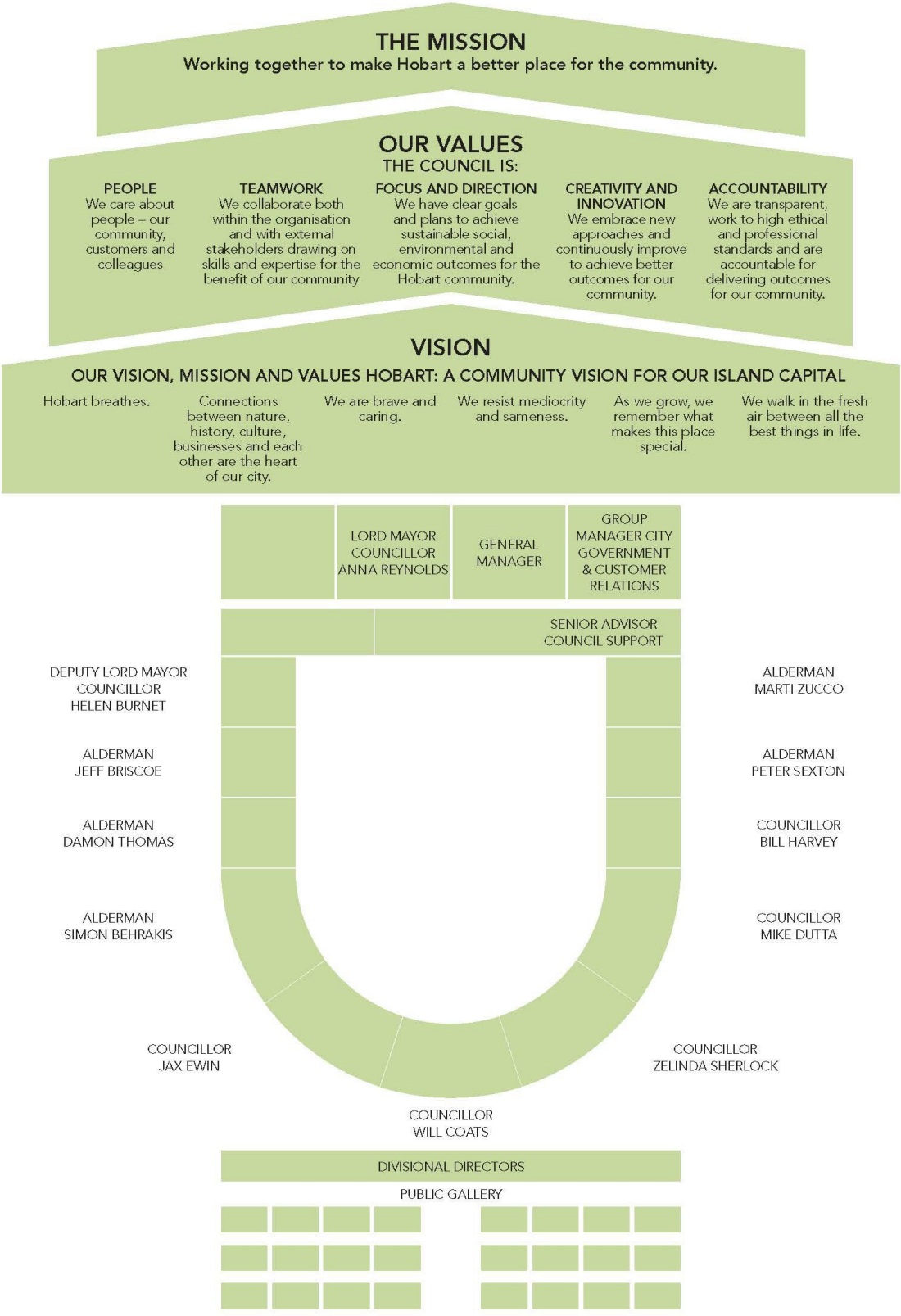




# CITY OF HOBART

AGENDA  
OPEN PORTION OF THE COUNCIL MEETING  
MONDAY, 27 JULY 2020  
AT 5:00 PM





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## **ORDER OF BUSINESS**

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**A MEETING OF THE OPEN PORTION OF THE COUNCIL WILL BE HELD ON  
MONDAY, 27 JULY 2020 AT 5:00 PM.**

**N D Heath  
General Manager**

This meeting of the Council is held in accordance with a Notice issued by the Premier on 3 April 2020 under section 18 of the *COVID-19 Disease Emergency (Miscellaneous Provisions) Act 2020*.

**ELECTED MEMBERS:**

Lord Mayor A M Reynolds  
Deputy Lord Mayor H Burnet  
Alderman M Zucco  
Alderman J R Briscoe  
Alderman Dr P T Sexton  
Alderman D C Thomas  
Councillor W F Harvey  
Alderman S Behrakis  
Councillor M S C Dutta  
Councillor J Ewin  
Councillor Z E Sherlock  
Councillor W N S Coats

**APOLOGIES:**

**LEAVE OF ABSENCE:** Nil.

**1. CONFIRMATION OF MINUTES**

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The Chairman reports that she has perused the minutes of the meeting of the Open Portion of the Council meeting held on [Monday, 6 July 2020](#) and the minutes of the meeting of the Open Portion of the Special Council meeting held on [Monday, 20 July 2020](#), finds them to be a true record and recommends that they be taken as read and signed as a correct record.

**2. TRANSFER OF AGENDA ITEMS**

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Are there any items, which the meeting believes, should be transferred from this agenda to the closed agenda or from the closed agenda to the open agenda, in accordance with the procedures allowed under Section 15 of the *Local Government (Meeting Procedures) Regulations 2015*?

**3. COMMUNICATION FROM THE CHAIRMAN**

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#### **4. NOTIFICATION OF COUNCIL WORKSHOPS**

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In accordance with the requirements of the *Local Government (Meeting Procedures) Regulations 2015*, the General Manager reports that no Council workshops have been conducted since the last ordinary meeting of the Council.

#### **5. PUBLIC QUESTION TIME**

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#### **6. PETITIONS**

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#### **7. CONSIDERATION OF SUPPLEMENTARY ITEMS**

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

##### **RECOMMENDATION**

That the Council resolve to deal with any supplementary items not appearing on the agenda, as reported by the General Manager in accordance with the provisions of the *Local Government (Meeting Procedures) Regulations 2015*.

#### **8. INDICATIONS OF PECUNIARY AND CONFLICTS OF INTEREST**

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

Elected Members 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 Council has resolved to deal with.

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## REPORTS OF COMMITTEES

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CITY PLANNING COMMITTEE
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### 9. COUNCIL ACTING AS PLANNING AUTHORITY

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In accordance with the provisions of Part 2 Regulation 25 of the *Local Government (Meeting Procedures) Regulations 2015*, the intention of the Council 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 Council will act as a planning authority in respect to those matters appearing under this heading on the agenda, inclusive of any supplementary items.

The Council 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.

#### 9.1 10 Whelan Crescent, West Hobart - Partial Demolition, Alterations, Extension, Carport and Front Fencing PLN-20-340 - File Ref: F20/74251

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Ref: Open [CPC 7.1.1](#), 20/07/2020  
Application Expiry Date: 29 July 2020

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for a partial demolition, alterations, extension, carport and front fencing at 10 Whelan Crescent West Hobart TAS 7000 for the reasons outlined in the officer's report attached to item 7.1.1 of the Open City Planning Committee agenda of 20 July 2020 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-20-340 - 10 WHELAN CRESCENT WEST HOBART TAS 7000 - Final Planning Documents except where modified below.

Reason for condition

To clarify the scope of the permit.

PLN s1

Planning approval under this planning permit is on the basis of a single dwelling development of the site only.

Reason for condition

To clarify the scope of the permit

PLN s2

All works are to be fully contained within the property boundaries of No.10 Whelan Crescent.

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 sw2.1

A pre-construction CCTV recording of the Council's stormwater main within/adjacent to the proposed development, along with photos of any drainage structures to be connected to or modified, must be submitted to Council prior to the commencement of work.

The post-construction CCTV recording and photos will be relied upon to establish the extent of any damage caused to Council's stormwater infrastructure during construction. If the owner/developer fails to provide Council with pre-construction CCTV recording then any damage to Council's infrastructure identified in the post-construction CCTV recording will be deemed to be the responsibility of the owner.

Reason for condition

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

## ENG sw2.2

A post-construction CCTV recording of the Council's stormwater main within/adjacent to the proposed development, along with photos of any existing drainage structures connected to or modified as part of the development, must be submitted to Council upon completion of work.

The post-construction CCTV recording and photos will be relied upon to establish the extent of any damage caused to Council's stormwater infrastructure during construction. If the owner/developer fails to provide Council with pre-construction CCTV then any damage to Council's infrastructure identified in the post-construction CCTV will be deemed to be the responsibility of the owner.

### Reason for condition

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

## ENG sw4

The 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 the issuing of any approval under the *Building Act 2016* or commencement of works (whichever occurs first). 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 must submit detailed design drawings via the planning condition endorsement process, and once approved an application for a new stormwater connection must be completed.*

*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 sw7

Stormwater detention for stormwater discharges from the development must be installed prior to commencement of use.

Plans and specifications to the satisfaction of the responsible authority for the stormwater detention system, must be submitted and approved prior to the issuing of any approval under the *Building Act 2016* or commencement of works (whichever occurs first). The plans and specifications must:

1. Be prepared by a suitably qualified person
2. Include a detention system that limits flows from the site to a PSD of 3.5 L/s

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

*Advice:*

*Once the plans have been approved Council will issue a condition endorsement (see general advice on how to obtain condition endorsement).*

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

Reason for condition

To ensure the capacity of the Council's drainage network is not exceeded

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 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 module design must be submitted and approved, prior to the issuing of any approval under the *Building Act 2016*.

The access driveway and parking module design must:

1. Be prepared and certified by a suitably qualified engineer,
2. Be generally in accordance with the Australian Standard AS/NZS2890.1:2004,

3. Where the design deviates from AS/NZS2890.1:2004 the designer must demonstrate that the design will provide a safe and efficient access, and enable safe, easy and efficient use, and
4. Show the crossover as 5.5m wide, and 7.5m wide including transitions

*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.*

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 commencement of use.

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 11

Prior to the commencement of use, the proposed crossover to the Whelan Crescent highway reservation must be designed and constructed in general accordance with:

1. LGAT Standard Drawing - Urban - TSD-R09-v1 – Urban Roads Driveways and TSD R14-v1 Type KC vehicular crossing

2. LGAT Standard Drawing - Footpath - Urban Roads Footpaths  
TSD-R11-v1

*Advice:*

*Local Government Association (LGAT) Tasmanian Standard Drawings (TSD) can be viewed electronically via the LGAT Website.*

*It is advised that designers consider the detailed design of the crossover, 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.*

*Please note that your proposal does not include adjustment of footpath levels. Any adjustment to footpath levels necessary to suit the design of proposed floor, parking module or driveway levels will require separate agreement from Council's Road Services Engineer and may require further planning approvals. It is advised to place a note to this effect on construction drawings for the site and/or other relevant engineering drawings to ensure that contractors are made aware of this requirement.*

*You are likely to require a Permit to Open Up and Temporarily Occupy a Highway (for work within the highway reservation). [Click here for more information.](#)*

Reason for condition

In the interests of vehicle user safety and the amenity of the development.

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.

#### P s3

Prior to the issue of any approval under the *Building Act 2016* (excluding for demolition) or the commencement of work on the site (whichever occurs first), a landscaping plan for the landscaping of the site must be submitted and approved. The landscaping plan must show:

1. retention of the olive trees along the side boundaries of the site, except where they are required to be removed in order to carry out the development approved by this permit; and
2. retention of the walnut tree on the site.

All work required by this condition must be undertaken in accordance with the approved landscaping plan. In particular, all trees shown as retained on the approved landscaping plan must not be removed during the development."

#### 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, please 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.

## 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.

## REDUNDANT CROSSEOVERS

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.

## STORMWATER / 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.

## 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.

### **9.2 409 Argyle Street, New Town - Front Fencing and Alterations to Access PLN-20-233 - File Ref: F20/71890**

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Ref: Open [CPC 7.1.2](#), 20/07/2020

Application Expiry Date: 14 August 2020

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for front fencing at 409 Argyle Street, New Town for the reasons outlined in the officer's report attached to item 7.1.2 of the Open City Planning Committee agenda of 20 July 2020 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-20-233 - 409 ARGYLE STREET NEW TOWN TAS 7008 - Final Planning Documents except where modified below.

#### Reason for condition

To clarify the scope of the permit.

#### ENG 13

The fence taper (from 1.75m to 1.2m over the first 1.5m in length) must be installed within 60 days of the date of this permit.

#### Reason for condition

To ensure the safety of pedestrians whilst vehicles are entering and leaving the development.

#### 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*.

### 9.3 32 De Witt Street, Battery Point - Partial Demolition, Alterations and Extension PLN-20-102 - File Ref: F20/71933

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Ref: Open [CPC 7.1.3](#), 20/07/2020  
Application Expiry Date: 25 August 2020

That in the absence of a recommendation from the City Planning Committee, the matter be referred to the Council for determination.

Attachment A: Original Report CPC Agenda 20 July 2020 - Item 7.1.3 - 32 De Witt Street

**7.1.3 32 DE WITT STREET, BATTERY POINT - PARIAL DEMOLITION,  
ALTERATIONS AND EXTENSION  
PLN-20-102 - FILE REF: F20/71933**

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Address: 32 De Witt Street, Battery Point

Proposal: Partial Demolition, Alterations and Extension

Expiry Date: 25 August 2020


Extension of Time: Not applicable

Author: Victoria Maxwell

**RECOMMENDATION**

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council refuse the application for partial demolition, alterations and extension at 32 DE WITT STREET BATTERY POINT TAS 7004 for the following reason:




- 1 The proposal does not meet the acceptable solution or the performance criterion with respect to clause E 13.7.1 A1 or P1 of the *Hobart Interim Planning Scheme 2015* because the proposed demolition of the original rear structural wall, associated window and openings would result in the loss of fabric and form that contribute to the cultural heritage significance of the place, and it has not been demonstrated that:
  - a) there are, environmental, social, economic or safety reasons of greater value to the community than the historic cultural heritage values of the place;
  - b) there are no prudent and feasible alternatives;
  - c) important structural or façade elements that can feasibly be retained and reused in a new structure, are to be retained;
  - d) significant fabric is documented before demolition.

Attachment A: PLN-20-102 - 32 DE WITT STREET BATTERY POINT TAS 7004 - Planning Committee or Delegated Report 

Item No. 7.1.3

Agenda (Open Portion)  
City Planning Committee Meeting  
20/7/2020

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- Attachment B: PLN-20-102 32 DE WITT STREET BATTERY  
POINT TAS 7004 CPC Agenda Documents ↓ 
- Attachment C: PLN-20-102 - 32 DE WITT STREET BATTERY  
POINT TAS 7004 - Planning Referral Officer  
Cultural Heritage Report ↓ 
- Attachment D: PLN-20-102 32 DE WITT STREET BATTERY  
POINT TAS 7004 - Applicant's Consultant Planning  
Report in Support of Proposal ↓ 



City of HOBART

## APPLICATION UNDER HOBART INTERIM PLANNING SCHEME 2015

Type of Report:	Committee
Council:	27 July 2020
Expiry Date:	25 August 2020
Application No:	PLN-20-102
Address:	32 DE WITT STREET , BATTERY POINT
Applicant:	John Weston (John Weston Architectural Design P/L) Unit. 1 18 Childs Drive
Proposal:	Partial Demolition, Alterations and Extension
Representations:	No representations received.
Performance criteria:	Historic Heritage Code and Parking and Access Code

**1. Executive Summary**

- 1.1 Planning approval is sought for Partial Demolition, Alterations and Extension, at 32 De Witt Street, Battery Point.
- 1.2 More specifically the proposal includes:
  - Demolish original external rear wall (now enclosed by subsequent 1980s extension).
  - Wall demolition involves removal of original 1890s window and doorway of external wall.
  - The demolition of a section of the load bearing wall will create a 2.33m high incision in the original external fabric.
  - Install domestic lift including punching hole in dining room ceiling and first floor bedroom floor.
  - Install Velux skylights in rear extension.
  - Extend side wall into car port space for built-in entertainment unit.
  - Remove column and various internal fixtures in 1980s extension to make open plan kitchen / living area.
- 1.3 The proposal relies on performance criteria to satisfy the following standards and codes:

- 1.3.1 Historic Heritage Code - Demolition, Building and Works on a Listed Place, Demolition, Building and Works in a Heritage Precinct, and Building and Works in Heritage Precinct BP1
- 1.3.2 Parking and Access Code - Layout of Carparking Spaces
- 1.4 No representations were received during the statutory advertising period between 17th to 31st March 2020.
- 1.5 The proposal is recommended for refusal.
- 1.6 The final decision is delegated to the Council.

## 2. Site Detail

- 2.1 The site is located on the eastern side of De Witt St between Cromwell St and St Georges Terrace. Surrounding uses are predominantly single residential dwelling, with many intact and well maintained heritage buildings. To the north east is St George's Church and to the north is Council public open space.



Figure 1: Location Plan (GEO Cortex, 2020)

- 2.2 The site is a two storey co joined Georgian terrace residence. The dwelling is located at the front of the lot, sharing its northern wall. The original house forms the two-storey section fronting the street, with a later addition from the 1990s to the rear. The rear extension is single storey and includes a carport on the southern side.



Figure 2: Site Plan (Geo Cortex, 2020)

- 2.3 The terrace is directly mirrored to the north in 30 De Witt Street. The footprints of the original buildings remain intact, although both have more recent extension to the rear. The aerial photograph show both dwelling retain the original roof form and defined external wall.

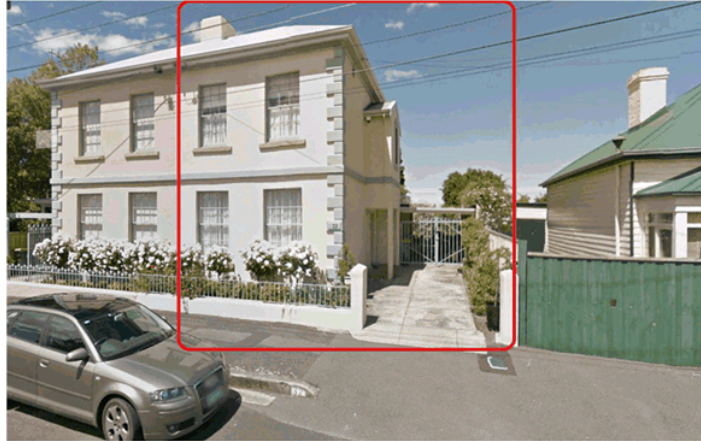


Figure 3: Front elevation (Google Streetview, 2020)

- 2.4 The applicant provided supplementary photographs, showing the rear elevations and subsequent development over time. The photograph below, shows the relevant section of external wall, within the glazed skillion, with the following photograph showing the skillion removed, exposing the external wall again temporarily.

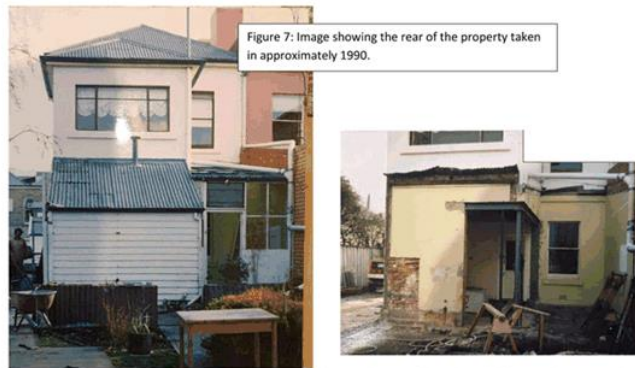


Figure 4: Applicant photo of rear elevation of the building prior to the 1990s extension (E3 Planning, 2020)

- 2.5 The 1990s extension demonstrates a clear distinction from the earlier terrace, with the rear walls still retaining the original footprint and explanation of the building as shown in the photograph below in Figure 5.



Figure 5: Rear elevation showing the construction of 1990s extension (E3 Planning, 2020)



Figure 6: Internal view from dining room to kitchen (J Weston, 2020)

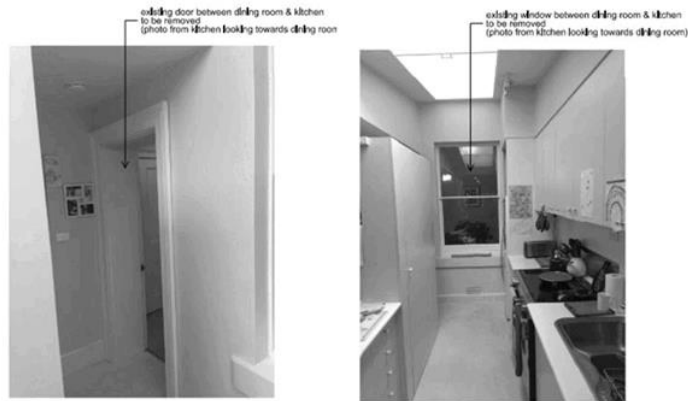


Figure 7: View from kitchen to dining room (J Weston, 2020)

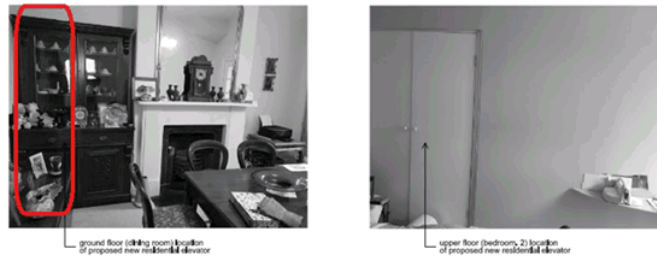


Figure 8: view of location for lift in ground and upper floors (J Weston, 2020)

### 3. Proposal

3.1 Planning approval is sought for Partial Demolition, Alterations and Extension.

3.2 More specifically the proposal includes:

- Demolish original external rear wall (now enclosed by subsequent 1980s extension).
- Wall demolition involves removing original 1890s window and doorway.
- The demolition of a section of the load bearing wall will create a 2.33m high incision in the original external fabric.
- Install domestic lift including punching hole in dining room ceiling and first floor bedroom floor.
- Install Velux skylights in rear extension.
- Extend side wall into car port space for built-in entertainment unit.
- Remove column and various internal fixtures in 1980s extension to make open plan kitchen / living area.

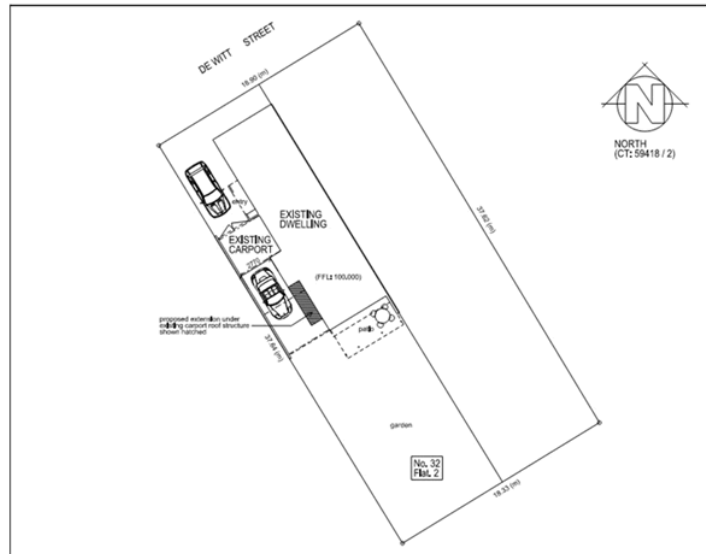


Figure 8: Applicant's Site Plan (J Weston, 2020)

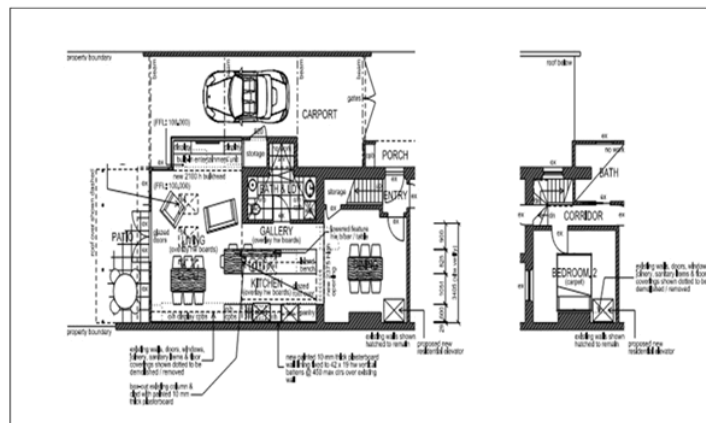


Figure 9: Proposed floor plan (J Weston, 2020)

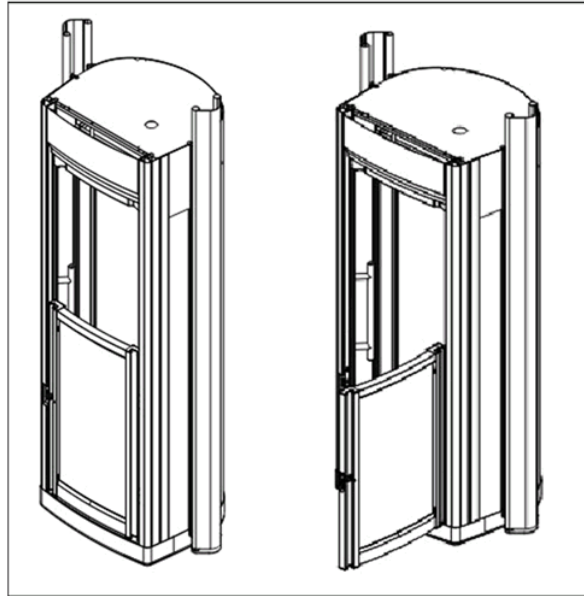


Figure 10: Lift details (J Weston, 2020)

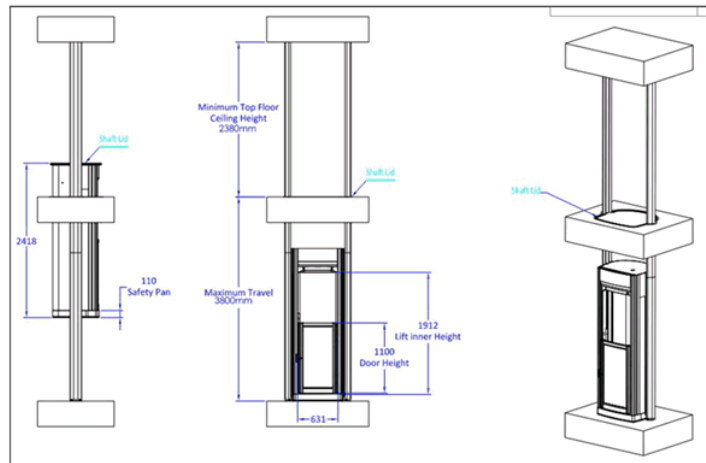


Figure 11: Lift structural detail (J Weston, 2020)

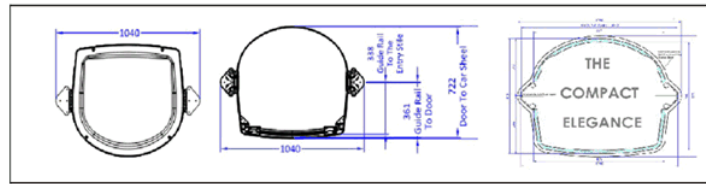


Figure 12: Lift Plan View (J Weston, 2020)

**4. Background**

- 4.1 The applicant provided a planning report in support of the application after the advertising period had concluded. That report is provided at Attachment D to this report. It is also addressed in the Cultural Heritage Officer's report in section 6 of this report, below.

**5. Concerns raised by representors**

- 5.1 No representations were received during the statutory advertising period between 17th to 31st March 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 Inner Residential zone of the *Hobart Interim Planning Scheme 2015*.
- 6.3 The existing use is Residential - Single Dwelling. The proposed use is Residential - Single Dwelling. The existing use is a No Permit Require (NPR) use in the zone. The proposed use is a NPR use in the 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 Historic Heritage Code -
    - Demolition on a Listed Place - E13.7.1 P1*
    - Building and Works to a Listed Place - E13.7.2 P1, P2, P3, P4*
    - Demolition in a Heritage Precinct - E13.8.1 P1*
    - Building and Works in a Heritage Precinct - E13.8.2 P1, P3*
    - Building and Works in Heritage Precinct BP 1 - E13.8.4 P6*
  - 6.5.2 Parking and Access Code -
    - Layout of Carparking Spaces E6.7.5 P1*
- 6.6 Each performance criterion is assessed below.
- 6.7 Heritage Place - Demolition - E 13.7.1 P1
  - 6.7.1 There is no acceptable solution for E 13.7.1 A1.
  - 6.7.2 The proposal includes demolition of original external wall, now located between dining and kitchen areas of the dwelling.
  - 6.7.3 There is no acceptable solution; therefore assessment against the performance criterion is relied on.
  - 6.7.4 The performance criterion at clause E 13.7.1 P1 provides as follows:
    - Demolition must not result in the loss of significant fabric, form, items, outbuildings or landscape elements that contribute to the historic cultural heritage significance of the place unless all of the following are satisfied;*
    - (a) there are, environmental, social, economic or safety reasons of greater value to the community than the historic cultural heritage values*

*of the place;*

*(b) there are no prudent and feasible alternatives;*

*(c) important structural or façade elements that can feasibly be retained and reused in a new structure, are to be retained;*

*(d) significant fabric is documented before demolition.*

- 6.7.5 The application was referred to Council's Cultural Heritage Officer, who advised the following;

The application site relates to a two storey conjoined residential property with original shallow half width two storey rear wing. The property has been altered in the form of a single storey infill extension of the courtyard formed by the wing and its conversion into a kitchen, a rear full width single storey extension and a two storey side addition forming a new entrance porch and upper floor bathroom.

The property is stratum titled with the neighbouring 30 De Witt Street. The two properties were built as a terrace pair in the later Victorian period and appear to have shared almost identical footprints, wing and floor plans when first completed. The site, like its twin neighbour, is individually heritage listed within the Hobart Interim Planning Scheme 2015, whilst also forming part of the Battery Point Heritage Precinct BP1). The two sites also appear on the Tasmanian Heritage Register.

Planning permission is sought for a number of pieces of demolition, principally in the demolition of the original external rear wall, including the original sash window and rear door opening, that previously faced onto the courtyard, but which now forms the interior wall between the rear dining room and the kitchen, the demolition of part of the return wall of the later rear single storey extension to facilitate its widening over part of the properties rear driveway; and the removal of part of the floor and ceiling of the front lounge and bedroom above to facilitate the installation of a lift.

Given that the property is individually heritage listed, the proposals must be deemed to comply with the provisions of E 13.7.1 'Demolition' and E 13.7.2 'Buildings and Works other than Demolition.

With regard to E 13.7.1 Demolition, the Interim Planning Scheme states that the objective is:

'To ensure that demolition in whole or part of a heritage place does not result in the loss of historic cultural heritage values unless there are exceptional circumstances.'

There are no acceptable solutions. The Performance Criteria P1 states that:

'Demolition must not result in the loss of significant fabric, form, items, outbuildings or landscape elements that contribute to the historic cultural heritage significance of the place unless all of the following are satisfied;

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

With regard to the above, it is noted that the building has been the subject of previous alterations and extensions. However, it is also noted that these have been relatively minor and that, save for the small two storey side porch/bathroom addition, have not materially affected the main body and floor plan of the original house which remains largely unaltered. Importantly, they are not considered to have so altered or detracted from the original core parts of the house to have diminished the heritage characteristics of the place or erode the clear form, massing and floor plan of the property.

The proposed removal of sections of the floor and ceiling within the front living room and bedroom to accommodate a new lift, again, E13.7.1 'Demolition' is relevant. The proposed demolition would result in the loss of small sections of original fabric and a marginal alteration of the internal floor space. However, in terms of hierarchy, the fabric loss would be relatively small and would not represent highly significant or structural fabric. It would not interfere with the floor plan, nor the clear understanding of the extent of rooms. As such, this element of the proposal would not result in an unacceptable loss of significant factor and would therefore comply with E13.7.1.

With regard to the proposed partial demolition and slight extension of the more recent rear extension, this would result in the loss of no historical fabric and would not detract from the floor plan of the building

Of more concern is the large section of original rear wall identified for removal. This is a structural wall and, along with the associated original sash window, window and door openings, represent a significant element

of the original building. This wall clearly demonstrates the house's characteristic form, floor plan, room hierarchy and associated detailing. It represents the extent of the original building and provides a clear understanding of transitioning between the original house and its subsequent 'modern' extension. The combined loss of original fabric and the floor plan would be a substantial loss and be of detriment to the historic cultural heritage of the place.

In terms of satisfying all of the criteria of P1 as required under the Planning Scheme, it is noted that a supporting submission has been provided as part of the planning documentation. Submitted by a Planning Consultant rather than a specialist Heritage Consultant, it offers no rationale with regard to point (a), as set out above.

With regard to point (b), the rationale provided is that, given the desire of the Applicant to combine the Kitchen with the Dining Room as a single space, the only way of doing so would be to demolish the said wall. In response, it is noted that the rear additions that sit beyond the original floor plan of the building are relatively minor and offer substantial opportunity for expansion. In direct comparison, the neighbouring twin property at No.30 De Witt Street has chosen to retain the same section of rear wall, window and door and instead focused on building a large rear addition of a clearly modern design. This has subsequently allowed the older parts of the house to retain the original form and floor plan, whilst creating an open plan kitchen/dining room within the new addition. This 'alternative' clearly demonstrates that rear additions sitting beyond the original parts of the house are both feasible and can be undertaken in compliance with standard heritage approach of seeking new modern 'chapters' beyond the original parts of the house that both retain and clearly distinguish between the old and the new.

With regard to point (c), the rear wall is considered to be a structural element that would be removed. Point (d) is not pertinent.

In view of the above, based on the requirements of the Scheme that ALL of the stated requirements must be satisfied, it is considered that the proposed demolition of the original structural rear wall, removal of the sash window and demolition of original openings do not meet the requirements of E13.7.1 Demolition. It should be noted that in the course of the application, discussions were undertaken with the Applicant in which it was suggested that the removal of the sash window whilst retaining the openings as is might be viewed as an acceptable alternative. This however was rejected by the Applicant.

It is therefore considered that the proposed demolition of the original structural rear wall, sash window and window and door openings would result in the loss of cultural heritage values to this listed place without demonstrating exceptional circumstances and would therefore fail to comply with the requirements of the Hobart Interim Planning Scheme 2015.

The removal of this element of the proposal by condition would represent a tantamount refusal of the whole application. As such, the proposal must therefore be refused.

6.7.6 The proposal does not comply with the performance criterion.

6.8 Heritage Place, Heritage Precinct, Heritage Precinct BP1 - E13.7.2 P1, P2, P3, P4, E13.8.1 P1, E13.8.2 P1, P3, and E13.8.4 P6

6.8.1 There are no acceptable solutions for 13.7.2 A1, A2, A3 or A4 (building and works to a heritage place), E13.8.1 A1 (demolition in a heritage precinct), or E13.8.2 A1 or A3 (building and works in a heritage precinct). The existing building on the site exceeds one storey and so is not compliant with E13.8.4 A6.

6.8.2 The proposal includes demolition, building and works to an existing two storey dwelling that is a listed place, in a heritage precinct and within the BP1 heritage precinct.

6.8.3 The proposal does not comply with the acceptable solutions, therefore assessment against the performance criteria is relied on.

6.8.4 The performance criterion at clause E13.7.2 P1, P2, P3, P4, E13.8.1 P1, E13.8.2 P1, P3, and E13.8.4 P6 provides as follows:

E13.7.2

*P1*

*Development must not result in any of the following:*

- (a) loss of historic cultural heritage significance to the place through incompatible design, including in height, scale, bulk, form, fenestration, siting, materials, colours and finishes;*
- (b) substantial diminution of the historic cultural heritage significance of the place through loss of significant streetscape elements including plants, trees, fences, walls, paths, outbuildings and other items that contribute to the significance of the place.*

*P2*

*Development must be designed to be subservient and complementary to the place through characteristics including:*

- (a) scale and bulk, materials, built form and fenestration;*
- (b) setback from frontage;*
- (c) siting with respect to buildings, structures and listed elements;*
- (d) using less dominant materials and colours.*

*P3*

*Materials, built form and fenestration must respond to the dominant heritage characteristics of the place, but any new fabric should be readily identifiable as such.*

*P4*

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

**E13.8.1**

*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.*

**E13.8.2**

*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.*

*P3*

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

E13.8.4

P6

*The building must not detract from the pattern of development that is a characteristic of the cultural heritage significance of the Precinct in the vicinity of the site.*

- 6.8.5 The application was referred to Council's Cultural Heritage Officer, who advised as follows;

With regard to the associated works that would flow on from the proposed demolition, E 13.7.2 'Buildings and Works other than Demolition' stipulates that development at a heritage place be undertaken in a sympathetic manner, designed to be subservient to the historic cultural heritage values of the place and responsive to its dominant characteristics.

The principal associated works would be the aforementioned lift. The proposed lift would run from the front lounge up to the bedroom and would work on a magnetic track mechanism and rather than being reliant upon a pulley winch from above or a hydraulic ram from below. As such, it would come as a self-contained unit that requires only a narrow base and head, allowing the unit to sit within the confines of the existing rooms.

As noted above, the lift would operate as a largely self-contained unit. Such a feature would generally not be associated with a property of this period or size and thus it is perhaps debatable whether it can be a feature that is truly 'sympathetic' to the character of the building. However, the unit would be placed in one corner, avoiding obscuring any of the windows or requiring the demolition of a chimney breast, and as has been designed as best as possible to work within the floor plan and fabric of the building. Given also that the unit is demountable and the works reversible, it is considered that it would not so detract from the characteristics of the place as to warrant refusal in of itself.

With regard to the proposed minor extension to the rear, whilst extending the width of the rear extension beyond the original width of the building would normally be questioned, it is acknowledged that a similar extension beyond the original width has occurred to the neighbouring 'twin' property at No.30 and the works would be so minor to have minimal material impact upon the ability to interpret and understand the building. Given its small size, it is therefore considered that it would comply with both the requirements of E 13.7.2 and E 13.8.4 'Buildings and Works in Heritage Precinct BP1'.

6.8.6 The proposal complies with the performance criterion.

6.9 Parking and Access Code - Parking Space Dimensions E6.7.5 P1

6.9.1 The acceptable solution at clause E 6.7.5 requires parking spaces to be 2.4m wide with 300mm clearance - totaling 3m width.

6.9.2 The proposal includes one of the car parking spaces having 2.770m width between fence and house wall.

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 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.*

6.9.5 The application was referred to Council's Development Engineer, who advised the following;

The proposal is for one of the car parking spaces to have 2.770m width between fence and house wall.

The existing car parking space has this width for 50% of its length so the existing design is not compliant with E6.7.5 A1.

A parking space is required to be 2.4m wide with 300mm clearance in certain places along the side in accordance with AS2890.1 Figure 5.2 This requires 3m total width.

For residential use where there is a regular user Council is willing to reduce the clearance needs to 0mm on one side of the vehicle, thus requiring 2.7m width.

On this basis Council SDE supports E6.7.5 P1 approval of 2.77m wide parking space with a second space as jockey parking.

No conditions required on the permit.

6.9.6 The proposal complies with the performance criterion.

## 7. Discussion

- 7.1 Planning approval is sought for Partial Demolition, Alterations and Extension.
- 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 not perform well with respect to the demolition of heritage fabric. The applicant has been made aware of this. The Council's Cultural Heritage Officer's report is provided as an attachment to this report.
- 7.4 The proposal has been assessed by other Council officers, including the Council's Development Engineer, and Cultural Heritage Officer. The officers have raised objection to the proposal. The proposal has been conditionally approved by the Tasmanian Heritage Council. Their approval is included at Attachment B to this report.
- 7.5 The proposal is recommended for refusal.

#### 8. Conclusion

- 8.1 The proposed Partial Demolition, Alterations and Extension at 32 DE WITT STREET BATTERY POINT TAS 7004 does not satisfy the relevant provisions of the *Hobart Interim Planning Scheme 2015*, and as such is recommended for refusal.

## 9. Recommendations

That: Pursuant to the *Hobart Interim Planning Scheme 2015*, the Council refuse the application for Partial Demolition, Alterations and Extension at 32 DE WITT STREET BATTERY POINT TAS 7004 for the following reason:

- 1 The proposal does not meet the acceptable solution or the performance criterion with respect to clause E 13.7.1 A1 or P1 of the *Hobart Interim Planning Scheme 2015* because the proposed demolition of the original rear structural wall, associated window and openings would result in the loss of fabric and form that contribute to the cultural heritage significance of the place, and it has not been demonstrated that:
  - (a) there are, environmental, social, economic or safety reasons of greater value to the community than the historic cultural heritage values of the place;
  - (b) there are no prudent and feasible alternatives;
  - (c) important structural or façade elements that can feasibly be retained and reused in a new structure, are to be retained;
  - (d) significant fabric is documented before demolition.



(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.*



(Ben Ikin)

**Senior Statutory Planner**

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

Date of Report: 2 July 2020

**Attachment(s):**

Attachment B - CPC Agenda Documents

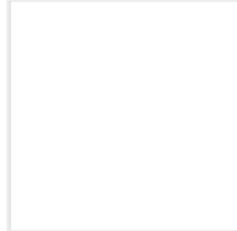
Attachment C - Planning Referral Officer Cultural Heritage Report

Attachment D - Applicant's Consultant Planning Report in Support of Proposal

Planning: #198436

**Property**

32 DE WITT STREET BATTERY POINT TAS 7004

**People****Applicant**

\*

John Weston Architectural Design P/L  
John Weston  
Unit 1  
18 Childs Drive  
OLD BEACH TAS 7017  
0427040343  
johnwestonarchitecturaldesign@gmail.com

**Owner**

\*

Brian & Pamela Morey  
32 De Witt Street  
BATTERY POINT TAS 7004  
0428093529  
thelodgejiji@gmail.com

**Entered By**

JOHN WESTON  
210 ELIZABETH STREET  
HOBART TAS 7000  
0427 040 343  
johnwestonarchitecturaldesign@gmail.com

**Use**

Single dwelling

**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)?

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

Estimated cost of development

Proposed floor area (m2)

Existing floor area (m2)  Site area (m2)

#### Carparking on Site

N/A

Total parking spaces  Existing parking spaces

#### Other Details

Does the application include signage?

☐ No

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

#### Tasmania Heritage Register

Is this property on the Tasmanian Heritage Register?

☐ Yes

#### Documents

##### Required Documents

Title (Folio text and Plan and Schedule of Easements)

ARCHITECTURAL DRAWINGS SCHEDULE:

A01	Site Plan
A02	Existing Ground & Upper Floor Plans
A03	Proposed Ground & Upper Floor Plans
A04	Proposed External Elevations
A05	Ground Floor Historic Plan
A06	Upper Floor Historic Plan
A07	Existing Internal Photos

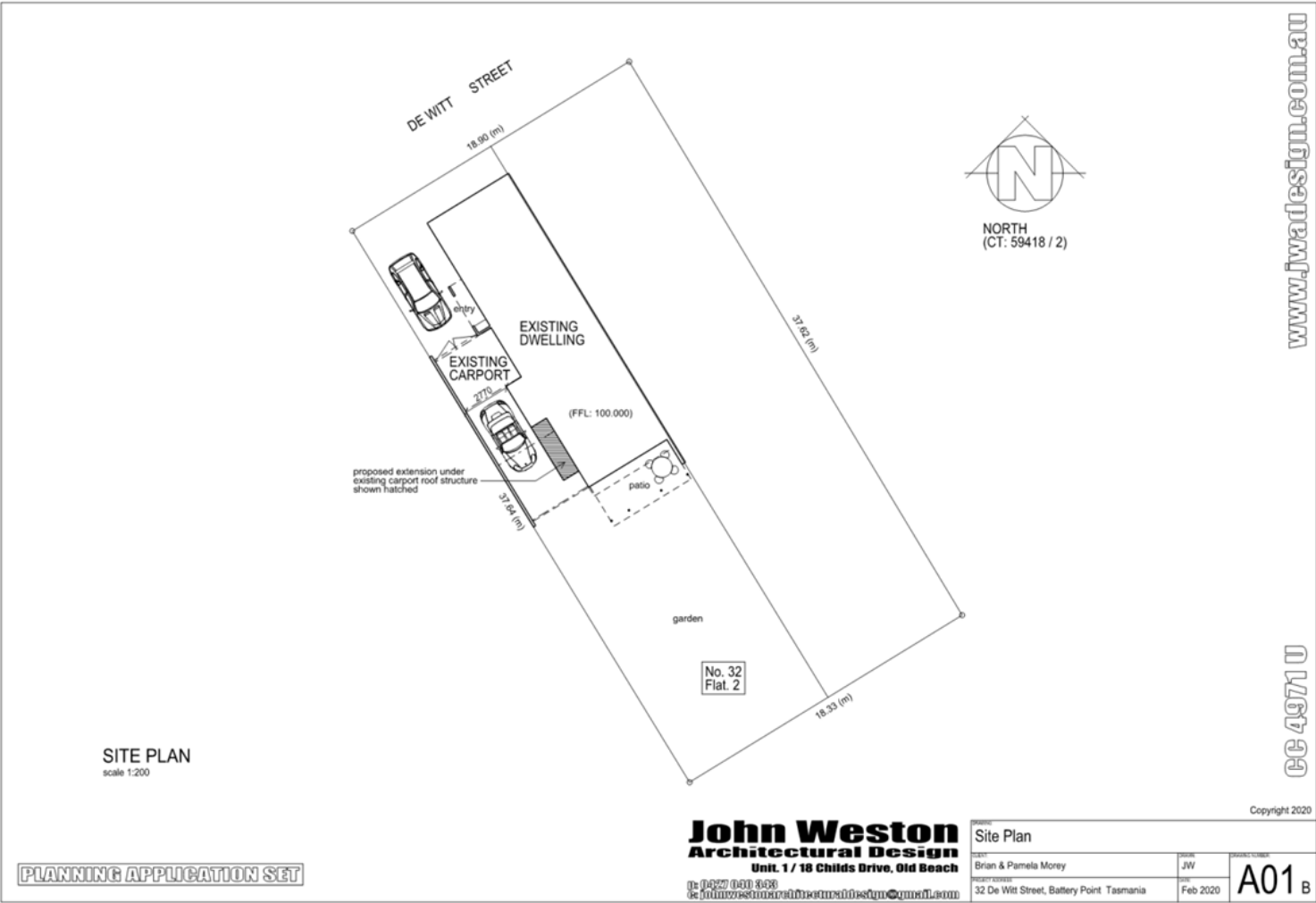
www.jwadesign.com.au

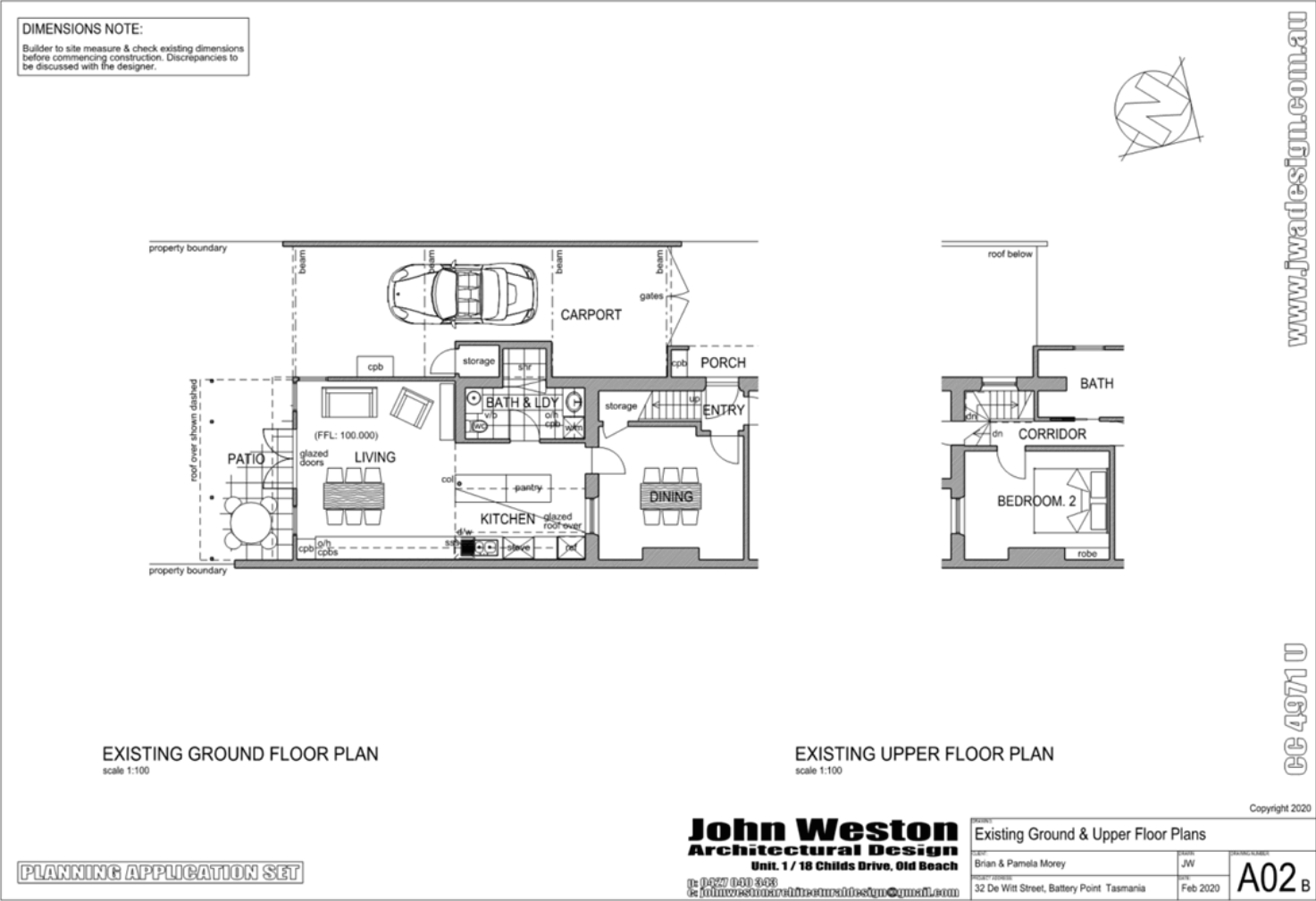
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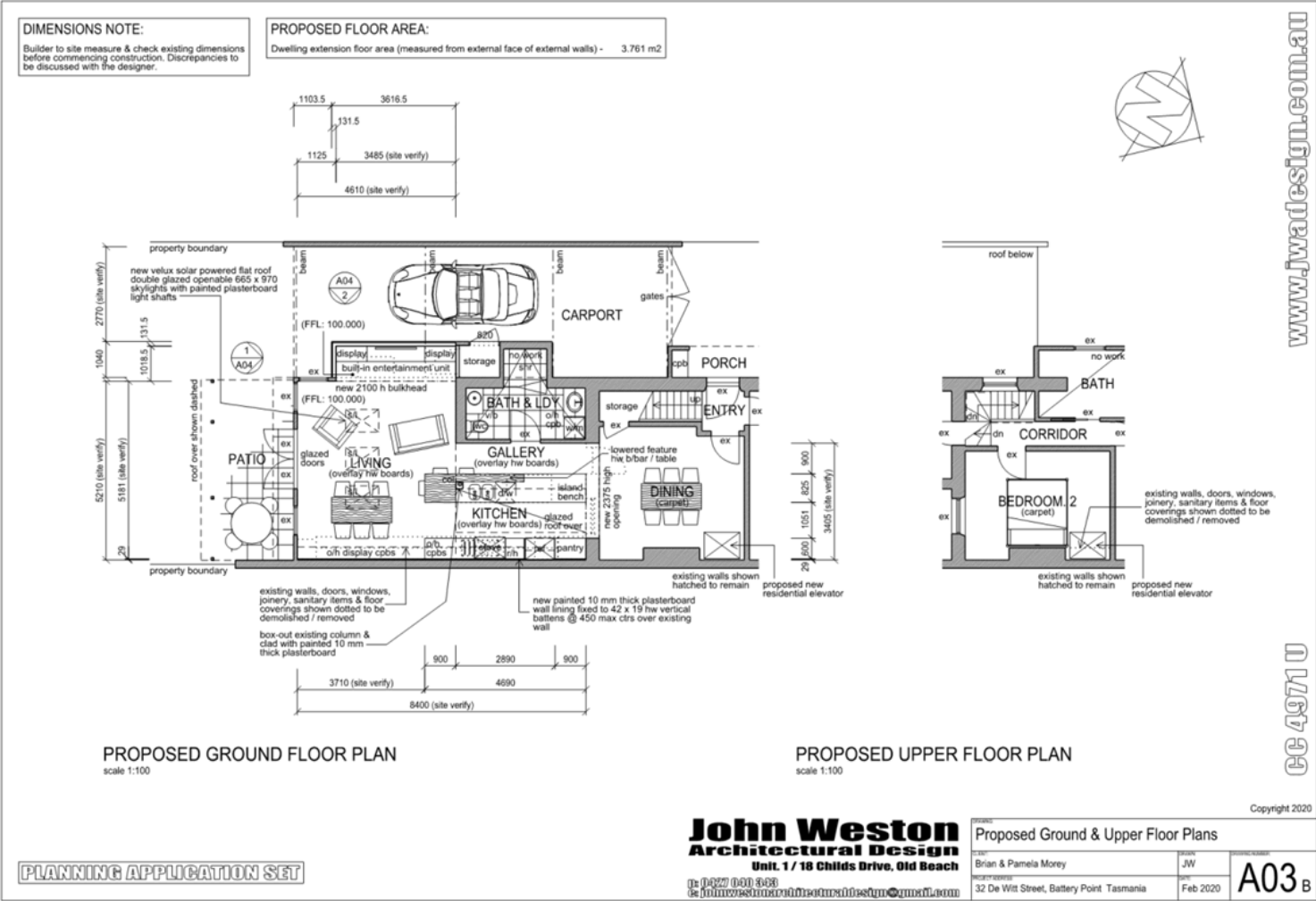
**Brian & Pamela Morey**  
**Dwelling Extension & Alterations**  
**32 De Witt Street, Battery Point Tasmania**  
February 2020

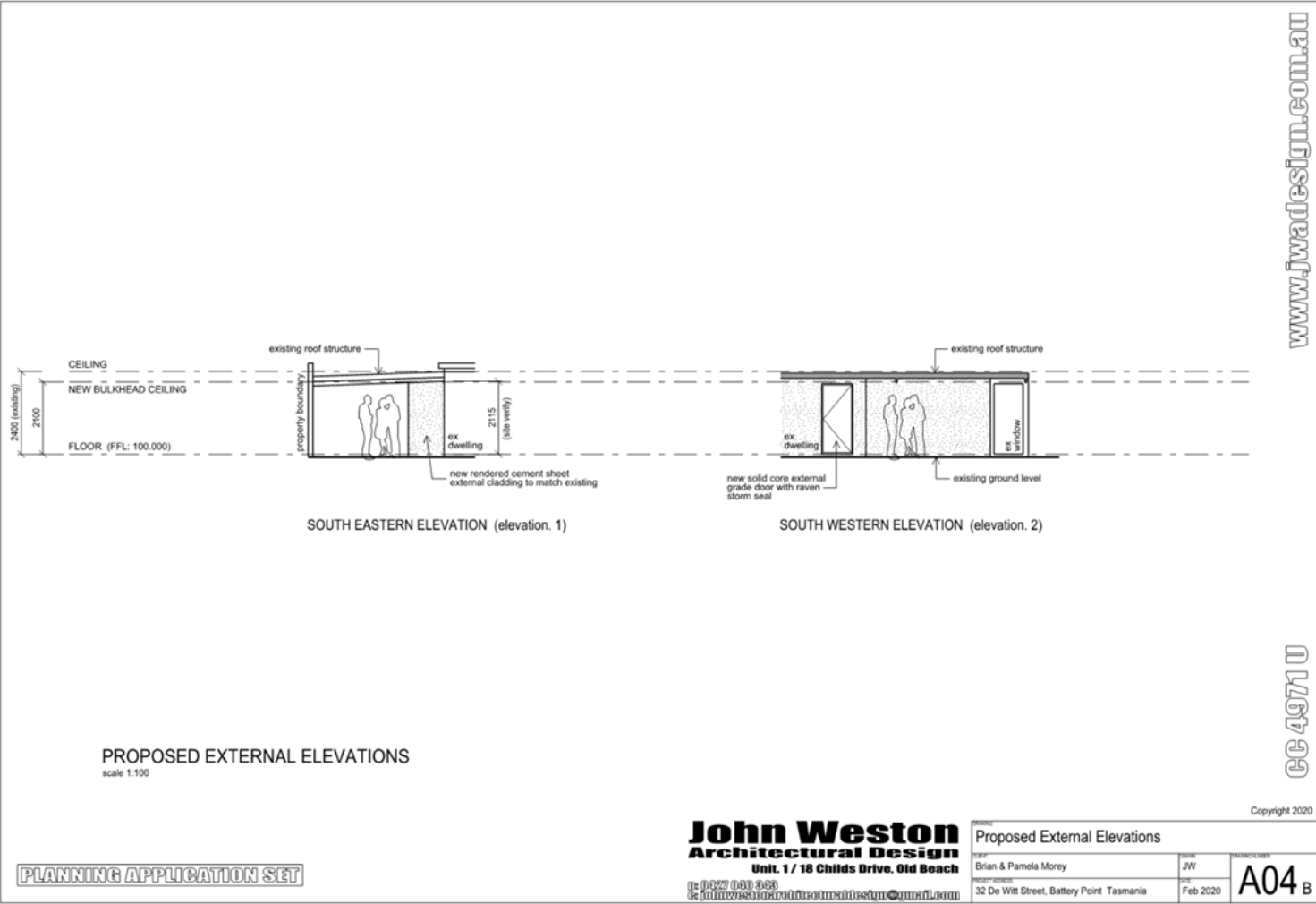
**John Weston**  
**Architectural Design**  
Unit. 1 / 18 Childs Drive, Old Beach  
p: 0427 061 868  
e: johnwestonarchitecturaldesign@gmail.com

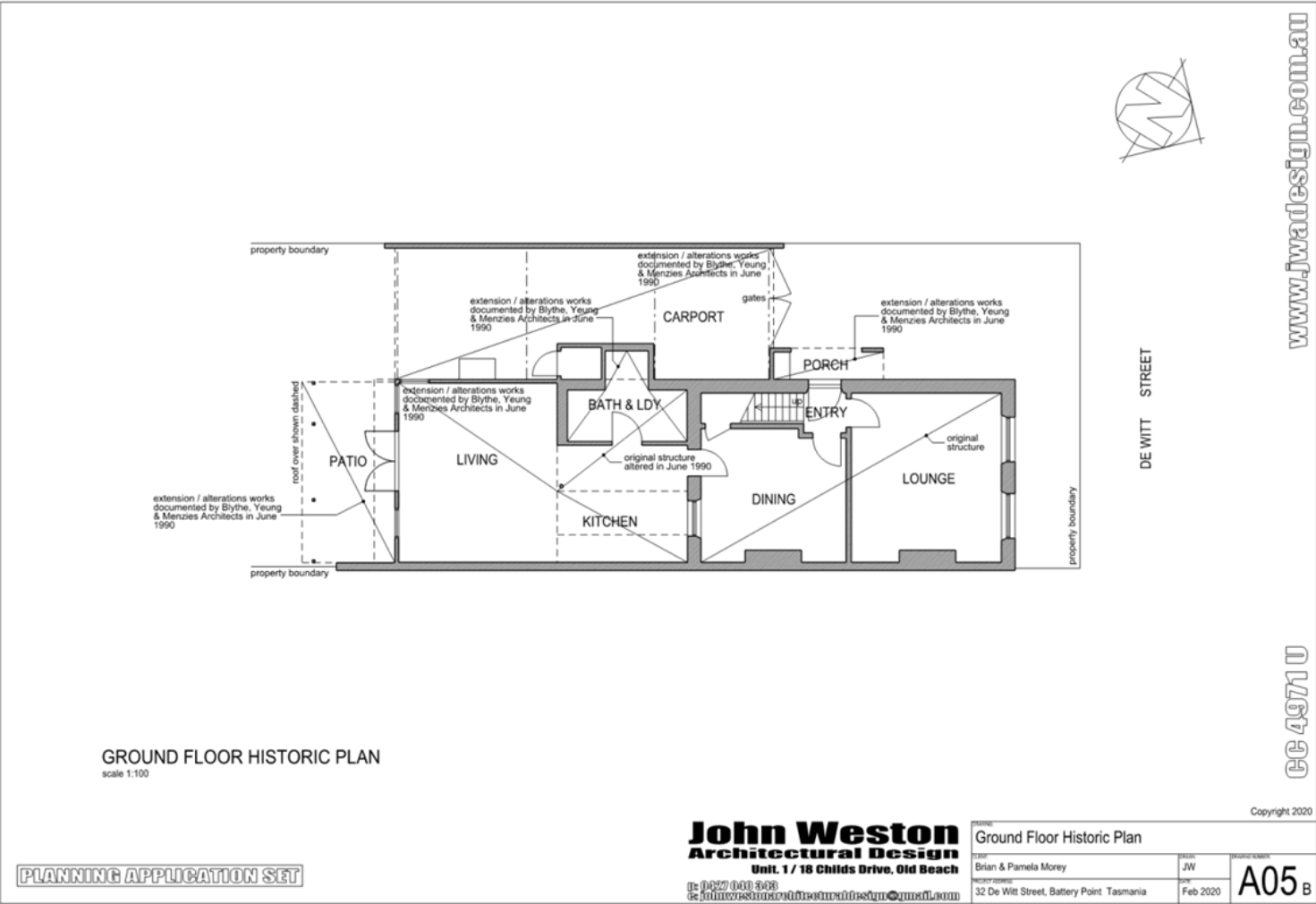
PLANNING APPLICATION SET

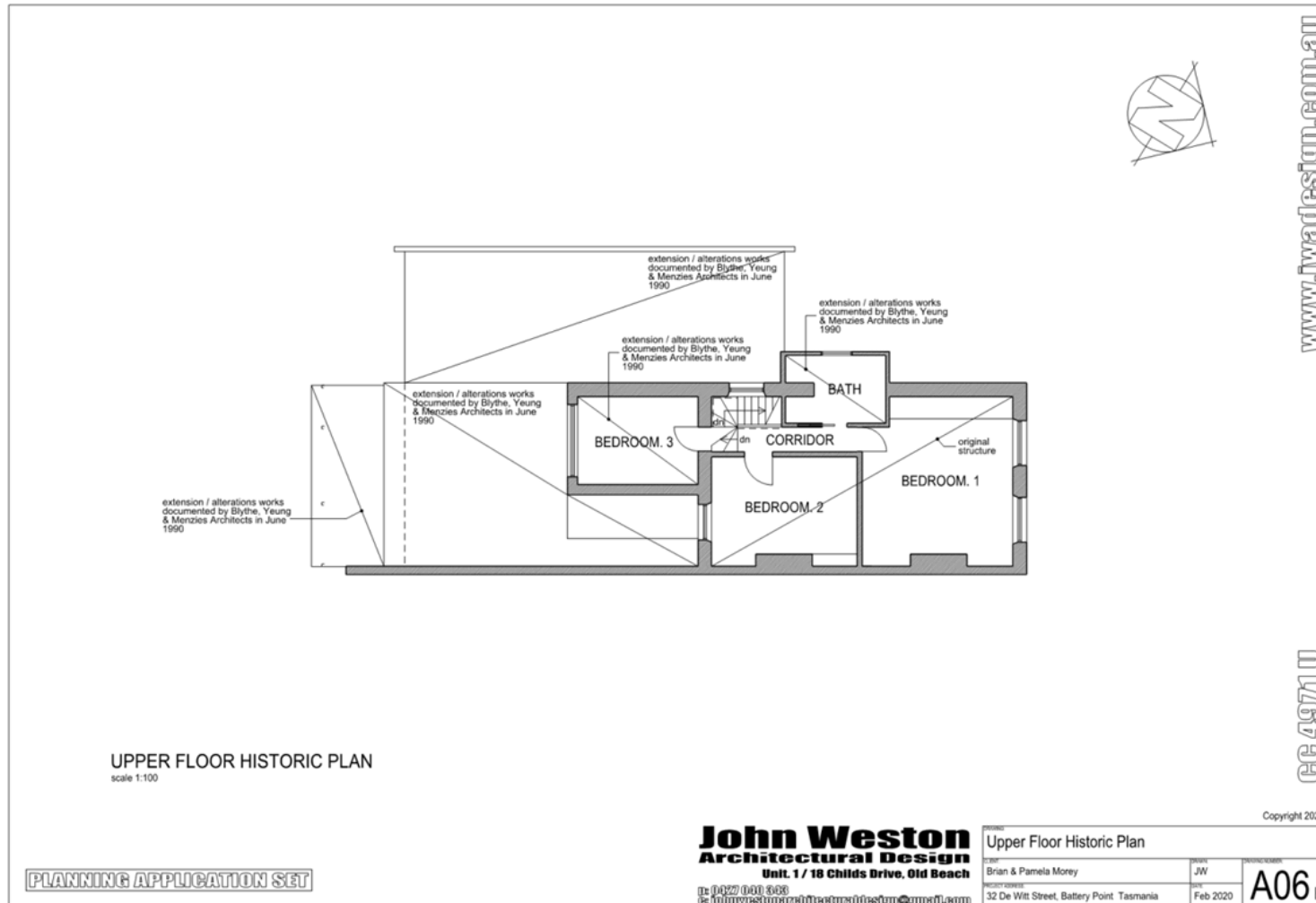















part of recent extension external wall to be removed & new living room alcove extension to be built




ground floor (dining room) location of proposed new residential elevator




upper floor (bedroom, 2) location of proposed new residential elevator




existing window between dining room & kitchen to be removed (photo from kitchen looking towards dining room)



existing door between dining room & kitchen to be removed (photo from kitchen looking towards dining room)



existing wall between dining room & kitchen to be partly removed to a height of 2375 mm (photo from dining room looking towards kitchen)



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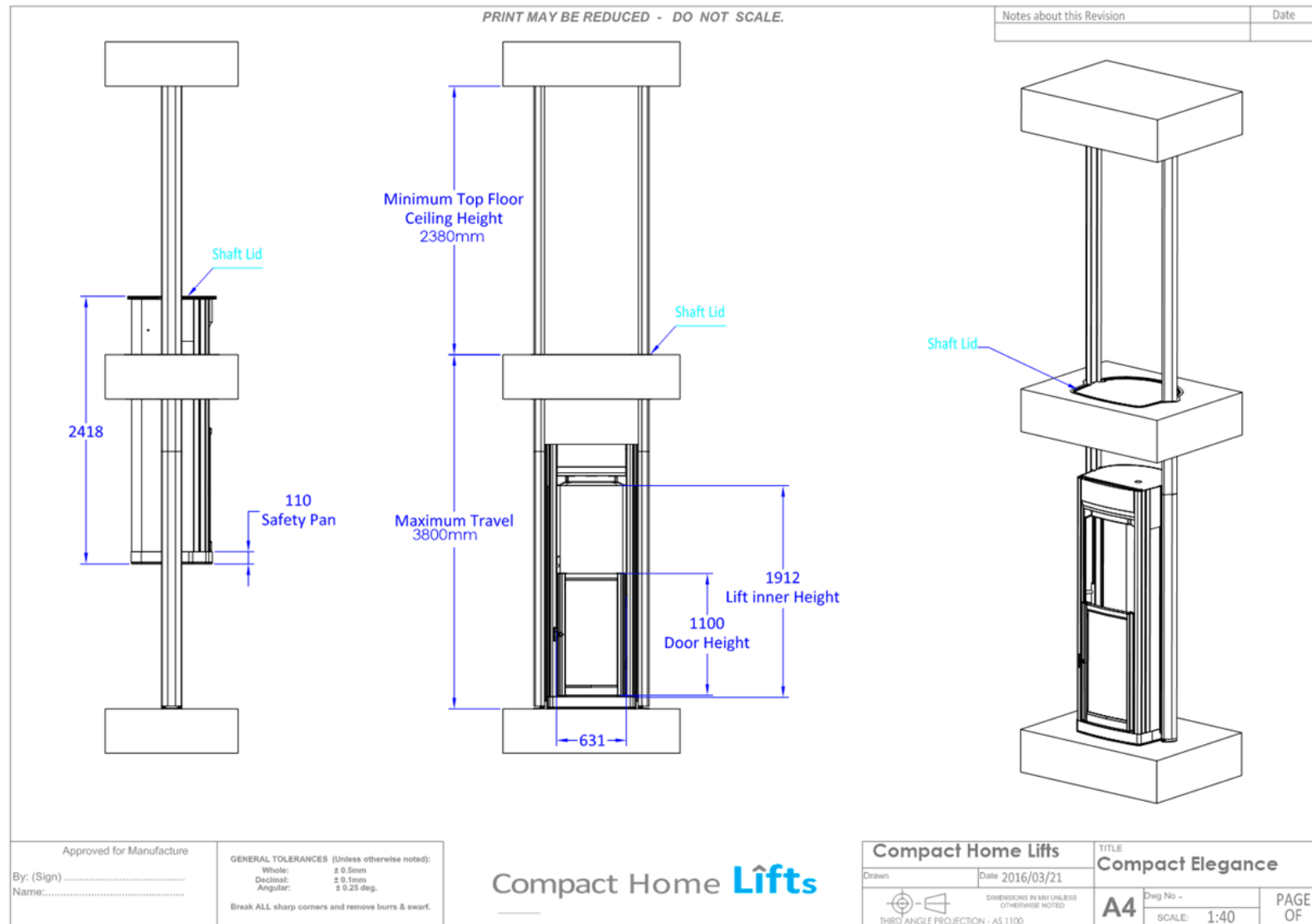
**John Weston**  
**Architectural Design**  
Unit 1 / 18 Childs Drive, Old Beach

08 9427 000 544  
jweston@jwestondesign.com.au

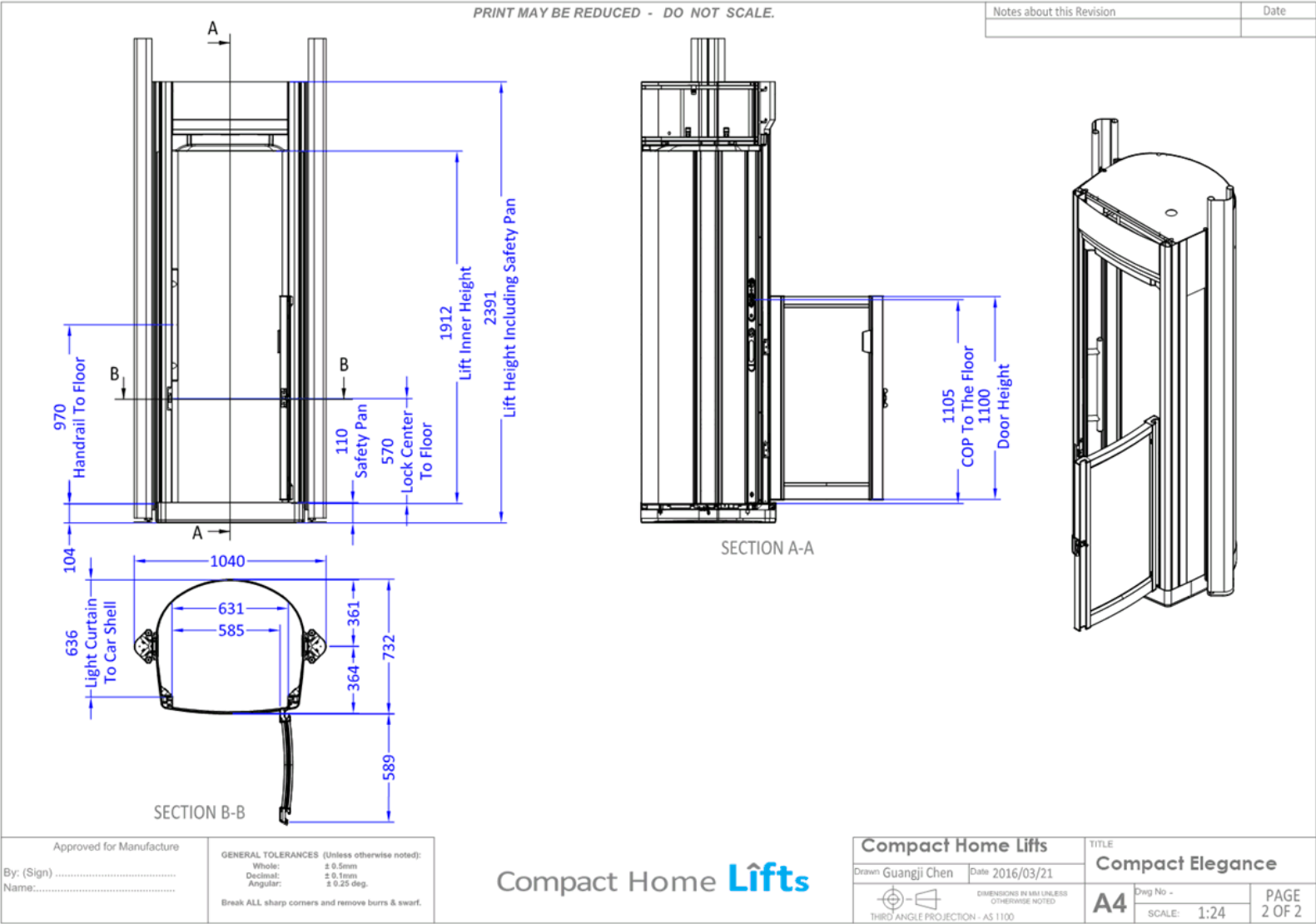
Existing Internal Photos

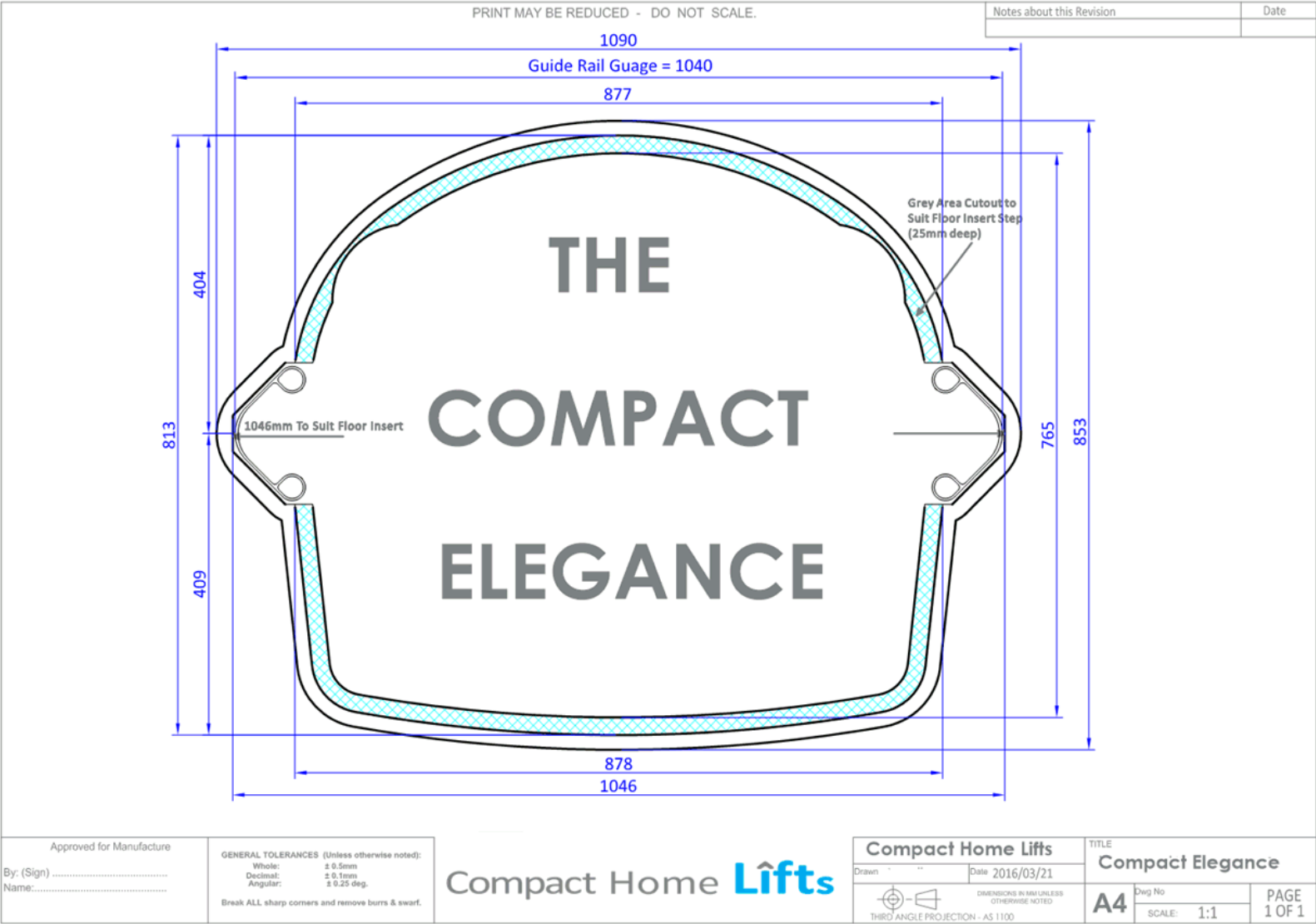
CLIENT	Brian & Pamela Morey	DESIGN	JW	PROJECT NUMBER	A07 B
PROJECT ADDRESS	32 De Wit Street, Battery Point Tasmania	DATE	Feb 2020		

PLANNING APPLICATION SET









**RESULT OF SEARCH**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



## SEARCH OF TORRENS TITLE

VOLUME	FOLIO
59418	2
EDITION	DATE OF ISSUE
6	01-Nov-2006

SEARCH DATE : 11-Feb-2020  
SEARCH TIME : 03.56 PM

DESCRIPTION OF LAND

City of HOBART  
Lot 2 on Strata Plan 59418 (formerly being STR135) and a  
general unit entitlement operating for all purposes of the  
Strata Scheme being a 1 undivided 1/2 interest  
Derived from Strata Plan 59418  
Derivation : Part of 90 Acres Located to W Sorell  
Prior CT 3307/88

SCHEDULE 1

C741912 TRANSFER to BRIAN VERNON MOREY and PAMELA KATHERINE  
MOREY Registered 01-Nov-2006 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
The registered proprietor holds the lot and unit entitlement  
subject to any interest noted on common property  
Folio of the Register volume 59418 folio 0

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



## FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



Conveyancing and Law of Property Act, 1884

## STRATUM PLAN

REGISTERED NUMBER

No. 135

Sheet 1 of 4 Sheets

59418

City or Town HOBART

Locality BATTERY POINT

Reference to Title C.T. 3299/21

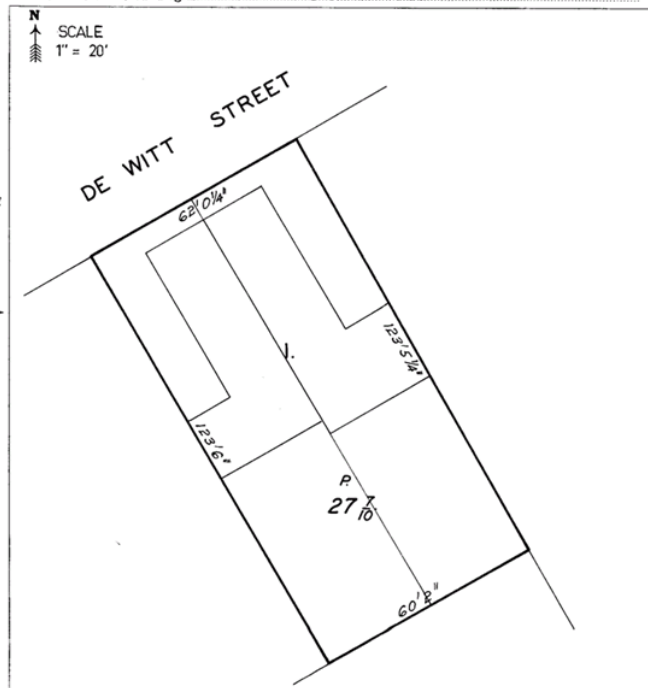
Site comprises the whole portion of Lot 1 on Plan Diagram No. D. 156 in the

Lands Titles Office

Registry of Deeds

The name of the building is 30-32 De Witt Street - Hobart

External  
surface  
boundaries of  
the site and  
the location of  
the building  
therein to  
be delineated  
in this space

REGISTERED this 24<sup>th</sup> day of November 1972, No. 135

*M. L. H. H. H.*  
Recorder of Titles  
Registrar of Deeds

This plan is lodged for registration by Creese, Crisp &amp; Crisp



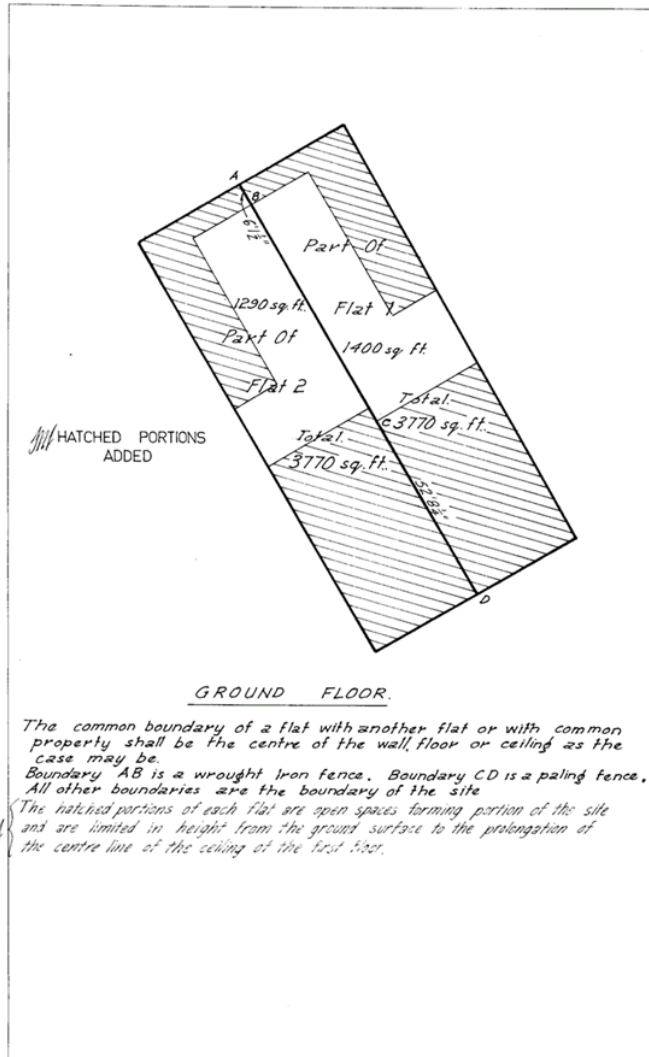
## FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



Sheet 2 of 4 Sheets STRATUM PLAN  
 of 30-32 De Witt Street  
 (insert here name of the building)





## FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

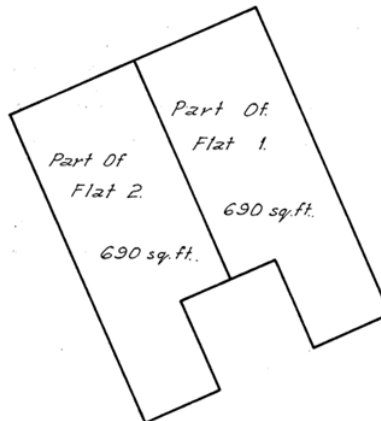


If further sheets are required to illustrate the flats, the sheets should be pinned here.

Further sheets must be of paper supplied for the purpose by the Recorder of Titles and bearing his seal, and be numbered consecutively, commencing from sheet 4.

Sheet 3 of 4 Sheets

*[Signature]*  
Acting Town Clerk/Council Clerk



FIRST FLOOR

*The common boundary of a flat with another flat or with common property shall be the centre of the wall, floor or ceiling as the case may be.*



Search Date: 11 Feb 2020      Search Time: 03:57 PM      Volume Number: 59418      Revision Number: 02      Page 4 of 4

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Department of Primary Industries, Parks, Water and Environment      [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)

**RESULT OF SEARCH**

RECORDER OF TITLES

*Issued Pursuant to the Land Titles Act 1980*

## SEARCH OF TORRENS TITLE

VOLUME	FOLIO
59418	0
EDITION	DATE OF ISSUE
3	22-Feb-1999

SEARCH DATE : 11-Feb-2020  
SEARCH TIME : 03.56 PM

DESCRIPTION OF LAND

City of HOBART  
The Common Property for Strata Scheme 59418 (formerly being STR135)  
Derivation : Part of 90 Acres Located to W Sorell  
Prior CT 3299/21

SCHEDULE 1

STRATA CORPORATION NO. 59418, 30-32 DE WITT STREET, HOBART

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



Tasmanian Heritage Council  
GPO Box 618 Hobart Tasmania 7000  
Tel: 1300 850 332  
enquiries@heritage.tas.gov.au  
www.heritage.tas.gov.au

PLANNING REF: PLN-20-102  
THC WORKS REF: 6185  
REGISTERED PLACE NO: 1728  
FILE NO: 15-19-73THC  
APPLICANT: John Weston Architectural Design P/L  
DATE: 07 April 2020

## NOTICE OF HERITAGE DECISION

*(Historic Cultural Heritage Act 1995)*

The Place: 32 De Witt Street, Battery Point  
Proposed Works: Partial demolition, alterations and extension.

Under section 39(6)(b) of the *Historic Cultural Heritage Act 1995*, the Heritage Council gives notice that it consents to the discretionary permit being granted in accordance with the documentation submitted with Development Application PLN-20-102, advertised on 17/03/2020, subject to the following conditions:

- I. **The original position of the removed section of wall inclusive of door and window openings must permanently marked in the floor surface in a manner that enables the original position of the rear wall and placement of the door and window to be understood.**

Reason for condition

To retain meaningful vestiges of the original spatial layout of the interior, consistent with the appropriate outcomes described in Section 9.4 of the Heritage Council's *Works Guidelines for Historic Heritage Places* (November 2015).

Should you require clarification of any matters contained in this notice, please contact Russell Dobie on 1300 850 332.

A handwritten signature in purple ink, appearing to read 'Ian Boersma'.

Ian Boersma  
**Works Manager – Heritage Tasmania**  
*Under delegation of the Tasmanian Heritage Council*

**Application Referral Cultural Heritage - Response**

<b>From:</b>	Nick Booth
<b>Recommendation:</b>	Proposal is unacceptable.
<b>Date Completed:</b>	
<b>Address:</b>	32 DE WITT STREET, BATTERY POINT
<b>Proposal:</b>	Partial Demolition, Alterations and Extension
<b>Application No:</b>	PLN-20-102
<b>Assessment Officer:</b>	Victoria Maxwell,

**Referral Officer comments:**

The application site relates to a two storey conjoined residential property with original shallow half width two storey rear wing. The property has been altered in the form of a single storey infill extension of the courtyard formed by the wing and its conversion into a kitchen, a rear full width single storey extension and a two storey side addition forming a new entrance porch and upper floor bathroom.

The property in question is 32 De Witt Street, stratum titled with the neighbouring 30 De Witt Street. The two properties were built as a pair in the later Victorian period and appeared to have shared almost identical footprints, wing and floorplans when first completed. The site, like its twin neighbour, is individually heritage listed within the Hobart Interim Planning Scheme 2015 whilst also forming part of the Battery Point Heritage Precinct BP1). The two site also appear on the Tasmanian Heritage Register.

Planning permission is sought for a number of pieces of demolition, principally in the demolition of the original external rear wall, including the original sash window and rear door opening that previously faced onto the courtyard but which now forms the interior wall between the rear dining room and the kitchen, the demolition of part of the return wall of the later rear single storey extension to facilitate its widening over part of the properties rear driveway; and the removal of part of the floor and ceiling of the front lounge and bedroom above to facilitate the installation of a lift.

Given that the property is individually heritage listed, the proposals must be deemed to comply with the provisions of E13.7.1 'Demolition' and E13.7.2 'Buildings and Works other than Demolition'.

With regard to E13.7.1 Demolition, the Interim Planning Scheme states that the objective is:

'To ensure that demolition in whole or part of a heritage place does not result in the loss of historic cultural heritage values unless there are exceptional circumstances.'

There are no acceptable solutions. The Performance Criteria P1 states that:

'Demolition must not result in the loss of significant fabric, form, items, outbuildings or landscape elements that contribute to the historic cultural heritage significance of the place unless all of the following are satisfied;

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

With regard to the above, it is noted and acknowledged that the building has been the subject of previous alterations and extensions. However, it is also noted that these have been relatively

minor and that save for the small two storey side porch/bathroom addition, have not materially affected the main body and floorplan of the original house which remains largely unaltered. Importantly, they are not considered to have so altered or detracted from the original core parts of the house to have diminished the heritage characteristics of the place or erode the clear form, massing and floorplan of the property.

With regard to the Performance Criteria concerning demolition (P1), it is noted that the large section of original rear wall identified for removal is a structural wall and along with the associated original sash window, window and door openings represent a significant element of the original building by clearly demonstrating its form, floorplan, room hierarchy and associated detailing. It represents the clear extent of the original building and provides a clear understanding of transitioning between the original house, and its subsequent 'modern' extension. The combined loss of original fabric and the floorplan, would be a substantial loss and be of detriment to the historic cultural heritage of the place.

In terms of satisfying all of the criteria of P1 as required under the Planning Scheme, it is noted that a supporting submission has been provided as part of the planning documentation.

Submitted by a Planning Consultant rather than a specialist Heritage consultant, it offers no rationale with regard to point (a) as set out above.

With regard to point (b), the rationale provided is that given the desire of the Applicant to combine the Kitchen with the Dining Room as a single space, the only way of doing so would be to demolish the said wall. In response, it is noted that the rear additions that sit beyond the original floorplan of the building are relatively minor and offer substantial opportunity for expansion. In direct comparison, the neighbouring twin property at No.30 De Witt Street has chosen to retain the same section of rear wall, window and door and instead focused on building a large rear addition of a clearly modern design. This has subsequently allowed the older parts of the house to retain its form and floorplan, whilst creating an open plan kitchen/dining room within the new addition. This 'alternative' clearly demonstrates that rear additions sitting beyond the original parts of the house are both feasible and can be undertaken in compliance with standard heritage approach of seeking new modern 'chapters' beyond the original parts of the house that both retain and clearly distinguish between the old and the new.

With regard to point (c), the rear wall is considered to be a structural element that would be removed. Point (d) is not pertinent.

In view of the above, based on the requirements of the Scheme that ALL of the stated requirements are satisfied, it is considered that the proposed demolition of the original structural rear wall, removal of the sash window and demolition of original openings do not meet the requirements of E13.7.1 Demolition. It should be noted that in the course of the application, discussions were undertaken with the Applicant in which it was suggested that the removal of the sash window whilst retaining the openings as is might be viewed as an acceptable solution. This however was rejected by the Applicant.

Turning to the proposed removal of sections of the floor and ceiling within the front living room and bedroom to accommodate a new lift, again, E13.7.1 'Demolition' is relevant. The proposed lift would run from the front lounge up to the bedroom and would work on a magnetic track mechanism and rather than being reliant upon a pulley winch from above or a hydraulic ram from below. As such, it would come as a self-contained unit that requires only a narrow base and head, allowing the unit to sit within the confines of the existing rooms and require only the demolition of the associated parts of the floor and ceiling. The proposed demolition would therefore result in the loss of relatively small sections of original fabric and a marginal alteration of the internal floor space. However, unlike the proposed demolition of the structural rear wall, the small sections of ceiling and floor are considered not to be as significant in the perceived hierarchy of fabric and would not interfere with the floor plan nor the clear understanding of the extent of rooms. As such, this element of the proposal would not result in an unacceptable loss of significant factor and would therefore comply with E13.7.1.

Lastly, with regard to the proposed partial demolition of the more recent rear extension, this would result in the loss of no historical fabric and would not detract from the floorplan of the building. As such, it is considered that this element would comply with E13.7.1, E13.7.2 'Buildings and Works other than Demolition'.

With regard to the associated works that would flow on from the proposed demolition, E13.7.2 'Buildings and Works other than Demolition' stipulates that development at a heritage place be undertaken in a sympathetic manner, designed to be subservient to the historic cultural heritage values of the place and responsive to its dominant characteristics. The principal associated works would be the provision of the aforementioned lift. As noted above, the lift would operate as a largely self-contained unit. Such a feature would generally not be associated with a property of this period or size and thus it is perhaps debatable whether it can be a feature that is truly 'sympathetic' to the character of the building. However, the unit would be placed in one corner, avoiding obscuring any of the windows or requiring the demolition of a chimney breast, and as has been designed as best as possible to work within the floorplan and fabric of the building. Given also that the unit is demountable and the works reversible, it is considered that it would not so detract from the characteristics of the place as to warrant refusal in of itself.

With regard to the proposed minor extension to the rear, whilst extending the width of the rear extension beyond the original width of the building would normally be questioned, it is acknowledged that a similar extension beyond the original width has occurred to the neighbouring 'twin' property at No.30 and the works would be so minimal not to have any material impact upon the ability to interpret and understand the building. Given its small size, it is therefore considered that it would comply with both the requirements of E13.7.2 and E13.8.4 'Buildings and Works in Heritage Precinct BP1'.

#### Conclusion

It is therefore considered that the proposed demolition of the original structural rear wall, sash window and window and door openings would result in the loss of cultural heritage values to this listed place without demonstrating exceptional circumstances and would therefore fail to comply with the requirements of the Hobart Interim Planning Scheme 2015. The removal of this element of the proposal by condition would represent a tantamount refusal of the whole application. As such, the proposal should therefore be refused.

#### Reason for Refusal

1. The proposed demolition of the original rear structural wall, associated window and openings would result in the loss of historic cultural values of this heritage listed place with no demonstrable exceptional circumstances, contrary to E13.7.1 Demolition of the Hobart Interim Planning Scheme 2015.

Nick Booth  
Heritage Officer  
22 June 2020



E3 Planning

Environment • Sustainable Development • Economics

Tuesday 02 June 2020

Victoria Maxwell  
Hobart City Council  
GPO Box  
HOBART 7001

**RE: 32 DeWitt Street Battery Point**

Please find attached an amended set of plans and elevations of the proposed renovations at 32 DeWitt Street, the property.

The property is located at 32 De Witt Street Battery Point as shown in figure 1 below.



Figure 1: Property location source: [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)

The current appearance of street façade of the dwelling is shown in figure 2.



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0438376840 [evan@e3planning.com.au](mailto:evan@e3planning.com.au) [www.e3planning.com.au](http://www.e3planning.com.au)



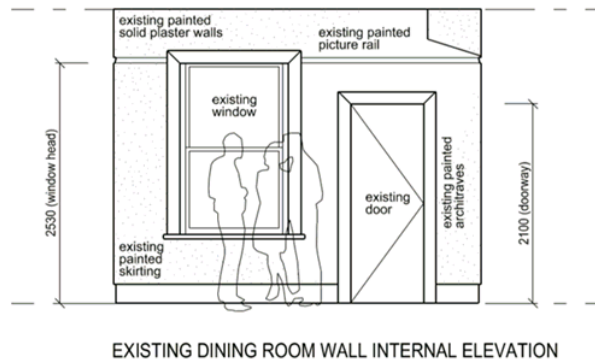
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Figure 2: Street frontage appearance source: Google Earth

Following our discussions in April it is my understanding that you are principally concerned with the proposed removal of a portion of the rear wall of the original building, this correspondence and the proposed amendments to the plans seek to address this concern. The elevation of the rear wall looking south toward the kitchen is shown in figure 3.



EXISTING DINING ROOM WALL INTERNAL ELEVATION

Figure 3: Existing dining room wall elevation

Page2



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Figure 4: Image looking from original structure (dining room) toward the kitchen.



Figure 5: Image looking from kitchen original structure (dining room) toward.

Page 3



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Figures 4 and 5 show the existing appearance of the wall part of which is proposed to be removed.

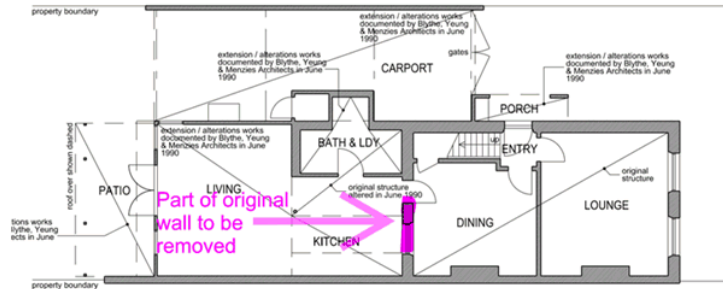


Figure 6: Floor Plan showing the portion of the original wall proposed to be removed

There have been numerous extensions to the rear of the property since it was originally constructed. These extensions have not necessarily respected the heritage character of the property.

Figure 7 shows the appearance of the property prior to the demolition and renovation works which were undertaken in the 1990's.

Figure 8 shows the rear of the property during renovation. The image highlights the steel post and I beams which were installed to support the second storey above. The resulting ground floor of the property is now heavily constrained by the support post and the lower ceiling height which no longer aligns with that of the dining room and the existing original dwelling, this can be seen in figure 5 in the top left of the image. These renovations have limited the possibility to redesign the floor plan of the rear extension to better connect it to the rest of the dwelling.



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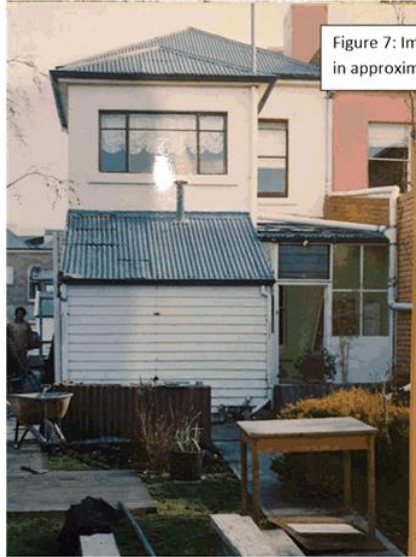


Figure 7: Image showing the rear of the property taken in approximately 1990.



Figure 8: Image showing demolition of the rear of the property taken in approximately 1990.



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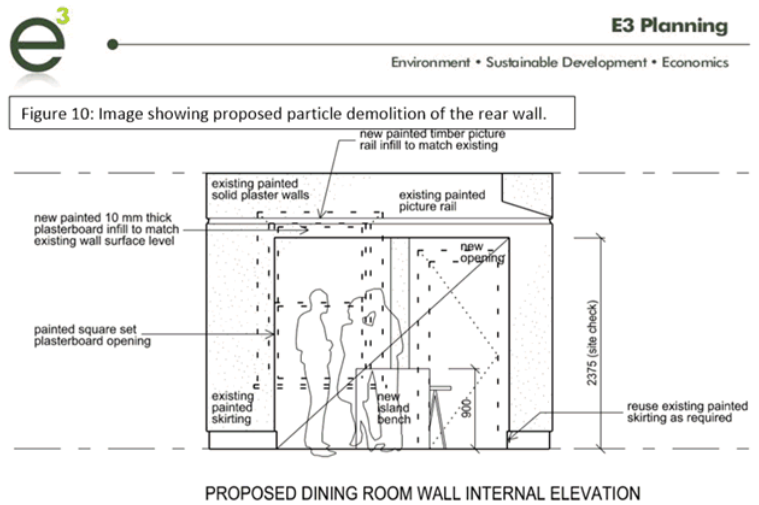
Figure 9: Image showing extensions to the rear of the property taken in approximately 1990.



Access from the dining room to the rear extension to the property is via a relatively narrow doorway which provides extremely poor connectivity between the dining room and the kitchen. The existing original window between the dining room and the kitchen is in situ and appears awkward and out of place, as it is an external window.

It is proposed to demolish a portion of the rear wall 2.1m in height x 2.4m. This is considered to be a minor change to the dwelling and would greatly improve the useability of the dwelling by making it practical to move from the kitchen to the dining room. The proposed demolition is shown in figure 10.





Consideration was given to exposing the brickwork and lintel of the rear wall, however the differential height of the top of the window and the door makes this not possible. A steel beam will be installed to support the brickwork above.

Clause E13.7.1 Demolition P1 specifies that for demolition to be approved by Council that it must be demonstrated that the following can be met.

**Performance Criteria****P1**

Demolition must not result in the loss of significant fabric, form, items, outbuildings or landscape elements that contribute to the historic cultural heritage significance of the place unless all of the following are satisfied;

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

Demolition of the rear portion of the dwelling is considered minor and would not result in the loss of significant fabric or form of the dwelling.

- (a) It is not considered that the heritage values of the house would be significantly impacted by the proposed demolition. The existing rear wall of the dwelling would be retained and the proposed opening in the wall would appear as a part of the original building and not as part of the rear extension. It would be evident that the opening is not original and that a portion of the rear of the dwelling has been removed to provide for a connection to the rear extension.
- (b) There are no prudent or feasible alternatives to connect the kitchen to the dining room which do not involve demolition of a portion of the wall.
- (c) Due to the differing heights of the top of the window and the door it is not practically feasible to expose the original lintels. It is proposed that some of the original brickwork will be exposed to highlight the heritage fabric of the dwelling.
- (d) Photographs of the demolition will be undertaken during the building process and provided to Council.



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The proposed minor demolition is recommended to Council for approval. The demolition is not considered to be significantly different to any other rear extension to heritage listed properties as they all require some form of spatial connectivity between the rear of the heritage property and any extension.

If you have any further queries please do not hesitate to contact me on 0438 376 84 or email [evan@e3planning.com.au](mailto:evan@e3planning.com.au).

Regards

Evan Boardman  
Grad Dip URP, B ScEnv, B Econ



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ARCHITECTURAL DRAWINGS SCHEDULE:

A01	Site Plan
A02	Existing Ground & Upper Floor Plans
A03	Proposed Ground & Upper Floor Plans
A04	Proposed External Elevations
A05	Ground Floor Historic Plan
A06	Upper Floor Historic Plan
A07	Existing Internal Photos
A08	Existing & Proposed Dining Room Wall Internal Elevations

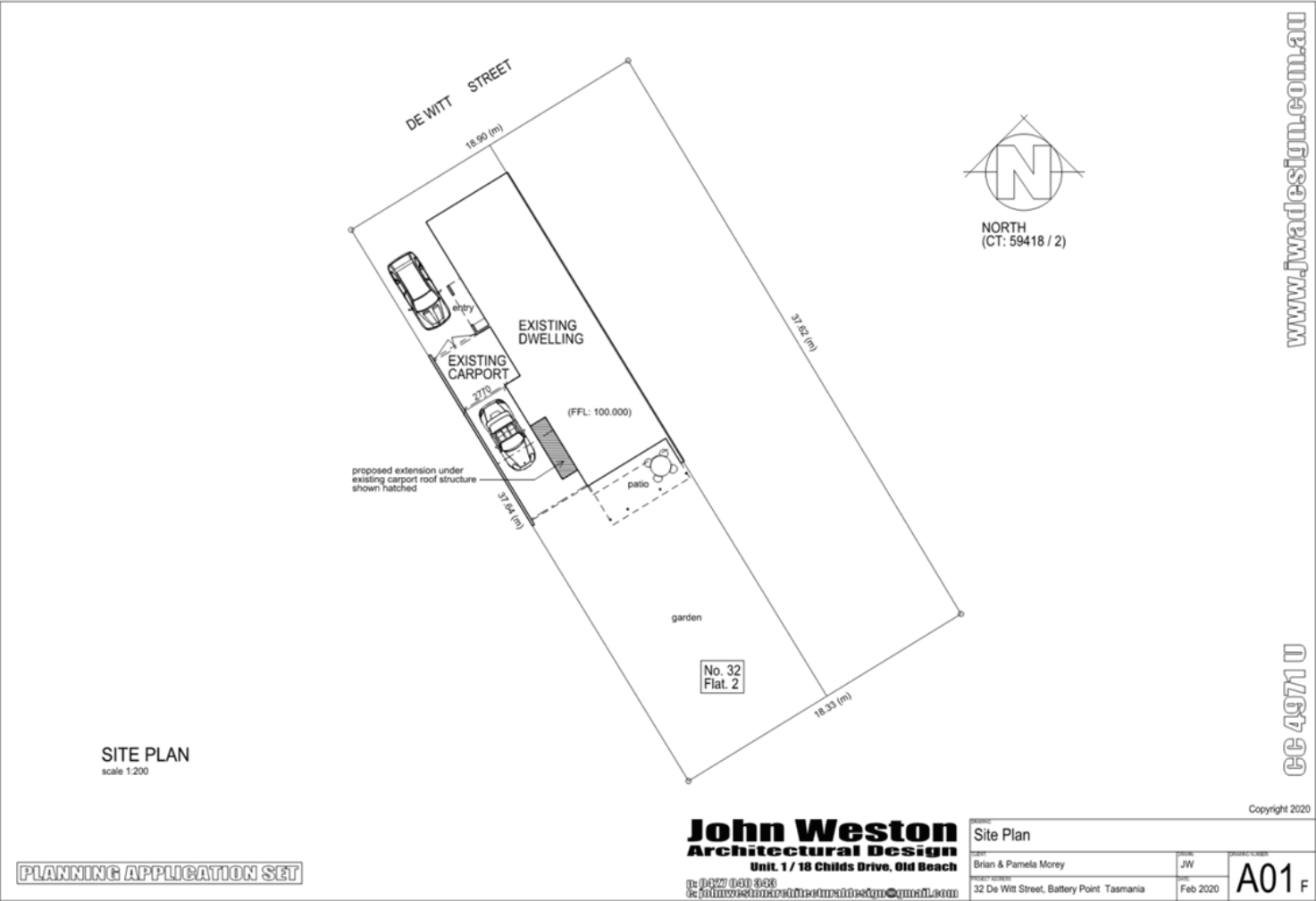
www.jwadesign.com.au

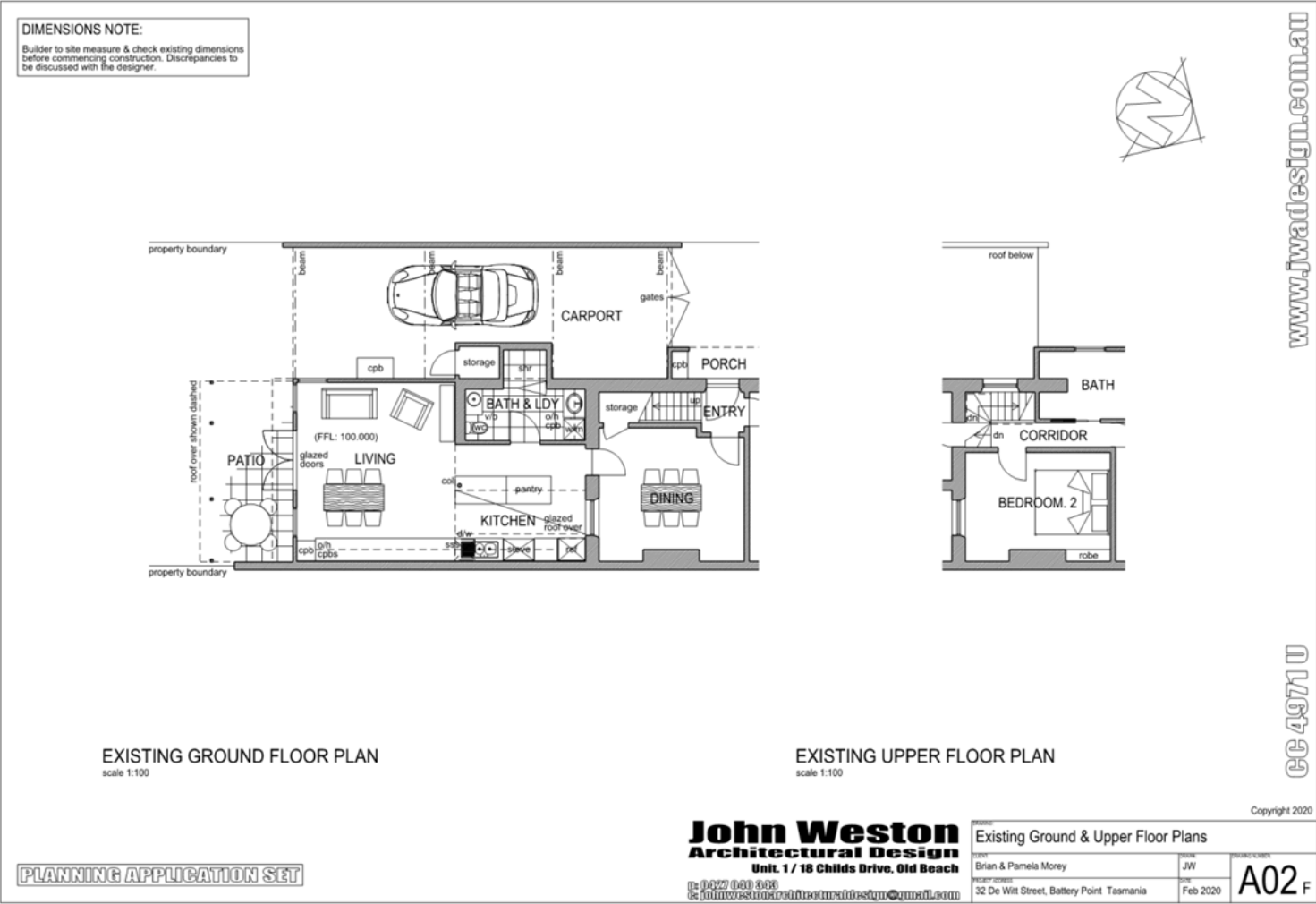
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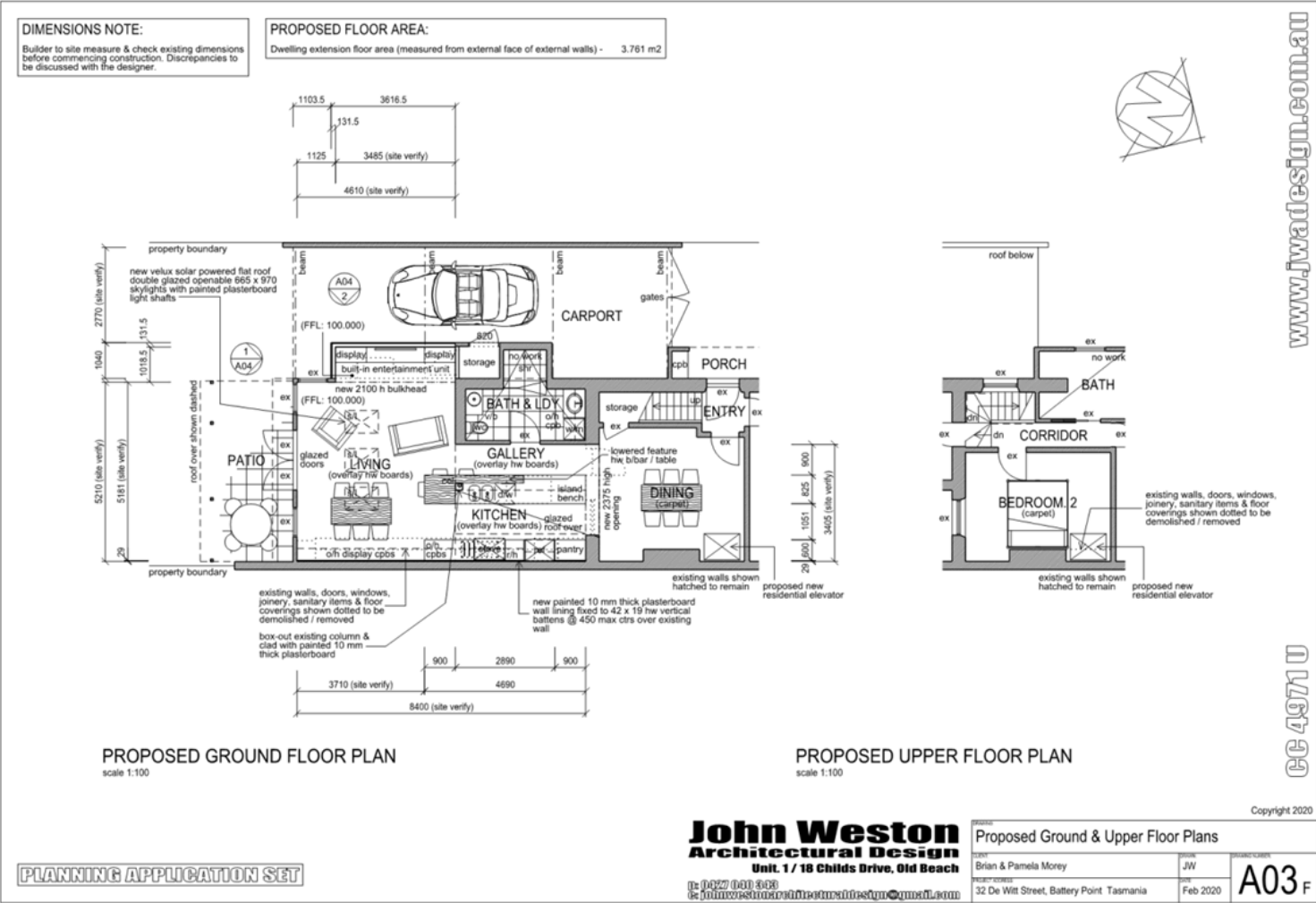
**Brian & Pamela Morey**  
**Dwelling Extension & Alterations**  
**32 De Witt Street, Battery Point Tasmania**  
February 2020

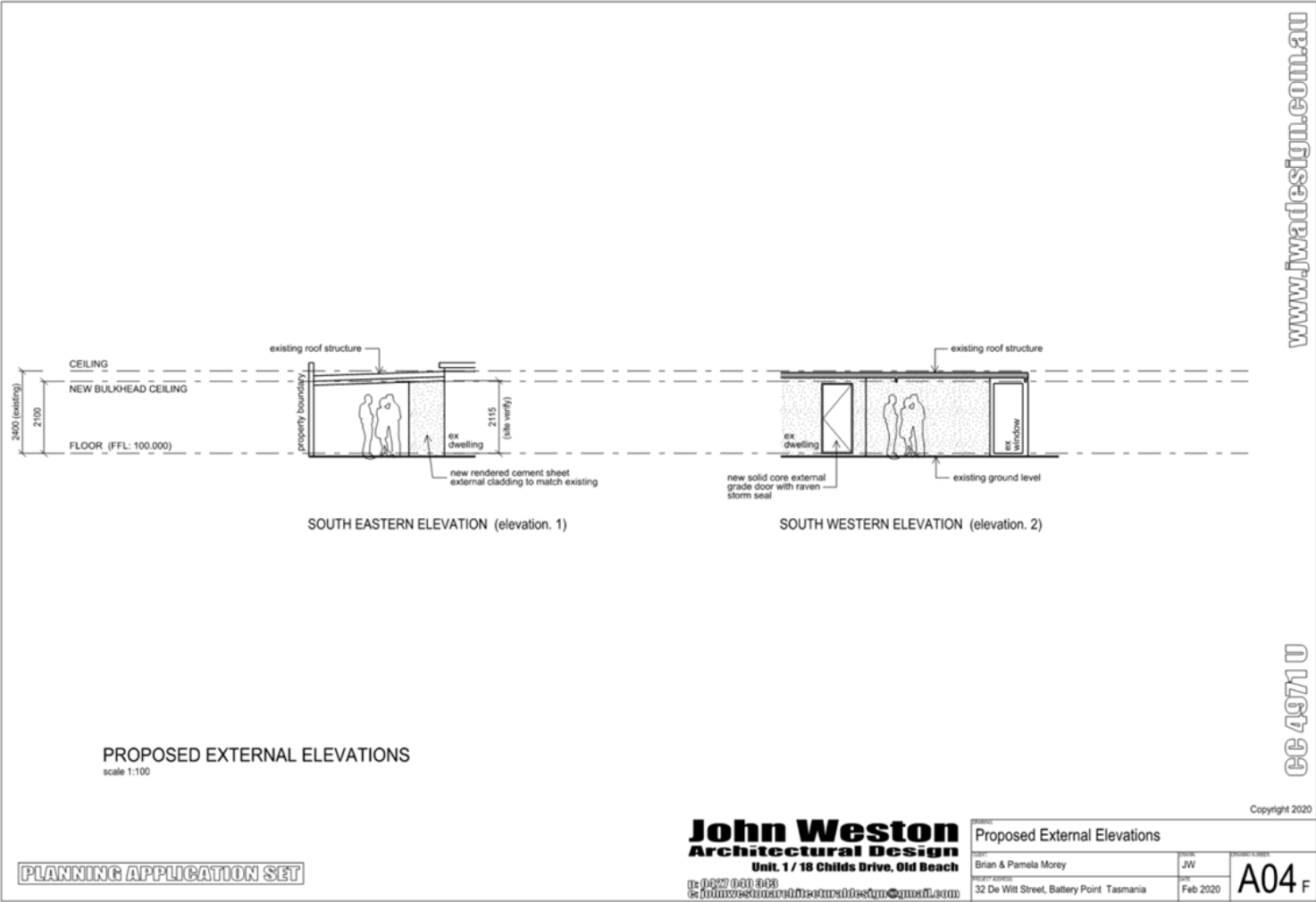
**John Weston**  
**Architectural Design**  
Unit. 1 / 18 Childs Drive, Old Beach  
P: 082 000 668  
E: johnwestonarchitecturaldesign@gmail.com

PLANNING APPLICATION SET

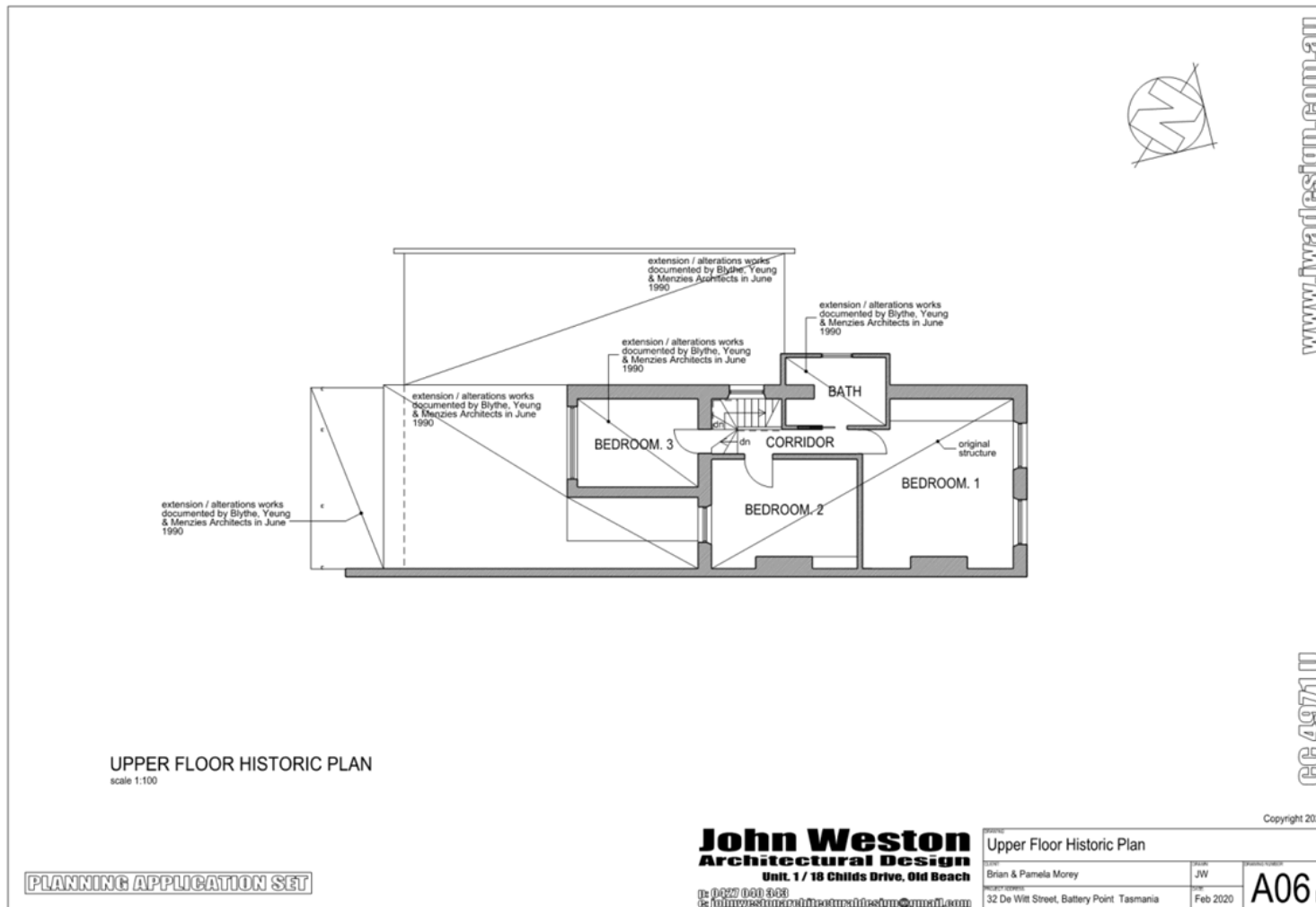















part of recent extension external wall to be removed & new living room alcove extension to be built




ground floor (dining room) location of proposed new residential elevator




upper floor (bedroom, 2) location of proposed new residential elevator




existing window between dining room & kitchen to be removed (photo from kitchen looking towards dining room)



existing door between dining room & kitchen to be removed (photo from kitchen looking towards dining room)



existing wall between dining room & kitchen to be partly removed to a height of 2375 mm (photo from dining room looking towards kitchen)



www.jwdesign.com.au

CC 4971 U

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**John Weston**  
Architectural Design  
Unit 1 / 18 Childs Drive, Old Beach

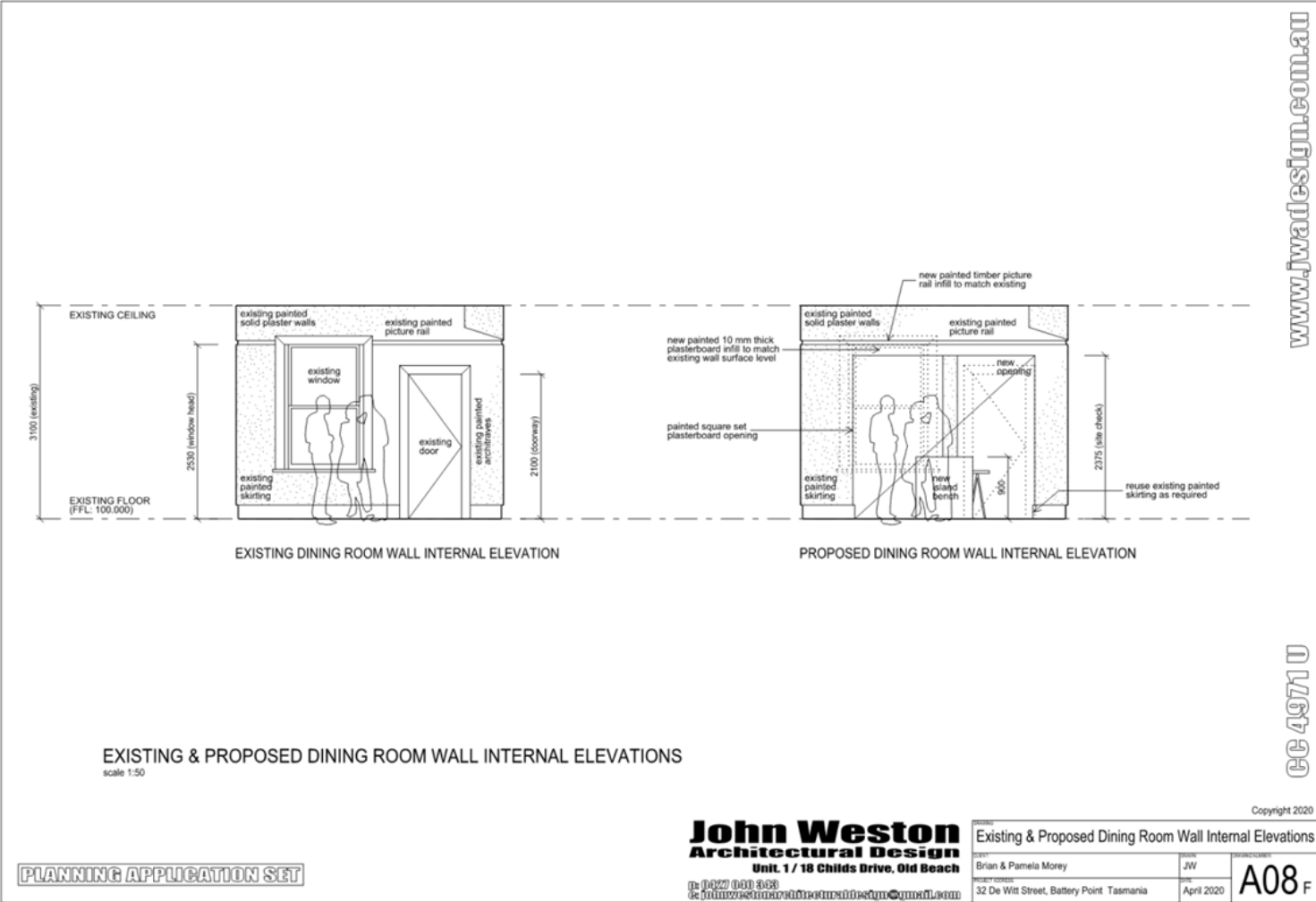
tel: 0827 001 868  
e: johnwestonarchitecturaldesign@gmail.com

Existing Internal Photos

NAME	Brian & Pamela Morey	DATE	JW
ADDRESS	32 De Witt Street, Battery Point Tasmania	DATE	Feb 2020

A07 F

PLANNING APPLICATION SET



**9.4 22 Byron Street, Sandy Bay - Outbuilding  
PLN-20-336 - File Ref: F20/73650**

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Ref: Open [CPC 7.1.5](#), 20/07/2020

Application Expiry Date: 31 July 2020

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for an outbuilding at 22 Byron Street, Sandy Bay for the reasons outlined in the officer's report attached to item 7.1.5 of the Open City Planning Committee agenda of 20 July 2020 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-20-336 - 22 BYRON STREET SANDY BAY TAS 7005 - 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).

*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 owner of the property is encouraged to consider landscaping between the outbuilding and the fence which would reduce any glare caused by the roof of the outbuilding to neighbouring properties.

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.

#### 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.

### **10. Proposed Changes to Delegations to Determine Development Applications File Ref: F20/72893**

---

Ref: Open [CPC 8.1](#), 20/07/2020

The Council, pursuant to section 6(3) of the *Land Use Planning and Approvals Act 1993*, delegate the functions and powers as detailed in Attachment B to item 8.1 of the Open City Planning Committee agenda of 20 July 2020.

**COMMUNITY, CULTURE AND EVENTS COMMITTEE**

**11. Policy Review - Grants Program**

**File Ref: F20/76599**

---

Ref: Special Open [CCEC 4.1](#), 27/07/2020

A recommendation will be submitted to the meeting.

**FINANCE AND GOVERNANCE COMMITTEE**

**12. City of Hobart Rates and Charges Policy Amendment**  
**File Ref: F20/72954; 22-2-2**

---

Ref: Open [FGC 6.1](#), 21/07/2020

- That:
1. The Council adopt the amended City of Hobart Rates and Charges policy marked as Attachment A to item 6.1 of the Open Finance and Governance Committee agenda of 21 July 2020.
  2. The General Manager be authorised to finalise the City of Hobart Rates and Charges policy and arrange for it to be made available to the public in a paper format from the Council's Customer Service Centre and in an electronic format from Council's website.

<b>SPECIAL REPORT – GENERAL MANAGER</b>
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**13. City of Hobart Elected Members Development and Support Policy -  
Review of Financial Allocations - Risk and Audit Panel Response  
File Ref: F20/30503**

---

Memorandum of the General Manager of 22 July 2020.

Delegation: Council



City of **HOBART**

## MEMORANDUM: COUNCIL

### **City of Hobart Elected Members Development and Support Policy - Review of Financial Allocations - Risk and Audit Panel Response**

The purpose of this report is to inform the Council of the outcome of a request it made to the Risk and Audit Panel to assess the range of financial allocations for elected member activities and functions, as contained in the Elected Members' Development and Support Policy.

The request arose as part of the regular review of the Council's Policy Manual document which was conducted in 2019.

Specifically, the Council requested the Risk and Audit Panel to undertake the following investigations relating to the policy relating to Elected Members' Development and Support:

1. Assessment of the existing budget allocation for elected members for international relationships, and a recommendation to the Council from the Panel regarding an appropriate allocation; and
2. Consideration and advice to the Council as to the appropriateness of the itemised expenses limits and allocations which are currently contained in the Elected Members' Development and Support Policy.

The Risk and Audit Panel considered the content of the Policy as it relates to the allocations for international travel, expenses limits and allocations, at its meeting of 5 March 2020. In doing so, the Panel resolved in the following terms:

*That the following advice be provided as a special report from the General Manager, to the Council:*

1. *The Panel receive and note the report provided.*
2. *The Panel notes the current caps, including elected member international travel as not being unreasonable.*
3. *The Panel makes no recommendation about the quantum of the annual budget allocation and notes the process undertaken by Council.*

Since this matter was considered by the Council and subsequently the Risk and Audit Panel however, the COVID-19 pandemic has evolved and the Council's financial position changed considerably. Given the COVID-19 situation and the inability for any safe international travel to occur in the immediate future, all budget allocations for international travel for elected members and staff have been removed from the Budget Estimates.

The Council is awaiting the finalisation of a project to identify a measurement framework to evaluate international relationships, following which a report will be provided for Council's consideration. The Council may wish to reconsider the allocations contained within the Elected Members' Development and Support Policy for international travel at this time, should international travel again be considered safe.

### **RECOMMENDATION**

***That the Council note the advice received from the Risk and Audit Panel and, that as a result of the COVID-19 pandemic, the financial allocation for international travel has been removed from the 2020-21 Budget Estimates.***

*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.*



N D Heath  
**GENERAL MANAGER**

Date: 22 July 2020  
File Reference: F20/30503

## 14. CLOSED PORTION OF THE MEETING

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### RECOMMENDATION

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:

- Proposal for Council land.
- Commercial information of a confidential nature.
- Personal information.

The following items are listed for discussion:-

Item No. 1	Minutes of the last meeting of the Closed Portion of the Council Meeting
Item No. 2	Communication from the Chairman
Item No. 3	Leave of Absence
Item No. 4	Consideration of supplementary Items to the agenda
Item No. 5	Indications of pecuniary and conflicts of interest
Item No. 6	Civic Square EOI Process LG(MP)R 15(2)(f)
Item No. 7	Sandy Bay Bathing Pavilion Update LG(MP)R 15(2)(c)(i)
Item No. 8	160 Elizabeth Street, Hobart - The Rox Apartments LG(MP)R 15(2)(b)
Item No. 9	Financial Hardship - Rates Remission Requests LG(MP)R 15(2)(j)