

AGENDA City Planning Committee Meeting Open Portion

Monday, 29 March 2021

at 5:00 pm Council Chamber, Town Hall

THE MISSION

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

THE VALUES

The Council is:

People We care about people – our community, our customers

and colleagues.

Teamwork We collaborate both within the organisation and with

external stakeholders drawing on skills and expertise for

the benefit of our community.

Focus and Direction We have clear goals and plans to achieve sustainable

social, environmental and economic outcomes for the

Hobart community.

Creativity and

We embrace new approaches and continuously improve to Innovation achieve better outcomes for our community.

Accountability We are transparent, work to high ethical and professional

standards and are accountable for delivering outcomes for

our community.

ORDER OF BUSINESS

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

APOLOGIES AND LEAVE OF ABSENCE

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City Planning Committee Meeting (Open Portion) held Monday, 29 March 2021 at 5:00 pm in the Council Chamber, Town Hall.

This meeting of the City Planning Committee 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.

COMMITTEE MEMBERS Apologies:

Deputy Lord Mayor Burnet (Chairman)

Briscoe

Harvey Leave of Absence: Nil.

Behrakis Dutta Coats

NON-MEMBERS

Lord Mayor Reynolds Zucco Sexton Thomas

Ewin

Sherlock

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

2. CONFIRMATION OF MINUTES

The minutes of the Open Portion of the City Planning Committee meeting held on Monday, 15 March 2021 and the Special City Planning Committee meeting held on Monday, 22 March 2021, are submitted for confirming as an accurate record.

3. CONSIDERATION OF SUPPLEMENTARY ITEMS

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

Recommendation

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

4. INDICATIONS OF PECUNIARY AND CONFLICTS OF INTEREST

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

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

5. TRANSFER OF AGENDA ITEMS

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

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

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

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

6. PLANNING AUTHORITY ITEMS - CONSIDERATION OF ITEMS WITH DEPUTATIONS

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

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

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

RECOMMENDATION

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

7. COMMITTEE ACTING AS PLANNING AUTHORITY

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

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

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

7.1 APPLICATIONS UNDER THE SULLIVANS COVE PLANNING SCHEME 1997

7.1.1 40 SALAMANCA PLACE, BATTERY POINT - SIGNAGE PLN-21-97 - FILE REF: F21/25431

Address: 40 Salamanca Place, Battery Point

Proposal: Signage

Expiry Date: 10 April 2021

Extension of Time: Not applicable

Author: Adam Smee

RECOMMENDATION

That pursuant to the *Sullivans Cove Planning Scheme 1997*, the City Planning Committee, in accordance with the delegations contained in its terms of reference, approve the application for signage at 40 Salamanca Place, Battery Point for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

GEN

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-21-97 - 40 SALAMANCA PLACE BATTERY POINT TAS 7004 - Final Planning Documents.

Reason for condition

To clarify the scope of the permit.

ADVICE

The following advice is provided to you to assist in the implementation of the planning permit that has been issued subject to the conditions above. The advice is not exhaustive and you must inform yourself of any other legislation, by-laws, regulations, codes or standards that will apply to your development under which you

may need to obtain an approval. Visit the Council's website for further information.

Prior to any commencement of work on the site or commencement of use the following additional permits/approval may be required from the Hobart City Council.

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.

FEES AND CHARGES

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

DIAL BEFORE YOU DIG

Click here for dial before you dig information.

Attachment A: PLN-21-97 - 40 SALAMANCA PLACE BATTERY

POINT TAS 7004 - Planning Committee or

Delegated Report I

Attachment B: PLN-21-97 - 40 SALAMANCA PLACE BATTERY

POINT TAS 7004 - CPC Agenda Documents I



APPLICATION UNDER SULLIVANS COVE PLANNING SCHEME 1997

Type of Report: Committee

Committee: 29 March 2021

Expiry Date: 10 April 2021

Application No: PLN-21-97

Address: 40 SALAMANCA PLACE, BATTERY POINT

Applicant: LOUISA GORDON

50 MACQUARIE STREET

Proposal: Signage

Representations: No representations.

Performance criteria: Schedule 4 – Signs: 'Discretionary' Signs

1. Executive Summary

- 1.1 Planning approval is sought for signage at 40 Salamanca Place, Battery Point.
- More specifically the proposal includes installation of a way-finding sign that would mark the location of Speakers' Corner on the site. The proposed sign would be ground based and 2.4m high and 0.6m wide. The top of the sign would include the text "Speakers' Corner" within a "speech bubble" image on a blue background. This part of the sign would also include the text "Salamanca Plaza". Text in a smaller font on a grey background detailing the operation of Speakers' Corner would be provided below the top part of the sign. Similar text that would contain yet to be confirmed quotes from members of the community who will be invited "to share a phrase in their language of what being able to have the ability to engage with free speech means to them" would be provided below these details. Hours of operation and the CoH logo would be provided below this text. A temporary magnetic sign would be place over the central part of the sign to indicate that the Speakers' Corner will operate for an initial trial period.
- 1.3 The proposal relies on performance criteria to satisfy the following standards and codes:
 - 1.3.1 Schedule 4 Signs
- 1.4 No representations were received during the statutory advertising period between 4 and 19 March 2021.

- 1.5 The proposal is recommended for approval subject to conditions.
- 1.6 The final decision is delegated to the City Planning Committee, because Council is the applicant and the application involves Council's road reserve.

2. Site Detail

- 2.1 The site is within an area of public open space close to the Hobart waterfront. The site is at the north-western corner of the subject property. The property is a roughly rectangular shaped parcel of land between Salamanca Place, which is to the south, and Castray Esplanade to the north. The property is bounded by public open space to the west that includes a carpark, public seating, and the Abel Tasman Monument. There is also a carpark and public open space to the east. The property is mostly maintained lawn although there are several significant trees around the perimeter.
- 2.2 Commercial development, including bars and cafes, occurs to the south of the site, on the opposite side of Salamanca Place. Princess Wharf is to the north of the site, on the opposite side of Castray Esplanade. Parliament House is to the west of the site, beyond the Abel Tasman Monument and Morrison Street.
- 2.3 A site visit was conducted upon 19 March 2021 (see below site photos at Figure 2 and Figure 3).



Figure 1: aerial view of site (outlined in blue) and surrounding area (source: CoH GIS accessed 19/3/20201).



Figure 2: site photo, view of site from the west.



Figure 3: site photo, view of site from the south-west.

3. Proposal

3.1 Planning approval is sought for signage at 40 Salamanca Place, Battery Point.

3.2 More specifically the proposal includes installation of a way-finding sign that would mark the location of Speakers' Corner on the site. The proposed sign would be ground based and 2.4m high and 0.6m wide. The top of the sign would include the text "Speakers' Corner" within a "speech bubble" image on a blue background. This part of the sign would also include the text "Salamanca Plaza". Text in a smaller font on a grey background detailing the operation of Speakers' Corner would be provided below the top part of the sign. Similar text that would contain yet to be confirmed quotes from members of the community who will be invited "to share a phrase in their language of what being able to have the ability to engage with free speech means to them" would be provided below these details. Hours of operation and the CoH logo would be provided below this text. A temporary magnetic sign would be place over the central part of the sign to indicate that the Speakers' Corner will operate for an initial trial period.

4. Background

4.1 The application has been lodged by Council's Community Life division.

5. Concerns raised by representors

5.1 No representations were received during the statutory advertising period.

6. Assessment

- The Sullivans Cove Planning Scheme 1997 is a performance based planning scheme. This approach recognises that there are in many cases a number of ways in which a proposal can satisfy desired environmental, social and economic standards. In some cases a proposal will be 'permitted' subject to specific 'deemed to comply' provisions being satisfied. Performance criteria are established to provide a means by which the objectives of the planning scheme may be satisfactorily met by a proposal. Where a proposal relies on performance criteria, the Council's ability to approve or refuse the proposal relates only to the performance criteria relied on.
- 6.2 The site is located in the Sullivans Cove Mixed Use Activity Area of the *Sullivans Cove Planning Scheme 1997*.
- 6.3 The existing use of the site is for informal outdoor recreation which is a discretionary use in the Activity Area. The proposed sign would be associated with the existing use.

- 6.4 The proposal has been assessed against:
 - 6.4.1 Parts A and B Strategic Framework
 - 6.4.2 Part D Activity Area Controls: 16.3 Use of Land and 16.4 Development of Land
 - 6.4.3 Part E Schedule 4 Signs
- The proposal relies on the following performance criteria to comply with the applicable standards:
 - 6.5.1. Signs clauses 25.13 and 25.14
- 6.6 The relevant performance criterion is assessed below.
- 6.7 25.13 Matters to be Considered
 - 6.7.1 Clause 25.9 'Discretionary' Signs states that a sign is 'Discretionary' if it is listed in Table 25.1 and does not comply with one or more acceptable solutions for all applicable standards.
 - 6.7.2 The proposal includes a sign does not comply with an acceptable solution for an applicable standard. The proposed sign is considered to be an interpretive sign and there is no acceptable solution provided for this type of sign in Table 25.1.
 - 6.7.2 Clause 25.13 states that:

In addition to meeting the relevant Alternative Performance Criteria in Table 25.1 of clause 25.14 of this Schedule, the following matters must be taken into account when considering an application:

- The individual or cumulative effect of the sign or signs on the amenity of the area including the need to avoid visual disorder or clutter of signs.
- The individual or cumulative effect of the sign or signs on the building and/or surrounding area, considering its effect and means of attachment on places of cultural significance.
- The cumulative effect of the sign or signs on existing or approved signs, including signs on buildings and outdoor uses that constitute a sign.
- The size and likely impact of the sign having regard to the size of the

- premises on which it is to be displayed and the scale of surrounding buildings.
- The effect of the sign on the safety and security of premises and the area.
- The effect of the sign on the appearance, efficiency and safety of a road, railway, waterway or other public way, having particular regard to the sign's colour, brightness and location.
- The effect of the sign on pedestrian movement and safety.
- Compliance with objectives of this Schedule.
- 6.7.3 The proposed sign is not considered likely to have a detrimental effect upon the amenity of the area, as it would have a relatively small area and occupy a location where there is limited other signage. The proposed sign would be located in a relatively large area of public open space and is considered likely to have only limited impact given its relatively small size.
- 6.7.4 The sign would not affect the safety or security of the area as it would not create potential entrapment spaces, a trip hazard, or cause any other safety or security issue. The sign would have limited effect on the adjacent footpath and roads as it would have colours that would blend with the surrounding environment, limited brightness, and be in a location that would not affect sight distances or cause other issues for adjacent public ways. The proposed sign would not significantly affect pedestrian movement and safety as it would not be placed within the footpath.
- 6.7.5 The proposal is considered to comply with the objectives of Schedule 4 as the proposed sign would not detrimentally affect the visual amenity of the area, would be complementary to the overall character of Sullivans Cove, and would contribute to the proliferation of visual clutter.
- 6.7.7 The proposal is considered to be in accordance with the matters to be considered in clause *25.13*.
- 6.8 25.14 Requirements for Signs
 - 6.8.1 There is no acceptable solution provided for interpretive signs in Table 25.1.
 - 6.8.2 The proposal includes an interpretive sign.
 - 6.8.3 As there is no acceptable solution provided for interpretive signs in Table 25.1 the proposal therefore relies upon assessment against the below

alternative performance criteria.

- 6.8.4 The performance criterion provided for interpretive signs in Table 25.1 states that such signs:
 - Must be capable of forming an integral part of the streetscape without appearing dominant.
 - Must not detract from the cultural or architectural significance or amenity of a place or building.
- 6.8.5 As noted above, the proposed sign would have a relatively small area and is therefore unlikely to appear dominant in the streetscape. The proposed sign would have similar proportions to existing adjacent infrastructure such as a phone box and rubbish bins, which would assist in integrating the sign into the streetscape. The proposed sign would not detract from the cultural significance of the place, given its relatively small size and sympathetic colour scheme.
- 6.8.6 The proposal complies with the above alternative performance criteria.

7. Discussion

- 7.1 Planning approval is sought for signage at 40 Salamanca Place, Battery Point.
- 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 comply.
- 7.4 The proposal is recommended for approval.

8. Conclusion

The proposed signage at 40 Salamanca Place, Battery Point satisfies the relevant provisions of the *Sullivans Cove Planning Scheme 1997* and is recommended for approval.

9. Recommendations

That:

Pursuant to the *Sullivans Cove Planning Scheme 1997*, the City Planning Committee, in accordance with the delegations contained in its terms of reference, approve the application for signage at 40 Salamanca Place, Battery Point for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

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FEES AND CHARGES

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DIAL BEFORE YOU DIG

Click here for dial before you dig information.

(Adam Smee)

Development Appraisal Planner

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

(Ben Ikin)

Senior Statutory Planner

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

Date of Report: 22 March 2021

Attachment:

Attachment B - CPC Agenda Documents

Application Information

▼ Application Details	PLN-21-97 Signage Submitted on: 15/02/2021 Accepted as Valid on: 15/02/2021 Target Time Frame: 42 Days. Elapsed Time: 15 Days (Stopped: 12 Days): Officer: Adam Smee	= 3 Days Expiry date: 10/04/2021						
Have you obtained pre app	olication advice?							
⊙ No								
If YES please provide the p	ore application advice number eg PAE-17-xx	ı.						
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 SIGN. Other Details below. *	AGE ONLY? If yes, please enter \$0 in the co	est of development, and you must	enter the number of signs under					
If this application is related to an enforcement action please enter Enforcement Number								
Details								
	red use of the land / building(s)? *							
Open space								
Please provide a full descrand garage) *	ription of the proposed use or development	(i.e. demolition and new dwelling,	swimming pool					
Installation of wayfinding	g signage							
Estimated cost of develop	ment *							
0.00								
Existing floor area (m2)	Proposed floor area (m2)	Site area (m2)						
Carparking on Site								
Total parking spaces	Existing parking spaces	N/A M Other (no selection chosen)						

Other Details	
Does the application include signage? * * Please be advised that you are required to lodge plans of the sign. The plans should show: dimensions, location, colours, wording, method of illumination, does it flash, method of fixing to wall, etc.	
How many signs, please enter 0 if there are none involved in this application? * 1	
Tasmania Heritage Register	
Is this property on the Tasmanian Heritage Register?	

/

Page 22 ATTACHMENT B



RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

VOLUME	FOLIO
44801	2
EDITION	DATE OF ISSUE
3	16-Nov-2009

SEARCH DATE : 01-Feb-2021 SEARCH TIME : 04.56 PM

DESCRIPTION OF LAND

City of HOBART Lot 2 on Diagram 44801 Derivation: Whole of Lot 2, The Crown (Section 27A of the Land Titles Act 1980) Prior CT 4676/50

SCHEDULE 1

C866869 TRANSFER to HOBART CITY COUNCIL Registered 16-Nov-2009 at noon

SCHEDULE 2

B298809	Land is limited in depth to 15 metres, excludes
	minerals and is subject to reservations relating to
	drains sewers and waterways in favour of the Crown
C866869	Land is limited in depth to 15 metres, excludes
	minerals and is subject to reservations relating to
	drains sewers and waterways in favour of the Crown
C866869	FENCING PROVISION in Transfer
C866869	REVERSIONARY CONDITIONS set forth in Transfer

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

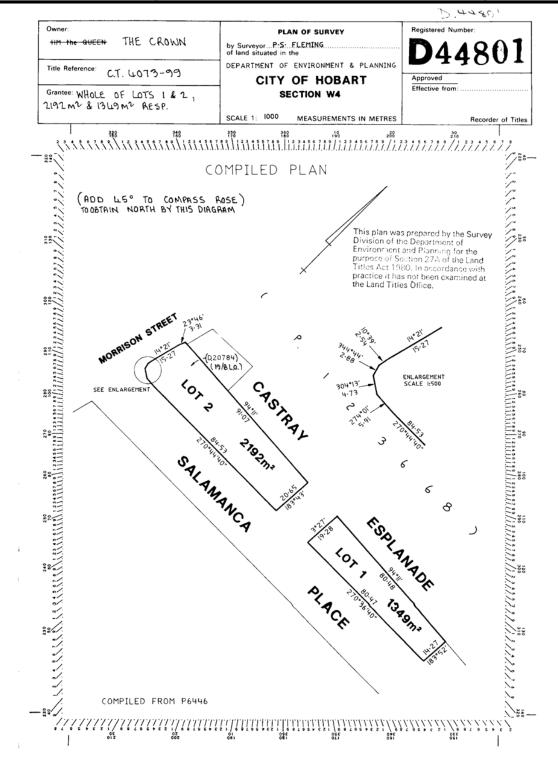


FOLIO PLAN

RECORDER OF TITLES



Issued Pursuant to the Land Titles Act 1980



Search Date: 01 Feb 2021

Search Time: 04:56 PM

Volume Number: 44801

Revision Number: 01

Page 1 of 1



Enquiries to: City Planning Phone: (03) 6238 2715

Email: coh@hobartcity.com.au

mailto: gordonl@hobartcity.com.au

11 February 2021

Louisa Gordon (City of Hobart) 50 Macquarie Street HOBART TAS 7000

Dear Sir/Madam

40 SALAMANCA PLACE, BATTERY POINT - WORKS IN COUNCIL RESERVE NOTICE OF LAND OWNER CONSENT TO LODGE A PLANNING APPLICATION - GMC-21-12

Site Address:

40 Salamanca Place, Salamanca

Description of Proposal:

Installation of way-finding signage

Applicant Name:

Louisa Gordon, C/ City of Hobart

PLN (if applicable):

N/A

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

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

This consent does not constitute an approval to undertake any works and does not authorise

the owner, developer or their agents any right to enter or conduct works on any Council managed land whether subject to this consent or not.

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

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

Yours faithfully

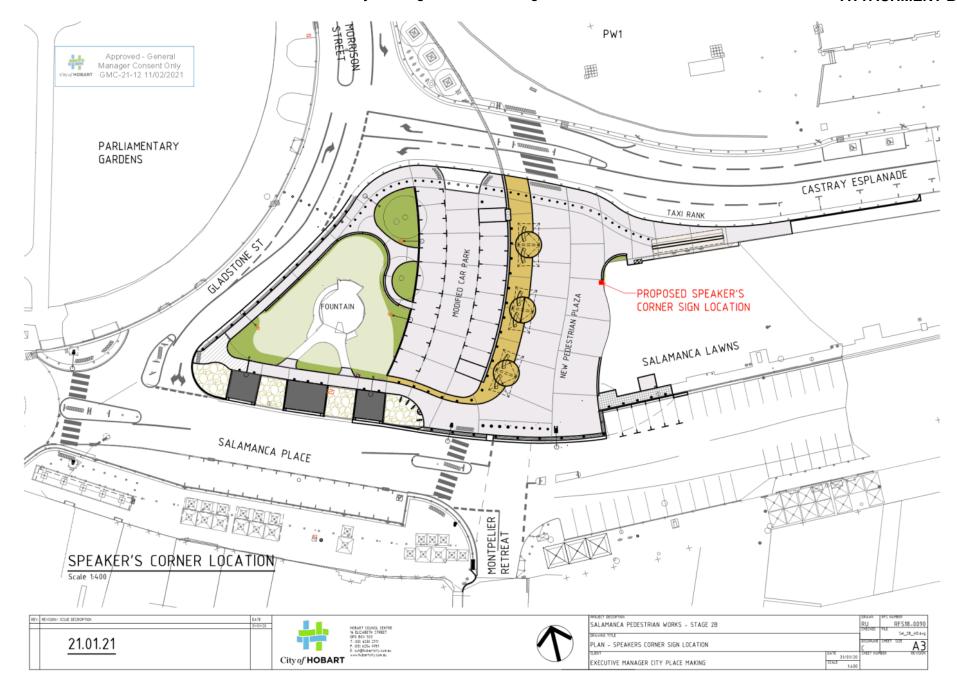
(N D Heath)

GENERAL MANAGER

Relevant documents/plans:

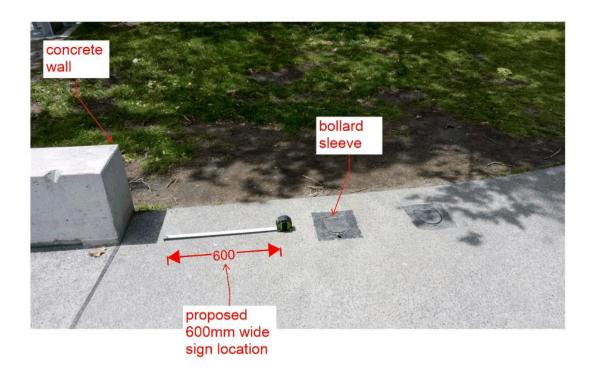
Sign Location Plan

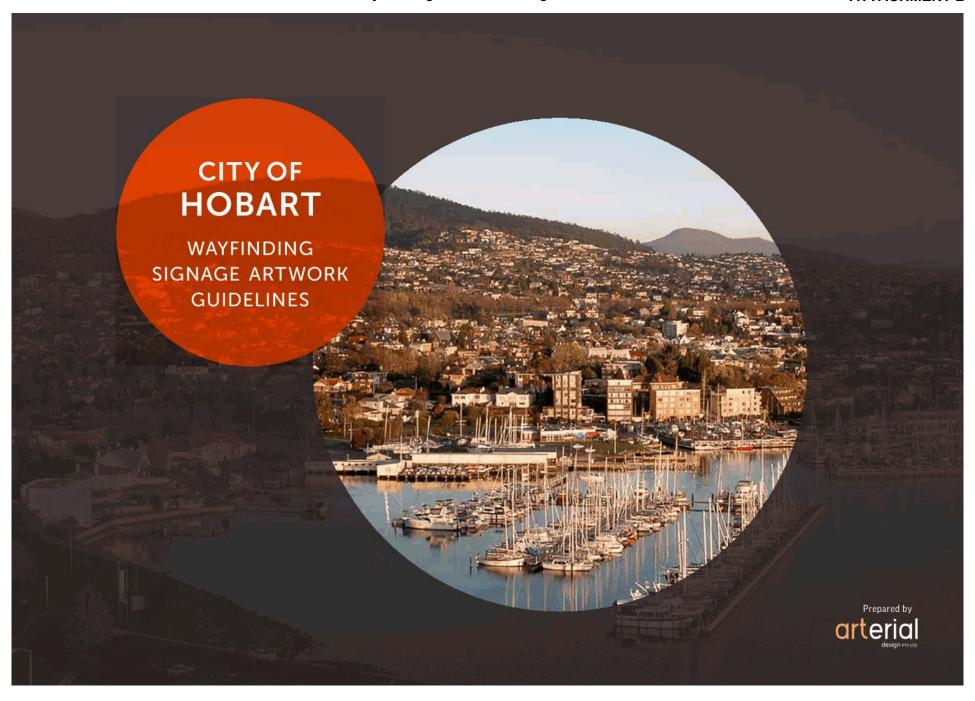
Plan - Speakers Corner Sign Location - RFS18-0090











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OVERVIEWSIGNAGE SUITE



Signage Type A



Signage Type B

Overview

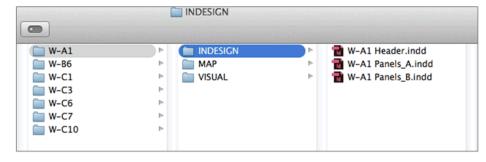
- There are three signage types (A B C)
- · Each sign is assigned a code based on it's location
- · Each sign is double sided
- The two sides in this document are referred to side A and side B

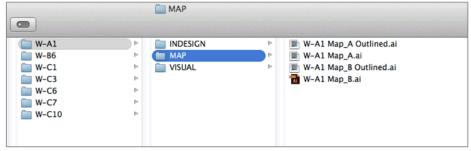


Signage Type C

OVERVIEW

NAMING FILES





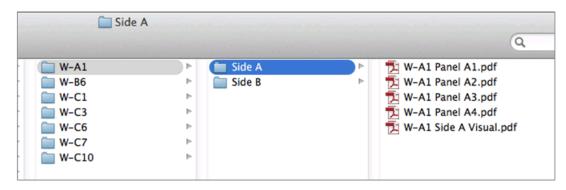


Instructions



- Each sign is assigned a code based on it's location
- · See example left: the sign code is W-A1
- . W: refers to it's waterfront location
- A: refers to the signage type which in this case is A
- · Each sign has 2 sides which is referred to as A and B
- When using the InDesign template files save as immediately to avoid editing the master file
- Use (sign code Panels_A) for side A and (sign code Panels_B) for side B
- Example left demonstrates how to name the InDesign panel files, map files and the InDesign visual file
- Each file should be placed in folders and named accordingly
- Maps are saved in both an editable and an outlined version
- The visual template should be saved as (sign code + Visual)
- See page 22-34 for more information on preparing maps

OVERVIEW NAMING FILES





Instructions



- Example left demonstrates how to save each print ready (PDF's)
- Export individual pages from the InDesign files and name accordingly



Overview





- Panel size: 900W x 296H
- Name of place type: Good Pro News / size 300pt / tracking 10
- Location type: Good Pro News / size 144pt / tracking 10pt

Instructions

- · Insert name and location accordingly
- · Vinyl cut white text applied to red paint finish

Production

- Outline all text / export high resolution / print ready PDF
- · No bleed / no crop marks
- · Do not save file when text is outlined
- · Keep text editable for future amendments if required
- Naming print ready (PDF) artwork: (sign code) Panel A1.pdf (side A) (sign code) Panel B1.pdf (side B)



Overview





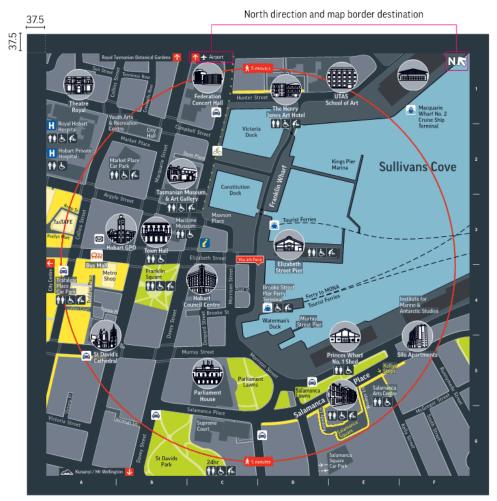
- Panel size: 900W x 296H
- Destination type: Good Pro News / size 128 pt / leading 160 pt / tracking 10 / space before 0mm
- Minutes type: Good Pro News / size 92 pt / tracking 10
- · Space before line break (Destination D): 31 mm
- Rule above (Destination D): 5 pt / offset: 56 mm

Instructions

- · Insert destination, minutes and rotate arrow accordingly
- Order of destinations to follow arrow directions: up, left, right, up left, up right

Production

- · Outline all text / export high resolution / print ready PDF
- · Include bleed / no crop marks
- · Do not save file when text is outlined
- · Keep text editable for future amendments if required
- Naming print ready (PDF) artwork: (sign code) Panel A2.pdf (side A) (sign code) Panel B2.pdf (side B)



Overview

• Use file A_Template Panels.indd (PAGE 3)



Panel size: 900W x 896H

Map: 5 minutes scaled at 240%

· Map border destinations size: 16H

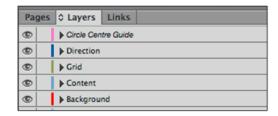
· North size: (N): 18H

Instructions

- Place 5 minute map scaled at 240% and align centrally using centre circle guide (in layers palette see below)
- Position north direction and map border destinations in appropriate positions
- · See pages 22-34 for instructions specific to map design

Production

- Outline all text / export high resolution / print ready PDF
- · Include bleed / no crop marks
- · Do not save file when text is outlined
- · Keep text editable for future amendments if required
- Naming print ready (PDF) artwork: (sign code) Panel A3.pdf (side A) (sign code) Panel B3.pdf (side B)





Overview





Panel size: 900W x 596H

· Map: 10 minutes scaled at 82%

· Map border destinations size: 12H

North size: (N): 18H

 Index title type: Good Pro Bold / size 28 pt / tracking 10 / space before 16 mm

 Index items type: Good Pro News / size 24 pt / leading 30 pt / tracking 10 / space before 3.5 mm / tab 15 mm

· Symbol size (index): 12W

· Symbol size (footer): 18W

· Logo size: 40W

Instructions

- Place 10 minute map scaled at 82% and align centrally using centre circle guide (found in layers palette)
- After map has been placed (see pages 22-34) position north direction and map border destinations in appropriate positions
- · Delete index items which cannot be seen on the map
- · Each new index title must start on a new column
- Assign grid reference letter and number using vertical and horizontal ruler guides

SIGN TYPE A

PANEL A4 (CONTINUED)

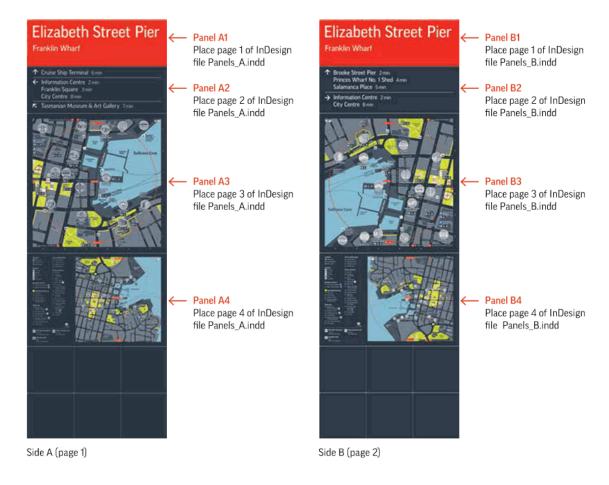


Production notes

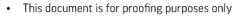


- Outline all text / export high resolution / print ready PDF
- · Include bleed / no crop marks
- · Do not save file when text is outlined
- · Keep text editable for future amendments if required
- Naming print ready (PDF) artwork: (sign code) Panel A4.pdf (side A) (sign code) Panel B4.pdf (side B)

SIGN TYPE A VISUAL



Overview





- It allows the user to see how all panels will appear together when installed onto sign
- · Use file Sign_A Visual.indd
- The InDesign document has 2 pages for side A and side B of each sign

Instructions

- On page 1 place InDesign pages from Panels_A.indd for side A
- On page 2 place InDesign pages from Panels_B.indd for side B

- · Export high resolution / print ready PDF
- · No bleed / no crop marks
- Naming print ready (PDF) artwork: (sign code) Side A Visual Only.pdf (side A) (sign code) Side B Visual Only.pdf (side B)

SIGN TYPE B PANEL B1



Overview



- Use file B_Template Header.indd
- Panel size: 600W x 296H
- Name of place type: Good Pro News / size 200 pt / tracking 10
- Location type: Good Pro News / size 110 pt / tracking 10pt

Instructions

- · Insert name and location accordingly
- · Vinyl cut white text applied to red paint finish

- · Outline all text / export high resolution / print ready PDF
- No bleed / no crop marks
- Do not save file when text is outlined
- Keep text editable for future amendments if required
- Naming print ready (PDF) artwork: (sign code) Panel A1.pdf (side A) (sign code) Panel B1.pdf (side B)

SIGN TYPE B PANEL B2



Overview





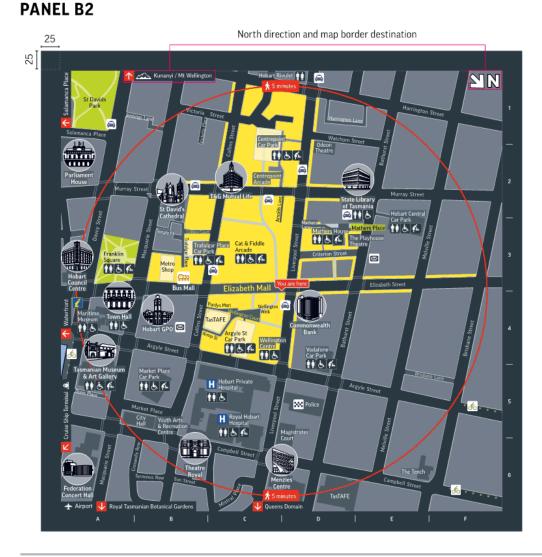
- Panel size: 600W x 296H
- Destination type: Good Pro News / size 96 pt / leading 107 pt / tracking 10 / space before 12.5mm
- Minutes type: Good Pro News / size 70 pt / tracking 10
- · Space before line break (Destination D): 37.5 mm
- Rule above (Destination D): 5 pt / offset: 50 mm

Instructions

- · Insert destination, minutes and rotate arrow accordingly
- Order of destinations to follow arrow directions: up, left, right, up left, up right

- · Outline all text / export high resolution / print ready PDF
- · Include bleed / no crop marks
- · Do not save file when text is outlined
- · Keep text editable for future amendments if required
- Naming print ready (PDF) artwork: (sign code) Panel A2.pdf (side A) (sign code) Panel B2.pdf (side B)

SIGN TYPE B



Overview

• Use file B_Template Panels.indd (PAGE 3)



Panel size: 600W x 596H

Map: 5 minutes scaled at 160%

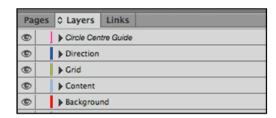
· Map border destinations size: 12.5H

North size: (N): 16H

Instructions

- Place 5 minute map scaled at 160% and align centrally using centre circle guide (in layers palette see below)
- Position north direction and map border destinations in appropriate positions
- · See pages 22-34 for instructions specific to map design

- Outline all text / export high resolution / print ready PDF
- · Include bleed / no crop marks
- · Do not save file when text is outlined
- · Keep text editable for future amendments if required
- Naming print ready (PDF) artwork: (sign code) Panel A3.pdf (side A) (sign code) Panel B3.pdf (side B)



SIGN TYPE B PANEL B3



Overview





- Panel size: 600W x 296H
- · Panel size can be extended for longer index lists
- Index title type: Good Pro Bold / size 22 pt / tracking 10 / space before 16 mm
- Index items type: Good Pro News / size 20 pt / leading 24 pt / tracking 10 / space before 2.8 mm / tab 12.5 mm / space before 2.8 mm / tab 12.5 mm
- · Symbol size index: 10W
- · Symbol size footer: 18W
- Logo size: 40W

Instructions

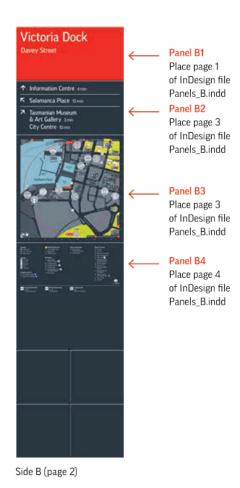
- Delete index items which cannot be seen on the map
- · Each new index title must start on a new column
- Assign grid reference letter and number using vertical and horizontal ruler guides

Production notes

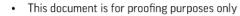
- Outline all text / export high resolution / print ready PDF
- Include bleed / no crop marks
- · Do not save file when text is outlined
- Keep text editable for future amendments if required
- Naming print ready (PDF) artwork: (sign code) Panel A4.pdf (side A) (sign code) Panel B4.pdf (side B)

SIGN TYPE B VISUAL





Overview





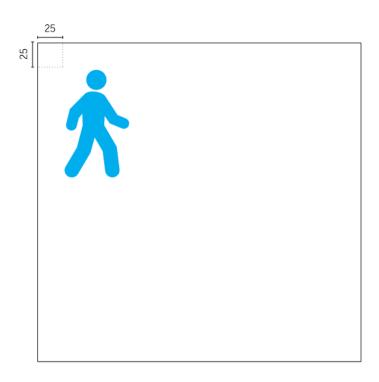
- It allows the user to see how all panels will appear together when installed onto sign
- · Use file Sign_B Visual.indd
- The InDesign document has 2 pages for side A and side B of each sign

Instructions

- On page 1 place InDesign pages from Panels_A.indd for side A
- On page 2 place InDesign pages from Panels_B.indd for side B

- · Export high resolution / print ready PDF
- · No bleed / no crop marks
- Naming print ready (PDF) artwork: (sign code) Side A Visual Only.pdf (side A) (sign code) Side B Visual Only.pdf (side B)

SIGN TYPE C PANEL C1



Overview





Panel size: 300W x 296H

Icon size: 60W x 100H

Instructions

· Vinyl cut white icon applied to red paint finish

- · Export high resolution / print ready PDF
- · No bleed / no crop marks
- · Do not save file when text is outlined
- · Keep text editable for future amendments if required
- Naming print ready (PDF) artwork: (sign code) Panel A1.pdf (side A) (sign code) Panel B1.pdf (side B)

Agenda (Open Portion) City Planning Committee Meeting - 29/3/2021

SIGN TYPE C PANEL C2



North direction and map border destination

Overview

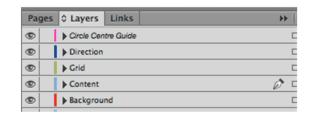




- Panel size: 300W x 596H
- Destination type: Good Pro News / size 66 pt / leading 74 pt / tracking 10 / space before 12.5 mm
- Minutes type: Good Pro News / size 47 pt / tracking 10
- Space before line break (Destination B & C): 24 mm
- Rule above (Destination B & C): 3 pt / offset: 33 mm
- Map: 5 minutes scaled at 75%
- Map border destinations size: 7.21 H
- North size: (N): 10.5H

Instructions

- Insert destination, minutes and rotated arrows accordingly
- Order of destinations to follow arrow directions: up, left, right, up left, up right
- Place 5 minute map scaled at 75% and align centrally using centre circle guide in layers palette see below)
- Position north direction and map border destinations in appropriate positions
- · See pages 22-34 for instructions specific to map design



SIGN TYPE C

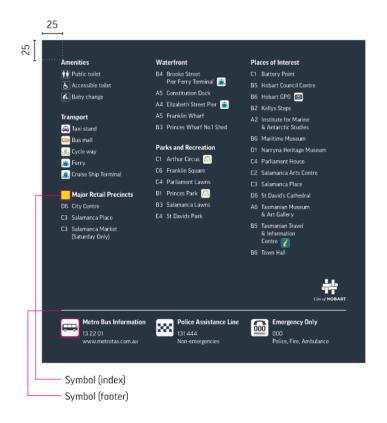
PANEL C2 (CONTINUED)





- Outline all text/ export high resolution / print ready PDF
- · Include bleed / no crop marks
- · Do not save file when text is outlined
- · Keep text editable for future amendments if required
- Naming print ready (PDF) artwork: (sign code) Panel A2.pdf (side A) (sign code) Panel B2.pdf (side B)

SIGN TYPE C PANEL C3



Overview



- Use file C_Template Panels.indd (PAGE 3)
- Panel size: 300W x 296H
- · Panel size can be extended for longer index lists
- Index title type: Good Pro News / size 18 pt / leading 20pt / tracking 10 / space before 12mm
- Index items type: Good Pro News / size 16 pt / leading 20pt / tracking 10 / space before 3.5 mm / tab 10 mm
- · Symbol size index: 8W
- Symbol size footer: 16W
- · Logo size: 30W

Instructions

- · Delete index items which cannot be seen on the map
- · Each new index title must start on a new column
- Assign grid reference letter and number using vertical and horizontal ruler guides

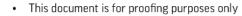
- Outline all text
- · Export high resolution / print ready PDF
- Include bleed / no crop marks
- · Do not save file when text is outlined
- Keep text editable for future amendments if required
- Naming print ready (PDF) artwork: (sign code) Panel A3.pdf (side A) (sign code) Panel B3.pdf (side B)

SIGN TYPE C





Overview





- It allows the user to see how all panels will appear together when installed onto sign
- · Use file Sign_C Visual.indd
- The InDesign document has 2 pages for side A and side B of each sign

Instructions

- On page 1 place InDesign pages from Panels_A.indd for side A
- On page 2 place InDesign pages from Panels_B.indd for side B

- · Export high resolution / print ready PDF
- · No bleed / no crop marks
- Naming print ready (PDF) artwork: (sign code) Side A Visual Only.pdf (side A) (sign code) Side B Visual Only.pdf (side B)



Image above shows the YAH artwork positioned at the signs location and rotated 48 degrees so it is orientated in the direction the viewer is traveling

Instructions creating side A



- Open CoH_MASTER MAP.ai
- 2. Save as correct file name in correct folder
- 3. See page 4 for more information about file naming
- 4. In this example the file is saved as: W-C8 Map_A.ai
- 5. Select artwork on layer: YAH 5 minutes
- 6. Position artwork 'you are here' on the signs location
- Sign location provided by City of Hobart (see image below
- 8. Determine viewing angle so map becomes 'heads up' and rotate YAH position and artwork accordingly
- 9. In this example the artwork is rotated 48 degrees
- 10. Change layer name to read YAH 5 minutes 48 degrees



Image above shows the signs location as provided by City of Hobart



Image above shows the circle on a separate layer behind the icons and text

Instructions creating side A



- 11. Delete YAH 10 minute layer which is only required for A type signs
- 12. Cut circle line and paste onto new layer above map base so the line does not overlap text or icons
- 13. See below image below for example of layers palette

Layers	Artboards	→ •
•	▶ YAH 48 Degrees	0
•	▶ 💮 Landmarks	0
•	▶ Symbols	0
•	► Contextual amenities: symbols/text	0
•	► J. Text - Locations/Destinations	0
•	Ferry Info	0
0	► Text - Streets	0
0	▶ ☐ Circle	0
	▶ Reference Guides - do not print	•
•	▶ 🔛 Map Base	0

Image above shows the layers palette with the YAH artwork renamed correctly and the circle on a separate layer above the map base but beneath the symbols, icons and text



Image above shows the map placed at the correct scale and rotated - 48 degrees so the YAH text is now rotated correctly

Instructions creating side A



- 14. Open InDesign template
- 15. This is a Type C sign (C_Template Panels.indd)
- 16. Save as correct file name in correct folder
- 17. See page 4 for more information about file naming
- 18. In this example the file is saved as: W-C8 Panels_A.indd
- 19. Place map on page at correct scale
- 20. More information about this InDesign panel can be found on page 18
- 21. The map is rotated -48 degrees so the YAH text now reads correctly
- 22. Position circle centrally within image box using the *Circle Centre Guide* found on it's own layer
- 23. See below image example of layers palette

Pages			
0	Circle Centre Guide		
©	▶ Direction		
0	▶ Grid		
● Content			
©	▶ Background		

Image above shows the layers palette with the circle centre guide which is used to position the YAH artwork centered within the image box

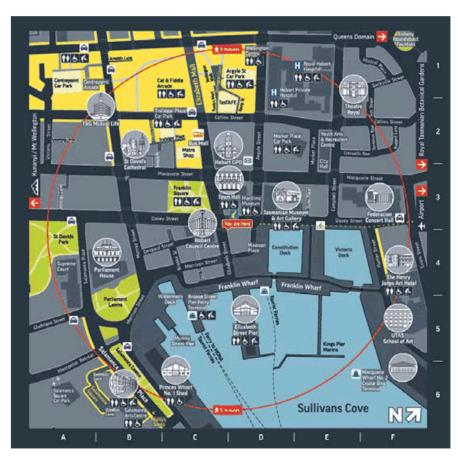


Image above shows the text and icons rotated correctly in Illustrator, in this case 48 degrees so when the Illustrator file (link) is updated in InDesign the map now reads correctly

Instructions creating side A





- 24. Position north and map border destinations
- 25. North direction, airport and Royal Botanic Gardens in the direction of Tasman Highway
- 26. Kunanyi / Mount Wellington in the direction of Davey Street
- 27. Return to illustrator file and rotate all text / icons / places 48 degrees until entire map can be viewed correctly when updated in the InDesign file
- 28. In some cases you will need to flip the street names 180 degrees so they read correctly
- 29. In some cases the text is rotated to a position or background where it is not as visible as it once was
- 30. In this case you can add in a background following the appearance of other text with backgrounds within the map
- 31. In some case street names or places which are across the map border will have to be re-positioned so they are not cropped

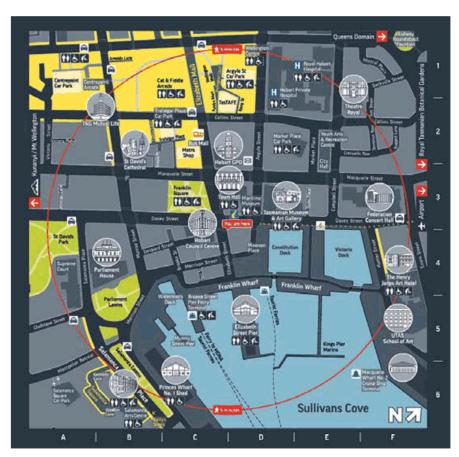


Image above shows all items in the Illustrator file have been rotated correctly. It also show that the north direction and map border directions are in the correct positions

Instructions creating side A





- 32. Main streets can be repeated 2-3 times
- 33. Some items will have to be grouped when rotated but then need to be returned to their individual layers as shown below
- 34. For example: the text Brooke Street Pier Ferry Terminal and it's symbols may have to be grouped together to be rotated but then they should be return to their individual layers
- 35. This process requires alternating between InDesign and Illustrator until all items are orientated correctly in the InDesign file

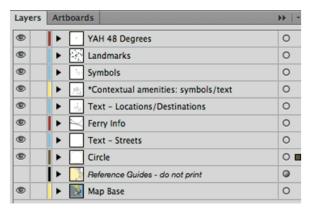
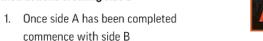


Image above is an example of the layers palette. All items once rotated should be checked to ensure they are located on their correct layers



Image above shows the YAH artwork has been rotated 180 degrees so the text is now orientated for a viewer facing the opposite direction (side B). The circle line has been returned to it's own layer so it is behind the text. This image also shows that all the items on the map have been rotated 180 degrees as explained on the following page

Instructions creating side B



- 2. Save as correct file name in correct folder
- 3. In this example W-C8 Map_A.ai has been saved as W-C8 Map_B.ai
- 4. See page 4 for more information about file naming
- 5. Select circle and place back on layer YAH 48 degrees
- 6. Select all artwork and transform 180 degrees so the YAH text and circle rotate together
- 7. Position artwork so it is on the signs location but orientated for a viewer facing the opposite direction
- 8. Return circle to it's own layer and rename YAH layer
- 9. In this case the layer is renamed YAH 228 degrees

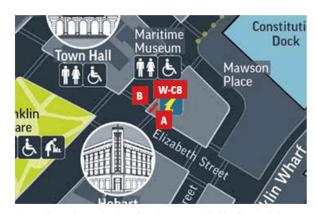


Image above shows the signs location as provided by City of Hobart

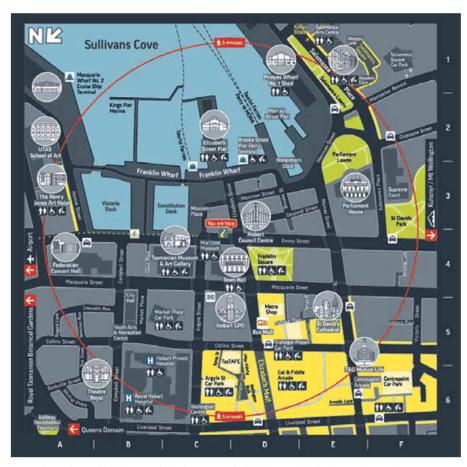


Image above shows the YAH artwork has been rotated +180 degrees in InDesign so the text is now orientated for a viewer facing the opposite direction.

Instructions creating side B



- Open the InDesign file for side B and save as correct file name
- 11. See page 4 for more information about file saving
- 12. In this case the file is saved as W-C8 Panels_B.indd
- 13. Place map at correct scale and rotate map artwork +180 degrees so the YAH marker and circle now read correctly
- 14. Position circle centrally within image box using the Circle Centre Guide found on it's own layer
- 15. Position north direction and map border destinations into appropriate positions
- 16. North direction, airport and Royal Botanic Gardens in the direction of Tasman Highway
- 17. Kunanyi / Mount Wellington in the direction of Davey Street

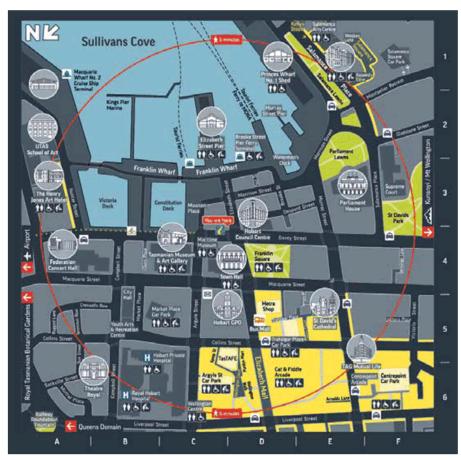


Image above shows all items in the Illustrator file have been rotated correctly for side B of this map, it also show that the north direction and map border directions are in the correct positions

Instructions creating side B





- 18. Return to illustrator file and rotate all text / icons / places
 180 degrees until entire map can be viewed correctly when updated in the InDesign file
- In some cases you will need to flip the street names 180 degrees so they read correctly
- 20. In some cases the text is rotated to a position or background where it is not as visible as it once was
- In this case you can add in a background following the appearance of other text with backgrounds within the man
- 22. In some case street names or places which are across the map border will have to be re positioned so they are not cropped
- 23. Main streets can be repeated 2-3 times
- 24. For example: the text Brooke Street Pier Ferry Terminal and it's symbols may have to be grouped together to be rotated but then they should be return to their individual layers
- 25. This process requires alternating between InDesign and Illustrator until all items are orientated correctly in the InDesign file

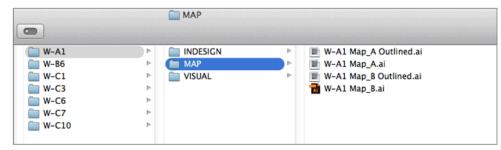
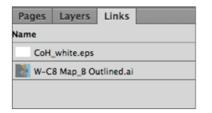
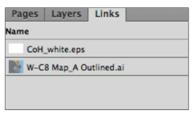


Image above shows that an outlined version of the map have been saved





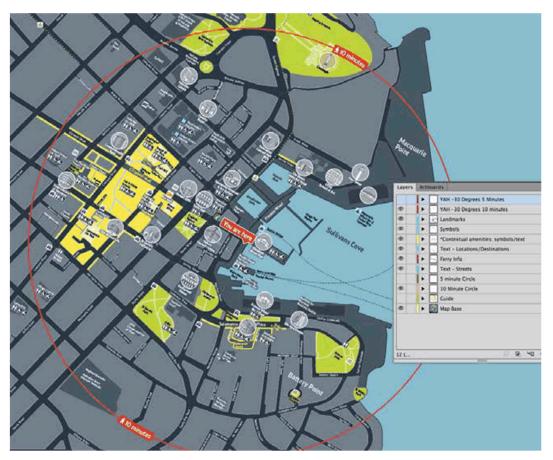
Images above show that the map files has been relinked with the outlined version

Production for side A and side B





- Once maps have been signed off you will need to save a version with outlined fonts before exporting a print ready PDF
- 2. Select all layers in Illustrator file ensuring all are unlocked
- 3. Outline text and delete reference layer
- 4. Save as correct file name
- 5. See page 4 for more information about file naming
- 6. In this example the 2 files are named W-C8 Map_A Outlined.ai and W-C8 Map_B Outlined.ai
- Relink illustrator link with outlined version of map within both InDesign files before exporting print ready (PDFs)
- 8. See page 18 for more production notes specific to this map panel
- See page 5 for more information about file naming print ready (PDFs)



Images above shows map with 10 minute layers turned on and the artwork positioned and rotated into the direction the viewer is facing. In this example -30 degrees.

Creating sign type A side A



- The procedure for sign type A maps is different
- 2. It requires a 5 minute map panel (see page 8) and the 10 minute overview panel (see page 9)
- 3. These are created from the same illustrator file
- To start follow all steps MAP GUIDELINES SIGN TYPE B AND C to complete 5 minute map except for step 11 (page 23)
- 5. Do not delete YAH 10 minute layer simply turn layer off
- Once you have completed these steps and completed 5
 minutes map panels for side A and B (see page 8)
 commence with creating a 10 minute map (see page 10)
- 7. Open illustrator file you have created for 5 minute Map_ A
- 8. Turn on and select the artwork on layer: YAH 10 minutes and position artwork onto the signs location which will be the same location as YAH 5 minutes
- 9. Rotate to the same degrees as YAH 5 minutes
- 10. In the example left the artwork has been rotated -30 degrees
- 11. Cut circle line and paste onto new layer above map base so the line does not overlap text or icons
- 12. You may find it helpful to turn off YAH 5 minute and 5 minute circle layers whilst designing 10 minute map

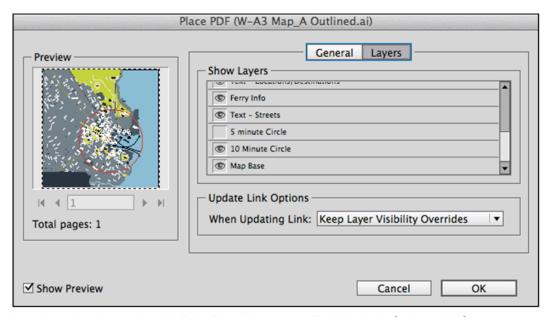


Image above shows import options for InDesign links which are accessed by ticking the box (see image below)



Creating sign type A side A



- 13. See example (image left) of layers palette
- 14. Place illustrator file into image box but select show import options see example lower left
- 15. Go to layers tab see example top left
- 16. Turn off layers required for 5 minute map
- 17. Turn on layers for 10 minute map
- 18. Place map at correct scale
- 19. More information about this InDesign panel can be found on page 9



Instructions sign type A side A





- 20. Rotate map the correct degrees so the YAH text and circle now read correctly
- 21. Position north and map border destinations
- 22. Position airport and Royal Botanic Gardens in the direction of Tasman Highway
- 23. Kunanyi / Mount Wellington in the direction of Davey Street
- 24. Return to illustrator file and rotate all text / icons / places the correct degrees until entire map can be viewed correctly when updated in the InDesign file
- 25. In some cases you will need to flip the street names 180 degrees so they read correctly
- 26. In some cases the text is rotated to a position or background where it is not as visible as it once was
- 27. In this case you can add in a background following the appearance of other text with backgrounds within the
- 28. In some case street names or places which are across the map border will have to be repositioned so they are not cropped
- 29. Main streets can be repeated 2-3 times
- 30. Some items will have to be grouped when rotated but then need to be returned to their individual layers
- 31. For example: the text Brooke Street Pier Ferry Terminal and it's symbols may have to be grouped together to be rotated but then they should be return to their individual layers
- 32. This process requires alternating between InDesign and Illustrator until all items are orientated correctly in the InDesign file



Creating sign type A side B

 Repeat steps for opposite side of sign orientating the YAH marker 180 degrees for users traveling the opposite direction to side A



Production for side A and B

- Once maps have been signed off you will need to save a version with outlined fonts before exporting a print ready PDF
- 2. Select all layers ensuring all are unlocked, outline text and delete reference layer
- 3. Save as correct file name, see pages 4-5 for more information about file naming
- In this example the 2 files are named W-A3 Map_A Outlined.ai and W-A3 Map_B Outlined.ai
- Relink illustrator link with outlined version of map within both InDesign files before exporting print ready PDF
- 6. See page 30 for more information
- 7. See page 9 for more production notes specific to this map overview panel
- 8. See page 5 for more information about file naming print ready (PDF's)

ASSETS OVERVIEW



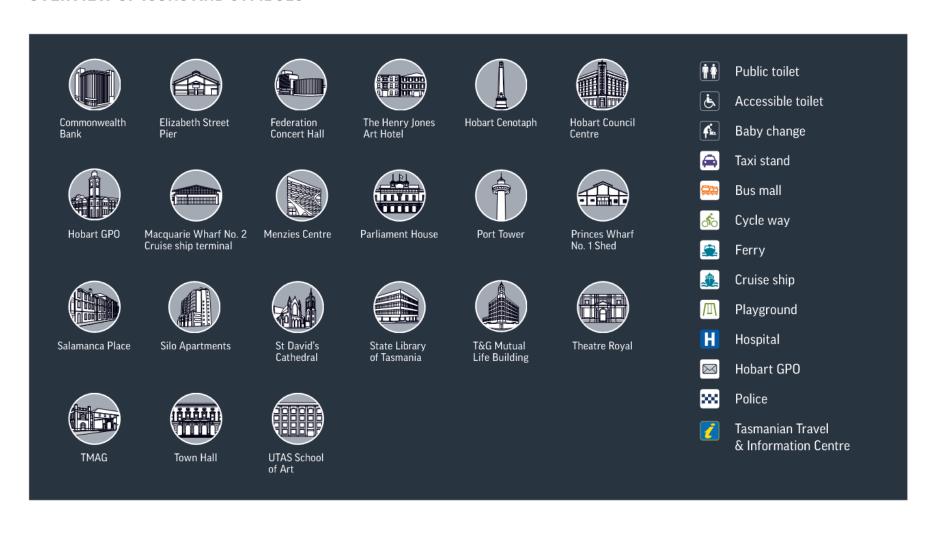
Overview

· The following files have been supplied as assets

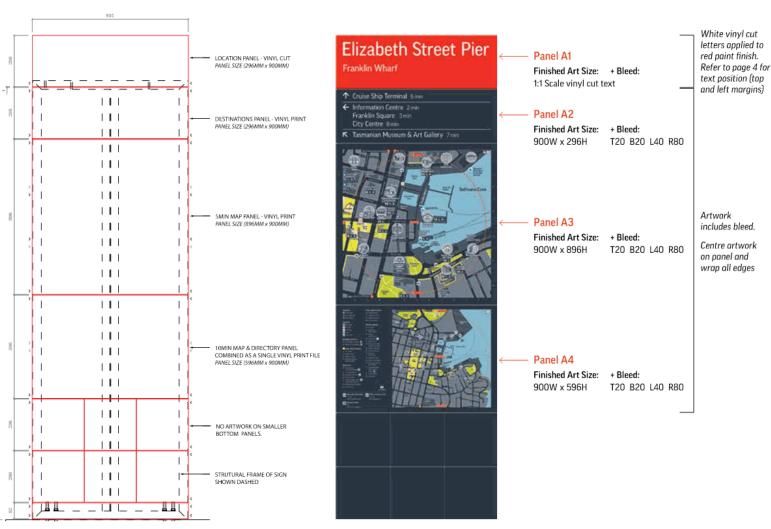
ASSETS OVERVIEW OF COLOUR PALETTE



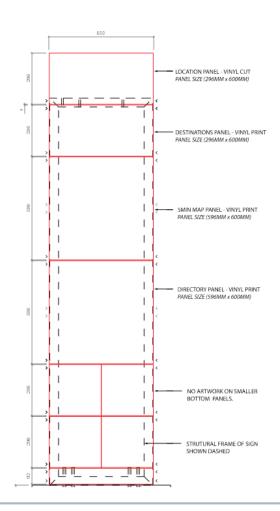
ASSETS OVERVIEW OF ICONS AND SYMBOLS

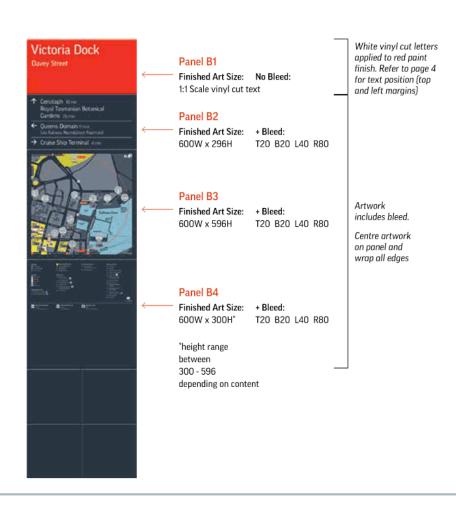


ASSETS PRINTING SPECIFICATIONS

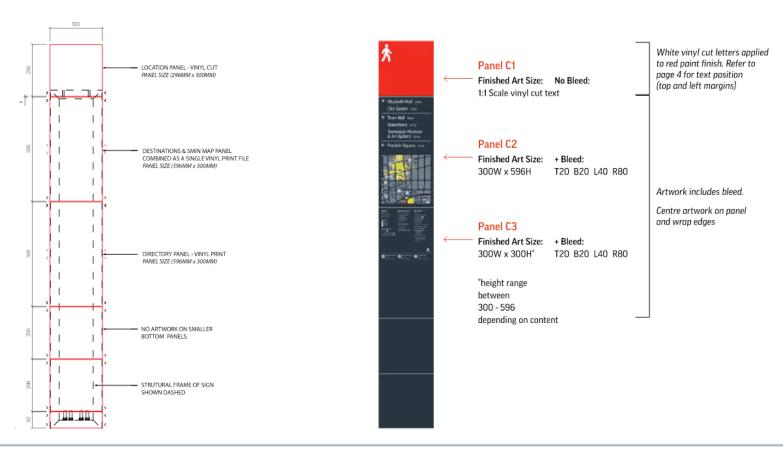


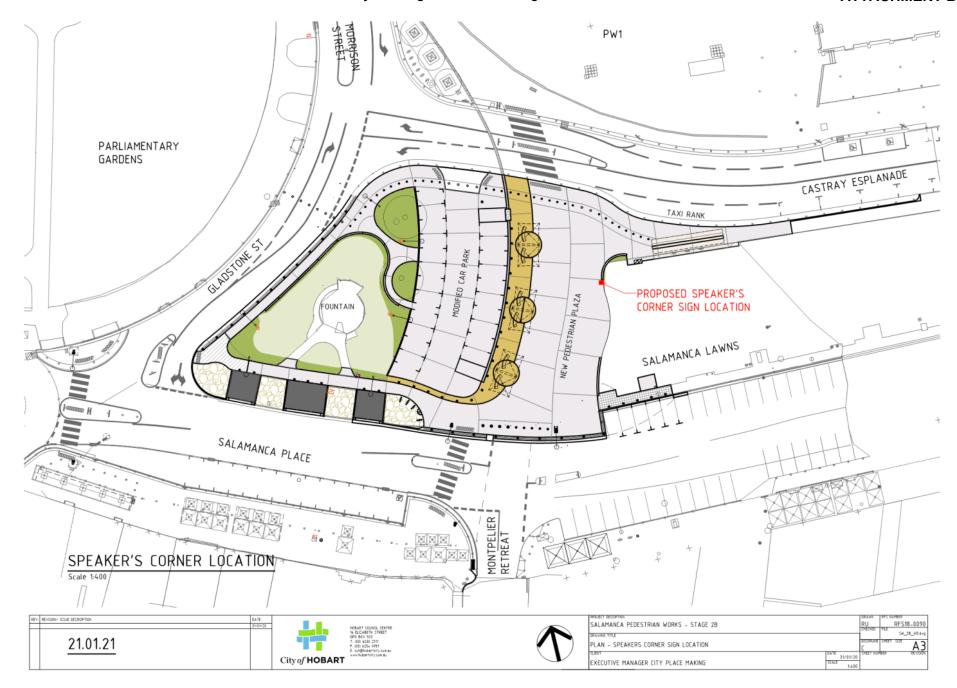
ASSETS PRINTING SPECIFICATIONS

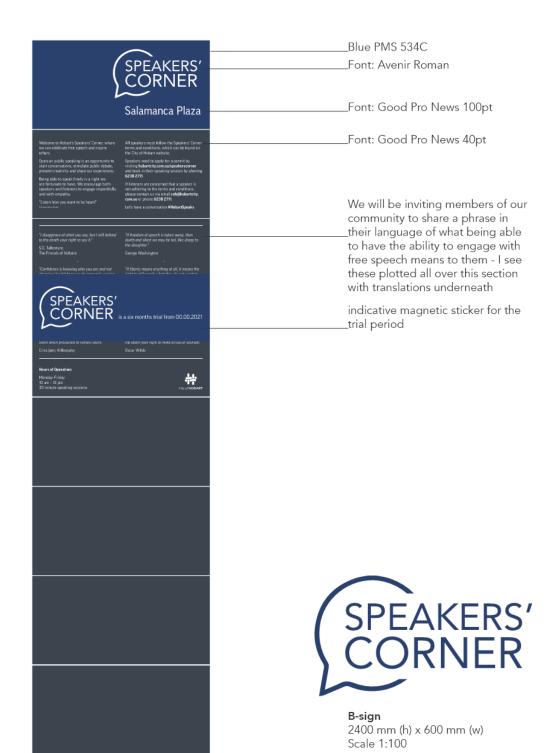




ASSETS PRINTING SPECIFICATIONS







7.2 APPLICATIONS UNDER THE HOBART INTERIM PLANNING SCHEME 2015

7.2.1 15 BEECHWORTH ROAD, SANDY BAY - PARTIAL DEMOLITION, ALTERATIONS AND EXTENSION PLN-20-908 - FILE REF: F21/25654

Address: 15 Beechworth Road, Sandy Bay

Proposal: Partial Demolition, Alterations and Extension

Expiry Date: 1 April 2021

Extension of Time: Not applicable

Author: Tristan Widdowson

RECOMMENDATION

That pursuant to the *Hobart Interim Planning Scheme 2015*, the City Planning Committee, in accordance with the delegations contained in its terms of reference, approve the application for partial demolition, alterations, and extension at 15 Beechworth Road, Sandy Bay for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

GEN

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-20-908 - 15 BEECHWORTH ROAD SANDY BAY TAS 7005 - Final Planning Documents except where modified below.

Reason for condition

To clarify the scope of the permit.

ENG₁

Any damage to council infrastructure resulting from the implementation of this permit, must, at the discretion of the Council:

 Be met by the owner by way of reimbursement (cost of repair and reinstatement to be paid by the owner to the Council); or

Agenda (Open Portion) City Planning Committee Meeting 29/3/2021

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.

ENV₁

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

Advice:

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

Reason for condition

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

Agenda (Open Portion) City Planning Committee Meeting 29/3/2021

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.

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.

NOISE REGULATIONS

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

WASTE DISPOSAL

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

Further information regarding waste disposal can also be found on the Council's website.

FEES AND CHARGES

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

DIAL BEFORE YOU DIG

Click here for dial before you dig information.

Attachment A: PLN-20-908 - 15 BEECHWORTH ROAD SANDY

BAY TAS 7005 - Planning Committee or Delegated

Report \mathbb{J}

Attachment B: PLN-20-908 - 15 BEECHWORTH ROAD SANDY

BAY TAS 7005 - CPC Agenda Documents I



APPLICATION UNDER HOBART INTERIM PLANNING SCHEME 2015

Type of Report: Committee

Council: 31 March 2021

Expiry Date: 1 April 2021

Application No: PLN-20-908

Address: 15 BEECHWORTH ROAD, SANDY BAY

Applicant: Stuart Smith (Lead Architects)

2/8A Evans Street

Proposal: Partial Demolition, Alterations, and Extension

Representations: Seven

Performance criteria: Stormwater Code, Inundation Prone Areas Code and Coastal Erosion Cod

1. Executive Summary

- 1.1 Planning approval is sought for Partial Demolition, Alterations, and Extension at 15 Beechworth Road, Sandy Bay.
- 1.2 More specifically the proposal includes:
 - The proposal is for partial demolition and alterations to facilitate an extension to the rear of the existing dwelling. The lower level will feature extended kitchen and dining area of 34m2 adjoining a 33m2 alfresco area and decking. On the upper level there is a centrally located 32m2 master bedroom extension and a 4m2 study extension. A render finish will be applied to the existing brick work and the new extension with new sections of cladding being introduced to provide an updated aesthetic to the whole building.
- 1.3 The proposal relies on performance criteria to satisfy the following standards and codes:
 - 1.3.1 Stormwater Code Stormwater Drainage and Disposal
 - 1.3.2 Inundation Prone Areas Code Coastal Inundation Low Hazard Areas
 - 1.3.3 Coastal Erosion Code Buildings and Works
- 1.4 Seven (7) representations objecting to the the proposal were received within the statutory advertising period between 26 February and 15 March 2021.

- 1.5 The proposal is recommended for approval subject to conditions.
- 1.6 The final decision is delegated to the Council, because the application received more than five objections.

2. Site Detail

2.1 The predominantly level 993m2 site (CT237451/1) contains a large existing single dwelling and garage. It has direct frontage to Nutgrove Beach with a large dwelling adjoining to the north and to the east a smaller existing dwelling and unit block.





Figure 1: GIS Map Image 1:1000

2.3



Figure 2: Subject site to the right of image and location of proposed extension and adjoining unit block at 13 Beechworth Road.

3. Proposal

- 3.1 Planning approval is sought for Partial Demolition, Alterations, and Extension at 15 Beechworth Road, Sandy Bay.
- 3.2 More specifically the proposal is for:
 - The proposal is for partial demolition and alterations to facilitate an extension to the rear of the existing dwelling. The lower level will feature extended kitchen and dining area of 34m2 adjoining a 33m2 alfresco area and decking. On the upper level there is a centrally located 32m2 master bedroom extension and a 4m2 study extension. A render finish will be applied to the existing brick work and the new extension with new sections of cladding being introduced to provide an updated aesthetic to the whole building.

3.3

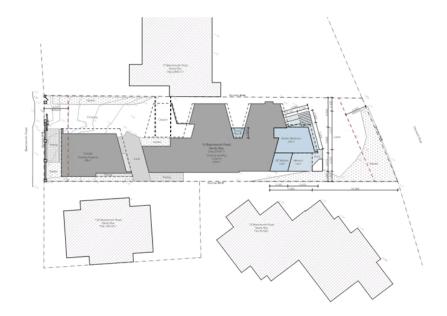


Figure 3: Proposed Site Plan

4. Background

4.1 A previous extension to the rear of the property was proposed under PLN-20-305 but was withdrawn on the the advice that it would not be supported by Council Officers. The application received 8 representations with concerns primarily relating to visual impact, overshadowing and loss of views. It was considered that the visual impact of the two storey wall of the extension relative to the closest ground level apartments of 13 Beechworth Road was unreasonable, due to its proximity to the side boundary. The relevant elevations are included below:



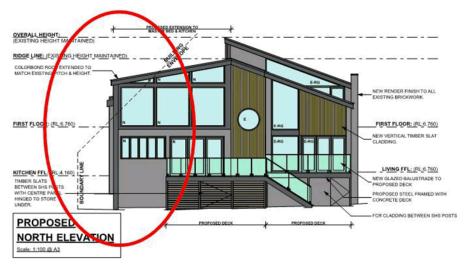


Figure 4: Elevations of previous extension and problematic wall section,

4.2 A garage at the front of the property was approved under the application PLN-18-163.

5. Concerns raised by representors

- 5.1 Seven (7) representations objecting to the proposal were received within the statutory advertising period between 26 February and 15 March 2021.
- 5.2 The following table outlines the concerns raised in the representations received.

 Those concerns which relate to a discretion invoked by the proposal are addressed in Section 6 of this report.

5.3

The proposed extension will cause an unreasonable loss of amenity by visual impact due to the apparent scale, bulk and proportion.

Blocking of views and outlook to Nutgrove Beach.

It will have a major detrimental effect on the value of property.

No shadow diagrams provided to determine the impact of the proposal.

Overshadowing and loss of sunlight as a result from the extension.

Excessive in height and footprint compared with existing dwellings along Nutgrove Beach.

Additional privacy impacts from the proposed extension.

Glare from glass roof.

Potential noise from air conditioners.

This proposal threatens to detract from the tranquillity and amenity.

The proposal doesn't meet the Performance Criteria P3 (a) (i) states that the siting and scale of the building must not cause unreasonable loss of amenity by:

- (i) Reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot: or
- (ii) Overshadowing and (iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling.

The plot ratio appears to exceed the 44%.

Concern of potential overflow issues of the stormwater trenches in severe weather conditions.

6. Assessment

- 6.1 The Hobart Interim Planning Scheme 2015 is a performance based planning scheme. To meet an applicable standard, a proposal must demonstrate compliance with either an acceptable solution or a performance criterion. Where a proposal complies with a standard by relying on one or more performance criteria, the Council may approve or refuse the proposal on that basis. The ability to approve or refuse the proposal relates only to the performance criteria relied on.
- 6.2 The site is located within the General Residential Zone of the *Hobart Interim Planning Scheme 2015.*

- 6.3 The existing use is is for a Single Dwelling which is No Permit Required use in the zone.
- 6.4 The proposal has been assessed against:
 - 6.4.1 Part D 10 General Residential Zone
 - 6.4.2 E7.0 Stormwater Management Code
 - 6.4.3 E15.0 Inundation Prone Areas Code
 - 6.4.4 E16.0 Coastal Erosion Code
- The proposal relies on the following performance criteria to comply with the applicable standards:
 - 6.5.1 Stormwater Management Code:

Stormwater Drainage and Disposal - Part E17.7.1 P1

6.5.2 Inundation Prone Areas Code:

Coastal Inundation Low Hazard Areas - E15.7.3 P3

6.5.3 Coastal Erosion Code:

Buildings & Works - E16.7.1 P1

- 6.6 Each performance criterion is assessed below.
- 6.7 Stormwater Management Code Stormwater Drainage and Disposal Part E7.7.1 P1
 - 6.7.1 The acceptable solution at clause (Part E7.7.1 A1) requires stormwater from new impervious surfaces must be disposed of by gravity to public stormwater infrastructure.
 - 6.7.2 The stormwater from new impervious surfaces is to be disposed of onsite via existing soakage devices.
 - 6.7.3 The proposal does not comply with the acceptable solution; therefore assessment against the performance criterion is relied on.

6.7.4 The performance criterion at clause (Part E7.7.1 P1) provides as follows:

P1

Stormwater from new impervious surfaces must be managed by any of the following:

- (a) disposed of on-site with soakage devices having regard to the suitability of the site, the system design and water sensitive urban design principles
- (b) collected for re-use on the site;
- (c) disposed of to public stormwater infrastructure via a pump system which is designed, maintained and managed to minimise the risk of failure to the satisfaction of the Council.
- 6.7.5 The submitted stormwater assessment concludes that the alterations to the existing soakage system will support the proposed additional load and flood events. The Council's Development Engineer is therefore satisfied that the proposal meets the performance criteria.
- 6.7.6 The proposal complies with the performance criterion.
- 6.8 Inundation Prone Areas Code Coastal Inundation Low Hazard Areas Part E15.7.3 P3 & Coastal Erosion Code Buildings & Works Part E16.7.1 P1
 - 6.8.1 The proposal is subject to the assessment against the performance criteria under Inundation Prone Areas Code Coastal Inundation Low Hazard Areas Part E15.7.3 P3 & Coastal Erosion Code Buildings & Works Part E16.7.1 P1.
 - 6.8.2 The performance criterion at clause (Part E15.7.3 P3 & Part E16.7.1 P1) provides as follows:

P3

A non-habitable building must satisfy all of the following:

- (a) risk to users of the site, adjoining or nearby land is acceptable;
- (b) risk to adjoining or nearby property or public infrastructure is acceptable;

- (c) need for future remediation works is minimised;
- (d) provision of any developer contribution required pursuant to policy adopted by Council for coastal protection works;

except if it is a building dependent on a coastal location.

And

P1

Buildings and works must satisfy all of the following:

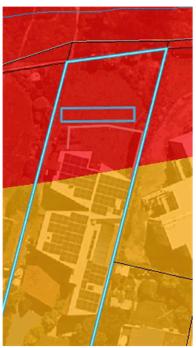
- (a) not increase the level of risk to the life of the users of the site or of hazard for adjoining or nearby properties or public infrastructure;
- (b) erosion risk arising from wave run-up, including impact and material suitability, may be mitigated to an acceptable level through structural or design methods used to avoid damage to, or loss of, buildings or works;
- (c) erosion risk is mitigated to an acceptable level through measures to modify the hazard where these measures are designed and certified by an engineer with suitable experience in coastal, civil and/or hydraulic engineering;
- (d) need for future remediation works is minimised;
- (e) health and safety of people is not placed at risk;
- (f) important natural features are adequately protected;
- (g) public foreshore access is not obstructed where the managing public authority requires it to continue to exist;
- (h) access to the site will not be lost or substantially compromised by expected future erosion whether on the proposed site or off-site;
- (i) provision of a developer contribution for required mitigation works consistent with any adopted Council Policy, prior to commencement of works;
- (j) not be located on an actively mobile landform.
- 6.8.3 The Council's Environmental Development Planner has provided the following assessment:

Approval is sought for alterations and extensions to an existing dwelling at 15 Beechworth Road, Sandy Bay.

Part of the site is within a Coastal Inundation Hazard Area and most of the site is within a Coastal Erosion Hazard Area.



Coastal inundation hazard area



Coastal erosion hazard area

Inundation Prone Areas Code

The Code applies because development is proposed within a Coastal Inundation Hazard Area (Low). No exemptions apply.

The relevant standards are under clause E15.7.3.

With regard to E15.7.3, acceptable solution A1 is not applicable.

The proposal complies with acceptable solution A2 because the floor levels of proposed new habitable rooms would be above the minimum floor levels specified in Table E15.1 of the Code.

The proposal does not comply with complies with acceptable solution A3 because the total floor area of outbuildings on the site would exceed 60m2. Performance criterion P3 states the following:

A non-habitable building must satisfy all of the following:

- (a) risk to users of the site, adjoining or nearby land is acceptable;
- (b) risk to adjoining or nearby property or public infrastructure is

acceptable;

- (c) need for future remediation works is minimised;
- (d) provision of any developer contribution required pursuant to policy adopted by Council for coastal protection works;

except if it is a building dependent on a coastal location.

Based on the submitted plans and the predicted 1% AEP storm surge water levels for 2100, the area of the proposed extension is unlikely to be subject to flooding of any significant degree before 2100 as the ground level is approximately the same as the 2100 1% AEP storm surge level (2.5m AHD). The floor level of the proposed new deck is significantly above the predicted 2100 storm surge level (4.16m AHD). The risk to users of the site is acceptable, and the development is not expected to increase inundation risk for other land or infrastructure.

Proposed materials should be sufficiently resistant to wetting and expected hydraulic forces to ensure future remedial works are minimal if the site is affected by coastal inundation.

Council does not have a policy on developer contributions.

The proposal is considered consistent with E15.7.3 P3 and the exercise of discretion is recommended.

Coastal Erosion Hazard Code

The Code applies because development is proposed within a Coastal Erosion hazard Area (CEHA). No exemptions apply.

The relevant standards are under clause E16.7.1. There is no acceptable solution for A1. Performance criterion P1 states the following:

Buildings and works must satisfy all of the following:

- (a) not increase the level of risk to the life of the users of the site or of hazard for adjoining or nearby properties or public infrastructure;
- (b) erosion risk arising from wave run-up, including impact and material suitability, may be mitigated to an acceptable level through structural or design methods used to avoid damage to, or loss of, buildings or works;

- (c) erosion risk is mitigated to an acceptable level through measures to modify the hazard where these measures are designed and certified by an engineer with suitable experience in coastal, civil and/or hydraulic engineering;
- (d) need for future remediation works is minimised;
- (e) health and safety of people is not placed at risk;
- (f) important natural features are adequately protected;
- (g) public foreshore access is not obstructed where the managing public authority requires it to continue to exist;
- (h) access to the site will not be lost or substantially compromised by expected future erosion whether on the proposed site or off-site;
- (i) provision of a developer contribution for required mitigation works consistent with any adopted Council Policy, prior to commencement of works;
- (j) not be located on an actively mobile landform.

A coastal vulnerability assessment was submitted with the application, including shoreline recession and storm erosion modelling. The assessment predicts shoreline recession of 4m by 2070, with erosion not affecting the lot by 2070. The proposed location of the new building works would be located within the calculated stable foundation zone for 2070. The proposed new stormwater absorption trench would also be located outside the area predicted to be subject to erosion to 2070.

A 50-year design life is considered acceptable for an extension of this size and is in accordance with National Construction Code design criteria.

Based on the submitted assessment, the development should not increase the level of risk to the lives of occupants of the property, as the site would not be subject to erosion, and the extension's foundations would be within the stable foundation zone, until 2070. Any erosion impact on the building is also unlikely to place occupants' lives at risk as sudden, catastrophic failure of the building as a result of erosion is unlikely. The development would not increase the hazard for nearby properties or infrastructure.

Based on the submitted assessment, erosion risk from wave run-up will not be an issue until after 2070, which is considered acceptable for the nature of the development. The submitted assessment also considers this an acceptable design life and does not recommended any erosion mitigation measures.

No remedial works are expected to be required until after 2070, which is considered suitable minimisation.

Health and safety of people will not be at risk for at least 50 years following the development, based on the submitted assessment.

No important natural features would be put at risk as a result of the proposed development.

No public foreshore access would be impacted.

Access to the site is not expected to be impacted by erosion until after the existing dwelling is impacted.

Council does not have a policy on developer contributions.

The site is not considered to be actively mobile.

The proposal is considered compliant with E16.7.1 P1 and the exercise of discretion is recommended.

6.8.4 The proposal complies with the performance criterion.

7. Discussion

7.1 Planning approval is sought for Partial Demolition, Alterations, and Extension at 15 Beechworth Road, Sandy Bay.

7.2 The application was advertised and received seven objections. The representations raised concerns including including loss of amenity by visual impact due to the apparent scale and bulk, overshadowing, loss of views and privacy as well as impacts on property value. The proposals non-compliance with the performance criteria, no shadow diagrams to determine impact and apparent excess plot ratio. The potential glare from the glass roof and noise from air conditioning units. There was also concern at the potential overflow issues of the stormwater trenches in severe weather conditions.

The proposal complies with all the Development Standards for the General Residential Zone including privacy, site coverage and building setbacks and envelope. The design of the extension is consistent with the intent of the building envelope to minimise impact to adjoining properties by centralising the higher elements of development. The compliance with the building envelope determines that the proposed development is acceptable in respect of its potential impact and therefore shadow diagrams are not required. The existing dwelling is significant in scale however the extent of the proposed extension is modest in size with the combined proposed upper and lower areas only equating to approximately 70m2 with 33m2 of outdoor area.

The issue of glare from the roof and the potential noise from the air conditioning units are not addressed under the Planning Scheme. The area of glazing is quite minimal and unlikely to result in excessive glare. The noise from the operation of new residential scale air conditioning units is unlikely to be excessive however it is an issue that can be addressed by Council's Environmental Health unit if it becomes problematic. In respect of the soakage trenches they have been assessed by a storm water consultant to determine its suitability even in extreme weather events.

- 7.3 The proposal has been assessed against the relevant provisions of the planning scheme and is considered to satisfy the the relevant performance criteria, subject to conditions by the Council's Development Engineer and Environmental Development Planner in respect of the proposal discretions under the Stormwater Code, Inundation Prone Areas Code and Coastal Erosion Code.
- 7.5 The proposal is recommended for approval.

8. Conclusion

8.1 The proposed Partial Demolition, Alterations, and Extension at 15 Beechworth Road, Sandy Bay satisfies the relevant provisions of the *Hobart Interim Planning Scheme 2015*, and as such is recommended for approval.

9. Recommendations

That:

Pursuant to the *Hobart Interim Planning Scheme 2015*, the City Planning Committee, in accordance with the delegations contained in its terms of reference, approve the application for Partial Demolition, Alterations, and Extension at 15 Beechworth Road, Sandy Bay for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

GEN

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-20-908 - 15 BEECHWORTH ROAD SANDY BAY TAS 7005 - Final Planning Documents except where modified below.

Reason for condition

To clarify the scope of the permit.

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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.

ENV₁

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

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

Reason for condition

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

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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.

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

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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.

STORM WATER

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

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FEES AND CHARGES

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DIAL BEFORE YOU DIG

Click here for dial before you dig information.



(Tristan Widdowson)

Development Appraisal Planner

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

(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: 23 March 2021

Attachment(s):

Attachment B - CPC Agenda Documents



20047 - 15 BEECHWORTH ROAD ALTERATIONS & ADDITIONS

ADDRESS 15 BEECHWORTH ROAD, SANDY BAY, TASMANIA

TITLE REF. C.T. 237451-1

PLANNING SCHEME THE HOBART INTERIM PLANNING SCHEME 2015

10.0 GENERAL RESIDENTIAL

DEVELOPMENT OVERVIEW

The proposal is for the reconfiguration and extension of the existing dwelling including a change to the overall appearance of the buildings on site. It is intended that all proposed building changes are to comply with the Hobart Interim Planning Scheme 2015 development standards.

The trigger for the DA lodgement is the site's location within the Coastal Erosion Hazard Area. The development is endorsed by the supporting geotechnical and civil engineering documentation appended to this application.

The following table outlines the Hobart Interim Planning Scheme 2015 Development Standards and assesses the proposal against these standards under the applicable 10.4 Development Standards for Residential Buildings and Works. The assessment is focusses on the proposed building works, not the existing approved dwelling.

10.4.1 RESIDENTIAL DENSITY FOR MULTIPLE DWELLINGS

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To provide for suburban densities for multiple dwellings that:

- (a) make efficient use of suburban land for housing; and
- (b) optimise the use of infrastructure and community services.

Acceptable solutions	Performance criteria	Compliance
Multiple dwellings must have a site area per dwelling of not less than: (a) 325m²; or (b) if within a density area specified in Table 10.4.1 below and shown on the planning scheme maps, that specified for the density area.	P1 Multiple dwellings must only have a site area per dwelling that is less than 325m², or that specified for the applicable density area in Table 10.4.1, if the development will not exceed the capacity of infrastructure services and: (a) is compatible with the density of the surrounding area; or (b) provides for a significant social or community housing benefit and is in accordance with at least one of the following: (i) the site is wholly or partially within 400 m walking distance of a public transport stop; (ii) the site is wholly or partially within 400 m walking distance of a business, commercial, urban mixed use, village or inner residential zone.	Complies No additional dwellings are proposed from the existing approved single dwelling

10.4.2 SETBACKS AND BUILDING ENVELOPE FOR ALL DWELLINGS

Objective

To control the siting and scale of dwellings to:

- (a) provide reasonably consistent separation between dwellings on adjacent sites and a dwelling and its frontage; and
- (b) assist in the attenuation of traffic noise or any other detrimental impacts from roads with high traffic volumes; and
- (c) provide consistency in the apparent scale, bulk, massing and proportion of dwellings; and
- (d) provide separation between dwellings on adjacent sites to provide reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space.

Acceptable solutions Performance criteria Compliance P1 A1 Complies

Unless within a building area, a dwelling, A dwelling must: steps, porches, and awnings) that extend not more than 0.6 m into the frontage setback, must have a setback from a frontage that is:

- at least 4.5 m, or, if the setback from the primary frontage is less than 4.5 m, not less than the setback, from the primary frontage, of any existing dwelling on the site; or
- (b) if the frontage is not a primary frontage, at least 3 m, or, if the setback from the frontage is less than 3 m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site; or
- (c) if for a vacant site with existing dwellings on adjoining sites on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; or
- (d) if the development is on land that abuts a road specified in Table 10.4.2, at least that specified for the

There is no change proposed for the excluding protrusions (such as eaves, (a) have a setback from a frontage that primary frontage of the existing is compatible with the existing approved dwelling dwellings in the street, taking into

constraints; and (a) if the frontage is a primary frontage, (b) if abutting a road identified in Table 10.4.2, include additional design elements that assist in attenuating traffic noise or any other detrimental impacts associated with proximity to the road

account any topographical

A2 Complies

from a primary frontage of at least:

façade of the dwelling; or

- (b) the same as the dwelling façade, if a any topographical constraints portion of the dwelling gross floor area is located above the garage or carport; or
- (c) 1 m, if the natural ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10 m from the frontage

A garage or carport must have a setback A garage or carport must have a setback There is no change proposed for the from a primary frontage that is existing approved garage or carport (a) 5.5 m, or alternatively 1 m behind the compatible with the existing garages or carports in the street, taking into account

Planning Compliance Report Page 3 of 11 www.lead.com.au Acceptable solutions

Compliance

Performance criteria

A3	P3	Complies
A dwelling, excluding outbuildings with a	The siting and scale of a dwelling must:	The proposed works applicable to the
building height of not more than 2.4 m		development comply with all the
and protrusions (such as eaves, steps,	amenity by:	Acceptable solutions listed and is
porches, and awnings) that extend not	(i) reduction in sunlight to a habitable	demonstrated on the proposed
more than 0.6 m horizontally beyond the	room (other than a bedroom) of a	
building envelope, must:	dwelling on an adjoining lot; or	submission. All setbacks and building
(a) be contained within a building	(ii) overshadowing the private open	envelope lines are marked as dashed
envelope (refer to Diagrams 10.4.2A,		red lines on the drawings for reference.
10.4.2B, 10.4.2C and 10.4.2D)	lot; or	Performance criteria is not applicable
	(iii) overshadowing of an adjoining	
(i) a distance equal to the frontage	vacant lot; or	meeting Acceptable solutions
	(iv) visual impacts caused by the	
distance of 4.5 m from the rear	apparent scale, bulk or proportions	
boundary of a lot with an adjoining	of the dwelling when viewed from an	
frontage; and	adjoining lot; and	
(ii) projecting a line at an angle of 45		
degrees from the horizontal at a	dwellings on adjoining lots that is	
height of 3 m above natural ground	compatible with that prevailing in the	
level at the side boundaries and a distance of 4 m from the rear	surrounding area.	
boundary to a building height of not more than 8.5 m above natural		
ground level; and		
(b) only have a setback within 1.5 m of a		
side boundary if the dwelling:		
(i) does not extend beyond an existing		
building built on or within 0.2 m of the		
boundary of the adjoining lot; or		
(ii) (ii) does not exceed a total length of		
9 m or one-third the length of the side		
boundary (whichever is the lesser).		

10.4.3 SITE COVERAGE AND PRIVATE OPEN SPACE FOR ALL DWELLINGS

Objective:

- To provide:
 (a) for outdoor recreation and the operational needs of the residents; and
- (b) opportunities for the planting of gardens and landscaping; and
- (c) private open space that is integrated with the living areas of the dwelling; and
- (d) private open space that has access to sunlight.

Acceptable solutions	Performance criteria	Compliance
A1 Dwellings must have: (a) a site coverage of not more than 50% (excluding eaves up to 0.6m); and (b) for multiple dwellings, a total area of private open space of not less than 60m ² associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); and (c) a site area of which at least 25% of	able to accommodate: (ii) outdoor recreational space consistent with the projected requirements of the occupants and, for multiple dwellings, take into account any communal open space provided for this purpose within the	Complies The proposed works applicable to the development comply with all the Acceptable solutions listed and is demonstrated on the architectural drawings. The total site coverage of the development as documented on the proposed site plan is 446m² which is 44.9% of the total site area of 993m². The area free from impervious surfaces is approximately 292.5m² equating to 29.5% of the site area.

Planning Compliance Report Page 5 of 11 ABN: 70 602 482 940 + 2/8a Evans Street, Hobart 7000 + (03) 6231 9145. + architecture@lead.com.au + www.lead.com.au

Compliance

Performance criteria

Acceptable solutions

A2	P2	Complies
A dwelling must have an area of private	A dwelling must have private open	The proposed works applicable to the
open space that:	space that::	development comply with all the
(a) is in one location and is at least:	(a) includes an area that is capable of	Acceptable solutions listed.
(i) 24 m ² ; or	serving as an extension of the	The evidence of compliance is
(ii) 12 m ² , if the dwelling is a multiple	dwelling for outdoor relaxation,	demonstrated on the architectural
dwelling with a finished floor level	dining, entertaining and children's	drawings.
that is entirely more than 1.8 m above		
the finished ground level (excluding		
a garage, carport or entry foyer); and		
(b) has a minimum horizontal dimension	()	
of:	sunlight.	
(i) 4 m; or		
(ii) 2 m, if the dwelling is a multiple		
dwelling with a finished floor level		
that is entirely more than 1.8 m above		
the finished ground level (excluding		
a garage, carport or entry foyer); and		
(c) is directly accessible from, and		
adjacent to, a habitable room (other		
than a bedroom); and (d) is not located to the south, south-east		
or south-west of the dwelling, unless		
the area receives at least 3 hours of		
sunlight to 50% of the area between		
9.00am and 3.00pm on the 21st		
June: and		
(e) is located between the dwelling and		
the frontage, only if the frontage is		
orientated between 30 degrees west		
of north and 30 degrees east of		
north, excluding any dwelling located		
behind another on the same site; and		
(f) has a gradient not steeper than 1 in		
10; and		
(g) is not used for vehicle access or	•	
parking.		

10.4.4 SUNLIGHT AND OVERSHADOWING FOR ALL DWELLINGS

Objective:

To provide:

- (a) the opportunity for sunlight to enter habitable rooms (other than bedrooms) of dwellings; and
- (b) separation between dwellings on the same site to provide reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space.

Acceptable solutions	Performance criteria	Compliance
A1	P1	Complies
A dwelling must have at least one habitable room (other than a bedroom) in which there is a window that faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A).	A dwelling must be sited and designed so as to allow sunlight to enter at least one habitable room (other than a bedroom).	The proposed works applicable to the development comply with all the Acceptable solutions listed. The existing dwelling complies. In addition, the proposed dining room meets the criteria.
A2	P2	Complies
A multiple dwelling that is to the north of a window of a habitable room (other than a bedroom) of another dwelling on the same site, which window faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A), must be in accordance with (a) or (b), unless excluded by (c): (a) The multiple dwelling is contained within a line projecting (see Diagram 10.4.4B): (ii) at a distance of 3 m from the window; and	A multiple dwelling must be designed and sited to not cause unreasonable loss of amenity by overshadowing a window of a habitable room (other than a bedroom), of another dwelling on the same site, that faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A).	The proposed works do not include multiple dwellings
(iii) vertically to a height of 3 m above natural ground level and then at an angle of 45 degrees from the horizontal.		
(b) The multiple dwelling does not cause the habitable room to receive less than 3 hours of sunlight between 9.00 am and 3.00 pm on 21st June.		
(c) That part, of a multiple dwelling, consisting of:		
(i) an outbuilding with a building height no more than 2.4 m; or		
(ii) protrusions (such as eaves, steps,		
and awnings) that extend no more		
than 0.6 m horizontally from the multiple dwelling.		

Acceptable solutions	Performance criteria	Compliance
A3	P3	Complies
A multiple dwelling, that is to the north of the private open space, of another dwelling on the same site, required in accordance with A2 or P2 of subclause 10.4.3, must be in accordance with (a) or (b), unless excluded by (c): (a) The multiple dwelling is contained within a line projecting (see Diagram 10.4.4C) (i) at a distance of 3 m from the northern edge of the private open space; and (ii) vertically to a height of 3 m above natural ground level and then at an angle of 45 degrees from the	A multiple dwelling must be designed and sited to not cause unreasonable loss of amenity by overshadowing a window of a habitable room (other than a bedroom), of another dwelling on the same site, that faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A).	The proposed works do not include
horizontal. (b) The multiple dwelling does not cause 50% of the private open space to receive less than 3 hours of sunlight between 9.00 am and 3.00 pm on 21st June.		
(c) That part, of a multiple dwelling, consisting of:		
(i) an outbuilding with a building height no more than 2.4 m; or		
(ii) protrusions (such as eaves, steps,		
and awnings) that extend no more		
than 0.6 m horizontally from the		
multiple dwelling.		

10.4.5 WIDTH OF OPENINGS FOR GARAGES AND CARPORTS FOR ALL DWELLINGS

Objective:

To reduce the potential for garage or carport openings to dominate the primary frontage.

Acceptable solutions	Performance criteria	Compliance
A1	P1	Complies
A garage or carport within 12 m of a primary frontage (whether the garage or carport is free-standing or part of the dwelling) must have a total width of openings facing the primary frontage of not more than 6 m or half the width of the frontage (whichever is the lesser).	A garage or carport must be designed to minimise the width of its openings that are visible from the street, so as to reduce the potential for the openings of a garage or carport to dominate the primary frontage.	There is no change proposed for the garage of the existing approved dwelling.

10.4.6 PRIVACY FOR ALL DWELLINGS

Objective:

To provide reasonable opportunity for privacy for dwellings.			
Acceptable solutions	Performance criteria	Compliance	
space, or carport (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1 m above natural ground level must have a permanently fixed screen to a height of at least 1.7 m above the finished surface or floor level, with a uniform transparency of no more than 25%, along the sides facing a: (a) side boundary, unless the balcony,	minimise overlooking of: (a) a dwelling on an adjoining lot or its private open space; or (b) another dwelling on the same site or its private open space; or (c) an adjoining vacant residential lot.	assessed as a deck being more than 1m above natural ground level and within 3m of the east boundary complies with the Acceptable solutions listed with the inclusion of the solid 2.1m high AFFL wall screening the east boundary. All other parts of the proposed development are not applicable to this	

Acceptable solutions Compliance Performance criteria Complies A window or glazed door, to a habitable A window or glazed door, to a habitable The proposed works applicable to the

unless it is in accordance with (b):

- (a) The window or glazed door:
- from a side boundary; and
- from a rear boundary; and
- (iii) if the dwelling is a multiple dwelling, (c) an adjoining vacant residential lot. is to be at least 6 m from a window or glazed door, to a habitable room, of another dwelling on the same site; and
- (iv) if the dwelling is a multiple dwelling, is to be at least 6 m from the private open space of another dwelling on the same site.
- (b) The window or glazed door:
- (i) is to be offset, in the horizontal plane, at least 1.5 m from the edge of a window or glazed door, to a habitable room of another dwelling; or
- (ii) is to have a sill height of at least 1.7 m above the floor level or has fixed obscure glazing extending to a height of at least 1.7 m above the floor level; or
- (iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of at least 1.7 m above floor level, with a uniform transparency of not more than 25%.

room, of a dwelling, that has a floor level room of dwelling, that has a floor level development comply with all the more than 1 m above the natural ground more than 1 m above the natural ground Acceptable solutions listed. level, must be in accordance with (a), level, must be screened, or otherwise The proposed windows on floors with an located or designed, to minimise direct FFL 1m above ground level facing the views to:

- (i) is to have a setback of at least 3 m (a) window or glazed door, to a habitable than 3m. The Windows and glazed doors room of another dwelling; and
- (ii) is to have a setback of at least 4 m (b) the private open space of another level facing the rear boundary have a dwelling; and

side boundaries have a setback greater on floors with an FFL 1m above ground setback greater than 4m

АЗ

A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of at least:

- (a) 2.5 m; or
- (b) 1 m if
- (i) it is separated by a screen of at least 1.7 m in height; or
- (ii) the window, or glazed door, to a habitable room has a sill height of at least 1.7 m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of at least 1.7 m above the floor level.

A shared driveway or parking space (excluding a parking space allocated to that dwelling), must be screened, or otherwise located or designed, to minimise detrimental impacts of vehicle noise or vehicle light intrusion to a habitable room of a multiple dwelling.

Complies

The proposed works do not include a shared driveway or parking space

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10.4.7 FRONTAGE FENCES FOR ALL DWELLINGS

Objective:

To control the height and transparency of frontage fences to:

- (a) provide adequate privacy and security for residents; and
- (b) allow the potential for mutual passive surveillance between the road and the dwelling; and
- (c) provide reasonably consistent height and transparency.

Acceptable solutions

A1

A fence (including a free-standing wall) within 4.5 m of a frontage must have a height above natural ground level of not more than:

- (a) 1.2 m if the fence is solid; or
- (b) 1.8 m, if any part of the fence that is within 4.5 m of a primary frontage has openings above a height of 1.2 m which provide a uniform transparency of not less than 30% (excluding any posts or uprights).

Performance criteria

A fence (including a free-standing wall) within 4.5 m of a frontage must:

- (a) provide for the security and privacy of residents, while allowing for mutual passive surveillance between the road and the dwelling; and
- (b) be compatible with the height and transparency of fences in the street, taking into account the:
- (i) topography of the site; and
- (ii) traffic volumes on the adjoining road.

Compliance Complies

There is no change proposed for fences from the existing approved dwelling.

10.4.8 WASTE STORAGE FOR MULTIPLE DWELLINGS

Objective

To provide for the storage of waste and recycling bins for multiple dwellings.

Acceptable solutions	Performance criteria	Compilance
A1	P1	Complies
A multiple dwelling must have a storage	A multiple dwelling development must	The proposed works do not include
area, for waste and recycling bins, that is	provide storage, for waste and recycling	multiple dwellings
an area of at least 1.5 m2 per dwelling	bins, that is:	
and is within one of the following	(a) capable of storing the number of bins	
locations:	required for the site; and	
(a) in an area for the exclusive use of	(b) screened from the frontage and	

storage area, separated from

dwellings on the site to minimise

impacts caused by odours and

dwellings; and

noise.

- each dwelling, excluding the area in front of the dwelling; or (c) if the storage area is a communal (b) in a communal storage area with an
- impervious surface that:
- (i) has a setback of at least 4.5 m from a frontage: and
- (ii) is at least 5.5 m from any dwelling; and
- (iii) is screened from the frontage and any dwelling by a wall to a height of at least 1.2 m above the finished surface level of the storage area.

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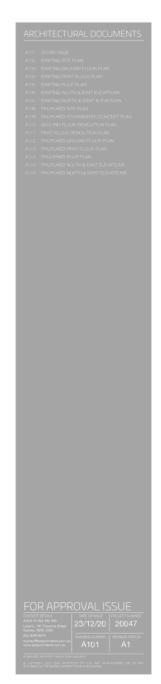
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ALTERATIONS & ADDITONS 15 BEECHWORTH ROAD, SANDY BAY

MICHAEL & BIANCA PRITCHARD

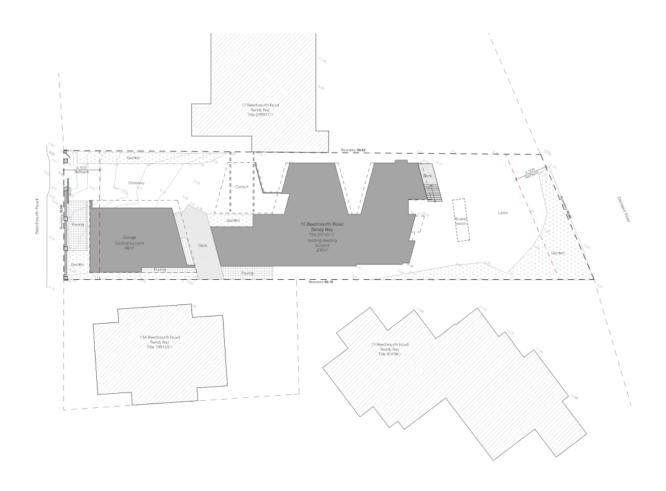




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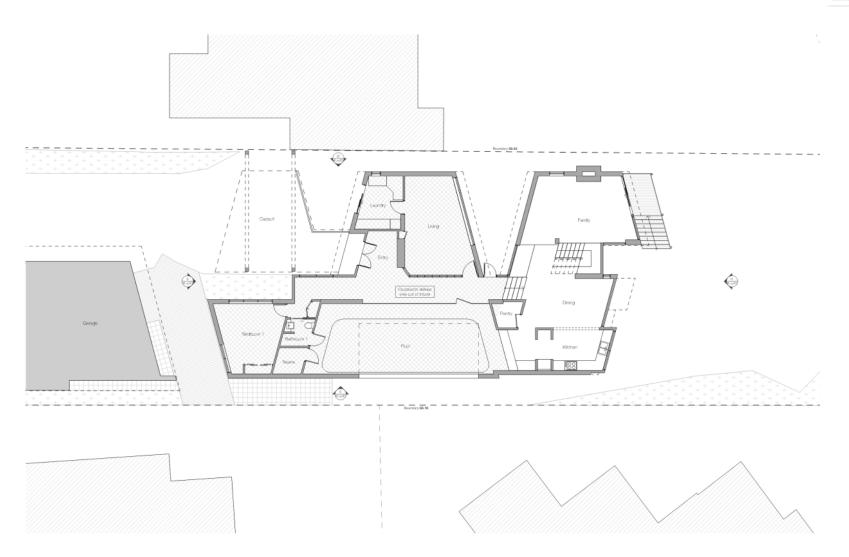




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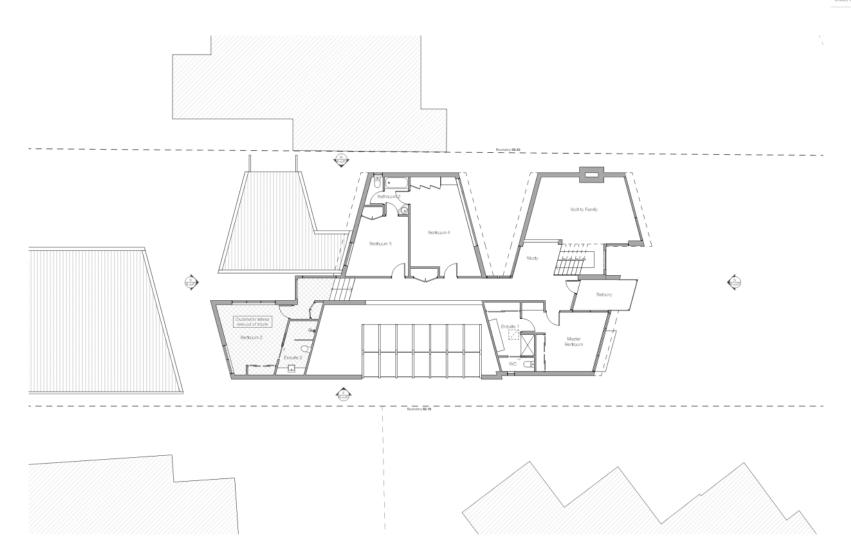




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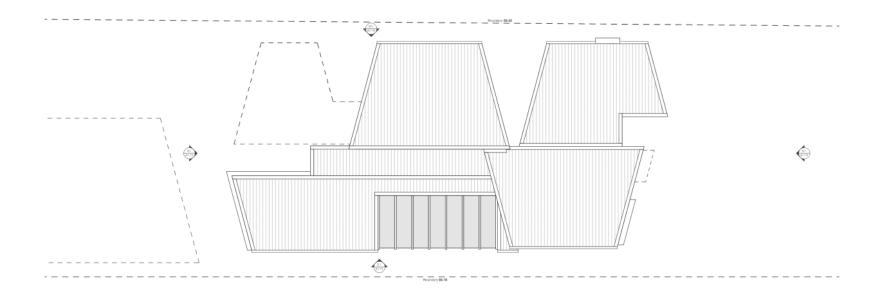


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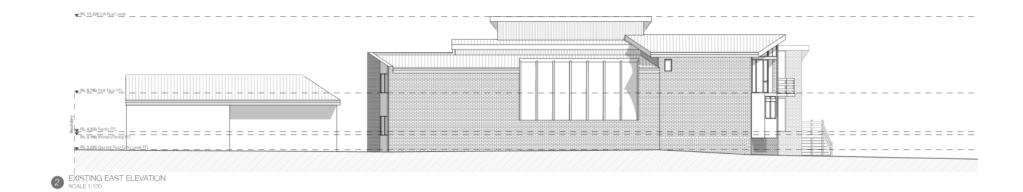
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EXISTING EXTERNAL ELEVATIONS LEGEND

Face brickwork cladding

Ceremic tile diedd









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EXISTING EXTERNAL ELEVATIONS LEGEND	EXISTING	EXTERNAL	ELEVATIONS	LEGEND
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Face brickwork dia

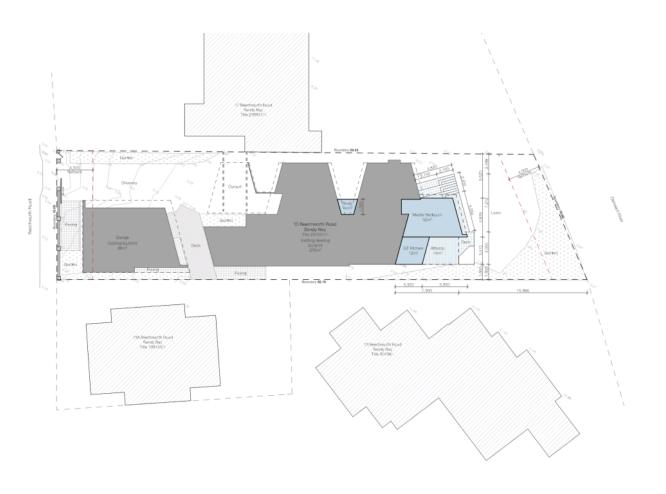
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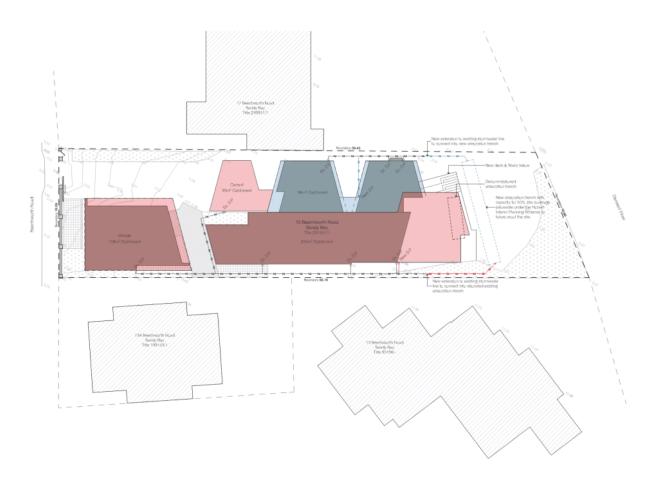








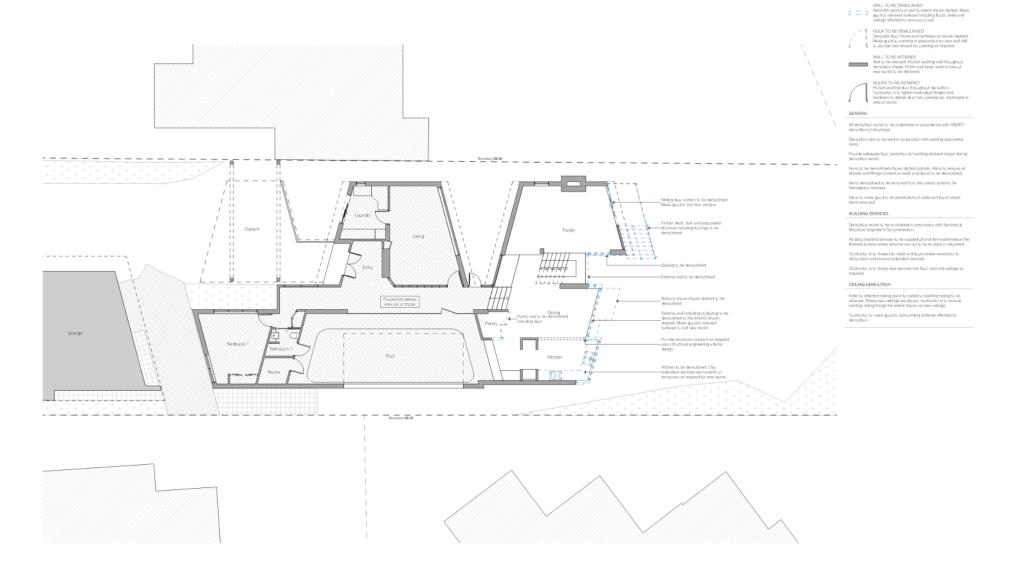
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STOR	MWATER CONCEPT PLAN LEGEND
	Roof automent zone discharged visithe west side of the property
	Roof astalment zone discharged visithe east side of the property
sw-	Existing surface stormwater pipe to be retained
sw-	New aub aurisce atomwster pipe on weat side of property
sw·	New aub aurisos atomwster pipe on esat aide of property
	Existing atomiswater system to be decommissioned / demolstred
	New stormwater souker trench
8	Existing duwnpipe to be retwined
PROP DA	New downpipe to be installed to size required to meet Australian Standards

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DEMOLITION PLAN LEGEND



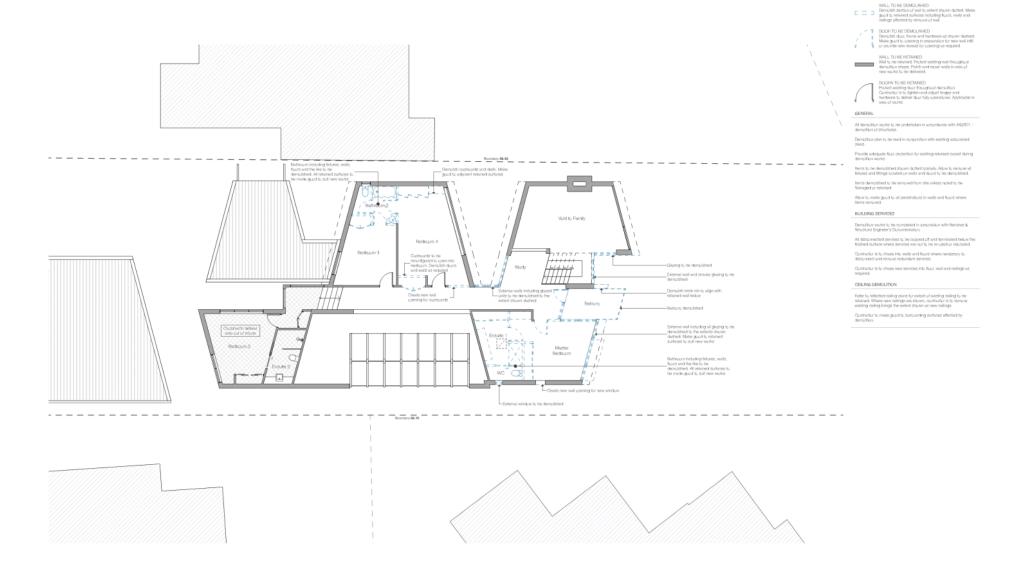






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DEMOLITION PLAN LEGEND





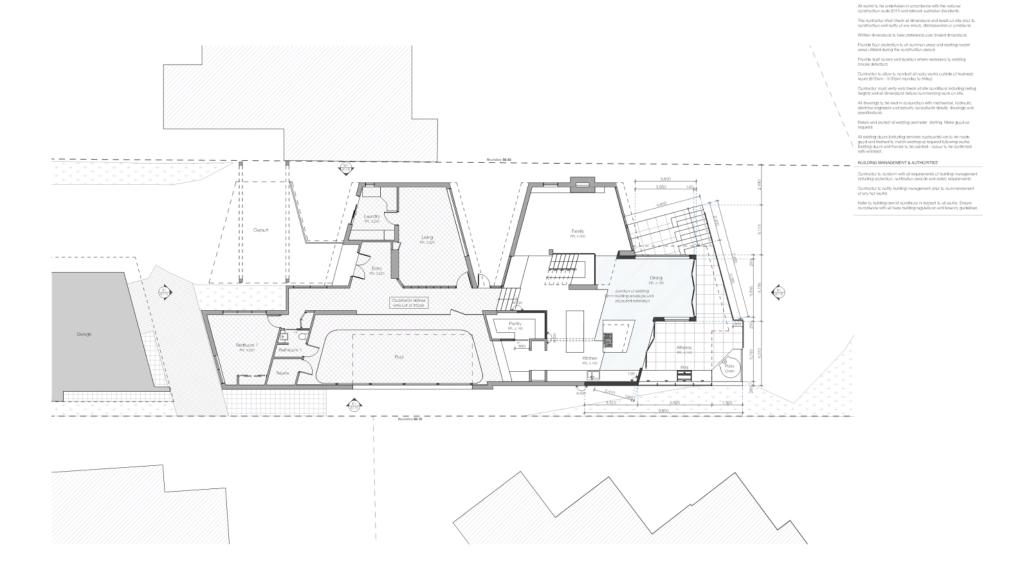
FIRST FLOOR DEMOLITION PLAN ALTERATIONS & ADDITONS FOR MICHAEL & BIANCA PRITCHARD 15 BEECHWORTH ROAD, SANDY BAY



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GENERAL ARRANGEMENT PLAN LEGEND



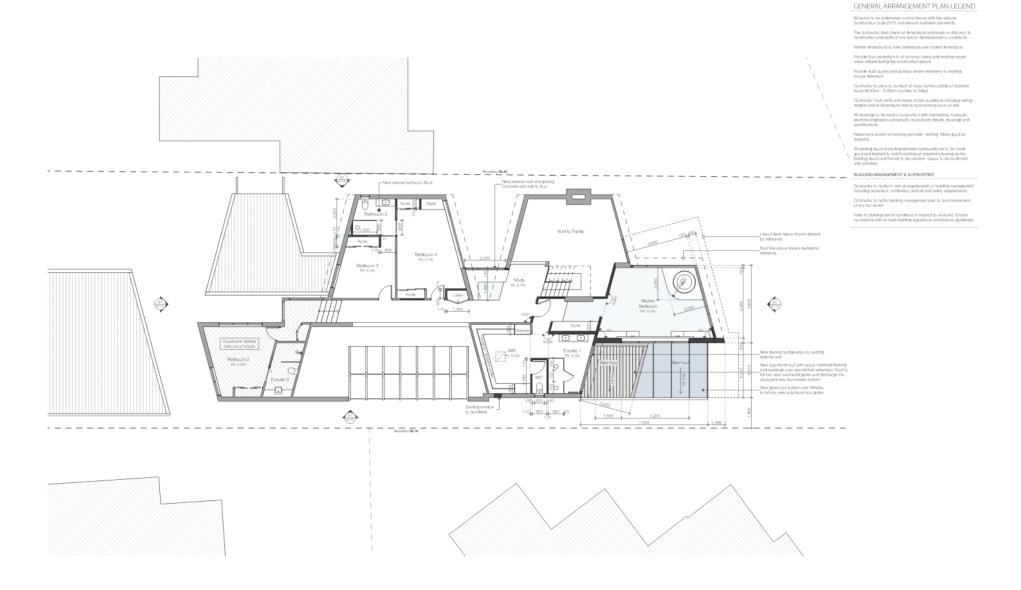






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ROOF PLAN LEGEND

Metal sheet routing is to comply with part 3.5.1.3 of the BCA. Wherever possible, have the sheets laid so that the side lap is facing away from the reproduct weather.

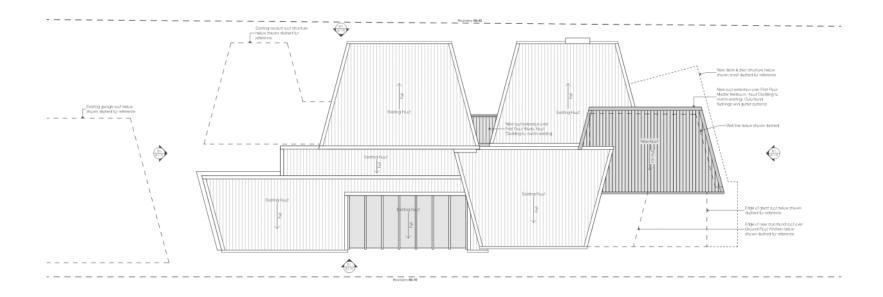
Double dided sluminium foil asking on galvanized bird wire for similar) at required. Sarking shall be continuous over hips and ridges and dressed over and into exvest gutters and valleys.

Roof sheets must be laid where ever possible using complete lengths from ridge to exves.

Sheet metal roof flishings, oxpoing and flishing of penetrations as to comply with part 3.5.1.3(g) and (h) of the BCA.

Downpiped in positions shown to size styled on drawings. Provide full lengths where possible with wall straps as required. Seal into

Refer to engineers details for structural roof framing.

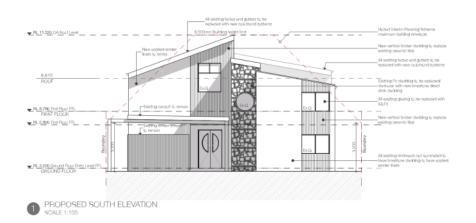




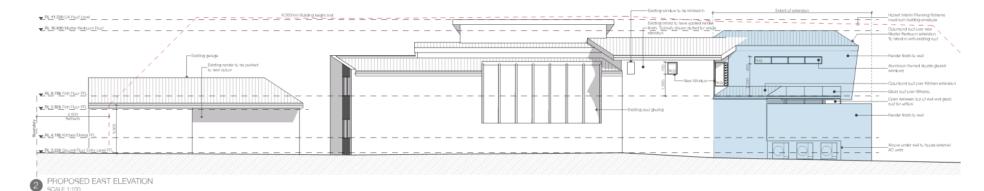




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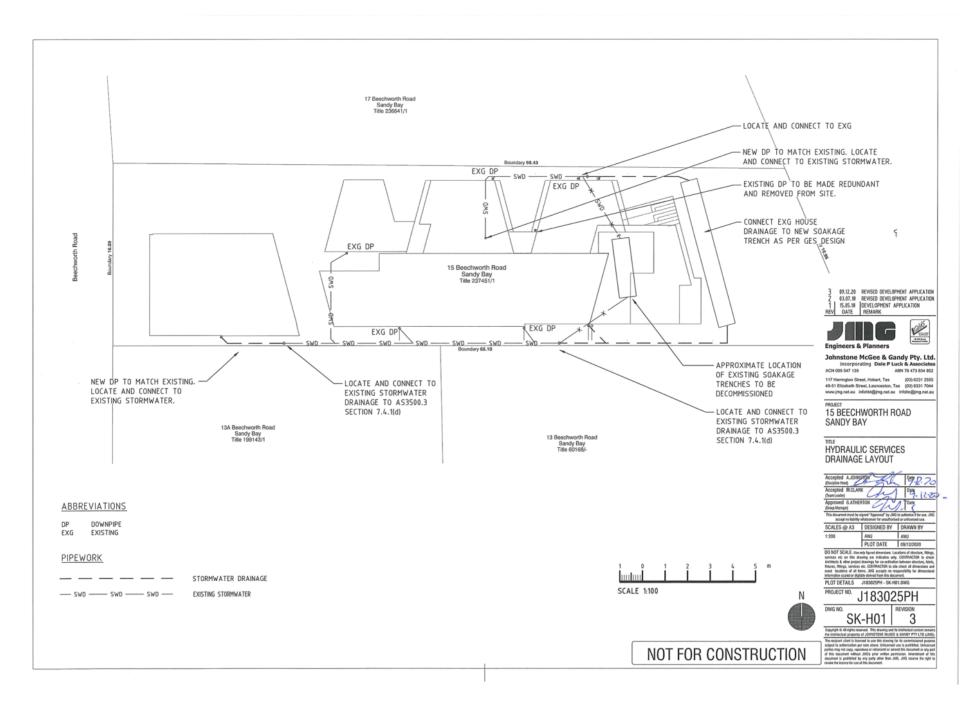






PROPOSED WEST ELEVATION





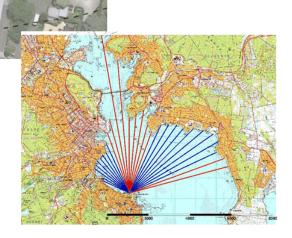


COASTAL VULNERABILITY ASSESSMENT

15 Beechworth Road, Sandy Bay

CLIENT
M & B Pritchard

Revision 1 – December 2020



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Executive Summary

Geo-Environmental Solutions Pty Ltd (GES) were contracted by M & B Pritchard to prepare a coastal erosion and inundation hazard assessment for a property at Sandy Bay. The project area consists of a single cadastral title (CT 237451/1) located at 15 Beechworth Road (The Site). An application to conduct construction works has triggered the assessment in accordance with the Council Interim Planning Scheme (IPS) 2015.

A 'first pass assessment' has been conducted for the site area by Sharples (2008) which involved an assessment of coastline geomorphology and vulnerability to inundation and erosion processes.

Wave setup at the site is modelled to reach elevations of 1.93 m AHD by 2070 based on the projected north easterly wind waves, 1% AEP storm tide conditions and projected sea levels (DPAC 2012). Wave runup has the potential to reach elevations of 2.43 m AHD by 2070 based on the projected northerly wind waves, 1% AEP storm tide conditions and projected sea levels (DPAC 2012).

GES have used a shoreline recession model and a stable foundation zone analysis based on sediment erosion from two consecutive 1 in 100-year storm events to determine likely erosion extent at the site;

A horizontal recession of 4 m has been modelled for the site based on site specific dune heights, wave conditions, closure depths and beach profile geometry. The proposed building envelope is outside of the 2070 zone of reduced foundation capacity. The adopted Neilsen (1992) formulation indicates no geotechnical land instability hazard near the proposed development.

GES have conducted a risk assessment of the site by addressing performance criteria. The risks are acceptable at the site given adequate engineering design.

List of Abbreviations

AHD(83) Australian Height Datum

AEP Annual Exceedance Probability
ARI Average Reoccurrence Interval
CEM Coastal Engineering Model
CEHC Coastal Erosion Hazards Code
DCP Dynamic Cone Penetrometer
DEM Digital Elevation Model

DPAC Department of Premier and Cabinet
ERMP Erosion Risk Management plan
GES Geo-Environmental Solutions Pty Ltd
GIS Geographical Information System
IPAC Inundation Prone Areas Code

IPCC Intergovernmental Panel on Climate Change

IPS Interim Planning Scheme
LiDAR Light Detection And Ranging

LIST Land and Information System, Tasmania

MRT Mineral Resources Tasmania

NCCOE National Committee on Coastal and Ocean Engineering

SB Soil Bore

SPM Shoreline Protection Manual
SSP Surf Similarity Parameter
SWAN Simulating Waves Nearshore

TAFI Tasmanian Aquiculture and Fisheries Institute

WRL Water Research Laboratory (University of New South Wales)

1 Introduction

Geo-Environmental Solutions Pty Ltd (GES) were contracted by M & B Pritchard to prepare a coastal erosion and inundation hazard assessment for a property at Sandy Bay. The project area consists of a single cadastral title (CT 237451/1) located at 15 Beechworth Road (The Site). An application to conduct construction works has triggered the assessment in accordance with the Council Interim Planning Scheme (IPS) 2015.

The proposed development comprises an extension of the existing 2 storey property in two sections of the building; extension of the kitchen and dining areas including outdoor alfresco area on the ground floor to the north of the property (with new master bedroom located above), and a minor extension for a study on the second floor.

A 'first pass assessment' has been conducted for the site area by Sharples (2008). GES are not aware of any second pass assessments which have been conducted at the site. This assessment involved site specific hydrodynamic modelling to further assess site inundation and erosion risks.

GES have undertaken this assessment using available scientific literature and datasets. Estimations are determined by approximation with appropriate regional information applied where appropriate to site specific information. Data collection and site-specific modelling was undertaken in assessment of the site.

2 Objectives

The objective of the site investigation is to:

- Conduct a hydrodynamic assessment of the site to determine projected sea level rise, storm tides
 and site specific hydrodynamic conditions and where applicable, GES's site-specific soil
 investigation findings;
- Use the site-specific inundation modelling to identify generalised site erosion potential in terms
 of long term beach recession and short-term storm erosion. Cross sections will be generated, and
 stable foundation zones will be indicated;
- Identify which codes need to be addressed in terms of coastal vulnerability and identify the relevant performance criteria relevant to the project which need addressing;
- Conduct a literature review of all geological, geomorphologic, hydrodynamic information and any 'First or Second Pass Assessments' which are relevant to the site;
- · Conduct a detailed inundation and erosion hazard assessment;
- Conduct a site risk assessment for the proposed development ensuring relevant performance criteria are addressed; and
- Where applicable, provide recommendations on methods and design approach to reduce inundation impact.

3 Site Details

2.1 Project Area Land Title

The land studied in this report is defined by the following title reference:

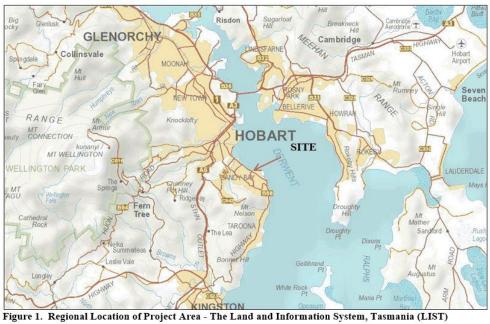
• CT 237451/1

This parcel of land is referred to as the 'Site' and/or the 'Project Area' in this report.

2.2 Project Area Regional Coastal Setting

The Project Area is located at Sandy Bay to the eastern end of Nutgrove Beach, 200 m west of Sandy Bay Point (Figure 1).

The site is largely sheltered from swell wave activity within the River Derwent Estuary due to protection from Sandy Bay Point (Figure 2). The site is subject to coastal processes southerly and south-westerly wind fetches.



2.3 Project Area Local Setting

The site is located at 15 Beechworth Road to the eastern end of Nutgrove Beach. Shallow bedrock is exposed on Sandy Bay Point to the east of Nutgrove Beach.



Figure 2 Site Local Setting (The LIST)

3 Planning

3.1 State Coastal Policy

On 16 April 2003 the State Coastal Policy Validation Act 2003 came into effect. This Act replaces the former definition of the Coastal Zone in the State Coastal Policy 1996 and reinstates the Policy. The Act also validates all previous decisions made under the Policy. The following clauses are pertinent to the scope of this report:

1.1. NATURAL RESOURCES AND ECOSYSTEMS

1.1.2. The coastal zone will be managed to protect ecological, geomorphological and geological coastal features and aquatic environments of conservation value.

1.4. COASTAL HAZARDS

- 1.4.1. Areas subject to significant risk from natural coastal processes and hazards such as flooding, storms, erosion, landslip, littoral drift, dune mobility and sea-level rise will be identified and managed to minimise the need for engineering or remediation works to protect land, property and human life.
- 1.4.2. Development on actively mobile landforms such as frontal dunes will not be permitted except for works consistent with Outcome 1.4.1.
- 1.4.3. Policies will be developed to respond to the potential effects of climate change (including sealevel rise) on use and development in the coastal zone.

3.2 Australian Building Code Board

This report presents a summary of the overall site risk to coastal erosion and inundation processes. This assessment has been conducted for the year 2070 which is representative of a 'normal' 50-year building design life category based on a 2018 baseline (ABCB 2015).

Per the Australian Building Code Board (ABCB 2015), when addressing building minimum design life:

'The design life of buildings should be taken as 'Normal'' for all building importance categories unless otherwise stated.'

As per Table 3-1, the building design life is 50 years for a normal building.

Table 3-1 Design life of building and plumbing installations and their components

Building Design Life Category	esign Life Life tegory (years) Components or sub systems readily accessible and economical to replace or repair (years)		Design life for components or sub systems with moderate ease of access but difficult or costly to replace or repair (years)	Design life for components or sub systems not accessible or not economical to replace or repair (years)	
Short 1 < dl < 15 5		5 or dl (if dl<5)	dl	dl	
Normal 50 5		5	15	50	
Long	100 or more	10	25	100	

Note: Design Life (dl) in years

3.3 The Tasmanian Building Regulations 2016

Building in hazardous areas

As outlined in the Department of Justice web site:

 $http://www.justice.tas.gov.au/building/building-and-plumbing/building_in_hazardous$

Hazardous areas include areas which are bushfire prone, comprise reactive soils or substances, or are subject to coastal erosion, coastal flooding, riverine flooding, and landslip.

Division 3 - Coastal inundation. Section 56. Works in coastal inundation hazard areas) states that:

- A person must not perform work in a coastal inundation hazard area unless he or she is authorised to do so under the Act.
- (2) If a person intends to perform work in an investigation area of a coastal inundation hazard area, the person must, before performing the work, ensure the land is classified, in accordance with the coastal inundation determination –(a) as being an acceptable risk;
- (3) "A person must not perform work on a building on land in a coastal inundation hazard area unless the floor level of each habitable room of the building, being erected, re-erected or added as part of the work, is at least 300 millimetres above the defined flood level for the land."
- (4) A responsible person for work being performed in a coastal inundation hazard area must ensure that the work is being performed in accordance with the Act and the coastal inundation determination.
- (5) A person performing work in a coastal inundation hazard area must ensure that the work complies with the Act and the coastal inundation determination.

Building in flood hazard areas - Construction standards

The legal requirements for building in an area that is subject to flooding is that the floor level of any *habitable room* must be 300mm or more above the designated flood level for that land. The 'designated flood level' is:

- 1. the flood level that has a 1% probability of being exceeded in any one year (for a watercourse flood plain mapped or reported on); or
- 2. 600mm above ground level or the highest known flood level (for those areas not mapped); or
- 3. 600mm above the ordinary high-water mark for a spring tide (for land subject to tides).

Division 4 - Coastal erosion. Section 58. Works in coastal erosion hazard areas

- (1) A person must not perform work in a coastal erosion hazard area unless he or she is authorised to do so under the Act.
- (2) If a person intends to perform work in an investigation area of a coastal erosion hazard area, the person must, before performing the work, ensure that the land is classified in accordance with the coastal erosion determination (a) as being an acceptable risk;
- (3) A responsible person for work being performed in a coastal erosion hazard area must ensure that the work is being performed in accordance with the Act and the coastal erosion determination.
- (4) A person performing work in a coastal erosion hazard area must ensure that the work complies with the Act and the coastal erosion determination.

3.4 Interim Planning Scheme Overlays

3.4.1 Waterways & Coastal Protection Areas (WCPA) Overlay

Waterways & Coastal Protection Areas (WCPA) overlays were not encountered within the vicinity of the proposed development.

3.4.2 Inundation Prone Areas Code (IPAC) Overlay

A small portion of the site falls within the Inundation Prone Areas Code (IPAC) overlay (Figure 3).



Figure 3 IPAC Overlay near the Site (The LIST)

3.4.3 Coastal Erosion Hazards Code (CEHC) Overlay

All of the site falls within the Coastal Erosion Hazards Code (CEHC) overlay (Figure 4).



Figure 4 CEHC Overlay near the Site (The LIST)

3.5 Proposed Development

The proposed development comprises an extension of the existing 2 storey property in two sections of the building; extension of the kitchen and dining areas including outdoor alfresco area on the ground floor to the north of the property (with new master bedroom located above), and a minor extension for a study on the second floor (Figure 5 & Figure 6).

This report has been developed around the plans supplied by Lead Architects titled: Alterations & Additions – 15 Beechworth Road, Sandy Bay for Michael & Bianca Pritchard – Project Number 20047 – Dated 05/11/2020.

Table 1 below presents a summary of the parts of the site which fall within the various IPS (2015) code overlays.

Table 1 Summary of Site Areas Falling Within Potential Coastal Vulnerability Zones

Site Location	Elevation Range (m AHD)	WCPA (E11) Overlay	IPAC (E15) Overlay Low Risk	IPAC (E15) Overlay Medium Risk	IPAC (E15) Overlay High Risk	CEHC (E16) Overlay
Proposed Deck and House Extensions – North	4.16 m AHD FFL	-	66%	-	-	100%
Proposed House Extensions - East	6.76 m AHD (FFL)	-	-	-	-	100%

^{*} Based on LiDAR

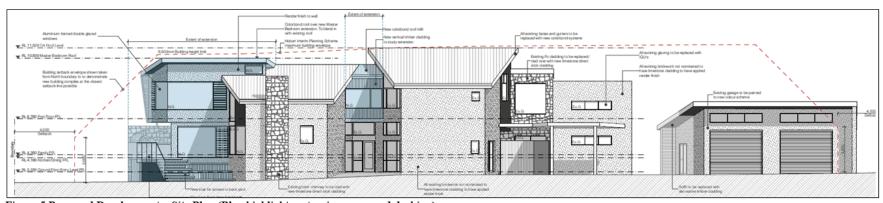


Figure 5 Proposed Development - Site Plan (Blue highlights extension areas and decking)



Figure 6 Proposed Development – Building Plan – Coastal Inundation Hazard Overlay Colourised

3.6 Acceptable Solutions

Where applicable, the need for further performance criteria compliance is outlined in Appendix 1.

3.6.1 Coastal Erosion Hazards Code (CEHC)

E16.7.1 A1 Buildings and works

Given that the entire site resides in the CEHC Area, and there are no acceptable solutions for buildings and works in a CEHC Area, the E16.7.1 P1 performance criteria will need to be addressed.

3.6.2 Inundation Prone Area Code (IPAC)

E15.7.3 A1 Proposed habitable building

Given that the proposed habitable building has a finished floor level (Ground Floor) of 4.16 m AHD which is above the Low AEP1pct_2100 RU and 300mm FB of 2.5 m AHD for Sandy Bay, the proposed development meets the E15.7.3 $\overline{A1}$ acceptable solutions.

3.7 Performance Criteria

The following performance criteria were assessed:

• E16.7.1 P1.

4 Physical Site Assessment

4.1 Geological Mapping

The MRT 1:25,000 scale geology map of Hobart infers the site to be underlain by aeolian dune and sheet sand (Map Unit: Qhwd) site geology is inferred to comprise of locally derived and windblown sand. The underlying bedrock is likely to comprise of Permian siltstone and micaceous sandstone. Soils from the site are expected to comprise of aeolian sand sheets which mantle the bedrock.

4.2 Geomorphology

The proposed development is located on a relatively low lying, gently sloping sand dune which immediately fronts onto Nutgrove Beach. The development site is very gently sloping towards the coast. The site is located west of Sandy Bay Point, which is likely to be underlain by shallow Permian sedimentary bedrock.

4.3 Summary

In summary, the following can be concluded for the site-specific location based on the first pass geomorphology and coastal vulnerability information:

- The site comprises of aeolian sand dune deposits which are vulnerable to the risk of erosion;
- The site is classified as having low exposure to wave energy in which case there is the low potential for storm erosion; and
- A hydrodynamic assessment is required at the site to determine the beach storm erosion and shoreline recession vulnerability.

5 Hydrodynamic Assessment

5.1 Site Baseline Seawater Levels

5.1.1 Storm Tide

Storm tide events may be defined in terms of the culmination of astronomical tide and storm surge events. Maximum storm tide inundation levels have been adopted for the site based on a 1% AEP that an inundation event will occur. Storm tide levels are obtained from the IPS (2015) inundation hazard tables.

The designated flood level for the site is calculated to be at 1.2 m AHD, which is compiled from the ordinary high-water mark for a spring tide based on IPS Data for Sandy Bay plus a 600mm allowance. The finished floor level of the proposed development therefore needs to be at 1.5 m AHD which allows for 300 mm freeboard above the designated flood level.

5.1.2 Sea Level Rise

The IPS (2015) has adopted the following sea level rise estimates based DPAC projections with reference to a 2010 baseline:

- 0.2 m rise by 2050; and
- 0.8 m rise by 2100.

Based on these figures, sea level elevations in m AHD are presented in Table 2 are applied to the site.

Table 2 Present Day & Projected Inundation Levels for 2070 based on DPAC (2012) estimates.

	2018 RCP8.5	2070
DPAC (2012) Sea Levels		RCP8.5
Sea Levels (m AHD)	0.10	0.45

5.1.3 Stillwater Levels

The effects of storm tide may be combined with sea levels projections to provide baseline water levels (reported in m AHD) which are referred to as still water level.

The still-water levels adopted for the site is based on 1% AEP storm tides and 2100 DPAC (2012) estimates (Table 3).

Table 3 Summary of Site Stillwater Levels for Present Day and Projected for 2070 based on DPAC (2012) estimates.

estimates.		
Stillwater Elevations	2018 RCP8.5	2070 RCP8.5
Sea Levels	0.10	0.45
1% AEP Storm Tide Influence (m)	1.30	1.30
Wind Setup (m)*	0.00	0.00
Fluvial (m)	0.00	0.00
Summary (m AHD)	1.40	1.75

5.2 Site Hydrodynamics

Coastal process hydrodynamics were assessed at the site. Information collected is used to assist in interpreting site specific:

- Maximum site inundation levels;
- Effects of storm inundation levels on site erosion;
- · Longer term recession trends.

Without consideration of site hydrodynamic wave models, these potential hazards cannot be addressed. Depending on the planning requirements and the level of site risk, this information may or may not have not have been utilised in the site inundation and/or erosion model. It is recognised however, that a site specific coastal processes study is imperative in any coastal vulnerability assessment which seeks to identify the potential hazards and potential risks to assets and life.

5.2.1 Methods

A site coastal process model presented herein is detailed in Appendix 2. Some of the information obtained for the models is extracted directly from the IPS (2015) inundation level tables. Other information has been collected from historical models such as Simulating Waves Nearshore (SWAN) significant offshore swell wave height models (Carley *et. al.* 2008). The wind fetch wave model has been developed based on the CEM (2008) and SPM (1984) formulations which interpret site bathymetry, topography and wind speeds.

Hydrodynamic risks are measured in terms of 1% AEP events. Site specific processes considered in this section include but are not limited to the following (some of which are detailed in Figure 7):

- · Wave runup;
- Wave setup; and
- Wind setup.

A 300 mm freeboard value has been adopted by the IPS (2015) to account to for the Tasmanian Building Act 2000 regulations. Site hydrodynamic factors are included within this 300 mm freeboard zone which essentially defines any hydrodynamic inundation processes which are above the adopted still water levels. The 300 mm value will tend to overestimate inundation levels at some sites and underestimate inundation levels at other sites.

Given that hydrodynamic processes are largely site specific, GES develop hydrodynamic models for the specific sites of interest which are based on the following information:

- Tasmanian Aquaculture and Fisheries Information (TAFI) bathymetry data,
- Formulations in the CEM (2008), the SPM (1984) and ;
- Local wind conditions (AS/NZS 1170.2:2011).

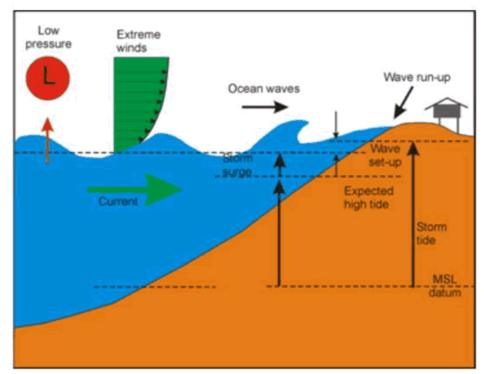


Figure 7 Hydrodynamic Parameters Associated with Storm Surge Events

As wind setup, wave setup and wave runup normally occur simultaneously during storm surge events, these components are combined with extreme tide and storm surge predictions to provide maximum inundation levels for the site. Wave models have been generated for the site to define the site-specific hazards.

5.2.2 Site Wave Conditions

Table 4 provides a summary of the dominant waves intercepting the site.

Table 4 Summary of Dominant Waves Intercepting the Site

	Local Wind	Local Wind	Local Wind
Wave Details	Fetch	Fetch	Fetch
Direction	North	Northeast	East
Wave Height (m)	1.2	1.1	0.7
Period (s)	3.2	3.1	2.1
Approach Angle	45	45	45

5.2.3 Dominant Wave Characteristics

Dominant wave parameters are presented in Table 5.

Table 5 Details of the Dominant Wave Intercepting the Site

Wave Position	Parameter	Value
Nearshore	Origin	Local Wind Fetch
	Direction	North
	Approach Angle	45
	Nearshore Wave Height (m)	1.2
	Period (s)	3.2
Breaking	Breaker Height (m)	1.0
	Breaking Depth (m)	2.6
	Breaking Angle	36
	Nearshore Gradient (%)	9.4

5.3 Wave Runup & Setup

Table 6 presents a summary of the site inundation levels based on 1% AEP still water, wave runup and wave setup inundation levels for present day and 2070 DPAC scenarios (Table 6).

Table 6 Site 1% AEP Wave Hydrodynamics Based on Present Day, 2070 Scenarios

Coastal Process	2018 RCP8.5	2070 RCP8.5
Modelled worst case scenario wave & wind setup	Northeasterly Wind	Northeasterly Wind
Wave setup (m)	0.18	0.18
Wave Runup Scenario	Northerly Wind	Northerly Wind
R2% Wave Runup Based on (Mase 1989)*	1.06	0.68

^{*}Smooth Beach

5.4 Site Inundation Summary

Wave setup at the site is expected to reach elevations of 1.93 m AHD by 2070 based on the projected north easterly wind waves, 1% AEP storm tide conditions and DPAC 2012 sea levels (Table 7).

Wave runup has the potential to reach elevations of 2.43 m AHD by 2070 based on the projected northerly wind waves, 1% AEP storm tide conditions and DPAC 2012 sea levels.

Table 7 Site Coastal Inundation Levels Based on Present Day and 2070 1% AEP Scenarios

1% AEP Inundation Levels (m AHD)	2018 DPAC	2070 DPAC
Still Water Elevations	1.40	1.75
Wave Setup Inundation	1.58	1.93
R2% Wave Runup Elevations Based on (Mase 1989)*	2.46	2.43

^{*}Smooth Beach

5.5 Summary

The following can be concluded from the detailed hydrodynamic assessment:

- Projected 1% AEP wave runup levels for 2070 are not expected to inundate any parts of the proposed development; and
- An erosion assessment is required at the site to further quantify the erosion risk.

6 Sediment Erosion Assessment

6.1 Previous Studies

GES have identified that Carly et al (2008) conducted a second pass assessment of the site. Erosion calculations will be conducted based site-specific calculations. Previous modelling is used as a guide in this assessment.

6.2 Scope of Works

Table 8 presents a summary of the various methods adopted by GES to identify erosion hazards in vulnerable coastal zones.

Table 8 Summary of Assessment Approaches for Identify Site Erosion Hazards

Investigative Approach	Investigation Details	Typical Application
Invasive Investigation.	Conduct borehole drilling or substrate profiling to make inferences about the susceptibility of the site to erosion	Where scouring is anticipated, or building foundation can be established on a firm substrate
Site Historical	Assess historical long term shoreline position relative to sea levels at the time and how this may translate to future recession trends	Where the proposed development is in a medium to high risk erosion zone and recession models need confirmation, or may not apply given the coastal setting
Aerial Imaging	Assess historical short term shoreline positions relative to known storm events to forward project sediment storm erosion demand.	Used where Tasmarc surveys are not available or there is no previous storm erosion modelling done for the site.
Tasmarc Surveys	Investigate historical beach profiles to determine storm erosion demand.	Where the development is on hydrodynamically active beach and more information is required to understand beach storm erosion processes
Sediment Budgets	Conduct a detailed assessment of sediment budgets.	Where the site is inferred to be influenced by water currents or longshore drift processes
Shoreline Recession Model	Development of a long term shoreline recession model based on projected DPAC (2012) sea level rise scenarios and using calculated closure depths and various Bruun Rule formulations (1988)	Where site is in an inferred to be in an erosion hazard zone and where the proposed development building cannot be founded on a stable foundation.
Storm Erosion Demand	Conduct a detailed assessment of site storm erosion vulnerability due to coastal processes as well as available geological and geomorphological information	Where site is in an inferred to be in an erosion hazard zone and where the proposed development building cannot be founded on a stable foundation.
Stable Foundation Zones	Development of a cross section through the site detailing zone of reduced foundation capacity and the stable foundation zone through Nielsen et. al. (1992) methods	Where site is in an inferred to be in an erosion hazard zone and where the proposed development building cannot be founded on a stable foundation.

GES have adopted the following coastal erosion assessment methods to further assess hazards at the site:

- Site Historical Aerial Imaging;
- · Shoreline recession model; and
- Stable foundation zone.

6.3 Shoreline Recession

The Bruun Rule has been applied to the site to estimate the response of the shoreline profile to sea-level rise. The Bruun Rule is widely used by government and non-government bodies to determine recession rates on sandy shores which are at risk of inundation. The Bruun Rule states that a typical concave-upward beach profile erodes sand from the beach face and deposits it offshore to maintain constant water depth. There are a few cases where the Bruun rule cannot be applied, which include where longshore drift is predominant, where there is dominant influence of surrounding headlands and in environments where wave activity is minimal.

3.1.1 Closure Depths

The most contentious variable for the Bruun rule is the closure depth for which various formulations and methods exist. The closure depth may be defined as the depth offshore of a beach where depths do not change with time. The closure depth is calculated based on methods derived by Dean and Darymple (2002). The parameters used in the assessment are presented in Table 9.

Table 9 Parameters Used to Calculate Closure Depth

Variable	Value
Closure Depth (Vellinga 1983)	1.0
Wave Period (s)	3
Average Sand Grain Size	120

3.1.2 Bruun Rule Beach Recession Model

The standard Bruun Rule has been applied to the site to determine sea level rise induced recession from the dominant waves active at the site.

The Standard Bruun Rule is typically expressed as R = s(L/(D+h)) and is illustrated in Figure 10

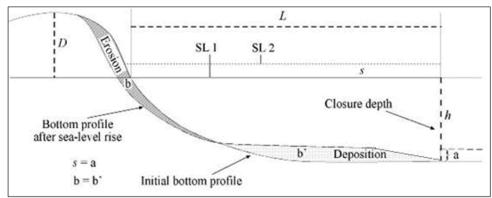


Figure 8 Summary of standard Bruun Rule for Calculating Beach Recession

Table 10 presents a summary of the Bruun Rule variables utilised in the site recession model which have been obtained from the digital elevation models for the site.

Table 10 Summary Bruun Rule Variables Utilised in the Site Recession Model

Variable	Symbol	Value
Length of Active Erosion Zone (m)	L	35
Profile Closure Depth (m)	h	0.90
Active Dune/Berm Height (m)	D	2.60

The recession rate given the various sea level rise scenarios are presented in Table 11.

Table 11 Modelled Bruun Rule Recession Rate at the Site

Variable	Symbol	2070 DPAC
Sea Level Rise above 2013 DPAC LiDAR baseline (m)	s	0.37
Horizontal Recession (m)	R	4

A horizontal recession value of 4 m is applicable for the site given 2070 life of building projections based on DPAC Adopted Sea Level Trends.

6.4 Storm Erosion

GES have carried out aerial interpretation of the shoreline to identify key storm erosion events and assess overall shoreline recession rates (Appendix 3). Nutgrove beach appears to show signs of apparent progradation based on aerial interpretation between 1946 and present day by using the sand dune vegetation line as a baseline indicator. However, due to changes in shoreline vegetation types from Spinifex to Marram grass, this may not be representative of actual trends.

Aside from longer term recession attributed to sea level rise, storm erosion events have the potential to cause beach erosion (storm bite) which is followed by a period of beach rebuilding. The erosion and nourishment cycle is typically in equilibrium unless longer term recession or progradation is occurring.

GES considers a storm erosion demand of 5 m³/m is applicable for the site.

6.5 Stable Foundation Zone

A stable foundation zone assessment has been conducted for the site. The basis behind this particular assessment involves the use of Nielsen et. al. (1992) methods for assessing stable foundation zones in sand.

A cross section has been constructed through the site to indicate the worst-case scenario 2070 sea level rise scenario based on recession modelling (Figure 9 & Figure 10). The storm erosion demand has been constructed based on Nielsen et. al. (1992) equations which use a 1:10 post storm gradient. A storm erosion demand of 5 $\rm m^3/m$ has been applied to the site to account for a 1% AEP storm event.

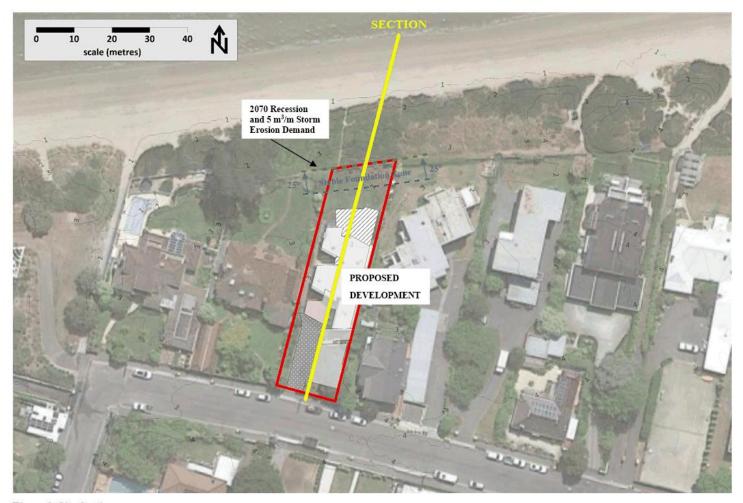


Figure 9 Site Section

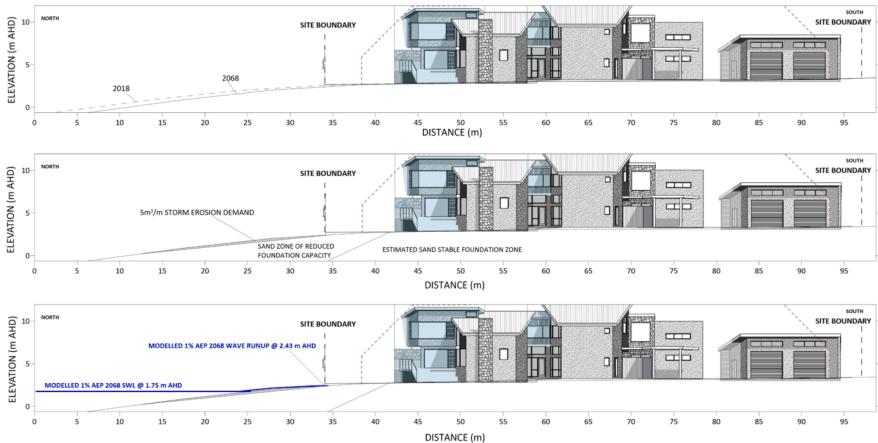


Figure 10 Site Cross Sections Demonstrating 2070 Recession, 5 m3/m Storm Erosion Demand, and Inferred Inundation Levels & Wave Runup Extent

6.6 Summary

The following can be concluded from the costal erosion assessment:

- GES have used a shoreline recession model and a stable foundation zone analysis based on sediment
 erosion from two consecutive 1 in 100-year storm events to determine likely erosion extent at the
 site:
- A horizontal recession of 4 m has been modelled for the site based on site specific dune heights, wave conditions, closure depths and beach profile geometry;
- Using storm erosion demand calculations, the extent of storm erosion has been measured at the site;
- The proposed building envelope is outside of the 2070 zone of reduced foundation capacity; and
- Although there is not modelled erosion within the site boundary by 2070, the adopted Neilsen (1992) formulation indicates no geotechnical land instability hazard.

7 Risk Assessment

The qualitative risk assessment criteria have been developed to identify key risks that may arise from building works in areas that are vulnerable to erosion or inundation hazards.

The criteria are based on a risk assessment matrix consistent with Australian Standard AS4360 on Risk Management (AS4360). The qualitative assessment of risk severity and likelihood (Appendix 4) were used to help provide a qualitative risk assessment based upon the coastal vulnerability assessment completed for the site.

A detailed risk assessment addressing the performance criteria is presented in Appendix 5. GES has established from the risk assessment that the level of risk is acceptable for the proposed development works. There are no medium or high risk aspects to the proposed development.

8 Recommendations

GES recommends the following:

The designated flood level for the site is calculated to be at 1.2 m AHD, which is compiled from the ordinary high-water mark for a spring tide based on IPS Data for Bridgewater plus a 600mm allowance. The finished floor level of the proposed development therefore needs to be above 1.5 m AHD which allows for 300 mm freeboard above the designated flood level. From a planning perspective, the proposed finished floor levels are suitably positioned above the IPAC interim planning scheme elevations for a low hazard inundation zone.

Shallow footings (300 mm) of the proposed development may be established within the stable foundation zone.

The site and proposed development is modelled to remain outside of the 2070 recession & $2 \times 1\%$ AEP storm erosion extent. The proposed development presents an acceptable solution to managing potential site risks provided the recommendations in this report are adhered to in building and engineering design.

David Lee BSc

Environmental & Engineering Geologist

9 Limitations

The following limitations apply to this report:

- Wave modelling in accordance with the CEM (2008), the SPM (1984) and wind parameters from AS/NZS 1170.2:2011;
- · Published SWAN swell modelling information where available;
- Published water current information;
- Navionics, TAFI, Geoscience Australia and Australia Hydrographic Service bathymetry;
- Light Detection And Ranging (LIDAR) digital elevation model;
- · Storm surge observations where applicable
- · The LIST cadastral information
- Photogrammetric modelling of historic coastal recession and/or progradation for the site was not undertaken. However, historic aerial photographs for the project area were reviewed and incorporated into a geographic information system enabling preliminary measurements of dune variations.
- The values estimated in this report provide an order of magnitude for assessing climate change impacts
 and climate change induced sea level rise impacts. The information is based on a collation of existing
 information and data, with some site specific modelling for planning purposes.

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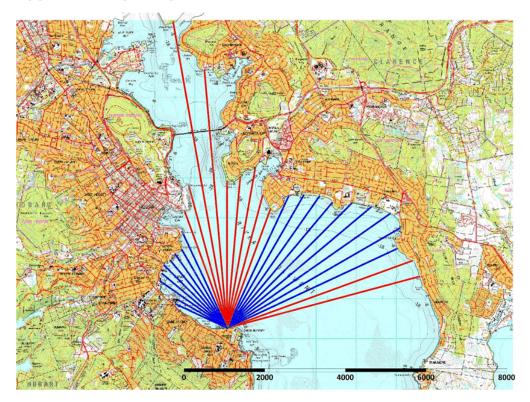
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Appendix 1 Development Standards Acceptable Solutions

Coastal Erosion Hazard Code (CEHC) Areas

Standard	Code		Acceptable Solution	Performance Criteria
Use	E16.6 Change of Use	A1	A1 No Acceptable solution	P1
	E16.7.1 Buildings & Works	A1	A1 No Acceptable solution	P1
Development	E16.7.2	A1	A1 An extension to an existing boat ramp, car park, jetty, marina, marine farming shore facility or slipway must be no more than 20% of the size of the facility existing at the effective date.	P1
pment	Dependent on a Coastal Location	A2	A2 No Acceptable Solution for dredging and reclamation.	P2
		A3	A3 No Acceptable Solution for coastal protection works initiated by the private sector.	P3
Sut	E16.8.1 CEHC	Al No Acceptable solution		P1
νib	Area	A2	No Acceptable solution	P2
Subdivision	Dependent on a Coastal Location	A1	No Acceptable solution	P1

Appendix 2 Hydrodynamic & Inundation Model



Appendix 3 Aerial Photograph Interpretation of Coastline Recession/Progradation



Appendix 4 Quantitative Risk Assessment Tables

Consequence Index

Consequence	Details - Storm Erosion and Inundation	Details – Waterways and Coastal Protection				
Catastrophic	Loss of life, loss of significant environmental values due to a pollution event where there is not likely to be recovery in the foreseeable future.	Very serious environmental effects with impairment of ecosystem function. Long term, widespread effects on significant environment (eg. RAMSAR Wetland)				
Major	Extensive injuries. Complete structural failure of development, destruction of significant property and infrastructure, significant environmental damage requiring remediation with a long-term recovery time.	Serious environmental impact effects wit some impairment of ecosystem function Relatively widespread medium-long terr impacts.				
Moderate	Treatment required, significant building or infrastructure damage i.e. loss of minor outbuildings such as car ports, garages and the like. Replacement of significant property components. linings, hard paved surfaces, cladding, flooring. Moderate environmental damage with a short-term natural or remedial recovery time.	Moderate effects on biological or physical environment (air, water) but not affecting ecosystem function. Moderate short term widespread impacts (e.g. significant spills)				
Minor	Medium loss – repair of outbuildings and repair and minor replacement of building components of buildings. Replacement of floor/window coverings, some furniture through seepage (where applicable). Minor environmental damage easily remediated.	Minor effects on biological or physical environment. Minor short-term damage to small area of limited significance.				
Insignificant	No injury, low loss – no replacement of habitable building components, some remediation of garden beds, gravel driveways etc. Environment can naturally withstand and recover without remediation. Inundation of the site, but ground based access is still readily available and habitable buildings are not inundated, including incorporated garages.	Limited damage to minimal area of low significance.				

Source: AN/NSW 4360:2004 Risk Management

Likelihood Index

Level	Descriptor	Description	Guideline
Α	Almost Certain	Consequence is expected to occur in most circumstances.	Occurs more than once per month.
В	Likely	Consequence will probably occur in most circumstances.	Occurs once every 1 month – 1 year.
С	Occasionally	Consequence should occur at some time.	Occurs once every 1 year - 10 years.
D	Unlikely	Consequence could occur at some time.	Occurs once every 10 years – 100 years.
E	Rare	Consequence may only occur in exceptional circumstances.	Occurs less than once every 100 years.

Source: AS/NZS 4360:2004 Risk Management

Qualitative Risk Matrix

Likelihood	Maximum Reasonable Consequence								
of the Consequence	(1) Insignificant	(2) Minor	(3) Moderate	(4) Major	(5) Catastrophic				
(A) Almost certain	11 High	16 High	20 Extreme	23 Extreme	25 Extreme				
(B) Likely	7 Moderate	12 High	17 High	21 Extreme	24 Extreme				
(C) Occasionally	4 Low	8 Moderate	13 High	18 Extreme	22 Extreme				
(D) Unlikely	2 Low	5 Low	9 Moderate	14 High	19 Extreme				
(E) Rare	1 Low	3 Low	6 Moderate	10 High	15 High				

Source: AS/NZS 4360:2004 Risk Management

Appendix 5 Quantitative Risk Assessment

Performance Criteria E16.7.1 P1	Relevance	Management Options	Manage (w	Further Assessment		
Buildings and works must satisfy all of the following:	Relevance	Management Options	Consequence	Likelihood	Risk	Required
Not increase the level of risk to the life of the users of the site or of hazard for adjoining or nearby properties or public infrastructure;	The proposed development is outside of the modelled 2070 coastal erosion hazard area.		Minor (2)	Unlikely (D)	Low (5)	No
Erosion risk arising from wave run-up, including impact and material suitability, may be mitigated to an acceptable level through structural or design methods used to avoid damage to, or loss of, buildings or works;	The proposed development is outside of the modelled 2070 coastal erosion hazard area.		Minor (2)	Unlikely (D)	Low (5)	No
Erosion risk is mitigated to an acceptable level through measures to modify the hazard where these measures are designed and certified by an engineer with suitable experience in coastal, civil and/or hydraulic engineering;	The proposed development is outside of the modelled 2070 coastal erosion hazard area.		Minor (2)	Unlikely (D)	Low (5)	No
Need for future remediation works	No requirement for future remediation		Minor (2)	Unlikely (D)	Low (5)	No
Health and safety of people is not placed at risk	The proposed development is outside of the modelled 2070 coastal erosion hazard area.		Minor (2)	Unlikely (D)	Low (5)	No
Important natural features are adequately protected	Not applicable					No
Public foreshore access is not obstructed where the managing public authority requires it to continue to exist	Not applicable					No
Access to the site will not be lost or substantially compromised by expected future erosion whether on the proposed site or off-site	Upslope access will not be affected		Insignificant (1)	Rare (E)	Low (1)	No
Provision of a developer contribution for required mitigation works consistent with any adopted Council Policy, prior to commencement of works.	Not applicable		Insignificant (1)	Rare (E)	Low (1)	No
Not be located on an actively mobile landform	Sand Dune deposit with no evidence of active mobility.		Insignificant (1)	Rare (E)	Low (1)	No

STORM WATER ASSESSMENT 15 Beechworth Road Sandy Bay August 2018

Updated February 2021



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Geo-Environmental Solutions Pty Ltd - Site Assessment

15 Beechworth Road

Introduction

Client: Lead Architects

Date of inspection: 1/8/18

Land description: 15 Beechworth Road, Sandy Bay

Land description: Approx. 996m² Residential lot

Building type: Proposed renovation to existing dwelling

Investigation: Hand auger
Inspected by: G McDonald

Background information

Map: Mineral Resources Tasmania 1:25000 Taroona Sheet

Rock type: Quaternary sediments

Soil depth: 1.20m+

Planning overlays: Coastal Erosion Hazard Area

Local meteorology: Annual rainfall approx. 650 mm

Local services: Reticulated services on site

Site conditions

Slope and aspect: Approx. 3% North facing slope

Site drainage: Well drained

Vegetation: Mixed grass and ornamental species

Weather conditions: Cloudy, approx. <5mm rainfall received in preceding 7 days.

Ground surface: Sandy surface conditions

Investigation

A number of auger holes were completed to identify the distribution of, and variation in soil materials on the site. A representative auger hole from the approximate location indicated on the site plan was chosen for testing and classification according to AS 3500.3-2003 (see profile summary).

Geo-Environmental Solutions Pty Ltd - Site Assessment

15 Beechworth Road

Profile Summary

Hole 1	Horizon	Description
Depth (m)		
0 – 0.20	A1	Greyish Brown SAND (SP), trace of clay, single grain, slightly moist, loose consistency, few fine roots, clear boundary to
0.20 – 1.50+	A2	Light Grey SAND (SP), single grain, slightly moist, medium dense consistency, lower boundary undefined

Soil Conditions

The soils on site have developed from Quaternary sediments and consist of deep sands. The sandy soil has a high permeability of >3m/day. Due to the observed slope angle and the depth of the soil (approx. 2m) a traditional stormwater trench is recommended as per the attached design.

GES have identified the following at the site:

- The site has a 3% grade and presents a low risk to slope stability and landslip
- A conservative erosion assessment has been conducted for the site which has
 identified that the site is within the modelled 2068 1% AEP erosion limits. Aerial
 photograph imagery indicates the beach is prograding (accreting sand).
- There are no proposals for cuts or change of grade which will impact on the proposed stormwater absorption trenches,
- The site soils have been identified as comprising of sand and present a low risk to soil dispersion & soil reactivity
- The water table at the proposed absorption trench site is estimated to be approximately 2.0 m below ground surface and will not restrict soil infiltration capacity;
- No fill has been identified near the absorption trench investigation area and therefore there is a low risk of the natural soils being impacted by contamination;
- There is no evidence to suggest saline water intrusion at the site, with the main groundwater flow being directed towards the coast;
- Bedrock has not been encountered at the site, and is anticipated to be greater than 5
 m below ground surface.

Geo-Environmental Solutions Pty Ltd - Site Assessment

15 Beechworth Road

Soil Dispersion

The soils are non-dispersive.

Stormwater Calculations

Stormwater runoff from impervious surfaces on site (new roof area) is calculated according to the rational method taken from *Australian Rainfall and Runoff (ARR)*.

Where the flowrate Q = 0.000278CIA

C = Runoff coefficient (taken as 0.90 for roof and 0.75 for gravel)

I = Intensity of rainfall

A = Catchment area

All 1:20yr scenarios (5 minutes to 72 hours) have been calculated in the attached spread sheet.

For proposed total catchment areas of approximately 500m² (roof area and hardstand)

As the existing stormwater absorption trench is in the proposed building location it must be decommissioned and a new absorption trench to accept all roof and driveway areas installed. The required stormwater trench area from the stormwater worksheet attached is 22.5m². This may be installed as one 12.5m long by 1.8m wide by 0.6m deep absorption trench to accommodate the calculated stormwater overflow from the roof and driveway areas.

The soil onsite consists of deep sands with no ground water present and has a good permeability for stormwater disposal. Due to this and the low slope angle, on site stormwater disposal will have no impact on any nearby infrastructure. A minimum vertical separation distance of 0.6m below the base of the trench is required.

Summary

Based on the required trench area and the site layout it is recommended that the run-off from the property be discharged into a single absorption trench with a minimum area of $22.5m^2$. Overflow from the catchment areas will require one absorption trench $12.5m \times 1.8m \times 0.6m$ as per the attached plan

Item No. 7.2.1

Agenda (Open Portion) City Planning Committee Meeting - 29/3/2021

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ATTACHMENT B

Geo-Environmental Solutions Pty Ltd - Site Assessment

15 Beechworth Road

The resultant stormwater retention area/volume should therefore be sufficient to handle all ARI 1:20 events and complies with the development standards outlined in E7.7.1 P1.

It is recommended that the run-off from the proposed driveway be diverted through a grated drain to a silt trap (e.g. Everhard GP450 Gross Pollutant trap) before flowing into the absorption trench.

It is also recommended that regular inspection and maintenance is conducted to ensure the stormwater system is operating without obstruction. A schematic of recommended checks is attached below.

Please contact me if you have any further questions.

Dr John Paul Cumming PhD CPSS

Director

Stormwater calculations – total catchment area – 500m²

		CATCHMENT AREA	500		Ksat (m/d)	5		Absorption length (m	12.5	5 Absorption area (m2)	22.5					
		Catchement Type	Roof		AEP	5%		Absorption width (m)	1.8	B Absorption perimeter (m)	28.6					
		Moderation Factor	1		Depth (m)	0.6		Absorption depth (m)	0.6	5						
	5% AEP		Infiltration (L/m2)	itorm Volume (l	.)	Trench infitratio	n in L (volume -	area shown)								
Storm Duration	Intensity mm/hr	Flow rate (L/s)	(L/m2)	500 m2 catchme	500L - 2.1 m 2	730L - 3.125 m2	1000L - 4.2 m2	1500L - 6.25 m2	2000L - 8.35 m 2	2 2500L - 10.45 m2	3000L - 12.5 m2	3500L - 14.6 m2	4000L - 16.67 m 2 450	OL - 18.75 m2 50f	XXL - 20.85 m2	5500L - 23 m 2
1 min	141	17.64	3.47	1058.35	7.23	10.49	14.47	21.70	28.94	4 36.17	43.40	50.64	57.87	65.10	72.34	79.57
2 min	112	14.01	6.94	1681.34	14.47	20.98	28.94	43.40	57.87	7 72.34	86.81	101.27	115.74	130.21	144.68	159.14
3 min	101	12.64	10.42	2274.32	21.70	31.47	43.40	65.10	86.81	1 108.51	130.21	151.91	173.61	195.31	217.01	238.72
4 min	93	11.63	13.89	2792.23	28.94	41.96	57.87	86.81	115.74	4 144.68	173.61	202.55	231.48	260.42	289.35	318.29
5 min	86.7	10.85	17.36	3253.85	36.17	52.45	72.34	108.51	144.68	180.84	217.01	253.18	289.35	325.52	361.69	397.86
10 min	65.2	8.16	34.72	4893.91	72.34	104.89	144.68	217.01	289.35	5 361.69	434.03	506.37	578.70	651.04	723.38	795.72
15 min	52.9	6.62	52.08	5956.01	108.51	157.34	217.01	325.52	434.03	542.53	651.04	759.55	868.06	976.56	1085.07	1193.58
20 min	45	5.63	69.44	6755.40	144.68	209.78	289.35	434.03	578.70	723.38	868.06	1012.73	1157.41	1302.0B	1446.76	1591.44
25 min	39.4	4.93	86.81	7393.41	180.84	262.23	361.69	542.53	723.38	B 904.22	1085.07	1265.91	1446.76	1627.60	1808.45	1989.29
30 min	35.3	4.42	104.17	7948.85	217.01	314.67	434.03	651.04	868.06	5 1085.07	1302.08	1519.10	1736.11	1953.13	2170.14	2387.15
45 min	27.6	3.45	156.25	9322.45	325.52	472.01	651.04	976.56	1302.08	B 1627.60	1953.13	2278.65	2604.17	2929.69	3255.21	3580.73
1 hour	23.2	2.90	208.33	10448.35	434.03	629.34	868.06	1302.08	1736.11	1 2170.14	2604.17	3038.19	3472.22	3906.25	4340.28	4774.31
1.5 hour	18.4	2.30	312.50	12429.94	651.04	944.01	1302.08	1953.13	2604.17	7 3255.21	3906.25	4557.29	5208.33	5859.38	6510.42	7161.46
2 hour	15.7	1.96	416.67	14141.30	868.06	1258.68	1736.11	2604.17	3472.22	2 4340.28	5208.33	6076.39	6944.44	7812.50	8680.56	9548.61
3 hour	12.7	1.59	625.00	17158.72	1302.08	1888.02	2604.17	3906.25	5208.33	6510.42	7812.50	9114.58	10416.67	11718.75	13020.83	14322.92
4.5 hour	10.4	1.30	937.50	21076.85	1953.13	2832.03	3906.25	5859.38	7812.50	9765.63	11718.75	13671.88	15625.00	17578.13	19531.25	21484.38
6 hour	9.08	1.14	1250.00	24535.61	2604.17	3776.04	5208.33	7812.50	10416.67	7 13020.83	15625.00	18229.17	20833.33	23437.50	26041.67	28645.83
9 hour	7.51	0.94	1875.00	30439.83	3906.25	5664.06	7812.50	11718.75	15625.00	19531.25	23437.50	27343.75	31250.00	35156.25	39062.50	42968.75
12 hour	6.53	0.82	2500.00	35290.21	5208.33	7552.08	10416.67	15625.00	20833.33	3 26041.67	31250.00	36458.33	41666.67	46875.00	52083.33	57291.67
18 hour	5.28	0.66	3750.00	42802.21	7812.50	11328.13	15625.00	23437.50	31250.00	39062.50	46875.00	54687.50	62500.00	70312.50	78125.00	85937.50
24 hour	4.46	0.56	5000.00	48206.53	10416.67	15104.17	20833.33	31250.00	41666.67	7 52083.33	62500.00	72916.67	83333.33	93750.00	104166.67	114583.33
30 hour	3.87	0.48	6250.00	52286.80	13020.83	18880.21	26041.67	39062.50	52083.33	65104.17	78125.00	91145.83	104166.67	117187.50	130208.33	143229.17
36 hour	3.42	0.43	7500.00	55448.32	15625.00	22656.25	31250.00	46875.00	62500.00	78125.00	93750.00	109375.00	125000.00	140625.00	156250.00	171875.00
48 hour	2.76	0.35	10000.00	59663.69	20833.33	30208.33	41666.67	62500.00	83333.33	3 104166.67	125000.00	145833.33	166666.67	187500.00	208333.33	229166.67
72 hour	1.97	0.25	15000.00	63879.06	31250.00	45312.50	62500.00	93750.00	125000.00	156250.00	187500.00	218750.00	250000.00	281250.00	312500.00	343750.00

Catchment Area =	500	m2	Infiltration Area =	22.5	m2
Runoff Coefficient =	0.9		Perimeter =	28.6	m
Soil Kh =	208.33	mm/hr	Emptying time =	1.008	hr
Moderating factor =	1				
Width Infiltration =	1.8	m			
Length =	12.5	m			
Depth =	0.6	m	Volume	13.5	m3
Porosity =	0.35	Volum	e Storage Provided	4.725	m3
	5% AEP				
Storm Duration	Intensity	Inflow Volume	Outflow Volume	Required	Emptying time
	(mm/hr)	(m³)	(m³)	(m³)	(hr)
1 min	141	1.06	0.11	0.95	0.20
2 min	112	1.68	0.22	1.46	0.31
3 min	101	2.27	0.32	1.95	0.42
4 min	93	2.79	0.43	2.36	0.50
5 min	86.7	3.25	0.54	2.71	0.58
10 min	65.2	4.89	1.08	3.81	0.81
15 min	52.9	5.95	1.62	4.33	0.92
20 min	45	6.75	2.16	4.59	0.98
25 min	39.4	7.39	2.70	4.69	1.00
30 min	35.3	7.94	3.24	4.71	1.00
45 min	27.6	9.32	4.86	4.46	0.95
1 hour	23.2	10.44	6.48	3.97	0.85
1.5 hour	18.4	12.42	9.71	2.71	0.58
2 hour	15.7	14.13	12.95	1.18	0.25
3 hour	12.7	17.15	19.43	-	-
4.5 hour	10.4	21.06	29.14	-	-
6 hour	9.08	24.52	38.85	-	-
9 hour	7.51	30.42	58.28	-	-
12 hour	6.53	35.26	77.70	-	-
18 hour	5.28	42.77	116.55	-	-
24 hour	4.46	48.17	155.40	-	-
30 hour	3.87	52.25	194.25	-	-
36 hour	3.42	55.40	233.10	-	-
48 hour	2.76	59.62	310.80	-	-
72 hour	1.97	63.83	466.20	-	-
			Full volume	4.73	1.00
Notes:					
Inflow volume calculated	d using Equation 10	.1 (WSUD Guidelin	es: Chapter 10)		
Outflow volume calculat	ed using Equation	10.2 (WSLID Guidal	ines: Chanter 10)		

Geo-Environmental Solutions Pty Ltd - Site Assessment

15 Beechworth Road

Location

Label: 15 Beechworth Rd Sandy Bay

Easting: 528800
Northing: 5249230
Zone: 55

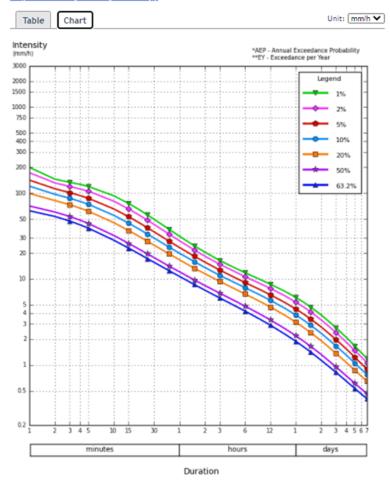
Latitude: Nearest grid cell: 42.9125 (S)
Longitude:Nearest grid cell: 147.3625 (E)



IFD Design Rainfall Intensity (mm/h)

Issued: 10 February 2021

Rainfall intensity for Durations, Exceedance per Year (EY), and Annual Exceedance Probabilities (AEP). FAQ for New ARR probability terminology



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Geo-Environmental Solutions Pty Ltd – Site Assessment

15 Beechworth Road

Location

15 Beechworth Rd Sandy Bay Label:

Easting: 528800 Northing: 5249230 Zone: 55

Latitude: Nearest grid cell: 42.9125 (S) Longitude: Nearest grid cell: 147.3625 (E)



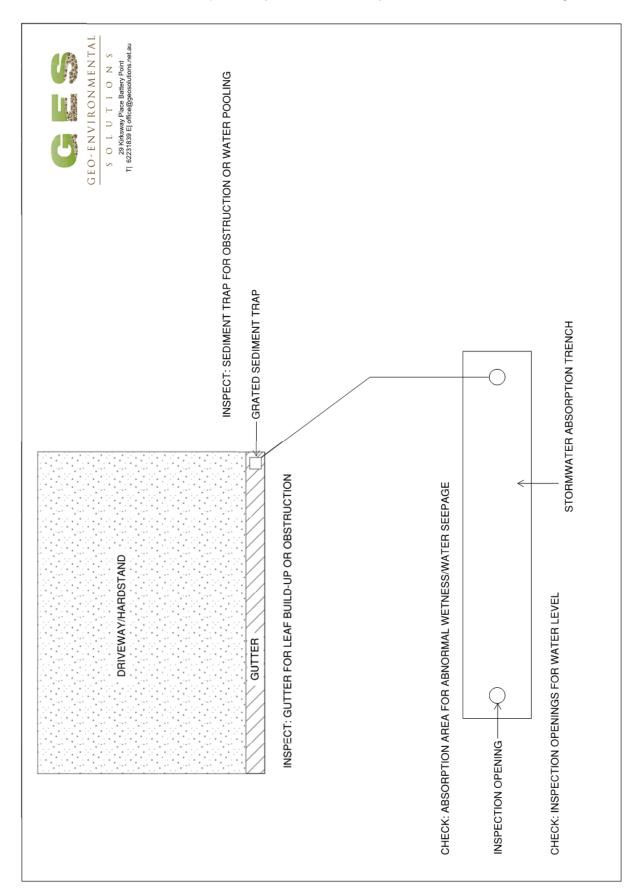
IFD Design Rainfall Intensity (mm/h)

Issued: 10 February 2021

Rainfall intensity for Durations, Exceedance per Year (EY), and Annual Exceedance Probabilities (AEP). FAQ for New ARR probability terminology

		Annu	ıal Exceed	ance Prob	pability (A	EP)	
Duration	63.2%	50%#	20%*	10%	5%	2%	1%
1 min	62.1	70.5	98.7	120	141	172	198
2 min	53.3	60.0	81.6	96.6	112	131	145
3 <u>min</u>	47.2	53.3	73.0	86.8	101	119	133
4 <u>min</u>	42.5	48.2	66.5	79.6	93.0	111	126
5 <u>min</u>	38.9	44.1	61.3	73.8	86.7	105	119
10 <u>min</u>	28.2	32.0	45.1	54.9	65.2	80.2	92.7
15 <u>min</u>	22.8	25.9	36.5	44.5	52.9	65.2	75.5
20 <u>min</u>	19.5	22.1	31.2	37.9	45.0	55.3	63.9
25 <u>min</u>	17.2	19.6	27.4	33.3	39.4	48.3	55.6
30 <u>min</u>	15.6	17.7	24.7	29.9	35.3	43.1	49.5
45 <u>min</u>	12.5	14.1	19.6	23.5	27.6	33.3	37.9
1 hour	10.7	12.1	16.7	19.9	23.2	27.8	31.4
1.5 hour	8.60	9.73	13.3	15.9	18.4	21.7	24.3
2 hour	7.40	8.38	11.5	13.6	15.7	18.4	20.5
3 hour	6.01	6.83	9.36	11.0	12.7	14.8	16.4
4.5 hour	4.89	5.58	7.68	9.07	10.4	12.2	13.5
6 hour	4.22	4.82	6.68	7.91	9.08	10.6	11.8
9 hour	3.40	3.90	5.47	6.51	7.51	8.85	9.87
12 hour	2.89	3.33	4.71	5.63	6.53	7.74	8.67
18 hour	2.26	2.62	3.75	4.52	5.28	6.32	7.13
24 hour	1.88	2.18	3.14	3.80	4.46	5.37	6.09
30 hour	1.61	1.87	2.70	3.29	3.87	4.68	5.32
36 hour	1.41	1.64	2.37	2.89	3.42	4.14	4.71
48 hour	1.13	1.32	1.91	2.33	2.76	3.34	3.81
72 hour	0.818	0.945	1.36	1.66	1.97	2.38	2.71
96 hour	0.642	0.740	1.06	1.29	1.52	1.82	2.07
120 hour	0.532	0.611	0.867	1.05	1.23	1.47	1.66
144 hour	0.456	0.523	0.737	0.885	1.03	1.23	1.38
168 hour	0.402	0.461	0.645	0.769	0.890	1.06	1.19

Note: # The 50% AEP IFD **does not** correspond to the 2 year Average Recurrence Interval (ARI) IFD. Rather it corresponds to the 1.44 ARI. * The 20% AEP IFD **does not** correspond to the 5 year Average Recurrence Interval (ARI) IFD. Rather it corresponds to the 4.48 ARI.



CERTIFICATI	E OF THE RESPONS	IBLE DESIG	GNER	Section 94 Section 106 Section 129 Section 155			
To:	Dr M & B Pritchard		Owner name	25			
	15 Beechworth Road		Address	Form 35			
	Sandy Bay	7005	Suburb/postcod				
Designer detail	s:						
Name:			Category:	Bld. Srvcs. Dsgnr			
	John-Paul Cumming			Hydraulic			
Business name:	Geo-Environmental Solutions	5	Phone No:	03 6223 1839			
Business address:	29 Kirksway Place						
	Battery Point	7004	Fax No:	N/A			
Licence No:	CC774A Email ad	ddress: office@g	geosolutions.net.au	ı			
Details of the p	roposed work:						
Owner/Applicant	Dr M & B Pritchard		Designer's pro	ject J2792			
Address:	15 Beechworth Road		Lot N	o: 237451/1			
	Sandy Bay	7005	5				
Type of work:	Building wo	rk 🔲	Plumbing worl	(X all applicable)			
Description of wor				new building / alteration /			
Description of the	Design Work (Scope, limitat	tions or evolusi	s c n b	ddltion / repair / removal / e-erection water / sewerage / tormwater / n-site wastewater nanagement system / nackflow prevention / other)			
Certificate Type:	Certificate		Responsible Pra				
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	☐ Building design		Architect or Build				
	☐ Structural design		Engineer or Civil	ngineer or Civil Designer			
	☐ Fire Safety design		Fire Engineer	e Engineer			
	☐ Civil design		Civil Engineer or	Civil Designer			
			Building Services	Designer			
	☐ Fire service design		Building Services				
	☐ Electrical design		Building Services Building Service				
	☐ Mechanical design ☐ Plumbing design			; Architect, Building			
			Designer or Eng				
	Other (specify)						
Deemed-to-Satisfy:		Performance S	olution: 🗷 (X the	e appropriate box)			
Other details:		•					
Onsite stormwater	retention						
Design documents provided:							

The following documents are provided with this Certificate -

Document description:			
Drawing numbers:	Prepared by: Geo-	-Environmental Solutions	Date: Feb-21
Schedules:	Prepared by:		Date:
Specifications:	Prepared by: Geo-	-Environmental Solutions	Date: Feb-21
Computations:	Prepared by:		Date:
Performance solution Onsite stormwater ret		p-Environmental Solutions	Date: Feb-21
Test reports:	Prepared by: Geo-	-Environmental Solutions	Date: Feb-21
Standards, codes	s or guidelines relied on in	design	
AS1547-2012 On-site	domestic wastewater management	nt.	
AS3500 (Parts 0-5)-20	013 Plumbing and drainage set.		
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			
Any other releva	nt documentation:		
rany carer reserva	nt doodinontation		
Starmourator Assess	rement 15 Beechwerth Bee	d Condy Boy Fob 31	
	ssment - 15 Beechworth Roa		
Stormwater Asses	ssment - 15 Beechworth Roa	d, Sandy Bay - Feb-21	
Form 55 for onsite	stormwater retention		
Attribution as de	signer:		
I John-Paul Cumming,	am responsible for the design of t	hat part of the work as desc	cribed in this certificate;
	lating to the design includes sufficuiding Act 2016 and sufficient detactions.		
This certificate confirm National Construction (is compliance and is evidence of s Code.	suitability of this design with	the requirements of the
_	Name: (print)	Signed	Date
Designer:	John-Paul Cumming	1	1 0/02/2021
Licence No:	CC774A]	
LICOTICO INC.	JU114A	1	

Assessment of Certifiable Works: (TasWater)

Note: single residential dwellings and outbuildings on a lot with an existing sewer connection are not considered to increase demand and are not certifiable.							
If you cannot check ALL of these boxes, LEAVE THIS SECTION BLANK.							
TasWater must then be contacted to determine if the proposed works are Certifiable Works.							
I confirm that the proposed works are not Certifiable Works, in accordance with the Guidelines for TasWater CCW Assessments, by virtue that all of the following are satisfied:							
X The works will not increase the demand for water supplied by TasWater							
The works will not increase or decrease the amount of sewage or toxins that is to be removed by, or discharged into, TasWater's sewerage infrastructure							
The works will not require a new connection, or a modification to an existing connection, to be made to TasWater's infrastructure							
X The works will not damage or interfere with TasWater's works							
x The works will not adversely affect TasWater's operations							
The work are not within 2m of TasWater's infrastructure and are outside any TasWater easement							
x I have checked the LISTMap to confirm the location of TasWater infrastructure							
x If the property is connected to TasWater's water system, a water meter is in place, or has been applied for to TasWater.							
Certification:							
I John-Paul Cumming being responsible for the proposed work, am satisfied that the works described above are not Certifiable Works, as defined within the <i>Water and Sewerage Industry Act 2008</i> , that I have answered the above questions with all due diligence and have read and understood the Guidelines for TasWater CCW Assessments. Note: the Guidelines for TasWater Certification of Certifiable Works Assessments are available at: www.taswater.com.au							
Name: (print) Signed Date							
Designer: John-Paul Cumming 10/02/2021							
PSS John Paul Cumming							

: Dr M & B Pritcha								21
	Dr M & B Pritchard				Owner /Agent			
15 Beechworth R	15 Beechworth Road				Address	Form	55)
Sandy Bay	Sandy Bay 7005			Suburb/postcode				
on details:								
John-Paul Cumm	John-Paul Cumming]				
29 Kirksway Plac	29 Kirksway Place				Phone No:	03	6223 18	39
Battery Point				04	Fax No:			
AO999	Email address:	j	cum	ming	@geosolutio	ns.net	.au	
				Directo	or's Determination -	Certifica		
Geo-technical Re	Direct by Qu			or's Determination alified Persons for	 Certifica 			
k:								
15 Beechworth R	Road]	Lot No:		
Sandy Bay			700)5	Certificate of	title No:	237451	/1
Stormwater desi	gn				certified) Assessable item - a material; - a design - a form of col - a document - testing of a c	includes - nstruction componer umbing s	- it, building vstem	ıg
tails:								
Sch Dete Qua			nedule 1 of the Director's termination - Certificates by alified Persons for					
building work,		,	,			,	work 🛚	
oi	a building, te	mp	orary	struct	ture or plumbin	g install	ation: □	
	John-Paul Cumn 29 Kirksway Place Battery Point AO999 Certified Profess Scientist (CPSS Geo-technical Reference of the second	John-Paul Cumming 29 Kirksway Place Battery Point AO999 Email address: Certified Professional Soil Scientist (CPSS stage 2) Geo-technical Reports *k: 15 Beechworth Road Sandy Bay Stormwater design in relation to the above assessable item building work, plumbing work of	John-Paul Cumming 29 Kirksway Place Battery Point AO999 Email address: Certified Professional Soil Scientist (CPSS stage 2) Geo-technical Reports *k: 15 Beechworth Road Sandy Bay Stormwater design tails: Stormwater design in relation to the above assessable item, a building work, plumbing work or por	John-Paul Cumming 29 Kirksway Place Battery Point AO999 Email address: jcum Certified Professional Soil Scientist (CPSS stage 2) Geo-technical Reports *k: 15 Beechworth Road Sandy Bay Stormwater design tails: Stormwater design in relation to the above assessable item, at any building work, plumbing work or plumb or	John-Paul Cumming 29 Kirksway Place Battery Point AO999 Certified Professional Soil Scientist (CPSS stage 2) Geo-technical Reports (describly Qualitems) k: 15 Beechworth Road Sandy Bay To05 Stormwater design (describly Qualitems) (describly Qualitems)	John-Paul Cumming 29 Kirksway Place Battery Point AO999 Email address: Journming@geosolutic Gertified Professional Soil Scientist (CPSS stage 2) Geo-technical Reports Journalised Persons for Items Geo-technical Reports Journalised Persons for Items Geo-technical Reports Journalised Persons for Items Certificate of Stormwater design Gescription from Column Organization by Qualified Persons for Items Stormwater design Gescription from Column Organization by Qualified Persons for Items Stormwater design Gescription from Column Organization of the Certified) Assessable Item - a material; - a design - a form of column organization of the Certified) - an inspection from Column organization of the Certified organization of the Certified organization of the Certified organization or Certification or	John-Paul Cumming 29 Kirksway Place Battery Point AO999 Email address: jcumming@geosolutions.net (description from Column 3 of the Director's Determination - Certificat by Qualified Persons for Assessable Items) (description from Column 4 of the Director's Determination - Certificat by Qualified Persons for Assessable Items) (description from Column 4 of the Director's Determination - Certificat by Qualified Persons for Assessable Items) (description of the assessable Items) (description of the assessable Item includes - a material; a design - a form of construction - a document - Itesting of a component system or pulmbing in stallation or demolition or	John-Paul Cumming 29 Kirksway Place Battery Point AO999 Email address: jcumming@geosolutions.net.au Certified Professional Soil Scientist (CPSS stage 2) Geo-technical Reports Geo-technical Reports Certificate Persons for Assessable Items Certificate Persons for Assessable Item being certificates by Qualified Persons for Assessable Items Certificate of title No: 237451 Stormwater design Certificate of title No: 237451 Assessable Item includes — a form of construction — a design — a form of construction — a a design — a form of construction — a material; — a design — a form of construction — a inspection, or assessment, performed Certificate of title No: 237451 (description from Column 1 of Schedule 1 of the Director's Determination - Certificates by Qualified Persons for Assessable Items n) (description from Column 1 of Schedule 1 of the Director's Determination - Certificates by Qualified Persons for Assessable Items n) in relation to the above assessable item, at any stage, as part of - (tick one) building work, plumbing work or plumbing installation or demolition work in relation or demolition work

In issuing this certificate the following matters are relevant -

Documents: The attached Stormwater report for the adress detailed above in 'details

of work'.

Relevant

calculations: Reference the above report.

References: AS2870-2011 residential slabs and footings

AS1726-2017 Geotechnical site investigations

CSIRO Building technology file - 18.

Substance of Certificate: (what it is that is being certified)

Stormwater design

Scope and/or Limitations

The classification applies to the site as inspected and does not account for future alteration to foundation conditions as a result of earth works, drainage condition changes or variations in site maintenance.

I, John-Paul Cumming certify the matters described in this certificate.

Qualified person:

Signed:

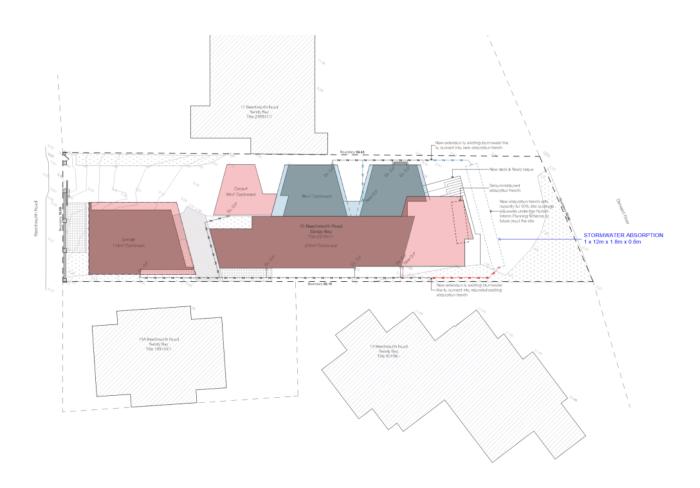
J2792

Date:

10/02/2021



Page 170 **ATTACHMENT B**





STORMWATER CONCEPT PLAN LEGEND

Stormwater system:

All stormwater overflow to be retained onsite Existing stormwater trench to be decommissioned. New absorption trench to be installed

Absorption trench 22.5m² 1 x 12.5m x 1.8m x 0.5m Min 1.5m from foundations or boundaries

Grated stormwater pit connected to proposed driveway

Refer to GES letter







PROPOSED STORMWATER CONCEPT PLAN ALTERATIONS & ADDITONS FOR MICHAEL & BIANCA PRITCHARD 15 BEECHWORTH ROAD, SANDY BAY

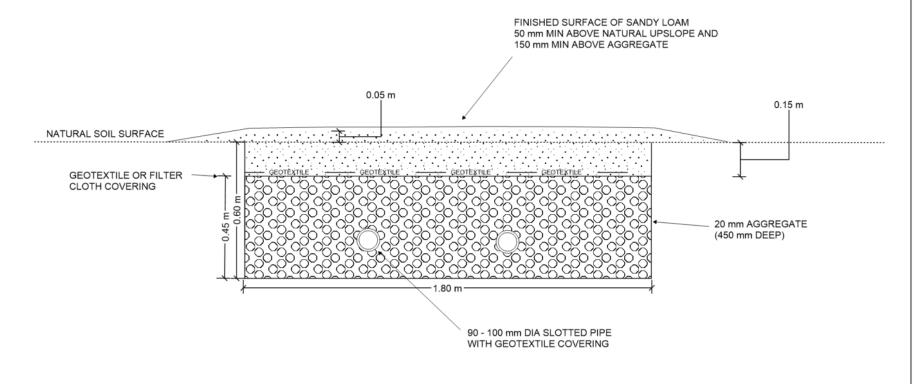


Design notes:

- 1.Absorption bed dimensions of up to 20m long by 0.60m deep by 1.8m wide
- total storage volume calculated at average 35% porosity.
- 2. Base of bed to be excavated level and smearing and compaction avoided.
- 3.90-100mm slotted pipe should be placed in the top 100mm of the 20mm aggregate
- 4.Geotextile or filter cloth to be placed over the pipe to prevent clogging of the pipes and aggregate
- Construction on slopes up to 20% to allow trench depth range 600mm upslope edge to 400mm on down slope edge.
- 6.All works on site to comply with AS3500 and Tasmanian Plumbing code.



29 Kriksway Place, Battery Point
T| 62231839 E| office@geosolutions.net.au



Do not scale from these drawings.
Dimensions to take precedence
over scale.

Geo-Environmental	Solutions
Stormwater trench	

Page 172 ATTACHMENT B



RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

VOLUME	FOLIO	
237451	1	
EDITION	DATE OF ISSUE	
5	09-Jan-2018	

SEARCH DATE : 17-Jan-2018 SEARCH TIME : 01.23 PM

DESCRIPTION OF LAND

City of HOBART Lot 1 on Plan 237451 Derivation: Parts of 34A-1R-0Ps and 2 Acres Gtd to H. Bowcher and C.S. Parsons respectively. Prior CT 3559/82

SCHEDULE 1

M668373 TRANSFER to BIANCA ROSE LANGHAM PRITCHARD Registered 09-Jan-2018 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any E112080 MORTGAGE to National Australia Bank Limited Registered 09-Jan-2018 at 12.02 PM

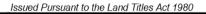
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



FOLIO PLAN

RECORDER OF TITLES





ANNEXURE TO CERTIFICATE OF TITLE

VOL. FOL. 3559 82

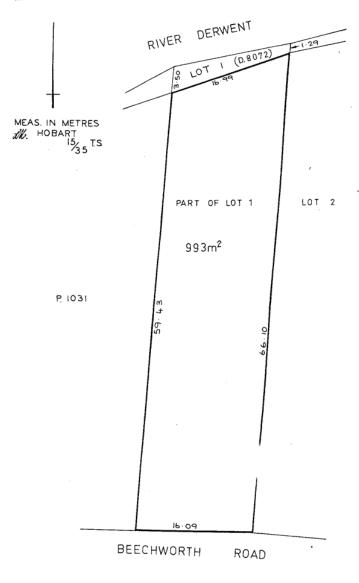
REGISTERED NUMBER

237451

ACTING DEPUTY Recorder of Titles



Lot 1 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register.



Search Date: 17 Jan 2018

Search Time: 01:23 PM

Volume Number: 237451

Revision Number: 01

Page 1 of 1

Planning: #221060		
Property		
15 BEECHWORTH ROAD SAN	DY BAY TAS 7005	
People		
Applicant		
* Lead Architects		
Stuart Smith 2/8A Evans Street		
HOBART TAS 7000 0417580050		
stuart@lead.com.au		
Owner *		
Michael Pritchard 15 Beechworth Road SANDY BAY TAS 7005 0438 379 454		
mbpritch1@mac.com		
Owner *		
Bianca Pritchard 15 Beechworth Road SANDY BAY TAS 7005 0400290575 biancalp@me.com		
Entered By STUART SMITH 2 / 8 A EVANS STREET HOBART TAS 7000 0417 580 050 stuart@lead.com.au		
Use		
Single dwelling		
Details		
Have you obtained pre application	n advice?	
• ¬Yes		

Page 175
ATTACHMENT B

If YES please provide the p	re application advice number	r 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.					
• a No					
Is the application for SIGNA number of signs under Othe *		ter \$0 in the cost of develo	pment, and you must enter the		
• no					
If this application is related	to an enforcement action plea	ase enter Enforcement Nu	ımber		
Details					
What is the current approve	ed use of the land / building(s)	?			
Single Dwelling Residence					
Please provide a full descri swimming pool and garage	ption of the proposed use or (development (i.e. demoliti	on and new dwelling,		
Alterations and additions to	existing residence				
Estimated cost of developn	nent				
400000.00					
Existing floor area (m2)	Proposed floor area	` '	a (m2)		
384.00	446.00	993			
Carparking on Site		N/A			
Total parking spaces	Existing parking spaces	Other (no selection			
4	4	chosen)			
Other Details					
Does the application includ	le signage?				
*					
n No					
How many signs, please en involved in this application?					
0					
Tasmania Heritage Register Is this property on the Tasmanian Heritage Register? • No					
Documents					
Required Documents					
Title (Folio text and Plan and Schedule of Easements)					
* Title - 15 Beechworth Rd. Sandy Bay.pdf Plans (proposed, existing)					
* 20047 - 15 Beechworth Rd DA drawings.pdf					
Supporting Documents					
Concept Servicing Plan J183025PH - SK-H-01 - sign Planning Compliance Report	ned.pdf				

Item No. 7.2.1

Agenda (Open Portion) City Planning Committee Meeting - 29/3/2021

Page 176 **ATTACHMENT B**

20047 - 15 Beechworth Road Planning Compliance Report.pdf GES - Coastal Vulnerability Assessment

GES - Coastal Vulnerability Assessment - 15 Beechworth Road_DL Update.pdf

7.2.2 10/15 HUNTER STREET, HOBART - PARTIAL DEMOLITION, ALTERATIONS AND EXTENSION PLN-21-69 - FILE REF: F21/24658

Address: 10/15 Hunter Street, Hobart

Proposal: Partial Demolition, Alterations and Extension

Expiry Date: 8 May 2021

Extension of Time: Not applicable

Author: Richard Bacon

RECOMMENDATION

That pursuant to the *Hobart Interim Planning Scheme 2015*, the City Planning Committee, in accordance with the delegations contained in its terms of reference, approve the application for a partial demolition, alterations and extension at 10/15 Hunter Street Hobart TAS 7000 for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

GEN

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-21-69 - 10/15 HUNTER STREET HOBART TAS 7000 - Final Planning Documents except where modified below.

Reason for condition

To clarify the scope of the permit.

ENG sw1

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

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.

ENG₁

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.

ENV₁

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

Advice:

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

Reason for condition

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

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.

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.

Attachment A: PLN-21-69 - 10/15 HUNTER STREET HOBART

TAS 7000 Planning Committee or Delegated

Report $\mbox{\ }\mbox{\ }$

Attachment B: PLN-21-69 - 1015 HUNTER STREET HOBART

TAS 7000 - CPC Agenda Documents J. 🖀

Attachment C: PLN-21-69 - 10/15 HUNTER STREET HOBART

TAS 7000 - Planning Referral Officer Cultural

Heritage Report I



APPLICATION UNDER SULLIVANS COVE PLANNING SCHEME 1997

Type of Report: Committee

Committee: 29 March 2021

Expiry Date: 8 May 2021

Application No: PLN-21-69

Address: 10 / 15 HUNTER STREET, HOBART

Applicant: Mark Drury (Mark Drury & Partners Pty Ltd Architects)

Studio @ 3 Star Street, Sandy Bay

Proposal: Partial Demolition, Alterations and Extension

Representations: Four

Performance criteria: Urban Form Schedule, Demolition Schedule

1. Executive Summary

- 1.1 Planning approval is sought for a partial demolition, alterations and extension at 10/15 Hunter Street Hobart TAS 7000.
- 1.2 More specifically the proposal includes the following works to dwelling 10 which is on the third level of the existing building fronting Hunter Street:
 - minor extensions to two bedrooms and the living room into part of the adjoining deck area; and
 - · partial infill of the existing deck facing Hunter Street.
- 1.3 The proposal relies on performance criteria to satisfy the following standards and codes:
 - 1.3.1 Urban Form Schedule Plot Ratio
 - 1.3.2 Demolition Schedule Demolition
- 1.4 Four representations objecting to the proposal were received within the statutory advertising period between the 23rd February and 10th March 2021. The representation period for hand delivered neighbours letters further extended from the 2nd March to the 17th March 2021.
- 1.5 The proposal is recommended for approval subject to conditions.

Page 182
ATTACHMENT A

1.6 The final decision is delegated to the Committee, because four representations have been received.

2. Site Detail

- 2.1 The site is within the Sullivans Cove Mixed Use 2.0 Activity Area under the Sullivans Cove Planning Scheme 1997, it is a residential apartment in an apartment complex at 15 Hunter Street.
- 2.2 The site was visited dated the 10th February 2021.



Figure 1 above: location plan.

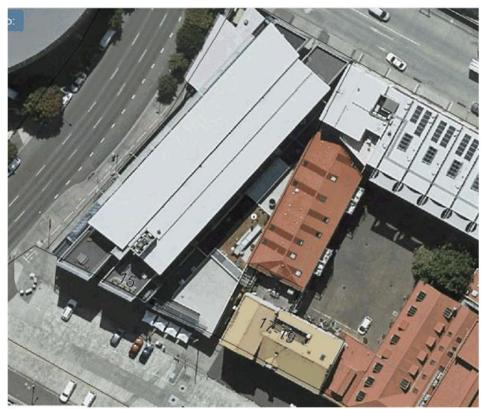


Figure 2 above: aerial photograph with dwelling 10 (third level of the main building) to the right hand side of the frontage to Hunter Street.



Figure 3 above: Hunter Street view. Dwelling 10 is on the third level, to the right hand side of the tall section of the building, bordered in red.



Figure 4 above: Hunter Street view. Dwelling 10 is on the third level, to the right hand side of the tall section of the building, bordered in red.

3. Proposal

- 3.1 Planning approval is sought for a partial demolition, alterations and extension at 10/15 Hunter Street Hobart TAS 7000.
- 3.2 More specifically the proposal is for:
 - · dwelling 10 is on the third level of the existing building fronting Hunter Street;
 - the proposal is for minor extensions to two bedrooms and the livingroom into part of the adjoining deck area;
 - there would be partial infill of the existing deck facing Hunter Street.

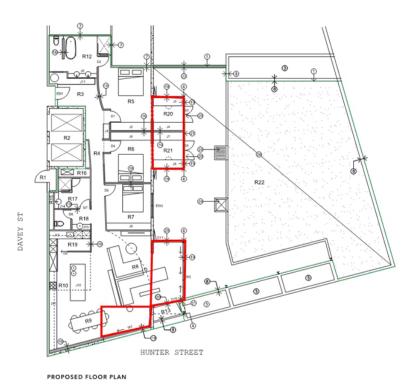


Figure 5: Proposed site plan, with the proposed works bordered (approximately) in red. Hunter Street is on the bottom of the image.

4. Background

4.1 There have been numerous previous applications and approvals for works in and around No.15 Hunter Street. There appears no previous applications or approvals with regard to the subject site dwelling 10/15 Hunter Street on Council's records (Trim).

5. Concerns raised by representors

5.1 Four representations objecting to the proposal were received within the statutory advertising period between the 23rd February and the 10th March 2021. The representation period for hand delivered neighbours letters further extended from the 2nd March to the 17th March 2021.

5.2 The following table outlines the concerns raised in the representations received. Those concerns which relate to a discretion invoked by the proposal are addressed in Section 6 of this report.

Visual impact on appearance of facade

-My representation concerns only the proposed infill of the existing roofed deck on the Hunter Street facade as indicated by the blue hatched area on Strata Plan DA 01;

-Whilst this item physically forms a small part of the development as a whole, I believe that including it in the approval would have significant ramifications for the Hunter Street Facade in general;

I would make two points:

1 This facade is perhaps the most important in the whole building as it forms part of what is probably one of the most photographed streetscapes in the whole of the hobart waterfront.

I have no doubt that at the time of the original construction, the architect would have placed enormous emphasis on this, particularly to reduce the appearance of mass of this side of the building.

This can obviously be seen in the judicious use of small sandstone block facing, the central full height recessed entrance and, in particular, the clever use of eccentric fenestrations forming the balconies which allow cross flow ventilation through the apartments. This Application seeks to internalise the balcony by enclosing it with a glass window and removing the current sliding doors and glass banels.

In my opinion the effect of a glass panel at the very front wall of this facade would be to give a reflection totally at odds with the other openings, and much more of the appearance of a solid wall.

This would, I believe, have an effect totally out of proportion to its actual size.

- 2 Should this small infill be allowed it would form a significant precedent for future similar applications resulting in piecemeal additions over time, to this very important feature both of the building and the waterfront.
- -I wish to object to what appears to be the closing in of the existing roofed balcony facing Hunter Street. This will mean it will be the only window on the very front of the building which will totally change the overall appearance of the apartments from the docks.

 Also any future requests from apartment owners on this important

aspect wishing to do the same would be difficult for Council to refuse.

-My representation is purely in regard to the closing in of the balcony area facing Hunter Street, with glass.

I am not opposed to any other changes regarding the application.

My reasoning for the objection:

a. If this balcony is enclosed with glass it would be the only apartment that faces Hunter Street with the said enclosure.

Thus it would detract from the overall appearance of the Hunter Street façade.

- b. If approved it would set a precedent for ad hoc changes to balconies and deck areas by other owners.
- c. The visual characteristics of the façade need to be maintained to protect not only the appearance of the building but also the integrity of the investment made by all owners.

The visual impact may detract from the visual appearance of the façade, especially if it should be too noticeable as an addition, particularly with relation so the symmetry of the building.

Other:

Perhaps it could be a unified addition to all of the privately owned waterfront apartments.

5.3 It is noted that under Schedule 2 Urban Form under the Sullivans Cove Planning Scheme 1997, Clause 23.7.1 'Building Surfaces' for 'Permitted Buildings' states as follows:

(Hunter Street is identified as a 'Primary Space' under Figure 7 of the Planning Scheme).

- Surfaces must be primarily masonry.
- A maximum allowable void of 50 percent is permissible in all street frontage elevations.
- Surfaces of facades to primary space must comprise high quality finishes that reinforce the status as a primary building frontage.
- The proposal is for the infill of one of a number of decks over the upper levels of the building on the Hunter Street facade. The proposal is not considered to change the degree of compliance of the Hunter Street facade with the permitted criteria under Clause 23.7.1. The proposal is considered to comply with Clause 23.7.1 as a permitted work.

6. Assessment

- 6.1 The Sullivans Cove Planning Scheme 1997 is a performance based planning scheme. This approach recognises that there are in many cases a number of ways in which a proposal can satisfy desired environmental, social and economic standards. In some cases a proposal will be 'permitted' subject to specific 'deemed to comply' provisions being satisfied. Performance criteria are established to provide a means by which the objectives of the planning scheme may be satisfactorily met by a proposal. Where a proposal relies on performance criteria, the Council's ability to approve or refuse the proposal relates only to the performance criteria relied on.
- The site is located in the Sullivans Cove Mixed Use 2.0 Activity Area of the Sullivans Cove Planning Scheme 1997.
- The existing and proposed use is a dwelling. The existing use is a permitted use in the Activity Area. The proposed use is a permitted use in the Activity Area.
- 6.4 The proposal has been assessed against:
 - 6.4.1 Parts A and B Strategic Framework
 - 6.4.2 Part D Clause 16.3.1 Activity Area Controls
 - 6.4.3 Part E Schedule 1 Conservation of Cultural Heritage Values
 - 6.4.4 Part E Schedule 2 Urban Form
 - 6.4.5 Part E Schedule 7 Demolition
- The proposal relies on the following performance criteria to comply with the applicable standards:
 - 6.5.1. Urban Form Schedule:

Plot Ratio - clause 23.6.2

6.5.2 Demolition Schedule:

Demolition - clause 28.3.1

6.6 Each performance criterion is assessed below.

- 6.7 Demolition Part E Clause 28.3.1
 - 6.7.1 There is no acceptable solution for 28.3.1, with all demolition being discretionary.
 - 6.7.2 The proposal includes minor demolition works in conjunction with alterations and extension.
 - 6.7.3 There is no acceptable solution; therefore assessment against the performance criterion is relied on.
 - 6.7.4 The performance criteria 'Matters to be Considered' under Clause 28.6 provides as follows:

In considering any proposal for demolition, the Planning Authority shall give regard to the following matters:

- The impact of the proposed demolition on the character of the Activity Area;
- The impact of the proposed demolition on the cultural heritage values of the Cove;
- The need to avoid creation of vacant sites and 'lost space' in the Cove.
- 6.7.5 The proposed demolition would be of relatively minor scale and would facilitate the domestic scale alterations and extension to an existing dwelling.

The works would be on the third level of a large existing contemporary mixed use building. The proposal includes facade works where an existing deck would be partially infilled. The replacement window would be partially inset from the building facade. Otherwise, the works are likely to be largely out of sight of the immediate section of Hunter Street, with minimal visual impact on the wider waterfront surroundings.

The proposal is considered acceptable in terms of 'Matters to be Considered', having regard to likely impact on the character and amenity of the surrounding area.

- 6.7.6 The proposal complies with the performance criterion.
- 6.8 Urban Form Part E Clause 23.6.2
 - 6.8.1 The acceptable solution at clause 23.6.1B states a plot ratio of 2.5 where the height limit of 12 metres applies under Figure 8.

- 6.8.2 The proposal includes minor extension to a building and site with an estimated plot ratio in the region of 2.9.
- 6.8.3 The proposal does not comply with the acceptable solution; therefore assessment against the performance criterion is relied on.
- 6.8.4 The performance criterion at clause 23.6.2 provides as follows:

Development which cannot satisfy the 'deemed to comply' provisions' of Clause 23.6.1 may be approved at the discretion of the Planning Authority taking into consideration the Objectives in Clause 23.2. Such development includes:

- Any new buildings or works adjacent to a Place of Cultural
 Significance and which are not more prominent in the streetscape by
 strong contrast of scale, height, colour and tone with the buildings
 constructed on the place, and, which are not detailed in a manner
 which is similar to buildings of cultural significance or which adopts
 an "historic" appearance.
- Works undertaken in accordance with a Conservation Plan approved by the Planning Authority where required and/or provided.

Objectives under Clause 23.2 states as follows.

The following objectives apply to the application of this Schedule:

- The traditional urban pattern of Sullivans Cove is to be conserved. A
 contemporary adaptation is to be created in
 development/redevelopment areas.
- Views to Sullivans Cove along primary spaces are to be retained, especially to the River Derwent.
- Views over the land bounded by Tasman Highway, Brooker Avenue and Liverpool Street from the City and Wapping to the Domain and from the Domain and Tasman Highway to the City are to be retained.
- Expression of the Wall of the Cove is to be encouraged where possible.
- The bulk and height of buildings must reflect the natural topography of the Sullivans Cove Planning Area, the amphitheatre sloping down to the Cove and the Macquarie Street and Regatta Point Ridges.
- A diversity of building heights and volumes will be encouraged within this over-riding pattern, but buildings must have a respectful

- relationship to each other and to buildings of identified cultural significance within a street.
- New buildings must not be individually prominent in terms of contrast with neighbouring buildings by being significantly higher or having a larger apparent size when viewed in street elevation.
- New buildings should facilitate the creation of 'secondary spaces' on lots in the Cove. Such spaces should be encouraged where they demonstrably create useable pedestrian environments and facilitate pedestrian movement and views.
- New urban gardens are to be encouraged in secondary spaces only.
- On the land bounded by the Tasman Highway, Brooker Avenue and Liverpool Street the landscaping should reflect the variety of garden areas and parkland styles that exist in the immediate surrounding area and that mark the transition to the Domain.
- 6.8.5 As stated, the estimated plot ratio of the site is in the region of 2.9. The proposal would amount to domestic scale works with a relatively minor increase to existing floor area over the seven level complex.

The adjacent site at Nos. 17-19 Hunter Street is listed under the Planning Scheme and well as being on the Register of the Tasmanian Heritage Council (as is the subject site).

The proposed works would be relatively minor in scale and unlikely to result in any excessive or adverse impact on the character of the adjacent property.

The Tasmanian Heritage Council has issued a 'Notice of Interest' under THC Works Reference 6486 dated the 10th February 2021, and provides notice that it has no interest in the discretionary permit application.

Council's Senior Cultural Heritage Officer raises no objection to the proposal and makes the following comment.

This application is for works to a place that is adjacent to Place of Cultural Significance as described in Table 1. The building is for internal alterations and the demolition of an external balcony and reconfiguration and the conversion of outdoor balcony space to be indoor space.

The works are also in a place of Archaeological Sensitivity but no excavation is involved, therefore clause 22.6 of the Sullivans Cove Planning Scheme 1997 does not apply.

The works are to a building not included in Table 1. Clause 22.5.4 for permitted 'buildings or works' applies and states:

'Permitted' 'Building or Works'

'Building or works' on other land within the planning area is 'permitted' in respect to this Schedule where it can be demonstrated that the following 'deemed to comply' standards can be met:

For 'building or works' on sites adjacent (as defined in clause 22.3) to a place of cultural significance:

- The height of 'building or works' adjacent to places of cultural significance must not exceed that of any building on the place, at a distance of less than 10 (horizontal) metres from the building; and
- The area of the facade of any new 'building or works' must not exceed that of the facade of an adjacent place of cultural significance by a factor of 2.

Both dot points are satisfied as the works are within the existing building, do not increase or exceed the height of the existing or adjacent building and the new facade works (limited to enclosed balcony spaces) do not exceed the facade of the adjacent place of heritage value.

The proposal is assessed as being permitted 'Buildings or Works' in respect to clause 22.5.4 of the Schedule 1 - Conservation of Cultural Heritage Values of the Sullivans Cove Planning Scheme 1997.

No conditions of permit are required.

The proposal is considered reasonably consistent with the Performance Criterion and the Objectives.

6.8.6 The proposal complies with the performance criterion.

7. Discussion

- 7.1 Planning approval is sought for a partial demolition, alterations and extension at 10/15 Hunter Street Hobart TAS 7000.
- 7.2 The application was advertised and received four representations. The representations raised concerns regarding the proposed infill of the existing roofed deck on the Hunter Street facade.
- 7.3 The proposal has been assessed against the relevant provisions of the planning scheme and is considered acceptable.

- 7.4 The proposal has been assessed by other Council officers, being the Council's Development Engineer and Senior Cultural Heritage Officer. The officers have raised no objection to the proposal, subject to conditions.
- 7.5 The applicant has granted an extension of time to allow Council consideration of the proposal.
- 7.6 The proposal is recommended for approval.

8. Conclusion

The proposed partial demolition, alterations and extension at 10/15 Hunter Street Hobart TAS 7000 satisfies the relevant provisions of the *Hobart Interim Planning Scheme 2015*, and as such is recommended for approval.

9. Recommendations

That:

Pursuant to the *Hobart Interim Planning Scheme 2015*, the City Planning Committee, in accordance with the delegations contained in its terms of reference, approve the application for a partial demolition, alterations and extension at 10/15 Hunter Street Hobart TAS 7000 for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

GEN

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-21-69 - 10/15 HUNTER STREET HOBART TAS 7000 - Final Planning Documents except where modified below.

Reason for condition

To clarify the scope of the permit.

ENG sw1

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

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.

ENG₁

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.

ENV₁

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

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

Reason for condition

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

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.

STORM WATER

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



(Richard Bacon)

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

(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: 18 March 2021

Attachment(s):

Attachment B - CPC Agenda Documents

Attachment C - Planning Referral Officer Cultural Heritage Report

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And the second
Applicant
Mark Drury & Drury & Amp; Partners Pty Ltd Architects
Mark Drury Studio @ 3 Star Street, Sandy Bay
Hobart TAS 7005 0418124618
nark@markdruryarchitect.com.au
Owner
k
John & Suesanne Huizing
c/o Blue Edge Property
HOBART TAS 7000
0418329796 ohn huizing@blueedgeproperty.com.au
50 51 1 7
Entered By MARK PHILLIP DRURY
0418124618
nark@markdruryarchitect.com.au
(se
Multiple dwellings
raunipie uvenings
petails
lave you obtained pre application advice?
• No
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 roperty you MUST include signed confirmation from the owner that they are aware of this application.
• aNo
the application for SIGNAGE ONLY? If yes, please enter \$0 in the cost of development, and you must enter the

*			
• "No			
fthis application is related	d to an enforcement action ple	ease enter E	Enforcement Number
Details			
What is the current approv	ved use of the land / building(s	s)?	
Apartments			
Please provide a full desc swimming pool and garag		developme	ent (i.e. demolition and new dwelling,
Proposed alterations & ad	lditions		
Estimated cost of develop	ement		
75000.00			
Existing floor area (m2)	Proposed floor are	a (m2)	Site area (m2)
150.00	179.37		372
Carparking on Site			
,		N/A	
Total parking spaces	Existing parking spaces		
2	2	chosen)	<u></u>
Other Details			
Does the application inclu	ide signage?		
No			
How many signs, please of involved in this application			
0			
Tasmania Heritage R Is this property on the Tas Register?	0		
Documents			
Required Document	s		
Title (Folio text and Plan and	l Schedule of Easements)		
* HUIZING CofT.pdf			
Plans (proposed, existing)			
* 21.pdf			
Drawindg Code Schedules	la Sahad 15 1 21 dags comundf		

Enquiries to: City Planning Phone: (03) 6238 2715

Email: coh@hobartcity.com.au

PAYMENT SUMMARY

ABN: 39 055 343 428

PLEASE NOTE: Payments can **only** be made via Council's online development portal payment gateway or by calling Customer Services on (03) 6238 2190.

05/02/2021

YOUR REFERENCE ONLY: HUZ 01

Mark Drury

To: Studio @ 3 Star Street, Sandy Bay

Hobart TAS 7005

Description	Amount
Planning Permit Fee	\$ 350.00
Planning Permit Advertising Fee*	\$ 300.00
Total [*] :	\$ 650.00
Includes GST of:	\$ 27.27

Tax Receipt will be issued on payment.

Zero Davey Apartments

Proposed Alterations & Additions to Apartment 10

Level 3, Zero Davey Street, Hobart

Drawing Schedule

DA00 Locality plan and index page

DA01 Site plan

DA02 Existing floor plan

DA03 Proposed demolition works floor plan

DA04 Proposed floor plan

DA05 Existing elevations

DA06 Proposed elevations

Zero Davey Apartments

Proposed Alterations & Additions to Apartment 10

Second floor, Zero Davey Street, Hobart

Room/Space Identification Schedule

- R1 Common corridor to apartments
- R2 Common passenger lifts to apartments
- R3 Apartment entry space
- R4 Gallery
- R5 Bedroom 1
- R6 Bedroom 2
- R7 Bedroom 3
- R8 Living room
- R9 Dining room
- R10 Kitchen
- R11 Bathroom/Laundry
- R12 Ensuite
- R13 Balcony
- R14 Terrace
- R15 Rising service duct 1
- R16 Rising service duct 2
- R17 Bathroom
- R18 Powder room
- R19 Laundry/scullery
- R20 Robe alcove 1
- R21 Robe alcove 2
- R22 Private open space area

Zero Davey Apartments

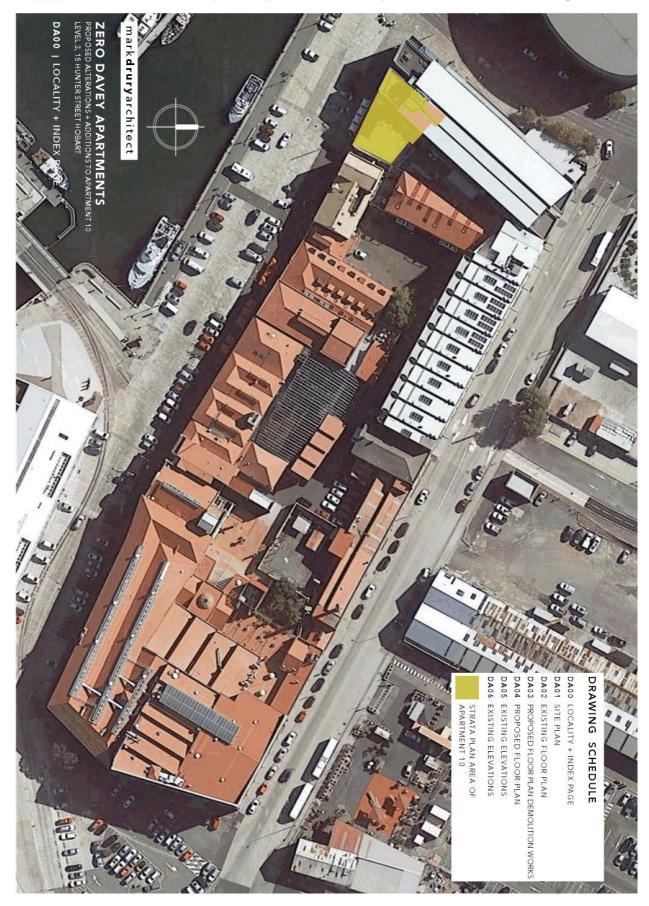
Proposed Alterations & Additions to Apartment 10

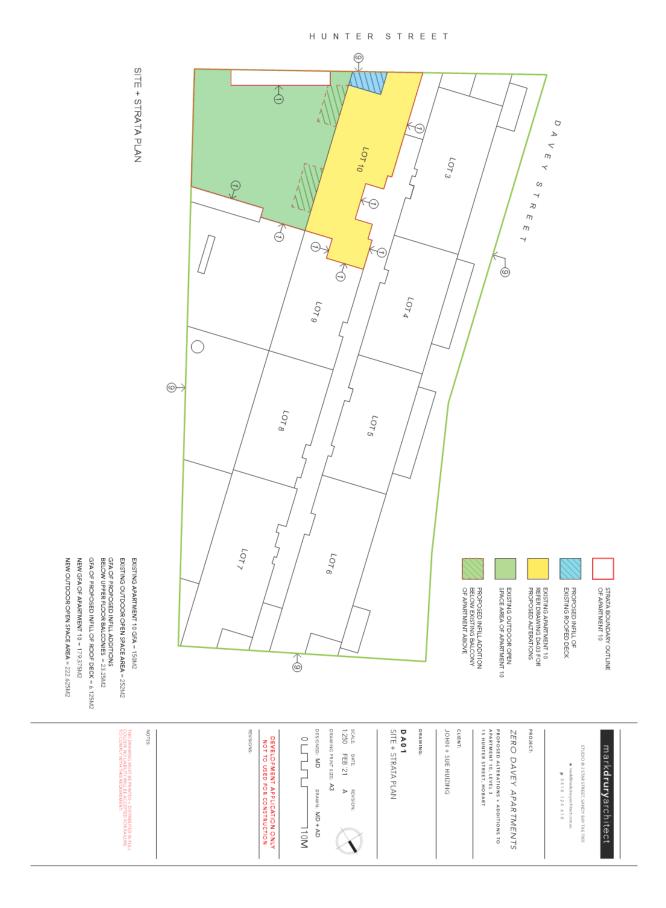
Level 3, Zero Davey Street, Hobart

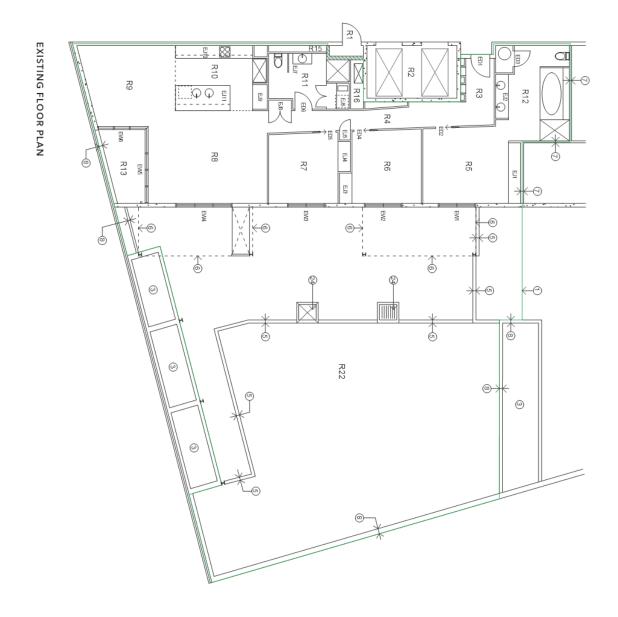
Schedule to codes on drawings DA01 - DA06 inclusive

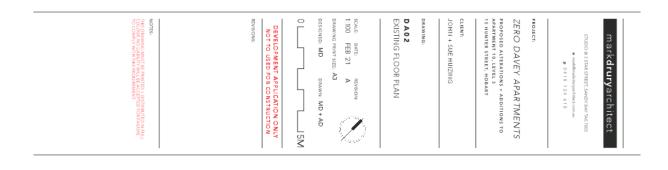
- 1. Existing stratum title boundary line refer to drawing DA01.
- 2. Existing open space area.
- 3. Open void/open duct
- 4. Existing structural steel column.
- 5. Existing rendered block landscaping wall.
- 6. Line of existing concrete balcony above.
- 7. Existing shared tenancy wall.
- 8. Existing balustrade wall.
- 9. Existing overall site title boundary line.
- 10. Remove existing interior wall.
- 11. Remove existing fenestration.
- 12. Remove existing door.
- 13. Remove existing joinery.
- 14. Remove existing plumbing fixtures.
- 15. Remove section of existing exterior wall.
- 16. Proposed new partition wall.
- 17. Proposed new joinery.
- 18. Proposed new/relocated plumbing fixture.
- 19. Proposed fenestration.
- 20. Proposed glazed doors.
- 21. Proposed infill exterior wall, 9mm compressed sheet paint finished to approved colour.
- 22. Proposed rendered block landscaping wall relocation.
- **23.** Remove existing rendered block landscaping wall that has encroached strata title boundary.
- 24. Ventilation riser ducts from tenancy below.

- **25**. Existing freestanding mesh enclosure to be removed.
- **26.** Proposed landscaping over existing tiled and crushed rock private open space area.

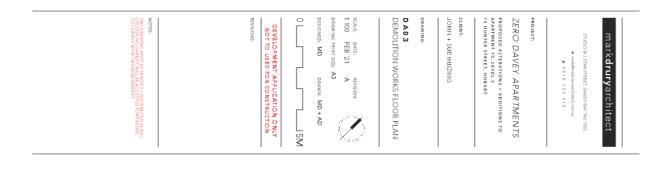


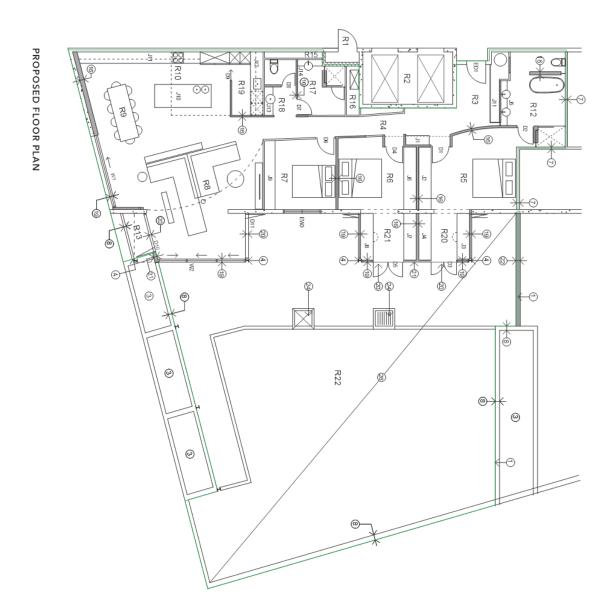


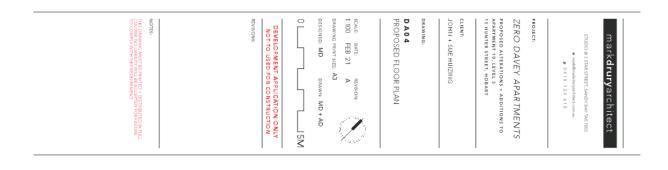


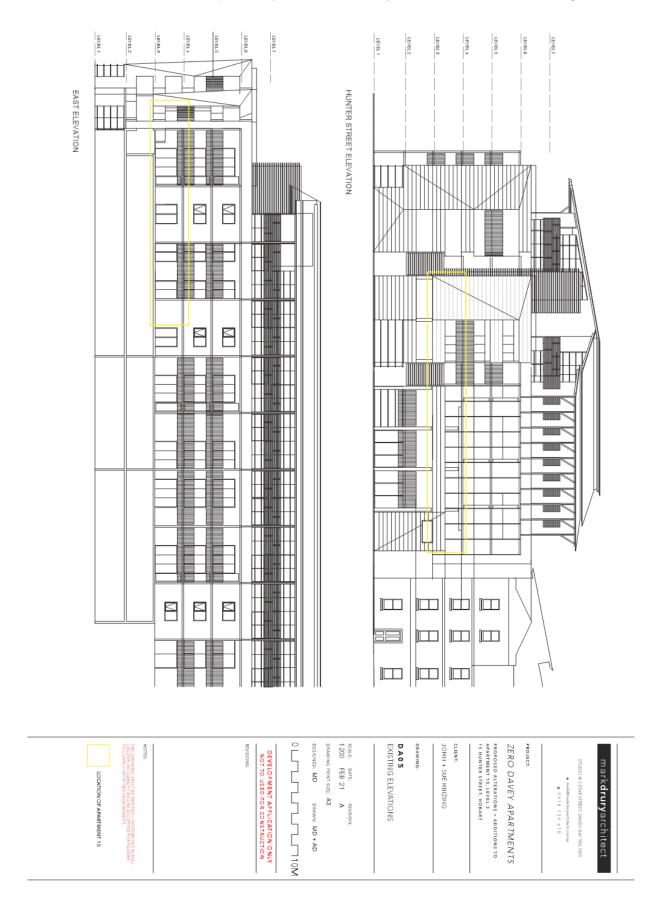


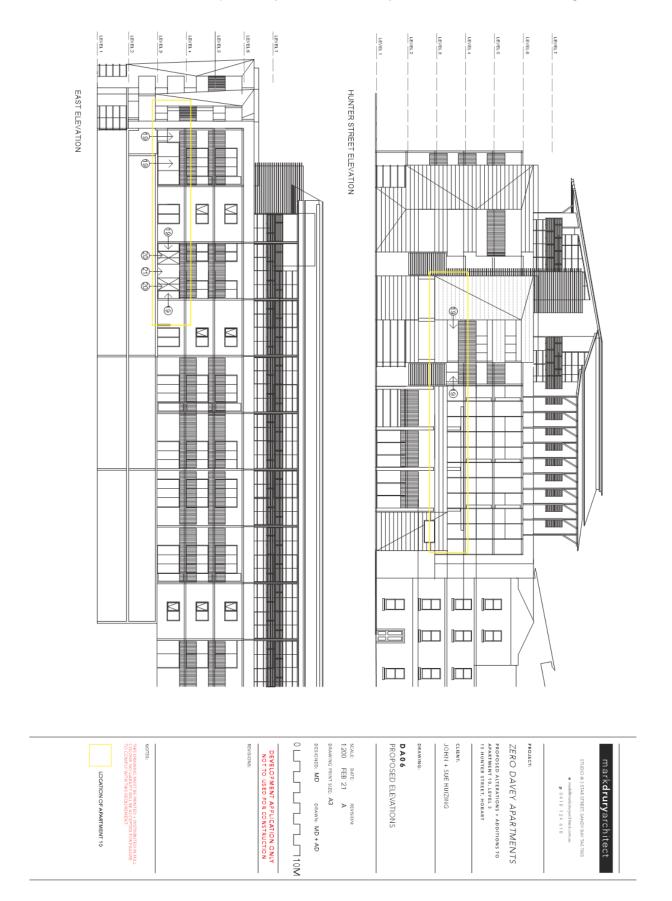














RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

VOLUME 141799	FOLIO 10
EDITION	DATE OF ISSUE
4	04-Mar-2020

SEARCH DATE : 04-Feb-2021 SEARCH TIME : 04.51 PM

DESCRIPTION OF LAND

City of HOBART

Lot 10 on Strata Plan 141799 and the Unit Entitlement in the Strata Scheme being $\mbox{-}$

A special unit entitlement for fixing the number of votes to be exercisable at a general meeting of the body corporate being 6 of 235

A general unit entitlement operating for all purposes of the said Strata Scheme being a 30 undivided 1/1080 interest Derived from Strata Plan 141799

Derivation: For grantees see Sealed Plan No. 139290

SCHEDULE 1

C557625 TRANSFER to JOHN HUIZING and SUESANNE VALERIE HUIZING Registered 08-Nov-2004 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 141799 folio 0

SP 139290 EASEMENTS in Schedule of Easements

SP 139290 COVENANTS in Schedule of Easements

C527084 FENCING PROVISION in Transfer

C469931 AGREEMENT pursuant to Section 71 of the Land Use Planning and Approvals Act 1993 Registered 09-Jun-2004 at noon

E208535 MORTGAGE to AFSH Nominees Pty Ltd Registered 04-Mar-2020 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

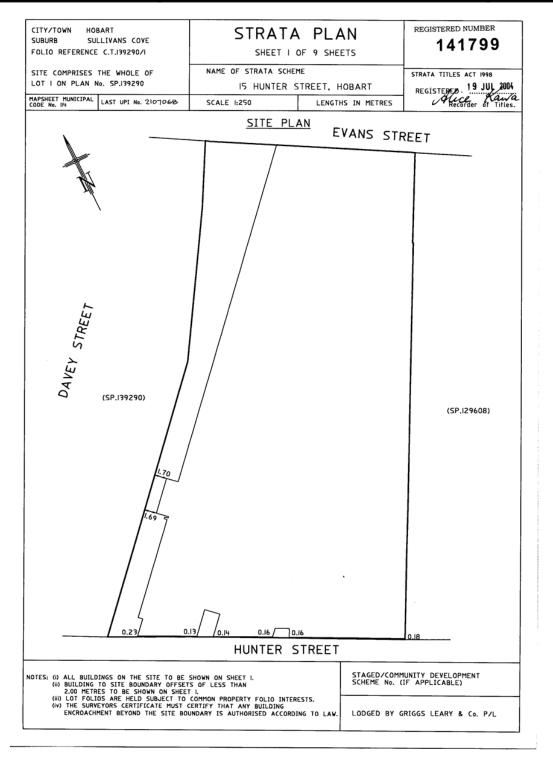


FOLIO PLAN

RECORDER OF TITLES



Issued Pursuant to the Land Titles Act 1980



Search Date: 04 Feb 2021

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Volume Number: 141799

Revision Number: 06

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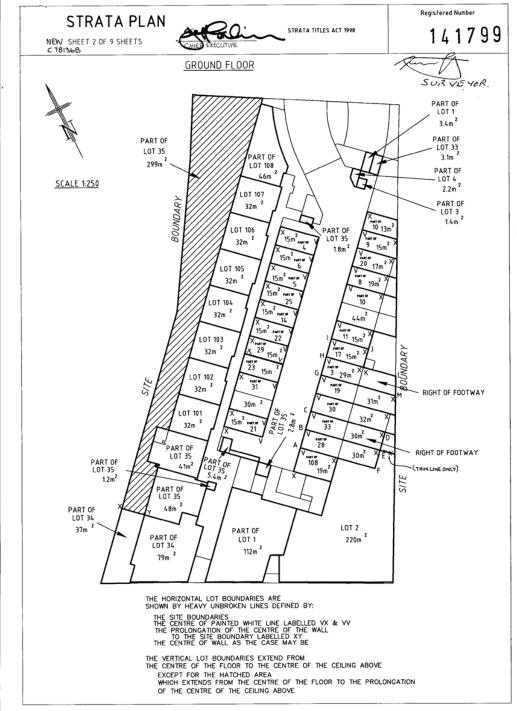


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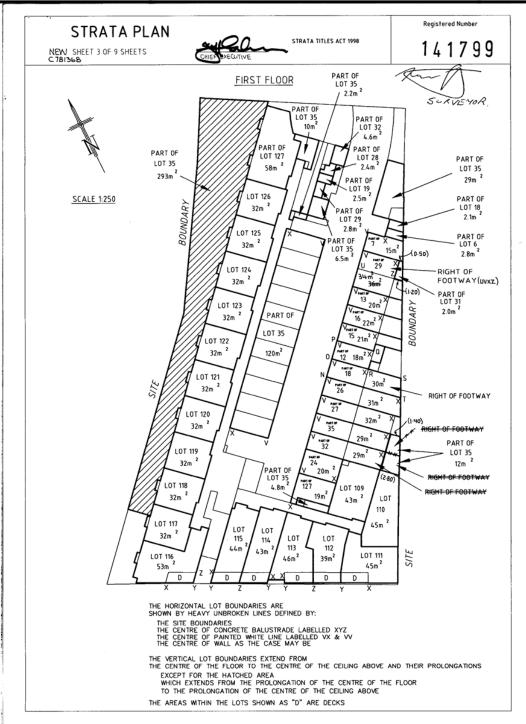


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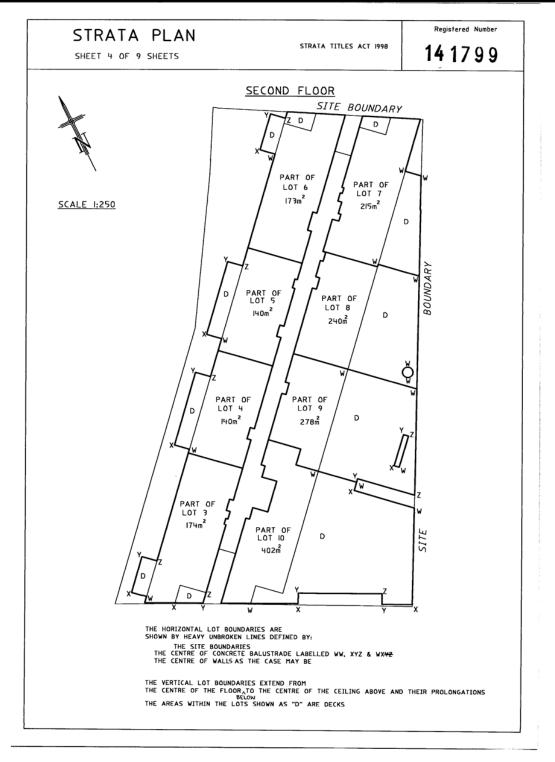


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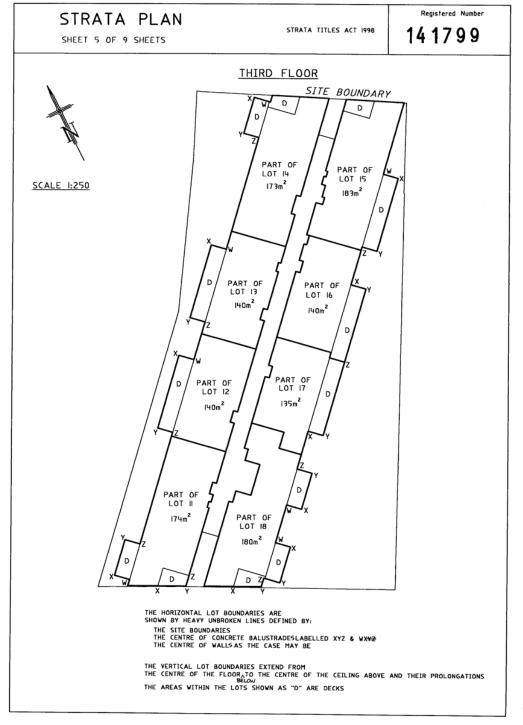


FOLIO PLAN

RECORDER OF TITLES



Issued Pursuant to the Land Titles Act 1980





FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



Registered Number STRATA PLAN 141799 STRATA TITLES ACT 1998 SHEET 6 OF 9 SHEETS FOURTH FLOOR SITE BOUNDARY D PART OF PART OF LOT 22 LOT 23 173m² SCALE 1:250 183m² PART OF LOT 2I LOT 24 140m² 140m² PART OF LOT 20 PART OF LOT 25 140m² 135m² PART OF LOT 19 174m² 180m²

THE HORIZONTAL LOT BOUNDARIES ARE SHOWN BY HEAVY UNBROKEN LINES DEFINED BY:

D

THE SITE BOUNDARIES
THE CENTRE OF CONCRETE BALUSTRADESLABELLED XYZ & WXXXX
THE CENTRE OF WALLS AS THE CASE MAY BE

THE VERTICAL LOT BOUNDARIES EXTEND FROM THE CENTRE OF THE FLOOR TO THE CENTRE OF THE CEILING ABOVE AND THEIR PROLONGATIONS BELOW. THE AREAS WITHIN THE LOTS SHOWN AS "D" ARE DECKS

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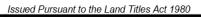
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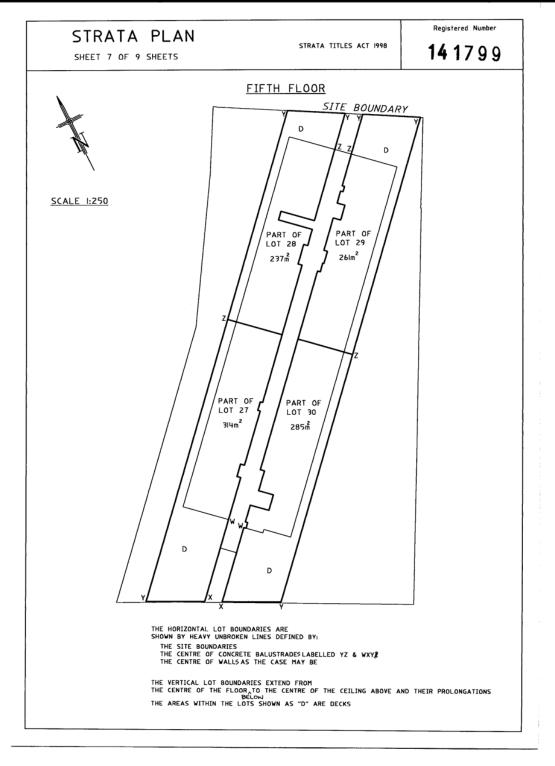


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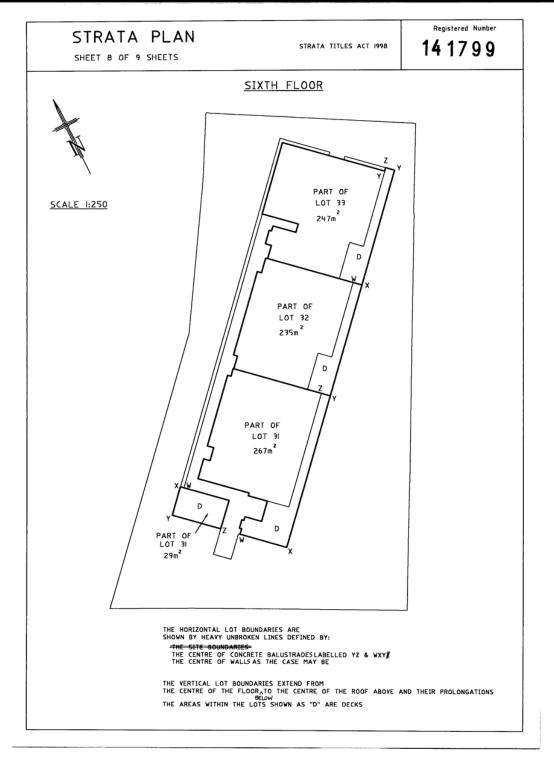


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RECORDER OF TITLES







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FOLIO PLAN

RECORDER OF TITLES





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SHEET 9 OF 9 SHEETS

STRATA TITLES ACT 1998

Registered Number

141799

NAME OF THE BODY CORPORATE: STRATA CORPORATION No.141799, 15 HUNTER STREET. HOBART. 7008

ADDRESS FOR SERVICE OF NOTICES: 15 HUNTER STREET, HOBART, 7000

SURVEYORS CERTIFICATE

I,NICHOLAS GRIGGS

of .295 ELIZABETH STREET NORTH HOBART

a surveyor registered under the Land Surveyors Act 1909 hereby certify that the building erected on the site and drawn on sheet I of this plan is within the external boundaries of the folio stated on sheet I.

Registered Surveyor date

COUNCIL CERTIFICATE

.. Council has:

02.JWJ2009 5669775 date ref no

SURVEYING SERVICES MANRGER GENERAL UNIT **ENTITLEMENTS**

For the purpose of section I6(2)(b)(iii) of the STRATA TITLES ACT, the SPECIAL UNIT ENTITLEMENT shown below may be used for fixing the number of votes to be exercisable by the owner of the lot at a general meeting of the body corporate.

LOT	GENERAL UNIT ENTITLEMENT	SPECIAL UNIT	LOT	GENERAL UNIT ENTITLEMENT	SPECIAL UNIT	LOT	GENERAL UNIT	SPECIAL UNIT
ı	18	4	22	30	6	108	6	2
2	34	6	23	30	6	109	4	2
3	30	6	24	25	4	110	6	2
4	25	4	25	20	4	III	6	2
5	25	4	26	30	6	II2	4	2
6	30	6	27	35 25	6	113	6	2
7	30	6	28	35	6	114	4	2
. 8	25	4	29	35	6	115	4	2
9	20	4	30	35	6	116	6	2
10	90	6	31	35	7	117	4	2
П	30	6	32	35	7	118	4	2
12	25	4	33	35	7	119	4	2
13	25	4	34	I2	4	120	4	2
14	30	6	35	6	2	121	4	2
15	30	6	101	4	2	122	4	2
16	25	4	102	4	2	123	4	2
17	20	4	103	4	2	124	4	2
18	30	6	104	4	2	125	4	2
19	30	6	105	4	2 ,	126	4	2
20	25	4	106	4	2	127	6	2
21	25	4	107	4	2			

TOTAL

1080

235

Search Date: 04 Feb 2021

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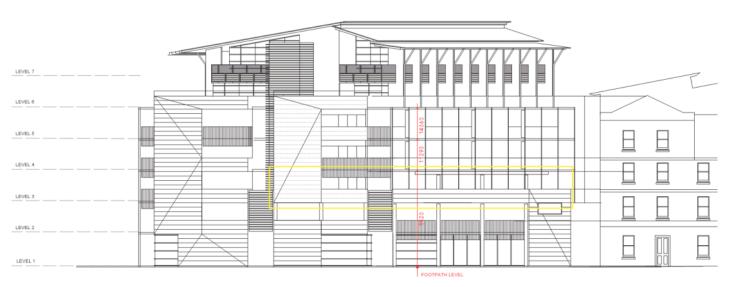
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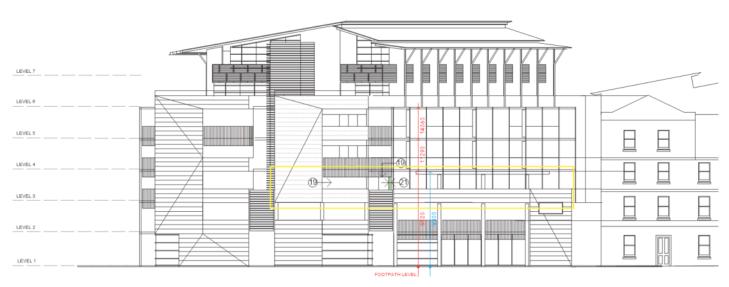




HUNTER STREET ELEVATION



mark**drury**architect STUDIO © 3 STAR STREET, SANDY BAY TAS 7005 e mark@markdruryarchitect.com.au p 0418 124 618 PROJECT: ZERO DAVEY APARTMENTS PROPOSED ALTERATIONS + ADDITIONS TO APARTMENT 10, LEVEL 3 15 HUNTER STREET, HOBART CLIENT: JOHN + SUE HUIZING DRAWING: DA05 EXISTING ELEVATIONS SCALE: DATE: REVISION: 1:200 FEB '21 DRAWING PRINT SIZE: A3 DESIGNED: MD DRAWN: MD + AD _____10M DEVELOPMENT APPLICATION ONLY NOT TO USED FOR CONSTRUCTION REVISIONS: REVISION B: 11 FEB 2021 HEIGHTS (MEASURED ABOVE HUNTER STREET FOOTPATH LEVEL) OF EXISTING BALCONIES + ASSOCIATED STRUCTURAL STEEL FRAMES ADDED IN RED. NOTES: THIS DRAWING MUST BE PRINTED + DISTRIBUTED IN FULL COLOUR, NO LIABILITY WILL BE ACCEPTED FOR FAILURE TO COMPLY WITH THIS REQUIREMENT. LOCATION OF APARTMENT 10



HUNTER STREET ELEVATION



mark**drury**architect STUDIO © 3 STAR STREET, SANDY BAY TAS 7005 e mark@markdruryarchitect.com.au p 0418 124 618 PROJECT: ZERO DAVEY APARTMENTS PROPOSED ALTERATIONS + ADDITIONS TO APARTMENT 10, LEVEL 3 15 HUNTER STREET, HOBART CLIENT: JOHN + SUE HUIZING DRAWING: **DA06** PROPOSED ELEVATIONS SCALE: DATE: REVISION: 1:200 FEB '21 DRAWING PRINT SIZE: A3 DESIGNED: MD DRAWN: MD + AD _____10M DEVELOPMENT APPLICATION ONLY NOT TO USED FOR CONSTRUCTION REVISIONS: REVISION B: 11 FEB 2021 - HBIGHTS (MEASURED ABOVE HUNTER STREET FOOTPATH LEVELS) OF EXISTING BALCONES + ASSOCIATED STRUCTURAL STEEL FRAMES ADDED IN BED. - HBIGHT (MEASURED ABOVE HUNTER STREET FOOTPATH LEVEL) OF PROPOSED INFILL ADDITIONS BELOW EXISTING BALCONES OF APASTMENT ADDED IN BLUE. - EXTENT OF AND NOTATION OF INFILL PANEL CLADDING OF 9MM COMPRESSED SHEET WITH PAINT FINISH (CODE 21) NOTES: THIS DRAWING MUST BE PRINTED + DISTRIBUTED IN FULL COLOUR, NO LIABILITY WILL BE ACCEPTED FOR FAILURE TO COMPLY WITH THIS REQUIREMENT. LOCATION OF APARTMENT 10 HIGHLIGHTED EXTENT OF EXTERIOR CLADDING (CODE 21) ON HUNTER STREET ELEVATION

mark **drury** architect architecture • interior + furniture design

Studio @ 3 Star Street Sandy Bay Tasmania 7005

Hobart City Council GPO Box 503 Hobart Tasmania 7001

Attention: Richard Bacon

10/15 Hunter Street, Hobart - Partial Demolition, Alterations & Extension

Application No. PLN-21-69

Dear Richard

Further to your correspondence dated 10 February 2021 received yesterday requesting additional information in relation to the above application, please note below my responses to same.

 On scaled elevational plan, please dimension maximum height of proposed extension above footpath level.

The proposed additions are infills below existing balconies of the apartment located above on level 4.

This is clearly noted so on drawing DA01 and the existing balconies are illustrated on drawings DA02, DA03, DA05 + DA06.

As such there is no addition to the building heights that currently exist by way of these existing balconies and associated structural steel support frames.

I have attached two photos (photo ref. # 1 + # 2) taken on site today to further illustrate these existing balconies and have highlighted on same the extent of the proposed infills under same.

The heights of these existing balconies above the Hunter Street footpath level have been noted on drawings DA05 + DA06 and on the photos.

2. Please provide an estimate of proposed plot ratio.

Drawing DA01 clearly states the existing apartment gross floor area (150m2) and the area of the outdoor open space (252m2). The combination of these two calculated areas equates to a total strata site area of 402m2. The existing plot ratio is therefore 37.3%.

Drawing DA01 also clearly states the apartment proposed total gross floor (179.375m2) as a result of the infill additions. The plot ratio of the new proposal is 44.62%. These plot ratio values have now been added to drawing DA01 revision B, a copy of which is attached.

Page 229 ATTACHMENT B

 Please provide detail of proposed exterior cladding to Hunter Street elevation.

With the exception of a 475mm wide infill panel between the proposed door D10 and window W2 there is no new cladding on the Hunter Street elevation.

This panel is clearly illustrated and identified (Code 21) on the original submitted drawing DA04 as being 9mm compressed sheet, paint finished to approved colour.

I have highlighted and referenced its extent on drawing DA06 revision B, a copy of which is attached.

I trust that the above information satisfies your requests, if you require anything further of me or have any questions, then please do not hesitate to contact me.

Yours sincerely

Mark Drury R.A.I.A. Project Architect/Applicant

11 February 2021



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-21-69
THC WORKS REF: 6486
REGISTERED PLACE NO: 5887
FILE NO: 06-32-58THC
APPLICANT: Mark Drury
DATE THC RECEIVED: 09 February 2021
DATE OF THIS NOTICE: 10 February 2021

NOTICE OF INTEREST

(Historic Cultural Heritage Act 1995)

The Place: Zero Davey Archaeological Site, 15 Hunter Street, Hobart Proposed Works: Unit 10: partial demolition, alterations and extension

Under s36(3)(a) of the *Historic Cultural Heritage Act 1995* the Tasmanian Heritage Council provides notice that it has no interest in the discretionary permit application.

Please contact Russell Dobie on 1300 850 332 if you would like to discuss any matters relating to this application or this notice.

Russell Dobie

Regional Heritage Advisor - Heritage Tasmania

Under delegation of the Tasmanian Heritage Council

Application Referral Cultural Heritage - Response

From:	Sarah Waight
Recommendation:	Proposal is acceptable without conditions.
Date Completed:	
Address:	10 / 15 HUNTER STREET, HOBART
Proposal:	Partial Demolition, Alterations and Extension
Application No:	PLN-21-69
Assessment Officer:	Richard Bacon,

Referral Officer comments:

This application is for works to a place that is adjacent to Place of Cultural Significance as described in Table 1. The building is for internal alterations and the demolition of an external balcony and reconfiguration and the conversion of outdoor balcony space to be indoor space.

The works are also in a place of Archaeological Sensitivity but no excavation is involved. therefore clause 22.6 of the Sullivans Cove Planning Scheme 1997 does not apply.

The works are to a building not included in Table 1. Clause 22.5.4 for permitted 'buildings or works' applies and states:

'Permitted' 'Building or Works'

'Building or works' on other land within the planning area is 'permitted' in respect to this Schedule where it can be demonstrated that the following 'deemed to comply' standards can be met:

For 'building or works' on sites adjacent (as defined in clause 22.3) to a place of cultural significance:

- The height of 'building or works' adjacent to places of cultural significance must not exceed that of any building on the place, at a distance of less than 10 (horizontal) metres from the building; and
- The area of the facade of any new 'building or works' must not exceed that of the facade of an adjacent place of cultural significance by a factor of 2.

Both dot points are satisfied as the works are within the existing building, do not increase or exceed the height of the existing or adjacent building and the new facade works (limited to enclosed balcony spaces) do not exceed the facade of the adjacent place of heritage value.

The proposal is assessed as being permitted 'Buildings or Works' in respect to clause 22.5.4 of the Schedule 1 - Conservation of Cultural Heritage Values of the Sullivans Cove Planning Scheme 1997.

No conditions of permit are required.

Sarah Waight Senior Cultural Heritage Officer 10 March 2021

7.2.3 4 BUCHANAN AVENUE, SANDY BAY AND ADJACENT ROAD RESERVE - ALTERATIONS TO WORKS IN ROAD RESERVE PLN-21-55 - FILE REF: F21/25008

Address: 4 Buchanan Avenue, Sandy Bay and Adjacent

Road Reserve

Proposal: Alterations to Works in Road Reserve

Expiry Date: 2 April 2021

Extension of Time: Not applicable

Author: Adam Smee

RECOMMENDATION

That pursuant to the *Hobart Interim Planning Scheme 2015*, the City Planning Committee, in accordance with the delegations contained in its terms of reference, approve the application for alterations and works in road reserve at 4 Buchanan Avenue, Sandy Bay and adjacent road reserve for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

GEN

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-21-55 - 4 BUCHANAN AVENUE SANDY BAY TAS 7005 - Final Planning Documents except where modified below.

Reason for condition

To clarify the scope of the permit.

TW

The use and/or development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TWDA 2021/00202-HCC dated 24/02/2021 as attached to the permit.

Reason for condition

To clarify the scope of the permit.

ENG sw1

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

Advice:

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

Reason for condition

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

ENG 2a

Prior to commencement of use, vehicular barriers compliant with the Australian Standard *AS/NZS1170.1:2002* must be installed to prevent vehicles running off the edge of any 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 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.

ENG₁

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
- 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.

ENG r3

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

- Urban TSD-R09-v1 Urban Roads Driveways and TSD R14-v1 Type KC vehicular crossing
- Footpath Urban Roads Footpaths TSD-R11-v2

Design drawings must be submitted and approved prior to any approval under the *Building Act 2016*. The design drawing must:

- 1. Show the cross and long section of the driveway crossover within the highway reservation and onto the property
- 2. Detail any services or infrastructure (ie light poles, pits, awnings) at or near the proposed driveway crossover
- 3. Show swept path templates in accordance with AS/NZS 2890.1 2004 B85 vehicle
- 4. If the design deviates from the requirements of the TSD then the drawings must demonstrate that a B85 vehicle can access the driveway from the road pavement into the property without scraping the cars underside
- 5. Be prepared and certified by a suitable qualified person, to satisfy the above requirement.

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

Advice:

The applicant is required submit detailed design documentation to satisfy this condition via Council's planning condition endorsement process (noting there is a fee associated with condition endorsement approval of engineering drawings [see general advice on how to obtain condition endorsement and for fees and charges]). This is a separate process to any building approval under the Building Act 2016.

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 affect on construction drawings for the site and/or other relevant engineering drawings to ensure that contractors are made aware of this requirement.

The applicant is required to apply for a permit to occupy and/or carry out works on a highway.

The applicant is required to apply for a permit to occupy a public space (other than outdoor dining).

Failure to address condition endorsement requirements prior to submitting for building approval may result in unexpected delays.

Reason for condition

To ensure that works will comply with the Council's standard requirements.

ENV₁

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

Advice:

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

Reason for condition

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

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

If any condition requires that further documents are submitted and approved, you will need to submit the relevant documentation to satisfy the condition via the Condition Endorsement Submission on Council's online services e-planning portal. Detailed instructions can be found here. A fee of 2% of the value of the works for new public assets (stormwater infrastructure, roads and related assets) will apply for the condition endorsement application.

Once approved, the Council will respond to you via email that the condition has been endorsed (satisfied). 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.

BUILDING PERMIT

You may need building approval in accordance with the *Building Act* 2016. Click here for more information.

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

PLUMBING PERMIT

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

OCCUPATION OF THE PUBLIC HIGHWAY

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

STORMWATER

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

WORK WITHIN THE HIGHWAY RESERVATION

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

DRIVEWAY SURFACING OVER HIGHWAY RESERVATION

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

FEES AND CHARGES

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

DIAL BEFORE YOU DIG

Click here for dial before you dig information.

Attachment A: PLN-21-55 - 4 BUCHANAN AVENUE SANDY BAY

TAS 7005 - Planning Committee or Delegated

Report \mathbb{P}

Attachment B: PLN-21-55 - 4 BUCHANAN AVENUE SANDY BAY

TAS 7005 - CPC Agenda Documents I



APPLICATION UNDER HOBART INTERIM PLANNING SCHEME 2015

Type of Report: Committee

Committee: 29 March 2021
Expiry Date: 2 April 2021
Application No: PLN-21-55

Address: 4 BUCHANAN AVENUE , SANDY BAY

ADJACENT ROAD RESERVE

Applicant: Emileo Tong (JSA Consulting Engineers)

119 Sandy Bay Road

Proposal: Alterations and Works in Road Reserve

Representations: No representations.

Performance criteria: General Residential Zone - Setbacks and building envelope for all dwellings

Parking and Access Code - Design of Vehicular Accesses

1. Executive Summary

- 1.1 Planning approval is sought for alterations and works in road reserve at 4 Buchanan Avenue, Sandy Bay and adjacent road reserve.
- 1.2 More specifically the proposal includes:
 - construction of a raised deck and stairs and path between the dwelling on the site and the property frontage,
 - construction of stairs and a concrete path and replacement of existing retaining walls within the adjacent section of road reserve.
- 1.3 The proposal relies on performance criteria to satisfy the following standards and codes:
 - 1.3.1 10.0 General Residential Zone 10.4 Development Standards for Residential Buildings and Works
 - 1.3.2 E6.0 Parking and Access Code E6.7 Development Standards
- 1.4 No representations were received during the statutory advertising period between 4 and 19 March 2021.
- 1.5 The proposal is recommended for approval subject to conditions.

Item No. 7.2.3 Agenda (Open Portion) City Planning Committee Meeting - 29/3/2021

1.6 The final decision is delegated to the City Planning Committee because the application includes Council's road reservation.

2. Site Detail

2.1 The site is a residential lot within an established residential area within the suburb of Sandy Bay. The property is roughly rectangular in shape and has an area of 1022m². The land slopes upward from the property frontage with Buchanan Avenue on its eastern boundary. The dwelling on the site has been built relatively close to the frontage. The site is surrounded by similar residential use and development.



Figure 1: aerial view of site (outlined in blue) and surrounding land.

3. Proposal

- 3.1 Planning approval is sought for alterations and works in road reserve at 4 Buchanan Avenue, Sandy Bay and adjacent road reserve.
- 3.2 More specifically the proposal is for:
 - construction of a raised deck and stairs and path between the dwelling on the site and the property frontage,
 - construction of stairs and a concrete path and replacement of existing retaining walls within the adjacent section of road reserve.

4. Background

4.1 Council issued a Planning Permit for partial demolition, extension, and alterations on the site on 5 October 2018 via application PLN-18-576. The works approved by this permit included an upgrade of the driveway to the property - this work is shown on the current plans, and in the image below.

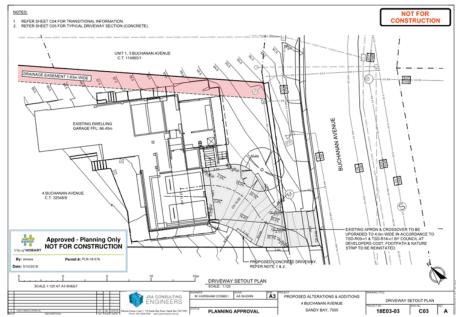


Figure 2: the approved works to upgrade the driveway.

4.2 The consent of the General Manager was required for the current application because it involves works within the Buchanan Avenue road reservation. GM consent for the application was granted upon 11 February 2021.

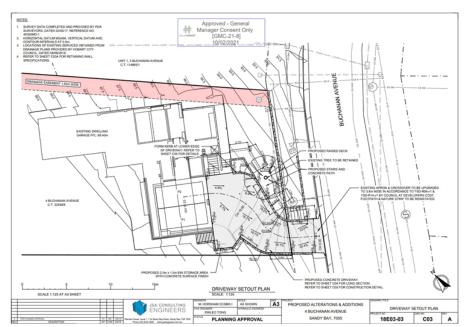


Figure 3: The proposed works in this application, for which GMC has been granted.

5. Concerns raised by representors

5.1 No representations were received during the statutory advertising period.

6. Assessment

- 6.1 The Hobart Interim Planning Scheme 2015 is a performance based planning scheme. To meet an applicable standard, a proposal must demonstrate compliance with either an acceptable solution or a performance criterion. Where a proposal complies with a standard by relying on one or more performance criteria, the Council may approve or refuse the proposal on that basis. The ability to approve or refuse the proposal relates only to the performance criteria relied on.
- 6.2 The site is located within the General Residential Zone of the *Hobart Interim Planning Scheme 2015*.
- The existing use is a single dwelling which is a permitted use in the above zone. The proposed use and development is associated with the existing use.
- 6.4 The proposal has been assessed against:

- 6.4.1 10.0 General Residential Zone
- 6.4.2 E6.0 Parking and Access Code
- 6.4.3 E7.0 Stormwater Management Code
- The proposal relies on the following performance criteria to comply with the applicable standards:
 - 6.5.1 10.0 General Residential Zone:
 - 10.4.2 Setbacks and building envelope for all dwellings P1 and P3
 - 6.5.2 E6.0 Parking and Access Code:
 - E6.7.2 Design of Vehicular Accesses
- 6.6 The relevant performance criteria are assessed below.
- 6.7 10.4.2 Setbacks and building envelope for all dwellings P1
 - 6.7.1 The acceptable solution A1 at clause *10.4.2* requires a dwelling to have a setback from a primary frontage that is at least 4.5m.
 - 6.7.2 The proposal includes part of a dwelling that would not be setback at least 4.5m from the site's primary frontage. The proposed deck would be setback less than 1m from the frontage.
 - 6.7.3 The proposal does not comply with the above acceptable solution and therefore relies upon assessment against the below performance criterion.
 - 6.7.4 The performance criterion P1 at clause 10.4.2 provides as follows:

A dwelling must:

- (a) have a setback from a frontage that is compatible with the existing dwellings in the street, taking into account any topographical constraints; and
- (b) if abutting a road identified in Table 10.4.2, include additional design elements that assist in attenuating traffic noise or any other detrimental impacts associated with proximity to the road.

- 6.7.5 The proposed deck would be a minor structure that would not significantly affect the relationship between the dwelling on the site and Buchanan Avenue. The proposal is therefore considered to maintain compatibility with existing dwellings in the street. The proposed deck is also recognised to the topographical constraints evident on the site, such as the slope of the land between the frontage and the dwelling. Table 10.4.2 is not used in the planning scheme so the above sub-clause (b) is not relevant.
- 6.7.6 The proposal complies with the above performance criterion.
- 6.8 10.4.2 Setbacks and building envelope for all dwellings P3
 - 6.8.1 The acceptable solution A3 at clause *10.4.2* requires a dwelling to be contained within a prescribed building envelope.
 - 6.8.2 The proposal includes part of a dwelling that would not be contained within the building envelope. The building envelope is partly determined by the relevant setback from frontage and, as discussed above, proposed deck would not be setback the required distance from the frontage.
 - 6.8.3 The proposal does not comply with the above acceptable solution and therefore relies upon assessment against the below performance criterion.
 - 6.8.4 The performance criterion P3 at clause 10.4.2 provides as follows:

The siting and scale of a dwelling must:

- (a) not cause unreasonable loss of amenity by:
- (i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot; or
- (ii) overshadowing the private open space of a dwelling on an adjoining lot; or
- (iii) overshadowing of an adjoining vacant lot; or
- (iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and
- (b) provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area.

- 6.8.5 As noted above, the proposed deck would be a minor structure. The deck would be at ground level and have an area of less than 5m². The proposed structure would therefore not overshadow an adjoining lot and is unlikely to have a perceptible visual impact when viewed from an adjoining lot. The proposal would not affect the separation between dwellings on adjoining lots.
- 6.8.6 The proposal complies with the above performance criterion.
- 6.9 E6.7.2 Design of Vehicular Accesses
 - 6.9.1 The acceptable solution at clause *E6.7.2* requires the design of non-commercial access points to comply with section 3 "Access Facilities to Off-street Parking Areas and Queuing Areas" of *AS/NZS 2890.1:2004*Parking Facilities Part 1: Off-street car parking.
 - 6.9.2 The proposal includes a non-commercial access point that does not comply with the relevant section of the Australian Standard. Council's Development Engineer has advised the proposed access point would not achieve the required sight distances for pedestrians and would also exceed the required gradient.
 - 6.9.3 The proposal does not comply with the above acceptable solution and therefore relies upon assessment against the below performance criterion.
 - 6.9.4 The performance criterion at clause *E6.7.2* provides as follows:

Design of vehicle access points must be safe, efficient and convenient, having regard to all of the following:

- (a) avoidance of conflicts between users including vehicles, cyclists and pedestrians;
- (b) avoidance of unreasonable interference with the flow of traffic on adjoining roads;
- (c) suitability for the type and volume of traffic likely to be generated by the use or development;
- (d) ease of accessibility and recognition for users.
- 6.9.5 Council's Development Engineer has assessed the proposed access arrangements against the above performance criterion and provided the following comments:

"Given the submitted documentation, sight lines and gradients may be accepted under Performance Criteria P1: *E6.7.2* of the planning scheme. Given the location of the access and driveway, and the low volume of traffic on the road from which the property gains access. Surrounding properties exhibit similar access provisions".

6.9.6 The proposal complies with the above performance criterion.

7. Discussion

- 7.1 Planning approval is sought for alterations and works in road reserve at 4 Buchanan Avenue, Sandy Bay and adjacent road reserve.
- 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 comply.
- 7.4 The proposal has been assessed by other Council officers, including the Council's Development Engineer. The officers have raised no objection to the proposal, subject to conditions.
- 7.5 The proposal is recommended for approval.

8. Conclusion

8.1 The proposed alterations and works in road reserve at 4 Buchanan Avenue, Sandy Bay and adjacent road reserve satisfies the relevant provisions of the *Hobart Interim Planning Scheme 2015* and is recommended for approval.

9. Recommendations

That:

Pursuant to the *Hobart Interim Planning Scheme 2015*, the City Planning Committee, in accordance with the delegations contained in its terms of reference, approve the application for alterations and works in road reserve at 4 Buchanan Avenue, Sandy Bay and adjacent road reserve for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

GEN

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-21-55 - 4 BUCHANAN AVENUE SANDY BAY TAS 7005 - Final Planning Documents except where modified below.

Reason for condition

To clarify the scope of the permit.

TW

The use and/or development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TWDA 2021/00202-HCC dated 24/02/2021 as attached to the permit.

Reason for condition

To clarify the scope of the permit.

ENG sw1

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

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

Reason for condition

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

ENG 2a

Prior to commencement of use, vehicular barriers compliant with the Australian Standard *AS/NZS1170.1:2002* must be installed to prevent vehicles running off the edge of any 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 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 1

Any damage to council infrastructure resulting from the implementation of this permit, must, at the discretion of the Council:

- 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.

ENG r3

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

- Urban TSD-R09-v1 Urban Roads Driveways and TSD R14-v1 Type KC vehicular crossing
- Footpath Urban Roads Footpaths TSD-R11-v2

Design drawings must be submitted and approved prior to any approval under the *Building Act 2016*. The design drawing must:

- Show the cross and long section of the driveway crossover within the highway reservation and onto the property
- Detail any services or infrastructure (ie light poles, pits, awnings) at or near the proposed driveway crossover

- Show swept path templates in accordance with AS/NZS 2890.1 2004 B85 vehicle
- 4. If the design deviates from the requirements of the TSD then the drawings must demonstrate that a B85 vehicle can access the driveway from the road pavement into the property without scraping the cars underside
- Be prepared and certified by a suitable qualified person, to satisfy the above requirement.

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

Advice:

- The applicant is required submit detailed design documentation to satisfy this
 condition via Council's planning condition endorsement process (noting there
 is a fee associated with condition endorsement approval of engineering
 drawings [see general advice on how to obtain condition endorsement and for
 fees and charges]). This is a separate process to any building approval under
 the Building Act 2016.
- 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 affect on construction drawings for the site and/or other relevant engineering drawings to ensure that contractors are made aware of this requirement.
- The applicant is required to apply for a permit to occupy and/or carry out works on a highway.
- The applicant is required to apply for a permit to occupy a public space (other than outdoor dining).
- Failure to address condition endorsement requirements prior to submitting for building approval may result in unexpected delays.

Reason for condition

To ensure that works will comply with the Council's standard requirements.

ENV 1

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

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

Reason for condition

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

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

If any condition requires that further documents are submitted and approved, you will need to submit the relevant documentation to satisfy the condition via the Condition Endorsement Submission on Council's online services e-planning portal. Detailed instructions can be found here. A fee of 2% of the value of the works for new public assets (stormwater infrastructure, roads and related assets) will apply for the condition endorsement application. Once approved, the Council will respond to you via email that the condition has been endorsed (satisfied). 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.

BUILDING PERMIT

You may need building approval in accordance with the *Building Act 2016*. Click here for more information.

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

PLUMBING PERMIT

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

OCCUPATION OF THE PUBLIC HIGHWAY

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

STORM WATER

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

WORK WITHIN THE HIGHWAY RESERVATION

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

DRIVEWAY SURFACING OVER HIGHWAY RESERVATION

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

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.

(Adam Smee)

Development Appraisal Planner

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

(Ben Ikin)

Senior Statutory Planner

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

Date of Report: 22 March 2021

Attachment:

Attachment B - CPC Agenda Documents



Hobart City Council
Planning Department
Via email

28 January 2021

JSA Reference: 18L03-03-1

To whom it may concern,

RE: DEVELOPMENT APPLICATION 4 BUCHANAN AVENUE, SANDY BAY

JSA Consulting Engineers have been engaged to prepare a new development application for proposed alterations to an existing driveway (and access) and retaining walls at 4 Buchanan Avenue, Sandy Bay.

Please find in the enclosed the following documentation for your assessment;

- Development Application Form
- Folio Plan and Text
- · Architectural Drawings Revision A
- Civil & Hydraulic Drawings Revision A
- · A photo and mark-up of the conditions of the existing retaining walls.

The proposed alterations are located within the General Residential zone

The proposal as documented consists of the following elements:

- · Upgrades to the existing private driveway and access from Buchanan Avenue (PLN-15-576) to lot proper;
- · Proposed steps and deck along the new driveway (new works), partly located within Council's road reserve;
- Maintenance and replacement of existing retaining walls within road reserve (new works).

It is to be noted that there is a prior approved development application (PLN-15-576) for the driveway upgrade for your reference. It has been suggested that a new development application is to be lodged due to the proposal of works within Council's road reserve (the replacements of the existing retaining walls) and the proposal for new steps and deck along the new driveway. It is noted that a General Manager's consent will be required to carry out these works within the road reserve and this information has been issued for GM Consent.

Please contact Emileo Tong on 6240 9925 or emileo@jsa.com.au if you require any further information.

Yours sincerely

Emileo Tong

Civil Engineer



Submission to Planning Authority Notice

Prepared	by	Drawing/	document No.		Revision	Date of Issue	
Schedule of drawing	ngs/documer	nts					
Description of development Proposed alterations and additions							
Address 4 BUCHANAN AVE, SANDY BAY			,	Proper	ty ID (PID)	5604380	
Development details							
Contact details	coh@hobartcity.com.au						
Council name	CITY OF HOBART						
Response issued to							
Contact	Georgia Bov	Bowen Phone No.			0467 795 944		
Reference No. TasWater	TWDA 2021	./00202-HCC	00202-HCC			24/02/2021	
TasWater	TIME 4 2024	/00202 1166		D-4-	f response	24/02/2024	
TasWater details							
Council Planning Permit No.	PLN-21-55	1-55			l notice date	11/02/2021	

Prepared by	Drawing/document No.	Revision No.	Date of Issue	
JSA – E. Tong	Proposed Site Plan / CO2	А	15/01/2021	
JSA – E. Tong Retaining Wall Setout Plan / C03		А	15/01/2021	

Condition

Pursuant to the *Water and Sewerage Industry Act* 2008 (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:

CONNECTIONS, METERING & BACKFLOW

- A suitably sized water supply with metered connections and sewerage system and connections to each lot of the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit.
- Any removal/supply and installation of water meters and/or the removal of redundant and/or
 installation of new and modified property service connections must be carried out by TasWater at
 the developer's cost.
- Prior to commencing construction of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.

56W CONSENT

4. Prior to the issue of the Certificate for Certifiable Work (Building) and/or (Plumbing) by TasWater the applicant or landowner as the case may be must make application to TasWater pursuant to section 56W of the Water and Sewerage Industry Act 2008 for its consent in respect of that part of the development which is built within a TasWater easement or over or within two metres of TasWater infrastructure.

DEVELOPMENT ASSESSMENT FEES

5. The applicant or landowner as the case may be, must pay a development assessment fee of \$211.63, to TasWater, as approved by the Economic Regulator and the fee will be indexed, until the date paid to TasWater.



The payment is required within 30 days of the issue of an invoice by TasWater.

Advice

General

For information on TasWater development standards, please visit http://www.taswater.com.au/Development/Development-Standards

For application forms please visit http://www.taswater.com.au/Development/Forms

Service Locations

Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.

- (a) A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater
- (b) TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit www.taswater.com.au/Development/Service-location for a list of companies
- (c) TasWater will locate residential water stop taps free of charge
- (d) Build over of a water pipeline, or within 2m, or within an easement containing a water pipeline will not be permitted regardless of National Construction Code Building Class.

56W Consent

The plans submitted with the application for the Certificate for Certifiable Work (Building) and/or (Plumbing) will need to show footings of proposed buildings located over or within 2.0m from TasWater pipes and will need to be designed by a suitably qualified person to adequately protect the integrity of TasWater's infrastructure, and to TasWater's satisfaction, be in accordance with AS3500 Part 2.2 Section 3.8 to ensure that no loads are transferred to TasWater's pipes. These plans will need to also include a cross sectional view through the footings which clearly shows;

- (a) Existing pipe depth and proposed finished surface levels over the pipe;
- (b) The line of influence from the base of the footing must pass below the invert of the pipe and be clear of the pipe trench and;
- (c) A note on the plan indicating how the pipe location and depth were ascertained.

Declaration

The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.

Authorised by

Jason Taylor

Development Assessment Manager

TasWater Cor	TasWater Contact Details					
Phone	13 6992	Email	development@taswater.com.au			
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au			



Page 259 ATTACHMENT B



RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

VOLUME	FOLIO
32548	8
EDITION	DATE OF ISSUE
4	19-May-2017

SEARCH DATE : 03-Jul-2018 SEARCH TIME : 12.39 PM

DESCRIPTION OF LAND

City of HOBART

Lot 8 on Plan 32548

Derivation: Part of 52A-3R-0P Gtd to George Flexmore

Derived from A22118

SCHEDULE 1

M629307 TRANSFER to JASON JACOBI and ANNE ELIZABETH GREENTREE Registered 19-May-2017 at 12.02 PM $\,$

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

31/5722 BURDENING EASEMENT: Right of Drainage (Appurtenant to

land belonging to the Livingstone's Estate and his or

their personal representatives assigns tenants

servants agents & workmen) over the Drainage Easement

1.83 Wide shown passing through Lot 8 on Diagram No.

32548

E90812 MORTGAGE to Australia and New Zealand Banking Group

Limited Registered 19-May-2017 at 12.03 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

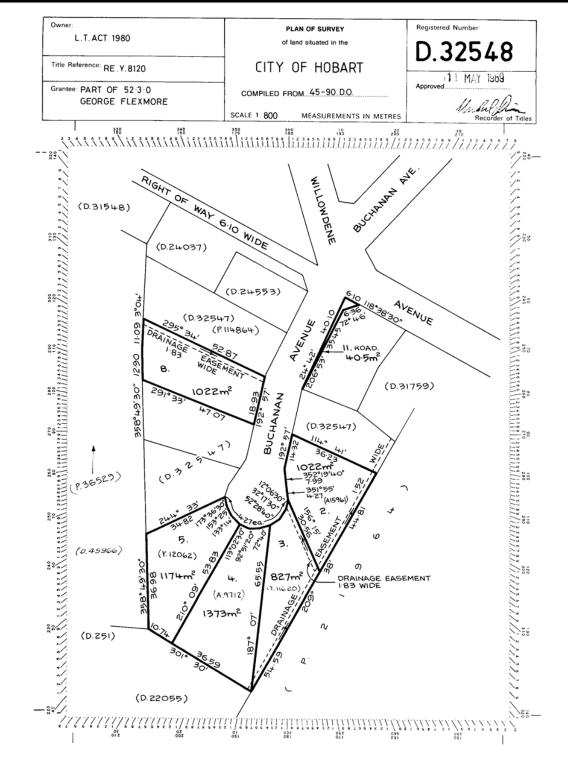


FOLIO PLAN

RECORDER OF TITLES



Issued Pursuant to the Land Titles Act 1980



Volume Number: 32548

Revision Number: 02

Page 1 of 1



Enquiries to: City Planning Phone: (03) 6238 2715

Email: coh@hobartcity.com.au

mailto: emileo@jsa.com.au

11 February 2021

(JSA Consulting Engineers) 119 - 121 Sandy Bay Road SANDY BAY TAS 7005

Dear Sir/Madam

4 BUCHANAN AVENUE, SANDY BAY - WORKS IN ROAD RESERVE NOTICE OF LAND OWNER CONSENT TO LODGE A PLANNING APPLICATION - GMC-21-8

Site Address:

8 Buchanan Avenue, Sandy Bay

Description of Proposal:

Proposed alterations and additions including with the road reservation

Applicant Name:

JSA Consulting Engineers

PLN (if applicable):

N/A

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

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

This consent does not constitute an approval to undertake any works and does not authorise

the owner, developer or their agents any right to enter or conduct works on any Council managed land whether subject to this consent or not.

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

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

Yours faithfully

(N D Heath)

GENERAL MANAGER

Relevant documents/plans:

JSA Consulting Engineers Plans 18E03-03

PROPOSED ALTERATIONS & ADDITIONS 4 BUCHANAN AVENUE, SANDY BAY, 7005 TASMANIA

Approved - General Manager Consent Only [GMC-21-8] 10/02/2021

INDEX

H01

H02

N00 N01 N02	INDEX & COVER SHEET CIVIL & HYDRAULIC NOTES SYMBOLS & LINE LEGENDS
C01	EXISTING SITE PLAN
C02	PROPOSED SITE PLAN
C03	DRIVEWAY SETOUT PLAN
C03A	RETAINING WALL SETOUT PLAN
C04	DRIVEWAY 1 LONG SECTION
C05	TYPICAL DRIVEWAY SECTION (CONCRETE)
C06	SOIL & WATER MANAGEMENT PLAN
C07	B85 VEHICLE MOVEMENT PLAN
C08	DRIVEWAY 1 CROSS SECTION
C09	BLOCKWORK RETAINING WALL RW1 - MAX 2000H
C10	BLOCKWORK RETAINING WALL RW2 - MAX 2000H

STORMWATER DRAINAGE PLAN

SEWER & WATER HYDRAULIC PLAN



SCALE: NTS



A	FOR PLANNING APPROVAL	ET	MH	15/01/21



5	PLANNING	APPROVAL	
	EMILEO TONG	HYDRAULIC ENGINEER -	
	M. HORSHAM CC5865 I	AS SHOWN	A3

PROPOSED ALTERATIONS & ADDITIONS
4 BUCHANAN AVENUE
SANDY BAY, 7005

DRAWING TITLE	COVER SHEET	
PROJECT NO	IDWG NO	IREV
18E03-03	N00	Α

CIVIL AND HYDRAULIC NOTES

Approved - GerWATER NOTES:

- Manager Consent Chargement to this code and to the sanisfaction of asswarers supply code of australia wsa 03-2011-3.1 MRWA Edition v2.0, TASWATERS BELEVANC-21-8]
 ALL EXISTING SERVICES TO BE LOCATED ON SITE PRIOR TO THE COMMENCEMENT OF WORK
 ALL CONNECTIONS TO EXISTING MAINS TO BE CARRIED OUT BY TASWATER AT DEVELOPERS COST UNLESS APPROVED OTHERWISE. THE MAIN CONTRACTOR AND ALL SUB CONTRACTORS SHALL COMPLY WITH THE STATE WORK HEALTH AND STATE OF PRACTICE ALL HYDRAULICS WORKS TO BE CARRIED OUT IN ACCORDANCE WITH IPWEA STANDARD DRAWINGS AND SPECIFICATIONS, (WSAA SEVERAL 2021)
- CODE OF AUSTRALIA'S WATER SUPPLY CODE OF AUSTRALIA) AND TO THE SATISFACTION OF COUNCIL'S DEVELOPMENT ENGINEER.

 THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR CONTACTING TASPICTORIST TO A NEW CONNECTIONS AND/OR ADDITIONAL
 SUPPLY SUFFICIENT TIME FOR TASPICTIVENESS DESIGN AND REVIEW PROCESSES SHOULD BE ALLOW FOR
- NO TOP SOIL SHALL BE REMOVED FROM THE SITE WITHOUT THE CONSENT OF COUNCIL. TOP SOIL DISTURBED OR REMOVED AS A RESULT OF WORKS SHALL BE STOCK-PILED ON SITE AND LATER USED FOR REDRESSING ANY DISTURBED SURFACES. ALL DISTURBED SURFACES ON SITE, EXCEPT THOSE SET ASIDE FOR ROADWAYS AND FOOTPATHS SHALL BE DRESSED WITH IMPORTED FILL AND
- REVEGETATED TO THE SATISFACTION OF THE COUNCIL'S DEVELOPMENT ENGINEER.
 ALL EXISTING SERVICES TO BE LOCATED ON SITE PRIOR TO THE COMMENCEMENT OF WORKS.
- ALL LEVELS TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF WORKS.
- ALL CONNECTIONS TO EXISTING STORMWATER MAINS TO BE CARRIED OUT BY COUNCIL AT DEVELOPERS COST UNLESS APPROVED OTHERWISE, ALL CONNECTIONS TO SEWER/WATER MAINS TO BE CARRIED OUT BY TASWATER AT DEVELOPERS COST UNLESS APPROVED OTHERWISE
- GENERAL MATERIALS. INSTALLATION AND TESTING SHALL COMPLY WITH TASMANIAN MUNICIPAL STANDARDS PART 4.
- 10. EXCAVATED AND IMPORTED MATERIAL USED AS FILL TO BE APPROVED BY ENGINEER PRIOR TO INSTALLATION.

 11. ANY DEPARTURES FROM THE DESIGN DRAWINGS ARE TO BE AT THE WRITTEN APPROVAL OF THE ENGINEER AND APPROVAL FROM THE AUTHORITY. CHANGES INCLUDES CONFLICTS WITH EXISTING SERVICES.
- UNLESS NOTED OTHERWISE, THESE NOTES SHALL APPLY TO ALL DRAWINGS IN THE SET
- 13. BATTERS: MAX EMBANKMENT SLOPE

MAX CUTTING SLOPE 1:2.0 (LOOSE ROCK)

1:3.0 (SOIL)

APPROVALS:

- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT A VALID BUILDING AND PLUMBING PERMIT IS IN PLACE FOR THE WORK AND THAT THE BUILDING SURVEYOR IS NOTIFIED OF ALL SITE INSPECTION REQUESTS.
- A PERMIT TO CARRY OUT WORKS WITHIN A COUNCIL ROAD RESERVATION HAS BEEN ISSUED BY THE COUNCIL AND THE ASSOCIATED FEE
- TRAFFIC MANAGEMENT AND PEDESTRIAN PLAN HAS BEEN PRODUCED AND FOLLOWED IN ACCORDANCE WITH DEPARTMENT OF INFRASTRUCTURE, ENERGY AND RESOURCES TRAFFIC CONTROL AT WORK SITES' CODE OF PRACTICE.

GENERAL HYDRAULICS NOTES:

- DURING CONSTRUCTION ANY OPEN PIPES TO BE SEALED TEMPORARILY DURING WORKS TO PREVENT ENTRY OF FOREIGN MATTER CONCEAL ALL PIPEWORK IN DUCTS, CEILING SPACES, WALL CAVITIES UNLESS OTHERWISE NOTED CONFIRM ALL INVERT LEVELS PRIOR TO EXCAVATION.

- THE LOCATION OF EXISTING SERVICES SHOULD BE CONFIRMED ONSITE INCLUDING: MAINS WATER, GAS, TELECOMMUNICATIONS, POWER, SEWER
- ALL PIPEWORK UNDER TRAFFICABLE AREAS TO BE BACKFILLED TO FULL DEPTH WITH DIER CLASS A 19MM FCR COMPACTED TO AS3798.
 FOR CLASS H AND E SITES, JOINTS IN PLUMBING SHALL BE ARTICULATED WITHIN 3M OF THE BUILDING UNDER CONSTRUCTION TO ACCOMMODATE
- GROUND MOVEMENT WITHOUT LEAKAGE
- ALL PIPEWORK SHALL BE ADEQUATELY SUPPORTED. SUPPORT SHALL ALLOW FOR EXPANSION AND BE FITTED AT THE TIME OF PIPE INSTALLATION WHERE PIPEWORK PENETRATES FIRE RATED WALL OR FLOORS A FIRE STOP COLLAR SHALL BE INSTALLED

SEWER NOTES:

- ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH WSAA SEWERAGE CODE OF AUSTRALIA WSA 02-2014-3.1 MRWA EDITION V2.0, TASWATERS SUPPLEMENT TO THIS CODE, AS3500.2:2003 AND TO THE SATISFACTION OF TASWATER'S DEVELOPMENT ENGINEER
- ALL EXISTING SERVICES TO BE LOCATED ON SITE PRIOR TO THE COMMENCEMENT OF WORKS.
 ALL CONNECTIONS TO EXISTING MAINS TO BE CARRIED OUT BY TASWATER'S APPROVED CONTRACTOR AT DEVELOPERS COST UNLESS APPROVED OTHERWISE
- GENERAL MATERIALS, INSTALLATION & TESTING SHALL COMPLY WITH WSAA SEWERAGE CODE OF AUSTRALIA WSA 02-2014-3.1 MRWA EDITION V2.0, TASWATER'S DUPPLEMENT TO THIS CODE, AS3500.2 2003 AND TO THE SATISFACTION OF TASWATER'S DEVELOPMENT ENGINEER.
- ALL DROPS MUST BE INTERNAL AND IN ACCORDANCE WITH MRWA S-311.
- ALL DIPE WORK UNDER TRAFICABLE AREAS, INCLUDING DRIVEWAYS, 31 TO BE BACKFILLED WITH FCR.

 LOT CONNECTIONS SHALL BE DM100 UPVC U.N.O. AS MRWA PER 9-302 AND BRING INSPECTION OPENING TO SURFACE INSIDE LOT BOUNDARY.
- ALL SEWER MAINS TO BE PIPE CLASS SN8.
 PIPEWORK SHALL BE PRESSURE TESTED PROGRESSIVELY DURING INSTALLATION TO ENSURE ABSENCE OF LEAKS.
 ALL PIPEWORK SHALL BE INSTALLED AS CLOSE AS PRACTICABLE TO THE UNDERSIDE OF FLOORS.

STORMWATER NOTES:

- ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH COUNCIL MUNICIPAL STANDARDS, AS3500 AND IPWEA (TAS) MUNICIPAL STANDARD DRAWINGS AND SPECIFICATIONS WHERE APPLICABLE AND TO THE SATISFACTION OF COUNCIL'S MUNICIPAL ENGINEER ALL EXISTING SERVICES TO BE LOCATED ON SITE PRIOR TO THE COMMENCEMENT OF WORKS. ALL CONNECTIONS TO EXISTING MAINS TO BE
- CARRIED OUT BY COUNCIL AT DEVELOPERS COST UNLESS APPROVED OTHERWISE.

 GENERAL MATERIALS, INSTALLATION & TESTING SHALL COMPLY WITH TASMANIAN MUNICIPAL STANDARDS PART 4. PROVIDE 600mm MIN COVER TO
- ALL SERVICES
- ALL PIPE WORK UNDER TRAFFICABLE AREAS INCLUDING DRIVEWAYS IS TO BE FILLED WITH FCR.
 LOT CONNECTIONS SHALL BE DN150 UPVC UNO MINIMUM PIPE CLASS TO BE CLASS SN4, PIPE UNDER ROADS TO BE CLASS SN8
- ALL MAINTENANCE HOLES DEEPER THAN 1m FROM FINISHED SURFACE LEVEL TO MAINTENANCE HOLE BASE TO BE FITTED WITH APPROVED STEP
- IPWEA STANDARD DRAWINGS REFERENCED ARE THE MOST RECENT DRAWING SET UNO.

DISCLAIMER

INCLAIMER

INCLAIMER CONTRAVENE APPROVED PLANS OR TO SPECIFY ANY UNAPPROVED WORKS

					JSA CONSULTING
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A	FOR PLANNING APPROVAL	ET	MH	15/01/21	Ellersiie House, Level 1, 119 Sandy Bay Road, Sandy Bay TAS 7005
REV	DESCRIPTION	BY	CHK	DATE	Phone (03) 6224 5625 www.jsaengineers.com.au

5	PLANNING	APPROVAL		
	EMILEO TONG	HYDRAULIC ENGINEER -		
	M. HORSHAM CC5865 I	AS SHOWN	A3	Ē

PROPOSED ALTERATIONS & ADDITIONS 4 BUCHANAN AVENUE SANDY BAY, 7005

CIVIL & HYDRAULIC NOTES ROJECT N 18E03-03 N01 Α

DEVELOPER TO MAKE APPLICATION TO TASWATER FOR THE SUPPLY OF 20mm WATER METER AND BOX, PRIOR TO COMMENCEMENT OF WORKS ONSITE. METER TO BE INSTALLED BY PLUMBING CONTRACTOR. ALL ISOLATION VALVES SHALL BE INSTALLED IN ACCESSIBLE LOCATIONS. VALVES LOCATED IN WALLS OR DUCTS SHALL BE FITTED WITH APPROVED

ACCESS COVERS.

INTERNAL PLUMBING SHALL BE CONSTRUCTED IN ACCORDANCE WITH AS3500 PARTS 1, 2 & 3 AND THE TASMANIAN PLUMBING CODE

GENERAL MATERIALS INSTALLATION AND TESTING SHALL COMPLY WITH WSA 03-2011-3 1 AND TASWATER APPROVED PRODUCTS CATALOGUE

WATER MAIN TO BE 6PVC SERIES 2 CLASS 16 OR APPROVED EQUIVALENT, WITH A 03-2017 I AND TASKING THE RETROBUCTS OF THE PETOD.

THRUST BLOCKS SHALL BE INSTALLED AT ALL TEES, BLANK ENDS, VALVES, FIRE HYDRANTS, REDUCERS AND BENDS GREATER THAN 5'

THE PLUMBER SHALL ARRANGE FOR ALL INSPECTIONS AND PRESSURE TESTING REQUIRED BY TASWATER OR THE LOCAL AUTHORITY PRIOR TO

ALL STOP VALVES TO BE CLOCKWISE CLOSING.

PROVIDE C.I. VALVE BOX COVERS TO ALL VALVES AND FIRE PLUG.
 STOP VALVES AND FIRE PLUGS SHALL BE MARKED IN ACCORDANCE WITH THE IPWEA FIRE HYDRANT GUIDELINES: TASMANIA DIVISION.
 FIRE PLUGS AND VALVE POSITIONS TO SE MARKED ON KERB BACKS WITH HIMARK CONCRETE PAINT.

PROVIDE ELECTROMAGNETIC, METAL IMPREGNATED TAPE IN ALL NON METALLIC PIPE TRENCHES. ENSURE TAPE TERMINATIONS ARE ACCESSIBLE ALL PROPERTY CONNECTIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH MRIVIA-W-110 AND MRIVIA-W-111 AND TASWATER STANDARD DRAWING TW-SD-W-20 SERIES, THEY SHALL BE DIX2 (1020) HOPE PET 100 SOR11 PM16 PIPE

ALL FITTINGS TO BE F.B.F.

19. FIRE PLUGS TO HAVE 100mm RISERS WITH SPRING TYPE PLUGS.
20. TASWATER TO WITNESS PRESSURE TEST TO 1200KPA PRIOR TO BACKFILL AT JOINTS.

INDIVIDUAL LOT CONNECTIONS TO BE MIN DN25 ID20 PN16 POLY UNO

21. MAIN TO BE DISINFECTED PRIOR TO CONNECTION TO THE RETICULATION NETWORK REFER TO WSA CODE FOR DETAILS.
22. PLACEMENT OF WATER MAINS IN FILL REQUIRES THE CONTRACTOR TO PROVIDE DOCUMENTARY EVIDENCE INCLUDING; THE COMPOSITION OF FILL

MATERIAL VERIFYING THAT IT CONTAINSS NO ORGANIC OR OTHER MATERIALS THAT DECOMPOSE OR OTHERWISE LEAD TO LONG TERM SETTLEMENT.

ROAD NOTES:

- MINIMUM SUB BASE THICKNESS TO BE 200mm.
 PRIOR TO PLACEMENT OF SUB BASE COURSE, PAVEMENT CUT IS TO BE ROLLED AND TESTED FOR CBR VALUES BY METHOD APPROVED BY THE SUPERINTENDENT. WHERE THE CBR VALUES ARE LESS THAN 5 WITHIN THE FIRST 200mm THEN ADDITIONAL TESTS WILL BE REQUIRED TO ALLOW SUFFICIENT DESIGN ALTERATIONS TO THE SUB BASE.
- PAVEMENT DESIGN BASED ON A CBR VALUE OF 3-4%
- FAVENERIN DESIGNABASED OF CORN VALUE OF SAME.

 ROAD MARKINGS AND SIGNS AS PER AST742

 IF THE CBR VALUE IS LESS THAN 5 AT ANY DEPTH GREATER THAN 200mm THEN THE SUB BASE IS TO BE INCREASED GENERALLY ACCORDING TO THE FOLLOWING TABLE & CONSULT ENGINEER

CBR VALUES: DESIGN:

AS PER PAVEMENT DETAIL

ADVISE & CONSULT ENGINEER, TYPICALLY INCREASE SUB BASE TO 400mm THICK (SUBGRADE REPLACEMENT)

ADVISE & CONSULT ENGINEER. SPECIAL PAVEMENT DESIGN TO BE SPECIFIED.

DRIVEWAY NOTES:

- EXCAVATED AND IMPORTED MATERIAL USED AS FILL IS TO BE APPROVED BY ENGINEER PRIOR TO INSTALLATION. FILL MATERIAL SHALL BE WELL GRADED AND FREE OF BOULDERS OR COBBLES EXCEEDING 150mm IN DIAMETER UNLESS APPROVED OTHERWISE.
- FILL REQUIRED TO SUPPORT DRIVEWAYS INCLUDING FILL IN EMBANKMENTS THAT SUPPORT DRIVEWAYS SHALL BE INSTALLED IN ACCORDANCE
- TOP SOIL AND ORGANIC MATTER SHALL BE STRIPPED TO A MINIMUM OF 100mm
- THE SUB GRADE SHALL BE CHECKED FOR A MINIMUM BEARING CAPACITY OF 50 KPa. FILL IN EMBANKMENTS SHALL BE KEYED TSOmm INTO NATURAL GROUND. THE FILL SHALL BE COMPACTED IN HORIZONTAL LAYERS OF NOT MORE THAN 200mm
- EACH LAYER SHALL BE COMPACTED TO A MINIMUM DENSITY RATIO OF 95%, IT IS THE BUILDERS RESPONSIBILITY TO ENSURE THAT THIS IS
- WHERE THE ABOVE REQUIREMENTS CANNOT BE ACHIEVED THE ENGINEER SHALL BE CONSULTED AND THE FORMATION SHALL BE PROOF ROLLED (UNDER SUPERVISION OF THE ENGINEER) TO DEMONSTRATE COMPACTION PRIOR TO THE PLACEMENT OF BASE OR SUB-BASE COURSES.

 10. UNREINFORCED CONCRETE KERBS AND CHANNELS SHALL HAVE TROWELLED JOINTS AT NOT MORE THAN 3.0m CRS

CONTROLLED FILL:

- CONTROLLED FILL SHALL BE LAID IN STRICT ACCORDANCE WITH AS2870 AND AS3798 REQUIREMENTS. THE FOLLOWING METHOD IS APPROVED:
- FILL MATERIAL SHALL BE WELL GRADED FOR OR SITE ROCK REVIEWED DURING EXCAVATION.
 THE SUB GRADE SHALL BE CHECKED FOR BEARING CAPACITY WHICH IS A MINIMUM OF 50MPB FOR SLABS AND A MINIMUM OF 100MPB FOR

- FOU INGS.
 THE FILL SHALL BE COMPACTED IN HORIZONTAL LAYERS OF NOT MORE THAN 150mm
 THE FILL SHALL BE COMPACTED TO A MINIMUM DEBSITY RATIO OF 95% FOR RESIDENTIAL APPLICATIONS. IT IS THE BUILDERS RESPONSIBILITY TO ENSURE THAT THIS LEVEL O COMPACTION IS ACHIEVED. IMPORTED MATERIAL, CONTRARY TO THE ABOVE SPECIFICATION, INTENDED FOR USE AS STRUCTURAL FILL SHALL BE APPROVED IN WRITING BY THE ENGINEER PRIOR TO USE.

CONCRETE:

- CONCRETE SHALL BE NOT LESS THAN N20 GRADE, WITH 20mm NOMINAL MAXIMUM AGGREGATE SIZE, SLUMP SHALL BE SELECTED TO SUIT THE CONSTRUCTION CONDITIONS, UNLESS NOTED OTHERWISE THE MINIMUM APPROPRIATE SPECIFICATIONS FROM AS3600 AND AS2870 SHALL BE
- SAWN CONTROL JOINTS SHALL BE CONSTRUCTED AS SOON AS POSSIBLE WITHOUT RAVELING THE JOINT, GENERALLY THIS SHALL BE WITHIN 24 HOURS
- CONCRETE SHALL BE CURED FOR A MINIMUM OF 7 DAYS USING CURRENT BEST PRACTICE METHODS. SPRAY APPLIED CURING COMPOUNDS ARE GENERALLY NOT DEEMED SATISFACTORY AS SOLE CURING METHOD.
 CONCRETE SHALL BE MECHANICALLY VIBRATED U.N.O.
- ADDITIONAL WATER SHALL NOT BE ADDED TO THE CONCRETE ON SITE UNLESS SIGNED BY THE DRIVER AND APPROVED BY THE SUPPLIER.

Approved - General Manager Consent Only [GMC-21-8]

10/02/2021



LINE LEGEND					
MARK	DESCRIPTION				
	PROPERTY BOUNDARY				
	SURROUNDING PROPERTY BOUNDARY				
	PROPOSED PROPERTY BOUNDARY				
	EXISTING EASEMENT				
	PROPOSED EASEMENT				
	NATURAL SURFACE CONTOUR (MAJOR)				
	NATURAL SURFACE CONTOUR (MINOR)				
	BANK TOP				
	BANK BOTTOM				
	EXISTING BUILDING OUTLINE				
	PROPOSED BUILDING OUTLINE				
	PROPOSED ROAD CENTRELINE				
	PROPOSED ROAD				
	EXISTING ROAD				
	EXISTING KERB				
	PROPOSED BARRIER FENCE				

SYMBOL LEGEND						
MARK	DESCRIPTION					
MM	DN50 ID 40 WATER CONNECTION + METER AS PER TW-SD-W-20 SERIES					
M	DN25 ID 20 WATER CONNECTION + METER AS PER TW-SD-W-20 SERIES					
\boxtimes	'ACO' 450 x 450 x 600 DEEP PIT WITH GRATED LID					
	'ACO' K100 CHANNEL DRAIN & INCLINE PIT WITH CLASS 'B' TRAFFICABLE GRATE					
∞	STORMWATER MANHOLE AS PER LGAT STANDARD DRAWING TSD-SW02-v1					
S	SEWER MAINTENANCE HOLE TYPE P2 AS PER WSAA STANDARD DRAWING MRWA-S-300 SERIES					
0	DN150 STORMWATER LOT CONNECTION AS PER LGAT STANDARD DRAWINGS TSD-SW25-v1					
H	DN100 SEWER LOT CONNECTION AS PER WSAA STANDARD DRAWING MRWA-S-300 SERIES					
FH	FIRE HYDRANT AS PER MRWA-W-302					
\bowtie	ISOLATING VALVE AS PER MRWA-W-302					
∇	THRUST BLOCK (CONCRETE) AS PER MRWA-W-205A					
	CONCRETE HEADWALL					
	SIDE ENTRY PIT TYPE 5 AS PER TSD-SW12-v1					
	SIDE ENTRY PIT TYPE 3 AS PER TSD-SW09-v1					
PS-1	POWER SUBSTATION					
	POWER TURRET					
P6	NBN PIT					
 0	STREETLIGHT					



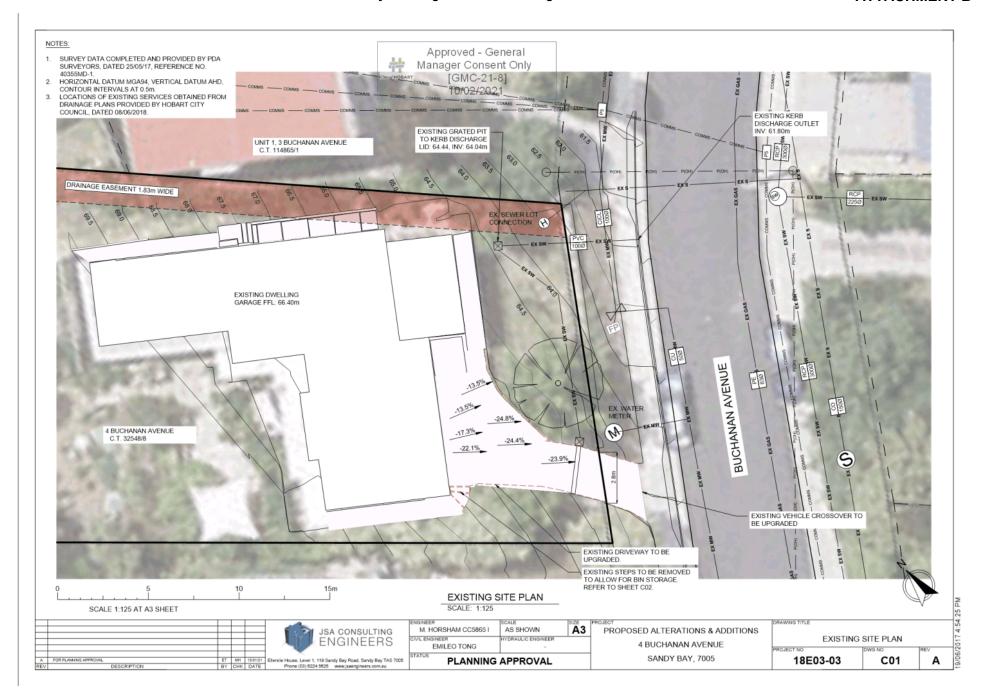
	SURFACE LEGEND
MARK	DESCRIPTION
FSL XX.XX	PROPOSED FINISHED SURFACE LEVEL
ΔXX.XX	HEIGHT OF PROPOSED SURFACE RELATIVE TO NATURAL SURFACE (FILL REQUIRED)
Δ-XX.XX	HEIGHT OF PROPOSED SURFACE RELATIVE TO NATURAL SURFACE (CUT REQUIRED)

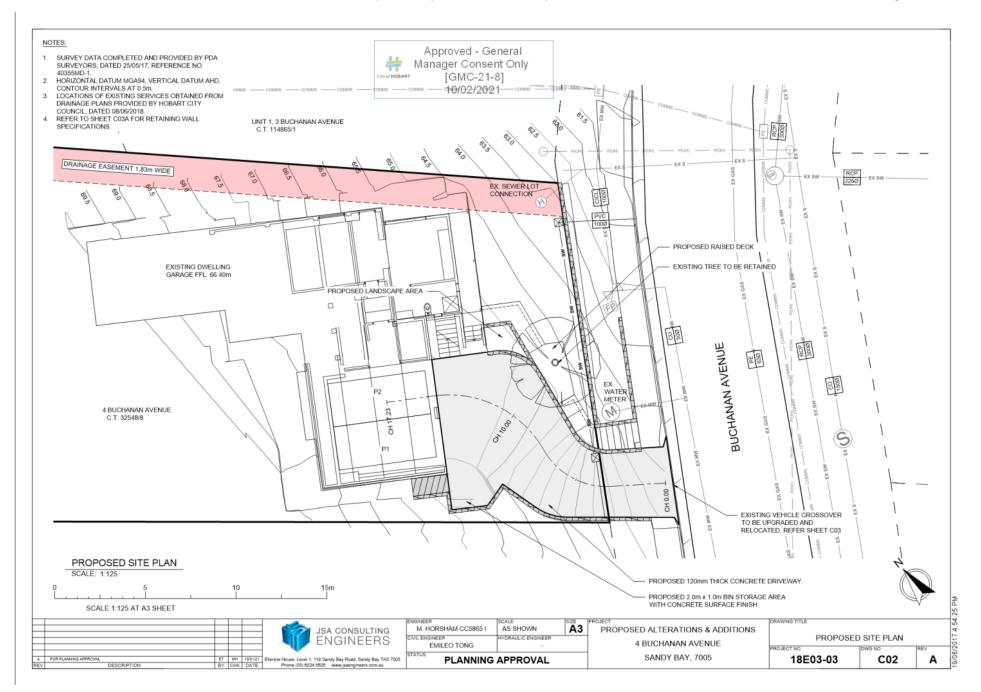


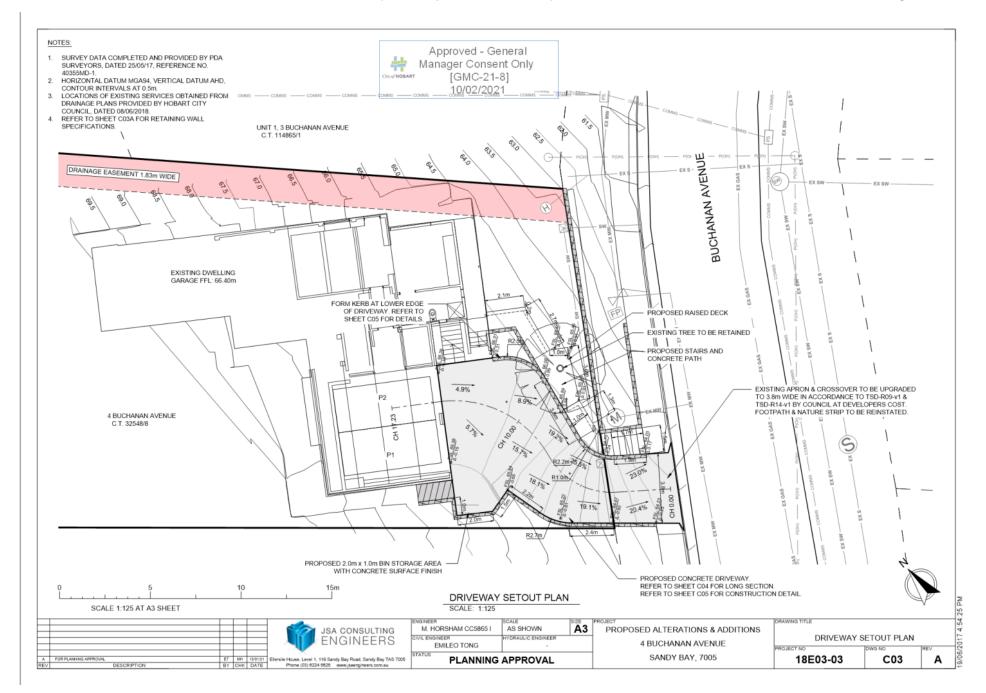


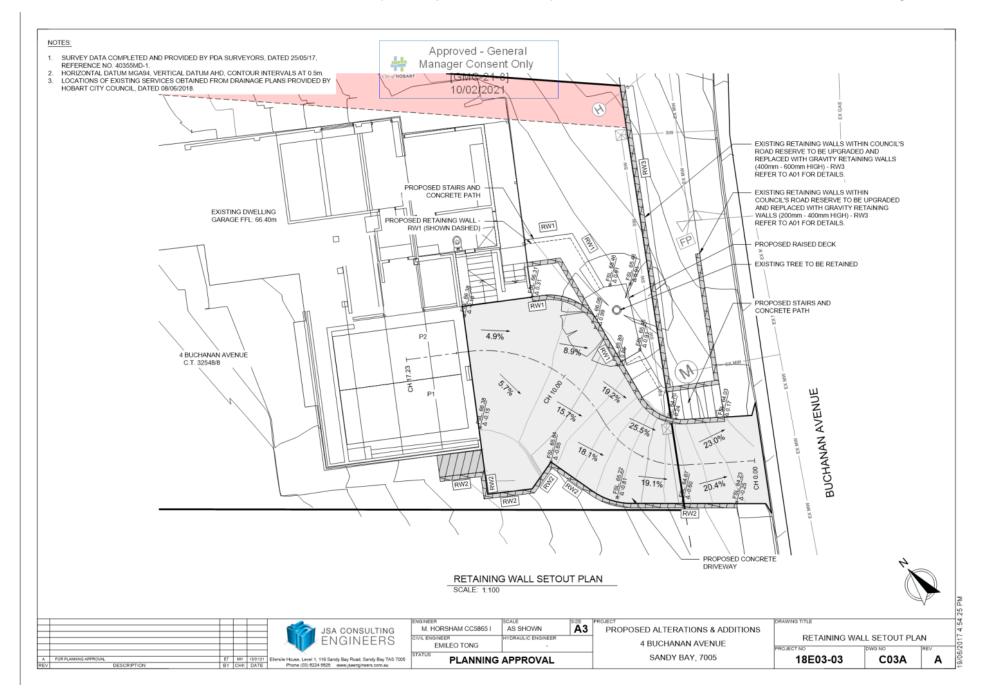
PROPOSED ALTERATIONS & ADDITIONS
4 BUCHANAN AVENUE
SANDY BAY, 7005

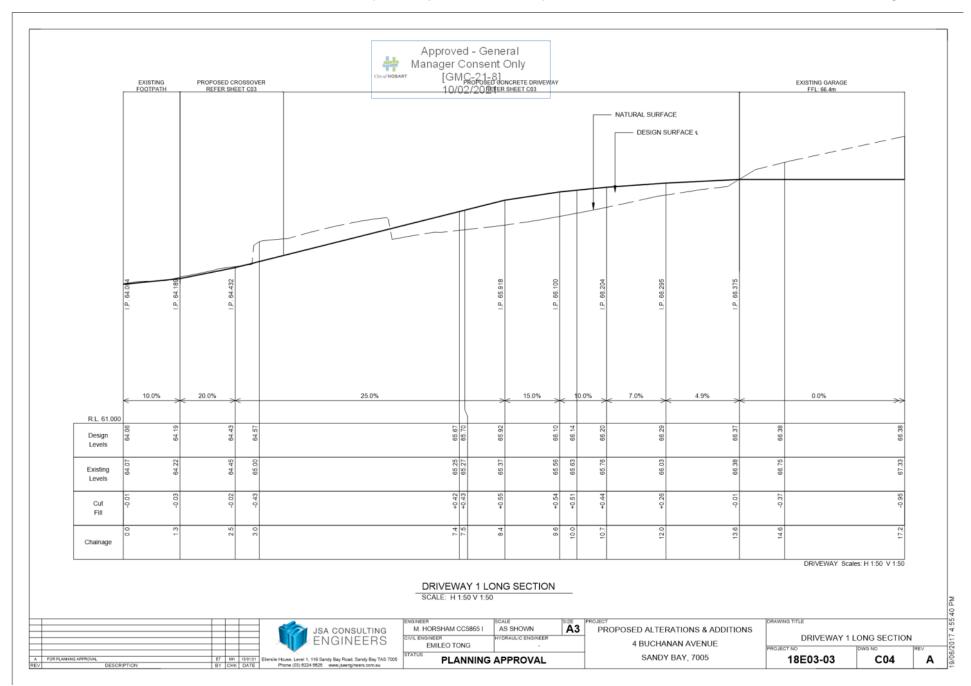
EVMBOLE	& LINE LEGEND	ve.
	DWG NO	IREV
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GENERAL

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE SERVICES AUTHORITY AND LOCATE EXISTING UNDER GROUND
SERVICES PRIOR TO ANY EXCAVATION WORKS COMMENCING ON SITE.

AREAS DISTURBED BY EARTHWORKS ARE TO BE STRIPPED OF TOPSOIL TO A DEPTH OF 100mm (OR AS DIRECTED BY THE SUPERINTENDENT). TOPSOIL IS TO BE STOCKPILED ON SITE AND RE-SPREAD AFTER EARTHWORKS ARE COMPLETE.

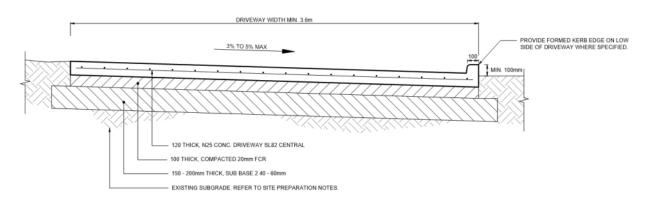
DRIVEWAY NOTES:

- 3. EXCAVATED AND IMPORTED MATERIAL USED AS FILL IS TO BE
- SECAVATED AND IMPORTED MATERIAL USED AS FILLTS TO BE APPROVED BY ENGINEER PRIOR TO INSTALLATION.
 FILL MATERIAL SHALL BE WELL GRADED AND FREE OF BOULDERS OR COBBLES EXCEEDING 150MM IN DIAMETER UNLESS APPROVED. 5. FILL REQUIRED TO SUPPORT DRIVEWAYS INCLUDING FILL IN
- EMBANKMENTS THAT SUPPORT DRIVEWAYS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:
- TOP SOIL AND ORGANIC MATTER SHALL BE STRIPPED TO A MINIMUM OF 100MM.
- b. THE SUB GRADE SHALL BE KEYED 150MM INTO NATURAL GROUND.

 C. THE FILL SHALL BE COMPACTED TO A MINIMUM DENSITY RATIO OF 95%,
 IT IS THE BUILDERS RESPONSIBILITY TO ENSURE THAT THIS IS ACHIEVED.
- WHERE THE ABOVE REQUIREMENTS CANNOT BE ACHIEVED THE ENGINEER SHALL BE CONSULTED AND THE FORMATION SHALL BE PROOF ROLLED (UNDER SUPERVISION OF THE ENGINEER) TO DEMONSTRATE COMPACTION PRIOR TO THE PLACEMENT OF BASE OR
- UNREINFORCED CONCRETE KERBS AND CHANNELS SHALL HAVE
- TROWELED JOINT AT NOT MORE THAN 3 0M CENTRES.

 8. 40x3 SAW CUTS AT MAX 5m CENTRES ALONG DRIVEWAY SLAB, CONTROL JOINTS AT MAX 15m, REFER TO DRIVEWAY SETOUT PLAN FOR LOCATION.

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TYPICAL DRIVEWAY SECTION (CONCRETE)

CONCRETE QUALITY AGGREGATE CEMENT F'c (MPa) ELEMENT SLUMP ADMIXTURE (MAX. SIZE) TYPE DRIVEWAY 100 25

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M. HORSHAM CC5865 I	AS SHOWN	A3	ľ

PROPOSED ALTERATIONS & ADDITIONS 4 BUCHANAN AVENUE SANDY BAY, 7005

PROJECT NO	DWG NO	REV
TYPICAL DRIVEWA	Y SECTION (CO	NCRETE)

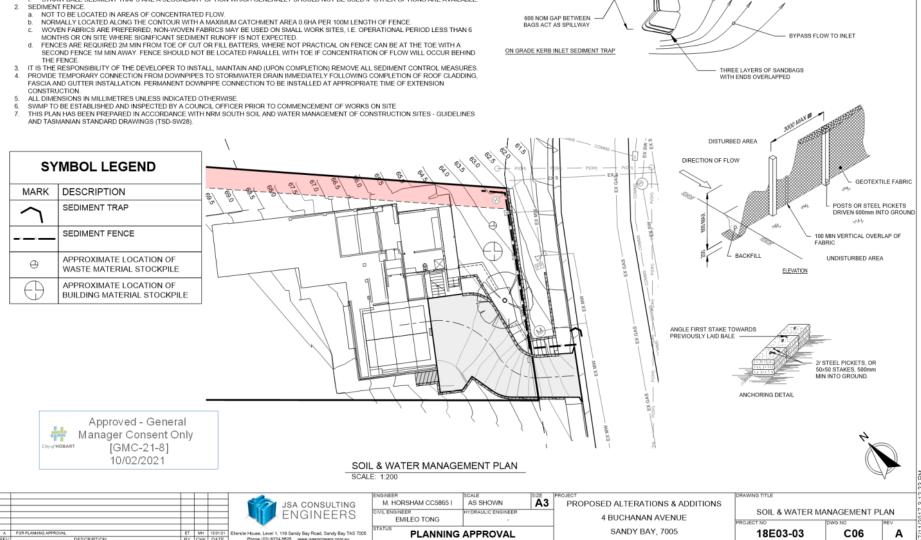
SANDBAGS OVERLAP ONTO KERB

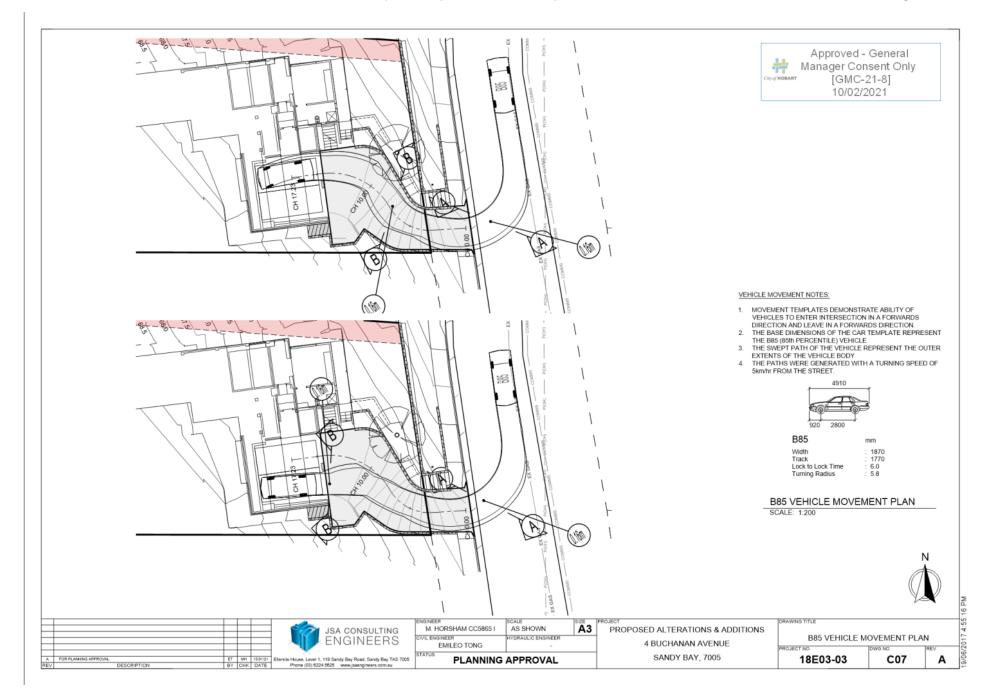
RUNOFF

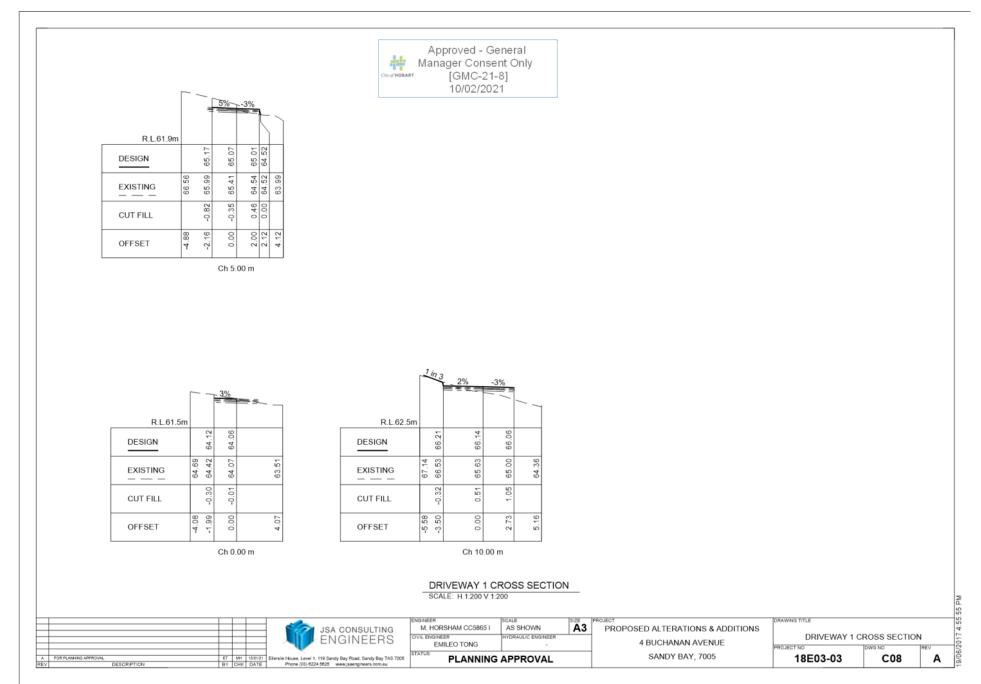
4000 MIN

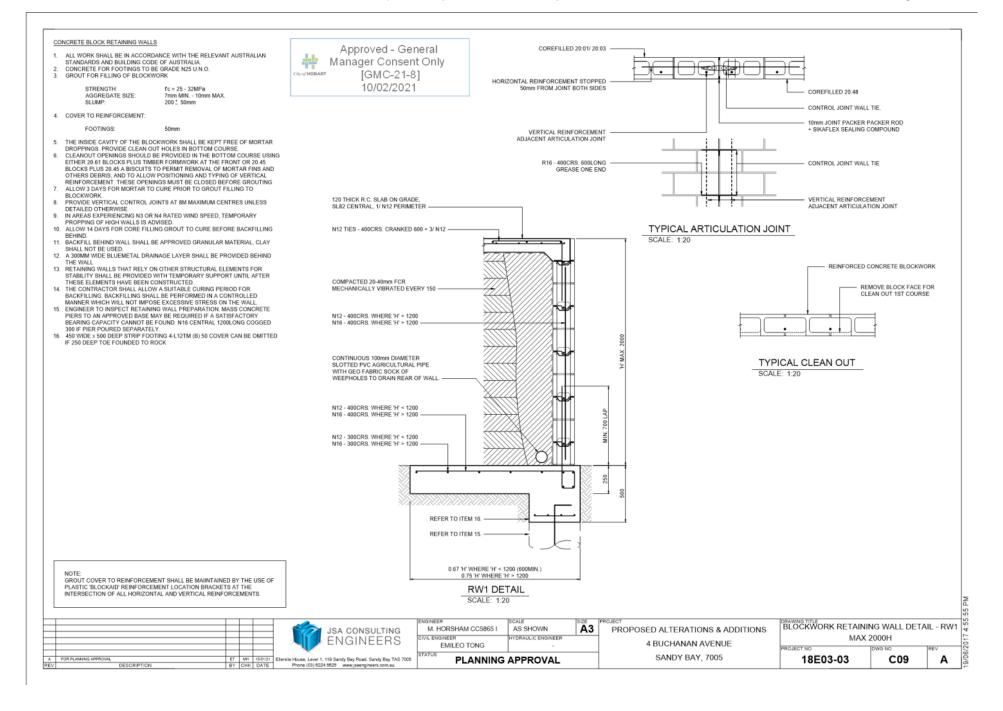
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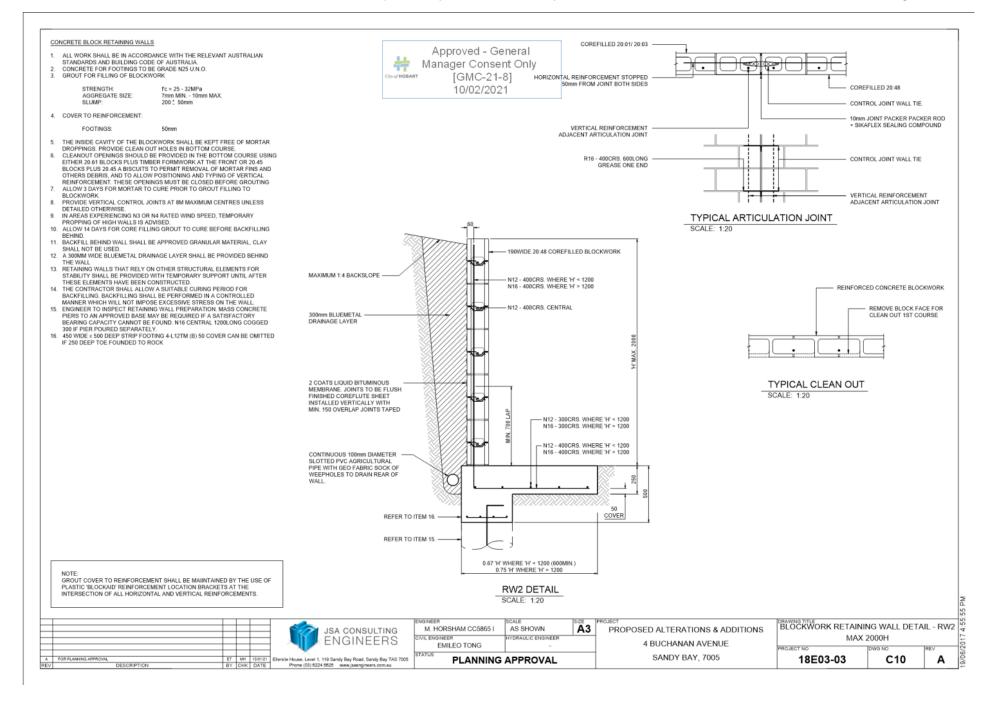
- GENERAL
 - TEMPORARY DRAINAGE CONTROL. FLOW SHOULD BE DIVERTED AROUND THE WORK SITE WHERE POSSIBLE.
 - ALL DRAINAGE, EROSION AND SEDIMENT CONTROLS TO BE INSTALLED AND BE OPERATIONAL BEFORE COMMENCING UP-SLOPE
 - ALL CONTROL MEASURES TO BE INSPECTED AT LEAST WEEKLY AND AFTER SIGNIFICANT RUNOFF PRODUCING STORMS.
 - CONTROL MEASURES MAY BE REMOVED WHEN ON-SITE EROSION IS CONTROLLED AND 70% PERMANENT SOIL COVERAGE IS OBTAINED OVER ALL UPSTREAM DISTURBED LAND.
 - IN AREAS WHERE RUNOFF TURBIDITY IS TO BE CONTROLLED, EXPOSED SURFACES TO BE EITHER MULCHED, COVERED WITH EROSION CONTROL BLANKETS OR TURFED IF EARTHWORKS ARE EXPECTED TO BE DELAYED FOR MORE THAN 14 DAYS.
- STRAW BALE SEDIMENT TRAPS ARE A SECONDARY OPTION WHICH GENERALLY SHOULD NOT BE USED IF OTHER OPTIONS ARE AVAILABLE.



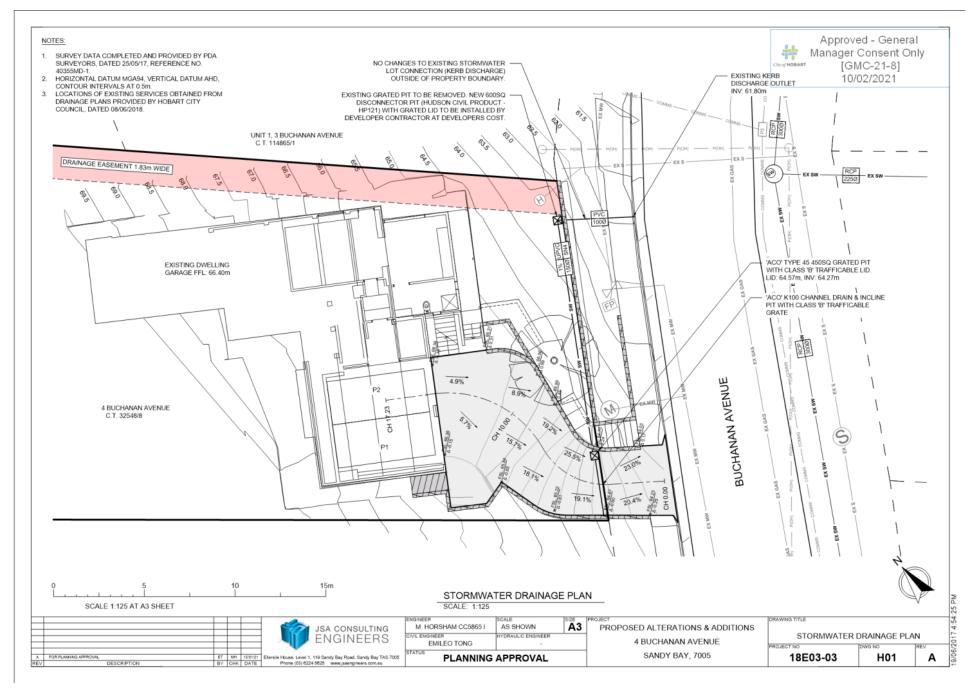


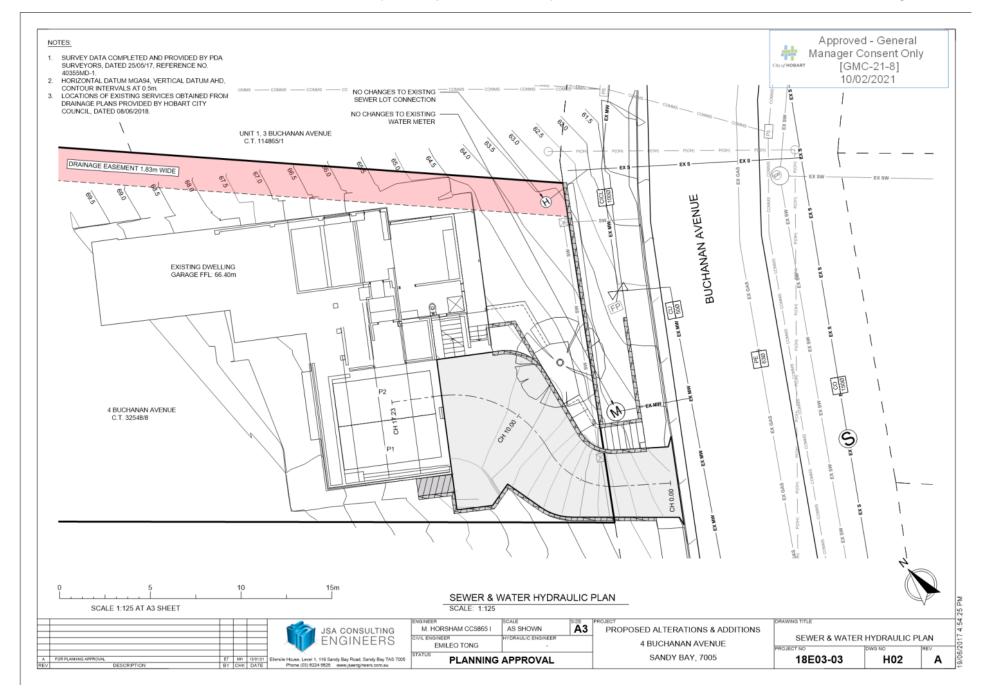






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PROPOSED ALTERATIONS & ADDITIONS 4 BUCHANAN AVENUE, SANDY BAY, 7005, TASMANIA

Approved - General
Manager Consent Only
[GMC-21-8]
10/02/2021

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GENERAL INFORMATION

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CLIMATE ZONE FOR THERMAL DESIGN (building code of australia) - 20

BUSHFIRE-PRONE AREA BAL RATING (bushfire attack level) - LOW, PROPOSAL >100m FROM AN AREA OF BUSHFIRE-PRONE VEGETATION EQUAL TO OR GREATER THAN 1 HECTARE.

ALPINE AREA (fire safety) - NO.

CORROSION ENVIRONMENT - MODERATE (i.e. more than 1km from breaking surf or more than 100m from sall water not subject to breaking surf or non-heavy industrial areas).

NO KNOWN SITE HAZARDS



SCALE: N.T.S.

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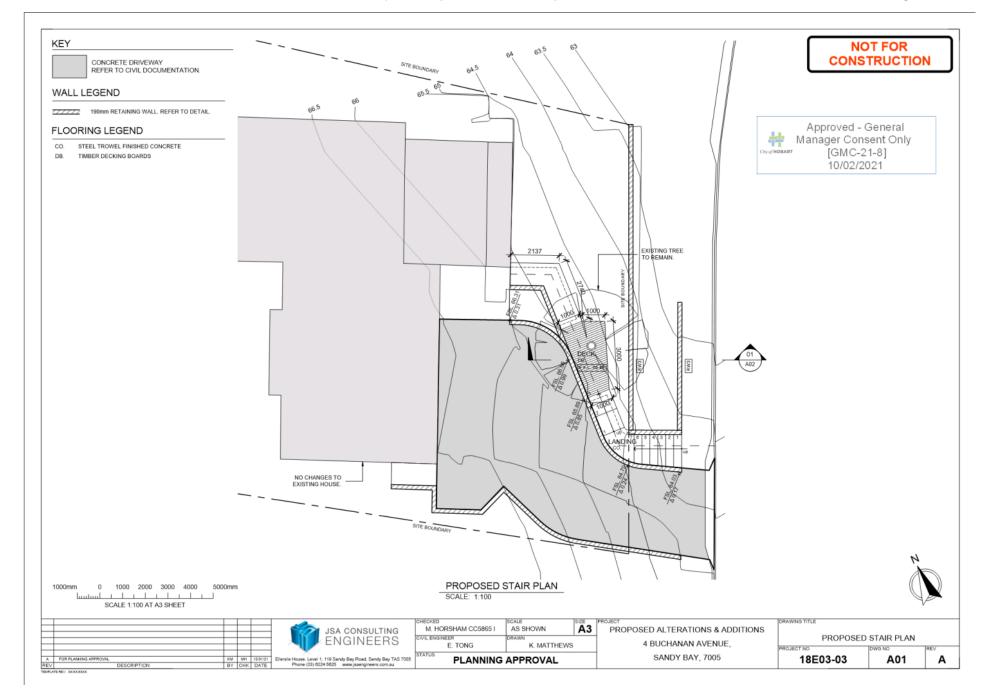


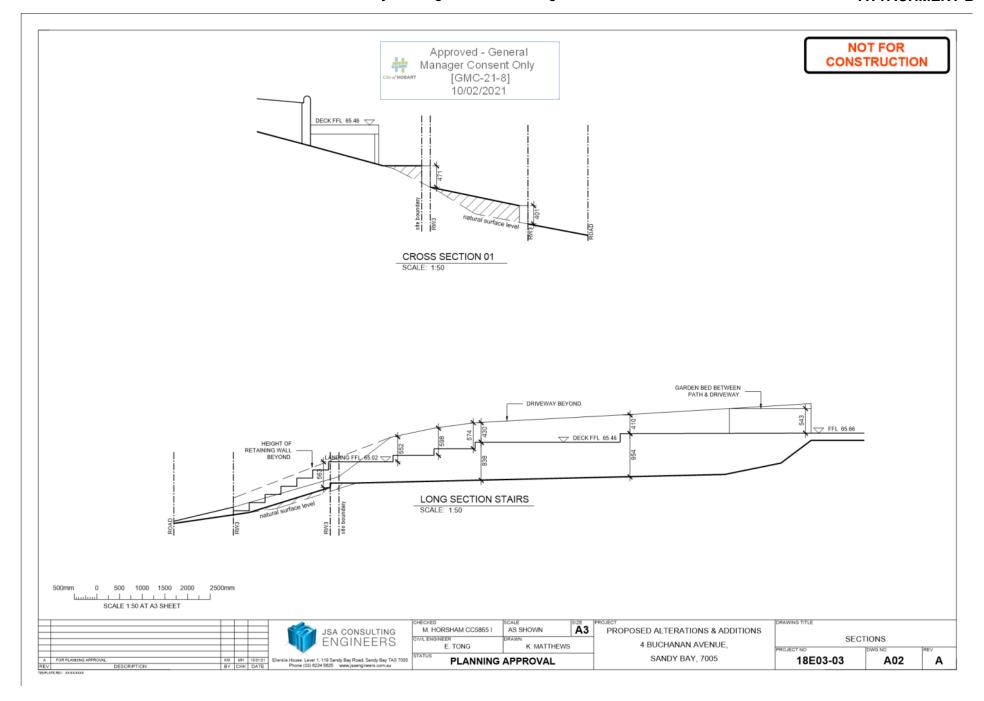
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CIVIL ENGINEER E. TONG	K. MATTHEWS			
M. HORSHAM CC5865 I	AS SHOWN	A3		

PROPOSED ALTERATIONS & ADDITIONS
4 BUCHANAN AVENUE,
SANDY BAY, 7005

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GENERAL NOTES:

. REFER TO "ISLAND BLOCK & PAVING" TASMAN BLOCK GRAVITY RETAINING WALL SPECIFICATIONS FOR MAXIMUM WALL HEIGHT AND CONSTRUCTION DETAILS

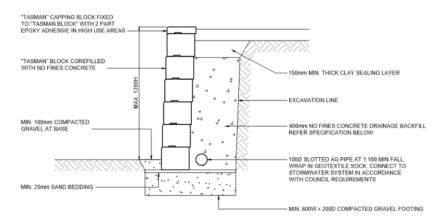
NO FINES CONCRETE SPECIFICATION:

- AGGREGATE TO GP CEMENT RATIO TO BE 6:1 BY VOLUME

- AGGREGATE TO PCEMENT NATION TO BE 6.1 STY VOLUME CONCRETE SLUMP TO BE LOW (APPROX 200mm) COMPRESSIVE STRENGTH TO BE GREATER THAN 10MPa CONCRETE BULK DENSITY TO BE NOT LESS THAN 1800 kg/m3 COREFILL BLOCKS WITH NO FINES CONCRETE PRIOR TO BACKFILLING.
- COREPILE BLOCKS WITH NO PINES CONCRETE PRIOR TO BOXPHILING.
 BLOCKS SHOULD BE WETTED PRIOR TO COREPILLING.
 BLOCKS SHOULD BE BACKFILLED WITH NO FINES CONCRETE EVERY 2 COURSES AND ALLOWED TO CURE PRIOR TO BACKFILLING OF NEXT COURSING.
 AT LEAST 25% OF TASMAN BLOCK LUGS MUST BE REMOVED FORM REAR OF BLOCKS PRIOR TO

Approved - General Manager Consent Only [GMC-21-8] City of HOBAR1 10/02/2021

NOT FOR CONSTRUCTION



RW3 DETAIL SCALE: 1:20

0 200 400 600 800 1000mm 200mm SCALE 1:20 AT A3 SHEET

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CIVIL ENGINEER DRAWN E. TONG K. MATTHEWS

PROPOSED ALTERATIONS & ADDITIONS 4 BUCHANAN AVENUE, SANDY BAY, 7005

	AINING WALL -	RW3
PROJECT NO	DWG NO	REV
18E03-03	A03	Α



Adam Smee Planning Officer Hobart City Council Via HCC online portal

25 February 2021 Your reference: PLN-21-55 JSA reference: 18L03-03-3

Dear Adam,

RE: 4 BUCHANAN AVENUE, SANDY BAY & ADJACENT ROAD RESERVE

ALTERATIONS & WORKS IN ROAD RESERVE

JSA Consulting Engineers have prepared a response to the request for information from Council dated 17 February 2021 regarding the proposed alterations & works in road reserve at 4 Buchanan Avenue, Sandy Bay.

The following points have been addressed:

 State on plan that driveway crossover within Buchanan Avenue highway reservation will be designed and constructed in general accordance with TSD-R09-v3, show that a B85 vehicle will not scrape its underside in accordance with AS/NZS 2890.1 section 2.6.2 for the driveway crossover where it is not in accordance with TSD-R09-v3.

Note: The driveway plan submitted is significantly different to that previously approved in PLN-18-576. The footpath is required to have 2% cross fall.

Response:

Revision B, Sheet C03, driveway setout plan is updated to indicate that vehicle crossover to be constructed in general accordance with TSD-R09-v3 and TSD-R14-v3. Footpath, kerb & gutter, and nature strip to be married into proposed vehicle crossover in a smooth and continuous fashion. The grade of the vehicle crossover within the footpath area is amended to a 2% grade as required.

Revision B, Sheet C07, B85 vehicle movement plan shows the vertical clearances of the underside of a B85 vehicle template to the surface of the driveway. Values as shown on the plans indicate that a typical B85 vehicle will not scrape its underside whilst parking into the existing garage.

Please contact Emileo Tong on 6240 9925 or emileo@jsa.com.au if you require any further information.

Yours sincerely,

Emileo Tong

Civil Engineer

PROPOSED ALTERATIONS & ADDITIONS 4 BUCHANAN AVENUE, SANDY BAY, 7005, TASMANIA

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ALPINE AREA (fire safety) - NO.

CORROSION ENVIRONMENT - MODERATE (i.e. more than 1km from breaking surf or more than 100m from sall water not subject to breaking surf or non-heavy industrial areas).

NO KNOWN SITE HAZARDS



SCALE: N.T.S.

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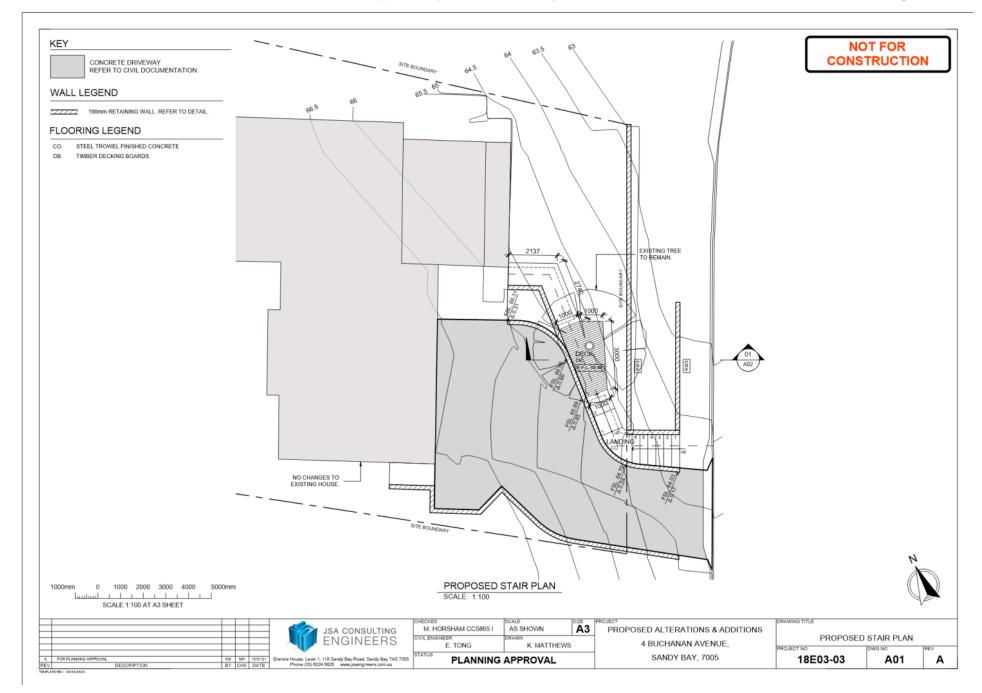


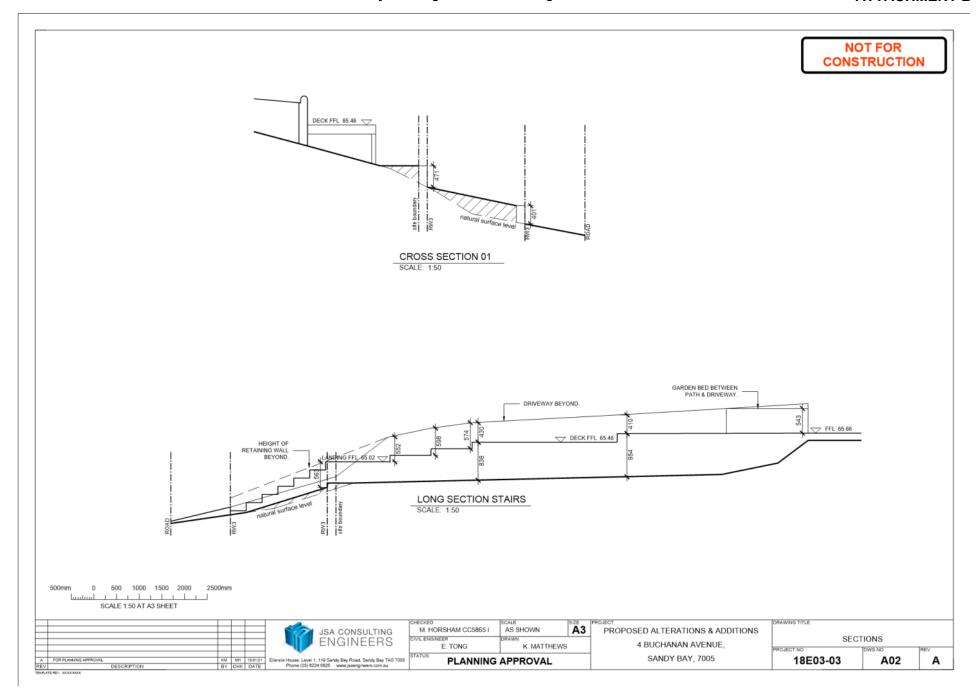
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CIVIL ENGINEER E. TONG		K. MATTHEWS		
M. HORSHAM CC5865 I		AS SHOWN SIZE		

PROPOSED ALTERATIONS & ADDITIONS
4 BUCHANAN AVENUE,
SANDY BAY, 7005

_			
	DRAWING TITLE		
	INDEX & CO	VER SHEET	
	PROJECT NO	DWG NO	REV
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GENERAL NOTES:

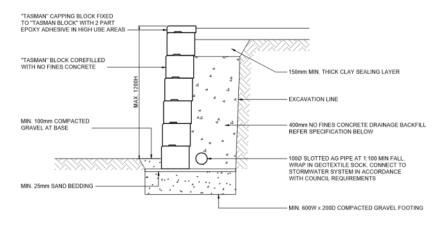
 REFER TO "ISLAND BLOCK & PAVING" TASMAN BLOCK GRAVITY RETAINING WALL SPECIFICATIONS FOR MAXIMUM WALL HEIGHT AND CONSTRUCTION DETAILS

NO FINES CONCRETE SPECIFICATION:

- AGGREGATE TO GP CEMENT RATIO TO BE 6:1 BY VOLUME

- 1. AGGREGATE TO GP CEMENT RATIO TO BE 6:1 BY VOLUME
 2. CONCRETE SLUMP TO BE LOW (APPROX 200mm)
 3. COMPRESSIVE STRENGTH TO BE GREATER THAN 10MPa
 4. CONCRETE BULK DENBITY TO BE NOT LESS THAN 1800 kg/m3
 5. COREFILL BLOCKS WITH NO FINES CONCRETE PRIOR TO BACKFILLING.
 6. BLOCKS SHOULD BE WETTED PRIOR TO COREFILLING.
 7. BLOCKS SHOULD BE BACKFILLED WITH NO FINES CONCRETE EVERY 2 COURSES AND ALLOWED TO CURE PRIOR TO BACKFILLING OF NEXT COURSING.
 8. AT LEAST 25% OF TASMAN BLOCK LUGS MUST BE REMOVED FORM REAR OF BLOCKS PRIOR TO BACKFILLING.

NOT FOR CONSTRUCTION



RW3 DETAIL SCALE: 1:20

0 200 400 600 800 1000mm 200mm SCALE 1:20 AT A3 SHEET

A	FOR PLANNING APPROVAL	KW	MH	15/01/21
REV	DESCRIPTION	BY	CHK	DATE

\dashv	JSA CONSULTING
=	ENGINEERS
	LINGINEERS
21	Ellerslie House, Level 1, 119 Sandy Bay Road, Sandy Bay TAS 7005
E I	Phone (03) 6224 5625 www.jsaengineers.com.au

	PLANNING	APPROVAL	
CIVIL ENGINEER E. TONG		K. MATTHEWS	
	M. HORSHAM CC5865 I	AS SHOWN	A3

PROPOSED ALTERATIONS & ADDITIONS 4 BUCHANAN AVENUE, SANDY BAY, 7005

	AINING WALL	- RW3		
MAX. 1200H				
PROJECT NO	DWG NO	REV		
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PROPOSED ALTERATIONS & ADDITIONS 4 BUCHANAN AVENUE, SANDY BAY, 7005 TASMANIA

INDEX

H02

N00	INDEX & COVER SHEET
N01	CIVIL & HYDRAULIC NOTES
N02	SYMBOLS & LINE LEGENDS
C01	EXISTING SITE PLAN
C02	PROPOSED SITE PLAN
C03	DRIVEWAY SETOUT PLAN
C03A	RETAINING WALL SETOUT PLAN
C04	DRIVEWAY 1 LONG SECTION
C05	TYPICAL DRIVEWAY SECTION (CONCRETE)
C06	SOIL & WATER MANAGEMENT PLAN
C07	B85 VEHICLE MOVEMENT PLAN
C08	DRIVEWAY 1 CROSS SECTION
C09	BLOCKWORK RETAINING WALL RW1 - MAX 2000H
C10	BLOCKWORK RETAINING WALL RW2 - MAX 2000H
H01	STORMWATER DRAINAGE PLAN

SEWER & WATER HYDRAULIC PLAN



SCALE: NTS



Ð	FOR PLANNING APPROVAL - RFI RESPONSE	ET	MH	25/02/21
Α.	FOR PLANNING APPROVAL	ET	MH	15/01/21
REV	DESCRIPTION	BY	CHK	DATE



PLANNING APPROVAL			
	EMILEO TONG	HYDRAULIC ENGINEER -	
	M. HORSHAM CC5865 I	AS SHOWN	A3

PROPOSED ALTERATIONS & ADDITIONS
4 BUCHANAN AVENUE
SANDY BAY, 7005

DRAWING TITLE		
INDEX & CO	VER SHEET	
PROJECT NO	DWG NO	REV
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CIVIL AND HYDRAULIC NOTES

- 1. THE MAIN CONTRACTOR AND ALL SUB CONTRACTORS SHALL COMPLY WITH THE STATE WORK HEALTH AND SAFETY ACT AND ALL RELEVANT
- ALL HYDRAULICS WORKS TO BE CARRIED OUT IN ACCORDANCE WITH IPWEA STANDARD DRAWINGS AND SPECIFICATIONS, (WSAA SEWERAGE
- CODE OF AUSTRALIA & WATER SUPPLY CODE OF AUSTRALIA) AND TO THE SATISFACTION OF COUNCIL'S DEVELOPMENT ENGINEER.

 THE SATISFACTION OF COUNCIL'S DEVELOPMENT ENGINEER.

 SUPPLY SUPPLY SOFT TASHET WORKS OF TASHET WORKS TO SATISFACTION OF COUNCIL'S DEVELOPMENT ENGINEER.

 SUPPLY SUPPLY SUPPLY TIME FOR TASHET WORKS DESIGN AND REVIEW PROCESSES SHOULD BE ALLOW FOR.
- NO TOP SOIL SHALL BE REMOVED FROM THE SITE WITHOUT THE CONSENT OF COUNCIL. TOP SOIL DISTURBED OR REMOVED AS A RESULT OF WORKS SHALL BE STOCK-PILED ON SITE AND LATER USED FOR REDRESSING ANY DISTURBED SURFACES.

 ALL DISTURBED SURFACES ON SITE, EXCEPT THOSE SET ASIDE FOR ROADWAYS AND FOOTPATHS SHALL BE DRESSED WITH IMPORTED FILL AND
- REVEGETATED TO THE SATISFACTION OF THE COUNCIL'S DEVELOPMENT ENGINEER.

 ALL EXISTING SERVICES TO BE LOCATED ON SITE PRIOR TO THE COMMENCEMENT OF WORKS.
- ALL LEVELS TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF WORKS
- ALL CONNECTIONS TO EXISTING STORMWATER MAINS TO BE CARRIED OUT BY COUNCIL AT DEVELOPERS COST UNLESS APPROVED OTHERWISE, ALL CONNECTIONS TO SEWER/WATER MAINS TO BE CARRIED OUT BY TASWATER AT DEVELOPERS COST UNLESS APPROVED OTHERWISE
- GENERAL MATERIALS. INSTALLATION AND TESTING SHALL COMPLY WITH TASMANIAN MUNICIPAL STANDARDS PART 4.
- 10. EXCAVATED AND IMPORTED MATERIAL USED AS FILL TO BE APPROVED BY ENGINEER PRIOR TO NSTALLATION.

 11. ANY DEPARTURES FROM THE DESIGN DRAWINGS ARE TO BE AT THE WRITTEN APPROVAL OF THE ENGINEER AND APPROVAL FROM THE AUTHORITY, CHANGES INCLUDES CONFLICTS WITH EXISTING SERVICES
- UNLESS NOTED OTHERWISE, THESE NOTES SHALL APPLY TO ALL DRAWINGS IN THE SET

13. BATTERS: MAX EMBANKMENT SLOPE

MAX CUTTING SLOPE 1:2.0 (LOOSE ROCK)

1:3.0 (SOIL)

APPROVALS:

- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT A VALID BUILDING AND PLUMBING PERMIT IS IN PLACE FOR THE WORK AND THAT THE BUILDING SURVEYOR IS NOTIFIED OF ALL SITE INSPECTION REQUESTS.
 THE APPLICAT'S SHALL NOT COMMENCE CIVIL CONSTRUCTION WORKS WITHIN A ROAD RESERVE UNTIL THE FOLLOWING REQUIREMENTS ARE MET. A "PERMIT TO CARRY OUT WORKS WITHIN A COUNCIL ROAD RESERVATION" HAS BEEN ISSUED BY THE COUNCIL AND THE ASSOCIATED FEE
- PAYMENT MADE
- TRAFFIC MANAGEMENT AND PEDESTRIAN PLAN HAS BEEN PRODUCED AND FOLLOWED IN ACCORDANCE WITH DEPARTMENT OF INFRASTRUCTURE, ENERGY AND RESOURCES TRAFFIC CONTROL AT WORK SITES' CODE OF PRACTICE.

GENERAL HYDRAULICS NOTES:

- DURING CONSTRUCTION ANY OPEN PIPES TO BE SEALED TEMPORARILY DURING WORKS TO PREVENT ENTRY OF FOREIGN MATTER CONCEAL ALL PIPEWORK IN DUCTS, CEILING SPACES, WALL CAVITIES UNLESS OTHERWISE NOTED CONFIRM ALL INVERT LEVELS PRIOR TO EXCAVATION.

- THE LOCATION OF EXISTING SERVICES SHOULD BE CONFIRMED ONSITE INCLUDING: MAINS WATER, GAS, TELECOMMUNICATIONS, POWER, SEWER
- ALL PIPEWORK UNDER TRAFFICABLE AREAS TO BE BACKFILLED TO FULL DEPTH WITH DIER CLASS A 19MM FCR COMPACTED TO AS3798.
 FOR CLASS H AND E SITES, JOINTS IN PLUMBING SHALL BE ARTICULATED WITHIN 3M OF THE BUILDING UNDER CONSTRUCTION TO ACCOMMODATE
- GROUND MOVEMENT WITHOUT LEAKAGE
- ALL PIPEWORK SHALL BE ADEQUATELY SUPPORTED. SUPPORT SHALL ALLOW FOR EXPANSION AND BE FITTED AT THE TIME OF PIPE INSTALLATION WHERE PIPEWORK PENETRATES FIRE RATED WALL OR FLOORS A FIRE STOP COLLAR SHALL BE INSTALLED

SEWER NOTES:

- ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH WSAA SEWERAGE CODE OF AUSTRALIA WSA 02-2014-3.1 MRWA EDITION V2.0, TASWATERS SUPPLEMENT TO THIS CODE, AS3500.2:2003 AND TO THE SATISFACTION OF TASWATER'S DEVELOPMENT ENGINEER
- ALL EXISTING SERVICES TO BE LOCATED ON SITE PRIOR TO THE COMMENCEMENT OF WORKS.
 ALL CONNECTIONS TO EXISTING MAINS TO BE CARRIED OUT BY TASWATER'S APPROVED CONTRACTOR AT DEVELOPERS COST UNLESS APPROVED OTHERWISE
- GENERAL MATERIALS, INSTALLATION & TESTING SHALL COMPLY WITH WSAA SEWERAGE CODE OF AUSTRALIA WSA 02-2014-3.1 MRWA EDITION
- V2.0. TASWATERS SUPPLEMENT TO THIS CODE. AS3500 2:2003 AND TO THE SATISFACTION OF TASWATER'S DEVELOPMENT ENGINEER
- ALL DROPS MUST BE INTERNAL AND IN ACCORDANCE WITH MRWA S-311.
- ALL PIPE WORK UNDER TRAFFICABLE AREAS, INCLUDING DRIVEWAYS, IS TO BE BACKFILLED WITH FCR.

 LOT CONNECTIONS SHALL BE DN100 UPVC U.N.O. AS MRWA PER S-302 AND BRING INSPECTION OPENING TO SURFACE INSIDE LOT BOUNDARY.
- ALL SEWER MAINS TO BE PIPE CLASS SN8.
 PIPEWORK SHALL BE PRESSURE TESTED PROGRESSIVELY DURING INSTALLATION TO ENSURE ABSENCE OF LEAKS.
 ALL PIPEWORK SHALL BE INSTALLED AS CLOSE AS PRACTICABLE TO THE UNDERSIDE OF FLOORS.

STORMWATER NOTES:

- ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH COUNCIL MUNICIPAL STANDARDS, AS3500 AND IPWEA (TAS) MUNICIPAL STANDARD DRAWINGS AND SPECIFICATIONS WHERE APPLICABLE AND TO THE SATISFACTION OF COUNCIL'S MUNICIPAL ENGINEER ALL EXISTING SERVICES TO BE LOCATED ON SITE PRIOR TO THE COMMENCEMENT OF WORKS. ALL CONNECTIONS TO EXISTING MAINS TO BE
- CARRIED OUT BY COUNCIL AT DEVELOPERS COST UNLESS APPROVED OTHERWISE.

 GENERAL MATERIALS, INSTALLATION & TESTING SHALL COMPLY WITH TASMANIAN MUNICIPAL STANDARDS PART 4. PROVIDE 600mm MIN COVER TO
- ALL SERVICES
- ALL PIPE WORK UNDER TRAFFICABLE AREAS INCLUDING DRIVEWAYS IS TO BE FILLED WITH FCR.
 LOT CONNECTIONS SHALL BE DN150 UPVC UNO MINIMUM PIPE CLASS TO BE CLASS SN4, PIPE UNDER ROADS TO BE CLASS SN8
- ALL MAINTENANCE HOLES DEEPER THAN 1m FROM FINISHED SURFACE LEVEL TO MAINTENANCE HOLE BASE TO BE FITTED WITH APPROVED STEP
- IPWEA STANDARD DRAWINGS REFERENCED ARE THE MOST RECENT DRAWING SET UNO.

DISCLAIMER

ENGINEERING NOTES ARE INTENDED FOR USE AS A GUIDE TO RELEVANT CODES, REGULATIONS AND STANDARDS FOR THE BUILDER OR CONTRACTOR DURING THE CONSTRUCTION PROCESS, THEY SHALL NOT REPLACE THEM IN ANY WAY. THESE NOTES ARE NOT SITE SPECIFIC AND SHALL NOT BE USED TO CONTRAVENE APPROVED PLANS OR TO SPECIFY ANY UNAPPROVED WORKS

						ENG	NEER	SCALE	SIZE	PROJECT	DRAWING TITLE		
			=		JSA CONSULTIN	. 1	M. HORSHAM CC5865 I	AS SHOWN	A3	PROPOSED ALTERATIONS & ADDITIONS			
_		CALCANACIDE CIVILENGINEER HYDRAULIC ENGINEER		CIVIL & HYDRAULIC NOTES									
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Α.	FOR PLANNING APPROVAL	ET	MH	15/01/21	Ellersiie House, Level 1, 119 Sandy Bay Road, Sandy Bay T	7005	PLANNING APPROVAL		PLANNING APPROVAL SANDY BAY, 7005		18E03-03	N01	В
REV	DESCRIPTION	BY	CHK	DATE	Phone (03) 8224 5825 www.jsaengineers.com.au								_

WATER NOTES:

- ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH WSAA WATER SUPPLY CODE OF AUSTRALIA WSA 03-2011-3.1 MRWA EDITION V2.0, TASWATERS SUPPLEMENT TO THIS CODE AND TO THE SATISFACTION OF TASWATERS DEVELOPMENT ENGINEER
- ALL EXISTING SERVICES TO BE LOCATED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.
 ALL CONNECTIONS TO EXISTING MAINS TO BE CARRIED OUT BY TASWATER AT DEVELOPERS COST UNLESS APPROVED OTHERWISE
- GENERAL MATERIALS INSTALLATION AND TESTING SHALL COMPLY WITH WSA 03-2011-3 1 AND TASWATER APPROVED PRODUCTS CATALOGUE
- GENERAL MATERIALS INSTALLATION AND TESTING SHALL CONTINE WITH THE AGE 2015. THIS DESCRIPTION AS THE ATTRIVED TO WATER MAIN TO BE OP'L'S SERIES 2 CLASS 16 OR APPROVED EQUIVALENT, WITH A RODS AND CONNECTIONS BEING POLY PHIS PE100. THRUST BLOCKS SHALL BE INSTALLED AT ALL TEES, BLANK ENDS, VALVES, FIRE HYDRANTS, REDUCERS AND BENDS GREATER THAN 5'
- INDIVIDUAL LOT CONNECTIONS TO BE MIN DN25 ID20 PN16 POLY UNO
- DEVELOPER TO MAKE APPLICATION TO TASWATER FOR THE SUPPLY OF 20mm WATER METER AND BOX, PRIOR TO COMMENCEMENT OF WORKS ONSITE. METER TO BE INSTALLED BY PLUMBING CONTRACTOR.
- ALL ISOLATION VALVES SHALL BE INSTALLED IN ACCESSIBLE LOCATIONS. VALVES LOCATED IN WALLS OR DUCTS SHALL BE FITTED WITH APPROVED
- ACCESS COVERS.

 INTERNAL PLUMBING SHALL BE CONSTRUCTED IN ACCORDANCE WITH AS3500 PARTS 1, 2 & 3 AND THE TASMANIAN PLUMBING CODE
- THE PLUMBER SHALL ARRANGE FOR ALL INSPECTIONS AND PRESSURE TESTING REQUIRED BY TASWATER OR THE LOCAL AUTHORITY PRIOR TO
- ALL STOP VALVES TO BE CLOCKWISE CLOSING.
- PROVIDE C.I. VALVE BOX COVERS TO ALL VALVES AND FIRE PLUG.
 STOP VALVES AND FIRE PLUGS SHALL BE MARKED IN ACCORDING WITH THE IPWEA FIRE HYDRANT GUIDELINES: TASMANIA DIVISION.
 FIRE PLUGS AND VALVE POSITIONS TO BE MARKED ON KERB BACKS WITH HIMARK CONCRETE PAINT.
- PROVIDE ELECTROMAGNETIC, METAL IMPREGNATED TAPE IN ALL NON METALLIC PIPE TRENCHES. ENSURE TAPE TERMINATIONS ARE ACCESSIBLE ALL PROPERTY CONNECTIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH MRWA-W-110 AND MRWA-W-111 AND TASWATER STANDARD DRAWING TW-SD-W-20 SERIES, THEY SHALL BE DIX2 (1020) HOPE PETO SORTI PN16 PIPE
- 18. ALL FITTINGS TO BE F.B.F.
- FIRE PLUGS TO HAVE 100mm RISERS WITH SPRING TYPE PLUGS
- 20. TASWATER TO WITNESS PRESSURE TEST TO 1200kPA PRIOR TO BACKFILL AT JOINTS
- 21. MAIN TO BE DISINFECTED PRIOR TO CONNECTION TO THE RETICULATION NETWORK, REFER TO WSA CODE FOR DETAILS.
 22. PLACEMENT OF WATER MAINS IN FILL REQUIRES THE CONTRACTOR TO PROVIDE DOCUMENTARY EVIDENCE INCLUDING; THE COMPOSITION OF FILL MATERIAL VERIFYING THAT IT CONTAINSS NO ORGANIC OR OTHER MATERIALS THAT DECOMPOSE OR OTHERWISE LEAD TO LONG TERM SETTLEMENT

ROAD NOTES:

- MINIMUM SUB BASE THICKNESS TO BE 200mm.
 PRIOR TO PLACEMENT OF SUB BASE COURSE, PAVEMENT CUT IS TO BE ROLLED AND TESTED FOR CBR VALUES BY METHOD APPROVED BY THE SUPERINTENDENT. WHERE THE CBR VALUES ARE LESS THAN 5 WITHIN THE FIRST 200mm THEN ADDITIONAL TESTS WILL BE REQUIRED TO ALLOW SUFFICIENT DESIGN ALTERATIONS TO THE SUB BASE.
- PAVEMENT DESIGN BASED ON A CBR VALUE OF 3-4%
- FAVE MEMORIAN DESIGNATION CONTINUED TO SEA SEASON OF THE SEASON OF THE SEASON MARKINGS AND SIGNS AS PER AS1742

 IF THE CBR VALUE IS LESS THAN 5 AT ANY DEPTH GREATER THAN 200mm THEN THE SUB BASE IS TO BE INCREASED GENERALLY ACCORDING TO THE FOLLOWING TABLE & CONSULT ENGINEER

CBR VALUES: DESIGN:

- AS PER PAVEMENT DETAIL
- ADVISE & CONSULT ENGINEER, TYPICALLY INCREASE SUB BASE TO 400mm THICK (SUBGRADE REPLACEMENT)
- ADVISE & CONSULT ENGINEER. SPECIAL PAVEMENT DESIGN TO BE SPECIFIED.

DRIVEWAY NOTES:

- EXCAVATED AND IMPORTED MATERIAL USED AS FILL IS TO BE APPROVED BY ENGINEER PRIOR TO INSTALLATION. FILL MATERIAL SHALL BE WELL GRADED AND FREE OF BOULDERS OR COBBLES EXCEEDING 150mm IN DIAMETER UNLESS APPROVED OTHERWISE.
- FILL REQUIRED TO SUPPORT DRIVEWAYS INCLUDING FILL IN EMBANKMENTS THAT SUPPORT DRIVEWAYS SHALL BE INSTALLED IN ACCORDANCE
- WITH THE FOLLOWING REQUIREMENTS:
 TOP SOIL AND ORGANIC MATTER SHALL BE STRIPPED TO A MINIMUM OF 100mm
- THE SUB GRADE SHALL BE CHECKED FOR A MINIMUM BEARING CAPACITY OF 50 KPa. FILL IN EMBANKMENTS SHALL BE KEYED TSOmm INTO NATURAL GROUND. THE FILL SHALL BE COMPACTED IN HORIZONTAL LAYERS OF NOT MORE THAN 200mm

- EACH LAYER SHALL BE COMPACTED TO A MINIMUM DENSITY RATIO OF 95%, IT IS THE BUILDERS RESPONSIBILITY TO ENSURE THAT THIS IS WHERE THE ABOVE REQUIREMENTS CANNOT BE ACHIEVED THE ENGINEER SHALL BE CONSULTED AND THE FORMATION SHALL BE PROOF ROLLED
- (UNDER SUPERVISION OF THE ENGINEER) TO DEMONSTRATE COMPACTION PRIOR TO THE PLACEMENT OF BASE OR SUB-BASE COURSES.

 10. UNREINFORCED CONCRETE KERBS AND CHANNELS SHALL HAVE TROWELLED JOINTS AT NOT MORE THAN 3.0m CRS

CONTROLLED FILL:

- CONTROLLED FILL SHALL BE LAID IN STRICT ACCORDANCE WITH AS2870 AND AS3798 REQUIREMENTS. THE FOLLOWING METHOD IS APPROVED:
- FILL MATERIAL SHALL BE WELL GRADED FOR OR SITE ROCK REVIEWED DURING EXCAVATION.

 THE SUB GRADE SHALL BE CHECKED FOR BEARING CAPACITY WHICH IS A MINIMUM OF 50MPA FOR SLABS AND A MINIMUM OF 100MPA FOR

- FOU INGS.
 THE FILL SHALL BE COMPACTED IN HORIZONTAL LAYERS OF NOT MORE THAN 150mm
 THE FILL SHALL BE COMPACTED TO A MINIMUM DESITY RATIO OF 95% FOR RESIDENTIAL APPLICATIONS. IT IS THE BUILDERS RESPONSIBILITY TO ENSURE THAT THIS LEVEL O COMPACTION IS ACHIEVED. IMPORTED MATERIAL, CONTRARY TO THE ABOVE SPECIFICATION, INTENDED FOR USE AS STRUCTURAL FILL SHALL BE APPROVED IN WRITING BY THE ENGINEER PRIOR TO USE.

CONCRETE:

- CONCRETE SHALL BE NOT LESS THAN N20 GRADE, WITH 20mm NOMINAL MAXIMUM AGGREGATE SIZE, SLUMP SHALL BE SELECTED TO SUIT THE CONSTRUCTION CONDITIONS, UNLESS NOTED OTHERWISE THE MINIMUM APPROPRIATE SPECIFICATIONS FROM AS3600 AND AS2870 SHALL BE
- SAWN CONTROL JOINTS SHALL BE CONSTRUCTED AS SOON AS POSSIBLE WITHOUT RAVELING THE JOINT, GENERALLY THIS SHALL BE WITHIN 24 HOURS
- CONCRETE SHALL BE CURED FOR A MINIMUM OF 7 DAYS USING CURRENT BEST PRACTICE METHODS. SPRAY APPLIED CURING COMPOUNDS ARE GENERALLY NOT DEEMED SATISFACTORY AS SOLE CURING METHOD.

 CONCRETE SHALL BE MECHANICALLY VIBRATED U.N.O.
- ADDITIONAL WATER SHALL NOT BE ADDED TO THE CONCRETE ON SITE UNLESS SIGNED BY THE DRIVER AND APPROVED BY THE SUPPLIER.

Agenda (Open Portion) City Planning Committee Meeting - 29/3/2021

	PIPE LEGEND						
MARK	DESCRIPTION						
	SLOTTED HDPE SN8 DRAINAGE PIPE						
w	PROPOSED PE PN16 WATER SUPPLY						
	PROPOSED SEWER PIPE						
RIM —	PROPOSED RISING SEWER MAIN						
on	PROPOSED STORMWATER PIPE						
HW	PROPOSED MAIN WATER PIPE						
	POWER CIRCUIT						
_ , _	COMMUNICATIONS						
F1	DN100 PVC-M PN16 PVC						
— EX.A9 —	EXISTING SLOTTED AG DRAINAGE PIPE.						
EXW —	EXISTING WATER SUPPLY						
EX 0	EXISTING SEWER PIPE						
EXROM —	EXISTING RISING SEWER MAIN						
EX FW -	EXISTING STORMWATER						
EXMW -	EXISTING MAIN WATER						
EXP	EXISTING POWER						
m	DEMOLISHED MAIN WATER						
_ > _	SWALE DRAIN						

LINE LEGEND						
MARK	DESCRIPTION					
	PROPERTY BOUNDARY					
	SURROUNDING PROPERTY BOUNDARY					
	PROPOSED PROPERTY BOUNDARY					
	EXISTING EASEMENT					
	PROPOSED EASEMENT					
	NATURAL SURFACE CONTOUR (MAJOR)					
	NATURAL SURFACE CONTOUR (MINOR)					
	BANK TOP					
	BANK BOTTOM					
	EXISTING BUILDING OUTLINE					
	PROPOSED BUILDING OUTLINE					
	PROPOSED ROAD CENTRELINE					
	PROPOSED ROAD					
	EXISTING ROAD					
	EXISTING KERB					
· — · —	PROPOSED BARRIER FENCE					

	SYMBOL LEGEND
MARK	DESCRIPTION
MM	DN50 ID 40 WATER CONNECTION + METER AS PER TW-SD-W-20 SERIES
M	DN25 ID 20 WATER CONNECTION + METER AS PER TW-SD-W-20 SERIES
\boxtimes	'ACO' 450 x 450 x 600 DEEP PIT WITH GRATED LID
	'ACO' K100 CHANNEL DRAIN & INCLINE PIT WITH CLASS 'B' TRAFFICABLE GRATE
(m)	STORMWATER MANHOLE AS PER LGAT STANDARD DRAWING TSD-SW02-v1
S	SEWER MAINTENANCE HOLE TYPE P2 AS PER WSAA STANDARD DRAWING MRWA-S-300 SERIES
0	DN150 STORMWATER LOT CONNECTION AS PER LGAT STANDARD DRAWINGS TSD-SW25-v1
H	DN100 SEWER LOT CONNECTION AS PER WSAA STANDARD DRAWING MRWA-S-300 SERIES
FH	FIRE HYDRANT AS PER MRWA-W-302
\bowtie	ISOLATING VALVE AS PER MRWA-W-302
∇	THRUST BLOCK (CONCRETE) AS PER MRWA-W-205A
	CONCRETE HEADWALL
	SIDE ENTRY PIT TYPE 5 AS PER TSD-SW12-v1
	SIDE ENTRY PIT TYPE 3 AS PER TSD-SW09-v1
PS-1	POWER SUBSTATION
	POWER TURRET
P6	NBN PIT
 0	STREETLIGHT

HATCH LEGEND							
MARK	DESCRIPTION						
	CONCRETE DRIVEWAY WITH PR. CONTOUR SHOWN 120 THICK, SL82 CENTRAL FINISH EXPOSED AGGREGATE						
	EXISTING CONCRETE SLAB, DRIVEWAY, AND STEPS.						
	RETAINING WALL						
[[]]	EASEMENT						

	SURFACE LEGEND
MARK	DESCRIPTION
FSL XX.XX	PROPOSED FINISHED SURFACE LEVEL
Δ XX.XX	HEIGHT OF PROPOSED SURFACE RELATIVE TO NATURAL SURFACE (FILL REQUIRED)
Δ-XX.XX	HEIGHT OF PROPOSED SURFACE RELATIVE TO NATURAL SURFACE (CUT REQUIRED)

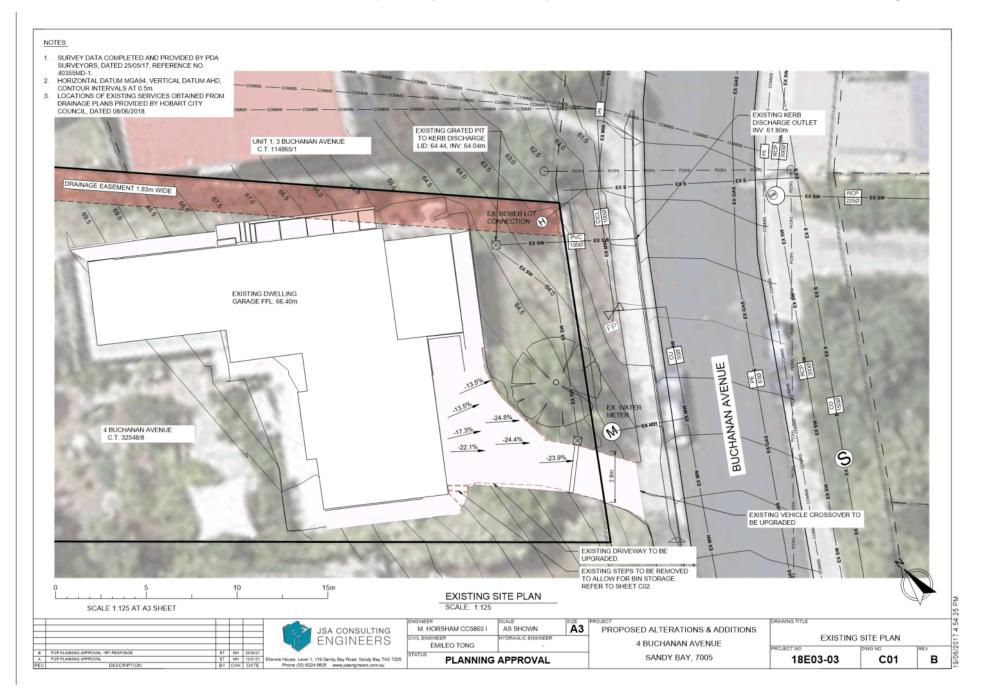
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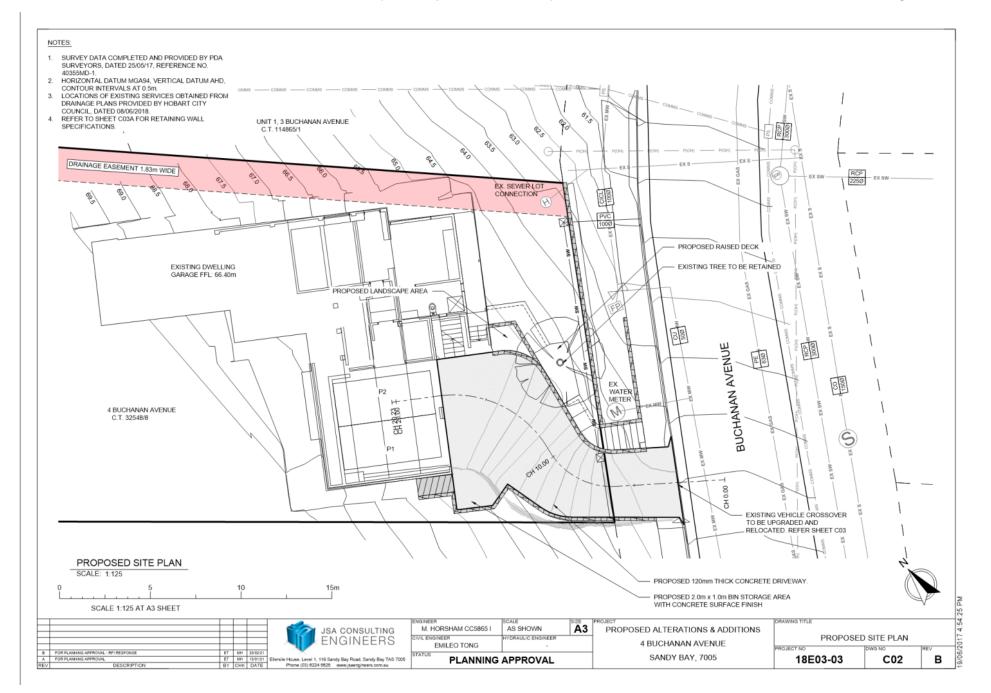


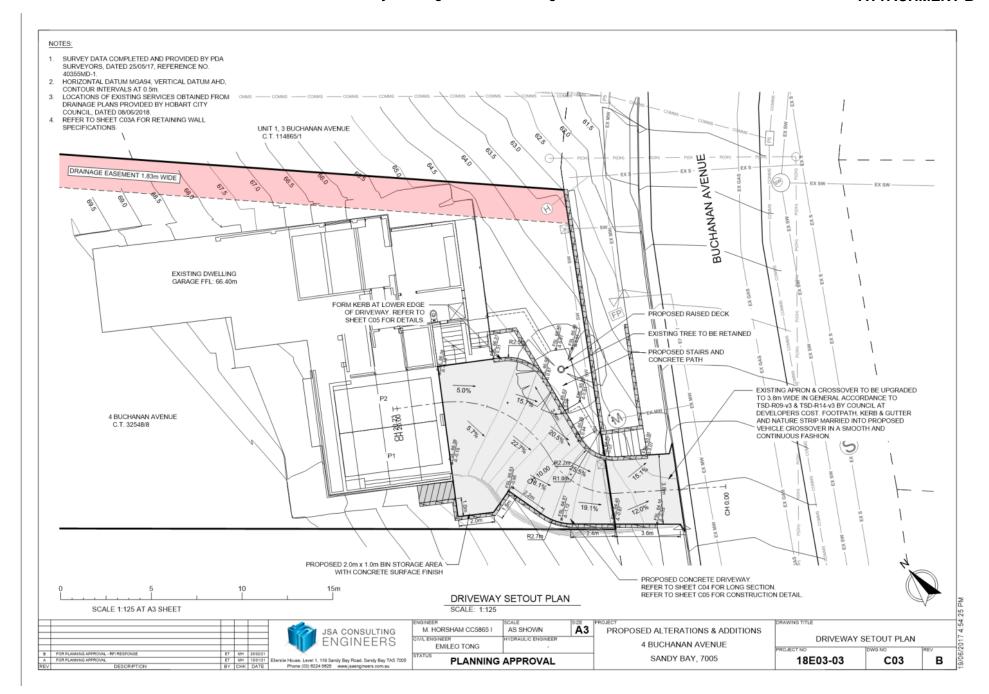
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	EMILEO TONG	HYDRAULIC ENGINEER -	
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PROPOSED ALTERATIONS & ADDITIONS
4 BUCHANAN AVENUE
SANDY BAY, 7005

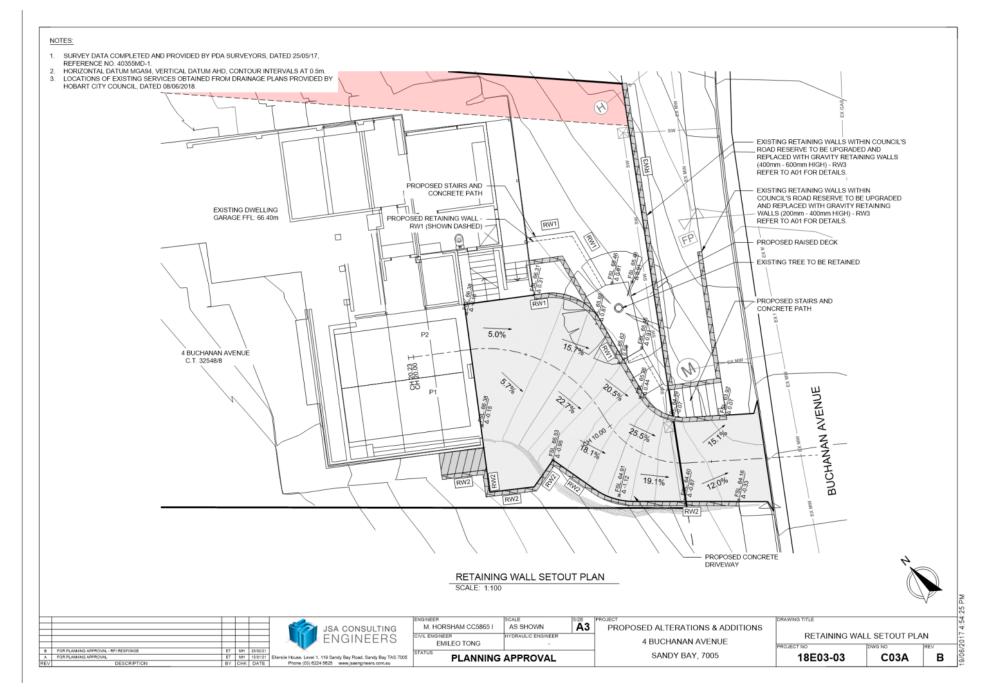
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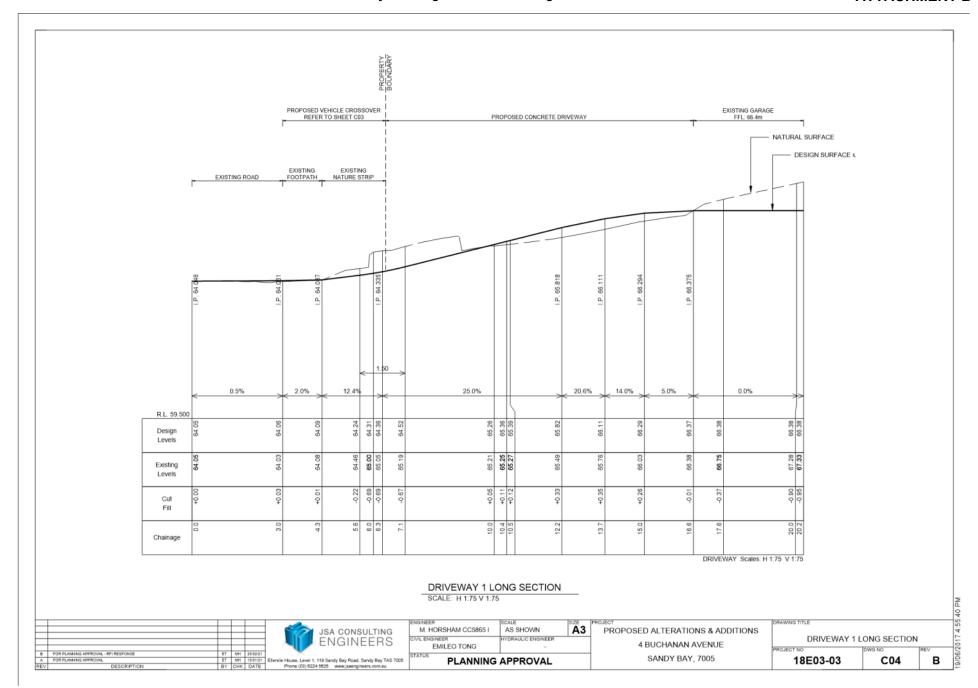






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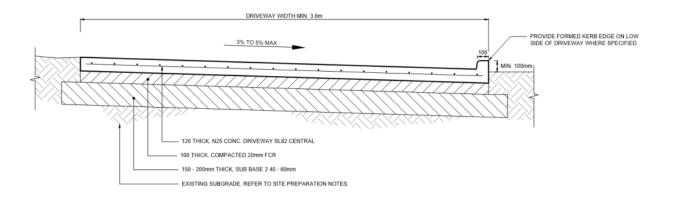
- 1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE SERVICES AUTHORITY AND LOCATE EXISTING UNDER GROUND
 SERVICES PRIOR TO ANY EXCAVATION WORKS COMMENCING ON SITE.
- AREAS DISTURBED BY EARTHWORKS ARE TO BE STRIPPED OF TOPSOIL TO A DEPTH OF 100mm (OR AS DIRECTED BY THE SUPERINTENDENT). TOPSOIL IS TO BE STOCKPILED ON SITE AND RE-SPREAD AFTER EARTHWORKS ARE COMPLETE.

DRIVEWAY NOTES:

- EXCAVATED AND IMPORTED MATERIAL USED AS FILL IS TO BE APPROVED BY ENGINEER PRIOR TO INSTALLATION.
 FILL MATERIAL SHALL BE WELL GRADED AND FREE OF BOULDERS OR COBBLES EXCEEDING 150MM IN DIAMETER UNLESS APPROVED
- 5. FILL REQUIRED TO SUPPORT DRIVEWAYS INCLUDING FILL IN EMBANKMENTS THAT SUPPORT DRIVEWAYS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:
- TOP SOIL AND ORGANIC MATTER SHALL BE STRIPPED TO A MINIMUM OF 100MM.
- b. THE SUB GRADE SHALL BE KEYED 150MM INTO NATURAL GROUND.

 C. THE FILL SHALL BE COMPACTED TO A MINIMUM DENSITY RATIO OF 95%,
 IT IS THE BUILDERS RESPONSIBILITY TO ENSURE THAT THIS IS ACHIEVED.
- WHERE THE ABOVE REQUIREMENTS CANNOT BE ACHIEVED THE ENGINEER SHALL BE CONSULTED AND THE FORMATION SHALL BE PROOF ROLLED (UNDER SUPERVISION OF THE ENGINEER) TO DEMONSTRATE COMPACTION PRIOR TO THE PLACEMENT OF BASE OR
- UNREINFORCED CONCRETE KERBS AND CHANNELS SHALL HAVE
- TROWELED JOINT AT NOT MORE THAN 3 0M CENTRES.

 8. 40:3 SAW CUTS AT MAX 5m CENTRES ALONG DRIVEWAY SLAB, CONTROL JOINTS AT MAX 15m, REFER TO DRIVEWAY SETOUT PLAN FOR LOCATION.



TYPICAL DRIVEWAY SECTION (CONCRETE)

CONCRETE QUALITY								
ELEMENT	SLUMP	AGGREGATE (MAX. SIZE)	CEMENT TYPE	ADMIXTURE	F'c (MPa)			
DRIVEWAY	100	20	SL	NIL	25			

					Γ
					1
					1
					1
					1
5	FOR PLANNING APPROVAL - RFI RESPONSE	ET	MH	25/02/21	1
Α.	FOR PLANNING APPROVAL	ET	MH	15/01/21	þ
REV	DESCRIPTION	BY	CHK	DATE	L

JSA CONSULTING ENGINEERS
Ellerslie House, Level 1, 119 Sandy Bay Road, Sandy Bay TAS 700 Phone (03) 6224 5625 www.jsaengineers.com.au

PLANNING	APPROVAL	
CIVIL ENGINEER EMILEO TONG	HYDRAULIC ENGINEER -	
ENGINEER M. HORSHAM CC5865 I	AS SHOWN	A3

PROPOSED ALTERATIONS & ADDITIONS 4 BUCHANAN AVENUE SANDY BAY, 7005

TYPICAL DRIVEWAY	SECTION ((CONCRETE)
PROJECT NO	DWG NO	REV

18E03-03 C05 В

NOTES

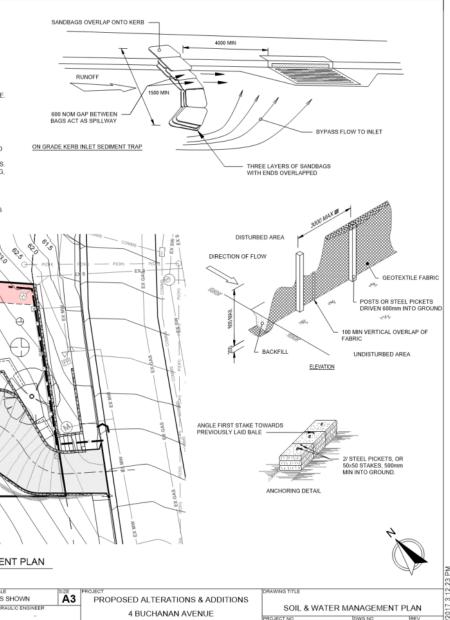
GENERAL

- TEMPORARY DRAINAGE CONTROL. FLOW SHOULD BE DIVERTED AROUND THE WORK SITE WHERE POSSIBLE.
 ALL DRAINAGE, EROSION AND SEDIMENT CONTROLS TO BE INSTALLED AND BE OPERATIONAL BEFORE COMMENCING UP-SLOPE
- ALL CONTROL MEASURES TO BE INSPECTED AT LEAST WEEKLY AND AFTER SIGNIFICANT RUNOFF PRODUCING STORMS.
- CONTROL MEASURES MAY BE REMOVED WHEN ON-SITE EROSION IS CONTROLLED AND 70% PERMANENT SOIL COVERAGE IS OBTAINED OVER ALL UPSTREAM DISTURBED LAND.
- IN AREAS WHERE RUNOFF TURBIDITY IS TO BE CONTROLLED, EXPOSED SURFACES TO BE EITHER MULCHED, COVERED WITH EROSION CONTROL BLANKETS OR TURFED IF EARTHWORKS ARE EXPECTED TO BE DELAYED FOR MORE THAN 14 DAYS.
- STRAW BALE SEDIMENT TRAPS ARE A SECONDARY OPTION WHICH GENERALLY SHOULD NOT BE USED IF OTHER OPTIONS ARE AVAILABLE. SEDIMENT FENCE
- a. NOT TO BE LOCATED IN AREAS OF CONCENTRATED FLOW.
- b. NORMALLY LOCATED ALONG THE CONTOUR WITH A MAXIMUM CATCHMENT AREA 0.6HA PER 100M LENGTH OF FENCE.
- C. WOVEN FABRICS ARE PREFERRED, NON-WOVEN FABRICS MAY BE USED ON SMALL WORK SITES, I.E. OPERATIONAL PERIOD LESS THAN 6 MONTHS OR ON SITE WHERE SIGNIFICANT SEDIMENT RUNOFF IS NOT EXPECTED.
- d. FENCES ARE REQUIRED 2M MIN FROM TOE OF CUT OR FILL BATTERS, WHERE NOT PRACTICAL ON FENCE CAN BE AT THE TOE WITH A SECOND FENCE 1M MIN AWAY. FENCE SHOULD NOT BE LOCATED PARALLEL WITH TOE IF CONCENTRATION OF FLOW WILL OCCUR BEHIND
- 3. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO INSTALL, MAINTAIN AND (UPON COMPLETION) REMOVE ALL SEDIMENT CONTROL MEASURES.

 4. PROVIDE TEMPORARY CONNECTION FROM DOWNPIPES TO STORMWATER DRAIN IMMEDIATELY POLLOWING COMPLETION OF ROOF CLADDING, FASCIA AND GUTTER INSTALLATION PERMANENT DOWNPIPE CONNECTION TO BE INSTALLED AT APPROPRIATE TIME OF EXTENSION.
- CONSTRUCTION. ALL DIMENSIONS IN MILLIMETRES UNLESS INDICATED OTHERWISE.

SYMBOL LEGEND

- SWMP TO BE ESTABLISHED AND INSPECTED BY A COUNCIL OFFICER PRIOR TO COMMENCEMENT OF WORKS ON SITE
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH NRM SOUTH SOIL AND WATER MANAGEMENT OF CONSTRUCTION SITES GUIDELINES AND TASMANIAN STANDARD DRAWINGS (TSD-SW28)







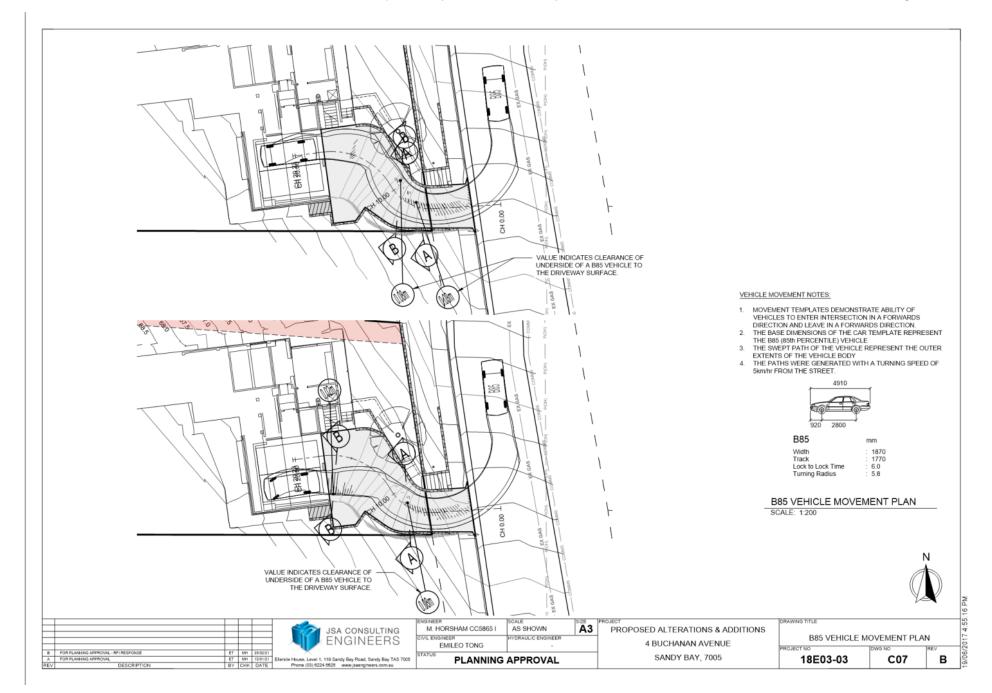
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Ð	FOR PLANNING APPROVAL - RFI RESPONSE	ET	MH	25/02/21	1
A	FOR PLANNING APPROVAL	ET	MH	15/01/21] EI
REV	DESCRIPTION	BY	CHK	DATE	1

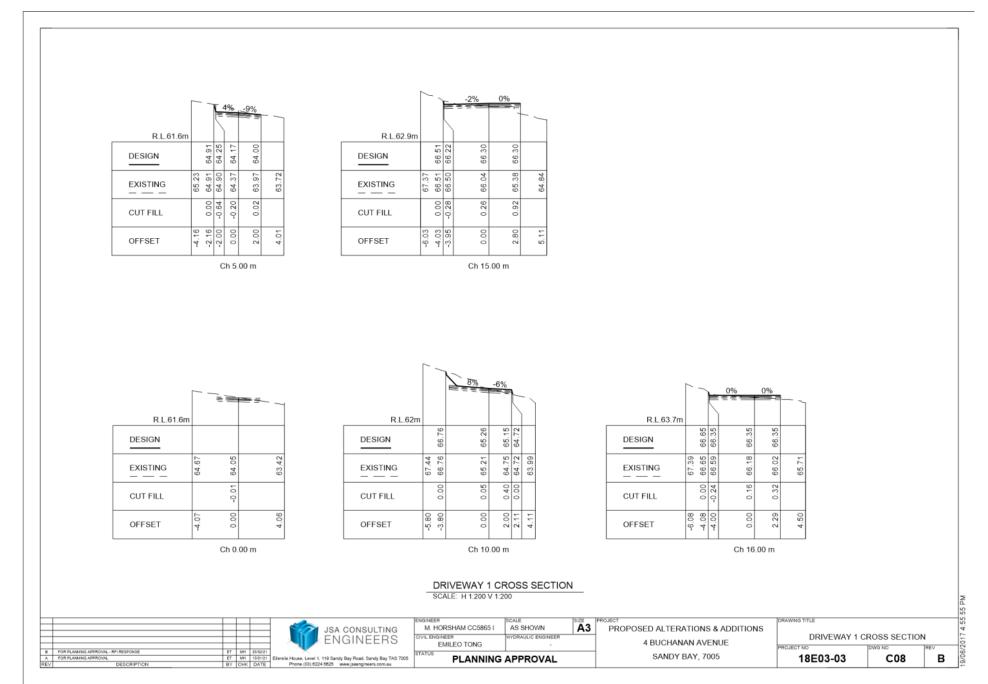
	-
_	JSA CONSULTING
_	
-	ENGINEERS
21	
21	Ellerslie House, Level 1, 119 Sandy Bay Road, Sandy Bay TAS 700
Е	Phone (03) 8224 5825 www.jsaengineers.com.au

15	PLANNING	APPROVAL			
	CIVIL ENGINEER EMILEO TONG	HYDRAULIC ENGINEER			
	ENGINEER M. HORSHAM CC5865 I	AS SHOWN	A3		

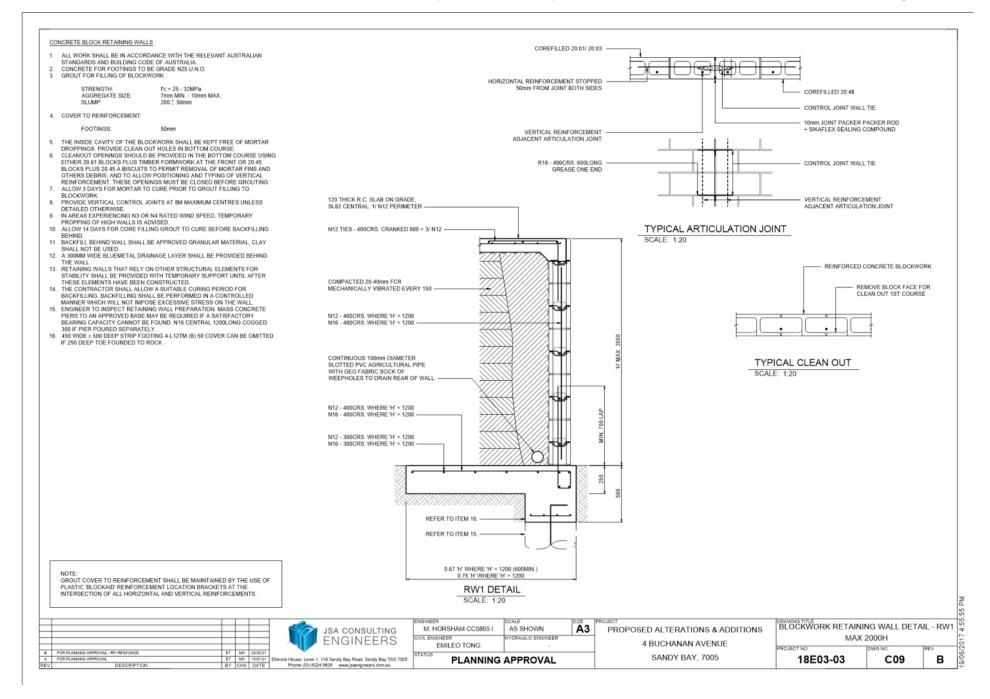
SANDY BAY, 7005

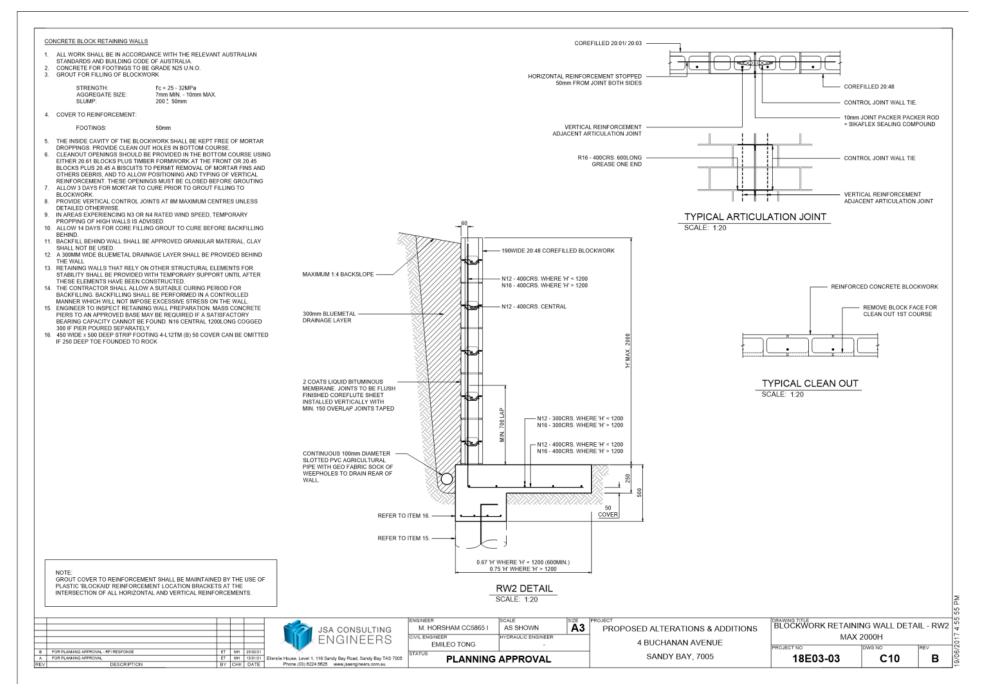
18E03-03	C06	В
PROJECT NO	DWG NO	REV
SOIL & WATER	MANAGEMENT	PLAN
DRAWING TITLE		

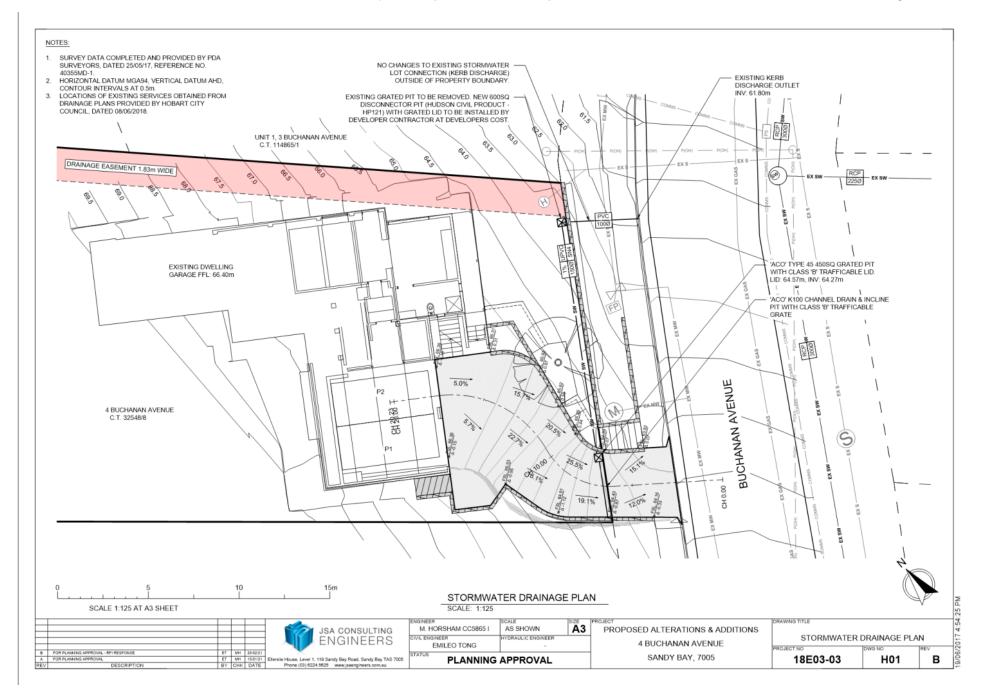


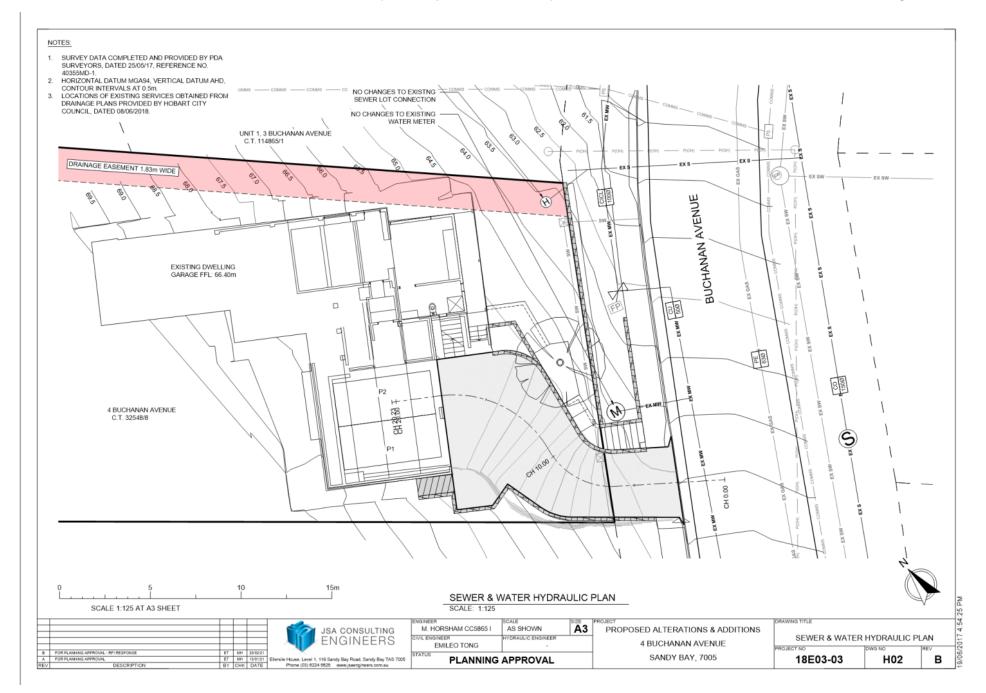


Agenda (Open Portion) City Planning Committee Meeting - 29/3/2021









Agenda (Open Portion) City Planning Committee Meeting 29/3/2021

8. REPORTS

8.1 Delegated Decision Report (Planning) File Ref: F21/24741

Memorandum of the Director City Planning of 23 March 2021 and attachment.

Delegation: Committee



MEMORANDUM: CITY PLANNING COMMITTEE

Delegated Decision Report (Planning)

Attached is the delegated planning decisions report for the period 9 March 2021 to 19 March 2021.

RECOMMENDATION

That:

1. That the information be received and noted.

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

Neil Noye

DIRECTOR CITY PLANNING

Date: 23 March 2021 File Reference: F21/24741

Attachment A: Delegated Decision Report (Planning) & 🖺

22 March 2021

Delegated Decisions Report (Planning)

35 applications found.			Approved	Withdrawn / All Cancelled		
Planning Description	Address	Works Value	Decision	Authority		
PLN-20-720 Outbuilding	4 MCGUINNESS CRESCENT LENAH VALLEY TAS 7008	\$ 10,000	Withdrawn Applican			
PLN-20-787 Outbuilding	486 NELSON ROAD MOUNT NELSON TAS 7007	\$ 40,000	Approved Delegate			
PLN-20-789 Alterations and Landscaping	43 PROCTORS ROAD DYNNYRNE TAS 7005	\$ 16,000	Approved	Delegated		
PLN-20-807 Partial Demolition and Front Fencing	19 PAVIOUR STREET NEW TOWN TAS 7008	\$ 10,000	Approved	Delegated		
PLN-20-813 Partial Demolition, Alterations and Extension	8/18 CHADWICK COURT WEST HOBART TAS 7000	\$ 60,000	Approved	Delegated		
PLN-20-863 Alterations (Deck)	318 MURRAY STREET NORTH HOBART TAS 7000	\$ 16,150	Approved	Delegated		
PLN-20-886 Dwelling	19 BLUESTONE RISE LENAH VALLEY TAS 7008	\$ 800,000	Withdrawn	Applicant		
PLN-20-896 Partial Demolition, Alterations and Change of Use to Sport and Recreation	103 MELVILLE STREET HOBART TAS 7000	\$ 250,000	Approved	Delegated		
PLN-20-905 Partial Demolition, Alterations, Extension, and Carport	721 SANDY BAY ROAD SANDY BAY TAS 7005	\$ 500,000	Approved	Delegated		
PLN-21-143 Partial Demolition, Alterations, and Change of Use to Food Services and Hotel Industry	147-167 LIVERPOOL STREET (CT 113307/1) HOBART TAS 7000	\$ 22,000	Exempt	Delegated		
PLN-21-145 Foreshore Protection Works	516 SANDY BAY ROAD SANDY BAY TAS 7005	\$ 5,000	Exempt	Delegated		
PLN-21-154 Partial Demolition, Alterations, and Extension	32 TOORAK AVENUE MOUNT STUART TAS 7000	\$ 200,000	Exempt Delegat			
PLN-21-172 Change of Use to Visitor Accommodation	4 ADA CRESCENT SANDY BAY TAS 7005	\$ 3,000	\$ 3,000 Withdrawn Ap			
PLN-21-173 Home Occupation	38 MONTPELIER RETREAT BATTERY \$ 0 POINT TAS 7004		Approved	Delegated		
PLN-21-21 Demolition and Garage	1/104 CASCADE ROAD SOUTH HOBART TAS 7004	\$ 12,000	Approved	Delegated		
PLN-21-23 Partial Demolition and Alterations	49-57 LIVERPOOL STREET HOBART TAS 7000	\$ 300,000	Approved	Delegated		
PLN-21-24 Partial Demolition	36 FEDERAL STREET NORTH HOBART TAS 7000	\$ 10,000	Approved	Delegated		
PLN-21-38 Partial Demolition, Swimming Pool, New Front Fencing and Boundary Wall	47 WAIMEA AVENUE SANDY BAY TAS 7005	\$ 40,000	\$ 40,000 Approved Delegated			
PLN-21-39 Signage and Alterations to Car Park	1 RISDON ROAD NEW TOWN TAS 7008	\$ 75	Approved	Delegated		
PLN-21-40 Partial Demolition, Alterations and Extension	1-40 19-21 LITTLE ARTHUR STREET \$55,000 Approved Demolition, Alterations and NORTH HOBART TAS 7000					
PLN-21-42 Partial Demolition, Alterations and Extension	16 WATKINS AVENUE WEST \$40,000 Approved HOBART TAS 7000			Delegated		
PLN-21-45 Change of Use to Residential	301/1 SANDY BAY ROAD HOBART TAS 7000	\$ 0	Approved	Delegated		
PLN-21-47 Dwelling	143 POTTERY ROAD LENAH VALLEY TAS 7008	\$ 330,000	Approved	Delegated		
PLN-21-49 Partial Demolition, Alterations and Extension	108 GIBLIN STREET NEW TOWN TAS 7008	\$ 75,000	Approved	Delegated		
PLN-21-57 Partial Demolition, Alterations and Extension	6 ESK AVENUE MOUNT STUART TAS 7000	\$ 250,000	Approved	Delegated		

CITY OF HOBART

Planning Description	Address	Works Value	Decision	Authority
PLN-21-58 Partial Demolition and Alterations	33 MORTIMER AVENUE MOUNT STUART TAS 7000	\$ 50,000	Approved	Delegated
PLN-21-59 Signage	134 MACQUARIE STREET HOBART TAS 7000	\$ 0	Approved	Delegated
PLN-21-61 Partial Demolition, Alterations and Extension	67 SWANSTON STREET NEW TOWN TAS 7008	\$ 100	Approved	Delegated
PLN-21-64 Partial Demolition, Alterations and Extension	227 WARWICK STREET WEST HOBART TAS 7000	\$ 250,000	Approved	Delegated
PLN-21-65 Partial Demolition, Alterations and Extension	16 OBERON COURT DYNNYRNE TAS 7005	\$ 65,000	Approved	Delegated
PLN-21-66 Partial Demolition, Alterations and Extension	58-60 HALL STREET RIDGEWAY TAS 7054	\$ 150,000	Withdrawn	Applicant
PLN-21-68 Partial Demolition, Alterations and Extension	6 WAVERLEY AVENUE LENAH VALLEY TAS 7008	\$ 300,000	Approved	Delegated
PLN-21-75 Signage	4-5 MAGNET COURT SANDY BAY TAS 7005	\$ 0	Approved	Delegated
PLN-21-76 Partial Demolition, Alterations and Extension	163 WATERWORKS ROAD DYNNYRNE TAS 7005	\$ 250,000	Approved	Delegated
PLN-21-88 Subdivision (Boundary Adjustment)	116B FOREST ROAD WEST HOBART TAS 7000	\$ 0	Approved	Delegated

8.2 City Planning - Advertising Report File Ref: F21/25259

Memorandum of the Director City Planning of 23 March 2021 and attachment.

Delegation: Committee



MEMORANDUM: CITY PLANNING COMMITTEE

City Planning - Advertising Report

Attached is the advertising list for the period 9 March 2021 to 19 March 2021.

RECOMMENDATION

That:

1. That the information be received and noted.

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

Neil Noye

DIRECTOR CITY PLANNING

Date: 23 March 2021 File Reference: F21/25259

Attachment A: City Planning - Advertising Report \$\Bar{\Psi}\$

							Proposed	Advertising	Advertising
Application	Street	Suburb	Development	Works Value	Expiry Date	Referral	Delegation	Period Start	Period End
			Partial Demolition,						
			Alterations and New						
			Building for Visitor						
	125		Accommodation, Hotel				Council		
	BATHURST		Industry and Food				(Major		
PLN-20-532	STREET	HOBART	Services	\$17,000,000	26/03/2021	widdowsont	Development)	09/03/2021	23/03/2021
			Partial Demolition,						
	11 CANE	WEST	Alterations and						
PLN-21-28	STREET	HOBART	Extension	\$160,000	04/04/2021	widdowsont	Director	11/03/2021	25/03/2021
			Partial Demolition,						
			Alterations, Signage,						
			Fencing, Landscaping						
	38		and Partial Change of						
	MONTPELIER	BATTERY	Use to Consulting						
PLN-21-137	RETREAT	POINT	Rooms	\$350,000	13/04/2021	widdowsont	Director	18/03/2021	01/04/2021
	29		Partial Demolition,						
	TRUMPETER	BATTERY	Alterations and						
PLN-21-74	STREET	POINT	Extension	\$920,000	06/04/2021	smeea	Director	19/03/2021	03/04/2021
	30 GOULBURN		Partial Demolition and	4.5.000					
PLN-21-156	STREET	HOBART	Alterations	\$45,000	21/04/2021	smeea	Director	19/03/2021	03/04/2021
DI NI 00 054	8 TABART	NEW TOWN		0.470.000	44/04/0004		D: ,	10/00/0004	04/04/0004
PLN-20-851	STREET		Dwelling	\$470,000	14/04/2021	sherriffc	Director	18/03/2021	01/04/2021
	61 ATHLEEN	LENAH							
PLN-20-764	AVENUE	VALLEY	Dwelling	\$425,000	04/04/2021	nolanm	Director	10/03/2021	24/03/2021
	34 DAVEY		Extension and						
PLN-21-144	STREET	HOBART	Alterations	\$700,000	15/04/2021	nolanm	Director	18/03/2021	01/04/2021
			Telecommunications						
	50 CHIMNEY		Infrastructure (Antenna			mcclenahan			
PLN-21-141	POT HILL ROAD	FERN TREE	and Associated Works)	\$50,000	14/04/2021	m	Director	16/03/2021	30/03/2021
			Five Multiple Dwellings						
	30 C		(One Existing, Four						
	BRINSMEAD	MOUNT	New) and Associated			mcclenahan			
PLN-20-496	ROAD	NELSON	Works	\$1,980,000	03/04/2021	m	Director	17/03/2021	31/03/2021
			Partial Demolition,						
	58 MONTAGU		Alterations and						
PLN-21-83	STREET	NEW TOWN	Extension	\$180,000	24/03/2021	maxwellv	Director	09/03/2021	23/03/2021

							Proposed	Advertising	Advertising
Application	Street	Suburb	Development	Works Value	Expiry Date	Referral	Delegation	Period Start	Period End
			Partial Demolition,						
	704 0411014		Alterations, Carport,						
D. M. OO OOO	764 SANDY	CANDY DAY	Workshop, and Front	400.000	00/04/0004	l	D: 1	45/00/0004	00/00/0004
PLN-20-860	BAY ROAD	SANDY BAY	Fencing	\$80,000	06/04/2021	maxwellv	Director	15/03/2021	29/03/2021
	o VODK		Partial Demolition,						
DI NI 24 400	8 YORK	CANDY DAY	Alterations and	\$205.000	24/04/2024		Discotos	46/02/2024	20/02/2024
PLN-21-108	STREET 40 QUAYLE	SANDY BAY	Extension	\$295,000	24/04/2021	maxwellv	Director	16/03/2021	30/03/2021
PLN-21-131	STREET	SANDY BAY	Outbuilding	\$25,000	08/04/2021	maxwellv	Director	16/03/2021	30/03/2021
PLN-21-131	34 HILLCREST	TOLMANS	Dwelling and Tree	\$25,000	06/04/2021	maxwellv	Director	16/03/2021	30/03/2021
PLN-20-906	ROAD	HILL	Removal	\$380,000	01/05/2021	langd	Director	11/03/2021	25/03/2021
FLIN-20-900	KOAD	THEE	Partial Demolition,	\$360,000	01/03/2021	langu	Director	11/03/2021	23/03/2021
	15 FORSTER		Alterations, Extension						
PLN-21-122	STREET	NEW TOWN	and Fencing	\$30,000	07/04/2021	langd	Director	15/03/2021	29/03/2021
1 21 122	OTTLET	TILLW TOWN	Partial Demolition.	ψου,ουσ	0170-172021	langa	Birootor	10/00/2021	20/00/2021
	118 - 120		Alterations, Signage and						
	ELIZABETH		Partial Change of Use to						
PLN-21-113	STREET	HOBART	Food Services	\$35,000	02/04/2021	langd	Director	16/03/2021	30/03/2021
			Partial Demolition,	,,		1			
			Alterations, Extension						
			and Partial Change of						
	1 / 222		Use to Multiple Dwelling						
	BATHURST	WEST	(Two Existing, One						
PLN-21-56	STREET	HOBART	Additional)	\$400,000	13/04/2021	baconr	Director	11/03/2021	25/03/2021
			Partial Demolition,						
			Extension and						
			Alterations to Visitor						
			Accommodation, Car						
	26 FITZROY		Parking and Subdivision						
PLN-20-827	PLACE	SANDY BAY	(Boundary Adjustment)	\$495,000	07/05/2021	baconr	Director	12/03/2021	26/03/2021
	38 BARRACK		Subdivision						
PLN-21-54	STREET	HOBART	(Consolidation)	\$0	10/04/2021	baconr	Director	16/03/2021	30/03/2021

9. QUESTIONS WITHOUT NOTICE

Section 29 of the Local Government (Meeting Procedures) Regulations 2015.

File Ref: 13-1-10

An Elected Member may ask a question without notice of the Chairman, another Elected Member, the General Manager or the General Manager's representative, in line with the following procedures:

- The Chairman will refuse to accept a question without notice if it does not relate to the Terms of Reference of the Council committee at which it is asked.
- 2. In putting a question without notice, an Elected Member must not:
 - (i) offer an argument or opinion; or
 - (ii) draw any inferences or make any imputations except so far as may be necessary to explain the question.
- 3. The Chairman must not permit any debate of a question without notice or its answer.
- 4. The Chairman, Elected Members, General Manager or General Manager's representative who is asked a question may decline to answer the question, if in the opinion of the respondent it is considered inappropriate due to its being unclear, insulting or improper.
- 5. The Chairman may require a question to be put in writing.
- Where a question without notice is asked and answered at a meeting, both the question and the response will be recorded in the minutes of that meeting.
- 7. Where a response is not able to be provided at the meeting, the question will be taken on notice and
 - (i) the minutes of the meeting at which the question is asked will record the question and the fact that it has been taken on notice.
 - (ii) a written response will be provided to all Elected Members, at the appropriate time.
 - (iii) upon the answer to the question being circulated to Elected Members, both the question and the answer will be listed on the agenda for the next available ordinary meeting of the committee at which it was asked, where it will be listed for noting purposes only.

10. CLOSED PORTION OF THE MEETING

That the Committee resolve by majority that the meeting be closed to the public pursuant to regulation 15(1) of the *Local Government (Meeting Procedures)*Regulations 2015 because the items included on the closed agenda contain the following matters:

- Confirm the minutes of the Closed portion of the meeting.
- Questions without notice in the Closed portion

The following items were discussed: -

Item No. 1	Minutes of the last meeting of the Closed Portion of the Council
	Meeting
Item No. 2	Consideration of supplementary items to the agenda
Item No. 3	Indications of pecuniary and conflicts of interest
Item No. 4	Questions Without Notice