

AGENDA City Planning Committee Meeting Open Portion

Monday, 17 May 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

Innovation

We embrace new approaches and continuously improve to

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.

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City Planning Committee Meeting (Open Portion) held Monday, 17 May 2021 at 5:00 pm in the Council Chamber, Town Hall.

The title Chief Executive Officer is a term of reference for the General Manager as appointed by Council pursuant s.61 of the *Local Government Act 1993* (Tas).

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, 3 May 2021 and the Special City Planning Committee meeting held on Monday, 10 May 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 Chief Executive Officer.

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 Chief Executive Officer 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 Chief Executive Officer is to ensure that the reasons for a decision by a Council or Council Committee acting as a planning authority are recorded in the minutes.

7.1 APPLICATIONS UNDER THE HOBART INTERIM PLANNING SCHEME 2015

7.1.1 1 RISDON ROAD, NEW TOWN - PARTIAL DEMOLITION, ALTERATIONS, SIGNAGE, AND PARTIAL CHANGE OF USE TO FOOD SERVICES

PLN-21-157 - FILE REF: F21/40786

Address: 1 Risdon Road, New Town

Proposal: Partial Demolition, Alterations, Signage and

Partial Change of Use to Food Services

Expiry Date: 2 June 2021

Extension of Time: Not applicable

Author: Cameron Sherriff

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, signage, and partial change of use to food services, at 1 Risdon Road, New Town 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-21-157 - 1 RISDON ROAD NEW TOWN TAS 7008 - Final Planning Documents except where modified below.

Reason for condition

To clarify the scope of the permit.

ENVHE s1

Following their installation and commissioning, the proposed rooftop plant and equipment must be tested and an acoustic report detailing the results must be prepared by a suitably qualified environmental noise specialist.

The acoustic report must be submitted as a Condition Endorsement prior to the commencement of the use and to the satisfaction of the Director City Planning.

The acoustic report must demonstrate substantial compliance with the estimated noise emissions report by Noise Vibration Consulting, titled, Dominos New Town Plaza – Noise Assessment, dated 23 February 2021.

All work required by this condition must be undertaken in accordance with the submitted acoustic report, for the life of the use.

Advice:

This condition requires further information to be submitted as a Condition Endorsement. Refer to the Condition Endorsement advice at the end of this permit.

Results demonstrating levels in excess of those set out in the Acceptable Solution clause D15.3.1 A2 will not be considered to be in substantial compliance with the report: Noise Vibration Consulting, titled, Dominos New Town Plaza – Noise Assessment, dated 23 February 2021.

Reason for condition

To ensure plant and equipment noise and vibration does not affect the health and amenity of the local community, and to ensure compliance with the *Hobart Interim Planning Scheme 2015*.

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.

PUBLIC HEALTH

Plans for a food business fit out, in accordance with the National Construction Code - Building Code of Australia including Tas Part H102 for food premises which must have regard to the FSANZ Food Safety Standards are to be submitted. Click here for more information.

FOOD BUSINESS REGISTRATION

Food business registration in accordance with the *Food Act 2003*. Click here for more information.

Attachment A: PLN-21-157 - 1 RISDON ROAD NEW TOWN TAS

7008 - Planning Committee or Delegated Report !

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Attachment B: PLN-21-157 - 1 RISDON ROAD NEW TOWN TAS

7008 - CPC Agenda Documents I



APPLICATION UNDER HOBART INTERIM PLANNING SCHEME 2015

Type of Report: Committee

Committee: 17 May 2021

Expiry Date: 2 June 2021

Application No: PLN-21-157

Address: 1 RISDON ROAD, NEW TOWN

Applicant: Nick Craven (Construction Supply and Service)

East 6/605 Zillmere Road

Proposal: Partial Demolition, Alterations, Signage, and Partial Change of Use to Foo

Services

Representations: Three (3)

Performance criteria: Urban Mixed Use Zone Use Standards; Signs Code

1. Executive Summary

- 1.1 Planning approval is sought for Partial Demolition, Alterations, Signage, and Partial Change of Use to Food Services, at 1 Risdon Road, New Town.
- 1.2 More specifically the proposal includes:
 - Primarily internal demolition and alterations to the existing 94m² shop tenancy No.9 to allow for a change of use to a Domino's Pizza takeaway as part of the New Town Plaza shopping complex.
 - External rooftop alterations to accommodate mechanical plant providing air to and from the pizza oven and kitchen.
 - Proposed operating hours for the business are Monday to Sunday, from 8am to 2am.
 - Ten signs on the frontage of the tenancy, including entrance door, trading hours signs and glass banding decals, as well as more substantial illuminated signs, some replacing existing.
 - No additional car parking beyond what is already provided and shared for the overall complex is proposed for the new use.
- 1.3 The proposal relies on performance criteria to satisfy the following standards and codes:
 - 1.3.1 Urban Mixed Use Zone Use Standards

- 1.3.2 Signs Code Standards for Signs
- 1.4 Three (3) representations objecting to the proposal were received within the statutory advertising period between 22/03 and 08/04/2021.
- 1.5 The proposal is recommended for approval subject to conditions.
- 1.6 The final decision is delegated to the City Planning Committee, because three objections have been received.

2. Site Detail



Image 1: Aerial view of the subject site and surrounding locality. The yellow dot represents the approximate location of the subject tenancy within the building, which fronts the car park.

2.1 1 Risdon Road, New Town is the large site of the New Town Plaza shopping complex. The site is bounded on three sides by Risdon Road, Swanston Street and Pirie Street, and includes the large main building housing a mix of commercial uses and a large car park in its forecourt around its north-western and south-western sides. Two large 'carports' cover a number of the car parking spaces between the main building and Risdon Road. The site effectively backs on, and is side on to a well-established residential area and across Risdon Road there are the commercial sites of the Maypole Hotel and Dan Murphy's. Pizza Hut is diagonally opposite across New Town Road. There are other commercial sites nearby on and around the spine of New Town Road. The local area is clearly mixed use in character, transitioning from an older, established residential suburb.

3. Proposal

3.1 Planning approval is sought for Partial Demolition, Alterations, Signage, and Partial Change of Use to Food Services, at 1 Risdon Road, New Town.

3.2 More specifically the proposal is for:

- Primarily internal demolition and alterations to the existing 94m² shop tenancy No.9 to allow for a change of use to a Domino's Pizza takeaway as part of the New Town Plaza shopping complex.
- External rooftop alterations to accommodate mechanical plant providing air to and from the pizza oven and kitchen.
- Proposed operating hours for the business are Monday to Sunday, from 8am to 2am.
- Ten signs on the frontage of the tenancy, including entrance door, trading hours signs and glass banding decals, as well as more substantial illuminated signs, some replacing existing.
- No additional car parking beyond what is already provided and shared for the overall complex is proposed for the new use.

4. Background

4.1 The subject tenancy is currently vacant but has previously been used for a variety of primarily retail purposes, but most recently as a branch of Mystate Financial which is in the Business and Professional Services use class.

5. Concerns raised by representors

- 5.1 Three (3) representations objecting to the proposal were received within the statutory advertising period between 22/03 and 08/04/2021.
- 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.

Although classified as mixed use area, the address in question backs on to a densely populated residents area. The residents of New Town have a right to peaceful enjoyment of their properties and to a decent nights sleep.

We object to the hours of use proposed and the implications for noise pollution at night.

We also have concerns to increased traffic at night in the area behind the complex potentially being used be the take away vehicles.

We also have serious concerns that the structures placed on the top of the shop creating exhaust noise at all hours.

We have no objection to the use of the shop for a food service but the nature and hours of the service backing into residential property's should see this application declined.

I wish to express my concern about the proposed development. Given the recent upgrade to the Shopping Complex and the Council's inability to address the noise issues, that to this day, continue to disrupt our everyday living, we have little faith that noise regulations will be adhered to.

I refer to previous correspondence to Council regarding noise impacts from the centre, and have documented evidence about ongoing noise from the air conditioner and centre alarm going off at all hours.

Whilst the alarm issues has been managed to some extent, the new air conditioning system still violates noise regulations, often being over 50 db.

It appears that Centre Management and it's tenants also have little regard for time restrictions regarding access, as we are often awoken at 5.30am by trucks.

The addition of the proposed development, and its associated noise, traffic and light pollution is likely to negatively impact our family life.

Whilst we encourage and support businesses in our local area, our concern lies purely with the proven ineffectiveness to manage the issues I have highlighted above.

I wish to object to Application No. PLN-21-157, on the grounds that it will have adverse effects on vehicle traffic in the area, resulting from

the proposed opening hours. This increased vehicle traffic will have a negative impact on the area, increasing vehicle congestion, vehicle traffic noise and other associated noise ("acoustic impact"), as well as increasing light pollution. It will impose upon "residential amenity". The proponent seeks approval for opening hours of:

Monday — Sunday (incl. Public Holidays) from 8AM up to 2AM.

Monday — Sunday (Incl. Public Holidays) from 8AM up to 2AM.

I make the following objections against the proponent's claims, and address each relevant point as listed by the proponent.

Hours of Operation — App Innovation:

The proponent suggests that the use of an app to order pizza will give consumers up-to-the-minute information as to when their order will be ready for pick up, and further suggests that this will allow faster parking turnover and minimal loitering.

"Faster parking turnover" equates to increased vehicle traffic and congestion, and therefore increased vehicle and other traffic noise ("acoustic impact").

The assertion that the app will facilitate "minimal loitering" is erroneous. The shop is in a complex with other stores (including a bottle shop), which in itself will encourage "loitering".

Hours of operation — Delivery Options:

The proponent claims that deliveries are predominantly by scooter or e-bike, which are guieter.

I would suggest, firstly, that this claim is simply false. Domino's delivery vehicles around Hobart and surrounding suburbs are predominantly motor vehicles, not scooters. Secondly, regardless of type of vehicle, increased traffic equates to increased traffic congestion, and increased traffic noise.

The proponent claims that deliveries make up approximately 60% of all purchases.

Consequently, the increase in traffic congestion and noise from constantly- delivering vehicles would be considerable and noticeable. This is in addition to the vehicle/traffic noise and congestion of consumers picking up their orders.

Noise

The proponent suggests that the proposal "does not have an unreasonable impact on surrounding uses and aims at mitigating noise to ensure residential amenity is not imposed on by the proposal."

Further, "70% of orders are taken online with a further 10% taken over the phone which diminishes the number of walk-in customers. This further minimises the area as a congregation area and assist in minimising noise."

Given that the outlet is to be located in a shopping complex, the

assertion that there will be fewer walk-in customers is false. If the outlet was a stand-alone store (such as, for example, the nearby Pizza Hut), the claim relating to online orders would have some validity. But this is not the case.

At this location, the level of orders taken online is perhaps relevant to Domino's level of sales. It is of minimal relevance to the number of walk-ins, to the congregation of customers ("loitering"), or to noise, as the outlet is to be located in a shopping complex, which includes a bottle shop.

Passive Surveillance

The proponent notes that the visibility and lighting into the store are to be promoted, in order to improve visibility and act as a "discouraging factor for potential thieves making this proposal compatible with the area."

The reason given by the proponent is that "[p]ut simply, New Town Plaza is a highly trafficked centre".

The approval of a Domino's Pizza outlet in New Town Plaza, already a "highly trafficked" centre (to use the proponent's own words), would therefore increase foot and vehicle traffic in an already highly trafficked centre. Consequently, there would be considerable increases to traffic congestion and vehicle traffic noise ("acoustic impact"), as pointed out above.

Signs Code

The proponent wishes to install an illuminated (but "diffused light") Awning Fascia sign, but does not foresee that this will impact nearby residential areas.

Additional night-time lighting will be detrimental to residents across the street from the centre. It is not the brightness of the sign on its own that requires consideration, it is the brightness of this sign in addition to the lighting of the other stores that will increase light pollution for surrounding residents.

Operational Details

In this section, the proponent again repeats the details of their app innovation and delivery options, which I have addressed above. The proponent suggests that these innovations are aimed at providing "customers, surrounding businesses and residents with a beneficial service that is less invasive." It is this claim of "less invasiveness" that is of concern.

The proponent has clearly faced many precedents relating to noise and light pollution from its outlets.

The proponent notes that, nationally, the extended operating hours of Domino's stores has been of "concern". In particular, "late operating hours acting as a congregator for persons which otherwise wouldn't

be there."

The proponent offers the example of its Belmore (Sydney) store, suggesting that such unwanted activity would be diminished by technological factors (I can only assume that this refers to "app innovations and delivery options"). The proponent also offers estimates of sales taking place after 10PM to show that late operating hours do not act "as a congregator of persons which otherwise wouldn't be there".

The situation/location of the Belmore outlet does not provide an accurate comparison to that of the proposed New Town outlet. The New Town outlet is located within an established centre, while Belmore is located on a street. The proponent claims that after 10PM, the store is likely to take only 4-6 orders per hour, with the "major demographic being that of passers-by".

This directly contradicts the proponent's claim, above, that the majority of orders will be taken online, thus minimising firstly, "loitering" ("a congregation area"), and secondly, the resulting "noise".

It seems self-evident that the outlet will act as a congregation area (that is, "loitering"), and that the associated activities and noise will indeed be a problem, as it will be necessary for the "passers-by" demographic to wait for their orders to be ready.

This "loitering" and associated noise will occur after 10PM.
The proponent also claims that deliveries "past 10PM are usually facilitated by one car and where possible multiple delivery points are pooled...minimising acoustic impact of the store through car door slams and general conversation."

This claim directly contradicts the proponent's claim that "[d]eliveries are predominantly by scooter and e-bikes which...are quieter..." and is misrepresentative and misleading with regard the level of noise and congestion, vehicular or otherwise, that will be generated by the operation of this store beyond 10PM.

Conclusion

The proponent concludes by giving its reasons for the merit of this proposal. The store will add to the services provided in the area; it will promote employment and economic development; and that the "proposed extension of hours is reasonable".

I would submit that the proposal as it stands does not have merit. In particular, the proposed trading hours, and their effect on increasing motor vehicle traffic, are not reasonable.

The store will not add to the services provided in the area — there is a long-established pizza store within a 5 minute walking distance to the proposed outlet.

No food and beverage outlet within New Town Plaza is open beyond

midnight (The Coles within New Town Plaza closes at midnight. The 9/11 closes as 8pm.) The established pizza outlet, Pizza Hut New Town, closes at 10pm (and 11pm on Saturday). A Domino's Pizza outlet is neither unique, nor 'special' enough, to warrant trading hours beyond those of other outlets in the New Town Plaza.

This food outlet would have opening hours amounting to 18 hours per day, 7 days per week.

Permitting a food and beverage outlet to trade beyond 10 or 11PM, and into the early hours of the morning, would unreasonably increase vehicular traffic and traffic noise ("acoustic impact"), causing undue disturbance to surrounding residents. To use the proponent's term, it negatively imposes upon residential amenity.

Increased lighting from signage would cause invasive light pollution during the night for surrounding residents.

The current "24-hour open" status of the Kmart already causes significant "acoustic impact" from motor vehicle traffic. Additionally, the centre carpark acts as a 'meeting point' ("loitering") for groups of young people at all hours of the night and early morning. A Domino's outlet trading beyond 10PM would only exacerbate this problem, and pose a security risk to surrounding residential premises.

Ratepayers and residents in the areas surrounding New Town Plaza are entitled to the quiet enjoyment of their properties and environment, whether this is during the day or during the night.

The Environmental Management and Pollution Control (Miscellaneous Noise) Regulations 2004 (made under the EMPCA 1994) set out the operating conditions for noise sources within a neighbourhood. The New Town Plaza is within my neighbourhood.

The establishment of a Domino's Pizza outlet, with opening hours amounting to 18 hours per day, 7 days per week, is not reasonable. It will cause circumstances (increased vehicle traffic congestion and noise) which will unreasonably interfere with my enjoyment of my premises and environment, in particular with regard to "volume, intensity or duration, the time, place and other circumstances in which it is emitted". It will adversely impose on residential amenity.

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.

- The site is located within the Urban Mixed Use of the *Hobart Interim Planning Scheme 2015*.
- 6.3 The existing use is Business and Professional Services. The proposed use is Food Services. The existing use is a Permitted use in the zone (on the subject property). The proposed use is a Permitted use in the zone.
- 6.4 The proposal has been assessed against:
 - 6.4.1 Part D 15 Urban Mixed Use Zone
 - 6.4.2 E2.0 Potentially Contaminated Land Code
 - 6.4.3 E6.0 Parking and Access Code
 - 6.4.4 E17.0 Signs Code
- The proposal relies on the following performance criteria to comply with the applicable standards:
 - 6.5.1 Urban Mixed Use Zone Non-Residential Use Standards:

Hours of Operation - D15.3.1 P1
External Lighting - D15.3.1 P3
Commercial Vehicle Movements - D15.3.1 P4

6.5.2 Signs Code

Standards for Signs - E17.7.1 P1; P2

- 6.6 Each performance criterion is assessed below.
- 6.7 Hours of Operation D15.3.1 P1
 - 6.7.1 The acceptable solution A1 at clause D15.3.1 requires hours of operation to be within 7am to 9pm Mondays to Fridays; 8am to 6pm Saturdays; and 9am to 5pm Sundays and Public Holidays.
 - 6.7.2 The proposal includes operating hours for the business from 8am to 2am Monday to Sunday.

- 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 P1 at clause D15.3.1 provides as follows:

Hours of operation must not have an unreasonable impact upon the residential amenity through commercial vehicle movements, noise or other emissions that are unreasonable in their timing, duration or extent.

6.7.5 The proposal seeks to add an new use occurring on the large commercial site after midnight, in addition to Kmart operating 24 hours and Coles closing at midnight. Up until midnight, the operation of the proposed pizza store would most likely comfortably be absorbed into the general comings and goings associated with the operation of Kmart and Coles upon what is a well-established, large commercial site that is more or less surrounded by but reasonably well separated from residential properties either by distance, the location of local roads or through the orientation of the building itself.

As noted in the application and using another store as an example, after 10pm orders reduce to very low numbers (4 to 6 per hour), and where deliveries are required beyond this time they are usually attended to by one vehicle and in some circumstances multiple orders/delivery points are pooled into the one delivery trip. Common sense suggests and it is also evident in the submitted documentation that the overall level of trade of such a business diminishes during later hours and there is no reason to think that this particular example in the proposed location would be any different.

Whilst the application documents refer to delivery vehicles being restricted from 7am to 5pm and therefore the proposal meets acceptable standards in this regard, it is assumed that this statement focuses only on vehicles delivering stock to the store. Clearly pizza delivery vehicles, whether they be scooter, e-bike or car are also considered commercial vehicles associated with the use and as such the impact of their use outside of the compliant hours must also be taken into account. In line with the low number of orders noted to occur after 10pm, the number of vehicle movements, either by staff or even customers would in turn be reduced to numbers that are not considered to be unreasonable, particularly on a site where other businesses continue to operate up to and beyond midnight. It is not expected that a small pizza store on the subject site would generate such high levels of trade beyond 10pm that would generate an unreasonable change to the intensity of the

commercial operation of the site as a whole.

Notably, a check of other Domino's stores in greater Hobart indicates trading hours typically up to 10 or 11pm Sunday to Thursday, and then up to 12am to 1am Fridays and Saturdays. The variation in closing times is not reflected in this proposal, however given the other businesses on the site already trading to midnight or 24 hours seven days a week, it is not unreasonable to think that the proposed pizza store could maintain consistent hours within these established hours. Also of note is the nearby Woolworths Store in New Town which also trades until midnight seven days a week, and the nearby Pizza Hut dine in restaurant trading until 10pm Sunday to Thursday and 11pm Fridays and Saturdays.

In line with the above statement, the proposed use is also not considered to be an unreasonable generator of noise or other emissions. The use itself, with its associated roof-top supply and exhaust fans has been shown in the submitted noise assessment to generate noise levels well below that which are considered acceptable under the use standards of the scheme. Whereby the scheme permits a levels of 55dB(A) between 8am and 6pm and 5dB(A) above the background or 40dB(A), whichever is the lower, between 6pm and 8pm, the submitted noise assessment confirms an output of 29dB(A) at the nearest residential boundary which it confirms is 'well below the tightest relevant criteria and well below the expected background noise levels'. The report then states that as a result 'the fans are expected to be inaudible at the nearest residences'. Whilst the operation my produce some odour emissions, the type of operation is not likely to generate anything which would be considered unpleasant in this regard.

Noise emissions generated by customers have not been documented in the application and are difficult to measure. Whilst there is potential for another late night business on the site to bring with it more noise generated by customers, and possibly a different type of customer to that drawn to the Kmart on the site, there exists currently the opportunity for anyone to access the car park area of the site and potentially loiter and generate noise. With the documented business model detailing how online orders and technology to track orders reduces the number of customers visiting the site and the time spent on site, and how deliveries make up the bulk of the operation, particularly during later hours, the likelihood of significant or unreasonable numbers of additional individuals visiting the site, and potentially loitering and generating noise or other impacts because of the use is low. Any individuals loitering on the site without sufficient intent and generating unreasonable noise or behaving

inappropriately should be dealt with accordingly by centre security or police, which should currently be the case. Given the existing circumstances of the site there is no reason why the properly managed operation of the proposed pizza store should in itself generate unreasonable impacts in this regard.

- 6.7.6 The proposal complies with the performance criterion.
- 6.8 External Lighting D15.3.1 P3
 - 6.8.1 The acceptable solution A3 at clause D15.3.1 requires external lighting to be turned off between 10pm and 6am, except for security lighting which must be baffled to ensure it does not cause emission of light into adjoining private land.
 - 6.8.2 The proposal includes operating hours which exceed the acceptable hours for external lighting. Whilst not shown to be externally lit in any significant way, external lighting around the building would be relied upon for the operation of the proposed use.
 - 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 P3 at clause D15.3.1 provides as follows:
 - External lighting must not adversely affect existing or future residential amenity, having regard to all of the following:
 - (a) level of illumination and duration of lighting;
 - (b) distance to habitable rooms in an adjacent dwelling.
 - 6.8.5 The proposed pizza store would not necessarily involve additional external lighting beyond that which would already be occurring given the late night operation of Coles and 24 hour operation of Kmart on the same site, and the need to guide customers parking and walking up to the complex. The later operating hours within the subject tenancy and the high level of glazing in its facade would mean that there may be additional light spill outside the shopfront than what is currently the case, however again the degree of external lighting already occurring on the site would absorb the majority of any additional light spill. As previously alluded to in this assessment the subject tenancy is part of a large, established commercial site that is reasonably well separated from residential properties either by

distance, the location of local roads or through the orientation of the building itself. The overall site is currently externally lit to allow for the current extended operating hours, and the inclusion of the proposed use which, in its location within the building is partially obscured from view at least from Risdon Road by existing roof structures over the forecourt parking areas, will not unreasonably increase the level of light currently emanating from the overall site as evidenced in Plates 1, 2 and 3, below.

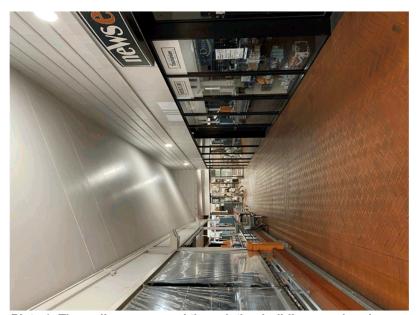


Plate 1: The walkways around the existing building are already externally lit at night given the late night trade of Kmart and Coles. The subject tenancy is the first to the left of the newsagent at the right of the image.



Plate 2: As viewed from the car park directly in front, there is already a high level of ambient light around the subject tenancy due to the existing external illumination occurring within the site.



Plate 3: The site as viewed at night from across Risdon Road. The additional light generated from within the subject tenancy would cause little additional light to emanate from the already well-lit site. Note that the lighting of the front of Coles to the left and the Chemist Warehouse to the right hand end of the shops would be

reduced after closing times at midnight and 9pm (weekdays), respectively.

- 6.8.6 The proposal complies with the performance criterion.
- 6.9 Commercial Vehicle Movements D15.3.1 P4
 - 6.9.1 The acceptable solution A4 at clause D15.3.1 requires commercial vehicle movements to or from a site to be limited to within the hours of 7am to 5pm Mondays to Fridays; 8am to 5pm Saturdays; and 9am to 12pm Sundays and Public Holidays.
 - 6.9.2 The proposal includes a statement that delivery vehicles will be restricted from 7am to 5pm, however it is assumed that this is must be a reference to delivery vehicles supplying stock to the store given that the nature of the business is for product to be delivered to customers at any time during operating hours, which are clearly proposed to be beyond these hours.
 - 6.9.3 The proposal does not comply with the acceptable solution; therefore assessment against the performance criterion is relied on.
 - 6.9.4 The performance criterion P4 at clause D15.3.1 provides as follows:

Commercial vehicle movements, (including loading and unloading and garbage removal) must not result in unreasonable adverse impact upon residential amenity having regard to all of the following:

- (a) the time and duration of commercial vehicle movements;
- (b) the number and frequency of commercial vehicle movements;
- (c) the size of commercial vehicles involved;
- (d) the ability of the site to accommodate commercial vehicle turning movements, including the amount of reversing (including associated warning noise);
- (e) noise reducing structures between vehicle movement areas and dwellings;
- (f) the level of traffic on the road;
- (g) the potential for conflicts with other traffic.
- 6.9.5 As discussed above regarding hours of operation, commercial vehicles associated with the proposed use outside of the accepted hours would be limited to pizza delivery vehicles driven/ridden by staff which the application lists as either being scooters, e-bikes or cars. These vehicles would not typically be considered loud and would typically be no different

to the vehicles of customers visiting the New Town Plaza site. As such, they are not necessarily the typical commercial vehicles envisaged in the scheme but nonetheless must be considered in the same way. These vehicles would however not be large, there would be very few of them, they could easily manouevre on site and their loading and unloading would not generate any unreasonable impacts. Unlike larger commercial vehicles for instance, they would not have warning alarms when reversing. As would be expected if used appropriately they would not conflict with other traffic either on the site or on local roads. Further to this, and reducing impacts accordingly, vehicle movements associated with the operation of the proposed use would be reduced beyond 10pm in line with the reduced level of trade beyond this time as detailed in the application.

- 6.9.6 The proposal complies with the performance criterion.
- 6.10 Signs Code Standards for Signs
 - 6.10.1 The acceptable solution A1 at clause E17.7.1 requires signs to comply with the standards relevant to the sign type in Table E.17.2 and be considered permitted signs in the zone in accordance with Table E17.3. The acceptable solution A2 at clause E17.7.1 requires there to be a maximum of one of each sign type per business per street frontage.
 - 6.10.2 The proposal includes several signs on the frontage to the tenancy, as well as one under the awning of the main building in line with the tenancy. Only four of these items warrant assessment as signs, given clause E17.4.2 of the Signs Code exempts signs within a building or site that cannot be seen from outside of the building or site, noting the overall size of the 1 Risdon Road site and the significant setback of the building from the the main street frontage. All four signs requiring assessment are permitted sign types in the Urban Mixed Use Zone.

Of the signs warranting assessment, the internally illuminated below awning sign 'Domino's' with logo facing Risdon Road installed to an existing but now bare light box at 5m wide exceeds the 2.7m maximum length standard for such a sign. The wall sign 'Domino's' with logo above the glazed entrance and front windows of the tenancy at $4.25m^2$ exceeds the maximum $2m^2$ acceptable area standard for wall signs. The two illuminated window signs - the $0.9m \times 0.3m$ LED strip 'Now Cooking' sign and $0.94m \times 1.04m$ edgelit poster frame fixed inside the glazed frontage of the tenancy each constitute more than 10% of the total glazed area of the frontage.

- 6.10.3 The proposal does not comply with the acceptable solution; therefore assessment against the performance criterion is relied on.
- 6.10.4 The performance criterion P1 at clause E17.7.1 provides as follows:

A sign not complying with the standards in Table E17.2 or has discretionary status in Table E17.3 must satisfy all of the following:

- (a) be integrated into the design of the premises and streetscape so as to be attractive and informative without dominating the building or streetscape;
- (b) be of appropriate dimensions so as not to dominate the streetscape or premises on which it is located;
- (c) be constructed of materials which are able to be maintained in a satisfactory manner at all times;
- (d) not result in loss of amenity to neighbouring properties:
- (e) not involve the repetition of messages or information on the same street frontage;
- (f) not contribute to or exacerbate visual clutter;
- (g) not cause a safety hazard.

The performance criterion P2 at clause E17.7.1 provides as follows:

The number of signs per business per street frontage must:

- (a) minimise any increase in the existing level of visual clutter in the streetscape; and where possible, shall reduce any existing visual clutter in the streetscape by replacing existing signs with fewer, more effective signs;
- (b) reduce the existing level of visual clutter in the streetscape by replacing, where practical, existing signs with fewer, more effective signs;(c) not involve the repetition of messages or information.
- 6.10.5 Of the four signs requiring assessment, only the below awning sign is not obscured by parts of the main building or awning extending across its frontage. That being said the existing roof strictures covering the forecourt parking areas in front of the building would to some extent obscure views of all the signage from Risdon Road and other boundaries of the site.

The proposed signs are scaled within the existing signage regime occurring across the various tenancies within New Town Plaza. The below awning sign occupies half of an existing lightbox in front of the

subject tenancy, and this sign space matches those existing to either side which are utilised by the various businesses occupying the tenancies throughout. Had the existing lightbox not been cleared of previous content, the proposed sign here may well have been exempt from the need for planning approval in accordance with clause E17.4.3 of the code. Of the remaining signs requiring assessment, these signs are set back behind the outer face of and 'under' the awning of the building and as such do not present clearly to the adjacent car park on the site, let alone to the adjacent streetscape beyond. The larger wall sign primarily identifies the tenancy from the pedestrian walkway under the awning in front of the tenancy, whilst the two window signs effectively achieve the same aim but due to being illuminated would be more apparent from the car park in front. The proposed signs are not considered to constitute any unreasonable repetition of messages or information - they each achieve a different aim either through content or position. Given the significant distance between the existing building and the frontages to the site, there is minimal direct impact upon the local streetscape and the signage is integrates appropriately with the existing commercial site.

6.10.6 The proposal complies with the performance criterion.

7. Discussion

- 7.1 Planning approval is sought for Partial Demolition, Alterations, Signage, and Partial Change of Use to Food Services, at 1 Risdon Road, New Town.
- 7.2 The application was advertised and received three (3) representations. The representations raised concerns about impacts upon residential amenity, including the increased hours contributing to noise impacts, increased traffic, problems with loitering from increased numbers of customers, increased light pollution, and whether there is a need for the proposed use at all in the area, let alone operating within the hours proposed, which are not warranted.

Whilst there is indeed the potential for all of these impacts to occur to some extent through the addition of such a use, whether the impacts of the proposed use operating in a manner that would be expected as reasonable would amount to being unreasonable in the circumstances needs to be considered. Noise, light and traffic generation from an outlet of the size proposed are not seen as particularly problematic, particularly given the site it is proposed for and the already established commercial uses occurring upon it. On the face of it, the scale of the proposed use is not necessarily considered to be a typically high generator of trade. The product offered is specific and as such the business caters to a limited

market.

Notwithstanding however, the subject site is within reasonably close proximity to residential properties. There may well be an increased potential for residential amenity impact here due to the nature of the site and its immediate surroundings. Amenity impacts may well be already occurring in the area due to noise, however in this regard, the proposed use has been demonstrated to fall comfortably inside acceptable standards. Proper operation of the business will in itself not generate unreasonable, direct noise impacts. Indirect impacts caused by individuals attending the site are harder to control, and are not necessarily the fault of the proposed use, which in itself and its current business model is not necessarily considered to be a high generator of customer visits.

The proposed later operating hours for the use could be argued to, perhaps inadvertently, contribute to unreasonable impacts within the local area, particularly when most other businesses in the area would have closed, there would be typically fewer cars on the road and in turn there would be less ambient noise occurring in the local area, however aside from the known and measurable noise levels generated by the use, which have been shown to be within acceptable limits, there is minimal other evidence to suggest that any other potential amenity impacts would be unreasonable.

The proposed pizza store's frequency of trade would more than likely reduce in the hours after 10pm, and this has been highlighted in the application. Order numbers fall after this time, and this would not only reduce the number of customers visiting the store but also reduce the number of vehicle movements occurring that are associated with deliveries. The potential for amenity impacts upon the surrounding area should therefore also be reduced as a result.

- 7.3 The proposal has been assessed against the relevant provisions of the planning scheme and is considered to perform well.
- 7.4 The proposal has been assessed by other Council officers, including the Manager Environmental Health. The officer has raised no objection to the proposal, subject to including a standard condition requiring a post installation noise report to ensure the rooftop infrastructure is operating appropriately and generating a level of noise consistent with that detailed in the application. The Manager Environmental Health reviewed the overall proposal and took into account the concerns of the representations, making the following comments in response:

Issues with noise from new plant servicing Coles were investigated and resolved by the EH team late last year. No further complaints have been received since the service of an EPN and compliance response from Coles management.

The NVC noise assessment report dated 23 February 2021 and submitted with the application, whilst based on modelling, states clearly that anticipated noise emissions from roof top plant will be well below that permitted under the Scheme. It may be prudent to require a further noise report to confirm this at a later stage once equipment is in place and in use, with the requirement that noise attenuation measures be taken if in fact noise emissions from the plant and equipment are in breach of the Scheme.

The proposed hours of operation seem excessive when compared to other food businesses at the complex, however it is noted that K-Mart is open 24 hours a day. It is unclear how much additional disturbance would be generated after midnight due to vehicle movement and 'loitering' linked specifically to this business at the complex.

7.5 The proposal is recommended for approval.

8. Conclusion

8.1 The proposed Partial Demolition, Alterations, Signage, and Partial Change of Use to Food Services, at 1 Risdon Road, New Town 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, Signage, and Partial Change of Use to Food Services, at 1 Risdon Road, New Town 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-21-157 - 1 RISDON ROAD NEW TOWN TAS 7008 - Final Planning Documents except where modified below.

Reason for condition

To clarify the scope of the permit.

ENVHE s1

Following their installation and commissioning, the proposed rooftop plant and equipment must be tested and an acoustic report detailing the results must be prepared by a suitably qualified environmental noise specialist.

The acoustic report must be submitted as a Condition Endorsement prior to the commencement of the use and to the satisfaction of the Director City Planning.

The acoustic report must demonstrate substantial compliance with the estimated noise emissions report by Noise Vibration Consulting, titled, Dominos New Town Plaza – Noise Assessment, dated 23 February 2021.

All work required by this condition must be undertaken in accordance with the submitted acoustic report, for the life of the use.

Advice:

- This condition requires further information to be submitted as a Condition Endorsement. Refer to the Condition Endorsement advice at the end of this permit.
- Results demonstrating levels in excess of those set out in the Acceptable Solution clause D15.3.1 A2 will not be considered to be in substantial

compliance with the report: Noise Vibration Consulting, titled, Dominos New Town Plaza – Noise Assessment, dated 23 February 2021.

Reason for condition

To ensure plant and equipment noise and vibration does not affect the health and amenity of the local community, and to ensure compliance with the Hobart Interim Planning Scheme.

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.

PUBLIC HEALTH

Plans for a food business fit out, in accordance with the National Construction Code - Building Code of Australia including Tas Part H102 for food premises which must have regard to the FSANZ Food Safety Standards are to be submitted. Click here for more information.

FOOD BUSINESS REGISTRATION

Item No. 7.1.1

Agenda (Open Portion) City Planning Committee Meeting - 17/5/2021

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ATTACHMENT A

Food business registration in accordance with the *Food Act 2003*. Click here for more information.



(Cameron Sherriff)

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: 6 May 2021

Attachment(s):

Attachment B - CPC Agenda Documents

Page 36
ATTACHMENT B

lanning: #226824						
Property						
1 RISDON ROAD NEW TOWN TA	AS 7008					
People						
Applicant						
Construction Supply and Service						
Nick Craven East 6/605 Zillmere Road						
Aspley Qld 4034 0429 425 412						
nick.craven@constructionsupplyservice	.com.au					
Owner						
* SCA Property Group						
Level 5, 50 Pitt Street						
SYDNEY NSW 2000						
0282434900 george.jovicic@scaproperty.com.au						
Entered By						
NICK CRAVEN						
0429 425 412 nick.craven@constructionsupplyservice.	.com.au					
Jse						
Restaurant						
Details						

Have you obtained pre application advice?

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Agenda (Open Portion) City Planning Committee Meeting - 17/5/2021

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Other Details
Does the application include signage?
Yes
* 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.
dow many signs, please enter 0 if there are none nvolved in this application?
5
Tasmania Heritage Register s this property on the Tasmanian Heritage Register? No
Documents
Required Documents
Fitle (Folio text and Plan and Schedule of Easements)
New Town DPE - TAS - Title Search Online - 164187 1 - 66938478_102053236.pdf Title (Folio text and Plan and Schedule of Easements)
New Town DPE - TAS - Copy of Plan - 251764 1 - 66938478_10205324.pdf
Plans (proposed, existing) *
NEW-TOWN-TAS-NW-21.pdf GM or Crown consent
New Town Shop 9 Dominos - Owners Consent.pdf
Covering Letter New Town DA Covering Letter 1Mar21.pdf
Building self assessment Form permitted visitor accommodation New Town DA Covering Letter 1Mar21.pdf
Supporting Documents
Photos or Montages 5095_Domino's_NewTown_Signage_Montage_VS3.pdf
Concept Servicing Plan
New Town DPE - Acoustic Report.pdf
Concept Servicing Plan
21008-S1-MECH-B1.pdf
Planning Report New Town DA FULL 20Feb21.pdf
Total Para Call Date Collapse



1 March 2021

Hobart City Council

To Planning Department,

LODGEMENT OF DEVELOPMENT APPLICATION OF FOR A FOOD AND DRINK PREMISES WITH EXTENDED OPERATIONAL HOURS, ADVERTISING SIGNAGE AND MECHANICAL PLANT EQUIPMENT.

We refer to the above site and submit a Development Application (DA) to Hobart City Council (Council) for a Food and Drink premises – Extended Operational Hours for a Domino's Pizza Shop at Shop 9/1 Risdon Road New Town.

This DA has been prepared for Domino's Pizza Enterprises Ltd (Domino's), by Construction Supply and Service.

Please find included with this DA the following documents:

- Town Planning Report
- Code Analysis
- Architectural Fit-out Plans
- Signage Montage
- Acoustic Report

This report provides an overview of the site and its context, a detailed description of the proposed development, the planning framework and an environmental assessment of the development.

Should you require further clarification regarding this matter, please do not hesitate to contact

Kind Regards,

Construction Supply and Service

Nick Craven

Town Planner - National

Page 40 ATTACHMENT B



RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

VOLUME 164187	FOLIO 1
EDITION	DATE OF ISSUE
3	15-Mar-2016

SEARCH DATE : 10-Mar-2021 SEARCH TIME : 08.47 AM

DESCRIPTION OF LAND

City of HOBART

Lot 1 on Plan 164187

Being the land described in Conveyance No.GL6634

Derivation: Part of 157A-1R-20P. Granted to Charles Swanston.

Derived from A24518

SCHEDULE 1

E17049 TRANSFER to SHOPPING CENTRES AUSTRALASIA PROPERTY
GROUP RE LIMITED Registered 15-Mar-2016 at 12.04 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

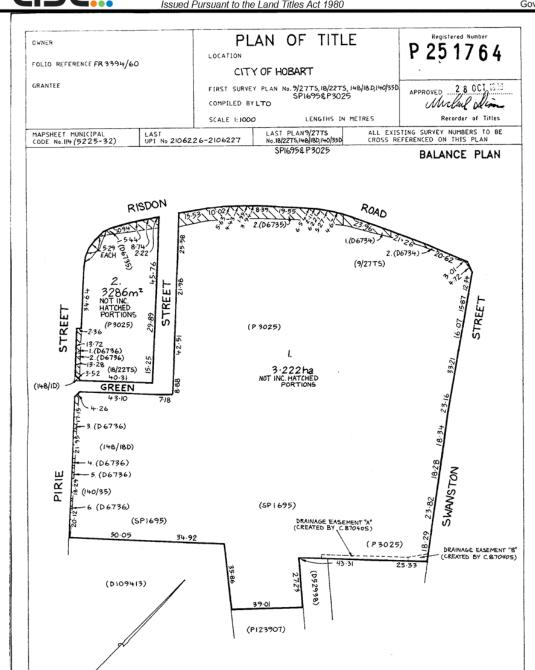


FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980







1st February 2021

Attn: Samantha Thorburn

To whom it may concern,

SHOPPING CENTRES AUSTRALASIA PROPERTY GROUP RE LIMITED - OWNERS CONSENT FOR LODGEMENT OF AUTHORITY APPROVALS

NEW TOWN PLAZA – 1 RISDON ROAD, NEW TOWN TAS 7008

As owners of the abovementioned property, Shopping Centres Australasia Property Group RE Limited consent to the lodgement of authority approvals for the purposes of carrying out the fitout of their tenancy – Shop 9 New Town Plaza. We hereby permit any authorised Council officer to enter the subject land as required for assessment of the application.

We note that this letter must be read in conjunction with the comments on the approved fitout plans.

Please ensure you forward a copy of the Permit to George Jovicic – Tenancy coordinator Level 5, 50 Pitt Street, Sydney NSW 2000 Or email: george.jovicic@scaproperty.com.au

Yours sincerely

Erica Rees

Senior Legal Counsel

Shopping Centres Australasia Property Group RE Limited

SCA Property Group



BUILDING, EQUIPPING AND MAINTAINING YOURBUSINESS

DEVELOPMENT APPLICATION FOR A DOMINO'S TAKEAWAY PIZZA STORE
STATEMENT OF ENVIRONMENTAL EFFECTS
Suite 9 / 1 Risdon Road New Town

APPLICATION FOR FOOD AND DRINK PREMISES WITH EXTENDED OPERATIONAL HOURS, MECHANICAL EXHAUST AND ADVERTISING DEVICES

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Change of Use	ε
Internal Fitout of Tenancy	ε
Car Parking and Access	ε
Hours of Operation	6
Modification to Shopfront	ε
Mechanical Exhaust	ε
Proposed Signage	7
STATUTORY PLANNING FRAMEWORK AND ENVIRONMENTAL ASSESSMENT	8
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APPLICATION OVERVIEW

Address: Suite 9 / 1 Risdon Road New Town

RPD: Lot 1 on LP251764

Site Area: 205m²

Current Use: Vacant

Property Owner: SCA Property Group

Applicant: Domino's Pizza Enterprises Limited

Zone: Urban Mixed Use Zone

Precinct: Not Applicable

Proposal: Takeaway Food and Drink Premises, Extension of Operational

Hours, Mechanical Exhaust Ducting & Advertising Devices

Level of assessment: Permitted Activity

Applicable

Standards and Provisions: Not considered applicable for this Application

Applicable Provisions: Part D: Zones

15.0 Urban Mixed Use Zone

Part E: Codes E.17 Signs Code

Relevant State Policies: N/A

Referral Agencies: Not Applicable

Supporting Reports: Acoustic Report

INTRODUCTION

Construction Supply and Service act on behalf of Domino's Pizza Enterprises Limited in the submission of an application seeking Council's approval of development permits for Internal Fitout, Extended Operational Hours, Advertising Devices and modification to existing shopfront for a Food and Drink Premises at Suite 9 / 1 Risdon Road New Town .

This report provides details of the proposal and addresses the relevant town planning issues associated with the application. Proposal plans for the site are per the following –

COMPANY	DRAWING NO	REVISION	TITLE	DATE
	A101	С	Existing Condition Plan	17.2.2021
	A102	С	Site Plan	17.2.2021
	A103	C	Floor Plan	17.2.2021
	A104		FF & E Schedule	17.2.2021
	A105	С	Set Out Plan	17.2.2021
Jason	A106	С	Floor Finishing Plan	17.2.2021
Wright	A107	С	Reflected Ceiling Plan	17.2.2021
Design	A108	С	Electrical Plan	17.2.2021
	A109	С	Elevations	17.2.2021
	A110	С	Elevations	17.2.2021
	A111	С	3D Plan Perspective	17.2.2021
	A112	C 3D Perspective		17.2.2021
	A113 – A123	С	Miscellaneous Fitout Details	17.2.2021
	DOM-5095 New Town Page 1 of 10	2	Signage Elevations	1/03/2021
	DOM-5095 New Town Page 2 of 10	2	Signage Elevations	1/03/2021
	DOM-5095 New Town Page 3 of 10	2	Signage Elevations	1/03/2021
	DOM-5095 New Town Page 4 of 10	2	Fascia Signage Details	1/03/2021
Sign and	DOM-5095 New Town Page 5 of 10	2	Window Decals / Signage	1/03/2021
Tech	DOM-5095 New Town Page 6 of 10	2	Window Decals / Signage	1/03/2021
	DOM-5095 New Town Page 7 of 10	2	Internal Signage	1/03/2021
	DOM-5095 New Town Page 8 of 10	2	Internal Signage	1/03/2021
	DOM-5095 New Town Page 9 of 10	2	Internal Signage	1/03/2021
	DOM-5095 New Town Page 10 of 10	2	Internal Signage	1/03/2021

APPLICATION CONTEXT

SITE & LOCALITY

The site is located at 1 Risdon Road New Town and has a total tenancy area of approximately 100m². The site has a primary street frontage to Risdon Road though the tenancy itself has no direct frontage.

The tenancy is set on the ground floor of the within a well-established shopping centre

The site is located with the Urban Mixed Use Zone and not of heritage significance.

Refer to Figure 1 and Photos 1-4 below.



Figure 1: Planning Context and Zoning



Photo 1: Existing shopfront view



SITE HISTORY

The site has been hosting to a variety of uses, predominately commercial and retail with the subject tenancy currently vacant.

SITE CONTEXT

The subject site is located within the well-establish New Town Plaza and located on the corner of Risdon and New Town Roads.

The site is surrounded by residential to the South and East of the site and to the North and East of the site is further commercial buildings like that of the proposed. The site is sufficiently serviced by Bus public services, particularly the 601, 502, 510 and 722 services which funnel into Hobart CBD.



Figure 2: Site Context

DESCRIPTION OF THE PROPOSAL

This application seeks consent for the use and ancillary provisions of use for a Domino's located in New Town. The following sections outline greater details as to the associated approvals required for a commercially feasible and amenable Domino's for the surrounding area.

CHANGE OF USE

This development application seeks consent to change the use for a Domino's Shop which per the Hobart Interim Planning Scheme 2005 is defined as Food and Drink Outlet (without drive through facility). The subject tenancy is approximately 100m² in area.

INTERNAL FITOUT OF TENANCY

This development application seeks consent to internally fitout the existing vacant subject tenancy (6) to facilitate the operation of the proposed Domino's Pizza Shop. In detail, the works are for:

- · Internal partition wall between tenancies
- Construction of front counter;
- · Customer lobby area
- · Installation of ten (10) signs on the frontage; and
- Installation of pizza ovens, cold room and other equipment required for pizza production.

Existing Gross Floor Area will stay the same as the existing building with minor changes to intertenancy partitions being applied.

Refer to the Architectural Plans held at **Appendix A** and Signage Plans held at **Appendix B** for details of the proposed development.

CAR PARKING AND ACCESS

The tenancy will utilise the existing parking outside the tenancy. In addition to this, car parking is readily available outside the tenancy for customers seeking to collect pizza or goods from the tenancy – this is consistent with the surrounding tenancies.

HOURS OF OPERATION

The proposed trading hours of the Domino's Pizza Shop are as follows:

Monday – Sunday (incl. Public Holidays) from 8AM up to 2AM

Staff remain on site outside of the proposed trading hours for limited periods to undertake food preparation and cleaning.

MODIFICATION TO SHOPFRONT

Reduction in transparent glazing through black film for the purposes of tenancy configuration.

MECHANICAL EXHAUST

Flumes for supply and exhaust air protruding out of the roof height for the purposes of ventilation and

PROPOSED SIGNAGE

The proposal includes the installation of new signage associated with the fitout and use of the subject tenancy for a Domino's Pizza Shop as follows:

- **Sign 1**: 1 x internally illuminated awning sign consisting of Domino's logo and respective wording. The sign will be constructed of an aluminium composite material and affixed to the fascia. The sign measures 5,000mm (w) x 600mm (h) with a total area of 3m²
- **Sign 2**: 1 x internally illuminated fascia sign consisting of Domino's logo and respective wording. The sign will be constructed of an aluminium composite material and affixed to the fascia. The sign measures 5,000mm (w) x 850mm (h) with a total area of 4.25m²
- Sign 3: Customer Entrance decal which measures 255mm (w) x 370mm (h)
- Sign 4: Push/Pull door decals which are each 285mm (w) x 370mm (h)
- **Sign 5**: 1 x Trading hours' business identification sign to comprise Domino's trading hours measuring 300mm (w) x 250mm (h) and will comprise an area of 0.7m².
- **Sign 6**: 1 x LED "Now Cooking" sign. The sign is affixed to the inside of the shopfront window on the Beardy Street frontage. The sign measures 1000mm (w) x 350mm (h) and will comprise an area of 0.35m²
- **Sign 7**: Edge lit poster frame. The poster frames will be affixed to the inside of the shopfront window and measure 940mm (w) x 1040mm (h) and will comprise of an area of 2m². The posters within the poster frames will change over time to communicate current specials to customers.
- Sign 8: 8 x Window safety band which go along the full width of the store shopfront window
- **Sign 9**: Business information sign (decal sticker) consisting of pertinent proprietor information of the Franchisee which measures 420mm (w) x 113mm (h)
- Sign 10: Window Film placed along the glass screen
- Signs 11 -13: Internal signage

Further details of the proposed signage are included in the Signage Plans held at **Appendix B** and assessment against relevant provisions made in **Appendix C & E**.

STATUTORY PLANNING FRAMEWORK AND ENVIRONMENTAL ASSESSMENT

In accordance with the relevant sections of *Land Use Planning and Approvals Act 1993* (the Act) the following section provides an appraisal of the proposed development, having regard to the statutory planning instruments that apply to this site.

HOBART INTERIM PLANNING SCHEME 2015

The Hobart Interim Planning Scheme (Scheme) nominates the zoning for this site as Local Business zoning. The Domino's Shop is defined as a "takeaway food premises" without a drive through facility in line with the development permitted with consent in this zoning which is defined as "Food services".

The Zone Purpose Statements for the Urban Mized Use Zone are as follows:

- To provide for integration of residential, retail, community services and commercial activities in urban locations
- To encourage use and development at street level that generates activity and pedestrian movement through the area.
- To provide for design that maximises the amenity at street level including considerations of microclimate, lighting, safety, and pedestrian connectivity.
- To ensure that commercial use are consistent with the activity centre hierarchy.
- To ensure development is accessible by public transport, walking and cycling.
- To provide for a diversity of uses at densities responsive to the character of streetscapes, historic areas and buildings and which do not compromise the amenity of surrounding residential areas.
- To encourage the retention of existing residential uses and the greater use of underutilised sites as well as the reuse and adaptation of existing buildings for uses with a scale appropriate to the site and area.
- To ensure that the proportions, materials, openings and decoration of building facades contribute positively to the streetscape and reinforce the built environment of the area in which the site is situated.
- To maintain an appropriate level of amenity for residential uses without unreasonable restriction or constraint on the nature and hours of commercial activities.
- To ensure that retail shopping strips do not develop along major arterial roads within the zone.

The proposal situates itself within the existing floor space in an area which is consistent with the commercial nature of the site and respective shopping centre. The proposal is a food and drink premises which proposes appropriate mitigation of noise in line with the residential surrounding of the site. Overall, the proposal meets the objectives of the Urban Mixed Use Zone.

USE STANDARDS

Hours of Operation

Assessment in this section is made in compliance with the performance outcome of the Use Code for Hours of Operation. Specifically, ensuring the proposal does not lay at detriment to the surrounding uses because of its introduction. This is possible due to the following reasons –

- App Innovation
 - Consumers who would prefer to pick up their pizza are given up to the minute progress of their pizza including stages in the making process and preferred pickup time allowing faster parking turnover and minimal loitering
- Delivery Options
 - Deliveries are predominately by scooter and e-bikes which are not only energy efficient but quieter and can be stored in a more consolidated fashion
 - Deliveries are approximately 60% of all purchases

Noise

Assessment in this section is made in compliance with the performance outcome of the Use Code for Hours of Operation. Specifically, the proposal does not have an unreasonable impact on surrounding uses and aims at mitigating noise to ensure residential amenity is not imposed on by the proposal. Domino's are implementing a roof mounted supply and exhaust air fans which, given the distance from the closest residential receptor and its location to the rear of the roof, will be of minimal detriment to surrounding uses. To further justify this an acoustic report was prepared which aligns with the desired nature of this site and can be found appended to this report

In addition to the above, on a general scale, 70% of orders are taken online with a further 10% taken over the phone which diminishes the number of walk-in customers. This further minimises the area as a congregation area and assist in minimising noise.

External Lighting

Lighting will facilitate the necessary levels and can be adjusted at the discretion of Council if required, the proposal complies with this section.

Commercial Vehicle Movements

Delivery vehicles will be restricted from 7AM to 5PM and will be adhered to operationally, the proposal complies with this section.

DEVELOPMENT STANDARDS FOR BUILDING AND WORKS

Passive Surveillance

It's also worth noting that due to its high visibility that this acts as an inhibiting factor to potential criminals. The Australian Institute of Criminology released a research paper (No.33 - Violence in the Workplace—Preventing Armed Robbery: A Practical Handbook) notes that "...customer service areas should be visible from outside the establishment" and, that poor visibility is "...highly rated..." by thieves or of the like. For this reason, visibility and lighting into the store has been promoted and minimal items on the windows proposed to ensure transparency. Put simply, New Town Plaza is a highly trafficked centre and its prominent visibility acts an inherent discouraging factor for potential thieves making this proposal compatible with the area.

PART E CODES

Signs Code

All signs (bar one) and modifications are permissible under the planning scheme except for the Awning Fascia sign which is illuminated. The sign is not impacted by any heritage constraints and while illuminated it is not foreseen that this will be of an impact to the closest residential area, specifically because –

- Signage is internally illuminated which means light is diffused by signage rather than direct
- Brightness can be modified as required, and
- Is of a scale suitable to the existing tenancy and respective area.

Overall, the signs are deemed suitable for the surrounding area and in line with the requirements of the scheme.

OPERATIONAL DETAILS

In addition to the planning scheme requirements, assessment is made for the purposes of social amenity as to ensure that no detrimental impacts to surrounding uses are formed as a result of this proposal. More specifically, this in most cases results to the operational details of the store and as such a thorough review of the surrounding area and Domino's statistics/operational data is provided.

With compliance against the legislative requirements being important it is also important to note the operational provisions which make the Domino's proposal of a suitable intensity for the use, specifically -

- App Innovation
 - Consumers who would prefer to pick up their pizza are given up to the minute progress of their pizza including stages in the making process and preferred pickup time allowing faster parking turnover and minimal loitering
- Delivery Options
 - Deliveries are predominately by scooter and e-bikes which are not only energy efficient but quieter and can be stored in a more consolidated fashion
 - Deliveries are approximately 60% of all purchases

Domino's pride themselves as being an active part of the community and as such being integrated within the area as an amenable use is of top priority to the company. These innovations are not only aimed at increasing efficiencies but also to provide Domino's customers, surrounding businesses and residents with a beneficial service that is less invasive.

In addition to the above, previous applications for Domino's nationally have shown concern in its comparatively late operating hours acting as a congregator for persons which otherwise wouldn't be there. It is noted that for a proposed store like Belmore that the potential for such activity is severely diminished by technological factors and percentage of orders that are deliveries, particularly given:

- After 10PM, the store is likely to do only 4 6 orders/hour with the major demographic being that of passers-by rather than an actual trip generator.
- Deliveries past 10PM are usually facilitated by one car and where possible multiple delivery points are pooled into one delivery further minimising acoustic impact of the store through car door slams and general conversation.

CONCLUSION

Council's development consent is sought for an approval of operational hours on a more permanent basis for the Domino's located at Shop 9, 1 Risdon Road New Town.

The proposed Domino's store is considered to appropriately apply the provisions of the above regulatory framework and legislation.

The proposed Domino's Shop is considered as an appropriate use of the existing tenancy at the site designed to integrate well with the street context and not at detriment to the surrounding land uses.

The proposal has been assessed against the applicable planning framework and achieves compliance with the respective state planning principles and Scheme requirements and as such is considered appropriate in design and adequate for the zoning of the area.

The proposed development is considered appropriate on planning merit for the following reasons:

- The Domino's adds to the services provided in the area and acts as a vibrant addition for the mixed-use intention of the area.
- The extended hours will promote employment and economic development in the area.
- The proposed extension of hours is reasonable and adheres to the State and Local planning principles provided for the area.

We request that based on this report Council recommend approval for the development.

Should you require further clarification regarding this matter, please do not hesitate to contact

Kind Regards,

Construction Supply and Service

Nick Craven

Town Planner - National Mob: (+61) 0429 425 412



LEVEL 5, KDS1 BUILDING, 485 KINGSFORD SMITH DRIVE, HAMILTON, QLD, 4007. PH: (07) 3633 3333 FAX: (07) 3633 3399

SHOP 9, NEW TOWN PLAZA, 1 RISDON RD, NEW TOWN TAS

DRAWING SCHEDULE					
DWG No.	SHEET NAME				
A100	COVER				
A101	EXISTING CONDITION PLAN				
A102	SITE PLAN				
A103	FLOOR PLAN				
A104	FF & E SCHEDULES				
A105	SET OUT PLAN				
A106	FLOOR FINISHING PLAN				
A107	REFLECTED CEILING PLAN				
A108	ELECTRICAL PLAN				
A109	ELEVATIONS				
A110	ELEVATIONS				
A111	3D PLAN PERSPECTIVE				
A112	3D PERSPECTIVE				
A113	FRONT COUNTER DETAIL				
A114	FRONT COUNTER MODULE DETAIL				
A115	SECTIONS & DETAILS				
A116	SECTIONS & DETAILS				
A117	SECTIONS & DETAILS				
A118	COLDROOM DETAILS				
A119	COLDROOM DETAILS				
A120	COLDROOM DETAILS				
A121	COLDROOM DETAILS				
A122	COLDROOM DETAILS				
A123	COLDROOM DOOR DETAILS				

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NATIONAL OPERATIONS
FRANCHISEE
SHOPFITTER
LANDLORD

DEVELOPMENT OPERATIONS

igned.

AMENDMENTS

A FOR CONSTRUCTION

TENANCY SHAPE CHANGE

DEVELOPER

GENERAL NOTES

ALL FFL'S & DIMENSIONS ARE BASED ON INFORMATION PROVIDED BY THE CENTRE OR CLIENT, VERIFY ON SITE BEFORE COMMENCEMENT OF ANY WORKS.

IT IS THE CONTRACTORS RESPONSIBILITY TO CONFIRM ALL SITE CONDITIONS & REQUIREMENTS.

FAILURE TO COMPLY WITH DRAWINGS 8 SPECIFICATIONS COULD RESULT IN ALTERATIONS BEING MADE AT THE COST TO THE CONTRACTOR.

THESE DRAWINGS MUST BE READ ON CONJUNCTION WITH ALL RELEVANT CONSULTANT'S DRAWINGS & SPECIFICATIONS INCLUDING, STRUCTURAL, MECHANICAL & HYDRAULIC.

CONTRACTOR TO COMPLY WITH CURRENT HEALTH & SAFETY REGULATIONS AT ALL TIME.

BEFORE COMMENCEMENT OF DEMOLITION WORKS THE CONTRACTOR MUST CONTACT THE CONSULTANT ENGINEER TO ESTABLISH WHICH WALLS, ETC ARE ABLE TO BE SAFELY

NON SLIP FINISHES TO BE PROVIDED TO ALL STEPS, RAMPS & LANDINGS.

CONFIRM WITH SHOPPING CENTRE MANAGEMENT PRIOR TO CHASING FLOOR SLAB TO DETERMINE ANY STRUCTURAL LIMITATIONS ON SIZE & LOCATION OF CHASES WHERE APPLICABLE.

ENSURE THAT THE INSTALLATION OF EQUIPMENT FOR THE STORAGE OF FOOD IS CAPABLE OF BEING MOVED EASILY SO THAT THE AREA UNDERNEATH CAN BE EASILY CLEANED.

IF FIRE SPRINKLERS ARE NOT SHOWN BY CENTRE EXISTING SPRINKLER HEADS TO BE PROTECTED DURING CONSTRUCTION. DO NOT PANT SPRINKLER HEADS.

ALL FLOOR FINISHES MUST BE FINISHED FLUSH WITH ADJACENT FINISH - USE 3mm SATIN FINISH ALUMINIUM ANGLE TO ALL JOINTS TO PROVIDE A LEVEL JUNCTION.

ENTRY FLOOR COVERING TO BE FINISHED FLUSH WITH MALL

BASE BUILDING FIRE SAFETY SYSTEMS ARE NOT TO BE AFFECTED BY ANY PART OF TENANCY FITOUT.

ALL WORK TO BE IN ACCORDANCE WITH THE LOCAL AUTHORITY & THE CENTRE FIT-OUT GUIDE.

ALL NEW GLAZING TO BE INSTALLED IN ACCORDANCE WITH AS1288. EMSURE MINIMUM 75MM WIDE DECAL IS PROVIDED TO FULL HEIGHT GLAZING LOCATED BETWEEN 900-1000MM FROM FINISHED FLOOR LEVEL.

AS4674 - DESIGN & CONSTRUCTION OF A FOOD PREMISES AS44281 - DESIGN FOR ACCESS & MOBILITY NZS 4121 2001 - DISABLED ACCESS & MOBILITY CLASS & BUILDING UNDER NCC STANDARDS

THE PLANS AS SHOWN ARE SUBJECT TO COUNCIL.
APPROVAL AND MAY CHANGE. PLEASE WORK OFF THE
STAMPED PLANS PROVIDED BY THE CLIENT.

JASCN WRIGHT DESIGN PTY LTD Ph: v61 7 6429 5568 Mobile: v61 414 524 415 Email jason@jasonwight.com.au QBCC: 15156551 VIC: DPID22175 TAS: CC4135L DISCLAIMER
ALL DIMENSIONS MUST BE CHECKED ON SITE
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EQUIPMENT TO NOT SCALE DRAWING, USE
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PROJECTS MANAGER Signed:



SHOP 9, NEW TOWN PLAZA, 1 RISDON RD,

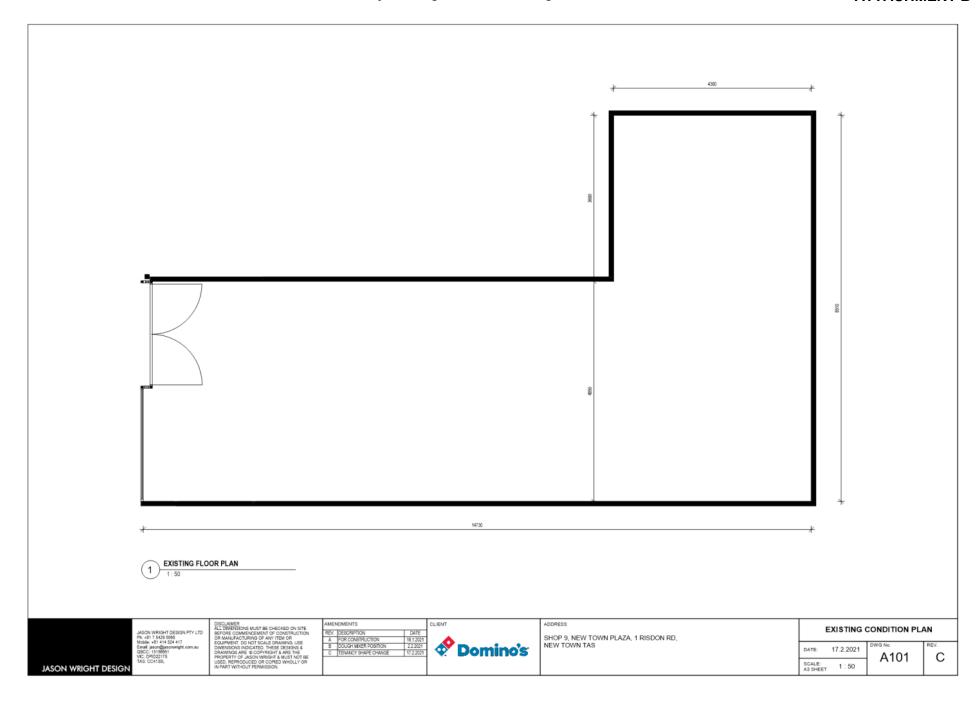
COVER

DATE: 17.2.2021 SCALE: A3 SHEET

A100

С

JASON WRIGHT DESIGN



JASON WRIGHT DESIGN PTY LTD Ph: +61 7 6429 5668 Mobile: +61 414 524 417 Email: pson@psonwight.com.au QBCC: 15156651 VIC: DPIO22175 TAS: CC4135L

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AMENDMENTS REV. DESCRIPTION

A FOR CONSTRUCTION

B DOUGH MIXER POSITION

C TENANCY SHAPE CHANGE

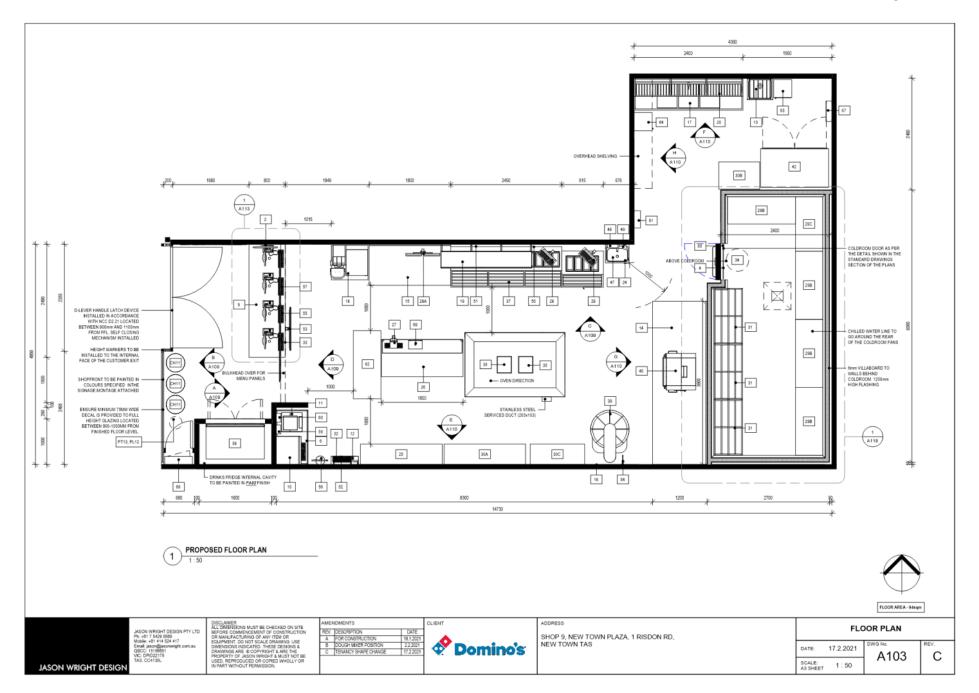


SHOP 9, NEW TOWN PLAZA, 1 RISDON RD, NEW TOWN TAS

SITE PLAN DATE: 17.2.2021 С A102 SCALE: A3 SHEET

JASON WRIGHT DESIGN

CLIENT



	EQUIPMENT & FIXTURE SCHEDULE						
	REFER TO THE DESIGN PACKAGE SUPPLIED BY DPE FOR MORE INFORMATION ON FIXTURES & FITTINGS.						
No.	EQUIPMENT	SUPPLIER		DESCRIPTION			
1	MEDIUM TEMP COLDROOM	SHOPFITTER	1	100mm COLDROOM PANEL MUST BE USED. MANUFACTURING & INSTALLATION MUST COMPLY WITH THE NCC AND AS4574, INSTALLED BY SHOPFITTER			
2	CUSTOMER MONITOR	DPEIT	1	SELECTED MONITOR MOUNTED TO SUSPENDED DROPPER OR WALL MOUNT, ALL CABLING TO BE HIDDEN INSIDE DROPPER			
4	PLASTIC CURTAIN	CSS/SHOPFITTER	1	FLEXIBLE PYC COLDROOM PLASTIC CURTAN AT COLDROOM ENTRANCE			
5	DRIVERS SIGN OUT SCREEN	DPE IT	1	SELECTED MONITOR MOUNTED TO SUSPENDED DROPPER OR WALL MOUNT, ALL CABLING TO BE HIDDEN INSIDE DROPPER			
6	MANAGERS DESK	CSS	1	MANAGERS DESK SUPPLIED BY CSS			
9	POS MODULE	CSS	1	CONSTRUCTED AS PER THE DETAILS ATTACHED.			
10	SERVER CABINET	ELECT. CONTRACTOR	1	WALL MOUNTED HINGED SERVER CASINET			
11	MANAGERS PRINTER DRIVERS DROP BOXES	DPE IT CSS	1	SELECTED PRINTER BY DOMINO'S PIZZA IT DEPARTMENT WALL MOUNTED DROP BOXES FOR DELIVERY DRIVER DROP			
13	CLEANERS SINK	CSS	+	ISTODDARTS STAINLESS STEEL CLEANERS SINK No. SCS01			
14	DOUGH PRODUCTION BENCH	CSS	1	STAINLESS STEEL BENCH AS PER THE DETAILS ATTACHED.			
15	SAUCE BENCH	SHOPFITTER	1	STAINLESS STEEL SAUCE BENCH AS PER THE STANDARD DETAILS ATTACHED.			
16	ALLUMINUM WALL SHEETING	SHOPFITTER	1	ALUMINIUM WALL SHEETING TO WALL BEHIND DOUGH MIXER AS PER THE STANDARD DRAWINGS			
17	WASH UP SINK	CSS	1	STAINLESS STEEL WASH UP SINK AS PER THE STANDARD DETAILS ATTACHED			
18	ICE CREAMMACHINE	CSS	1	ICE CREAM MACHINE BY RIVA & ADDITIONAL BENCH			
19	PIZZA SLIDE SHELF	CSS	1	STAINLESS STEEL SUDE SHELF MOUNTED ABOVE SAUCE BENCH			
20 24	PIZZA PAN RACK	CSS	1	STAINLESS STEEL RACK MOUNTED ABOVE WASH UP SINKS.			
26	HAND BASIN HOT CELL RACK	SHOPFITTER	1	STOCDARTS SKORT STAINLESS STEEL HAND BASIN 1500W X 45(D X 1800H, 4 TIER MANTOVA RACK WITH HOT CELL UNIT MOUNTED TO EACH SHELF			
26	OUT BENCH	CSS	1	STAINLESS STEEL BENCH AS PER THE STANDARD DRAWINGS ATTACHED.			
27	RECEIPT PRINTER	CSS	1	RECEIPT PRINTER MOUNTED ON SUSPENDED SERVICES POLE FROM CHUNG			
28	MAKELINE MONITOR	DPEIT	2	SELECTED MONITOR MOUNTED TO SUSPENDED DROPPER OR WALL MOUNT, ALL CABLING TO BE HIDDEN INSIDE DROPPER			
28A	MAKELINE MONITOR	DPEIT	1	SELECTED DOUBLE MONITOR MOUNTED TO SUSPENDED DROPPER OR WALL MOUNT, ALL CABLING TO BE HIDDEN INSIDE DROPPER			
298	COLDROOM STORAGE RACK	CSS	4	1500W X 600D X 1800H 4 TIER MINITOVA SHELVING.			
29C	COLDROOM STORAGE RACK	CSS	1	1200W X 600D X 1800H 4 TIER MANTOVA SHELVING.			
30A	DRY STORAGE RACK	CSS	1	1800W X 450D X 1800H, 4 TIER MANTOVA RACK			
30B 30C	DRY STORAGE RACK DRY STORAGE RACK	CSS CSS	1	900W X500D X 1800H 4 TIER MANTOVA SHELVING. 1200 X 450 X 750, 40mm THICK TOP IN TM09 FINISH, TB1 BASE			
31	DUNNAGE RACK	CSS	3	1200 X 450 X 750, 40000 FINE TOP IN 1009 FINEN. 181 BASE. STAINLESS STEEL DUNNAGE RACK			
32	GPS TERMINAL	DPE IT	1	GPS WALL MOUNTED TERMINAL			
33	PHONE/ COMPUTER SYSTEM	DPE IT	1	COMPUTER SYSTEM SUPPLIED BY DOMINO'S PIZZAS IT DEPARTMENT			
34	HOT WATER UNIT	SHOPFITTER	1	50 LITRE 3 PHASE QUICK RECOVERY HOT WATER UNIT			
35	EXHAUST CANOPY	CSS	2	SHARPLINE CANOPY OR INVENT CANOPY TO SUIT OVEN SHOWN, REFER TO THE FLOOR PLAN ATTACHED.			
36	PIZZA OVENS	CSS	1	DMP 3848 DOUBLE STACK OVENS			
37	REFRIGERATED MAKELINE	CSS	2	REFRIGERATED MAKELINE MANUFACTURED BY KOLDTECH			
38	DRINKS FRIDGE DOUGH MIXER	PEPSI CSS	1	DOUBLE DOOR DRINKS FRIDGE. ATLAS 3 PHASE 20AMP DOUGH MIXER MODEL No. 200kg NET WEIGHT			
40	DOUGH SHEETER	CSS	1	ATLAS DOUGH SHEETER MODEL No. SHS00 PR20. 15AMP 195kg NET WEIGHT			
42	2 DOOR UPRIGHT FREEZER	CSS	1	2 DOOR UPRIGHT			
45	PIZZA CHECKER	CSS	1	GBIJING MOUNTED PIZZA CHECKER			
47	PAPER TOWEL BIN	CSS	1	PAPER TOWEL DISPOSAL BIN			
48	PAPER TOWEL DISPENSER	CSS	1	PAPER TOWEL DISPENSER TO COMPLY WITH AS 4674 & THE LOCAL HEALTH REQUIREMENTS			
49	ANTI BACTERIAL DISPENSER	ECOLAB DISTRIBUTOR	1	ANTI BACTERIAL DISPENSER FOR HAND WASHING TO COMPLY WITH AS4574 & THE LOCAL HEALTH REQUIREMENTS			
50	CHART HOLER RAIL	SHOPFITTER	1	TBC			
51 52	MAKELINE CHART	PURE PRINT DPE IT	1	TBC COMPUTER TERMINAL WALL MOUNTED FOR SIGN OUT DRIVERS.			
52	DRIVERS SIGN OUT TERMINAL GPS TRACKER SCREEN	DPEIT	1	COMPUTER TERMINAL WALL MOUNTED FOR SIGN OUT DRIVERS. 32' TV SOREEN			
54	CHILLED WATER OUTLET	SHOPFITTER	1	SPECIFICATIONS INCLUDED IN THE PLUMBING SPECS ATTACHED.			
55	SAFE	LONDON FIRE & SAFE	1	800H x 500W x 475D SAFE			
56	FIRE EXTINGUISHER	SHOPFITTER	1	1 x 2.5kg ABE DRY CHEMICAL, 1 x 2.5kg WET CHEMICAL WITH ASSOCIATED 16 x 1.2 WOVEN GLASS FIRE BLANKET			
57	COMPUTER TERMINAL	DPEIT	4	ORDERING TERMINAL INSTALLED BY DOMINO'S IT DEPARTMENT			
58	PHONE	DPE IT	4	PHONE SUPPLIED BY CSS. INSTALLED BY NOMINATED ELECTRICIAN.			
59	IDF	TELSTRA	1	TELSTRAIDF WALL MOUNTED			
60 61	SECURITY SYSTEM FIRST AID KIT	SECURITY COMPANY	1	SELECTED SECURITY SYSTEM APPROVED BY DOMINO'S PIZZA APPROVED FIRST AID KIT TO COMPLY WITH AUSTINZ STANDARDS			
62	FIRST AID KIT HOTBOX	CSS	1	JAPPROVED FIRST AID KIT TO COMPLY WITH AUSTINZ STANDARDS HOTBOX HOLDING CABINET			
63	CLEANERS CABINET	CSS	1	CLEANERS CABINET FOR STORAGE OF CHEMICALS & EQUIPMENT AS PER THE STANDARD DRAWINGS ATTACHED.			
64	STAFF LOCKERS	CSS	1	ISTAFF LOCKERS FOR STORAGE OF STAFF BELONGINGS AS PER THE DETAIL ATTACHED.			
65	COLDROOM DOOR BUZZER	CSS	1	BUZZER AT COLDROOM DOOR TO NOTIFY STAFF WHEN DOOR IS LEFT OPEN			
66	MANDOE PANELS	CSS	3	MANDOE MENU PANELS			
67	BUG ZAPPER	CSS	1	SELECTED INSECT ZAPPER WALL MOUNTED			
69	ED8	SHOPFITTER	1	ELECTRICAL DISTRIBUTION BOARD			
70	OVERHEAD SHELVING	CSS/SHOPFITTER	1	400mm DEEP WHITE MELAMINE ON STAINLESS STEEL WALL SUPPORTS FOR LIGHT WEIGHT STORAGE ONLY.			
CH11	20 LTR OIL TIN BARREL PAINTED WALL SIGNAGE	SHOPFITTER SIGNAGE CONTRACTOR	3	STOOLS - 450-500mm OVERALL HEIGHT INC. SEAT CUSHION, REFER TO FINISHING SCHEDULE FOR FURTHER DETAILS. 1500mm LONG PAINTED WALL SIGNAGE AS PER THE FINISHING SCHEDULE SUPPLIED BY DPE			
SN04	PAINTED WALL SIGNAGE	SIGNAGE CONTRACTOR	1	I SOUTH LOWS PAIN TED WALL SIGNAGE AS PER THE PINISHING SCHEDULE SUPPLIED BY DPE			

PLUMBING SPECIFICATIONS

ALL HYDRAULIC WORKS TO BE CARRIED OUT N
ACCORDANCE WITH AS MIZE 3500 2015 & TO THE
SATISFACTION OF THE LOCAL AUTHORITY.
ALL VERY PPES SHALL TERMINATE ABOVE N
ACCORDANCE WITH AS MIZE 3500 2015
ALL GAS SERVICES SHALL BE INSTALLED TO
COMPLY WITH ASARZS 3501, 2301 PART 1
GENERAL INSTALLATIONS, AMERICANENT TAS
BETFERENCED ON ON AND ON TO THE XZ BUILDING

ALL SERVICE MUST BE COPPER PIPE UNLESS ALL SERVICE MUST BE COPPER PIPE UNLESS OTHERWISE SPECIFIED. RUN 50mm COPPER PIPE INTO COLD ROOM CLIPPED OFF THE CEILING RUNNING END TO END OF THE ROOM AT APPROX. 150mm CRS. THE WATER WILL HAVE A STOP COCK 8. IN LINE 'AQUA-PURE AP11T FILTER HOUSING WITH AN AP117 CARBON CARTRIDGE FILTER' MOUNTED AT THE CARRON CARTROOF FLIEF MOUNTED AT THE SDE OF THE COLD FROM BETWEEN THE DOUGH MAKER & BOUGH PRODUCTION BENCH THE TAP FITTING AT THE POINT WILL BE A CHROME FINISHED QUARTER TURN HOSE COCK BAILL VALVE; FITTED WITH A DOMESTIC LAURORY 2 PIECE FOLDING ARM SPOUT. THE TUNDES HE OF THE MARK LINE IS TO BE 300mm FROM THE RIGHT HAND END OF THE UNIT (WHERE ARRIVANDED OF THE WARK LINE IS TO BE 300mm FROM THE RIGHT HAND END OF THE UNIT (WHERE ARRIVANDED OF THE WARK LINE IS TO BE 300mm FROM THE RIGHT HAND END OF THE UNIT (WHERE ARRIVANDED OF THE WARK LINE IS TO BE 300mm FROM THE RIGHT HAND END OF THE UNIT (WHERE ARRIVANDED OF THE WARK LINE IS TO BE 300mm FROM THE RIGHT HAND END OF THE UNIT (WHERE ARRIVANDED OF THE WARK LINE IS TO BE 300mm FROM THE RIGHT HAND END OF THE UNIT (WHERE ARRIVANDED OF THE WARK LINE IS THE WARK LINE OF WARK LINE OF THE WARK LINE OF THE WARK LINE OF THE WARK LINE APPLICABLE).

PVC PIPE MAY BE USED FOR THE PLUMBING UNDER THE SINKS INCLUDING WASH UP. THE PVC PIPE USED MUST MEET WITH COUNCIL APPROVAL & REQUIREMENT. THE HAND BASIN IN CUSTOMER VIEW THE PIPE MUST BE CHROME. IN-SINK BUCKET TRAPS MUST BE INSTALLED TO

WASH UP SINKS. AL HAND BASINS MUST BE STODDARTS KNEE OPERATED HAND BASINS.

DOMINOS OVEN INSTALLATION AND VENTILATION SCOPE OF WORKS

SHOPFITTERS SITE SUPERVISOR'S RESPONSIBILITIES

NOTIFY THE OVEN SUPPLIER WHEN GAS IS CONNECTED AND

AVALABLE.

ROSUME THAT THE VENTLATION HAS BEEN INSTALLED AND COMMISSIONED PRIOR TO THE OVEN TECH ATTENDING FOR OVEN COMMISSIONED ROSUME THAT THE SITE ELECTRICIAN, VENTLATION TECHNICIAN AND OVEN TECHNICIAN ARE ON SITE AT THE SAME TIME FOR THE OVEN COMMISSIONING ENSURE THAT THE SERVICES POLE IS INSTALLED CORRECTLY AND

READY PRIOR TO THIS SCOPE OF WORKS LIAISE AND ENSURE THAT ALL TRADES WORK TOGETHER

SHOPFITTERS ELECTRICIAN'S SCOPE

FIT THE VENTILATION CONTROL BOX TO THE SERVICES POLE. THE TOP OF THE BOX WUST NOT BE HIGHER THAN 2 METERS AND MUST BE MUDITED ON A MANARER TO NOT IMPEDE ANY WALKAWAY'S SUPPLY AND INSTALL ONE RCO PROTECTED, 3 PHASE, 16 AUP, NEUTRAL AND EARTH SUPPLY TO THE VENTILATION CONTROL BOX, THIS IS TO BE TERMINATED AT THE MAN CIRCUIT BREAKER / MAIN SWITCH IN THE VENTILATION BOX.

SUPPLY AND STORE ALL A PENALS TO AMP CABLE FROM BOTH THE EXHAUST AND FRESH AR FAR CONTACTORS TO 3A PHASE ISCLATOR COATED ADJOINT SECHI AS THE AND CONTACTORS TO 3A PHASE ISCLATOR COATED ADJOINT SECHI FACH FOR THE SHAPE SECHI FACH FOR THE SHAPE SECHI FACH FOR THE SHAPE SECHI FACH FOR THE BANGS SUPPLED AND FIRST AND PROVOVER, CAD FROM THE RANGS SUPPLED ADJUST THE CYBERLOAD TO SUIT THE FAM INSTALLED SUPPLY AND AND STALL 3.5 SINGLE PHASE TO AMP FOR PROTECTED GPOS ON THE SERVICES FOR EACH OF OIL TO BE ON A SEPARATE CROWN THE FOR SHAPE OF WASTILLATION CONTROL BOX CROWN THE SERVICES FOR WASTILLATION CONTROL BOX EARS OF THE ADDORS OF WASTILLATION CONTROL BOX ADJOINT STATE OF THE SHAPE SECHI FACE OF THE SERVICES FOR THE SHAPE FOR THE

SUPPLY AND INSTALL A GAS SUPPLY TO 600MJ PER HOUR ENSURE THAT THE SUPPLY PRESSURE REQUIREMENTS ARE MET AT FULL GAS BATE SUPPLY AND INSTALL 3 X % BSP THREAD GAS TAPS ON THE

SUPPLY AND INSTALL 3 X HISP THREAD GAS TAPS ON THE SERVICES POLE, INTO COMPRESSION, STORES BUST BE ABLE TO ACCOMMODATE THE POSSIBILITY OF 3 OVENS THE OVEN GAS SUPPLY FITTING LINE MUST BE ENCLOSED WITHIN THE SERVICES POLE SUPPLY AND INSTALL A COMPLIANT RESTRAINT CHAIN FOR THE

VENTILATION TECHNICIAN'S SCOPE

INSTALL THE AIR PRESSURE SWITCHES SUPPLIED WITH THE INSTALL THE AIR PRESSURE SWITCHES SUPPLIED WITH THE WITH LATEN OF BOTH THE RESH ARE AND ENABLY DUTY. COMNECT THE SUPPLIED CABLE FROM THE AIR PRESSURE SWITCHES TO THE DESIGNATED TERMALS IN THE WENTLATION CONTROL BOX.

CHECK THE DIRECTION OF ROTATION OF BOTH THE FRESH AIR AND ENABLY FAN.

ENABLY FAN.

CONTROL OF THE VENTLATION SYSTEM THIS INCLUDES ENSURING OWNER OF THE VENTLATION SYSTEM THIS INCLUDES ENSURING OWNER OF THE SHEET SWITCH CONTROL THE FAIR SIN OF THE THIS PROPERTY WHEN THE FAIR SIN OF THE THIS FAIR SIN OF THE STATE WHEN THE FAIR SIN OF THE STATE SHEET SWITCH THE FAIR SIN OF THE STATE WHEN THE FAIR SIN OF THE STATE WHEN THE FAIR SIN OF THE STATE SHEET SWITCH THE FAIR SIN OF THE STATE SHEET SWITCH THE FAIR SIN OF THE STATE SHEET SWITCH THE SAME SIN OF THE STATE SHEET SWITCH THE SAME SIN OF THE S

THAT BOTH PRESSURE SWITCHES OPERATE WHEN THE FANS RUN AND DEACTIVATE WHEN THE FANS STOP.

OVEN TECHNICIAN'S SCOPE

ENSURE THAT GAS IS CONNECTED AND AVAILABLE PRIOR TO SITE ENSURE THAT GAS IS CONNECTED AND AVAILABLE PRICE TO SIT ATTENDANCE.

ENSURE THAT THE VENTILATION CONTROL BOX HAS BEEN
INSTALLED AND COMMISSIONED PRIOR TO ATTENDANCE.
ASSEBLE AND INSTALL THE OVENS AND HOOD IF APPLICABLE
PERFORM THE INTERCONNECTION BETWEEN THE VENTILATION. CONTROL BOX AND THE OVENS. CHECK THAT WHEN EITHER THE FRESH AIR OR VENTILATION FANS ARE STOPPED, THE OVENS DO NOT HEAT

COMMISSION THE OVENS
COOK TESTING TO DOMINOS REPRESENTATIVE'S SATISFACTION

JASON WRIGHT DESIGN PTY LTD Ph: +61 7 5429 5668 Mobile: +61 414 524 417 Email: jason@jasonwight.com.au QBCC: 15196851 VC: DPID22175 TAS: CC4135L

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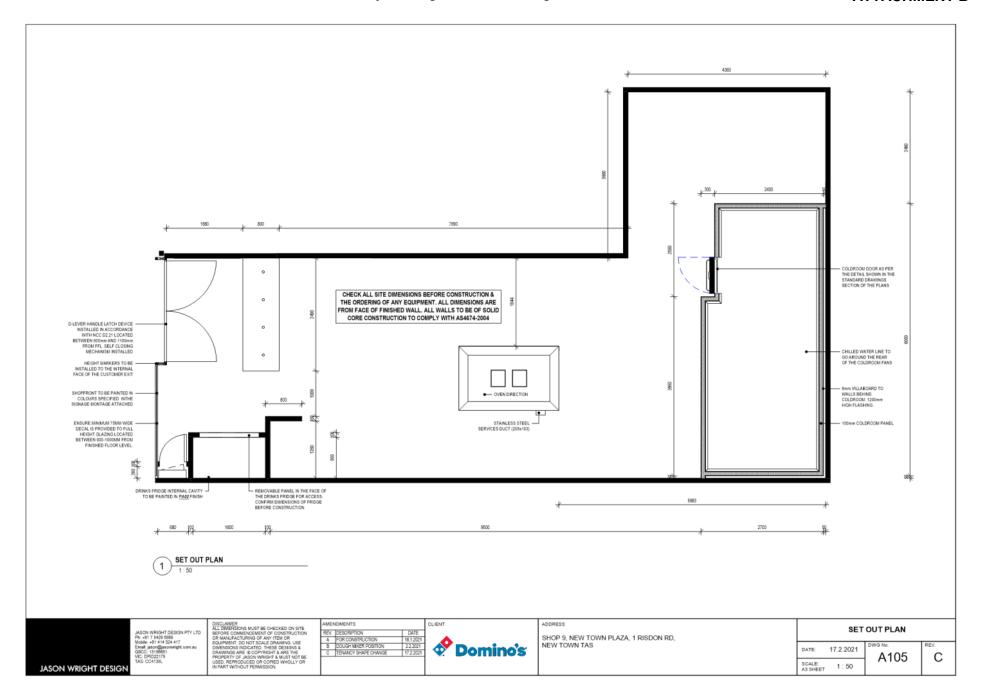
SHOP 9, NEW TOWN PLAZA, 1 RISDON RD, NEW TOWN TAS

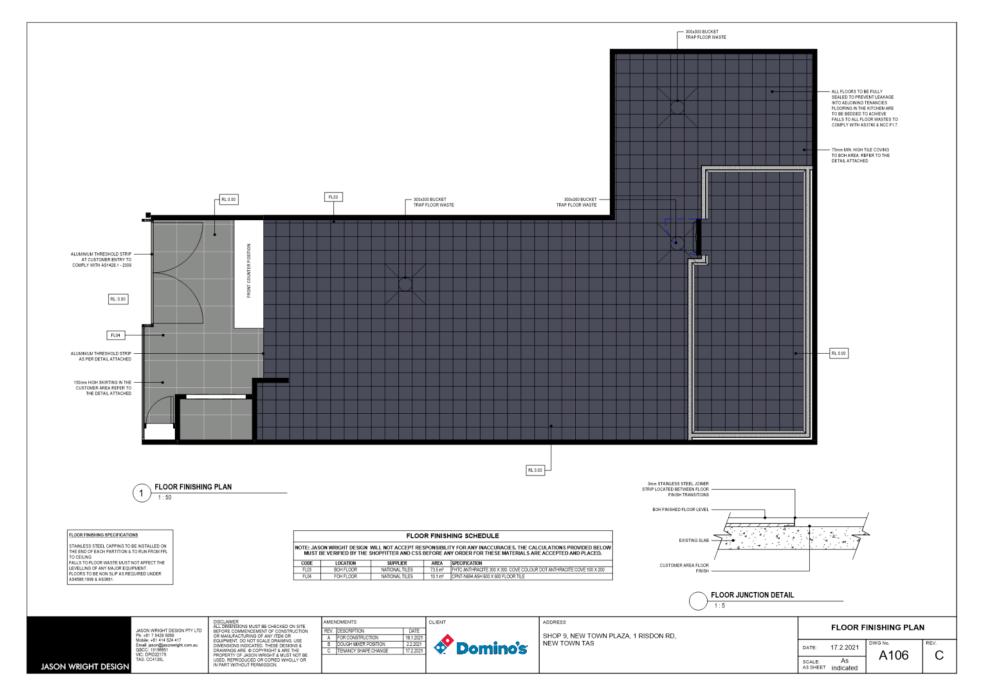
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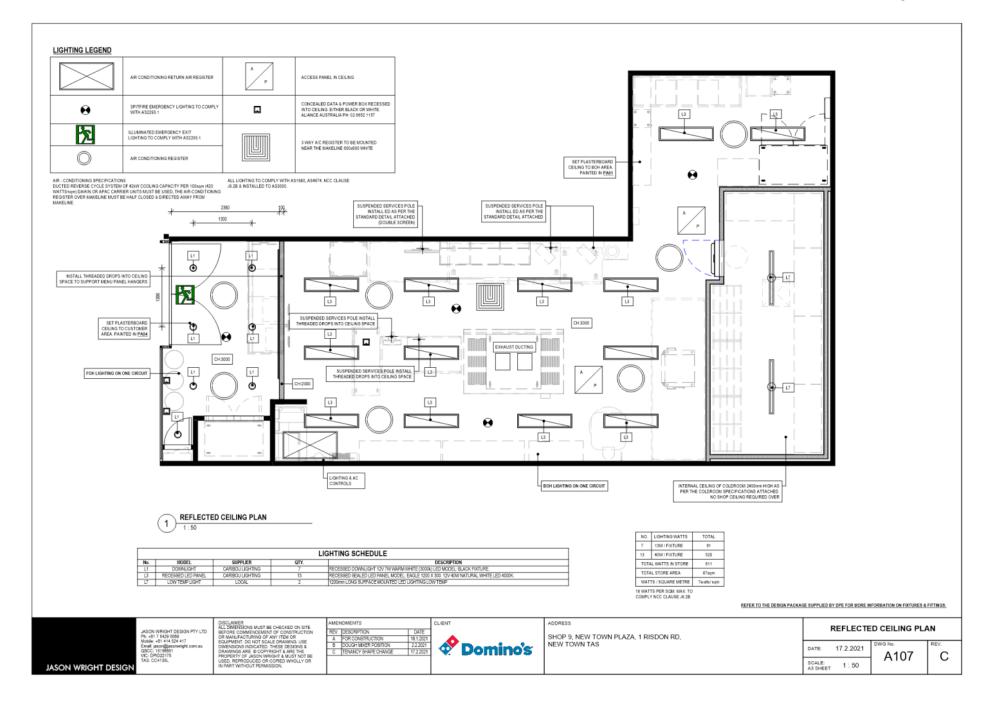
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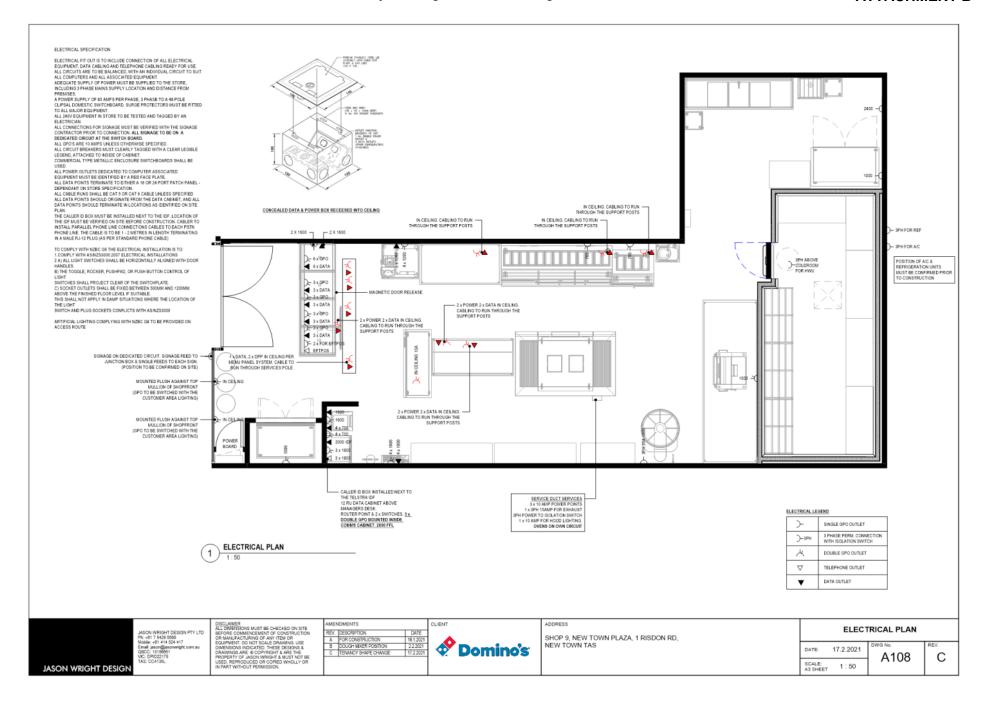
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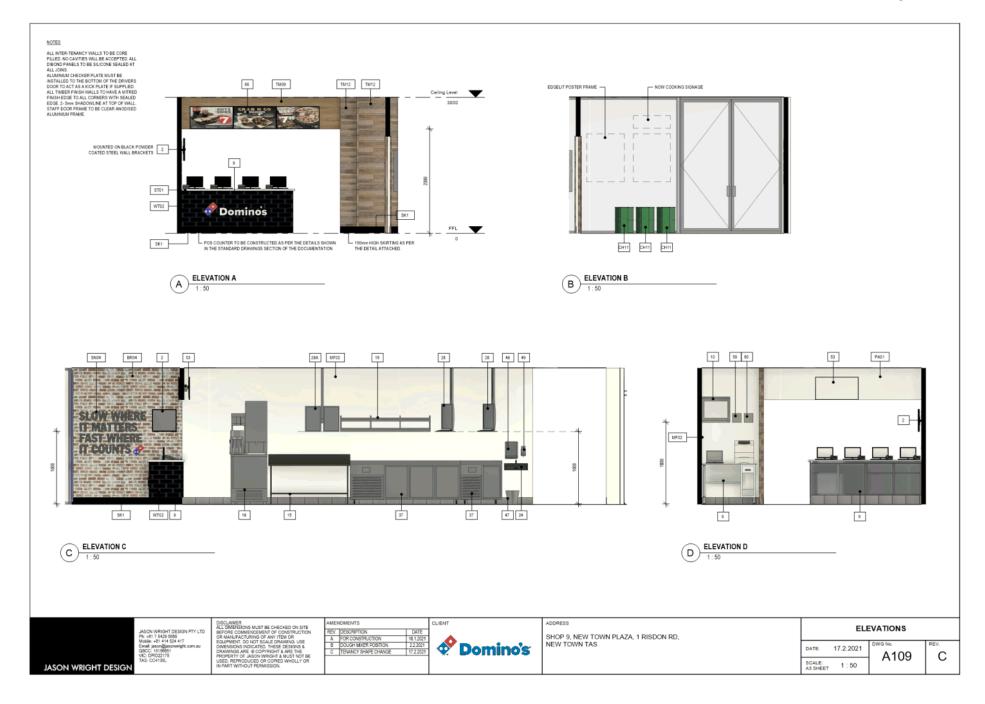
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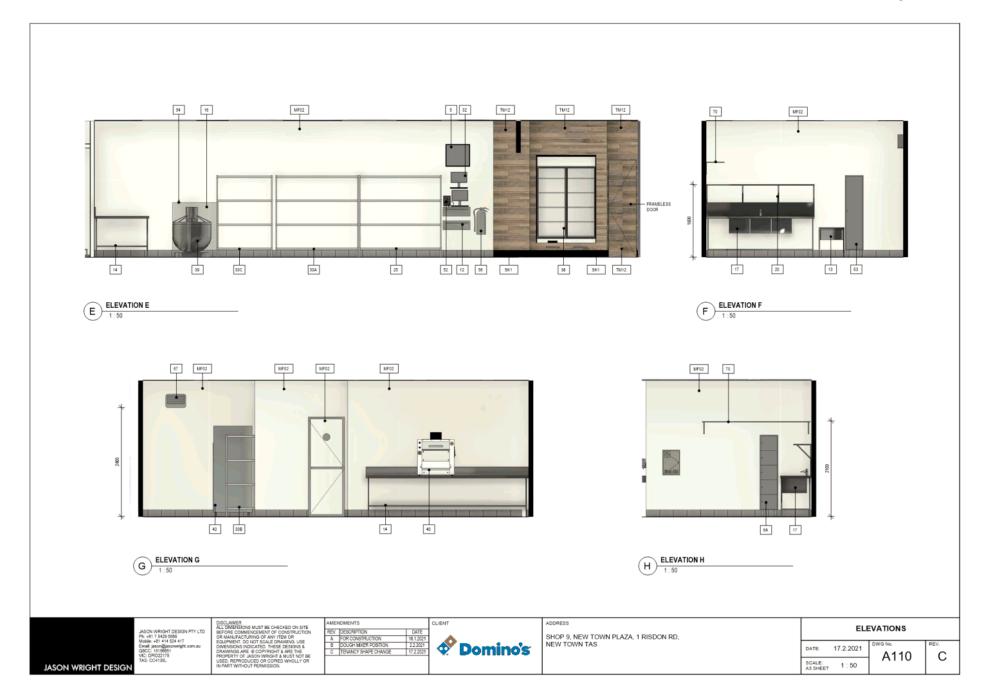


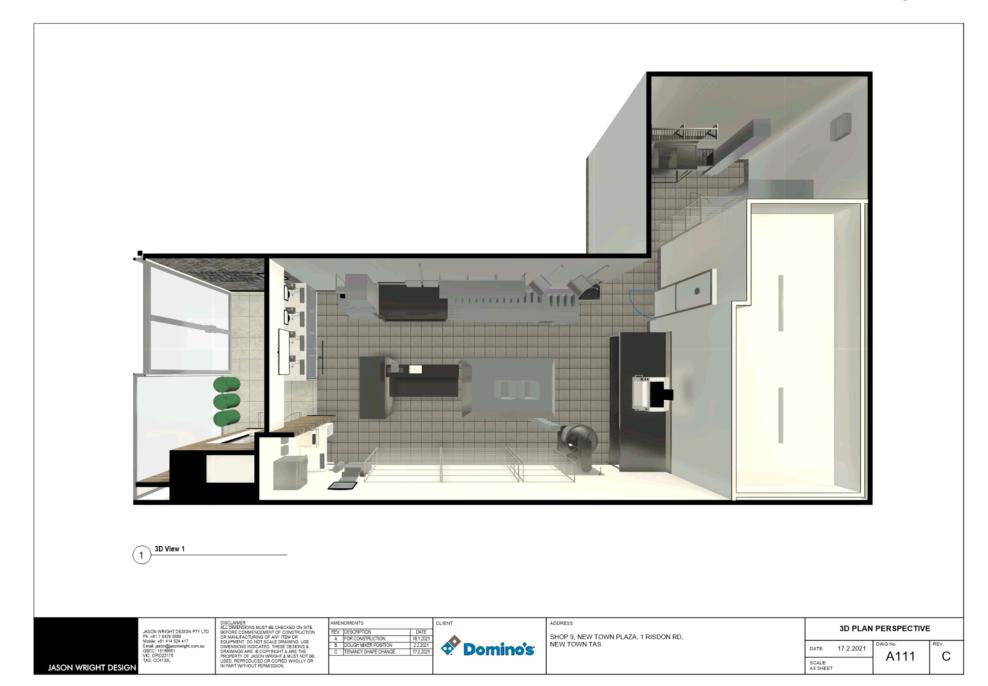














JASON WRIGHT DESIGN PTY LTD Ph: +81 7 5429 5569 Mobile: +61 414 524 417 Email: jason@jasonwight.com.au QBDC: 15156651 VIC: DPID22175 TAS CC4391

JASON WRIGHT DESIGN

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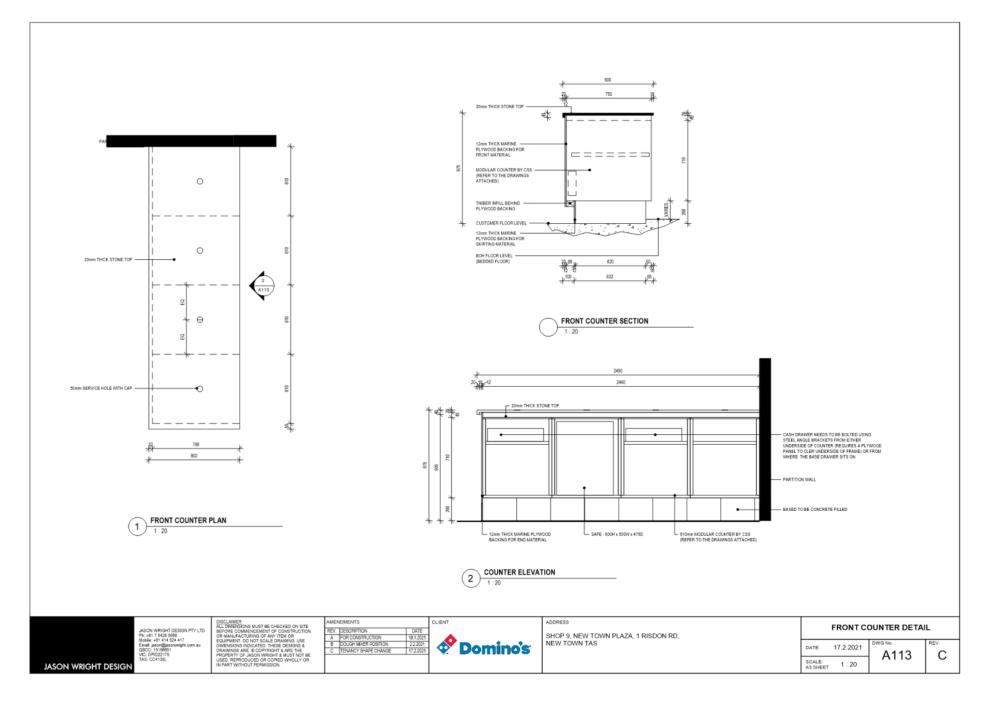
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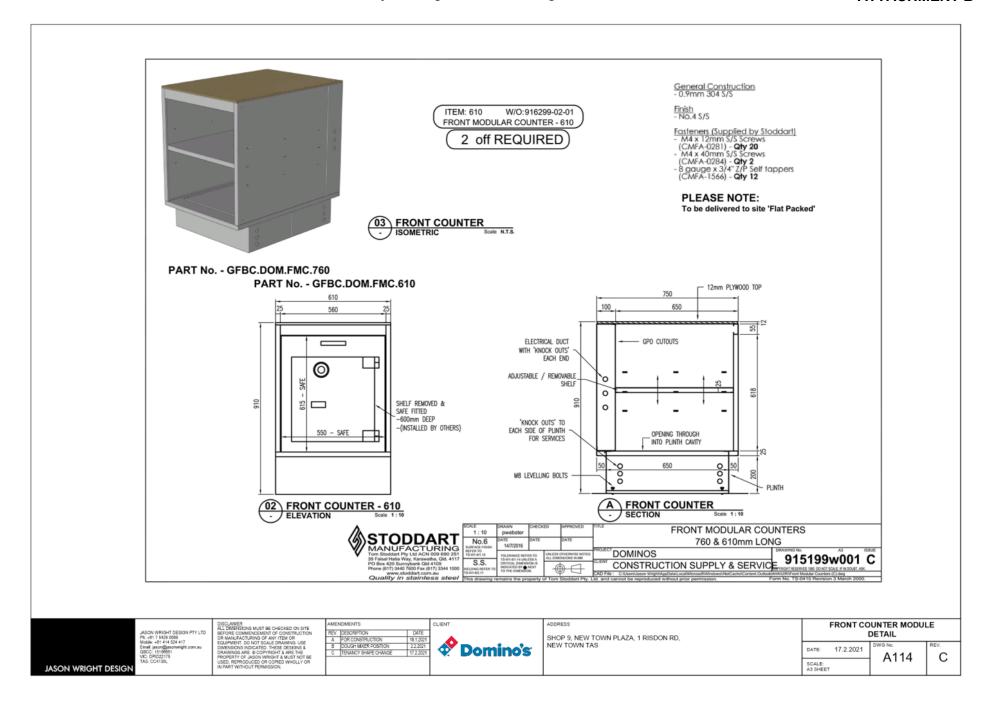
SHOP 9, NEW TOWN PLAZA, 1 RISDON RD, NEW TOWN TAS 3D PERSPECTIVE

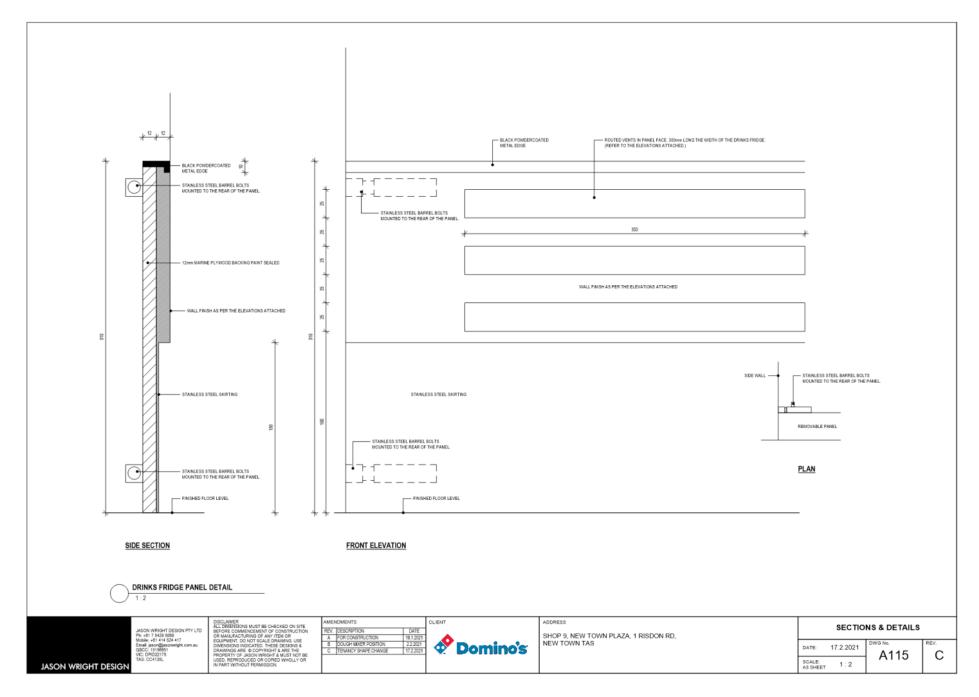
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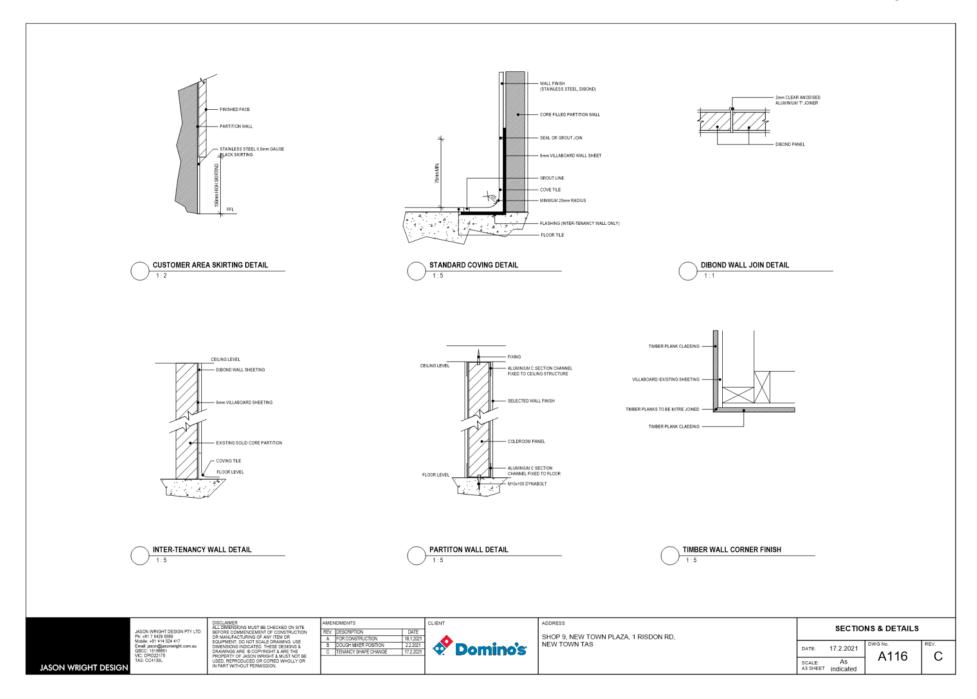
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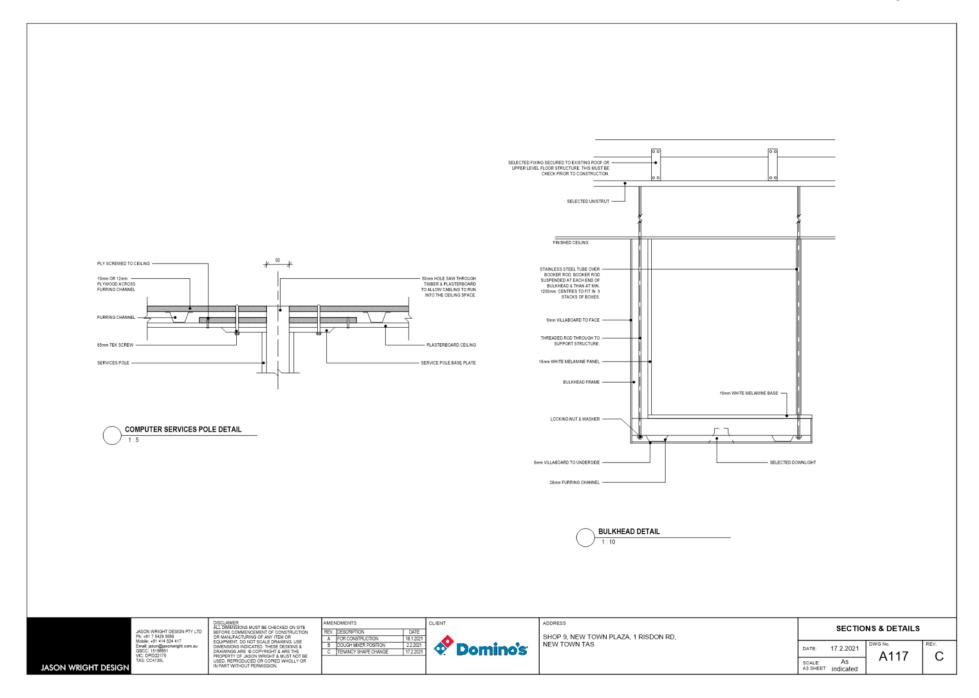
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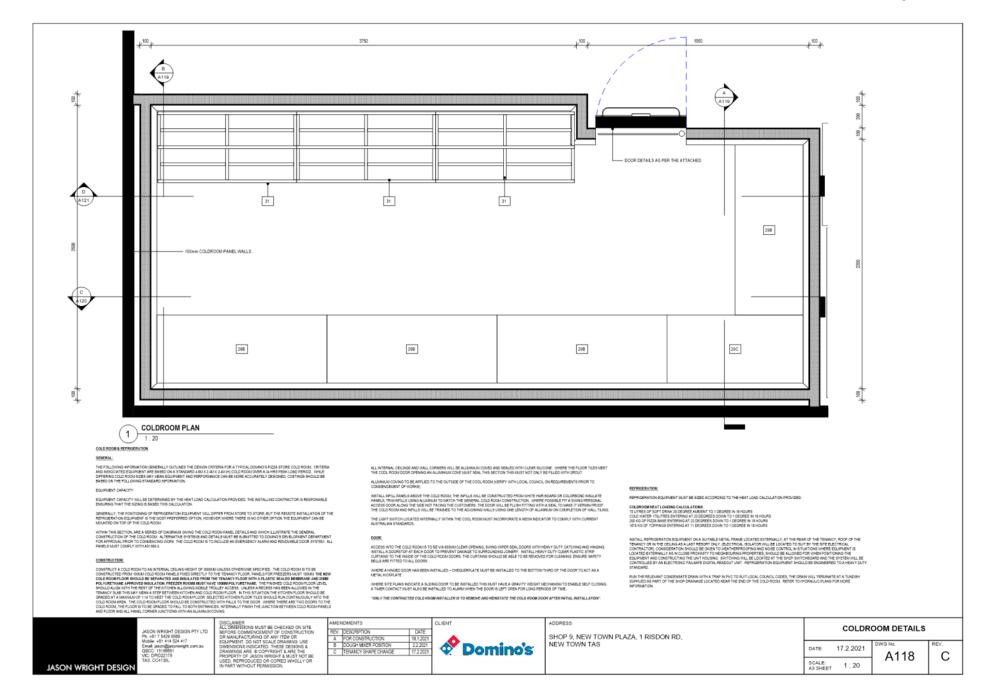


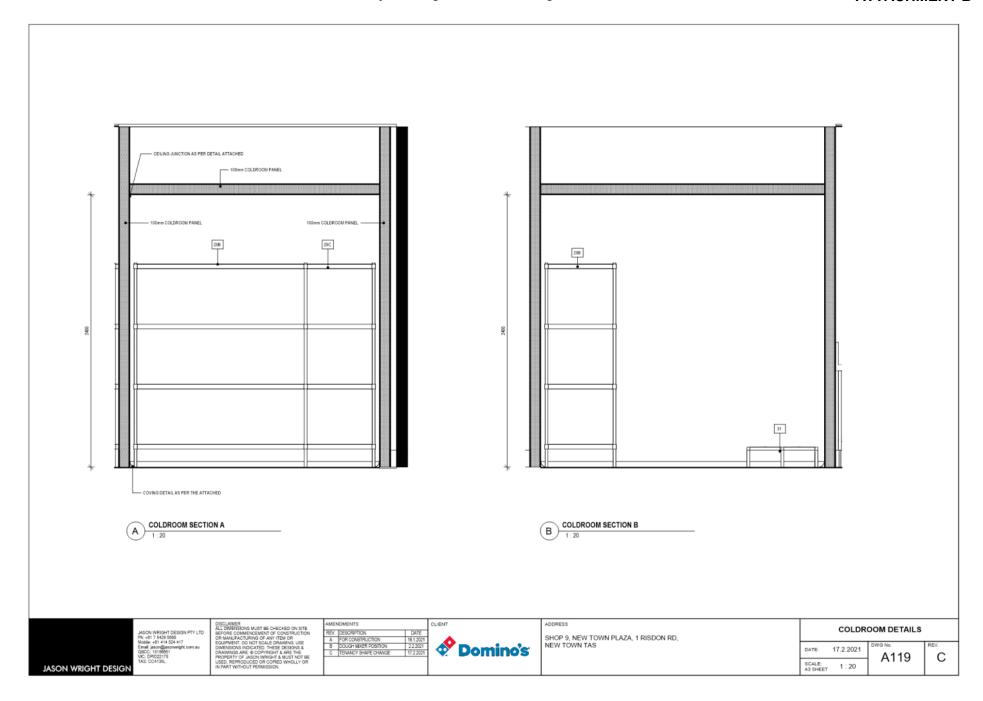


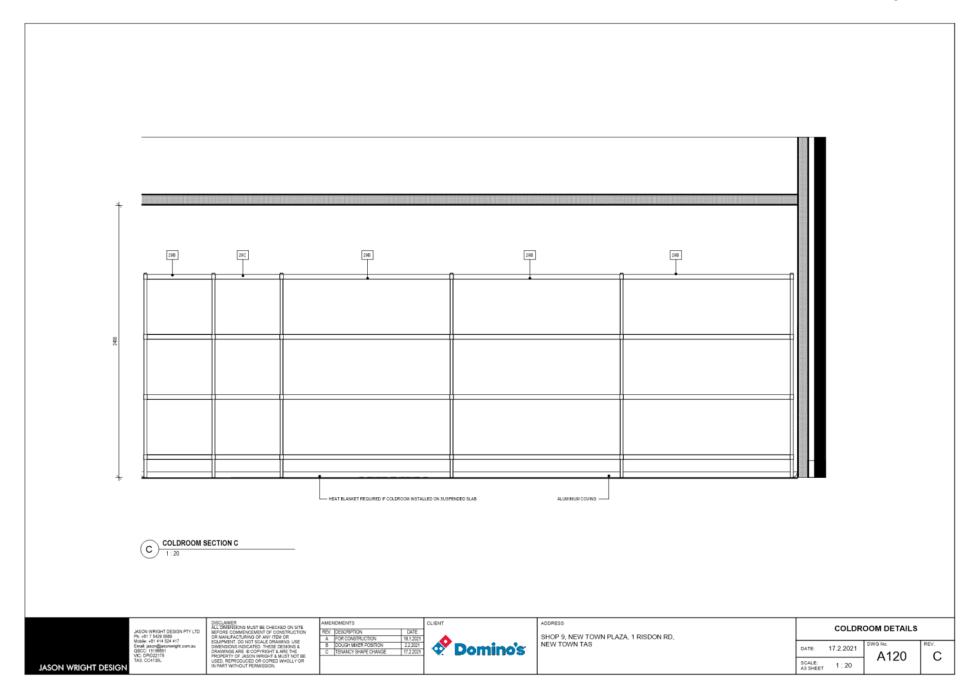


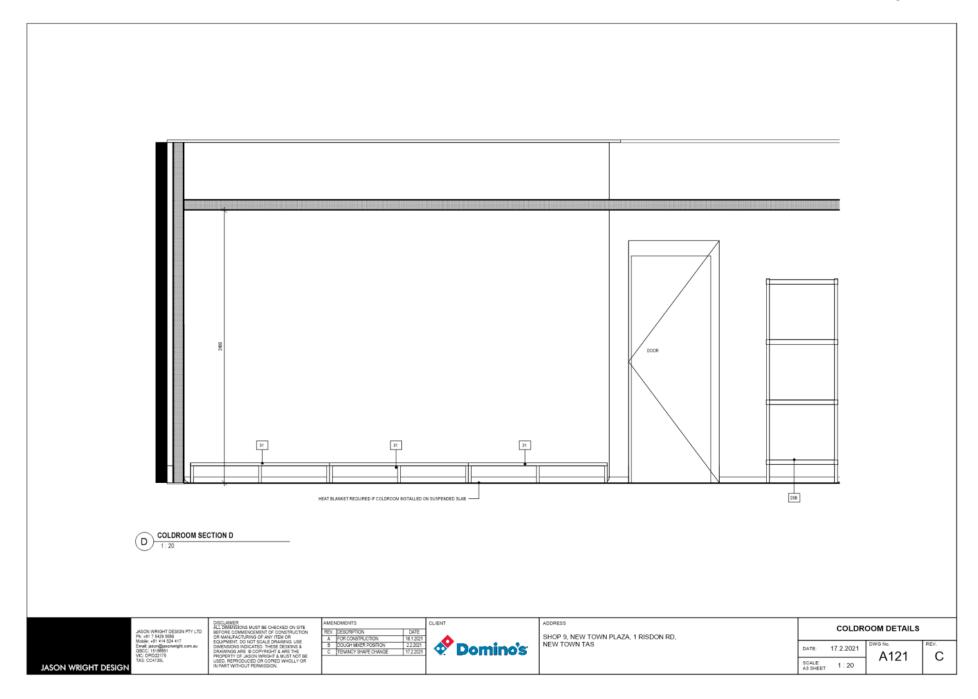




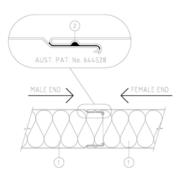




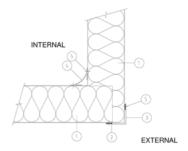




Cold Room & Refrigeration - Sectional View through Ceiling



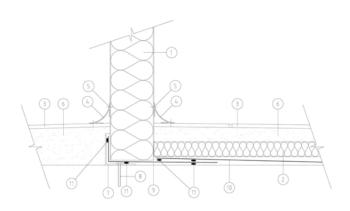
SECTIONAL VIEW THROUGH THE CEILING & WALL PANELS R.F.E. (ROLL FORMED EDGE) TYPE PANEL



SECTIONAL VIEW THROUGH THE CEILING & WALL PANELS R.F.E. (ROLL FORMED EDGE) TYPE PANEL

- 1. Insulation
- 2. Non-setting sealant
- 3. 50mm x 50mm ext. angle
- 4. Aluminum radius corner mould
- Fixings
- 6. Skin removed for thermal conduction break

Cold Room & Refrigeration - Sectional View through Floor



SECTIONAL VIEW THROUGH THE FLOOR

- Wall panel
- 2. 25mm insulation
- 3. Selected floor tiles
- Aluminum radius corner mould
- 5. Fixings
- 6. Bedding (falls to wastes)
- 7. 50mm x 50mm base aluminum angle
- 8. Concrete fixing to floor
- 9. 300m perimeter vapour barrier
- 10. Internal vapour barrier the width of the Cold Room
- Mastic sealant

NON SITE SPECIFIC DRAWING FOR REFERENCE ONLY

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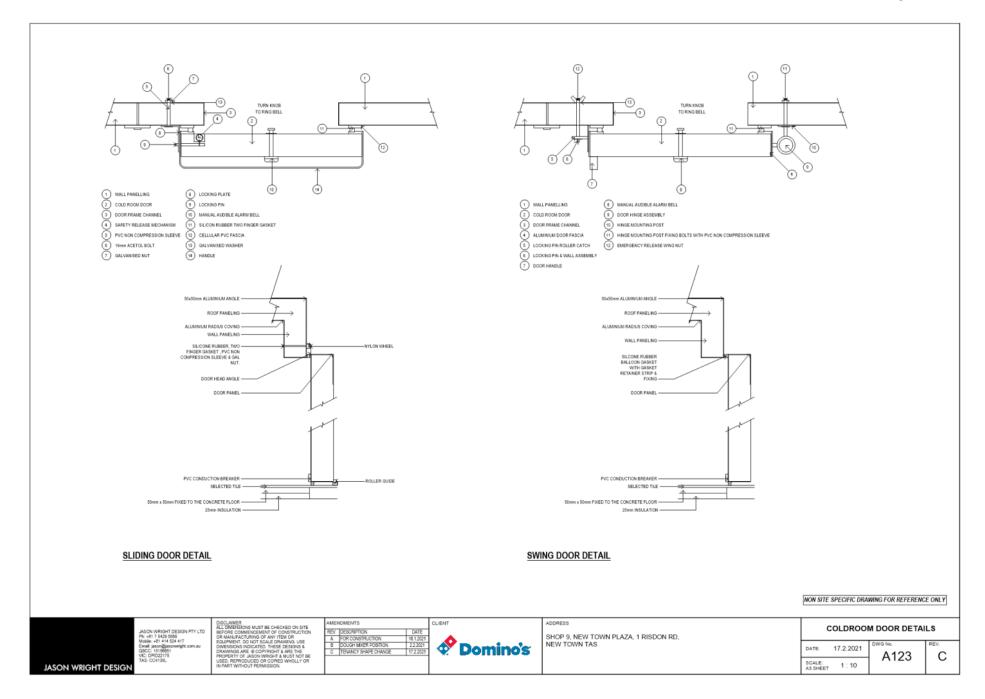
SHOP 9, NEW TOWN PLAZA, 1 RISDON RD, NEW TOWN TAS

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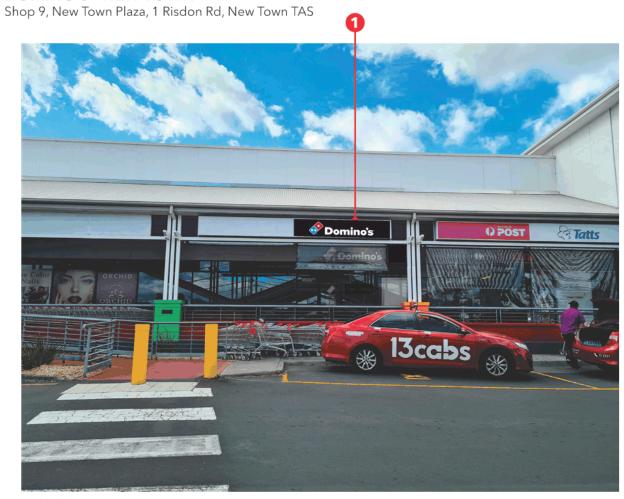
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JASON WRIGHT DESIGN

ADDRESS



APPENDIX B — SIGNAGE PLANS Suite 9 / 1 Risdon Road New Town



PROPOSED:

Walls to be painted "Dulux Otto's Boy" by others

EXISTING:



IMPORTANT NOTES

SIGN CONTRACTORS TO INCLUDE WARRANTY AS FOLLOWS.

Materials & workmanship including LED illumination - 1 year from practical completion. **ELECTRICAL NOTE**

Sign contractors to allow to connect new signs to existing power, and are required to check that there is power to the sign before leaving site. If no power - connect extension lead to sign and take photos showing signage working on external power. Allow for appropriately qualified tradesman to complete this work.

EXISTING ILLUMINATED SIGNAGE

Remove any fluorescent tubes, starters & ballast, Electrics to updated to LEDs including transformer. Any other electrics that require replacement to get sign working, to be advised and cost variation with scope submitted.

MEASUREMENTS

Sizes are indicative only and subject to site survey.

STRUCTURAL

It is the sole responsibility of the contractor to provide engineers design & certification of any or all signage, where deemed necessary.

OH&S

Sign contractors to allow for risk assessment and Work Method Statement in their pricing. OLD SIGNS

Sign contractor to allow for removal of all old signs and disposal. Also to include electrical disconnection where required.

PATCH and PAINT

Signage contractor to include patch and paint of all areas where old signage is removed that new signage does not cover in full.

Signage contractor to include rebated edge to 10mm thick foamex backing material to seal fabricated letters & Icon to prevent light leaks, swarf & contamination.

WINDOW GRAPHICS

Window graphics on ALL new stores MUST be internally applied where shown. Refurb stores to be checked if access is possible with shopfitter. Signage contractor to allow for a special trip to fit this graphic early in the project (discuss timing with shopfitter) in their costs.

EXAMPLE - NOT TO SCALE



PLEASE PROOF READ

VERY IMPORTANT: Please check all details carefully for spelling, contact details, accuracy colours, etc. Print & Sign Tech will not be liable for any errors or inaccuracies subsequently discovered in the artwork after production has started. Care has been taken to follow your instructions, however final responsibility for the accuracy of artwork lies with you. Production of your order will not commence until all artwork details are approved.

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Shop 9, New Town Plaza, 1 Risdon Rd, New Town TAS



EXISTING:



IMPORTANT NOTES

SIGN CONTRACTORS TO INCLUDE WARRANTY AS FOLLOWS.

Materials & workmanship including LED illumination - 1 year from practical completion. **ELECTRICAL NOTE**

Sign contractors to allow to connect new signs to existing power, and are required to check that there is power to the sign before leaving site. If no power - connect extension lead to sign and take photos showing signage working on external power. Allow for appropriately qualified tradesman to complete this work.

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PLEASE PROOF READ

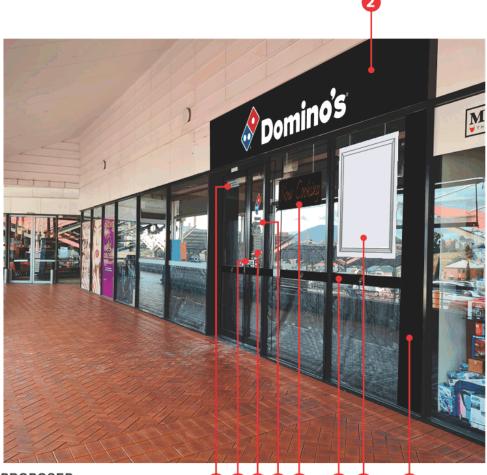
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PROPOSED:

EXISTING

EXAMPLE - NOT TO SCALE

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PLEASE PROOF READ

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8SIGN	VERSION 02	DRAWN BY:	ВТ	DATE:	01/03/2021	CLIENT:	DOMINO'S - NEW TOWN Shop 9, New Town Plaza, 1 Risdon Rd, New Town TA	S		
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ive ONLY. If you have specific Pantone Colours, these will need to be supplied.

Shop 9, New Town Plaza, 1 Risdon Rd, New Town TAS



SIGN 1: ILLUMINATED FASCIA SIGN

OVERALL SIZE: 5000mm (w) X 600mm (h) TBC. Full site survey prior manufacture.

Tile size approx: 450mm (h). 'D' Letter approx 250mm (h). TBC. Full site survey prior to manufacture.

DETAILS: Remove and dispose of existing sign face. Patch and paint of all areas where old signage is removed.

Remove any fluorescent tubes, starters & ballast.

Electrics to updated to LEDs including transformer. Any other electrics that require replacement to get sign working, to be advised and cost variation with scope submitted. Fit 4.5mm opal polycarbonate sign face with front applied exterior grade matte black opaque SAV and translucent SAV logo.

REFER SIGN MANUAL FOR FULL SPECIFICATION.

- Connect sign to power cabling provided to the sign location by others.



SIGN 2: ILLUMINATED HAMPER SIGNAGE.

OVERALL SIZE: 5000mm (w) X 850mm (h) TBC. Full site survey prior to manufacture.

Tile size approx: 645mm (h). 'D' Letter approx 350mm (h). TBC. Full site survey prior to manufacture.

DETAILS: Remove and dispose of existing sign. Patch and paint of all areas where old signage is removed. Manufacture new 3mm black intracut ACM sign face with fold back returns and fit push through 20mm opal acrylic raised text and logo. ACM should be factory finish matte black. Front apply translucent SAV to logo. Manufacture backing tray to match and install LED lighting inside it to illuminate sign as required. Fit tray to hamper area and fit ACM sign over the tray and fix it on the returns only. Using screw fixings painted black. No visible fixings through face. **REFER SIGN MANUAL FOR FULL SPECIFICATION.**

- Connect sign to power cabling provided to the sign location by others

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DOMINO'S - NEW TOWN

Shop 9, New Town Plaza, 1 Risdon Rd, New Town TAS



SIGN 4: CUSTOMER ENTRANCE DECAL.

SIZE: 255mm wide x 370mm high.

DETAILS: Reverse applied viny logo decal with brushed aluminium SAV letters to inside of glass door. Use judgement for final position.

REFER SIGN MANUAL FOR FULL SPECIFICATION.

TRADING HOURS

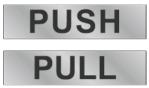
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SIGN 5: TRADING HOURS.

Sun Hours to be advised

SIZE: 300mm wide x 250mm high.

DETAILS: Reverse applied white SAV letters to inside of glass door. Use judgement for final position.



SIGN6: PUSH/PULL DOOR DECALS.

SIZE: 245mm wide x 58mm high.

DETAILS: Matte Silver with printed graphics. Self adhesive door signs. Placed on door handles or glazing. Use judgement for final position.



SIGN 7: COOKING SIGN

SIZE: 900mm wide x 300mm high

DETAILS: 4mm Black ACM. Intracut with
Fabricated acrylic enclosure with 12mm
black foamex face with cut out recess for exposed
red LED strip lighting.

REFER TO SIGN MANUAL FOR SPECIFICATIONS.

Do not quote - Stock item by client



SIGN 8: EDGELIT POSTER FRAME

SIZE: 940mm wide x 1040mm high x 35mm deep **DETAILS:** Should be hung with bottom of frame 1800mm from floor. Provided by Dominos Direct and installed by shopfitter.

Ross Allen 0412 228 071

Ross.Allen@dominos.com.au

Do not quote - Stock item by client

	JOB #	FOLDER:	G:\Jo	bs 2021\i	Domino's - M	lontage - N	PLEASE PROOF READ VERY IMPORTANT: Please check all details carefully for spelling, contact			
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SIGN 9: WINDOW SAFETY BAND. (LEFT TO RIGHT OF SHOPFRONT)

SIZE: 2 @ 1000mm wide x 90mm high. TBC. Full site survey prior manufacture. **SIZE:** 2 @ 1300mm wide x 90mm high. TBC. Full site survey prior manufacture.

DETAILS: Remove existing frosted window strips Printed black on clear SAV. Backed with white SAV.

Reverse applied to inside of glazing, logos at a height of 950mm from ground level to centre of band.

REFER SIGN MANUAL FOR FULL SPECIFICATION.

TRADING NAME - DOMINOS TO ADVISE

ABN - TO BE ADVISED

ACN - TO BE ADVISED

SIGN 10: LICENSEE DETAIL

SIZE: 420mm wide x 113mm high. Numbers 23mm high DETAILS: Reverse applied white SAV letters to inside of glass door. Use judgement for final position.

REFER SIGN MANUAL FOR FULL SPECIFICATION.

SIGN 11: WINDOW FILM

OVERALL SIZE: 180mm (w) X 2100mm (h) TBC.

Full site survey prior to manufacture.

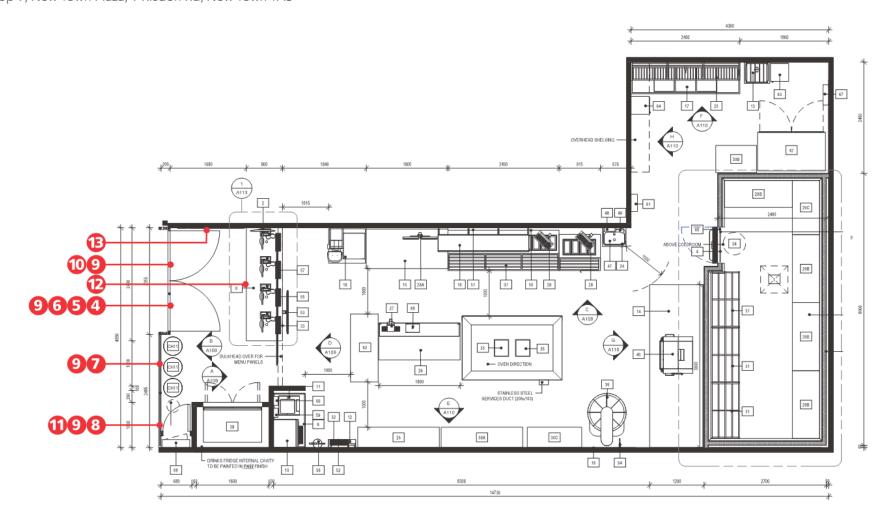
DETAILS: Cut black SAV and fit to reverse side of glazing.

Install early in project prior to wall being built. Ensure all edges are neat and adhere properly to the glass before leaving site. Window graphics MUST be installed internally to the glass. This needs to be done early in the project and may be after hours work.

REFER SIGN MANUAL FOR FULL SPECIFICATION.

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8SIGN#	VERSION 02	DRAWN BY:	ВТ	DATE:	01/03/2021	CLIENT:	DOMINO'S - NEW TOWN Shop 9, New Town Plaza, 1 Risdon Rd, New Town TA	S	
		This design and artw	ork shall re	emain the pro	perty of Seashell S	Shipping Service	s and Management Pty Ltd, trading as Print and Sign Tech. [Due to screen and printer vari	ations, colours are indicativ

PLEASE PROOF READ

VERY IMPORTANT: Please check all details carefully for spelling, contact details, accuracy colours, etc. Print & Sign Tech will not be liable for any errors or inaccuracies subsequently discovered in the artwork after production has started. Care has been taken to follow your instructions, however final responsibility for the accuracy of artwork lies with you. Production of your order will not commence until all artwork details are approved.

Shop 9, New Town Plaza, 1 Risdon Rd, New Town TAS



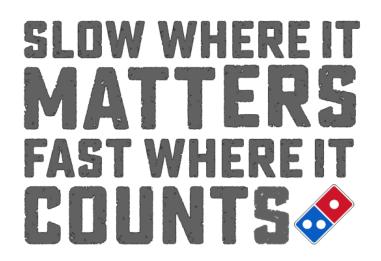


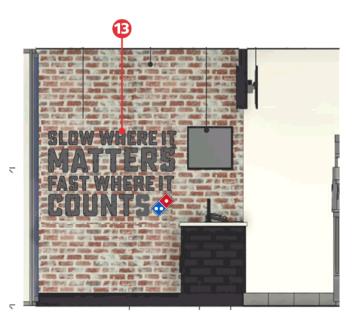
SIGN 12: COUNTER LOGO (NON ILLUMINATED). SIZE: 1635mm W x 363mm H - "D" is 200mm high

DETAIL: Router cut 6mm thick white acrylic with front applied opaque SAV graphics to face of logo. ® is 3mm black acrylic with front applied white SAV to face. Fixed flat to front of counter with double sided tape and construction adhesive.

		.:08.# 5095	FOLDER:	G:\Jo	bs 2021\	Domino's - N	lontage - N	ew Town TAS - 5095\05 Montages Only		PLEASE PROOF READ VERY IMPORTANT: Please check all details carefully for spelling, contact	
7	PRINT	FILE NAME:	5095_Domino's_NewTown_Signage_Montage_VS2 NOT TO SCALE Page 9 of 10							details, accuracy colours, etc. Print & Sign Tech will not be liable for any errors or inaccuracies subsequently discovered in the artwork after production has started. Care has been taken to follow your instructions, however	
1	SIGN [‡]	VERSION 02	DRAWN BY:	ВТ	DATE:	01/03/2021	CLIENT:	DOMINO'S - NEW TOWN Shop 9, New Town Plaza, 1 Risdon Rd, New Town TA	· \S		final responsibility for the accuracy of artwork lies with you. Production of your order will not commence until all artwork details are approved.
			This design and artu	we ONLY. If you have specific Pantone Colours, these will need to be supplied							

Shop 9, New Town Plaza, 1 Risdon Rd, New Town TAS





SIGN 13: "WHERE IT MATTERS" PAINTED WALL GRAPHICS

OVERALL SIZE: SNO4 1500mm (w) X 999mm (h) **DETAILS:** Stencil image onto brick background using Dulux - Domino SG6G8 (grey) paint. Dominos logo to match Pantone colours. Ensure no signage to start above 2100mm (h). Preference is to be centred on wall, or start at 2100mm (h). Only start at 2100mm (h) at stores that do not have 3000mm (h) ceiling.

		.08#	FOLDER:	G:\Jo	bs 2021\			F			
1	PRINT	5095	FILE NAME:	5095.	_Domino	NOT TO SCALE	Page 10of 10				
1	85IGN [#]	VERSION 02	DRAWN BY:	ВТ	DATE:	01/03/2021	CLIENT:	DOMINO'S - NEW TOWN Shop 9, New Town Plaza, 1 Risdon Rd, New Town TA	S		f
			This design and arty	vork shall re	emain the pro	perty of Seashell S	Shipping Service	s and Management Pty Ltd, trading as Print and Sign Tech. D	Due to screen and printer vari	ations, colours are indicati	ive C

VERY IMPORTANT: Please check all details carefully for spelling, contact details, accuracy colours, etc. Print & Sign Tech will not be liable for any errors or inaccuracies subsequently discovered in the artwork after production has started. Care has been taken to follow your instructions, however final responsibility for the accuracy of artwork lies with you. Production of your order will not commence until all artwork details are approved.

PLEASE PROOF READ

APPENDIX C – PLANNING SCHEME CODE ANALYSIS
Suite 9 / 1 Risdon Road New Town

CONSTRUCTION, SUPPLY & SERVICE | FREECALL 1300 720 622 | PO BOX 137, ZILLMERE QLD 4034

Acceptable Solution	Performance Criteria	Compliance / Comments
	Part D: Zone Code (Urban Mixed Use Zone)	
To ensure	that non-residential use does not unreasonably impact	residential amenity.
Hours of operation of a use within 50 m of a residential zone must be within: a) 7.00 am to 9.00 pm Mondays to Saturdays inclusive; b) 9.00 am to 5.00 pm Sundays and Public Holidays. except for office and administrative tasks.	Hours of operation of a use within 50 m of a residential zone must not have an unreasonable impact upon the residential amenity of land in a residential zone through commercial vehicle movements, noise or other emissions that are unreasonable in their timing, duration, or extent.	Complies with Performance Criteria Commercial deliveries and mechanical exhaust flumes have been installed as to mitigate as much as possible noise to surrounding sensitive receptors as to ensure no unreasonable impact or the surrounding uses.
Noise emissions measured at the boundary of a residential zone must not exceed the following: a) 55dB(A) (LAeq) between the hours of 7.00 am to 7.00 pm b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 7.00 pm to 7.00 am; c) 65dB(A) (LAmax) at any time. Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, issued by the Director of Environmental Management, including adjustment of noise levels for tonality and impulsiveness.	Noise emissions measured at the boundary of a residential zone must not cause environmental harm within the residential zone.	Complies with Performance Criteria Noise from the proposal will not cause undue environmental harm above and beyond that of the existing surrounding uses.
Noise levels are to be averaged over a 15 minute time interval.		

External lighting within 50 m of a residential zone must comply with all of the following:

- a) be turned off between 10:00 pm and 6:00 am, except for security lighting;
- b) security lighting must be baffled to ensure they do not cause emission of light outside the zone.

External lighting within 50 m of a residential zone must not adversely affect the amenity of adjoining residential areas, having regard to all of the following:

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

Complies with Performance Criteria

Lighting can be dimmed by an electrician if required though it is worth noting that the signage is internally illumi9nated which diffuses the intensity of the light significantly. Signage will be illuminated alongside approved operational hours.

To ensure that commercial vehicle movements not have unreasonable impact on residential amenity on land within a residential zone.

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

- (a) 7.00 am to 5.00 pm Mondays to Fridays inclusive;
- (b) 8.00 am to 5.00 pm Saturdays;
- (c) 9.00 am to 12 noon Sundays and Public Holidays.

Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site within 50 m of a residential zone must not result in unreasonable adverse impact upon residential amenity having regard to all of the following:

- a) the time and duration of commercial vehicle movements;
- b) the number and frequency of commercial vehicle movements;
- c) the size of commercial vehicles involved;
- d) the ability of the site to accommodate commercial vehicle turning movements, including the amount of reversing (including associated warning noise);
- e) noise reducing structures between vehicle movement areas and dwellings;
- f) the level of traffic on the road;
- g) the potential for conflicts with other traffic.

Complies with Acceptable Solution

Commercial deliveries will be restricted to the bounds of the acceptable solution.

Sign Code

Use of Signs To ensure that the use of signs complements or enhances the built or natural environment in which they are located. (1) A sign must be a permitted Complies sign in Table E.17.3. Sign is discretionary – as such, application is being lodged. (2) A sign associated with the Complies sale of goods or services Sign is for a Domino's affixed to the same tenancy must relate directly to the use bounds of the building or site to which it is affixed. (3) A sign must not contain Complies flashing lights, moving parts No signs proposed are of the sort described or moving or changing messages or graphics, except if a Statutory Sign (4) An illuminated sign must not Complies be located within 30 metres Sign is not within 30m of residential use. of a residential use, except if a Statutory Sign Sign Standards Awning Fascia Sign a) Projects no more than 40mm in Complies profile from the surface to which Sign is fixed flush to the building awning they are attached and are no less than 300mm from the kerb alignment; Complies b) Does not extend above, below or beyond the awning; Sign is within the bounds of awning c) Height of lettering or other Complies graphics is no more than 450mm. Lettering is less than 450mm high Internal Sign a) Coverage of the window area no Complies more than 10%.

Less than 10% covering from relevant signage



Dominos c/o Construction Supply Service Zillmere Road, Aspley, QLD 4034 23 February 2021

Doc 6312

Attention: Nick Craven

DOMINOS NEW TOWN PLAZA — NOISE ASSESSMENT

A tenancy within New Town Plaza is to be redeveloped as a pizza restaurant/takeaway. As part of the DA process, Council has requested an assessment of the development against clause 15.3.1 of the Hobart Interim Planning Scheme 2015 (the Scheme). This letter presents such an assessment, conducted by NVC in February 2020.

1. BACKGROUND

The proposed site is an existing tenancy within New Town Plaza, and is shown in blue in Figure 1. New Town Plaza and the associated car parking area is zoned Urban Mixed Use (grey overlay in figure). The majority of the area surrounding the plaza is zoned Inner Residential (red overlay), generally comprising private residences. Several businesses are located external to the plaza to the west, also within the Urban Mixed Use zone.



FIGURE 1: SITE AND SURROUNDS

courtesy LISTmap



DOMINOS NEW TOWN PLAZA - NOISE ASSESSMENT

The nearest residential dwelling is at A in the figure, with a boundary approximately 90m to the southwest of site. The next nearest in each direction are labelled B through D, with boundaries approximately 100m, 105m and 150m from site respectively.

The site has a glass facade on the front (north-west) side, with the remaining walls being internal to the plaza building.

The proposed redevelopment will incorporate mechanical plant to provide air to and from the pizza oven and kitchen. This plant will be the main noise source on site and is the noise source considered in this assessment. The plant comprises a supply air fan and an exhaust fan, which are to sit atop the plaza building, assumed directly above the kitchen.

Proposed operating hours are from 11:00AM to 12:00AM Friday and Saturday, and 11:00AM to 11:00PM Sunday to Thursday.

2. Noise Predictions

An *iNoise* software model has been used to calculate noise levels from the plant across the site. The model implements the ISO 9613 algorithm, accounting for attenuation due to distance, topography, ground and building reflections, air absorption, and screening.

The following comments are relevant to the noise predictions:

- 1m topographical contours for the site have been taken from ELVIS1.
- Both supply and exhaust fans are roof top mounted, and assumed to have omni-directional sound radiation - this is a worst-case scenario.
- Some residents to the south and south-east will have direct view of the rooftop mounted fans, due to the increased elevation in this direction. This is accounted for in the model.
- Manufacturer specifications show the supply and exhaust fans have sound power levels of 74 and 80 dBA respectively.
- Indoor noise emissions (i.e. patrons and staff) will be significantly lower in level than the fans, and attenuated by the building facade. They are therefore not further considered.
- The predictions are at a receiver height of 1.5m, as stipulated by the TAS Noise Measurement Procedures Manual.

Table 1 summarises the predicted noise levels at the residential receivers.

TABLE 1: SUMMARY OF PREDICTED NOISE LEVELS

Receiver	Sound Pressure Level, dBA
Α	29
В	29
С	< 20
D	< 20

The following comments are relevant to the predicted results:

- The predicted sound spectrum at all residential receivers has no tonal or low frequency character.
- The predicted noise levels are very low, at less than 30 dBA at all residential receivers.
- The receivers at C and D are well screened from the fans, and as such experience negligible noise from them.

Doc 6312 Page 2 of 3

¹ ELVIS - Elevation and Depth - Foundation Spatial Data, elevation.fsdf.org.au, accessed Feb 2021.



DOMINOS NEW TOWN PLAZA - NOISE ASSESSMENT

3. CRITERIA

Section 15 of the Scheme contains criteria for the Urban Mixed Use zone. In particular, clause 15.3.1 details criteria specific to non-residential use, the objective of which is "To ensure that non-residential use does not unreasonably impact residential amenity."

To satisfy this objective, the following Acceptable Solutions criteria are stated under clause 15.3.1-A1 regarding operating hours:

"Hours of operation must be within:

- a. 7:00 am to 9:00 pm Mondays to Fridays inclusive;
- b. 8:00 am to 6:00 pm Saturdays;
- c. 9:00 am to 5:00 pm Sundays and Public Holidays..."

If the Acceptable Solution is not met, the following Performance Criteria are stated under 15.3.1-P1:

"Hours of operation must not have unreasonable impact upon the residential amenity through commercial vehicle movements, noise or other emissions that are unreasonable in the timing, duration or extent."

Regarding noise emissions, the following Acceptable Solutions criteria are stated under clause 15.3.1-A2:

"Noise emissions measured at the boundary of the site must not exceed the following:

- a. 55 dB(A) (LAeq) between the hours of 8:00 am to 6:00 pm;
- b. 5 dB(A) above the background (LA90) or 40 dB(A) (LAeq), whichever is the lower, between the hours of 6:00 pm to 8:00 am;
- c. 65 dB(A) (LAmax) at any time..."

If the Acceptable Solution is not met, the following Performance Criteria are stated under 15.3.1-P2:

"Noise emissions measured at the boundary of the site must not cause environmental harm."

It is taken that if the Acceptable Solutions criteria under 15.3.1-A2 is complied with, then noise emissions are not unreasonable, and thus the Performance Criteria under 15.3.1-P1 are also compiled with.

In summary, the noise criteria are then taken as:

Day Time 8:00 am to 6:00 pm 55 dBA Night Time 6:00 pm to 8:00 am 40 dBA

4. ASSESSMENT

Noise emissions from the proposed have been assessed against clause 15.3.1 of the Scheme. The noise from the development is due to rooftop supply and exhaust fans, and predictions using the manufacturer's sound power data show levels at the nearest residential boundary are 29 dBA. This is well below the tightest relevant criteria, and likely well below the expected existing background noise levels. As such, the fans are expected to be inaudible at the nearest residences.

The proposal therefore complies with the relevant noise criteria under clause 15.3.1 of the Hobart Interim Planning Scheme 2015.

Should you have any queries, please do not hesitate to contact me directly.

Kind regards,

LadVil

Jack Pitt

MI NOISE VIBRATION CONSULTING

Doc 6312 Page 3 of 3

Page 99 ATTACHMENT B

Agenda (Open Portion) City Planning Committee Meeting - 17/5/2021

LEGEND DUCTWORK

SYSTEM

EXHAUST AIR
OUTSIDE AIR
RETURN AIR
SUPPLY AIR

INSULATION

INTERNALLY INSULATED DUCTWORK (LINED)

/ UNINSULATED DUCTWORK

EQUIPMENT

-— TUNDISH (BY HYDRAULICS)



CEILING ACCESS PANEL (BY BUILDER)

GENERAL NOTES:

- ALL WORKS SHALL COMPLY WITH THE NATIONAL CONSTRUCTION CODE OF AUSTRALIA (NCC).
- ALL VENTILATION AND AIR CONDITIONING SHALL COMPLY WITH AS1668 PARTS 1 AND 2.
- DUCT WORK AND INSULATION SHALL COMPLY WITH AS 4254. KITCHEN EXHAUST DUCTWORK SHALL COMPLY WITH AS1668.1: 2015 SECTION 6.
- ALL DIMENSIONS ARE IN MILLIMETRES.
- ALL DUCTWORK DIMENSIONS SHOWN ARE CLEAR AIR WAY DIMENSIONS.
- THE CONTRACTOR SHALL COORDINATE WITH OTHER TRADES TO ENSURE THAT ALL EQUIPMENT WILL FIT WITHIN THE DESIGNATED SPACE
- ANY FAN STATIC PRESSURES ARE ESTIMATES ONLY. FINAL SYSTEM RESISTANCE SHALL BE DETERMINED BY THE MECHANICAL CONTRACTOR.

- ALL WIRING & CONTROL SHALL BE PROVIDED BY THE SITE MECHANICAL CONTRACTOR AND INSTALLED TO AS/NZS 3000
- CONTRACTOR TO PROVIDE AS INSTALLED OPERATION AND MAINTENANCE MANUALS ON COMPLETION.
- ENSURE 6m SEPARATION BETWEEN EXHAUST OUTLETS AND FRESH AIR INLETS AT ALL TIMES.
- CONTRACTOR TO PROVIDE TRAFFOLYTE LABELLING FOR ALL EQUIPMENT, SWITCHES AND CONTROLLERS.
- ALL FLEXIBLE DUCT SHALL BE SIZED FOR AN AIR VELOCITY < 3.4 M/S.
- RUN CONDENSATE DRAINSIN DN20 PVC TO APPROVED DRAIN POINT.
- PROVIDE 90MM DEEP DISPOSABLE V-FORM FILTERS FOR AC2 AND AC3.
 THE FILTERS SHALL BE SIZED FOR A FACE VELOCITY < 1.6 M/S AND
 SHALL HAVE AN F4 RATING.

REFERENCE TAGS

GRILLE

AXX.XX — GRILLE REFERENCE ID

1000 — AIRFLOW (L/s)

EQUIPMENT TAG

EF-01 UNIT REFERENCE ID



WALL SWITCH



CP = WALL CONTROLLER

	GRILLE SCHEDULE												
REF.	GRILLE TYPE	MANUFACTURER	MODEL	NECK SIZE	QTY.	CONTROL							
R1	EGGCRATE GRILLE			1200x600	1								
S1	ROUND FACE SWIRL DIFFUSER	SMARTAIR	HSC-FD-DN500-C	500ø	5	BUTTERFLY							
S2	LOUVRE FACED DIFFUSER			460x460	1	BUTTERFLY							

FAN SCHEDULE							
REF.	DESCRIPTION	MAKE	MODEL	SIZE	CAPACITY	COMMENTS	
KE1	ROOF MOUNT KITCHEN EXHAUST	CFM	MCV450 4EC	620 SQ INLET	900 L/S @ 160 Pa	COMMON SWITCH WITH SF1. EC MOTOR WITH SPEED CONTROL POT	
SF1	DUCTED IN-LINE SUPPLY	CFM	MUC450 4EC	550 SQ INLET	750 L/S @ 140 Pa	EC MOTOR WITH SPEED CONTROL POT	

A/C SPLIT SYSTEM SCHEDULE											
				CAPACITY		DUTY		ELECTRICAL			
				COOL'G	HEATING AIRFLOW						
REF.	UNIT TYPE	MAKE	MODEL	RATED	RATED	S/A	O/A	M.F.A	POWER	NOMINAL SIZE	WEIGHT
AC1	INDOOR UNIT / CASSETTE - COMPACT	DAIKIN	FXZQ50MVE				0 L/s			575W x 575D x 285H	2.70 kg
OU1	OUTDOOR UNIT / HEAT PUMP	DAIKIN	RXS50L2V1B	5.00 kW	5.80 kW			10.00 A	230 V / 1 / 50 Hz	825W x 300D x 735H	34.00 kg
AC2	INDOOR UNIT / DUCTED	DAIKIN	FDYQN125LAV1			0 L/s	0 L/s	15.00 A	230 V / 1 / 50 Hz	1400W x 783D x 360H	59.00 kg
OU2	OUTDOOR UNIT / HEAT PUMP	DAIKIN	RZQ125LV1	12.50 kW	15.00 kW			32.00 A	230 V / 1 / 50 Hz	900W x 320D x 1170H	108.00 kg
AC3	INDOOR UNIT / DUCTED	DAIKIN	FDYQN125LAV1			0 L/s	150 L/s	15.00 A	230 V / 1 / 50 Hz	1400W x 783D x 360H	59.00 kg
OU3	OUTDOOR UNIT / HEAT PUMP	DAIKIN	RZQ125LV1	12.50 kW	15.00 kW			32.00 A	230 V / 1 / 50 Hz	900W x 320D x 1170H	108.00 kg

FOR BUILDING APPROVAL

D.D.	09/02/21	BUILDING APPROVAL	B1			
By	Date	Revision Description	Rev			
REVISIONS						



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CONSTRUCTION SUPPLY & SERVICE

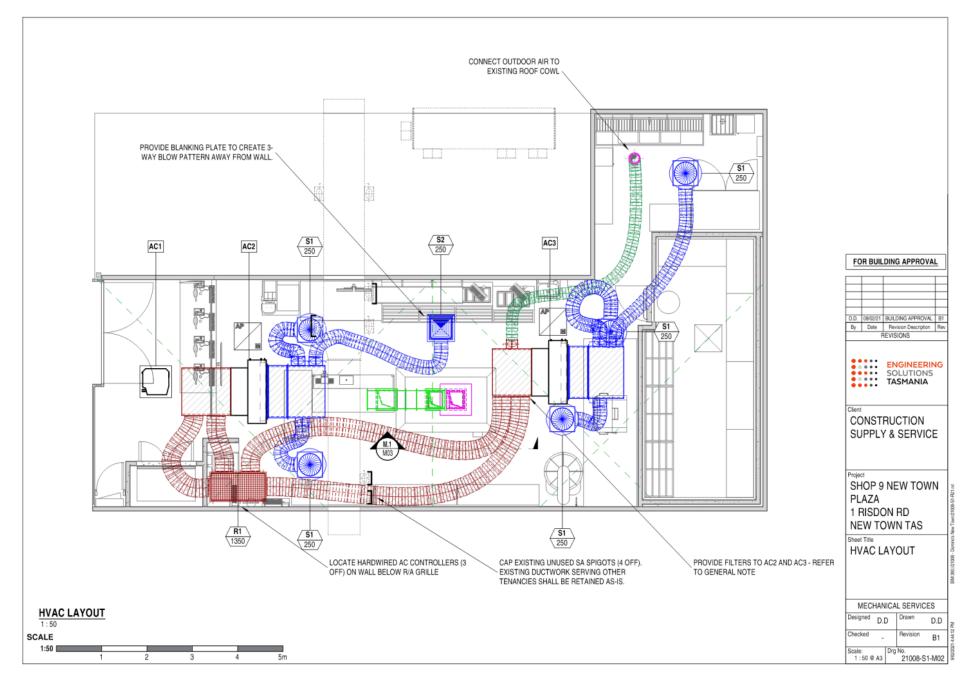
Project SHOP 9 NEW TOWN PLAZA 1 RISDON RD NEW TOWN TAS

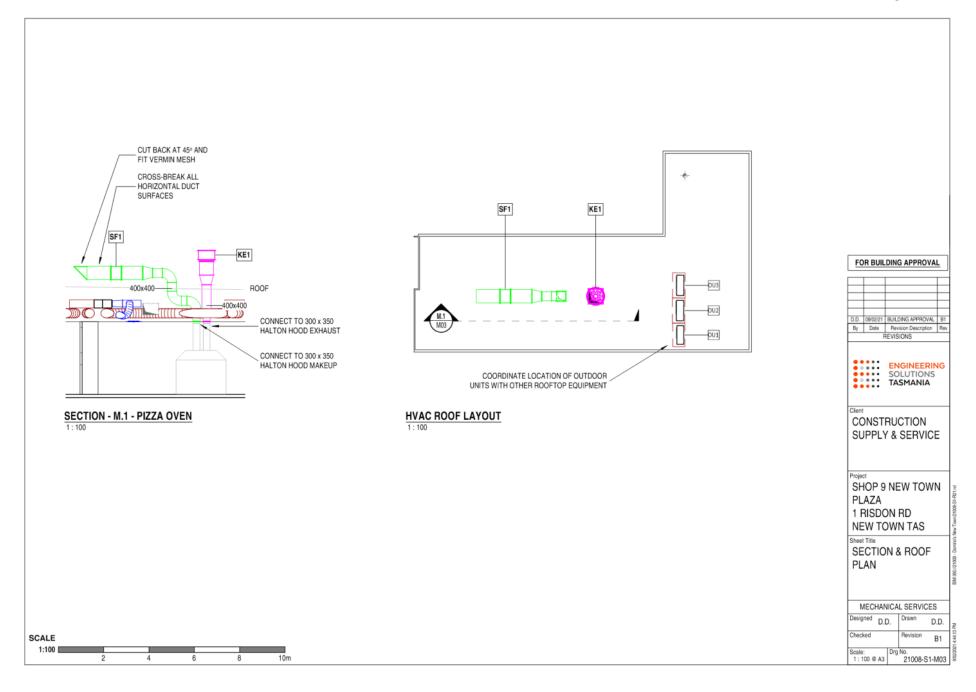
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SCHEDULES &
NOTES

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7.1.2 100 LIVERPOOL CRESCENT, WEST HOBART - DWELLING PLN-20-458 - FILE REF: F21/40825

Address: 100 Liverpool Crescent, West Hobart

Proposal: Dwelling

Expiry Date: 20 May 2021

Extension of Time: Not applicable

Author: Michaela Nolan

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 dwelling at 100 Liverpool Crescent, West Hobart for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

GEN

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-20-458 - 100 LIVERPOOL CRESCENT WEST 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.

ENG 2a

Prior to first occupation or commencement of use (whichever occurs first), vehicular barriers compliant with the Australian Standard AS/NZS 1170.1:2002 must be installed to prevent vehicles running off the edge of an access driveway or parking module (parking spaces, aisles and manoeuvring area) where the drop from the edge of the trafficable area to a lower level is 600mm or greater, and wheel stops (kerb) must be installed for drops between 150mm and 600mm. Barriers must not limit the width of the driveway access or parking and turning areas approved under the permit.

Reason for condition

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

ENG 3a

The access driveway, circulation roadways, ramps and parking modules (parking spaces, and manoeuvring area) must be designed and constructed in accordance with Australian Standard AS/NZS 2890.1:2004 (including the requirement for vehicle safety barriers where required), or a Council approved alternate design certified by a suitably qualified engineer to provide a safe and efficient access, and enable safe, easy and efficient use.

Reason for condition

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

ENG 3b

The access driveway, circulation roadways, ramps and parking modules (parking spaces, and manoeuvring area) design must be submitted and approved as a Condition Endorsement, prior to the commencement of work, issuing of any approval under the *Building Act 2016* (whichever occurs first).

The access driveway, circulation roadways, ramps and parking module

(parking spaces, aisles and manoeuvring area) design must:

- 1. Be prepared and certified by a suitably qualified engineer,
- 2. Be generally in accordance with the Australian Standard AS/NZS 2890.1:2004,
- Where the design deviates from AS/NZS 2890.1:2004 the designer must demonstrate that the design will provide a safe and efficient access, and enable safe, easy and efficient use, and
- 4. Show dimensions, levels, gradients and transitions, and other details as Council deem necessary to satisfy the above requirement.

Advice:

This condition requires further information to be submitted as a Condition Endorsement. Refer to the Condition Endorsement advice at the end of this permit.

Reason for condition

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

ENG 3c

The access driveway, circulation roadways, ramps and parking modules (parking spaces, and manoeuvring area) must be constructed in accordance with the design drawings approved by Condition ENG 3b.

Prior to first occupation or commencement of use (whichever occurs first), documentation by a suitably qualified engineer certifying that the access driveway and parking module has been constructed in accordance with the above drawings must be lodged with Council.

Advice:

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

Reason for condition

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

ENG 4

The access driveway and parking modules (parking spaces, 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 first occupation or commencement of use (whichever occurs first).

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:

- 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.

ENG r3

Prior to the commencement of use, the proposed driveway crossover 100

Liverpool Crescent 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

Design drawings must be submitted and approved as a Condition Endorsement 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
- 2. Detail any services or infrastructure (ie light poles, pits, awnings) at or near the proposed driveway crossover
- 3. Be designed for the expected vehicle loadings
- 4. If the design deviates from the requirements of the TSD then the drawings must demonstrate that a B85 vehicle or B99 depending on use (AS/NZS 2890.1 2004, section 2.6.2) 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:

This condition requires further information to be submitted as a Condition Endorsement. Refer to the Condition Endorsement advice at the end of this permit.

Reason for condition

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

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 road closure permit for construction or special event. Click here for more information.

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

SUBDIVISION

The Restrictive Building Envelope Covenant (a) in relation to Lot 1 on Sealed Plan 155760 must be amended under the provisions of section 103 of the *Local Government (Building and Miscellaneous Provisions) Act 1993* so that it reads "(a) not to erect, any dwelling, building or structure other than within the building envelope marked ABCD as shown on the plan unless planning approval for such dwelling, building or structure outside the building envelope has been granted by Hobart City Council". The amendment to Sealed Plan 155760 must be made prior to the commencement of work on the dwelling, building or structure.

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.

Attachment A: PLN-20-458 - 100 LIVERPOOL CRESCENT WEST

HOBART TAS 7000 - Planning Committee or

Delegated Report \mathbb{J}

Attachment B: PLN-20-458 - 100 LIVERPOOL CRESCENT WEST

HOBART TAS 7000 - CPC Agenda Documents

Documents \mathbb{I}

Attachment C: PLN-20-458 - 100 LIVERPOOL CRESCENT WEST

HOBART TAS 7000 - Planning Referral Officer

Development Engineering Report I



APPLICATION UNDER HOBART INTERIM PLANNING SCHEME 2015

Type of Report: Committee

Committee: 17 May 2021

Expiry Date: 20 May 2021

Application No: PLN-20-458

Address: 100 LIVERPOOL CRESCENT, WEST HOBART

Applicant: Sid Thoo (sidthoo)

15Wholley Street

Proposal: Dwelling Representations: Nil

Performance criteria: Parking and Access Code

1. Executive Summary

- 1.1 Planning approval is sought for Dwelling at 100 Liverpool Crescent, West Hobart.
- 1.2 More specifically the proposal includes:
 - A Dwelling set over two storeys. The lower floor would have an area of 117m²
 and would contain the entry, garage and a bedroom. The upper floor would be
 in a 'U' shape with a floor area of 196m² and would contain the main living
 areas of the dwelling and two bedrooms with a central balcony.
 - The dwelling would have a maximum height of 6.8m and would be clad in a combination of weathertex boards, fibre cement cladding, render and ecoblock with a colourbond roof.
 - A driveway would extend from the existing, upgraded crossover, along the western side of the lot to a hardstand area beside the proposed garage.
 - Landscaping at the rear of the dwelling with a private outdoor area, garden beds, deck and spa.
- 1.3 The proposal relies on performance criteria to satisfy the following standards and codes:
 - 1.3.1 Parking and Access Code Layout of Parking Areas Part E6.7.5.P1
- 1.4 No representations were received during the statutory advertising period between 12 April 2021 to 24 April 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 the proposal includes development in the Liverpool Crescent Road Reservation for construction of the driveway.

2. Site Detail

2.1 The subject site is located on the northern side of Liverpool Crescent, approximately 50m from the western end of the road. The site is a vacant lot with a partially constructed driveway extending up the western boundary towards the centre of the lot where some clearing of vegetation has occurred.



Figure 1: location of the subject site at 100 Liverpool Crescent, West Hobart (outlined in blue).



Figure 2: the subject site at 100 Liverpool Crescent, West Hobart (outlined in blue).



Figure 3: The existing driveway at 100 Liverpool Crescent.

2.2 A site visit was undertaken, focusing particularly on the driveway which is the sole discretion. It is noted that the proposed development would comply with all relevant zone standards.

3. Proposal

3.1 Planning approval is sought for a Dwelling at 100 Liverpool Crescent, West Hobart.

3.2 More specifically the proposal is for:

- A Dwelling set over two storeys. The lower floor would have an area of 117m² and would contain the entry, garage and a bedroom. The upper floor would be in a 'U' shape with a floor area of 196m² and would contain the main living areas of the dwelling and two bedrooms with a central balcony.
- The dwelling would have a maximum height of 6.8m and would be clad in a combination of weathertex boards, fibre cement cladding, render and ecoblock with a colourbond roof.
- A driveway would extend from the existing, upgraded crossover, along the western side of the lot to a hardstand area beside the proposed garage.
- Landscaping at the rear of the dwelling with a private outdoor area, garden beds, deck and spa.



Figure 4: site plan of the proposed development at 100 Liverpool Crescent,

West Hobart.



Figure 5: Floor plan of the proposed dwelling at 100 Liverpool Crescent, West Hobart.



Figure 6: South-west perspective plan of the proposed dwelling at 100 Liverpool Crescent, West Hobart.

4. Background

4.1 The property has been the subject of enforcement action due to unapproved driveway construction works by the previous owners. The current application seeks approval for a new driveway to rectify this.

4.2 The certificate of title for the lot at 100 Liverpool Crescent includes a building envelope covenant which prohibits dwellings sited outside of the building envelope shown on the Folio Plan. The covenant was created as part of planning approval for the subdivision of 152 Forest Road in order to comply with the planning scheme in place at the time, the *City of Hobart Planning Scheme 1982* (PLN-05-00303-01). This covenant sits outside of the planning process and does not affect the planning assessment or the ability of the Council to approve a dwelling that extends outside of the building envelope covenant. The Council's Manager Surveying Services has assessed the proposed development and has recommended that the following condition be included on any planning permit:

The Restrictive Building Envelope Covenant (a) in relation to Lot 1 on Sealed Plan 155760 is to be amended under the provisions of section 103 of the Local Government (Building and Miscellaneous Provisions) Act 1993 so that it reads "(a) not to erect, any dwelling, building or structure other than within the building envelope marked ABCD as shown on the plan unless planning approval for such dwelling, building or structure outside the building envelope has been granted by Hobart City Council". The amendment to Sealed Plan 155760 is to be made prior to the commencement of work on the dwelling, building or structure.

4.3 It is not considered that the Council has a valid head of power to impose a condition requiring this covenant to be amended, however the above wording has been included as advice. It is noted that the advice will require a petition to be made to the Council to amend the Covenant. The proposed dwelling would extend outside of the building envelope on the title, however it is noted that there has been a change in planning scheme to the Hobart Interim Planning Scheme 2015. The dwelling, as proposed, would comply with all the zone standards, for the Low Density Residential Zone under this scheme. As such it is considered that amendment of the building envelope covenant would not be problematic from a planning point of view.

5. Concerns raised by representors

5.1 No representations were received during the statutory advertising period between 12 April 2021 to 24 April 2021.

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.

- The site is located within the Low Density Residential Zone of the *Hobart Interim Planning Scheme 2015*.
- The subject site is a vacant lot and as such has no existing use. The proposed use is a single dwelling. The proposed use is a no permit required use in the zone.
- 6.4 The proposal has been assessed against:
 - 6.4.1 Part D 12 Low Density 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 Parking and Access Code:

Layout of Parking Areas - Part E6.7.5.P1

- 6.6 Each performance criterion is assessed below.
- 6.7 Layout of Parking Areas Part E6.7.5.P1
 - 6.7.1 The acceptable solution at clause E6.7.5.P1 requires the layout of car parking spaces and manoeuvring areas to comply with the relevant Australian Standard. This includes a maximum gradient for driveways of 25% and a maximum gradient for turning areas of 5%
 - 6.7.2 The proposal includes a driveway with a maximum gradient of 28% and a turning area with a gradient of 6-8% which would not comply with the Australian Standard.
 - 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 E6.7.5.P1 provides as follows:

The layout of car parking spaces, access aisles, circulation roadways and ramps must be safe and must ensure ease of access, egress and manoeuvring on site.

6.7.5 The proposal was referred to the Council's Development Engineer who has provided the following assessment:

The detailed design provided clearly proposes a driveway with straight sections in excess of 25%. This constitutes a proposal non-compliant with AS/NZS 2890.1:2004 Section 2.6.2. Furthermore the proposed manoeuvring area is in excess of 5%. This constitutes a proposal non-compliant with AS/NZS 2890.1:2004 2.4.6.1 (a)(b).

Development Engineering has exercised discretion due to the AS/NZS 2890.1:2004 Section 2.6.2 explicitly noting recognition that the limiting 25% grade may not be universally practicable. Furthermore the City can allow the design of manoeuvring areas in excess of 5% when <10%.

6.7.6 The proposal complies with the performance criterion.

7. Discussion

- 7.1 Planning approval is sought for Dwelling at 100 Liverpool Crescent, West Hobart.
- 7.2 The application was advertised and no representations were received.
- 7.3 The proposal has been assessed against the relevant provisions of the planning scheme and is considered to perform well.
- 7.4 The proposal has been assessed by other Council officers, including the Council's Development Engineer, Stormwater Services 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 Dwelling at 100 Liverpool Crescent, West Hobart satisfies the relevant provisions of the *Hobart Interim Planning Scheme 2015*, and as such is recommended for approval.

9. Recommendations

That:

Pursuant to the *Hobart Interim Planning Scheme 2015*, the City Planning Committee, in accordance with the delegations contained in its terms of reference, approve the application for Dwelling at 100 Liverpool Crescent, West Hobart for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

GEN

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-20-458 - 100 LIVERPOOL CRESCENT WEST 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.

ENG 2a

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

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

Reason for condition

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

ENG 3a

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

Reason for condition

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

ENG 3b

The access driveway, circulation roadways, ramps and parking modules (parking spaces, and manoeuvring area) design must be submitted and approved as a Condition Endorsement, prior to the commencement of work, issuing of any approval under the *Building Act 2016* (whichever occurs first).

The access driveway, circulation roadways, ramps and parking module (parking spaces, aisles and manoeuvring area) design must:

- 1. Be prepared and certified by a suitably qualified engineer,
- 2. Be generally in accordance with the Australian Standard AS/NZS2890.1:2004,
- Where the design deviates from AS/NZS2890.1:2004 the designer must demonstrate that the design will provide a safe and efficient access, and enable safe, easy and efficient use, and
- 4. Show dimensions, levels, gradients & transitions, and other details as Council deem necessary to satisfy the above requirement.

Advice:

This condition requires further information to be submitted as a Condition Endorsement. Refer to the Condition Endorsement advice at the end of this permit.

Reason for condition

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

ENG_{3c}

The access driveway, circulation roadways, ramps and parking modules (parking spaces, and manoeuvring area) must be constructed in accordance with the design drawings approved by Condition ENG 3b.

Prior to first occupation or commencement of use (whichever occurs first), documentation by a suitably qualified engineer certifying that the access driveway and parking module has been constructed in accordance with the above drawings must be lodged with Council.

Advice:

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

Reason for condition

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

ENG 4

The access driveway and parking modules (parking spaces, 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 first occupation or commencement of use (whichever occurs first).

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:

- 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 100 Liverpool Crescent 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

Design drawings must be submitted and approved as a Condition Endorsement 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
- 3. Be designed for the expected vehicle loadings
- 4. If the design deviates from the requirements of the TSD then the drawings must demonstrate that a B85 vehicle or B99 depending on use (AS/NZS 2890.1 2004, section 2.6.2) 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: This condition requires further information to be submitted as a Condition Endorsement. Refer to the Condition Endorsement advice at the end of this permit.

Reason for condition

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

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 road closure permit for construction or special event. Click here for more information.

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

SUBDIVISION

The Restrictive Building Envelope Covenant (a) in relation to Lot 1 on Sealed Plan 155760 must be amended under the provisions of section 103 of the *Local Government (Building and Miscellaneous Provisions) Act 1993* so that it reads "(a) not to erect, any dwelling, building or structure other than within the building envelope marked ABCD as shown on the plan unless planning approval for such dwelling, building or structure outside the building envelope has been granted by Hobart City Council". The amendment to Sealed Plan 155760 must be made prior to the commencement of work on the dwelling, building or structure.

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.



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

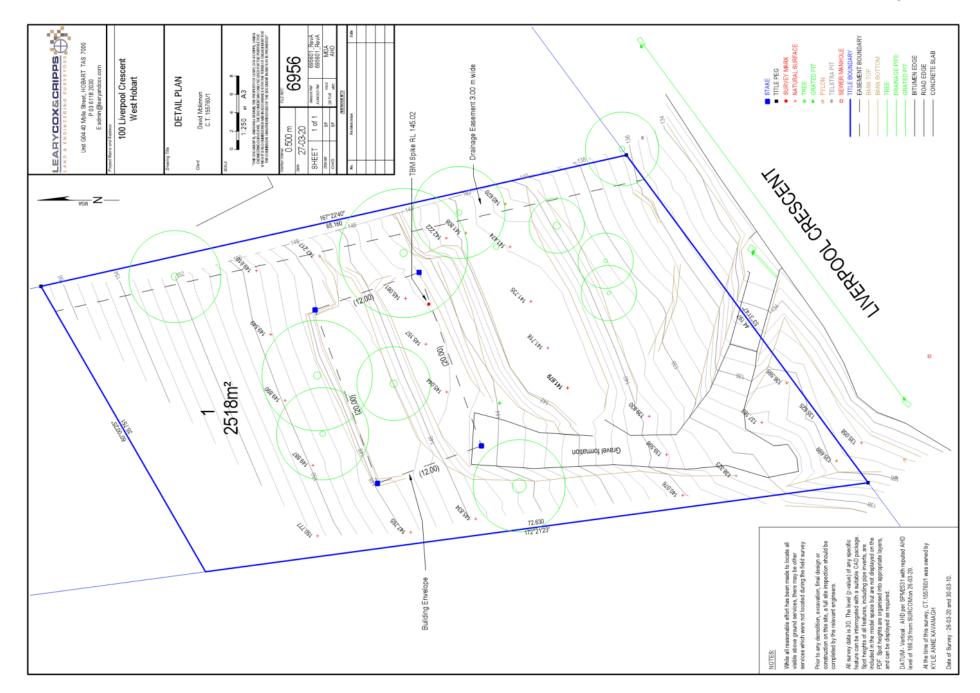
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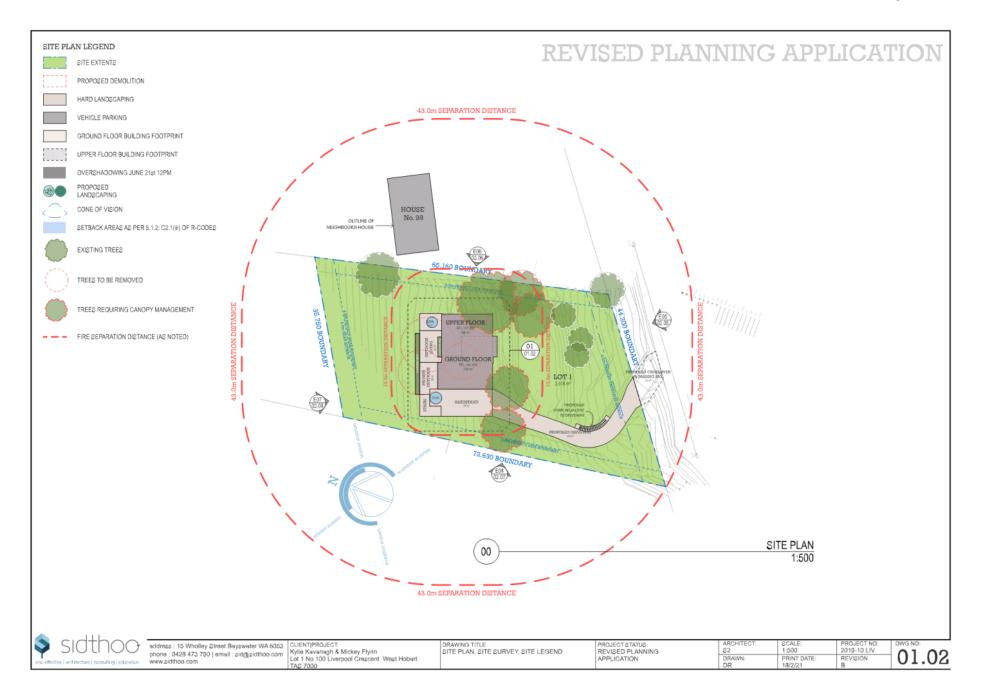
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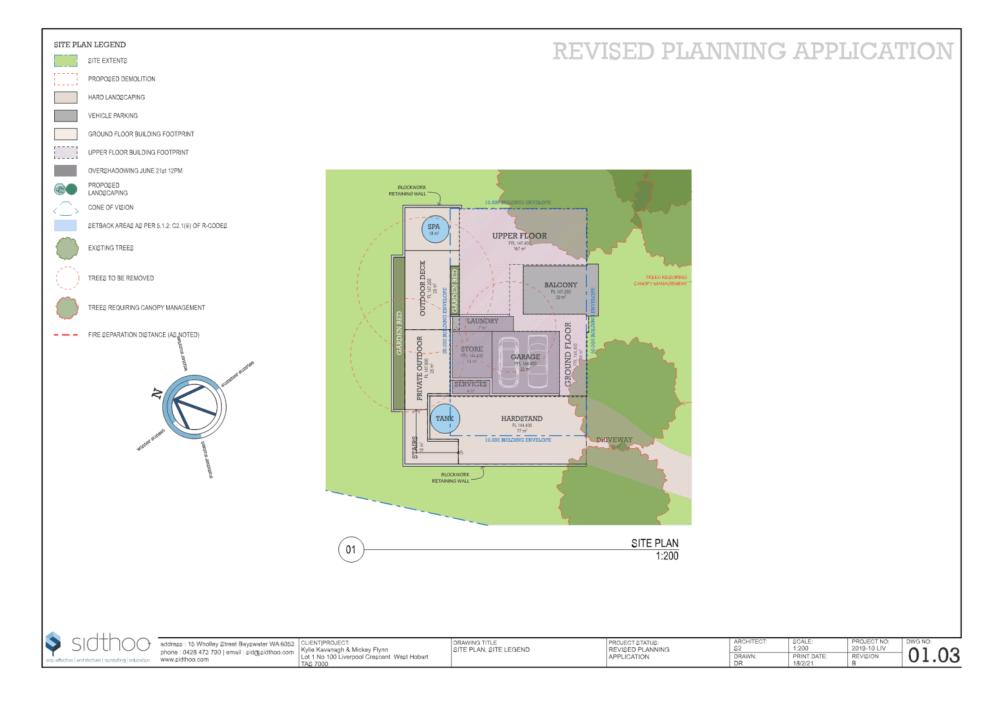
Attachment(s):

Attachment B - CPC Agenda Documents

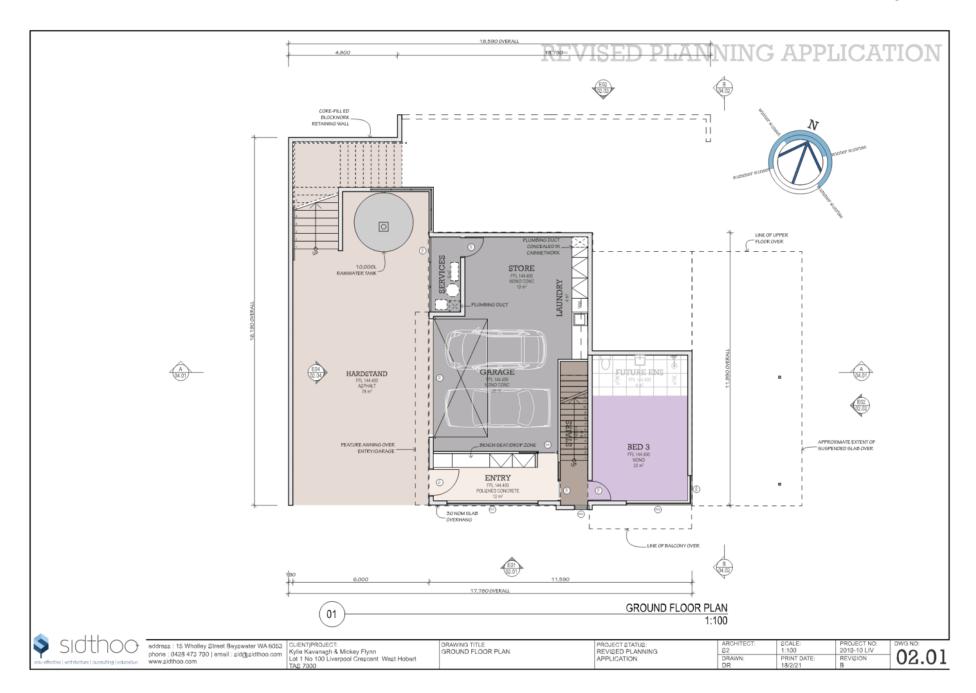
Attachment C - Planning Referral Officer Development Engineering Report

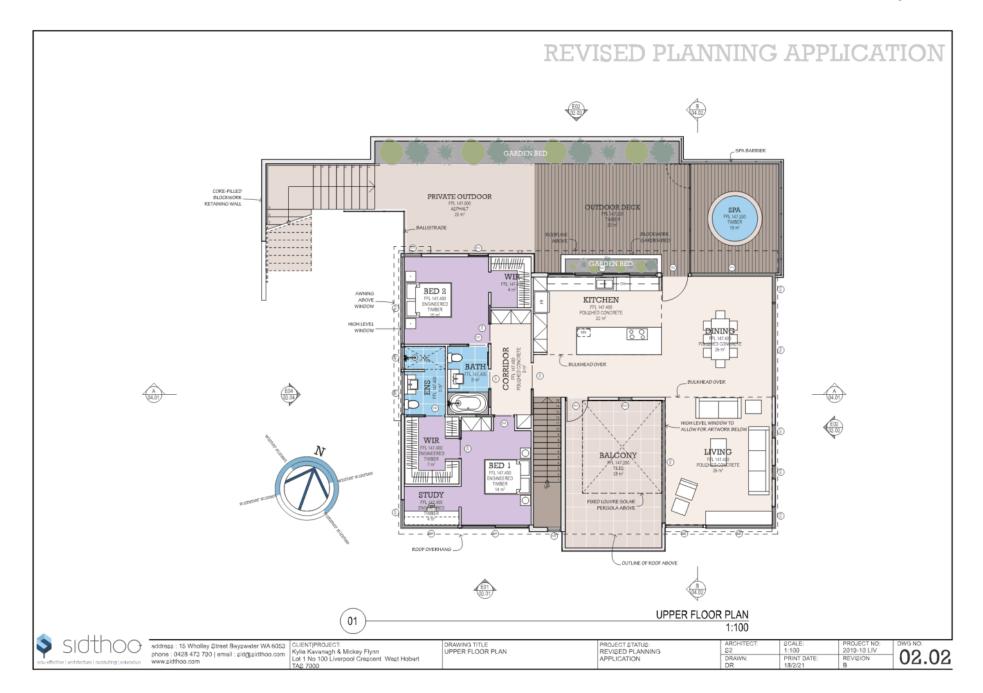


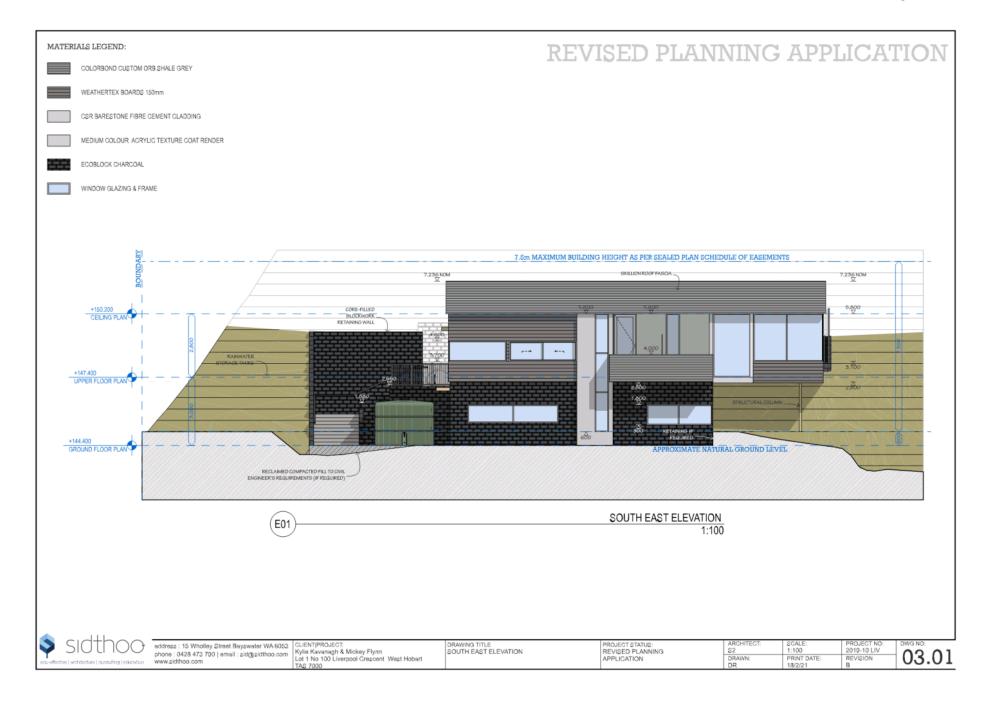


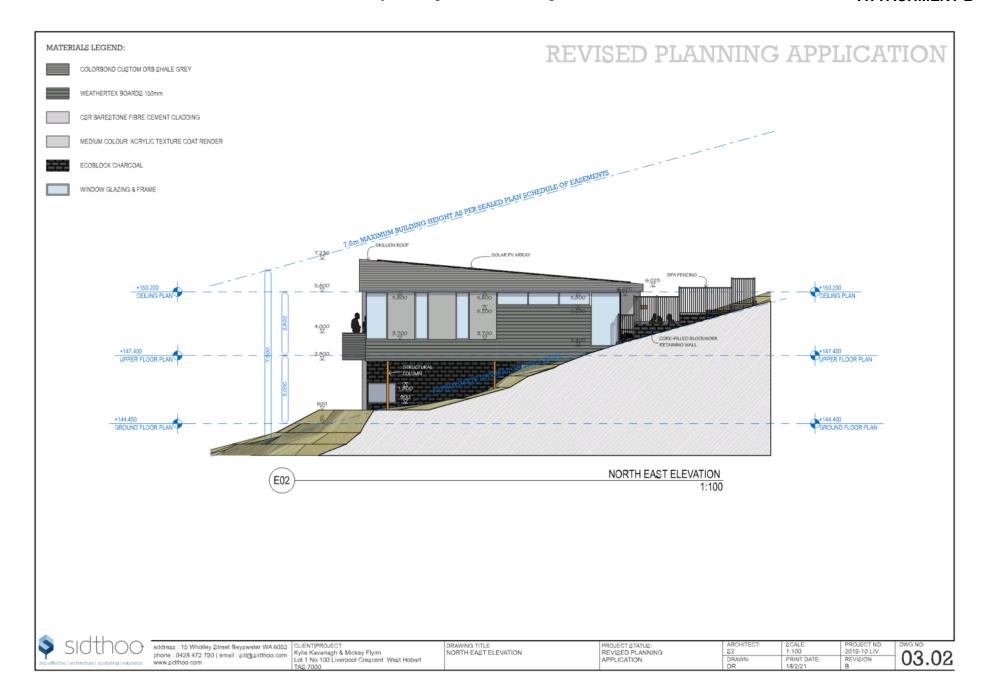


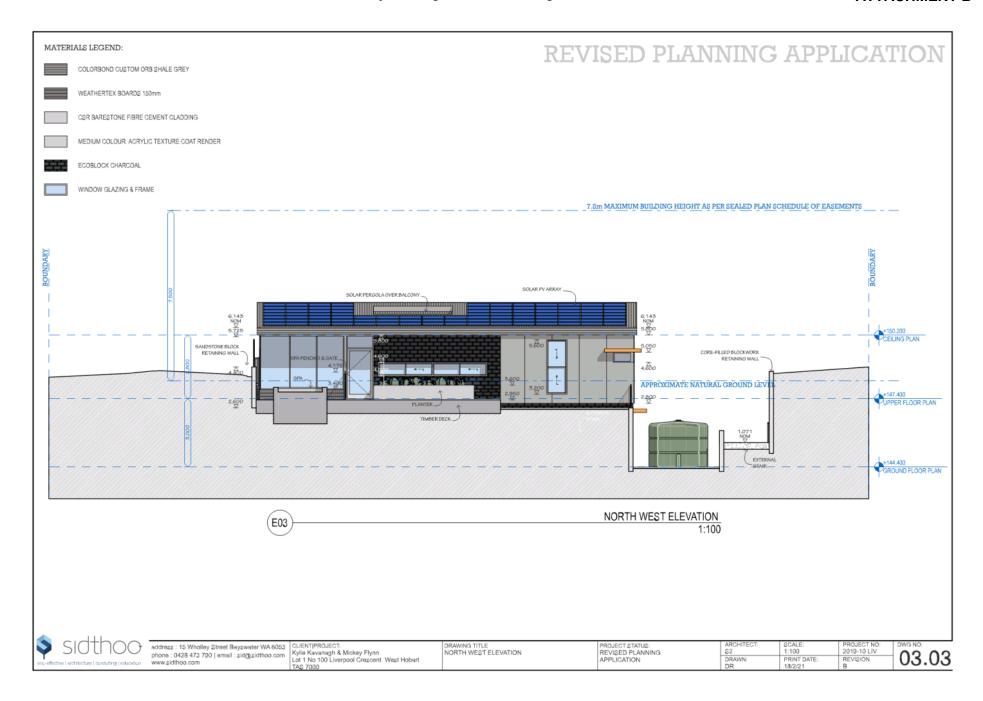
SITE AERIAL & FSZ 1:500 01.04 address: 15 Wholley Street Bayswater WA 6053 phone: 0428 473 790 | email: sid@sidthoo.com www.sidthoo.com CLIENTIPROJECT: Kylle Kavanagh & Mickey Flyn Lot 1 to 100 Liverpool Crescent West Hobert TAS 7000 DRAWING TITLE SITE AERIAL & FSZ PROJECT STATUS: REVISED PLANNING APPLICATION

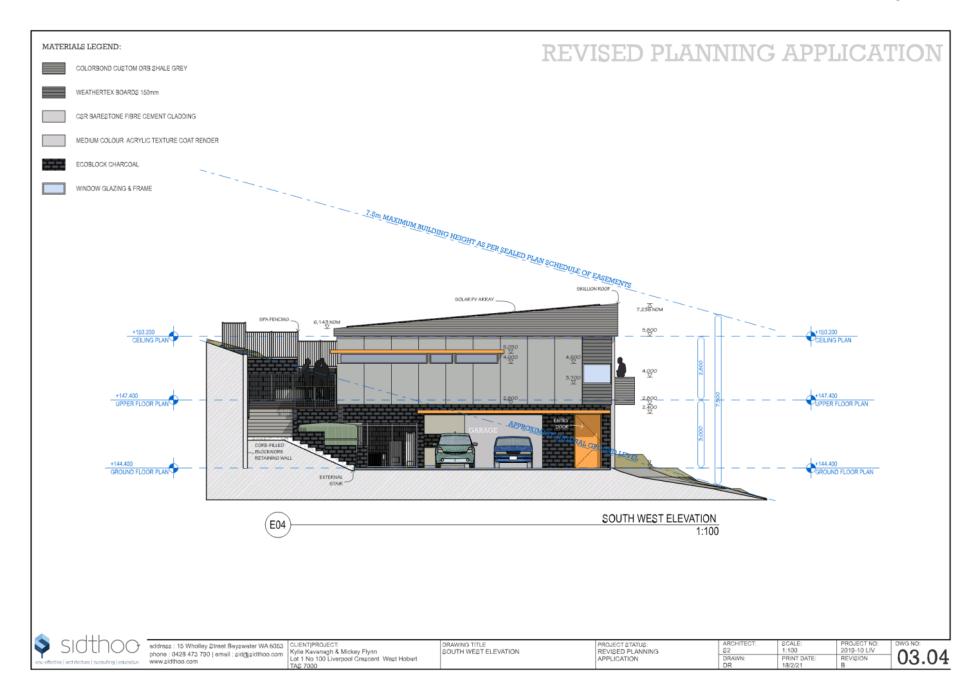


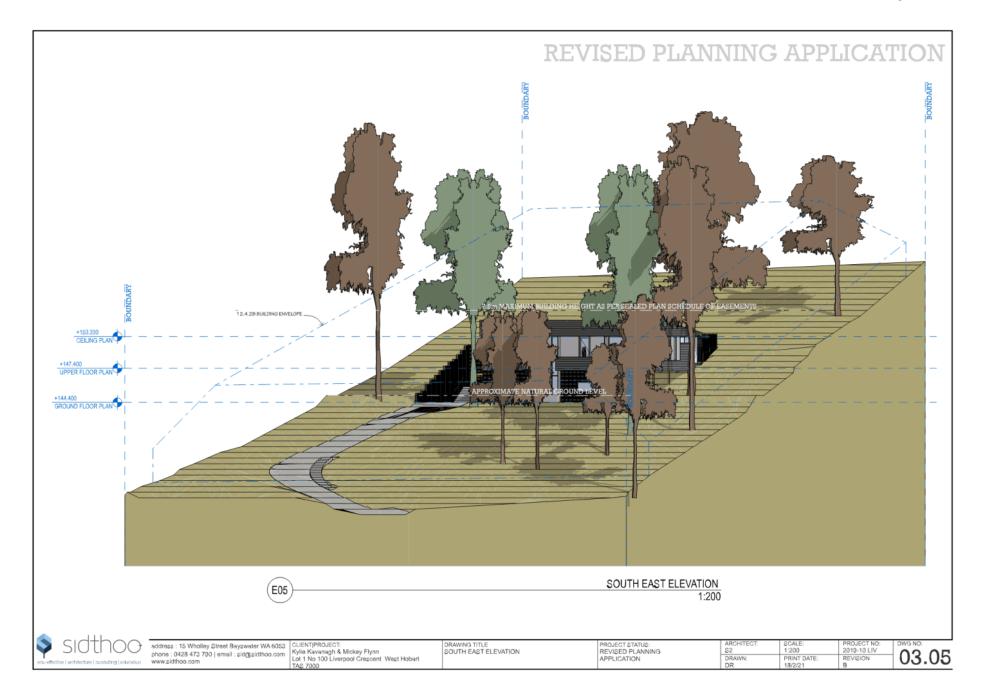


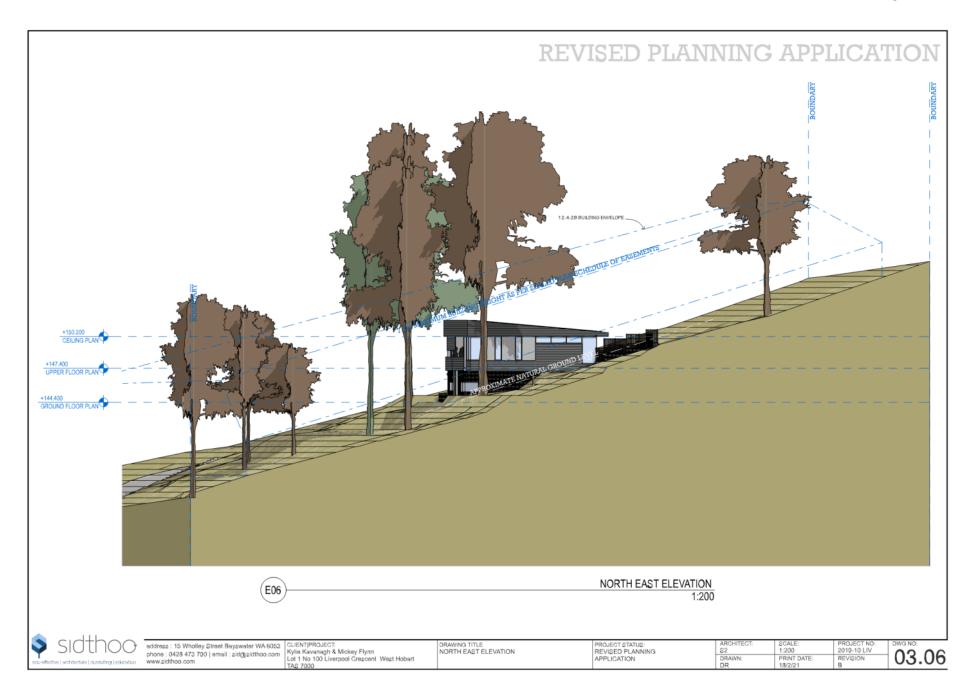


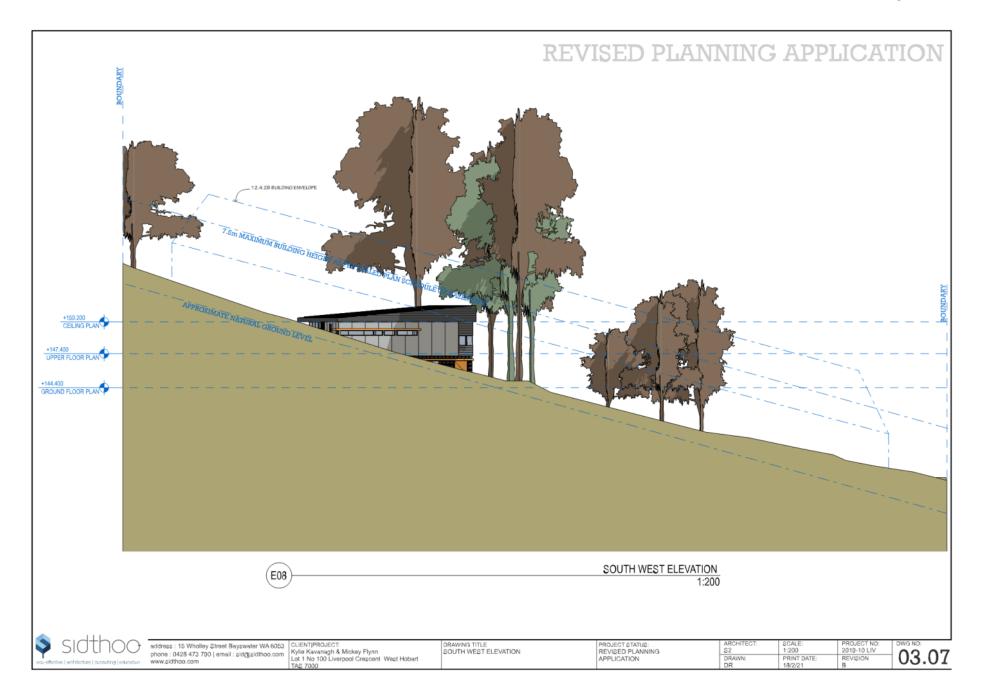


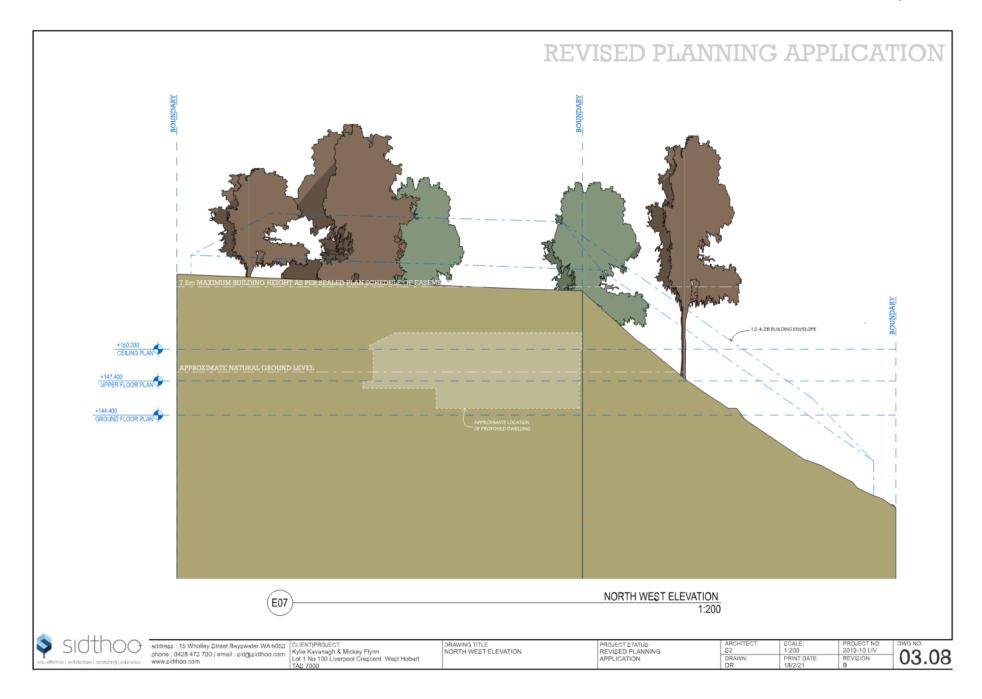










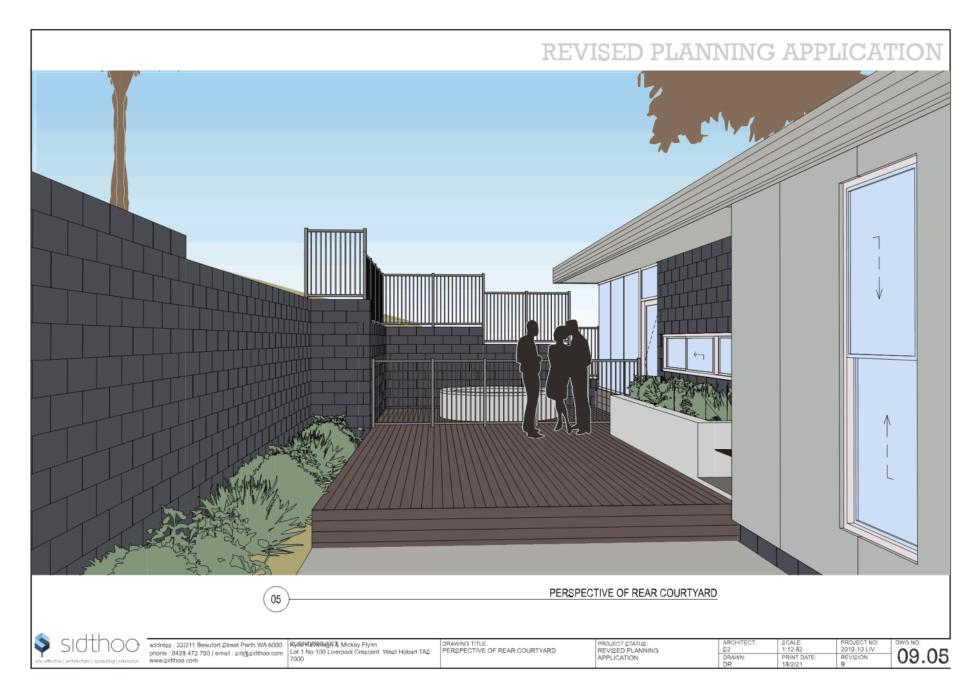
















Thursday, July 23, 2020

Director City Planning City of Hobart GPO Box 503 Hobart TAS 7001

Planning Application Proposed Dwelling Lot 1 No 100 Liverpool Crescent West Hobart TAS 7000

Dear Mr Nove,

On behalf of my clients Kylie Kavanagh and Mickey Flynn, please find enclosed our planning application for the above property address. This submission is comprised of the following documents:

- City of Hobart planning permit online application;
- → Copies of architectural drawings and other documents as required for this submission; and
- → Payment of planning application fee of \$1,200.00 as per the City of Hobart Fees and Charges 2019-2020 (being an application requiring planning approval for development costing between \$500,000 and \$1,000,000).

The following letter provides additional information and explanation regarding the proposed development, in relation to the *Hobart Interim Planning Scheme 2015* and other applicable planning policies in the City of Hobart.

Description of property

The property is currently zoned as Low Density Residential under the *Interim Scheme*, with a non-orthogonal property boundary and total land area of 2518m². It is registered on the LIST Folio Plan registered number SP155760 folio reference CT89631/11.

The LIST schedule of easements for the property identifies a number of easements and covenants. The most significant of these relate to the building envelope for the proposed dwelling:

- Not to erect any dwelling, building or structure other than within the building envelope marked by ABCD:
- Any dwelling, building or structure erected within the building envelope ABCD shall not exceed 7.5m in height, and for the purposes of this covenant such height shall be measured from ground level to the apex of such dwelling, building or structure; and
- > Lot 1 is not to be further subdivided.

Please also see Schedule of Easements SP155760 attached for other easements and covenants applicable to this property.

The site slopes down steeply from north to south and is populated with significant native vegetation, with a change in level of around 20 metres from the front to rear boundary. The ground level near the centre of the building envelope ABCD is approximately 146.000 AHD. A partially constructed

The architectural style of the proposed dwelling can be described as contemporary and is likely to consist of a concrete slab on ground, concrete suspended floor, timber framed wall and roof construction, using high quality materials and finishes.

While contemporary in architectural style, the proposed dwelling has been sited and designed to mitigate the bulk and scale in response to the local context. The intention is to retain as many of the existing trees as possible. Additionally, the proposed building footprint is primarily situated and oriented on the site to maximize solar passive design, while also satisfying bushfire separation boundaries.

To further maximize the eco-effective and sustainable design opportunities for this project, the proposed dwelling incorporates the following considerations:

- The living spaces are located on the upper floor and oriented to the north/north-east to maximize solar passive gain during winter;
- The design is currently targeting a minimum 7.0 star NatHERS rating;
- Light-coloured, non-glare roof and upper external walls with a low to medium solar absorptance have been selected to help reduce cooling loads during summer;
- High performance glazing is proposed to all windows to improve thermal comfort during both summer and winter;
- Exposed concrete floors to living areas provide thermal mass to help maintain stable indoor temperatures throughout the year;
- Energy efficient hydronic floor heating is proposed to all habitable rooms and living areas with insulation to suspended floors;
- Roof geometry is angled to maximise opportunities for renewable energy generation via solar PV;
- Rainwater harvesting and storage for potable water use and optional bushfire protection purposes.

Other eco-effective design opportunities such as energy efficient water heating and lower embodied materials are also being considered; these will be further explored during the building permit and tendering stage of the project.

Interpretation of the Interim Scheme

It is in our opinion that the proposed dwelling satisfies a combination of the Acceptable Solutions and Performance Criteria outlined as per 12.4 Development Standards for Buildings and Works under the Interim Scheme. The following sections outline how the Objectives have been achieved, along with additional information where assessment under Performance Criteria has been proposed.

Non-dwelling Development

The proposed design does not incorporate non-dwelling development, non-residential garages or carports nor any outdoor storage areas. Thus, the proposed design complies with Acceptable Solutions A1, A2 and A3 for 12.4.1 Non-dwelling development.

Setbacks and Building Envelope

The following table presents a summary of the various setbacks and building envelope as applied to the site and proposed dwelling:

It is in our opinion that the proposed private open spaces satisfy a combination of the Acceptable Solutions and performance criteria for 12.4.3 A2 and P2.

Sunlight and Overshadowing

The proposed dwelling includes two habitable rooms (other than a bedroom) with windows that face ±30 degrees of north (Kitchen and Dining), satisfying Acceptable Solution 12.4.4 A1. Please refer to architectural drawing 02.02 for further information.

No multiple dwellings are proposed as part of the development, thus Acceptable Solutions 12.4.4 A2 and A3 do not apply.

Width of Openings for Garages and Carports

The garage door for the proposed dwelling is more than 12m from the primary frontage (31.7m average), has a width of 5.9m and is also oriented perpendicular from the primary frontage, satisfying Acceptable Solution 12.4.5 A1.

Privacy

Architectural drawing 01.02 shows the side and rear privacy boundaries as defined by 12.4.6 A1 (a) and (b) and A2 (a) (i) and (ii) from the side and rear boundaries of the lot. As can be seen, there are no balcony, deck, roof terrace parking or carport spaces located within the privacy boundary setback area. This is also the case for windows and glazed doors to habitable rooms.

No multiple dwellings, shared driveways or parking spaces are proposed as part of the development, thus the Acceptable Solution criteria noted as part of 12.4.6 do not apply.

The proposed development satisfies the relevant Acceptable Solutions for privacy under 12.4.6.

Frontage Fences

The proposed development does not include any fences or free-standing walls within 4.5m of the lot frontage, and so thus complies with 12.4.7 A1.

Waste Storage for Multiple Dwellings

No multiple dwellings are proposed as part of the development, thus the Acceptable Solutions outlined as part of 12.4.8 do not apply.

Residential Density for Multiple Dwellings

No multiple dwellings are proposed as part of the development, thus the Acceptable Solutions outlined as part of 12.4.9 do not apply.

Siting Buildings close to the Lower Sandy Bay Escarpment

The lot and proposed development are not situated close to the Lower Sandy Bay Escarpment, thus the Acceptable Solutions outlined as part of 12.4.10 do not apply.

Summary

We trust the information contained in this letter assists with the assessment of this planning application. We look forward to your timely assessment, potential approval under delegated authority and amendment of the building envelope ABCD covenant as noted previously.

Should you require any additional information, or if I can be of further assistance, please do not hesitate to contact me.

Yours sincerely,

Sid Thoo RAIA Architect (No. 2142)



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Thursday, March 25, 2021

Ben Ikin (Senior Statutory Planner) City of Hobart GPO Box 503 Hobart TAS 7001

Revised Additional Information for Planning Application Proposed Dwelling Lot 1 No 100 Liverpool Crescent West Hobart TAS 7000

Dear Mr Ikin,

On behalf of my clients Kylie Kavanagh and Mickey Flynn, please find accompanying this letter revised additional information relating to the above planning application as requested in your letter dated 4th March 2021.

Parking and Access

The following documents and revised drawings accompany this letter:

- → Traffic Impact Statement prepared by Hubble Traffic updated March 2021; and
- Updated civil engineering drawings Revision E and G.

The traffic impact statement and civil engineering drawings have been updated based on correspondence received from yourself as noted above and in an email forwarded from Cameron Cecil, Senior Development Engineer dated 11th March 2021.

I trust this revised information sufficiently addresses the queries outlined in the City's correspondence dated 4th March 2021.

Now that all of the City's requests for additional information have been addressed, we look forward to the planning permit being issued in a timely fashion.

Should you require any additional information, or if I can be of further assistance, please do not hesitate to contact me.

Yours sincerely,

Sid Thoo RAIA Architect (No. 2142)

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Tuesday, February 23, 2021

Ben Ikin (Senior Statutory Planner) City of Hobart GPO Box 503 Hobart TAS 7001

Additional Information for Planning Application Proposed Dwelling Lot 1 No 100 Liverpool Crescent West Hobart TAS 7000

Dear Mr Ikin,

On behalf of my clients Kylie Kavanagh and Mickey Flynn, please find accompanying this letter additional information relating to the above planning application as requested in your letter dated 3rd December 2020.

Parking and Access

The following documents and revised drawings accompany this letter:

- Traffic Impact Statement prepared by Hubble Traffic;
- Updated civil engineering drawings Revision E and F; and
- Updated architectural drawings Revision B.

For your information, the updated civil engineering and architectural drawings contain minor revisions to the external landscaping design around the proposed dwelling:

- Inclusion of external stair adjacent to curve section of driveway as noted in the Traffic Impact Statement:
- Gabion retaining walls changed to core-filled blockwork retaining walls for budgetary reasons;
- > Footprint of retaining walls simplified for budgetary reasons;
- External ramp removed at client's request;
- External stair redesigned at client's request; and
- Proposed water tanks reduced and relocated for budgetary reasons.

Please note the footprint of the revised external landscaping design is essentially the same as the previously submitted revision. There have been no changes to the design, setbacks or position of the proposed dwelling.

Survey

On behalf of my clients, I can confirm that should a planning permit be granted for the proposed development, the property owner will petition Council requesting that Sealed Plan 155760 be amended to remove the restrictive building envelope covenant in relation to Lot 1 on the plan.

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ATTACHMENT B

CIVIL DRAWINGS PROPOSED DWELLING 100 LIVERPOOL CRESCENT, WEST HOBART, TASMANIA 7000

С	0.01	INDEX	G	23/03/202
C	0.02	NOTES AND OVERALL PLAN	E	4/11/2020
C	1.01	DETAIL SITE PLAN	G	23/03/202
C	2.01	SECTIONS	G	23/03/202
C	3.01	DETAILS	E	4/11/2020
C	4.01	885 CLEARANCE SECTIONS - SHEET ONE	E	4/11/2020
C	4.02	B85 CLEARANCE SECTIONS - SHEET TWO	E	4/11/2020
C	4.03	B85 CLEARANCE SECTIONS - SHEET THREE	E	4/11/2020

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Page 156 ATTACHMENT B

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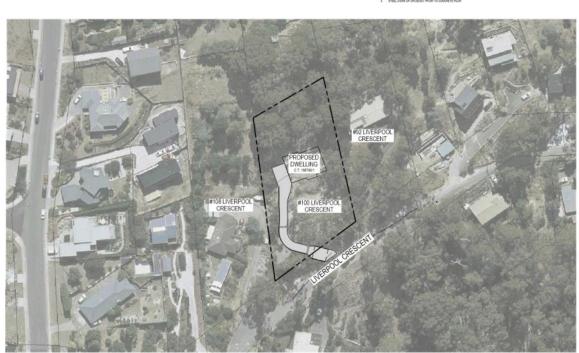
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Traffic Impact Statement



New residential dwelling at 100 Liverpool Crescent, West Hobart



Updated - March 2021

Introduction

Sid Thoo has engaged Hubble Traffic to prepare a Traffic Impact Statement, to support the development of a single residential dwelling at 100 Liverpool Crescent, West Hobart.

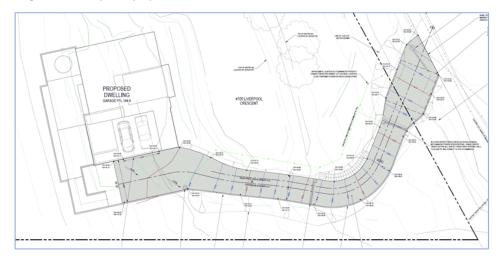
A planning application was submitted to the City of Hobart Council and in considering the application, council has requested additional information in a letter dated 3 December 2020. This traffic statement will provide information on the parking and access enquiries, using the Australian Standards 2890 part 1: Off-street car parking (the standard) as the principal reference document.

The client has provided a copy of the engineering drawings undertaken by Aldanmark Consulting Engineers for this project, with sheets titled C1.01, C2.01, C3.01, C4.01, C4.02 and C4.03 revision E or G

Development proposal

Provision of a single residential dwelling (development) on a vacant site located at 100 Liverpool Crescent, West Hobart.

Diagram of development proposal.





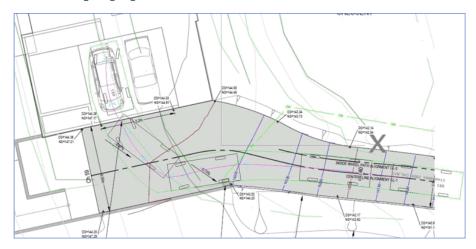
On-site parking and vehicle manoeuvrability

Under the City of Hobart Interim Planning Scheme (planning scheme) for a single residential dwelling containing two or more bedrooms, table E6.1 prescribes the need for two on-site parking spaces.

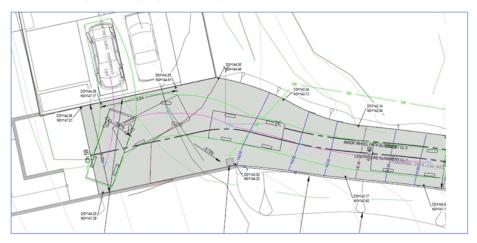
The development will comply with this requirement, as two on-site parking spaces located within an enclosed garage will be provided as part of the development.

Manoeuvrability into and out of these two garage spaces has been modelled using Autoturn Online vehicle swept path software, for a B85 vehicle and the diagrams below demonstrates that a vehicle can easily enter and leave the garage. The turning area is of sufficient size to ensure all vehicles can travel in a forward direction when arriving and leaving the property.

Vehicle entering the garage.



Vehicle reversing from the garage and leaving in a forward direction.





Gradient of the turning area

The turning area adjacent to the garage has crossfall to drain surface water away from the building. The crossfall will be less than 10% grade and not expected to create any manoeuvrability or instability impact for domestic vehicles.

Headroom clearance

The garage opening will have a minimum clearance height of 2200mm. The grade change between the turning area and garage parking will create a slight crest, but this is not expected to create any headroom clearance issues, as the height of passenger cars and station wagons are below 1500mm, with passenger vans and off-road vehicles being less than 2000mm in height.

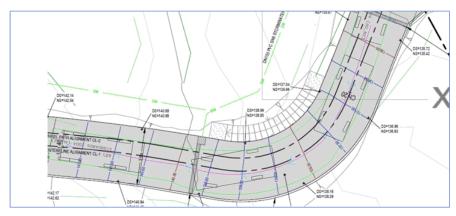
Gradient of the parking spaces

The garage floor will have a minimum gradient of 0.5 percent to ensure the floor drains adequately, and the maximum gradient will be less than five percent, and this complies with the standard.

Width of the driveway

The drawing C3.01 shows a typical cross section of the driveway and notes the width varies, with the minimum width to be three metres. While the drawing C1.01 shows the driveway width to be 3.5 metres. Three metre is the minimum width for a domestic driveway servicing a single property and this driveway design complies with this standard.

With the driveway having a tight right hand curve that turns 113 degrees, with a radius of seven metres to the centre of the driveway, the width through this section will be a minimum of 3.5 metre to allow for curve widening. A B85 vehicle has been modelled to demonstrate 3.5metres is of sufficient width through this curve.





T: 0416 064755 E: Hubbletraffic@outlook.com W: Hubbletraffic.com.au

Gradient of the driveway

The engineering drawing C2.01 shows the natural ground surface from the roadway to the proposed building location as being steep. The driveway design follows the natural land contours for most of the driveway length, but flattens at the turning area. To achieve six percent grade at the turning area, a substantial cut is required.

The gradient has been designed to compensate for the horizontal curve, to ensure the gradient on this curve does not exceed 25 percent for both the driveway centreline and inside wheel path. This means either side of this curve the gradient on the straight sections will slightly exceeds 25 percent. Between Liverpool Crescent and the start of the curve, the maximum gradient on the straight is 26 percent, and beyond the curve the maximum gradient on the straight is 28 percent.

There are two potential issues with exceeding 25 percent grade for a domestic driveway, vehicle traction and pedestrian safety. To mitigate against vehicle traction, the driveway surface will be constructed with a high skid resistance material, such as exposed concrete, using coarse aggregate. This will provide additional tyre grip and increase the coefficient of friction.

Drawing C3.01 shows the driveway with a transverse cross fall of 3.5 percent, to ensure surface water drains across, rather than down the driveway, to improve the skid performance under wet conditions.

Pedestrian safety will be mitigated by providing pedestrians steps adjacent to the driveway to cover the curved section.

The standards recognise that limiting domestic driveways grades to 25 percent maximum may not be practicable, and with these two mitigations in place, the proposed driveway design is expected to be fit for purpose, not expected to create any adverse traffic conditions, considered appropriate for the hilly and steep environment.



Similar locations where gradient exceeds 25 percent.

The standard recognises that having less than 25 percent grade in hilly environments can be difficult to achieve. Three real examples have been provided to demonstrate that grades exceeding 25 percent can function appropriately. The first two examples are domestic driveways, the first located in West Hobart and the second within Howrah, while the third is a busy public street.

84 Liverpool Crescent

Located within 100 metres east of this property, at 84 Liverpool Crescent, a concrete driveway operates at similar gradient, and although this length of this driveway is shorter, it has similar characteristics to the proposed design, and no evidence of any operation issues.

Photo showing the gradient of driveway at 84 Liverpool Crescent at 27.55 percent.



Photo of the existing residential driveway at 84 Liverpool Crescent.





T: 0416 064755 E: Hubbletraffic@outlook.com W: Hubbletraffic.com.au

5 Monaco place – Howarh

This property at 5 Monaco Place, was chosen because this property has been operating for more than 15 years at a gradient of 30.7 percent.

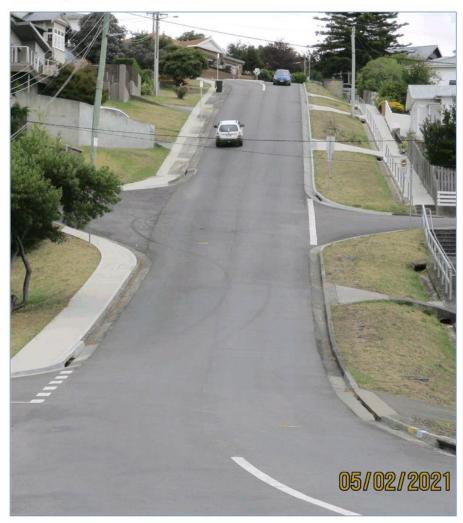






Melifont Street, West Hobart

Melifont Street is a public street carrying a substantial volume of traffic movements, where part of the road exceeds 25 percent grade, with the maximum grade recorded at 26.44 percent. This grade causes no operational issues for vehicles.





Safety Barriers

The rough formation of the driveway already exist on-site and primarily has been cut into the embankment, so the need for vehicle safety barriers is considered low.

The client has agreed that any location where the raised driveway deck is higher than 600mm above the natural ground surface, a suitable vehicle barrier will be provided to prevent a vehicle from running over the edge.

Any location where the driveway deck is higher than 150mm and below 600mm, a 100 mm high barrier kerb will be provided.

Photo demonstrating the rough driveway formation cut into the embankment.





Summary of parking and access issues raised by council.

Design item	Reference document	Proposed design	Comment
Number of on- site parking spaces	Planning scheme prescribes two spaces for single dwelling with two or more bedrooms	Two on-site parking spaces located within a double garage, the parking spaces will be a minimum of 2.4 metres wide and 5.4 metres long.	Compliant
Vehicle manoeuvring area	AS 2890 – section 2.4	There is sufficient width to enable vehicles to enter and leave the parking spaces efficiently, ensuring that a vehicle can arrive and leave in a forward driving direction.	Compliant
Gradient of parking spaces	AS 2890 – section 2.4.6.1	The parking spaces will have a grade that exceeds 0.5, but less than 5 percent to ensure the covered floor drains appropriately.	Compliant
Gradient of turning area adjacent to parking spaces	AS 2890 – section 2.4.6	The crossfall is designed to drain surface water away from the building, and will be less than 10 percent grade. This grade is not expected to create any adverse impact to domestic vehicle manoeuvrability.	Performance criteria assessment
Headroom	AS 2890 – section 5.3	Height of the garage opening to be 2200mm in height, the grade change from the turning area into the parking spaces is not expected to create any headroom issues for standard domestic vehicles.	Compliant
Width of the driveway	AS 2890 -section 2.6.1	The driveway will be a minimum of three metres wide and through the right hand bend be a minimum of 3.5 metres to allow for curve widening.	Compliant
Grade transitions	AS 2890 section 2.5.3(d) and (e)	Drawing C2.01 shows a minimum of two metre long transitions are being used to prevent vehicles from scraping and bottoming out. Drawings C4.01 to C4.03 demonstrates there will be sufficient vehicle clearance.	Compliant
Driveway gradient	AS 2890 section 2.6.2	The gradient of the driveway for the inside wheel path will exceed 25 percent grade.	Performance criteria assessment
Vehicle barriers	AS 2890 – section 2.4.5.3	Locations where the raised driveway deck is higher than 600mm above the natural ground surface, compliant vehicles barriers will be provided, where the raised deck is higher than 150 and below 600mm, barrier kerb will be used.	Compliant



Planning scheme

E6.7.5 Layout of Parking Areas

This section of the planning scheme is to ensure that parking for cars (including assessable parking spaces), motorcycles and bicycles are located, designed, and constructed to ensure safe, easy, and efficient use.

As discussed in this assessment and shown in the summary table, most of the parking and access design items complies with the acceptable solution, the only exceptions are the gradient of the turning area, which exceeds five percent, and part of the driveway gradient exceeds 25 percent. Both of these items will need to be assessed against the performance criteria and the following information is provided to support their application.

Gradient of the turning area

Pe	rformance	Assessment
criteria		
Th	e layout of the ca	ar parking spaces, access aisles, circulation roadways and ramp must be:
a)	Safe,	The turning area is designed to drain surface water away from the building, with the longitudinal gradient being six percent and the transverse gradient being 8 percent. With the gradient being less than 10 percent no adverse safety issues is expected for domestic vehicles.
b)	Ensure ease of access,	Gradients of less than 10 percent for domestic driveway turning areas is considered appropriate, provides no reduction in the vehicle performance to turn around, and all vehicles will be able to enter and leave the turning area in a forward driving direction.
c)	Egress and manoeuvring on-site.	Domestic vehicles will be able to adequately turn around within the turning area and the proposed gradient is not expected to cause any vehicle instability issues.

Gradient of the driveway

Performance criteria	Assessment
The layout of the	car parking spaces, access aisles, circulation roadways and ramp must be:
d) Safe,	While it is desirable for the gradient of domestic driveways to be no greater
	than 25 percent, the Australian Standards 2890 part 1, recognise that in hilly
	residential areas this may not be possible, and steeper grades may be
	practicable. The client has agreed to use a high skid resistance surface material
	such as exposed coarse aggregate which will provide a higher level of tyre grip.
	The client has also agreed to provide pedestrians steps adjacent to driveway
	to cover the curved section. The gradient through the horizontal bend will not
	exceed 25 percent and only maximum gradient of the straight section will be
	28 percent. The departure from the desirable standard is considered minor
	and acceptable given the proposed mitigations.
e) Ensure ease o	The proposed design is not expected to create any adverse access issues for
access,	domestic vehicles. It is of note that the Australian Standard was released in
	2004, since then, the performance of domestic vehicles has significantly



		improved. As an example, parts of Melifont Street exceed 25 percent grade
		and thousands of vehicles travel up and down every day safely and efficiently.
		Pedestrians will be provided with steps to negotiate curved section of the
		driveway.
f)	Egress and	Domestic vehicles are not expected to experience any issues with negotiating
	manoeuvring	the steep driveway, and will provide sufficient accessibility to the parking
	on-site.	spaces.

Conclusion:

The development of a single residential dwelling at 100 Liverpool Crescent will be compatible with the current residential nature of the surrounding land-use.

The proposed parking and access design by Aldanmark Consulting Engineers is considered appropriate, and fit-for purpose having consideration to the hilly topography of the site. To mitigate against part of the driveway exceeding 25 percent grade, the client has agreed to use a high skid surface material and provide pedestrian steps to cover the curved section of the driveway.

From a traffic engineering perspective, the departure from the desirable standard is considered minor, the proposed mitigation measures are considered appropriate and no adverse safety or operational issues is expected.



Bushfire Hazard Report

For proposed dwelling at 100 Liverpool Crescent, West Hobart



<u>Client</u>: K. Kavanagh and M. Flynn

Prepared by: Sarah Bunce (BFP-151)

<u>Date of Report</u>: June 2020



Level 1, Philip Smith Centre, 2 Edward Street, Glebe

Bushfire Hazard Report for proposed dwelling at 100 Liverpool Crescent, West Hobart – June 2020

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APPENDIX 2 – Site Plan (SidThoo DWG 01.02)					
Α	APPENDIX 3 – Photos of site, surrounds and vegetation				
Α	ATTACHMENT 1 – Bushfire Hazard Management Plan – June 2020				

Bushfire Hazard Report for proposed dwelling at 100 Liverpool Crescent, West Hobart – June 2020

Executive Summary

This bushfire hazard report for a new habitable dwelling at 100 Liverpool Crescent, West Hobart has been developed as part of a building application as the land is within the boundary of a bushfire prone area shown on the Hobart Interim Planning Scheme 2015 overlay.

The bushfire hazard report comprises the bushfire attack level (BAL) assessment, as defined by Director's Determination – Requirements for building in bushfire-prone areas (transitional v2.2) *Building Act 2016* (Director's Determination) and includes provisions for firefighting property access and firefighting water supply. The attached Bushfire Hazard Management Plan (BHMP), as required by *Building Regulations 2016*, indicates the bushfire hazard management and protection measures required to be implemented by the Bushfire Report.

Due to the steep slope (>20°) under forest vegetation to the south of the proposed dwelling site, a BAL cannot be assessed through reliance on Method 1. In its place, Tasmania Fire Service (TFS) has determined a BAL 19 solution can be achieved with performance solutions using Method 2 calculations (AS 3959-2018). Based on TFS advice (Appendix 1), the dwelling can be built to **BAL 19** provided the following performance criteria are met:

- New dwelling complies with construction standards for BAL 19 as defined in AS3959-2018 (Sections 3 and 6) which ensure a suitably defendable building.
- Access, which is greater than 30 m long, meets design and construction specifications as per Section 3.2 of this report and Table 4.2 Element B of the Director's Determination.
- Reticulated firefighting water supply meets specifications as per Section 3.3 of this report and
 Table 4.3A of the Director's Determination.
- Hazard Management Areas meet minimum separation distances as per Section 3.4 and set out in
 Table 1 of this report and the BHMP (Attachment 1). The minimum separation distances are: 23
 m upslope to the north; and to the property boundaries in all other directions. Note the
 separation distance to the south relies upon the width of Liverpool Crescent.

Subject to implementing the above conditions and the BHMP, the proposed dwelling meets the deemed to satisfy requirements of the Director's Determination with the exception of the separation distance of 43 m to the south which is a performance solution determined by TFS.

Bushfire Hazard Report for proposed dwelling at 100 Liverpool Crescent, West Hobart – June 2020

Disclaimer

The assessor has taken all reasonable steps to ensure that the information provided in this assessment is accurate and reflects the conditions on and around the site and allotment on the date of this assessment.

Whilst measures outlined in this report are designed to reduce the bushfire risk to the dwelling, due to the unpredictable nature of wildfires and impacts of extreme weather conditions the survival of the structure during a fire event cannot be guaranteed.

Sarah Bunce - ENVIRO-DYNAMICS PTY LTD

ACCREDITED BUSHFIRE ASSESSOR (BFP-151)

CERTIFICATE No: ED0162 DATE: 30/06/2020

Some

Signed

Bushfire Hazard Report for proposed dwelling at 100 Liverpool Crescent, West Hobart – June 2020

1 Introduction

The following bushfire assessment report 100 Liverpool Crescent, West Hobart (Title Reference 155760/1) has been written to accompany a residential building application for a proposed dwelling which is within the Hobart interim Planning Scheme Bushfire Prone Areas overlay.

Under the Director's Determination – Requirements for Building in a Bushfire-Prone Area (v2.2), *Building Act 2016* (Director's Determination) and *Building Regulations 2016*, a Bushfire Attack Level (BAL) assessment and Bushfire Hazard Management Plan (BHMP) for a new dwelling are required at the building application stage.

This report provides an assessment of the BAL and outlines protective features and controls that must be incorporated into the design and construction to ensure compliance with AS3959-2018 Construction of Buildings in Bushfire-Prone Areas, National Construction Code 2016 (Vol. 2) and the Tasmania Fire Service publication: Guidelines for Development in Bushfire-Prone Areas 2005.

1.1 Site Details

Landowner: K. Kavanagh and M. Flynn

Location: 100 Liverpool Crescent, West Hobart TAS 7000

<u>Title reference:</u> 155760/1 PID: 2935758

Municipality: Hobart City Council

Zoning: Low Density Residential – Hobart Interim Planning Scheme 2015

Planning Scheme Overlays: Bushfire Prone Areas

Type of Building: New Class 1a building

<u>Date of Assessment:</u> 25/03/2020 Assessment Number: ED0162

1.2 Site Description

The 2,539 m² lot, located at 100 Liverpool Crescent, is approximately 2.5 km west of the Hobart Post Office and 300 m north of Hobart Rivulet (Figure 1). The site is on a steep slope above Liverpool Crescent at 135 m above sea level (Figure 2). The adjoining properties to the north, east and west are managed with dwellings while across Liverpool Crescent and downslope to the south forest vegetation covers a continuous area of 14.5 hectares. The lot has some tall *E. obliqua* trees with minimal understorey

Bushfire Hazard Report for proposed dwelling at 100 Liverpool Crescent, West Hobart – June 2020

including some regenerating gorse. The underlying geology is Permian-Triassic predominantly interbedded micaceous siltstone and sandstone with sparse fossils.

The lot is in a water serviced area but is currently not serviced with power and reticulated water. The closest fire hydrant to the proposed dwelling is approximately 65 m to the southwest in Liverpool Crescent

Under the *Hobart Interim Planning Scheme 2015*, the land is zoned as Low Density Residential and is within the Bushfire Prone Area overlay (LISTmap 2020).

1.3 Building Proposal

The proposal is to construct a 2-storey dwelling (new Class 1a building), in the central portion of the lot. The dwelling will be accessed from the south by a driveway directly off Liverpool Crescent that will be greater than 30 m and less than 200 m long. The assessment is based on drawings provided by the architect (Appendix 2).

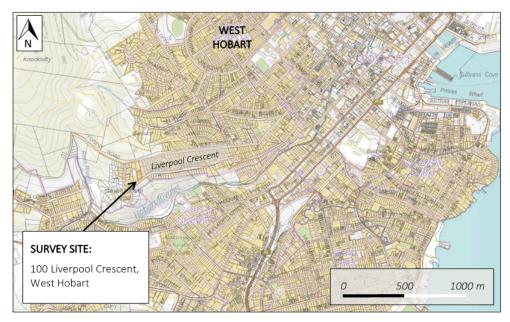


Figure 1 – Site Location Plan (Image source: LISTmap 2020)

Bushfire Hazard Report for proposed dwelling at 100 Liverpool Crescent, West Hobart – June 2020

2 Bushfire Attack Level Assessment

The following is a summary of the bushfire risk at the property.

Bushfire Hazard: Slope, forest vegetation and fuel loads.

Bushfire Attack Mechanisms: Radiant heat, ember attack, wind, direct flame and smoke.

<u>Bushfire Threat Direction:</u> The highest bushfire threat to the proposed dwelling is from the >20° slope under forest vegetation. This is not the prevailing wind direction during fire season however winds can swirl in eddies around the lower slopes of Mount Wellington. Due to the steep slope the BAL was assessed by Tasmania Fire Service using Method 2.

The lot burned during the 1967 fires but has not burned since (TheList 2020) and there have been no bushfires within 5 km in the last 10 years, but prescribed burning has occurred nearby in Knocklofty Reserve and on the lower slopes of Mount Wellington.

Fire Danger Index: FDI 50 (this index applies across Tasmania).

<u>Vegetation & Slope</u>: A 14 ha patch of forest covers the >20° slopes to the south, southwest and southeast. The dry eucalypt forest comprises mature trees over shrubby understory. The slope under vegetation contributes to the risk of bushfire gaining speed from this direction during the fire season however prevailing winds are generally from the north and northwest thereby reducing but not eliminating the risk. The site may also be prone to ember attack from the prevailing wind directions (north and northwest) and Knocklofty Reserve upslope.

Significant Natural Values: One threatened flora species tall wallabygrass (*Rytidosperma indutum*) is recorded on the site (LISTmap 2020). The vegetation community on the site is highly modified *Eucalyptus obliqua* dry forest (DOB) which is not listed as a threatened vegetation community under Schedule 3A of the *Nature Conservation Act 2002*.

Due to the steep slope under forest vegetation to the south of the proposed dwelling site, a BAL 29 solution cannot be achieved through reliance on the Method 1 (AS 3959-2018). In its place, TFS determined that a BAL 19 solution can be achieved with performance solutions using Method 2 calculations (AS 3959-2018) (Appendix 1). TFS recommend the BHMP prescribe BAL 19 minimum construction standard with 43 m separation distance from the forest to the south.

Refer to Table 1 for the summary of the BAL Assessment and Figure 2 for the BAL Assessment Area for the proposed dwelling and Appendix 1 for TFS advice.

Bushfire Hazard Report for proposed dwelling at 100 Liverpool Crescent, West Hobart-June~2020

 ${\it Table 1-Summary of Bushfire Site Assessment incorporating TFS advice}$

Direction of slope	North	East	South	West
Vegetation Type within 100m	FOREST	MANAGED LAND	FOREST	MANAGED LAND
Distance to classified vegetation	100 m	>100 m	43 m	>100 m
Effective slope under vegetation	Upslope	Downslope >0-5°	Downslope >20° Across S	
Current BAL value for each side of the site	BAL 12.5	BAL LOW	BAL 40 BAL LOW	
Width of HMA to achieve BAL 19 using Method 1	>23-32 m	Property boundary	NA	Property boundary
Width of HMA to achieve BAL 19 using Method 2	NA	NA	43 m	NA

Bushfire Hazard Report for proposed dwelling at 100 Liverpool Crescent, West Hobart – June 2020



Figure 2 – 100m radius BAL Assessment area showing surrounding vegetation, slopes and direction of photos from the site of the proposed dwelling, refer to Appendix 3 for photos (Image source: LISTmap

Bushfire Hazard Report for proposed dwelling at 100 Liverpool Crescent, West Hobart – June 2020

3 Bushfire Protection Measures

The site is within a designated Bushfire-Prone Area as it is within 100 m of classified vegetation (forest). As such, to construct a new dwelling on a lot not provided with a BAL at the time of subdivision, minimum standards must be met. The Deemed-to-Satisfy requirements are set out under Clause 4 and Tables 4.1 to 4.4 of the Director's Determination.

The proposed residential dwelling on the pre-existing lot must comply with the following clauses of the Director's Determination. Subject to implementing the BHMP, the shaded clauses in Table 2 have been determined to comply except for Clause 4.4 which requires performance criteria, acceptance of which is at the discretion of the building surveyor.

Table 2 – Compliance with Requirements for Building in Bushfire-Prone Areas

CLAUSE			ISSUE (brief summary only)
2			Application of Requirements for Building in Bushfire-Prone Areas
3			Performance Requirements
		1 a	Design & construct to reduce ignition from bushfire
		1 b	Provided with access to assist firefighting and evacuation
		1 c	Provided with access to sufficient firefighting water supply at all times
		1 d	Provided with appropriate separation distance from bushfire hazard
4			Deemed-to-Satisfy Requirements
	4.1		Construction Requirements
	4.2		Property Access
	4.3		Water Supply for firefighting
	4.4		Hazard Management Areas
	4.6		Emergency Plan

3.1 Construction Requirements (Clause 4.1)

The BHMP requires that the dwelling be constructed to BAL 19 standards in accordance with either AS3959-2018 (Sections 3 and 6), or Standard for Steel Framed Construction in Bushfire Areas (NASH 2014).

Subject to implementing the BHMP, the proposal will comply with Deemed-to-Satisfy Clause 4.1.

Bushfire Hazard Report for proposed dwelling at 100 Liverpool Crescent, West Hobart – June 2020

3.2 Property Access (Clause 4.2)

The vehicular property access from a public road is required to be to within 90 m of the furthest part of the building measured as a hose-lay, include access to the hardstand area for the firefighting water point, and meet the additional requirements outlined below.

Requirements:

For a property access that is less than 200 m long, the following design and construction requirements apply as per Table 4.2 Elements B and C of the Director's Determination:

- · All -weather construction;
- Load capacity of at least 20 tonnes, including for bridges and culverts;
- Minimum carriageway width of 4 metres, and minimum vertical clearance of 4 metres;
- Minimum horizontal clearance of 0.5 metres from the edge of the carriageway;
- Cross falls of less than 3° (1:20 or 5%);
- Dips less than 7° (1:8 or 12.5%) entry and exit angle;
- · Curves with a minimum inner radius of 10 metres; and
- Maximum gradient of 15° (1:3.5 or 28%) for sealed roads, and 10° (1:5.5 or 18%) for unsealed roads.

Current conditions:

- Liverpool Crescent is an existing road and likely meets ARRB construction standards.
- The fire-fighting water supply is a fire hydrant in Liverpool Crescent which is within 120 m of the entire proposed dwelling. There is hardstand area at the firefighting water point. Based on this, a turning point for firefighting equipment is not required at the dwelling.
- A steep gravel driveway exists to the building site (Photo 5, Appendix 3).

Compliance:

 The BHMP requires the existing access on the lot be upgraded to the house site to comply with the design and construction requirements specified above.

Subject to implementing the BHMP requirements, the proposal will comply with Deemed-to-Satisfy Clause 4.2.

Bushfire Hazard Report for proposed dwelling at 100 Liverpool Crescent, West Hobart – June 2020

3.3 Reticulated Water Supply for Fire Fighting (Clause 4.3)

An adequate, accessible, and reliable water supply for firefighting purposes must be supplied for the protection of life and property from the risks associated with bushfire.

Requirements:

The lot is serviced by reticulated water, refer to Figure 2 for approximate locations of hydrants, as such a reticulated water supply for firefighting must be provided as per the following requirements from Clause 4.3 and Table 4.3B Director's Determination:

- All elements of future Class 1 buildings on the new lot must be within a 120 m hose lay of a fire hydrant.
- The fire hydrants must be designed and constructed in accordance with TasWater Supplement to Water Supply Code of Australia WSA 03 – 2011-3.1 MRWA Edition 2.0; and not installed in parking lots.
- A hardstand provided must be:
 - no more than 3 m from the hydrant, measured as a hose lay;
 - no closer than 6 m from the building area to be protected;
 - with a minimum width of 3 m constructed to the same standard as the carriageway; and
 - connected to the property access by a carriageway equivalent to the standard of the property access.

Current conditions:

- Site is within a reticulated water supply area and there is a fire hydrant approximately 65 m to the southwest of the proposed dwelling (Photo 6 in Appendix 3).
- There is no existing water supply on site.

Compliance:

 The BHMP requires the proposed dwelling to comply with reticulated firefighting water supply requirements as per the requirements section above.

Subject to implementing the BHMP requirements, the proposal will comply with Deemed-to-Satisfy Clause 4.3.

Bushfire Hazard Report for proposed dwelling at 100 Liverpool Crescent, West Hobart – June 2020

3.4 Hazard Management Areas (Clause 4.4)

Defined under the Director's Determination, a hazard management area (HMA) is 'the area, between a habitable building or building area and the bushfire-prone vegetation, which provides access to a fire front for fire fighting, which is maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire'.

Further information on the maintenance of the equivalent 'defendable space' are also provided in the Tasmania Fire Service (TFS) document Guidelines for Development in Bushfire-Prone Areas of Tasmania (2005).

Requirements:

The HMA requirements are outlined under Element B of Table 4.4 in Director's Determination for the proposed building type. The hazard management area is required to have separation distances equal to or greater than the separation distances required for BAL 29 as per Table 2.4.4 of AS3959-2018.

The HMA provides a cleared space (separation distance) between the building and the bushfire hazard. Any vegetation in this area needs to be strategically modified and then maintained in a low fuel state to protect buildings from direct flame contact and intense radiant heat thereby allowing them to be defended from lower intensity bushfires. Fine fuel loads must be minimal to reduce the quantity of windborne sparks and embers reaching buildings; reduce the radiant heat at the building; and halt or check direct flame attack.

Current Conditions:

The building site contains scattered tall eucalypts with minimal ground cover and an understory of bracken, gorse and kangaroo paw. Clearing of understorey vegetation and trees has occurred to create the access and building site in the middle of the lot.

Compliance:

An HMA with separation distances that comply with **BAL 19** to the north and the performance solution distance of 43 m to the south is to be established and maintained around the proposed new dwelling as per Table 1 and the BHMP (Attachment 1).

- HMA to be established with minimum separation distances between the dwelling and forest
 vegetation of 23 m to the north, and to the eastern, southern and western lot boundaries. The
 width of Liverpool Crescent is relied upon to achieve the minimum separation distance of 43 m
 to the south.
- All groundcover vegetation within the HMA is to be kept short i.e. less than 100 mm tall.

Bushfire Hazard Report for proposed dwelling at 100 Liverpool Crescent, West Hobart – June 2020

- Some mature trees within the HMA may be retained provided they are 10 m from the dwelling
 and there is horizontal separation between the canopies (min. 6 m) and low branches are
 removed to create vertical separation between the ground and the canopy.
- Small clumps of shrubs can be retained within the HMA provided they are further than 10 m from the dwelling and there is separation between clusters (min 10 m).
- Non-combustible elements including driveways, paths and short cropped lawns are recommended within the HMA.
- Fine fuels (leaves bark, twigs) should be removed from the ground periodically (pre-fire season) and all grasses or pastures must be kept short (<100 mm).
- Fuels are reduced sufficiently, and other hazards are removed such that the fuels and other hazards do not significantly contribute to the bushfire attack.

HMA Maintenance

The HMA must be maintained in a minimal fuel state at all times for bushfire protection mechanisms to be effective. An annual inspection and maintenance of the HMA should be conducted prior to the bushfire season. All grasses or pastures must be kept short (<100 mm) and any flammable fine fuels at ground level such as leaves, litter and wood piles must be suitably managed. Small clumps of established trees and/or shrubs may be maintained to trap embers and reduce wind speeds. In addition, fire protection measures such as fire pumps and sprinkler systems must be tested to ensure functionality.

Bushfire Hazard Report for proposed dwelling at 100 Liverpool Crescent, West Hobart – June 2020

4 Conclusions

The assessment of the bushfire risk of a proposed new dwelling at 100 Liverpool Crescent, indicates that it satisfies the deemed-to-satisfy requirements of the Director's Determination for a **BAL 19** rating to the north, east and west provided compliance with the following conditions:

- New dwelling complies with construction standards for BAL 19 as defined in AS3959-2018 (Sections 3 and 6) which ensure a suitably defendable building.
- Property access to the building envelope meets specified requirements for design and construction as defined in Section 3.2 of this report and Table 4.2 Element B of the Director's Determination
- Provision of reticulated water supply meets the requirements of Section 3.3 of this report and
 Table 4.3A of the Director's Determination.
- Hazard management area meets minimum separation distances as per Section 3.4 of this report
 and set out in Table 1 and the BHMP (Attachment 1). The minimum separation distances are: 23
 m to the north; 43 m to the south; and to the east and west lot boundaries. Ongoing
 management of the forest vegetation must be undertaken to ensure these separation distances
 are maintained. The width of Liverpool Crescent is relied upon to achieve the minimum
 separation distance of 43 m to the south.

It is noted that Method 2 calculations, applied by TFS, determined the performance solution i.e. separation distance of 43 m to accommodate a minimum construction standard of BAL 19.

5 Recommendations

The recommendation is to adopt the BHMP as per Attachment 1.

6 Limitations of Plan

The bushfire protection measures outlined in the Bushfire Hazard Management Plan (Attachment 1) are based on a Fire Danger Index of 50 (FDI 50) which relates to a fire danger rating of 'very high'. Defending the property or sheltering within a structure constructed to AS3959-2018 on days when the fire danger rating is greater than 50 (i.e. 'severe' or higher) is not recommended.

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ATTACHMENT B

Bushfire Hazard Report for proposed dwelling at 100 Liverpool Crescent, West Hobart-June~2020

Due to the unpredictable nature of bushfire behaviour and the impacts of extreme weather no structure built in a bushfire-prone area can be guaranteed to survive a bushfire. The safest option in the event of a bushfire is to leave the area early and seek shelter in a safe location.

Bushfire Hazard Report for proposed dwelling at 100 Liverpool Crescent, West Hobart – June 2020

7 Glossary and Abbreviations

AS - Australian Standard

BAL – Bushfire Attack Level – a means of measuring the severity of a building's potential exposure to ember attack, radiant heat and direct flame contact, using increments of radiant heat expressed in kilowatts per metre squared, and the basis for establishing the requirements for construction to improve protection of building elements from attack by bushfire (AS3959-2018).

BFP - Bush Fire Practitioner - An accredited practitioner recognised by Tasmania Fire Service.

BHMP – Bushfire Hazard Management Plan – plan for individual dwelling or subdivision identifying separation distances required between a dwelling(s) and bushfire prone vegetation based on the BAL for the site. The BHMP also indicates requirements for construction, property access and fire fighting water.

Class 1a building – is a single dwelling being a detached house; or one of a group of attached dwellings being a town house, row house or the like (NCC 2016).

FDI – **fire danger index** – relates to the chance of a fire starting, its rate of spread, its intensity and the difficulty of its suppression, according to various combinations of air temperature, relative humidity, wind speed and both the long- and short-term drought effects (AS3959-2018).

ha - hectares

HMA – Hazard Management Area – the area, between a habitable building or building area and the bushfire-prone vegetation, which provides access to a fire front for fire fighting, which is maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire.

m – meters

NASH - National Association of Steel Framed Housing

Bushfire Hazard Report for proposed dwelling at 100 Liverpool Crescent, West Hobart – June 2020

8 References

AS3959-2018. Australian Standard for Construction of buildings in bushfire-prone areas. SAI Global Limited Sydney, NSW Australia.

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NASH 2014. NASH Standard for Steel Framed Construction in Bush Fire Areas. National Association of Steel Framed Housing Inc.

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HIPS 2015. Hobart Interim Planning Scheme 2015. https://www.iplan.tas.gov.au/pages/plan/book.aspx?exhibit=hobips

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Bushfire Hazard Report for proposed dwelling at 100 Liverpool Crescent, West Hobart – June 2020

APPENDIX 1 – TFS Correspondence (16/04/2020)

From: Bushfire Practitioner <bfp@fire.tas.gov.au>

Sent: Thursday, 16 April 2020 4:25 PM

To: Sarah Bunce

Subject: RE: BFP 151 - 100 Liverpool Crescent West Hobart - Alternative Solution

Hello Sarah,

I have calculated the BAL using Method 2 of AS3959:2018 based on a minimum separation of 43m from Forest fuel with an effective slope of 21 degrees.

As the available fire run will likely be limited to approx. 300m I have reviewed and adjusted the ROS and flame length inputs accordingly.

Using the default flame width (100m), the resultant exposure is at the high end of BAL-19. In reality, flame width is likely to be a maximum of 50m, for which the modelled exposure is at the lower end of BAL-19.

In conclusion, I recommend that your BHMP prescribe BAL-19 minimum construction standard.

Regards,

Tom O'Connor

Planning & Assessment Officer

Community Fire Safety

Tasmania Fire Service

Service | Professionalism | Integrity | Consideration

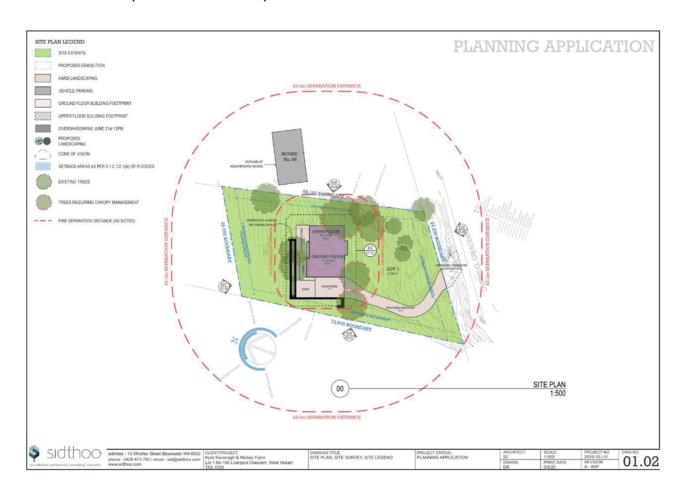
Cnr Argyle and Melville Streets | GPO Box 308 Hobart Tasmania 7001

Phone (03) 6166 5575 | Mobile 0438 101 367

tom.oconnor@fire.tas.gov.au | www.fire.tas.gov.au

Bushfire Hazard Report for proposed dwelling at 100 Liverpool Crescent, West Hobart – June 2020

APPENDIX 2 - Site Plan (SidThoo DWG 01.02)



Bushfire Hazard Report for proposed dwelling at 100 Liverpool Crescent, West Hobart – June 2020

APPENDIX 3 – Photos of site, surrounds and vegetation



Photo 1 – North from proposed dwelling site towards managed adjacent land – upslope



Photo 2 – East from proposed dwelling site and neighbouring managed lot – across slope

Bushfire Hazard Report for proposed dwelling at 100 Liverpool Crescent, West Hobart-June~2020



Photo 3 - South from Liverpool Crescent at forest - downslope >20°



Photo 4-West from access near western lot boundary site towards managed land-across slope

Bushfire Hazard Report for proposed dwelling at 100 Liverpool Crescent, West Hobart-June~2020

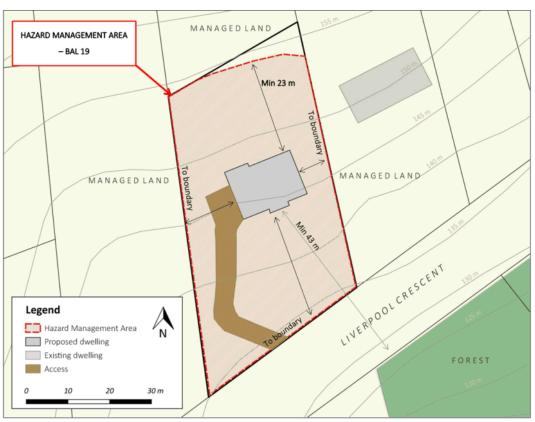


Photo 5 – South down the existing driveway that will be upgraded



Photo 6 – Fire-hydrant in Liverpool Crescent within 120 m of the proposed dwelling

ATTACHMENT 1 - Bushfire Hazard Management Plan - June 2020



NOTES

Hazard Management Area

- HMA to be established to distances indicated in this plan and as set out in Table 1 of Bushfire Attack Level Assessment for BAL 19. The HMA must be to the east, south and west property boundaries and 23 m from the house to the north.
- · Vegetation in the HMA needs to be strategically modified and then maintained in a low fuel state to protect buildings from direct flame contact and intense radiant heat. An annual inspection and maintenance of the HMA must be conducted prior to the bushfire season. All grasses must be kept short (<100 mm). Fine fuel loads at ground level such as leaves, litter and wood piles must be minimal to reduce the quantity of windborne sparks and embers reaching buildings, and to halt or check direct flame attack.
- Some trees can be retained (or planted) provided they are more than 10 m from the dwelling, there is horizontal separation between tree canopies and low branches are removed to create vertical separation between the ground and the canopy. Small clumps of established trees and/or shrubs may act to trap embers and reduce wind speeds.
- No trees to overhang dwellings to prevent branches and leaves from falling on building.
- Non-combustible elements including driveways, paths and short cropped lawns are recommended within the HMA.
- · Fine fuels (leaves bark, twigs) should be removed from the ground periodically (pre-fire season) and all grasses or pastures must be kept short (<100 mm).

Construction Standards

• Class 1 building must be constructed to comply with BAL 19 (north, east, south and west elevations) as per AS3959-2018 (Sections 3 and 6).

· Specified requirements for design and construction of access to dwelling site as per Section 3.2 of the Bushfire Hazard Report.

Water Supply

• Must meet requirements of Section 3.3 of the Bushfire Hazard Report to ensure an adequate, accessible, and reliable reticulated water supply for firefighting.

This plan is to be printed at A3 and read in conjunction with Bushfire Hazard Report for proposed dwelling at 100 Liverpool Crescent, West Hobart (Enviro-dynamics, June

For: K. Kavanagh and M. Flynn – 100 Liverpool Crescent, West Hobart

Title: C.T. 155760/1 PID: 2935758

June 2020 Assessment #: ED0162 Sarah Bunce - ENVIRO-DYNAMICS

ACCREDITED BUSHFIRE ASSESSOR (BFP-151) CERTIFICATE No: ED0162 DATE: 30/06/2020

Signed Stormal





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

Email: coh@hobartcity.com.au

mailto: sid@sidthoo.com

25 November 2020

Sid Thoo 15 WHOLLEY STREET Bayswater WA 6053

Dear Sir/Madam

100 LIVERPOOL CRESCENT, WEST HOBART - WORKS IN ROAD RESERVE NOTICE OF LAND OWNER CONSENT TO LODGE A PLANNING APPLICATION - GMC-20-62

Site	Λ	44	ma	_	_	
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100 Liverpool Crescent, West Hobart

Description of Proposal:

New Dwelling including Works in Road Reserve

Applicant Name:

Sid Thoo

PLN (if applicable):

PLN-20-458

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:

Aldanmark Plans - 20E99-50



CIVIL DRAWINGS PROPOSED DWELLING 100 LIVERPOOL CRESCENT, WEST HOBART, TASMANIA 7000

C0.01	INDEX	E	4/11/2020
C0.02	NOTES AND OVERALL PLAN	E	4/11/2020
C1.01	DETAIL SITE PLAN	E	4/11/2020
C2.01	SECTIONS	E	4/11/2020
C3.01	DETAILS	E	4/11/2020
C4.01	B85 CLEARANCE SECTIONS - SHEET ONE	E	4/11/2020
C4.02	B85 CLEARANCE SECTIONS - SHEET TWO	E	4/11/2020
C4.03	B85 CLEARANCE SECTIONS - SHEET THREE	E	4/11/2020

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- [D	DEVELOPMENT APPROVAL - HCC RESPONSE	12/15/2020				
- [C	DEVELOPMENT APPROVAL	21/08/2020				
- [В	DEVELOPMENT APPROVAL	5/05/2020				1
- [Α.	DEVELOPMENT APPROVAL	3/05/2020				
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Approved - General Manager Consent Only tyor HOBART GMC-20-62 25/11/2020

- DEMERAL MOTES

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WORKPLACE HEALTH & SAFETY NOTES:

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- EARTHWORKS & DRIVEWAY NOTES

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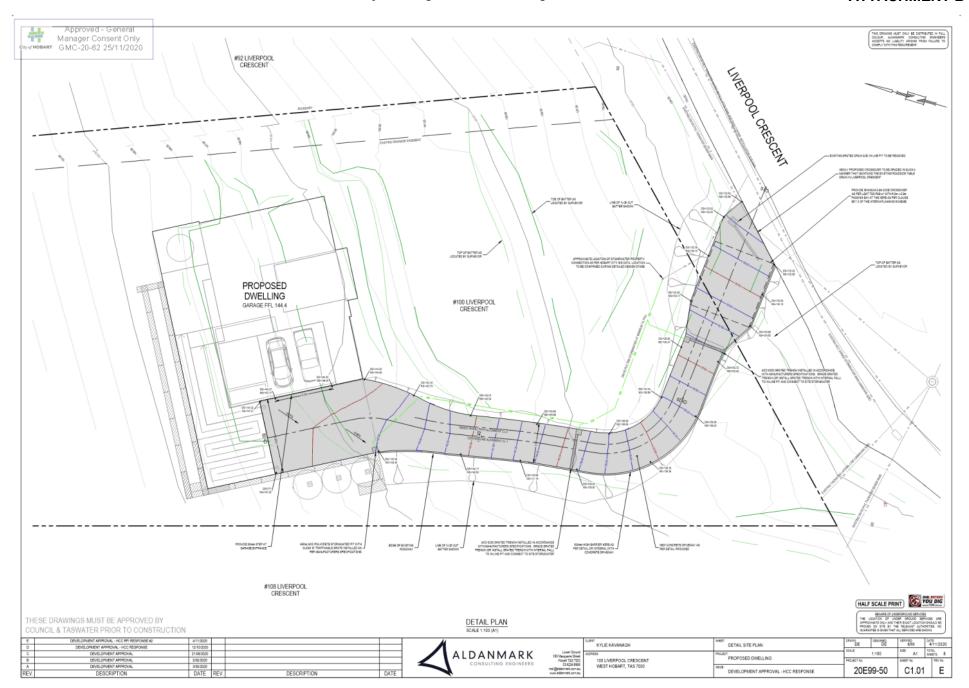
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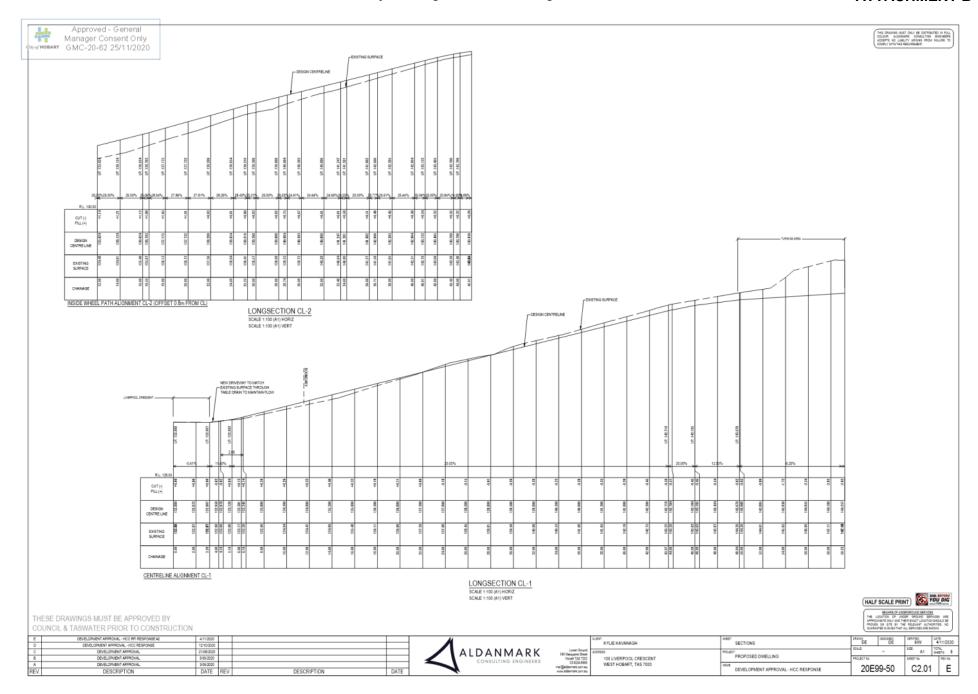
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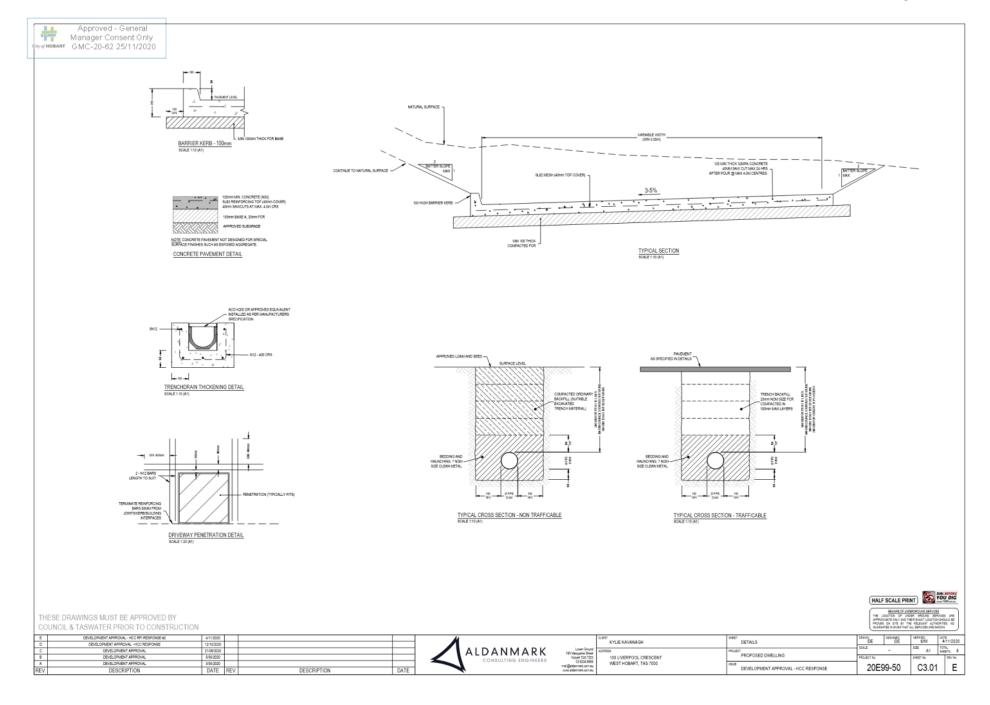
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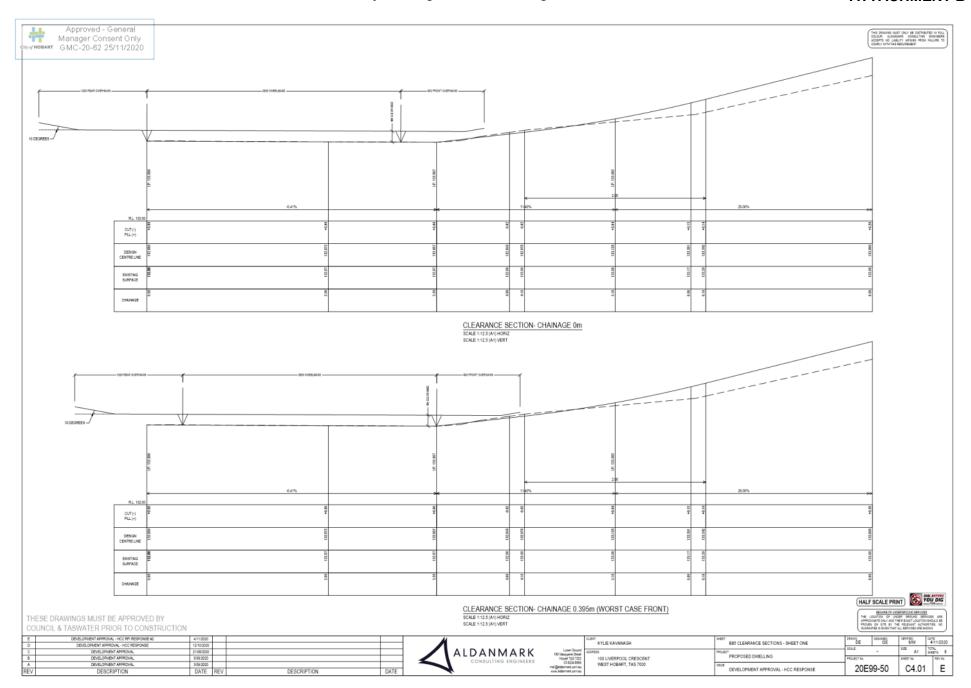
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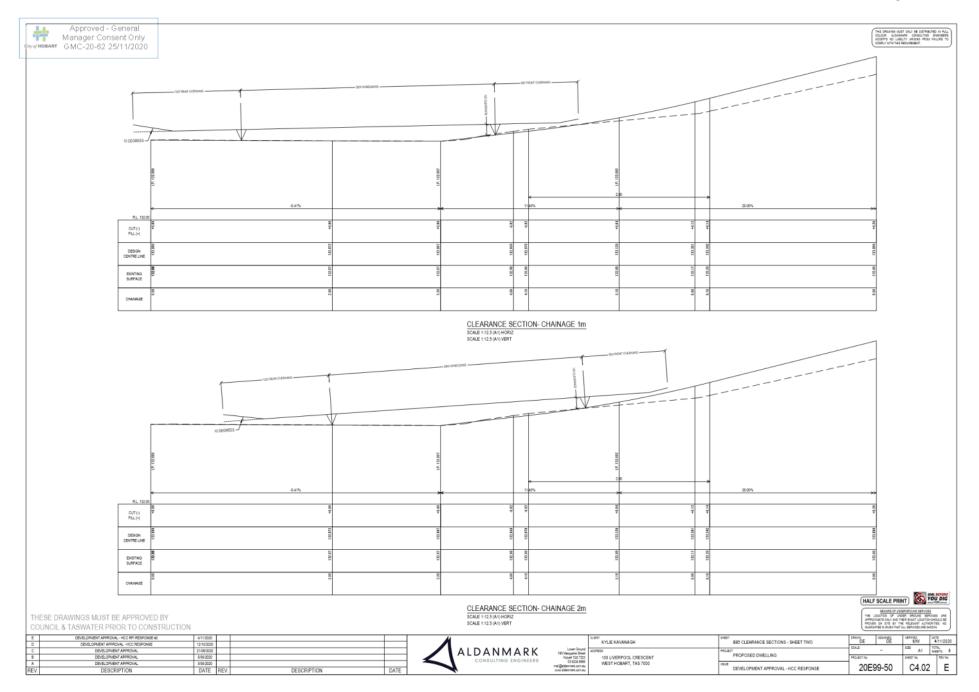
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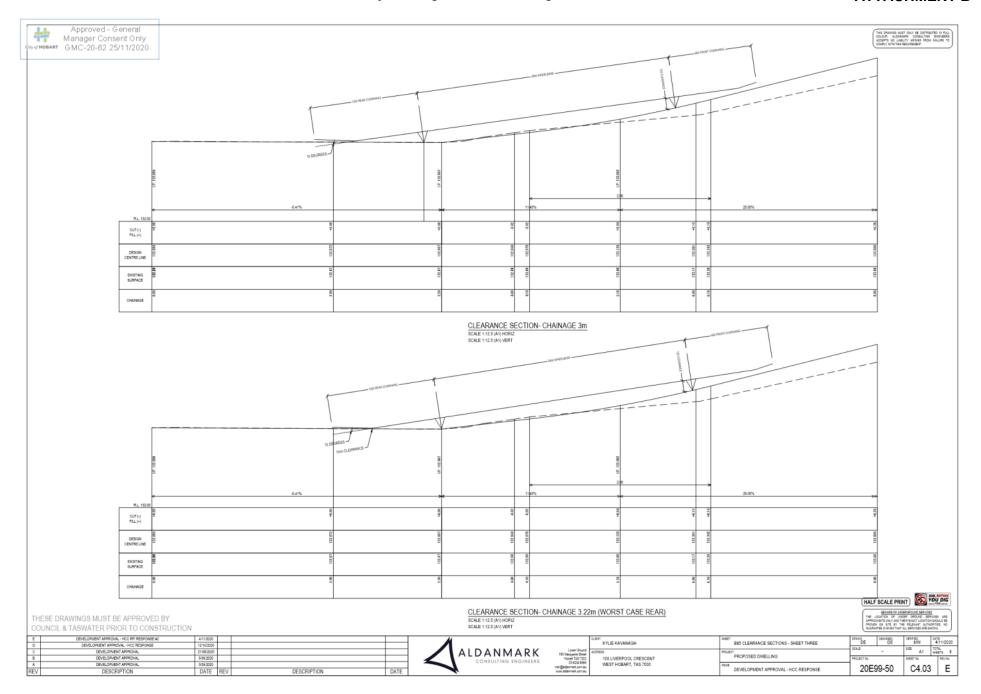




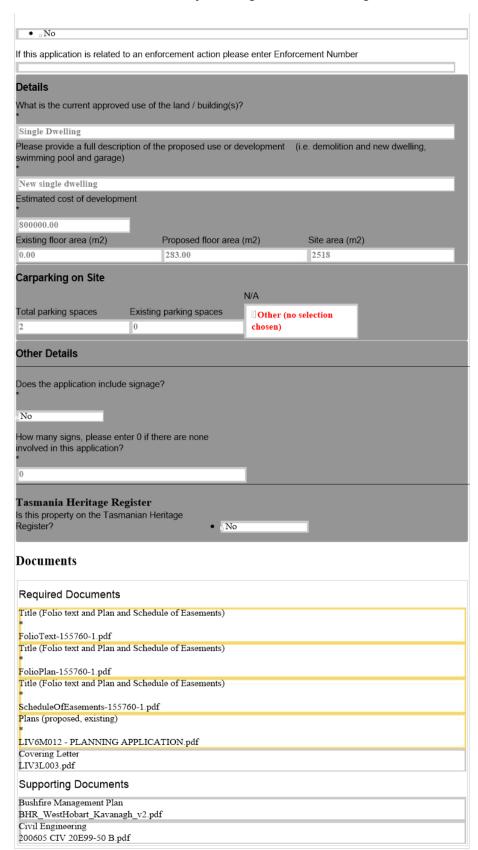








Planning: #209600
Property
100 LIVERPOOL CRESCENT WEST HOBART TAS 7000
People
Applicant
*
sidthoo
Sid Thoo
15Wholley Street Bayswater WA 6053
+61428473790
sid@sidthoo.com
Owner *
Valia Vannaah
Kylie Kavanagh 9 Eileen Street
Cottesloe WA 6011
08 9286 1361
kkavanag@wakehealth.edu
Entered By
SID THOO 0428 473 790
sid@sidthoo.com
Use
CSE
Single dwelling
Details
Have you obtained pre application advice?
• _ Yes
If YES please provide the pre application advice number eg PAE-17-xx
PAE-20-34
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.
• aNo
Is the application for SIGNAGE ONLY? If yes, please enter \$0 in the cost of development, and you must enter the number of signs under Other Details below. *



Page 211 ATTACHMENT B



RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

VOLUME	FOLIO
155760	1
EDITION	DATE OF ISSUE
4	17-Apr-2019

SEARCH DATE : 13-Aug-2020 SEARCH TIME : 01.34 PM

DESCRIPTION OF LAND

City of HOBART

Lot 1 on Sealed Plan 155760

Derivation: Part of 15A-3R-14.1/2Ps. Gtd. to E. Hawson

Prior CT 89631/11

SCHEDULE 1

M740455 TRANSFER to KYLIE ANNE KAVANAGH Registered 17-Apr-2019 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any SP155760 EASEMENTS in Schedule of Easements SP155760 COVENANTS in Schedule of Easements SP155760 FENCING COVENANT in Schedule of Easements

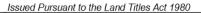
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

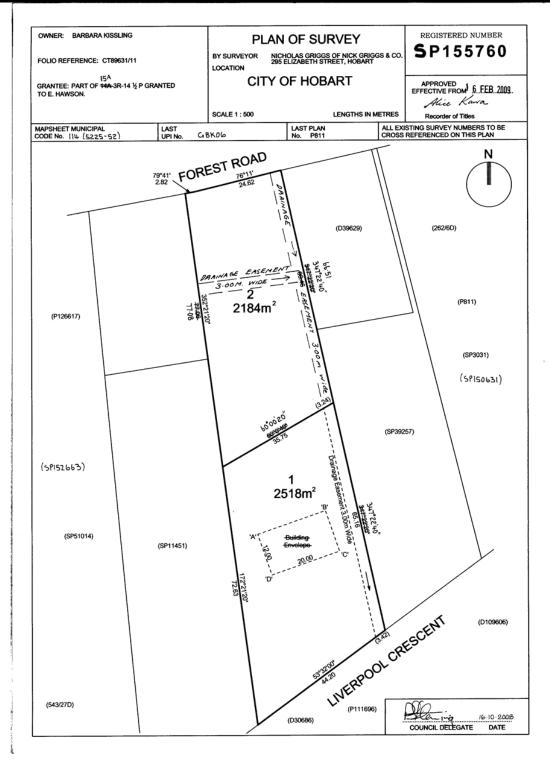


FOLIO PLAN

RECORDER OF TITLES







Search Date: 22 Jan 2019

Search Time: 09:11 AM

Volume Number: 155760

Revision Number: 01

Page 1 of 1



SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SCHEDULE OF EASEMENTS

NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED.

SIGNATURES MUST BE ATTESTED.

Registered Number

155760

PAGE 1 OF 1 PAGE/S

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

- such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- any easements or profits a prendre described hereunder.

- Each lot on the plan is subject to:

 (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and

(2) any easements or profits a prendre described hereunder. The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

DRAINAGE EASEMENT

Lot 1 on the Plan is subject to a right of drainage for the benefit of Lot 2 and the Hobart City Council over the Drainage Easement 3.00m wide shown on the Plan.

Lot 2 on the Plan is subject to a right of drainage for the benefit of the Hobart City Council over the Drainage Easement 3.00m wide shown on the Plan.

Lot 2 on the Plan is together with a right of drainage over Lot 1 over the Drainage Easement 3.00m wide shown on the Plan.

Lot 2 on the Plan is subject to a right of drainage in favour of the Hobart City Council over the Drainage Easements 3.00m wide shown passing through Lot 2 on the Plan.

FENCING COVENANT

The owner of the property, Barbara Kissling, shall not be required to fence.

BUILDING ENVELOPE

The owner of Lot 1 on the Plan covenants with the Hobart City Council to the intent that the burden of the covenant may run with and bind with the covenantor's Lot and every part thereof and that the benefit thereof shall be in favour of the Hobart City Council to observe the following stipulations:

- (a) not to erect any dwelling, building or structure other than within the building envelope marked ABCD as shown on the Plan;
- (b) any dwelling, building or structure erected within the building envelope ABCD shall not exceed 7.5 metres in height; and for the purposes of this covenant such height shall be measured from ground level to the apex of such dwelling, building or structure; and

(USE ANNEXURE PAGES FOR CONTINUATION) But ha PLAN SEALED BY: Hobart City Council

SUBDIVIDER: Mrs B Kissling FOLIO REF: 2240/45 SOLICITOR

& REFERENCE: Clerk Walker Lawyers

Ref: James Walker

DATE: 16 OCTOBER 2008

500-11

REF NO.

MANAGER SURVEYING SERVICES

NOTE: The Council Delegate must sign the Certificate for the purposes of identification.

Search Date: 22 Jan 2019

Search Time: 09:11 AM

Volume Number: 155760

Revision Number: 01

Page 1 of 2



SCHEDULE OF EASEMENTS

RECORDER OF TITLES





ANNEXURE TO SCHEDULE OF EASEMENTS

PAGE 2 OF 2 PAGES

Registered Number

SP, 155760

SUBDIVIDER: Mrs B Kissling FOLIO REFERENCE: 2240/45

SIGNED by BARBARA KISSLING as registered) proprietor of land comprised in Certificate of Title) Volume 2240 Folio 45 in the presence of:

Bakes tenly

Signature of Witness:

Full Name: CHERYLE MAREE THOMPSON

Address: SI DAVEY STREET, HOBART

Occupation: LEGAL SECRETARY

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

Search Date: 22 Jan 2019

Search Time: 09:11 AM

Volume Number: 155760

Revision Number: 01

Page 2 of 2

Application Referral Development Engineering - Response

From:	Eswaren Shanmugam reassigned from Cameron Cecil
Recommendation:	
Date Completed:	
Address:	100 LIVERPOOL CRESCENT, WEST HOBART
Proposal:	Dwelling
Application No:	PLN-20-458
Assessment Officer:	Michaela Nolan,

Referral Officer comments:

SUMMARY:

New residence with steep long driveway >30m containing a compliant curved section, and straight sections with grades in excess of 25%.

Code E5 not substantially applicable, Code E6 substantially applicable, and Code E7 is assessed exclusively via. ECA. See Officer Notes for a chronological assessment summary.

RULE:

In a council related Development Engineering context, the proposal can be supported in principal subject to the following conditions and advice.

Conditions:

ENG 1, ENG 2a, ENG 3a, ENG 3b, ENG 3c, ENG 4, ENG r3, ENG sw1, ENV 1

ADVICE:

- Dial before you dig
- Fees and charges
- Building Permit
- Plumbing Permit
- Driveway surfacing over highway reservation
- Occupation of the Public Highway
- Work within the Highway Reservation
- Condition Endorsement
- Storm Water

E5.0 Road and railway access cod

E5.1 Purpose		E5.1.1
		The purpose of this provision is to:
		(a) protect the safety and efficiency of the road and railway networks; and
		(b) reduce conflicts between sensitive uses and major roads and the rail network.
E5.2 Application of this	NO	
		This Code applies to use or development of land:
	No	(a) that will require a new vehicle crossing, junction or level crossing; or
		(b) that intensifies the use of an existing access; or
	No	(c) that involves a sensitive use, a building, works or subdivision within 50m metres of a Utilities zone that is part of:
		(i) a rail network;
	No	(ii) a category 1 - Trunk Road or a category 2 - Regional Freight Road, that is subject to a speed limit of more than 60km/h kilometres per hour.
Clause for Assessment		Comments / Discussion (in bold)
Clause 5.5.1 Existing road accesses and junctions		Documentation submitted to date appears not to invoke clause E5.5.1.
NOT APPLICABLE		No intensification of existing road accesses and/or junctions proposed.
Clause 5.5.2 Existing level		Documentation submitted to date appears not to
crossings		invoke clause E5.5.2.
NOT APPLICABLE		No intensification of an existing level crossings proposed.
Clause 5.6.1 development		Documentation submitted to date appears not to
adjacent to roads and		invoke clause E5.6.1.
railways		No development adjacent to category 1 or category 2
NOT APPLICABLE		road proposed.
Clause 5.6.2 road and		Documentation submitted to date appears not to
access junctions		invoke clause E5.6.2.
		The state of the s

Clause 5.6.3 new level crossings	Documentation submitted to date appears not to invoke clause E5.6.3.
NOT APPLICABLE	No new level crossings proposed.
Clause 5.6.4 sight distance at access and junctions	Documentation submitted to date appears not to invoke clause E5.6.4. No new accesses (road) and/or junctions proposed.
NOT APPLICABLE	to non accessos (road) and/or junctions proposed.

E 6.0 Parking and Access Code

E6.1 Purpose		E6.1.1
·		The purpose of this provision is to:
	Yes	 (a) ensure safe and efficient access to the road network for all users, including drivers, passengers, pedestrians and cyclists;
	Yes	 (b) ensure enough parking is provided for a use or development to meet the reasonable requirements of users, including people with disabilities;
	Yes	 (c) ensure sufficient parking is provided on site to minimise on-street parking and maximise the efficiency of the road network;
	Yes	 (d) ensure parking areas are designed and located in conformity with recognised standards to enable safe, easy and efficient use and contribute to the creation of vibrant and liveable places;
	Yes	(e) ensure access and parking areas are designed and located to be safe for users by minimising the potential for conflicts involving pedestrians, cyclists and vehicles; and by reducing opportunities for crime or anti-social behaviour;
	Yes	 (f) ensure that vehicle access and parking areas do not adversely impact on amenity, site characteristics or hazards;
	Yes	 (g) recognise the complementary use and benefit of public transport and non-motorised modes of transport such as bicycles and walking;
		N/A (h) provide for safe servicing of use or development by commercial vehicles.
E6.2 Application of this Code	YES	This code applies to all use and development.
Clause for Assessment		Comments / Discussion (in bold)

Clauses 6.6's are all to do with parking number assessment. These will be assessed by planner based on DE assessment of the following relevant clauses.	The parking number assessment must satisfy either Acceptable Solutions or Performance Criteria for each clause of the Hobart Interim Planning Scheme 2015 (HIPS 2015). Documentation submitted to date appears to satisfy the Acceptable Solution for clause E6.6.1.1 and E6.6.1.2
ACCEPTABLE SOLUTION	Acceptable solution - A1: The number of on-site car parking spaces must be: (a) no less than and no greater than the number specified in Table E6.1; - COMPLIANT
	Single dwelling containing 2 or more bedrooms (including all rooms capable of being used as a bedroom) = Two (2x)
	Two (2x) car parking spaces shown on site as shown on the submitted plans.
Clause 6.7.1 number of vehicle accesses ACCEPTABLE SOLUTION	The number of vehicle accesses must satisfy either Acceptable Solutions or Performance Criteria for each clause of the Hobart Interim Planning Scheme 2015 (HIPS 2015). Documentation submitted to date appears to be able to satisfy the Acceptable Solution for clause E6.7.1.
	Acceptable solution: The number of vehicle access points provided for each road frontage must be no more than 1 or the existing number of vehicle access points, whichever is the greater COMPLIANT
	One (1x) crossover (100 Liverpool Crescent) - Existing, no additional crossover(s) proposed.

Clause 6.7.2 design vehicle access ACCEPTABLE SOLUTION	The design of the vehicle access must satisfy either Acceptable Solutions or Performance Criteria for each clause of the Hobart Interim Planning Scheme 2015 (HIPS 2015). Documentation submitted to date appears to satisfy the Acceptable Solution for clause 6.7.2. Acceptable Solution - A1: Design of vehicle access points must comply with all of the following: (a) in the case of non-commercial vehicle access; the location, sight distance, width and gradient of an access must be designed and constructed 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 - COMPLIANT Location - Feasible Sight distance Feasible Width - Feasible Gradient - Feasible
Clause 6.7.3 vehicle passing NOT APPLICABLE	Vehicle passing must satisfy either Acceptable Solutions or Performance Criteria for each clause of the Hobart Interim Planning Scheme 2015 (HIPS 2015). Documentation submitted to date appears not to invoke clause E6.7.4. Submitted documentation appears to indicate no facility / requirement for vehicle passing. Acceptable solution - A1: Vehicular passing areas must: (a) be provided if any of the following applies to an access: (i) it serves more than 5 car parking spaces; - No (ii) is more than 30 m long; - No (iii) it meets a road serving more than 6000 vehicles per day; - No (b) be 6 m long, 5.5 m wide, and taper to the width of the driveway; - N/A (c) have the first passing area constructed at the kerb; - N/A (d) be at intervals of no more than 30 m along the access N/A

Clause 6.7.3 vehicle passing ACCEPTABLE SOLUTION	Vehicle passing must satisfy either Acceptable Solutions or Performance Criteria for each clause of the Hobart Interim Planning Scheme 2015 (HIPS 2015). Documentation submitted to date appears to be able to satisfy the Acceptable Solution for clause E6.7.3. Acceptable solution - A1: - COMPLIANT Vehicular passing areas must: (a) be provided if any of the following applies to an access: (i) it serves more than 5 car parking spaces; - Yes (ii) is more than 30 m long; - Yes (iii) it meets a road serving more than 6000 vehicles per day; - No (b) be 6 m long, 5.5 m wide, and taper to the width of the driveway; - Feasible - As shown (c) have the first passing area constructed at the kerb; - Feasible - As shown (d) be at intervals of no more than 30 m along the access Feasible - As shown
Clause 6.7.4 on site turning NOT APPLICABLE	On-site turning must satisfy either Acceptable Solutions or Performance Criteria for each clause of the Hobart Interim Planning Scheme 2015 (HIPS 2015). Documentation submitted to date appears not to invoke clause E6.7.4. Acceptable solution - A1: On-site turning must be provided to enable vehicles to exit a site in a forward direction, except where the access complies with any of the following: (a) it serves no more than two dwelling units; - COMPLIES (b) it meets a road carrying less than 6000 vehicles per day COMPLIES Submitted documentation appears to indicate no facility / requirement for on-site turning.

Clause 6.7.5 layout of parking area

PERFORMANCE CRITERIA

The detailed design provided clearly proposes a driveway with straight sections in excess of 25%. This constitutes a proposal non-compliant with AS/NZS 2890.1:2004 Section 2.6.2. Furthermore the proposed manoeuvring area is in excess of 5%. This constitutes a proposal non-compliant with AS/NZS 2890.1:2004 2.4.6.1 (a)(b).

Development
Engineering has
exercised discretion due
to the AS/NZS
2890.1:2004 Section
2.6.2 explicitly noting
recognition that the
limiting 25% grade may
not be universally
practicable. Furthermore
the City can allow the
design of manoeuvring
areas in excess of 5%
when <10%.

The layout of the parking area must satisfy either Acceptable Solutions or Performance Criteria for each clause of the Hobart Interim Planning Scheme 2015 (HIPS 2015).

Documentation submitted to date does not satisfy the Acceptable Solution for clause E6.7.5 and as such, shall be assessed under Performance Criteria.

Acceptable Solution A1: - NON COMPLIANT

The layout of car parking spaces, access aisles, circulation roadways and ramps must be designed and constructed to comply with section 2 "Design of Parking Modules, Circulation Roadways and Ramps" of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking and must have sufficient headroom to comply with clause 5.3 "Headroom" of the same Standard.

Car Parking Space Dimensions (AS2890.1 Fig 2.2 = 2.4x5.4m Class 1A): - Feasible
Car Parking Space Design Envelope (AS2890.1 Fig 5.2 300mm clearance on side): - Feasible
Headroom: (AS2890.1 Fig 5.3 = 2.2m clearance): - Feasible

Parking Space Gradient (FFL 144.4): - Feasible
Garage Door Width & Apron (AS2890.1 Fig 5.4 = 5.2m
wide => 6m wide apron): - Feasible
Parking Module Gradient (manoeuvring area, 5%
Acceptable, 10% Performance, 6-8% Proposed): Feasible but assessed under Performance Criteria
Driveway Gradient & Width (AS2890.1 Section 2.6 =
28% max. limited to straight sections, and width >3m): Feasible

Transitions (AS2890.1 Section 2.5.3 = 12.5% summit, 15% sag => 2m transition): - Feasible
No Physical Controls proposed nor drops detailed (i.e. Vehicular Barriers) (AS2890.1 Section 2.4.5.3 = 600mm drop, 1:4 slope): - Feasible

Performance Criteria - P1:

The layout of car parking spaces, access aisles, circulation roadways and ramps must be safe and must ensure ease of access, egress and manoeuvring onsite. - **Feasible**

Clause 6.7.6 surface treatment ACCEPTABLE SOLUTION	The surface treatment must satisfy either Acceptable Solutions or Performance Criteria for each clause of the Hobart Interim Planning Scheme 2015 (HIPS 2015). Documentation submitted to date does satisfy the Acceptable Solution for clause E6.7.6. Acceptable Solution - A1: - COMPLIANT Parking spaces and vehicle circulation roadways must be in accordance with all of the following; (a) paved or treated with a durable all-weather pavement where within 75m of a property boundary or a sealed roadway; (b) drained to an approved stormwater system, unless the road from which access is provided to the property is unsealed. Submitted plans indicate a concrete surface treatment and ability to be drained to an approved stormwater system.
Clause 6.7.9 motor bike parking NOT APPLICABLE	The motor bike parking must satisfy either Acceptable Solutions or Performance Criteria for each clause of the Hobart Interim Planning Scheme 2015 (HIPS 2015). Documentation submitted to date appears not to invoke clause E6.7.9. Acceptable Solution A1 (E6.6.3): The number of on-site motorcycle parking spaces provided must be at a rate of 1 space to each 20 car parking spaces after the first 19 car parking spaces except if bulky goods sales, (rounded to the nearest whole number). Where an existing use or development is extended or intensified, the additional number of motorcycle parking spaces provided must be calculated on the amount of extension or intensification, provided the existing number of motorcycle parking spaces is not reduced. NO REQUIREMENT (<19 car parking spaces).

Clause 6.7.10 bicycle parking NOT APPLICABLE	The bicycle parking must satisfy either Acceptable Solutions or Performance Criteria for each clause of the Hobart Interim Planning Scheme 2015 (HIPS 2015). Documentation submitted to date appears not to invoke clause E6.7.10.
	Acceptable Solution A1: The number of on-site bicycle parking spaces provided must be no less than the number specified in Table E6.2.
	Acceptable Solution A2: The design of bicycle parking spaces must be to the class specified in table 1.1 of AS2890.3-1993 Parking facilities Part 3: Bicycle parking facilities in compliance with section 2 "Design of Parking Facilities" and clauses 3.1 "Security" and 3.3 "Ease of Use" of the same Standard.
	User Class: Residential
	Table E6.2 sets out the number of bicycle parking spaces required. The requirement for spaces for a use or development listed in the first column of the table is set out in the second and forth columns of the table with the corresponding class set out in the third and fifth columns. If the result is not a whole number, the required number of (spaces) is the nearest whole number. If the fraction is one-half, the requirement is the next whole number.
	NO REQUIREMENT
Clause 6.7.13 facilities for commercial vehicles	The facilities for commercial vehicles must satisfy either Acceptable Solutions or Performance Criteria for each clause of the Hobart Interim Planning Scheme 2015
NOT APPLICABLE	(HIPS 2015). Documentation submitted to date appears not to invoke clause E6.7.13.
	Submitted documentation appears to indicate no commercial vehicles loading, unloading or manoeuvring.

Clause 6.7.14 access to a road ACCEPTABLE SOLUTION	The access to a road must satisfy the Acceptable Solutions of the Hobart Interim Planning Scheme 2015 (HIPS 2015). Documentation submitted to date does appear to satisfy the Acceptable Solution for clause E6.7.14. Acceptable Solution A1: Accept
Clause 6.7.15 access to Niree Lane NOT APPLICABLE	The access to Niree Lane must satisfy either Acceptable Solutions or Performance Criteria for each clause of the Hobart Interim Planning Scheme 2015 (HIPS 2015). Documentation submitted to date appears not to invoke clause E6.7.15. No development proposed within Niree Lane.

7.1.3 16 ROMILLY STREET, SOUTH HOBART - PARTIAL DEMOLITION, ALTERATIONS AND EXTENSION PLN-21-136 - FILE REF: F21/40856

Address: 16 Romilly Street, South Hobart

Proposal: Partial Demolition, Alterations and Extension

Expiry Date: 31 May 2021

Extension of Time: Not applicable

Author: Victoria Maxwell

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 16 ROMILLY STREET SOUTH HOBART TAS 7004 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-21-136 16 ROMILLY STREET SOUTH HOBART TAS 7004 except where modified below.

Reason for condition

To clarify the scope of the permit.

PLN s1

This approval is for a single dwelling only.

Reason for condition

To clarify the scope of this permit.

PLN_{s2}

The eastern eaves must be no higher than RL: 103.963 and the western eaves must be no higher than RL: 102.936.

Advice:

The plans submitted to Council on 23 April 2021 are considered to satisfy the above condition.

Reason for condition

To clarify the scope of this permit.

PLN s3

The translucent roof over the rear deck is not approved.

Advice:

The plans submitted to Council on 23 April 2021 are considered to satisfy the above condition.

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).

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

Advice:

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

Reason for condition

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

ENG 2a

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

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

Reason for condition

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

ENG 3a

Prior to first occupation or commencement of use (whichever occurs first), the access driveway, ramp and parking module (parking space, and manoeuvring area) must be designed and constructed in accordance with Australian Standard AS/NZS 2890.1:2004 (including the requirement for physical controls where required), or a Council approved alternate design certified by a suitably qualified engineer to provide a safe and efficient access, and enable safe, easy and efficient use.

Reason for condition

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

ENG 4

Prior to first occupation or commencement of use (whichever occurs first), the access driveway, ramp, and parking module (parking spaces, 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.

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
- 2. Be repaired and reinstated by the owner to the satisfaction of the Council.

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

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

Reason for condition

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

ENV 1

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

Advice:

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

Reason for condition

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

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.

PLANNING

The applicant is encouraged to erect a solid side fence along the eastern boundary in the vicinity of the dwelling on 14 Romilly Street, to assist in screening and privacy for both properties once the garage in removed.

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.

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-21-136 - 16 ROMILLY STREET SOUTH

HOBART TAS 7004 - Planning Committee or

Delegated Report I

Attachment B: PLN-21-136 - 16 ROMILLY STREET SOUTH

HOBART TAS 7004 - CPC Agenda Documents U

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Attachment C: PLN-21-136 - 16 ROMILLY STREET SOUTH

HOBART TAS 7004 - Planning Referral Officer Road and Environmental Engineering - Enviro

Report \mathbb{I}

Attachment D: PLN-21-136 - 16 ROMILLY STREET SOUTH

HOBART TAS 7004 - CPC Supporting Documents

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APPLICATION UNDER HOBART INTERIM PLANNING SCHEME 2015

Type of Report: Committee

Committee: 17 May 2021 Expiry Date: 31 May 2021 Application No: PLN-21-136

Address: 16 ROMILLY STREET, SOUTH HOBART

Applicant: STEVEN SPIZICK

153 GOULBURN STREET

Proposal: Partial Demolition, Alterations & Extension

Representations: Three (3) representations were received within the prescribed advertising

period.

Performance criteria: Inner Residential Zone Development Standards

1. Executive Summary

1.1 Planning approval is sought for Partial Demolition, Alterations & Extension at 16 ROMILLY STREET SOUTH HOBART TAS 7004.

1.2 More specifically the proposal includes:

- demolition of the rear wing containing kitchen, lounge dining area, with under house storage,
- construction of a two storey extension containing new laundry, study and combined kitchen living dining space,
- conversion of the lower floor area into new habitable space, including kitchenette, bathroom living space and two bedrooms,
- this reconfiguration will include the main entrance into the dwelling from the
 parking space with a shared entry foyer and stairs up to the top floor and
 corridor to the entry door into the lower habitable space,
- the applicant has confirmed that this new living area will not be used independently of the main dwelling. There are no separate laundry facilities provided,
- the extension side wall is setback slightly more than existing development on site to achieve the 3m privacy setback requirement,
- a upper floor deck is proposed at the rear of the house with external steps on the south western side.

- 1.3 The proposal relies on performance criteria to satisfy the following standards and codes:
 - 1.3.1 Inner Residential Zone Development Standards Building Envelope and Private Open Space dimensions
- 1.4 Three (3) representations objecting to the proposal were received within the statutory advertising period between 24th March to 12th April 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 three representations were received.

2. Site Detail

2.1 The site is located on the south eastern side of Romilly Street. Surrounding development is residential to the north and west on moderate sized residential lots and large predominantly vacant land to the south and east due to the steep slope down to the Sandy Bay Rivulet and flood plain. Dwellings in this section of Romilly Street follow a similar building line as the land slopes up along the road. Most are single storey with the living space slightly higher than the eastern neighbour, taking advantage of the east and south facing slope for views and sunlight over the top of the neighbouring roof.



Figure 1: Location Plan (Geo Cortex, 2021)

2.2 The subject site is 651m2, with the existing 1940s era weatherboard dwelling located towards the front of the lot. The driveway access runs part way down the eastern boundary along the length of the dwelling. There is a newer rear wing on the eastern side, to a garage in line with the house rear wall. The main part of the house has a hip roof with gable roof over the rear extension. The site falls some 11 metres over 43 metres approximately (slightly under 1:4). There are shrubs at the bottom of the site and a small landscaped front. However the majority of the site is tiered lawn.



Figure 2: Site Plan (Geo Cortex, 2021)

2.3 The following photographs show the relation of windows to eaves of eastern neighbours.

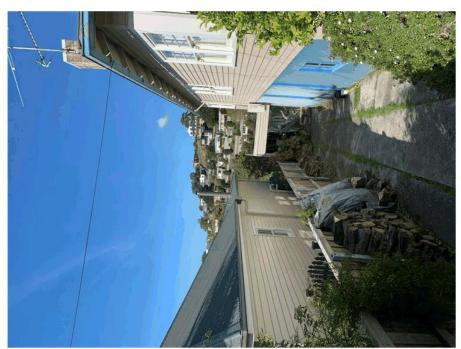


Figure 3: View along eastern boundary, showing height of the subject dwelling in relation to neighbouring 14 Romilly Street (Officer photo, 2021)

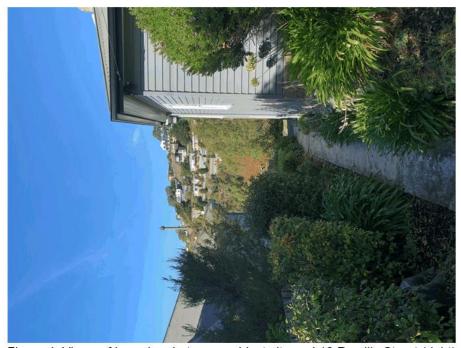


Figure 4: Views of boundary between subject site and 18 Romilly Street (right) (Officer photo, 2021)



Figure 5: Views of the terrace of dwellings stepping down Romilly Street (Officer photos, 2021)

3. Proposal

- 3.1 Planning approval is sought for Partial Demolition, Alterations & Extension at 16 ROMILLY STREET SOUTH HOBART TAS 7004.
- 3.2 More specifically the proposal includes:
 - demolition of the rear wing containing kitchen, lounge dining area, with under house storage,
 - construction of a two storey extension containing new laundry, study and combined kitchen living dining space,
 - conversion of the lower floor area into new habitable space, including kitchenette, bathroom living space and two bedrooms,
 - this reconfiguration will include the main entrance into the dwelling from the parking space with a shared entry foyer and stairs up to the top floor and corridor to the entry door into the lower habitable space,
 - the applicant has confirmed that this new living area will not be used independently of the main dwelling. There are no separate laundry facilities provided,
 - the extension side wall is setback slightly more than existing development on site to achieve the 3m privacy setback requirement,
 - a upper floor deck is proposed at the rear of the house with external steps on the south western side

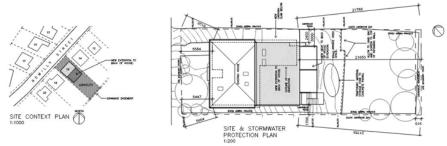


Figure 5: Applicant Location and Site Plans (Steven Spizick Architect, 2021)

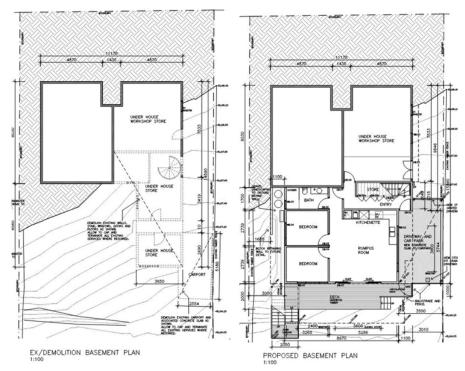


Figure 6: Existing and proposed lower floor plan (Steven Spizick Architect, 2021)

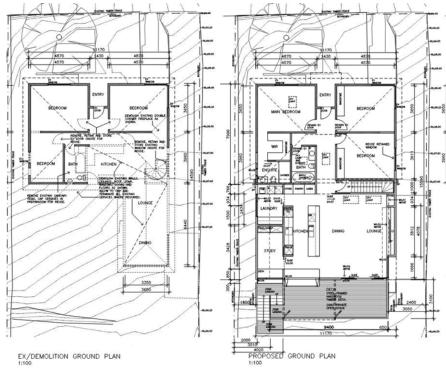


Figure 7: Existing and proposed upper floor plan (Steven Spizick Architect, 2021)

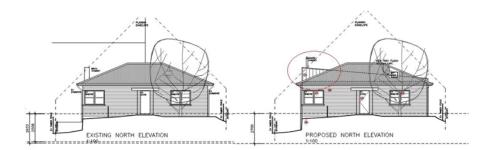


Figure 8: North (front) elevation (Steven Spizick Architect, 2021)

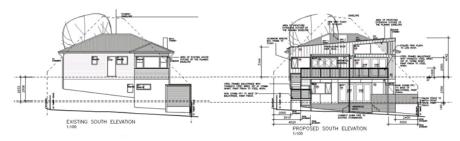


Figure 9: South (rear) elevation (Steven Spizick Architect, 2021)

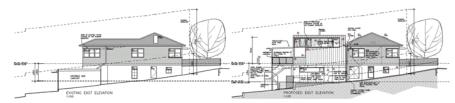


Figure 10: East (side) elevation (Steven Spizick Architect, 2021)

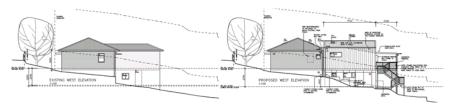


Figure 11: West (side) elevation (Steven Spizick Architect, 2021)

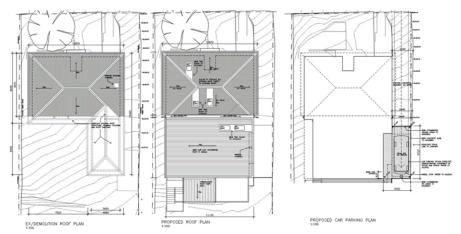


Figure 12: Demolition, Roof and Parking plans (Steven Spizick Architect, 2021)

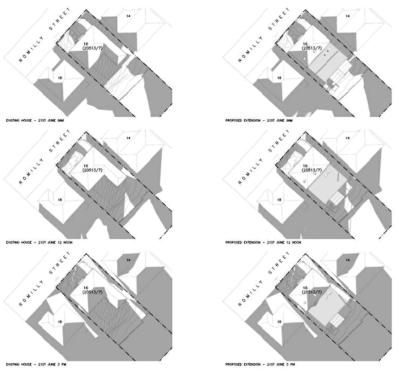


Figure 13: Existing and Proposed Shadow Diagrams (Steven Spizick Architect, 2021)

4. Background

4.1 Previous applications for the site are listed below;

PLN-04-00401-01: PLN-04-00401-01 - 16 Romilly Street - SOUTH HOBART - Demolish car port, re concrete existing drive way, extend length of driveway to add additional car parking space - withdrawn

4.2 No other relevant information was found for this site.

5. Concerns raised by representors

5.1 Three (3) representations objecting to the proposal were received within the statutory advertising period between 24th March and 12th April 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.

Car parking

The proposal does not have adequate off street parking as the basement is self contained and can be utilised by a separate resident. This will lead to increased parking in an already congested street.

Privacy

The plans show the corner of the extension 3m from the northern boundary and substantially higher than surrounding development to the north and east, leading to a loss of privacy and increased overlooking the private open space of neighbouring properties.

The elevated parking area will be more than 1m above natural ground level and does not have any screening.

The side entry for the basement student accommodation and requires privacy screening to avoid overlooking outdoor space on adjoining properties.

Building Envelope

The application contravenes 11.4.2 A3/P3 as the extension protrudes outside the building envelope.

The visual impact caused by the bulk and scale of the dwelling will adversely impact the character of Romilly St. Romilly St and surrounds are characterised by modest homes and bushland. The proposal will standout due to its height and bulk. Aerial photos show that the proposed extension will set a new precedent. Existing development follows a similar line which allows each house to enjoy privacy, light and view. Allowing the proposal to go ahead will create a domino effect with each future extension having to protrude further into backyards to gain light and views.

The proposal does not meet the Setbacks Objective; namely to provide consistency in the apparent sale, bulk massing and proportions of the dwelling; nor will it provide separation between dwellings on adjoining properties to allow reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space.

The area is characterised by single dwellings, with many characteristics which may cause creation of a heritage Area, due to the mix of timber dwellings which survived the 1967 Bushfires creating a local historical significance.

The shadow diagrams area an aerial view only and do not demonstrate the impact of reduction in sunlight to windows or habitable rooms and private open space to the west.

No information is provided regarding the software used, or the plane the planning envelope has been drawn through. 3D representation is requested to clarify the accuracy of such plans.

The private open space will be completely overshadowed between 9am and 3pm on 21st June, creating a deficit in sunlight of more than 50% of that period, which is unreasonable.

Passive surveillance will be impaired as a result of the loss of views, sunlight and will compromise the natural qualities important to residents in the area.

The proposed separation between dwellings on adjoining properties is not consistent with the established development in the area.

Regardless of setbacks, the proposal will create a 16m wall within 1.7m of the side setback.

Bushfire

The plans do not make mention of a BAL rating or Hazard Management Area and reservations are held as to whether the proposal will be able to comply with these.

6. Assessment

- 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.
- The site is located within the General Residential zone of the *Hobart Interim Planning Scheme 2015*.
- 6.3 The existing use is Residential Single Dwelling. The proposed use is Residential Single Dwelling. The existing use is a No Permit Required use in the zone. The proposed use is a No Permit Required use in the zone.

- 6.4 The proposal has been assessed against:
 - 6.4.1 Part D 11 Inner Residential Zone
 - 6.4.2 E6.0 Parking and Access Code
 - 6.4.3 E7.0 Stormwater Management Code
- The proposal relies on the following performance criteria to comply with the applicable standards:
 - 6.5.1 Inner Residential Zone:

Building envelope and Length of building within side setback - Part D 11.4.2 P3

Private Open Space dimensions - Part D 11.4.3 P2

- 6.6 Each performance criterion is assessed below.
- 6.7 Building Envelope Part D 10.4.2 P3
 - 6.7.1 The acceptable solution at clause 10.4.2 A3 requires development to fit within a 3 dimensional building envelope.
 - 6.7.2 The proposal includes an extension to the rear of the property which extends some 2.45m beyond the building envelope in the south eastern corner and approximately 1m in the south western corner.
 - 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 10.4.2 P3 provides as follows:

The siting and scale of a dwelling must:

- (a) not cause an unreasonable loss of amenity to adjoining properties, having regard to:
- (i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property;
- (ii) overshadowing the private open space of a dwelling on an adjoining property;
- (iii) overshadowing of an adjoining vacant property; or

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

Adjoining properties are 14 Romilly Street to the east, 18 Romilly Street to the west and 8B Romilly Street to the south. Development on the high side (northern) side of the road will not be affected by this proposal as all development is located to the rear of the dwelling and on a very small peak on the south eastern side will be visible to these dwellings, due to the relationship of the hip roof and the west sloping new roof line.

14 Romilly Street has living space to the rear of the dwelling, but has windows oriented to the east to take advantage of the sun and views to the River Derwent. The land is sloping away from the subject site to the east and south. Whilst the extension is slightly higher than the existing rear wing of the dwelling, the visual bulk is not significantly increased in

detriment, as currently there is a garage located directly on the mutual boundary, which, whilst it provides privacy to the private open space of 14 Romilly Street, it adds to the visual clutter of the subject site. The length of the proposed new works extends 1 metre beyond the existing length of the rear wing. Whilst the wall height will increase to the eaves from 5.36 to 6.85 (approximately 1.5m increase) the wall is setback slightly further. As well the garage will be removed, increasing separation between structures along this boundary. There is no living space in the affected portion of 14 Romilly Street. Whilst the private open space will be overlooked slightly, the windows are setback the required 3m. As well, the living space and verandah are located on the opposite (eastern) side of 14 Romilly Street, directing views away from the bulk and scale of the new extension.

As a consequence of the grounds of representation, the applicant has been able to slightly redesign the roof, dropping it by 450mm. This will bring the eave height to just under a metre above existing eaves. The bulk and scale is considered acceptable in this case.



Figure 12: 14 Romilly Street relationship to subject site (officer photo, 2021)

The extension will not cause a significant increase in overshadowing to the private open space or habitable spaces of 14 Romilly Street, being located to the west of that neighbour and not extending above the existing ridgeline of the dwelling.

The proposal does not change the separation between buildings and the

removal of the existing garage will slightly improve space between buildings. Because the proposal does not increase the rear extension beyond the existing eastern wing, representation concerns over building separation are not supported.

As well, 14 Romilly Street does not have any solar installations. The impact is considered acceptable on 14 Romilly Street.

6.7.6 8B Romilly Street is a large steeply sloping lot that abuts the southern (bottom) boundary of the subject site. 8B Romilly Street is a large lot that runs behind 10 to 26 Romilly Street. The dwelling is located in the north east corner of that lot, behind 10-12/12A Romilly Street. The natural ground level for that house is approximately 10m below that of the building site on the subject lot. The house is located approximately 42m from the proposed extension.



Figure 13: 8B Romilly Street relationship to subject site (Officer photo, 2021)

Given the topography and distance from the subject site, the proposal is unlikely to be visible to 8B Romilly Street and so considerations of bulk and scale are not relevant to this property. The overshadowing will be no greater than currently exists and is unlikely to affect the private open space or living spaces of 8B Romilly Street. Whilst this neighbour does have solar panels, these are located on the eastern roof face. The physical distance, as well as existing clerestory windows to the west of this roof span, make it highly unlikely that the proposed development will cause a reduction to the solar access for the roof panels. The proposal is considered unlikely to have any impact on 8B Romilly Street and is considered acceptable in this instance.

The western neighbour, 18 Romilly Street, is located approximately 2.6m 6.7.7 off the western boundary and on a slightly higher relative level than the subject site. The habitable rooms are located in the north east and south eastern portions of the upper floor of the dwelling. The northern portion of the dwelling will not be affected by the proposal as its main windows front the street to the north. The south eastern window sills in the dining room are slightly lower than the existing eaves for the subject site. Currently views and their sense of space from this window are relatively unimpeded by the subject site, even though the eastern wing extends south, beyond the footprint of 18 Romilly Street. This is because the rear wing on the subject site is approximately 9 metres from the mutual boundary. The proposed development will fill in the vacant area between the rear wing and 18 Romilly Street, extending the length of the western wall to 15.6m. A representation was submitted over the length of the wall within 1.7m of the boundary. The planning scheme requires consideration of the length of a wall if within 1.5m of the side boundary. There is no restriction of wall length if more than 1.5m from the boundary.

Whilst this wall is more than 1.5m off the mutual boundary, it has significant potential for visual impact as the living space of 18 Romilly Street is directed to the easterly water views. The living space for 18 Romilly Street has a south and east facing corner window along with a small deck to the south. Whilst 18 Romilly has a proposal before council to extend to the rear, this is only 3m of living space and 3m wide deck. The combined length will not extend beyond the 10.5m proposed rear development, which will still intrude into the aspect of the western neighbour.





Figure 14: Subject site relationship to 18 Romilly Street (Officer photo with annotation, 2021)

6.7.8 Discussions with the applicant has enabled a height reduction of 450mm, which will bring the proposed eaves down to the same level as the existing house on the western side (given the west facing single pitch

roof). The amended plans are provided in the CPC Supporting Documents. The maximum height on the eastern side is still less than the peak of the existing dwelling and with the recent amendment the roof drops from 0.43m below maximum building height on site to 0.98m. As well, the applicant has agreed to remove the roof from the proposed covered deck, which reduces the visual bulk of the building slightly from the rear deck and south east window of 18 Romilly Street. This reduction has been discussed with that neighbour, who accepted this improvement.

The higher window sills in the affected window of 18 Romilly Street, enables that living space to receive sun for most of the day. As well, the north facing living room windows are not affected by this development.

The shadow diagrams provided show existing and proposed impact. The existing situation shows the deck and upper portion of the private open space as being shaded at 9am, with the lower section of garden enjoying sunlight until 12 noon. By 3pm the whole of that neighbours garden is shaded. The affect of the proposal will be to increase shading of virtually the whole garden by 12noon and approximately 50% more of the upper portion of garden.

The amended plans showing reduced height, enables slightly more of the garden to gain some sun on 21st June between 9am and 12 noon. This would equate to approximately 40% of the rear garden. However, by 12 noon the whole garden is effectively shaded for the rest of the afternoon. The question is, is the limited amount of sun sufficient on 21st June? Given the significant shading already apparent for 18 Romilly Street, the exacerbation by the proposed development is minor in context. It should be noted that these south facing steep gardens will always be shaded in mid winter by the existing development, notwithstanding further infill development. The front garden and living space space receives full morning sun. It is most likely that residents will move to this face of the dwelling in winter anyway for more sunshine and warmth than spending much time in the rear garden.

A condition should be imposed reducing the western eave to in line with existing eaves (RL: 102.986) and the maximum height of the eastern eave be RL: 103.963.

As well, the roof be removed from the proposed deck.

6.7.9 The proposal complies with the performance criterion.

- 6.8 Private Open Space dimensions Part D 11.4.3 P1
 - 6.8.1 The acceptable solution at clause 11.4.3 A2 requires private open space to have a minimum dimension of four (4) metres and a gradient not steeper than 1 in 10.
 - 6.8.2 The proposal includes a rear deck with a minimum dimension of 3.1m.

 The rear garden has a slope greater than 10%, which prevents it meeting the acceptable solution also.
 - 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 11.4.3 P2 provides as follows:

A dwelling must have private open space that includes an area capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play and is:

- (a) conveniently located in relation to a living area of the dwelling; and
- (b) orientated to take advantage of sunlight.
- 6.8.5 The rear deck connects to the living space and whilst it faces south, it will gain morning sun until 12 noon on 21st June. It is conveniently located in relation to the living space of the dwelling and will acceptably serve and an extension to the dwelling for relaxation, dining, entertaining and children's play.
- 6.8.6 The proposal complies with the performance criterion.

7. Discussion

- 7.1 Planning approval is sought for Partial Demolition, Alterations & Extension at 16 ROMILLY STREET SOUTH HOBART TAS 7004.
- 7.2 The application was advertised and no representations were received.

7.2 The application was advertised and received three (3) representations. The representations raised concerns including bulk and scale of the extension, overshadowing, privacy, car parking and use of the downstairs area as a separate habitable space.

The applicant confirmed that the use is not proposed to be used as a separate occupancy. They advised that their children are growing up and they propose the lower floor as a space for the children in the future. It is noted that there is only a shared laundry in the main house and so does not constitute an independent habitable space. A condition will also be imposed prohibiting use of the space independent of the main dwelling. This ground of representation is not supported.

Because the use is not creating an additional habitable space on site, no additional parking is required. This ground of representation cannot be supported.

Both the side window and deck are more than 3m setback from the side boundary and so concerns over impact on privacy are not supported by the planning scheme. Notwithstanding this, the applicant has offered to erect privacy screening or increasing the height of the fence to improve privacy for 14 Romilly Street. The neighbours have been approached regarding this and support the idea of a higher fence. Clause 5.6.2 of the scheme exempts the need for a permit for side fences up to 2.1m in height, except within 4.5m of the front boundary. An advisory note will be included on the permit, encouraging this.

- 7.3 The proposal has been assessed against the relevant provisions of the planning scheme and is considered to perform well.
- 7.4 The proposal has been assessed by other Council officers, including the Council's Development Engineer and Stormwater Officer. The officers have raised no objection to the proposal, subject to conditions.
- 7.5 The proposal is recommended for approval.

8. Conclusion

The proposed Partial Demolition, Alterations & Extension at 16 ROMILLY STREET SOUTH HOBART TAS 7004 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 & Extension at 16 ROMILLY STREET SOUTH HOBART TAS 7004 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-21-136 16 ROMILLY STREET SOUTH HOBART TAS 7004 except where modified below.

Reason for condition

To clarify the scope of the permit.

PLN s1

This approval is for a single dwelling only.

Reason for condition

To clarify the scope of this permit.

PLN s2

The eastern eaves must be no higher than RL: 103.963 and the western eaves must be no higher than RL: 102.936.

Advice: The plans submitted to Council on 23 April 2021 are considered to satisfy the above condition.

Reason for condition

To clarify the scope of this permit.

PLN s3

The translucent roof over the rear deck is not approved.

Advice: The plans submitted to Council on 23 April 2021 are considered to satisfy the above condition.

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).

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

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

Reason for condition

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

ENG 2a

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

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

Reason for condition

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

ENG 3a

Prior to first occupation or commencement of use (whichever occurs first), the access driveway, ramp and parking module (parking space, and manoeuvring area) must be designed and constructed in accordance with Australian Standard AS/NZS2890.1:2004 (including the requirement for physical controls where required), or a Council approved alternate design certified by a suitably qualified engineer to provide a safe and efficient access, and enable safe, easy and efficient use.

Reason for condition

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

ENG 4

Prior to first occupation or commencement of use (whichever occurs first), the access driveway, ramp, and parking module (parking spaces, 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.

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.

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.

PLANNING

The applicant is encouraged to erect a solid side fence along the eastern boundary in the vicinity of the dwelling on 14 Romilly Street, to assist in screening and privacy for both properties once the garage in removed.

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.

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

Page 256
ATTACHMENT A

Item No. 7.1.3

Click here for dial before you dig information.



(Victoria Maxwell)

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

(Ben Ikin)

Senior Statutory Planner

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

Date of Report: 6 May 2021

Attachment(s):

Attachment B - CPC Agenda Documents

Attachment C - Referral Officer Report

Attachment D - CPC Supporting Documents

Planning: #226142	
Property	
16 ROMILLY STREET SOUTH HO	OBART TAS 7004
People	
Applicant	
STEVEN SPIZICK	
1479 071 019 stevenspizick@hotmail.com	
Owner *	
Income Line	
Imogen Liew 16 Romilly Street	
SOUTH HOBART TAS 7004 0407240676	
immaliew@hotmail.com	
Entered By STEVEN SPIZICK	
1479 071 019 stevenspizick@hotmail.com	
sievenspiziek@nounan.com	
Use	
Single dwelling	
Details	
Have you obtained pre application a	advice?
• _□ No	
If YES please provide the pre applic	cation advice number eg PAE-17-xx
Accommodation Standards? Click o	or accommodation as defined by the State Government Visitor on help information button for definition. If you are not the owner of the confirmation from the owner that they are aware of this application.
• _□ No	
Is the application for SIGNAGE ONL number of signs under Other Details *	_Y? If yes, please enter \$0 in the cost of development, and you must enter the s below.
• _□ No	

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

Details				
What is the current appro	oved use of the land / building(s	s)?		
residential				
Please provide a full des swimming pool and gara	cription of the proposed use or ge)	developme	ent (i.e. demolition and new d	welling,
partial demolition, renov	ation and extention			
Estimated cost of develo	pment			
400000.00				
Existing floor area (m2)	Proposed floor are	a (m2)	Site area (m2)	
149.00	242.00	,	651	
Carparking on Site				
ourparking on one	•	N/A		
Total parking spaces	Existing parking spaces		(no colortion	
2	2	chosen)	(no selection	
Other Details				
No How many signs, please				
involved in this applicatio *	n?			
0				
Tasmania Heritage Is this property on the Ta Register?				
Required Documen	ts			
Title (Folio text and Plan an	nd Schedule of Easements)			
* FolioPlan and Text - 20513	8-7 ndf			
Plans (proposed, existing)	- r-put			
* 20.19 Couth Hohort House	00 2 2021 02 01 HOUSE DA	6		
Covering Letter	se 2 - 2021.03.01 HOUSE DA.pd	1		
	Hobart House 2 - House 2021.02.2	1.pdf		



153 Goulburn Street, West Hobart, Tasmania 7000

ABN: 5561039644

Email: stevenspizick@hotmail.com

Mob: 0479 071 019

General Manager Hobart City Council GPO Box 503 Hobart TAS 7001

21 February 2021

Dear,

Re: Proposed House – South Hobart House 2

On behalf of the clients Imogen Liew & John Holtzclaw of 16 Romilly Street, South Hobart, please find enclosed the development application for the proposed house.

The application includes:

- SSA architectural drawings 20.18 South Hobart House 2 2021.02.21 HOUSE DA
- Copy of the titles.
- · Together with this cover letter.

Project overview:

16 Romilly street is an existing house that is positioned on a steep part of Romilly street. This proposed extension has been placed at the back to be sensitive to the streetscape of the area and allow the front of the house to stay period correct.

The proposed extension is a contemporary statement giving a clear delineation between the new and the old parts of the house. The extension allows the owners to enjoy expansive panoramic views from both internally whilst being sensitive to neighbours privacy and externally from the deck whilst keeping the deck away from the boundaries; this was an important requirement of the clients.

The roof shape of the new extension has been designed to minimise the neighbours' overshadowing by placing the lowest part of the roof to the western side of the house.

Zoning:

The proposal sits within 11.0 inner residential zone as per the HCC interim planning scheme 2015. And has been assessed within the following provisions:

The existing house and the proposed extension have parts that are outside the building height requirements; whilst this was unavoidable, it was kept to the minimum.





153 Goulburn Street, West Hobart, Tasmania 7000

ABN: 5561039644

Email: stevenspizick@hotmail.com

Mob: 0479 071 019

Victoria Maxwell Hobart City Council GPO Box 503 Hobart TAS 7001

21 February 2021

Dear Victoria,

Re: Proposed House – South Hobart House 2

On behalf of the clients Imogen Liew & John Holtzclaw of 16 Romilly Street, South Hobart.

In response to your letter to application PLN-21-136 dated 19 March 2021 and over the phone dated 19^{th} March at 1.13pm.

I have updated A01 to revision B to show bedroom label in lieu of storage. Please note the bedrooms will have a celing level equal to or no less than 2400mm, particularly considering that there is an allowance for the floor to floor levels to be 2700 as a minimum, please refer to elevations on A05, A06 and A07 for reference.

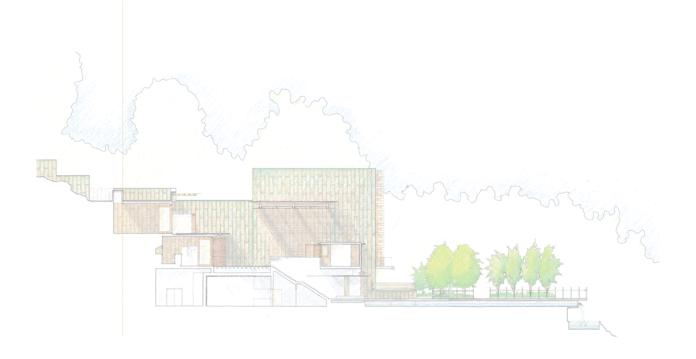
See my response to your letter see below:

PLN Fi1

5. Please refer to the note for the material; it is called up, as I quote, "Fire resistant wall lining". The window is shown as finishing at 1000mm above the finished floor level and the window is equal to or no less than 3050mm away from the boundary as discussed.

I hope this resolves all of your questions.

Kind Regards, **Steven Spizick**. Architect





153 Goulburn Street, West Hobart, Tasmania 7000

ABN: 5561039644

Email: stevenspizick@hotmail.com

Mob: 0479 071 019

Victoria Maxwell Hobart City Council GPO Box 503 Hobart TAS 7001

21 February 2021

Dear Victoria,

Re: Proposed House - South Hobart House 2

On behalf of the clients Imogen Liew & John Holtzclaw of 16 Romilly Street, South Hobart, please find enclosed the development application for the proposed house.

In response to your letter to application PLN-21-136 dated 12 March 2021

See my response to your questions below:

PLN Fi1

- 1. Thank you, I have corrected the scale note.
- Please refer to the plan; it shows the driveway and carpark (new concrete slab to carpark). This is a raised area as per the south elevation; you are seeing the back of this in elevation (not a deck). The deck does not extend to the boundary, but the fence line to the back of the carpark does.
- 3. As per question two, the proposed carpark extends to the boundary, not the deck.
- 4. The top floor deck does not encroach within the 3 meeter requirement (I have updated the dimensions and notes to show that the staircase and the landings do.
- Please refer to the note for the material; it is called up, as I quote, "Fire resistant wall lining". The window is shown as finishing at 1000mm above the finished floor level.
- 6. The basement floor plan is shown with a serviced rumpus room; this is due to the family having 2 daughters; one is now a teenager, and the other is younger. The teenager will once older want their own space, so they plan to let her move downstairs, this way promoting the girls to keep living at home as long as possible. But for now, they need more space so the girls can play downstairs. The future bedrooms are called storerooms for now because they have a lot of outdoor sport storage requirements (this is presently stored in the existing carport that will be demolished). They have no intention to rent out the basement space.
- 7. Please refer to no.6. The basement space is not to be used independently. The reason for the door at the top of the stair is so to minimise heating and cooling loss.
- All of the proposed spaces in the basement floor will have ceilings above minim required 2100 and 2400 ceiling heights.

PLN Fi7

- Please refer to the architectural drawing A02; under the word "Deck", it states "steel framed hardwood Timber Deck". The basement deck below, refer to A01, I have now updated to show as a hardwood timber deck. Please note both of these decks are water permeable.
- 2. I have updated the drawings to show clearly that the wall is constructed from blockwork (most likely core filled) and the ground behind has a gravel finish; the retaining wall will most likely be higher than 1 meter; it is under my understanding that this will need to be designed by an engineer. This will happen in the BA stage as with the rest of the house.

PA5.1

Please see the updated drawings showing the proposed wheel stops on the updated A08.

PA6

Please refer to the updated A08.

Sw1

Please refer to the updated architectural drawings including A11 stormwater plans.

The carparking plan A08 has been updated showing position of proposed stormwater drainage

Kind Regards, Steven Spizick. Architect

SOUTH HOBART HOUSE 2 - RENOVATION & EXTENSION

16 ROMILLY STREET, SOUTH HOBART, TASMANIA, 7004.

VOLUME: 20513, FOLIO: 7.

DRAWING SCHEDULE ARCHITECTURAL

A00 - PROJECT TITLE SHEET, DRAWING LEGEND & SITE PLAN

A01 - DEMOLITION & PROPOSED LOWER GROUND FLOOR PLAN.

A02 - DEMOLITION & PROPOSED GROUND FLOOR PLAN.

A03 - DEMOLITION & PROPOSED ROOF PLAN.

A04 - EXISTING & PROPOSED NORTH ELEVATION.

A05 - EXISTING & PROPOSED SOUTH ELEVATION.

A06 - EXISTING & PROPOSED EAST ELEVATION.

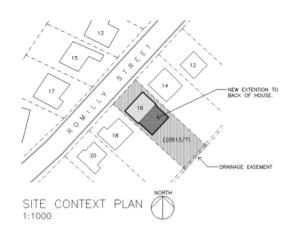
A07 - EXISTING & PROPOSED WEST ELEVATION.

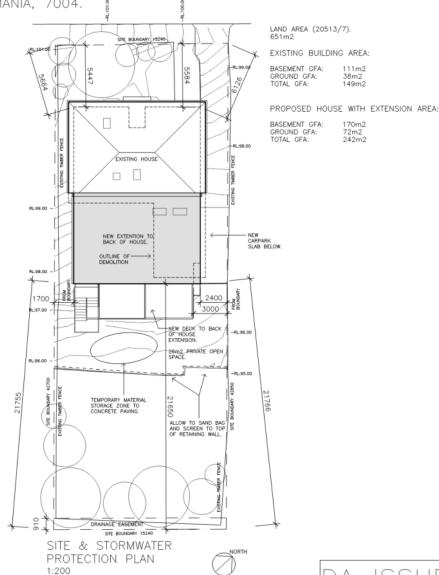
A08 - CAR PARKING PLAN.

A09 - SHADOW DIAGRAM 01.

A10 - SHADOW DIAGRAM 02.

A11 - STORMWATER PLANS





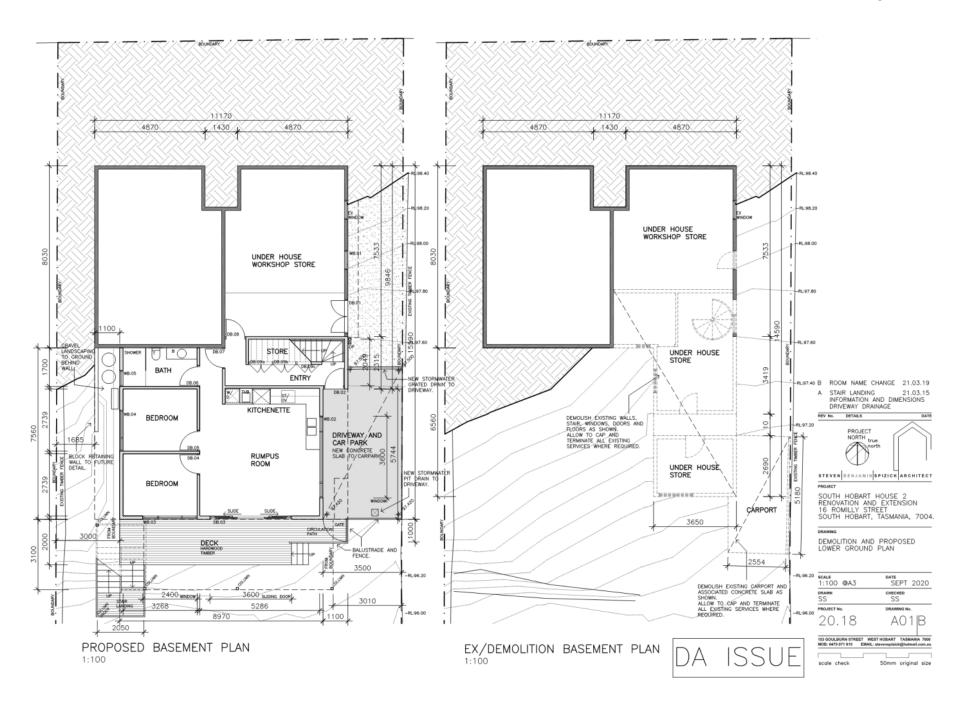


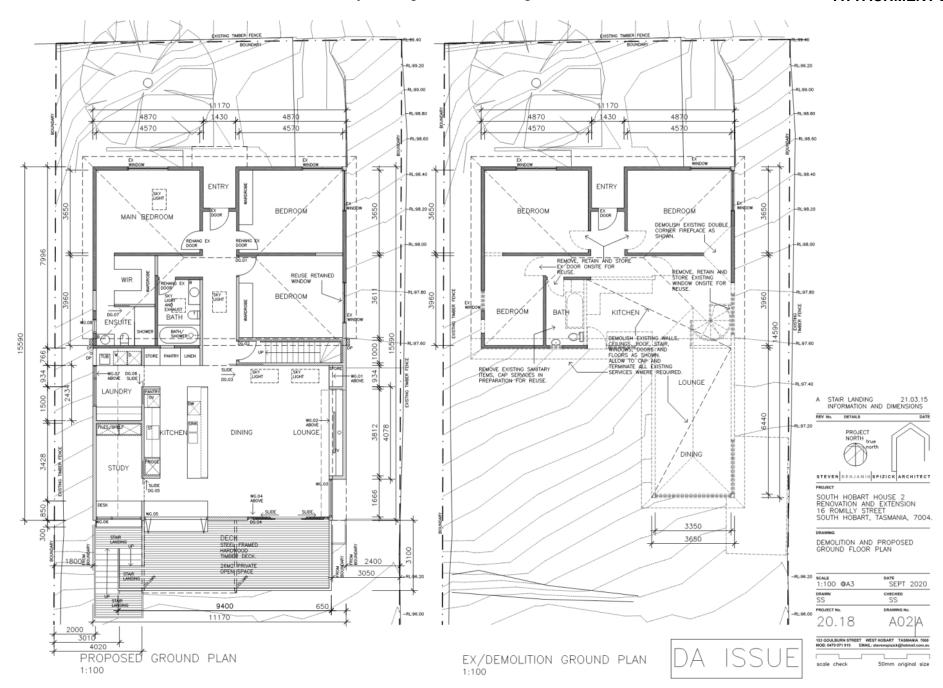
SOUTH HOBART HOUSE 2 RENOVATION AND EXTENSION 16 ROMILLY STREET SOUTH HOBART, TASMANIA, 7004.

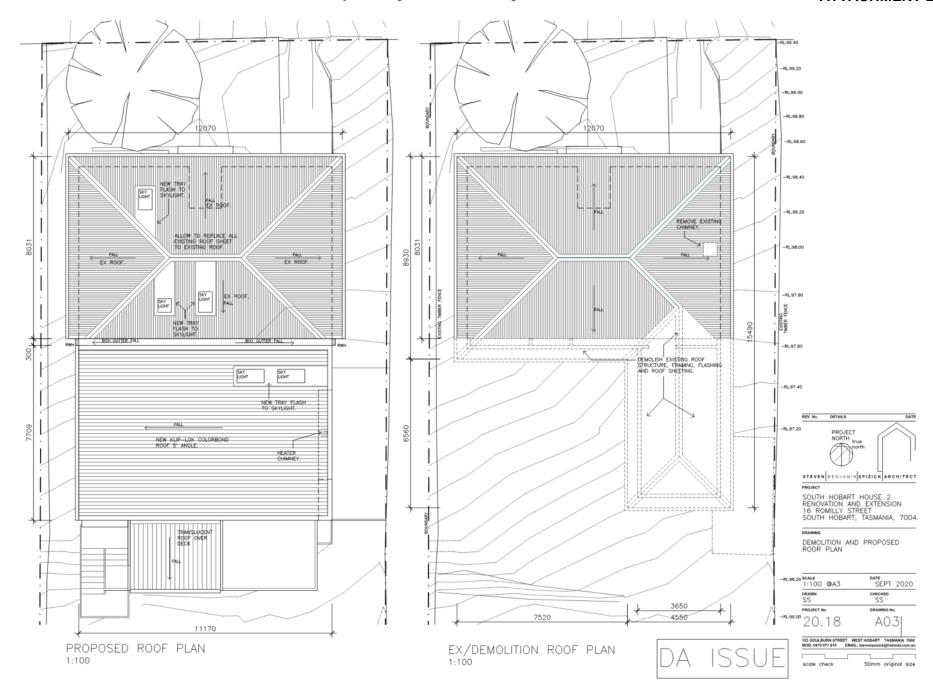
PROJECT TITLE SHEET DRAWING LEGEND, SITE CONTEXT & STORMWATER PROTECTION PLANS

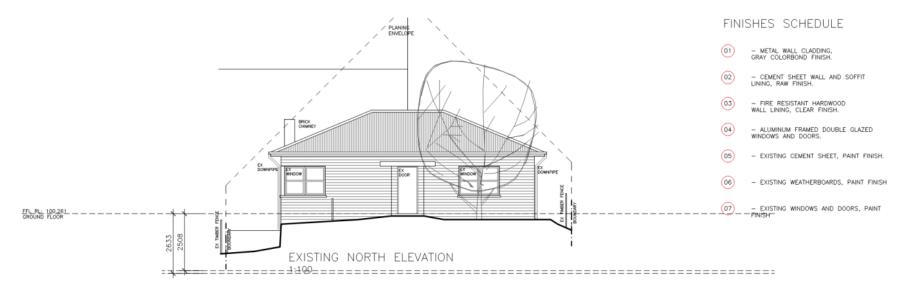
scale 1:1000&1:500@A3	SEPT 202
DRAWN SS	SS
PROJECT No.	DRAWING No.
00 10	40014

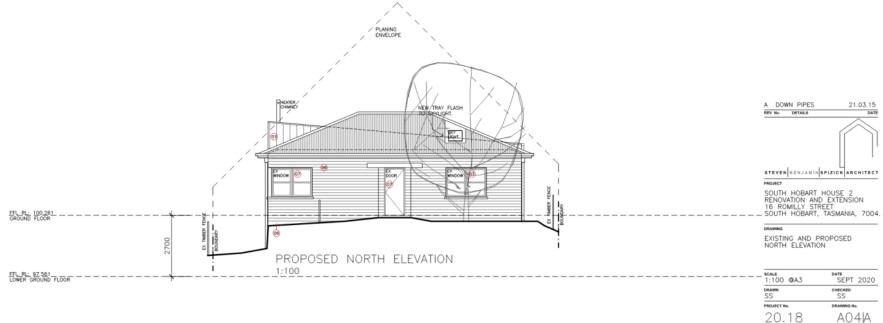
20.18 A00A







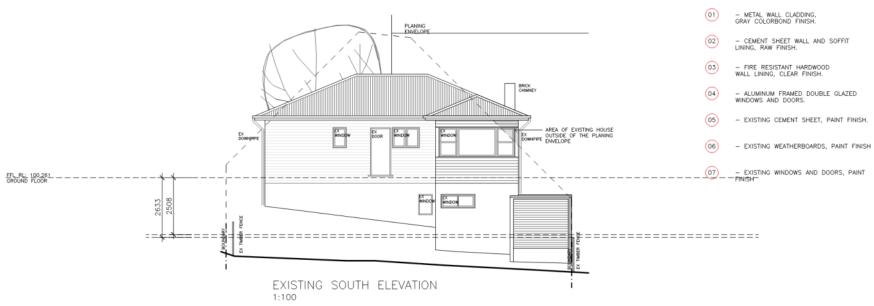


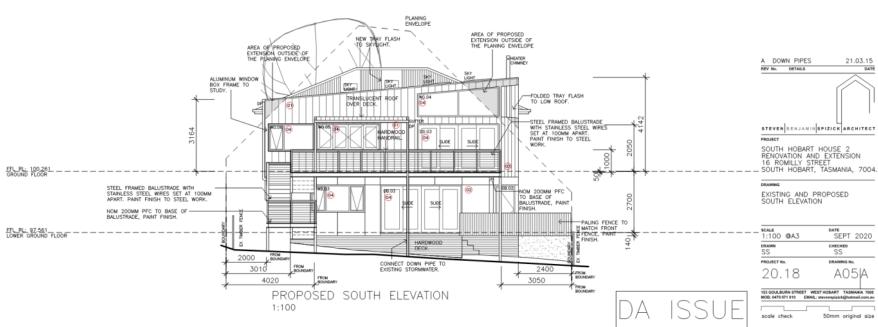


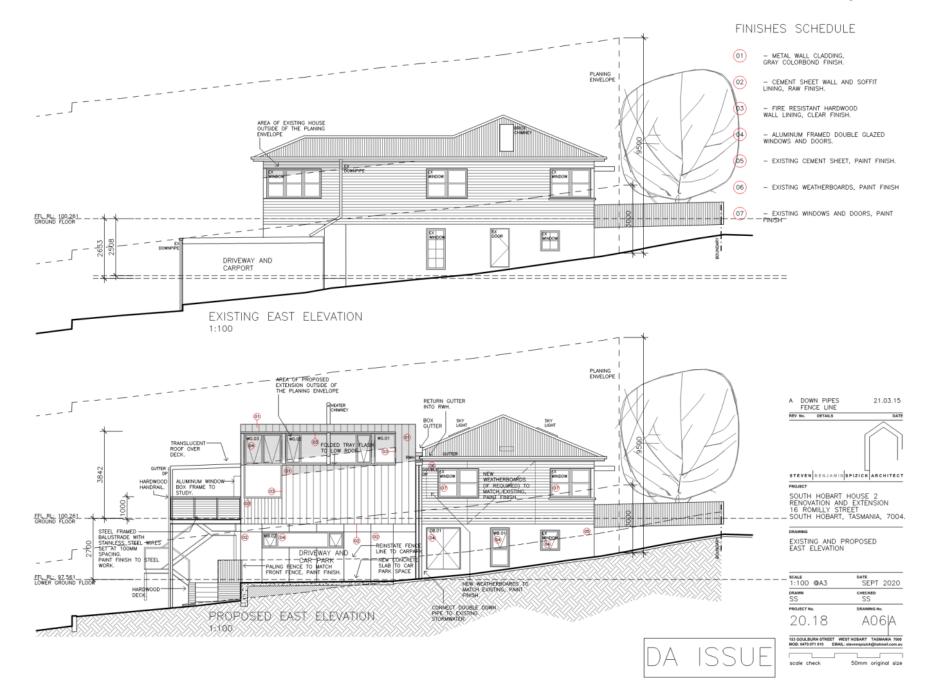
DA ISSUE

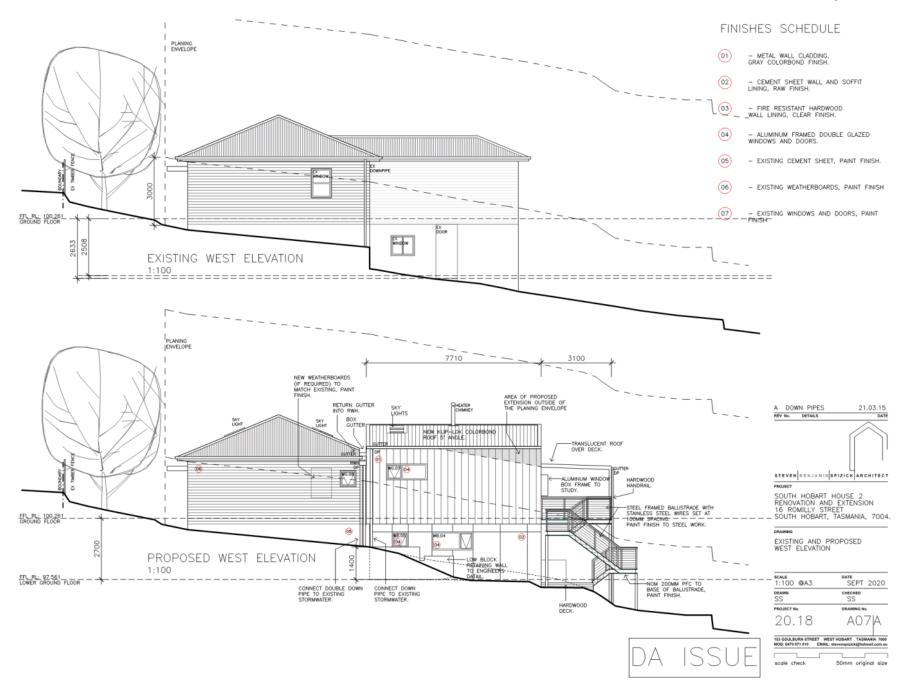
153 GOULBURN STREET WEST HOBART TASMANIA 7006
MOG: 0479 071 019 EMAIL: stevenspickskighotmail.com.au

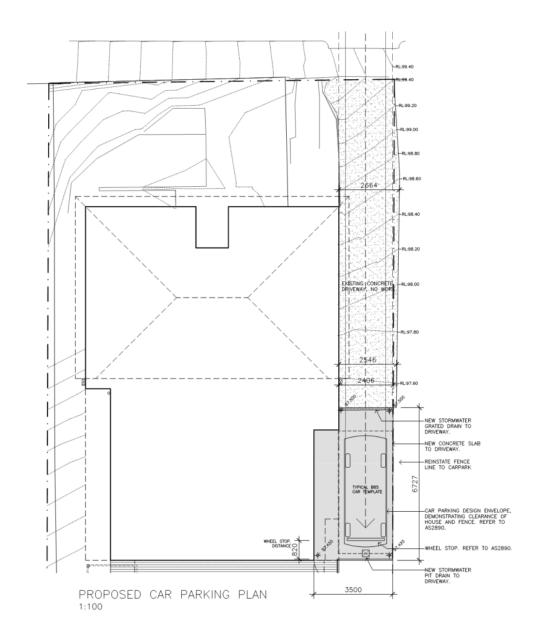




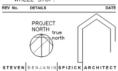












PROJECT

SOUTH HOBART HOUSE 2 RENOVATION AND EXTENSION 16 ROMILLY STREET SOUTH HOBART, TASMANIA, 7004.

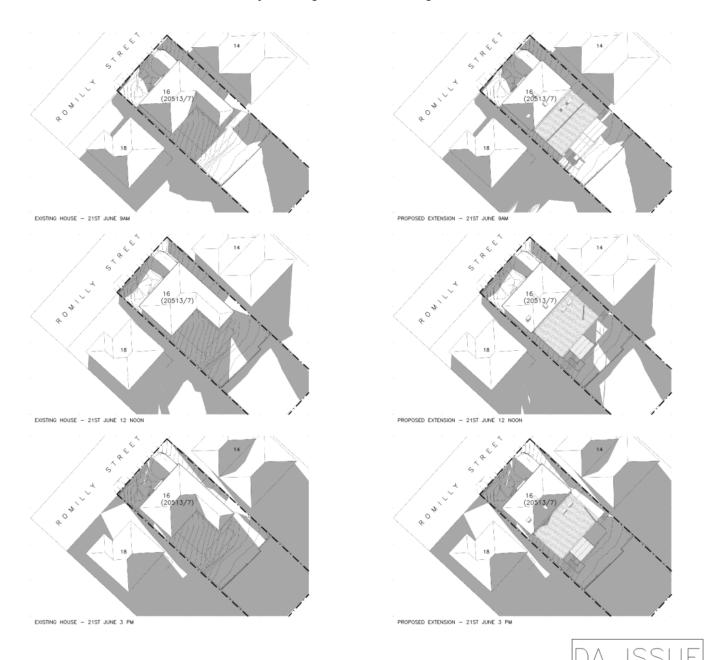
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CAR PARKING PLAN

1:100 @A3	SEPT 2020
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PROJECT No.	DRAWING No.
20.18	A 80A

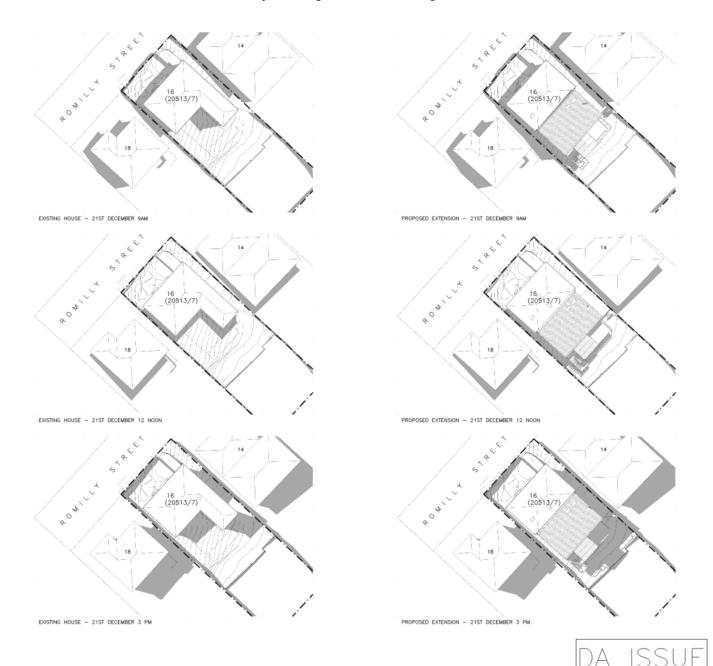
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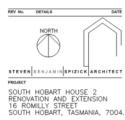
153 GOULBURN STREET WEST HOBART TASMANIA 7008
MOB: 0479 071 019 EMAIL: stevenspicksk@hotmail.com.av
scale check 50mm original size





DETAILS

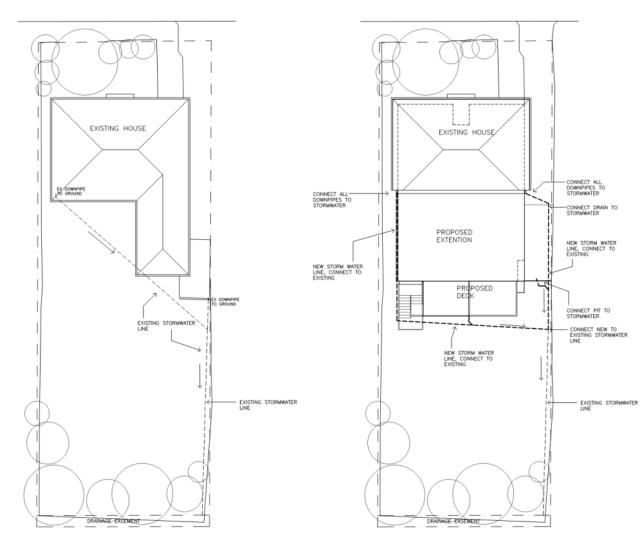




SHADOW DIAGRAM 02

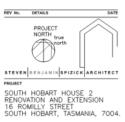
1:100 @A3	SEPT 2020
DRAWN SS	SS
PROJECT No.	DRAWING No.
20.18	A10

133 GOULBURN STREET WEST HOBART TASMANIA 7000
NOB: 0479 071 919 EMAIL: stevenspicisk@hotmail.com.au
scale check 50mm original size



EXISTING STORMWATER LINE 1:200

PROPOSED STORMWATER LINE

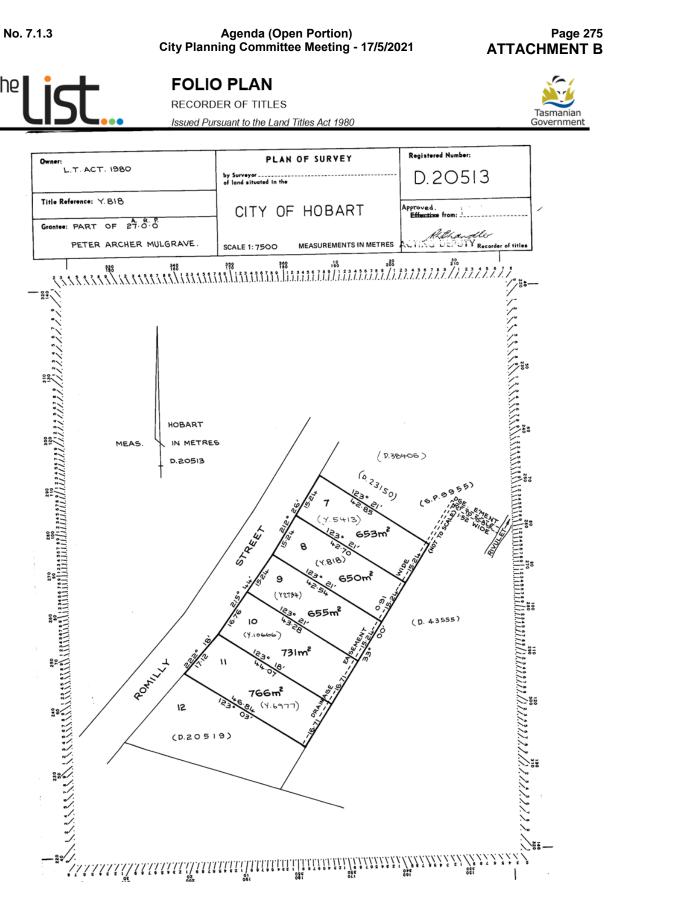


STORMWATER PLANS

1:200 @A3	SEPT 2020
DRAWN	CHECKED
SS	SS
PROJECT No.	DRAWING No.
20.18	A11
	EST HOBART TASMANIA 7000







Revision Number: 01

Page 1 of 1



RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

VOLUME	FOLIO
20513	7
EDITION	DATE OF ISSUE
5	12-Apr-2016

SEARCH DATE : 18-Jan-2021 SEARCH TIME : 03.01 PM

DESCRIPTION OF LAND

City of HOBART Lot 7 on Diagram 20513 Derivation: Part of 27 Acres Granted to P.A. Mulgrave. Prior CT 4226/73

SCHEDULE 1

B896694 TRANSFER to JOHN WARIAN HOLTZCLAW and IMOGEN EMILY LIEW Registered 24-Aug-1995 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any BURDENING EASEMENT: The full and free right for Clauade

William Lucas his heirs executors administrators and assigns and the owners and occupiers for the time being of Lots 8, 9, 10, 11 and 12 on Deeds Office Diagram No. 13/30 of sewerage and drainage in and over the strip of land 0.91 metres wide marked Drainage Easement on Diagram No. 20513 running through the said land within described for the benefit of any existing building or any of the said lots for which sewers and drains traverse or may hereafter traverse the said land within described with power at amy time upon giving previous reasonable notice to enter upon the said land within described for the purpose of laying cleansing and maintaining any of such pipes or drains and to make lay cleanse or maintain such pipes or drains accordingly such persons to make good all damage to the surface occasioned thereby

BENEFITING EASEMENT: A Similar right for the Purchasers their heirs executors administrators and assigns in and over the strip of land 0.91 metres wide marked Drainage Easement on Diagram No. 20513 and that strip of land 1.52 metres wide marked Drainage Easement on Diagram No. 20513 belonging to Fanny Pauline Johnson and extending to the Wellington Rivulet shown on





RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



Diagram No. 20513
E38892 MORTGAGE to Perpetual Limited

MORTGAGE to Perpetual Limited Registered 12-Apr-2016 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Application Referral Enviro - City Amenity - Response

From:	
Recommendation:	Proposal is acceptable subject to conditions.
Date Completed:	
Address:	16 ROMILLY STREET, SOUTH HOBART
Proposal:	Partial Demolition, Alterations & Extension
Application No:	PLN-21-136
Assessment Officer:	Victoria Maxwell,

Referral Officer comments:

CODE	Applicable		(If acceptable	Discretionary (Identify the relevant performance criteria)
E7.0 Stormwater Management Code	Y	Z	A1	
E11.0 Waterway and Coastal Protection Code				
E15.0 Inundation Prone Areas Code				
Protection of Infrastructure				
Subdivision (LG(BMP) / Zone provisions)				

Please advise REEU at any stage if:

- Changes to the original proposed development are made
- Requested reports are submitted

Stormwater Management Code

Clause E7.7.1	Discussion
A1- Disposal	Need clarification
A2/P2 – Treatment	
A3/P3 - Capacity	

A4/P4 – OFP	

Waterway and Coastal Protection Code

Clause E7.7.1	Discussion
Exemptions	
E11.7.1 A1/ P1 – Works	
E11.7.1 A4 / P4 -	
Connection	
E11.8.1 A1/ P1 -	
Subdivision	

Inundation Prone Areas Code (Riverine)

Clause E7.7.1	Discussion
E15.6 A1/P1 – Use	
E15.7.4 A1/P1 - New Building	
E15.7.4 A3/P3 - Outbuildings	
E15.7.5 A1/P1 - Fill & wall	
E15.7.4 A2/P2 - Extensions	
E15.7.5 A2/P2 - Mitigation	
E15.7.5 A3/P3 - Onsite	
Sewage	
E15.8.3 A1/P1 - Subdivision	

	Discussion
Protection of Council	
Infrastructure	
Subdivision	
Other	

Assessment Notes:

P.11, DA-21-13262

Recommended Conditions:

onditions

1. ENGINEERING

ENG All stormwater from the proposed development (including but not limited to: sw1 roofed areas, ag drains, retaining wall ag drains and impervious surfaces such as driveways and paved areas) must be drained to the Council's stormwater infrastructure prior to first occupation or commencement of use (whichever occurs first).

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

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

Reason for condition

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

ENG 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
- Be repaired and reinstated by the owner to the satisfaction of the Council.

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

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

Reason for condition

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

ENV 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 clickhere.

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.

Recommended Advice:



153 Goulburn Street, West Hobart, Tasmania 7000

ABN: 5561039644

Email: stevenspizick@hotmail.com

Mob: 0479 071 019

Victoria Maxwell Hobart City Council GPO Box 503 Hobart TAS 7001

23rd April 2021

Dear Victoria,

Re: Proposed House – South Hobart House 2 Application No. PLN-21-136

On behalf of the clients Imogen Liew & John Holtzclaw of 16 Romilly Street, South Hobart, please find enclosed response to the recorded representations for the proposed house for the development application.

The clints response to the recorded representations are as follows (extract from the letter dated 21.04.2021), refer below:

Car parking:

The client will not be making changes to the number of cars parked as they have adequate parking.

Privacy

The neighbour (14 Romilly Street) is concerned about people on the proposed deck looking into their bedroom on the southern corner (closest corner to the proposed extension) on the house's lower ground floor. The client is offering one of two options, refer below:

Option one

Pay for the installation of a visual privacy screen out of goodwill with full agreeance of the neighbour within the neighbours land to give privacy to their bedroom from the proposed deck.

Option two.

Install a carport over the carpark with a fire-rated wall at the boundary allowing the wall to act as a screen to the bedroom; this to be done as a later DA application.

Regardless of the abovementioned options chosen. The client is happy and willing to place an 1800 fence along the new part of the driveway/car parking area and have the extended height fence finish in line with the extents of the proposed extension—this way minimising the overview from the ground floor and the carpark area.

Building envelope:

The client is happy to lessen the impact of the bulk of the proposed extension by lowering the roofline down and removing the lightweight roof structure over the deck. The client is happy to supply a new shadow diagram that shows the difference in the shading impact to 18 Romilly street.





153 Goulburn Street, West Hobart, Tasmania 7000

ABN: 5561039644

Email: stevenspizick@hotmail.com

Mob: 0479 071 019

I have updated the DA drawings to reflect the abovementioned response; refer below for the breakdown of the changes made on each drawing:

- A01 fence note stating heightened fence to 1800.
- A02 removal of lightweight roof, columns and downpipe to stormwater.
- A03 lowering of the proposed roof to extension by 450mm and removal of the lightweight roof to the deck below.
- A04 lowering of the proposed roof to extension by 450mm.
- A05 lowering of the proposed roof to extension by 450mm, removal of lightweight roof and downpipe, adjustment of balustrade and column, lifting of the boundary fence to 1800 and correction of the end the raised car park elevation and building envelope.

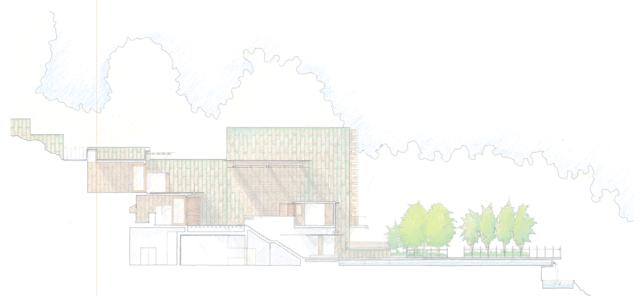
 A06 lowering of the proposed roof to extension by 450mm, removing the lightweight roof, lifting the
- boundary fence to 1800 and correcting the building envelope to both the existing and proposed.
- A07 lowering of the proposed roof to extension by 450mm and removal of the lightweight roof.
- Addition of note regarding boundary fence height change to 1800.
- A09 updated shadow diagrams showing corrected 18 Romilly St deck and lowering of proposed extension roof by 450mm.
- A10 updated shadow diagrams showing corrected 18 Romilly St deck and lowering of proposed extension roof by 450mm.
- All removal of downpipe and stormwater connection from lightweight roof to deck.

I have prepared new shadow diagram sheets 1 and 2 showing existing, existing proposed and adjusted proposed shadow diagrams to 9 am and 12 noon for 21 June; I believe this will show the difference between the proposed and new.

I hope this resolves all of the representations and helps resolve any lingering concerns that the council may have had.

Kind Regards, Steven Spizick.

. Architect



SOUTH HOBART HOUSE 2 - RENOVATION & EXTENSION

16 ROMILLY STREET, SOUTH HOBART, TASMANIA, 7004.

VOLUME: 20513, FOLIO: 7.

DRAWING SCHEDULE ARCHITECTURAL

A00 - PROJECT TITLE SHEET, DRAWING LEGEND & SITE PLAN

A01 - DEMOLITION & PROPOSED LOWER GROUND FLOOR PLAN.

A02 - DEMOLITION & PROPOSED GROUND FLOOR PLAN.

A03 - DEMOLITION & PROPOSED ROOF PLAN.

A04 - EXISTING & PROPOSED NORTH ELEVATION.

A05 - EXISTING & PROPOSED SOUTH ELEVATION.

A06 - EXISTING & PROPOSED EAST ELEVATION.

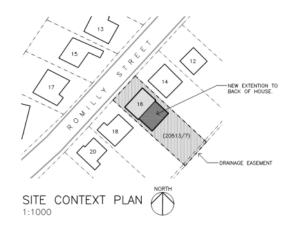
A07 - EXISTING & PROPOSED WEST ELEVATION.

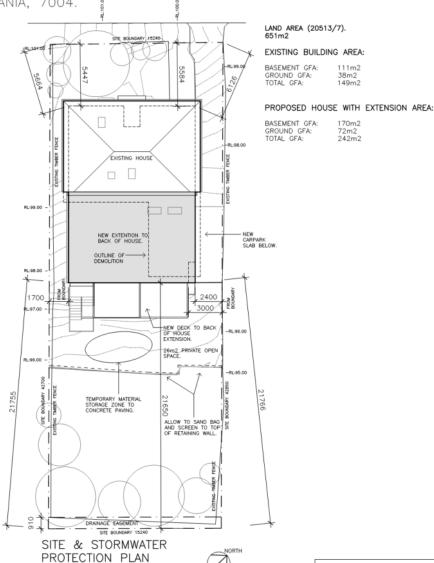
A08 - CAR PARKING PLAN.

A09 - SHADOW DIAGRAM 01.

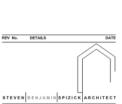
A10 - SHADOW DIAGRAM 02.

A11 - STORMWATER PLANS





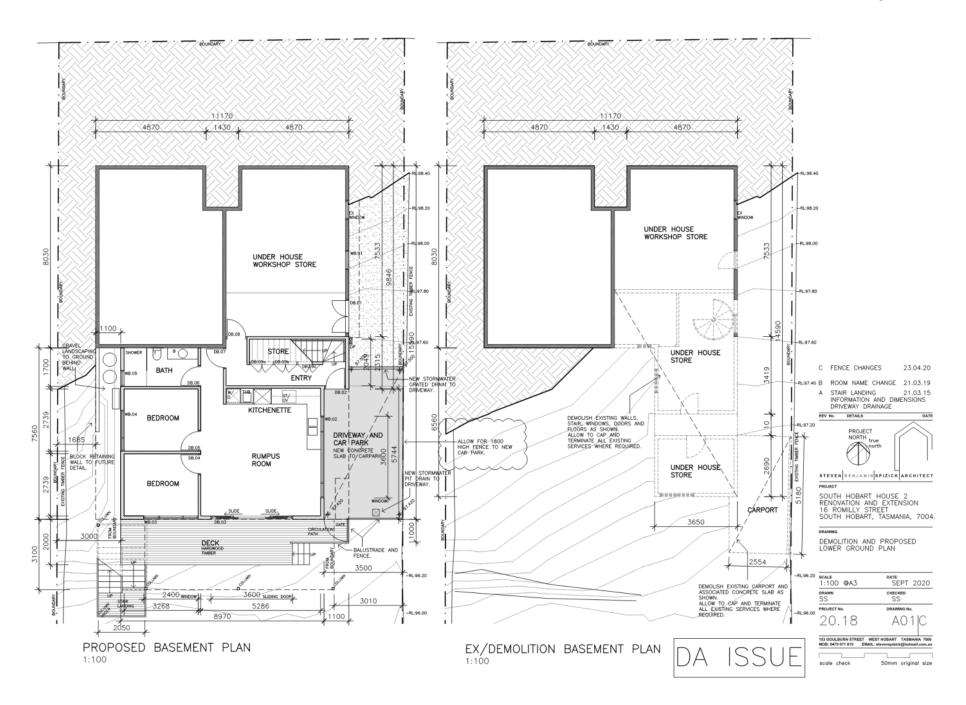
1:200

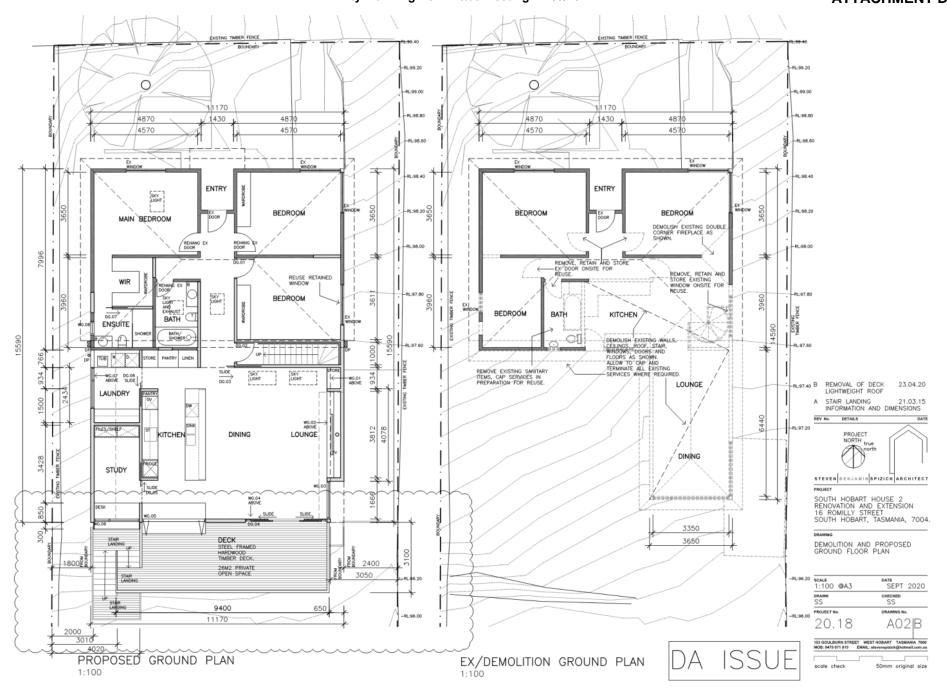


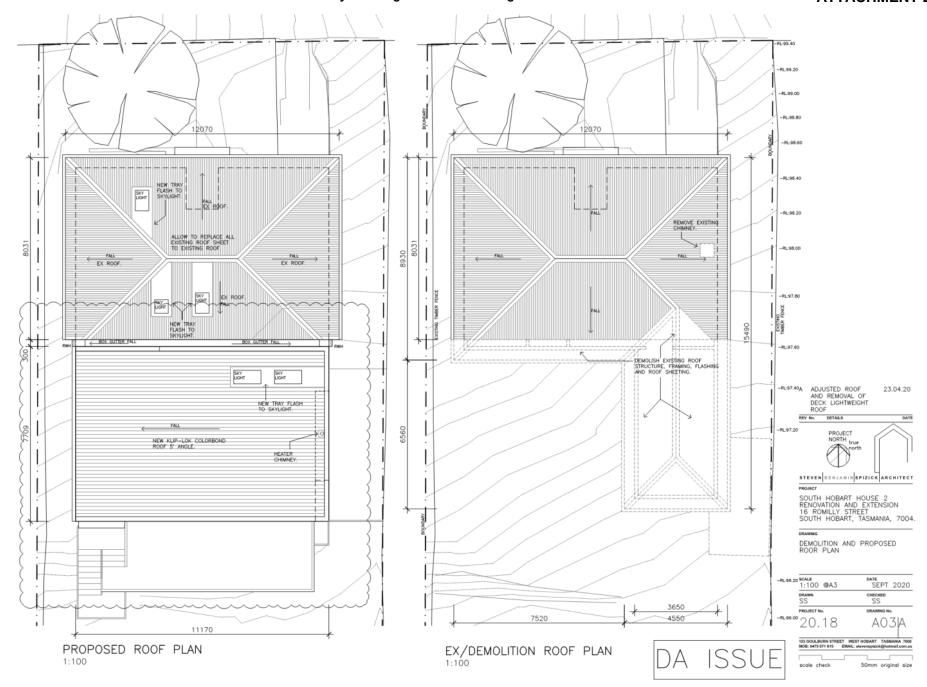
SOUTH HOBART HOUSE 2 RENOVATION AND EXTENSION 16 ROMILLY STREET SOUTH HOBART, TASMANIA, 7004.

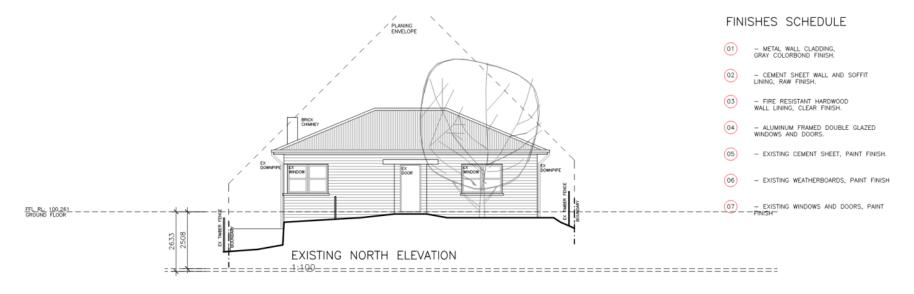
PROJECT TITLE SHEET DRAWING LEGEND, SITE CONTEXT & STORMWATER PROTECTION PLANS

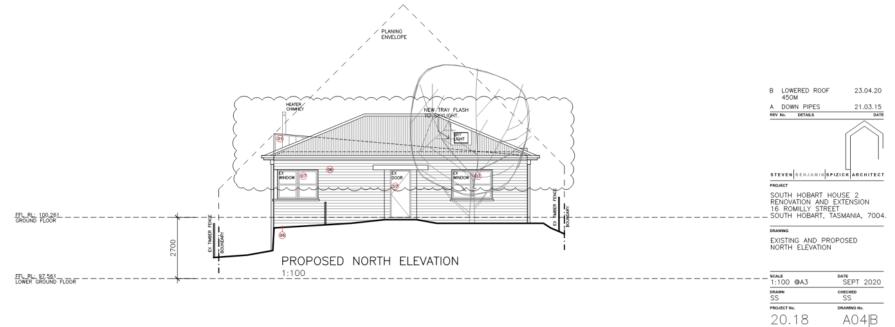
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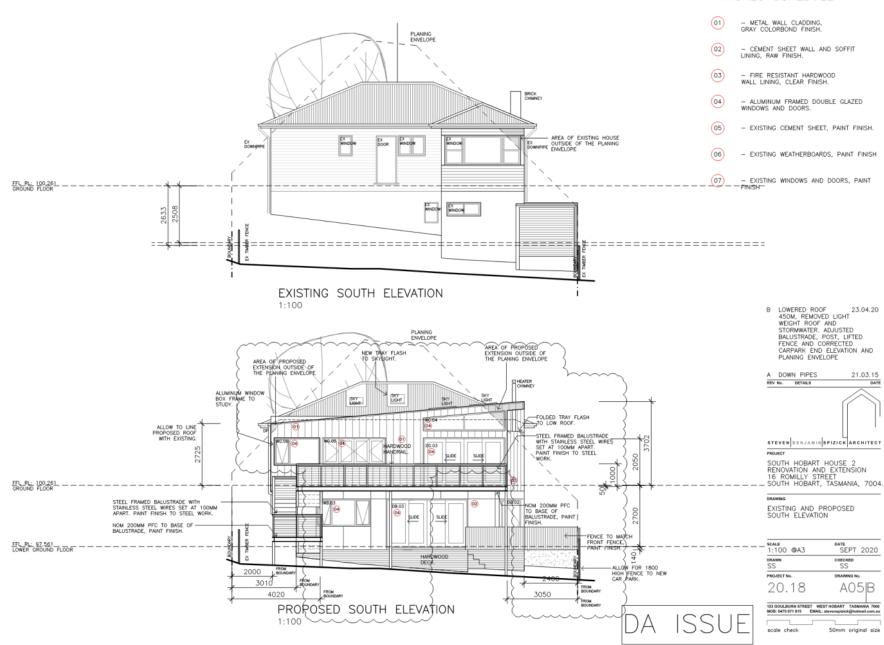


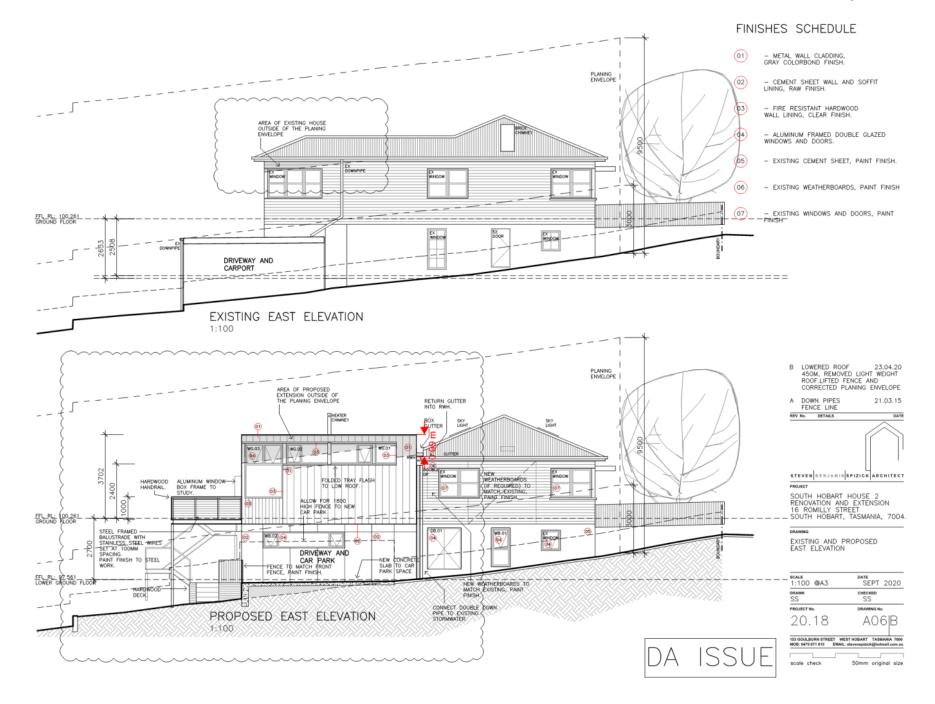


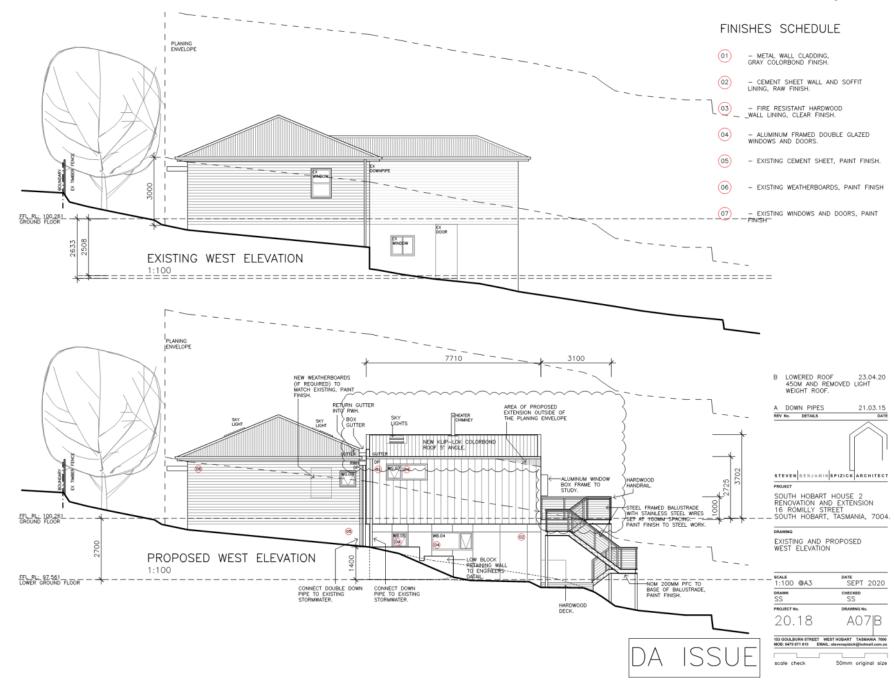


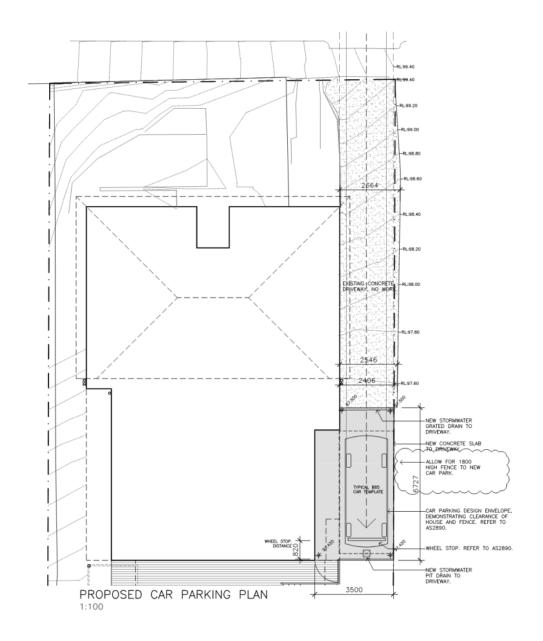
153 GOULBURN STREET MOB: 0479 071 019 EA	WEST HOBART RAIL: stevenspizick	









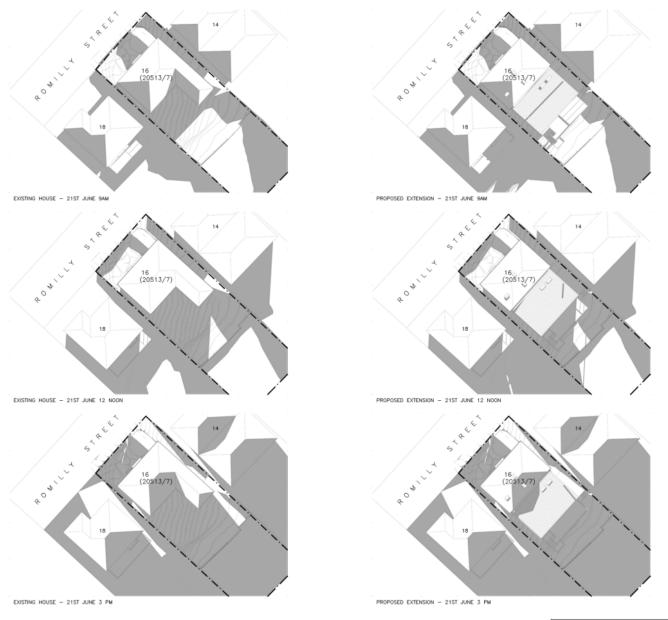




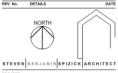
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PROJECT

SOUTH HOBART HOUSE 2 RENOVATION AND EXTENSION 16 ROMILLY STREET SOUTH HOBART, TASMANIA, 7004.

DRAWING

SHADOW DIAGRAM 01

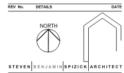
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153 GOULBURN STREET WEST HOBART TASMANIA 7000 MOB: 0479 071 019 EMAIL: stevenspicick@hotmail.com.au scale_check 50mm_original_size









PROJECT

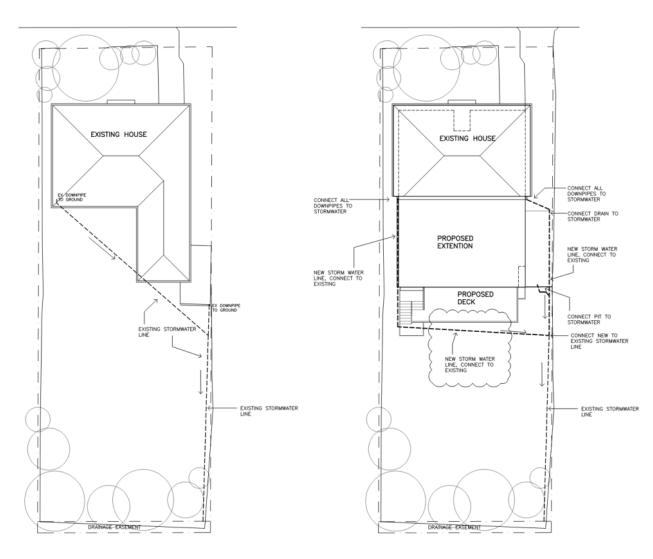
SOUTH HOBART HOUSE 2 RENOVATION AND EXTENSION 16 ROMILLY STREET SOUTH HOBART, TASMANIA, 7004.

DRAWING

SHADOW DIAGRAM 02

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A10		

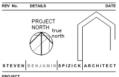
MOB: 0479 871 919 EMAIL: stevengeleick@hotmail.com.au
scale check 50mm original size



EXISTING STORMWATER LINE 1:200

PROPOSED STORMWATER LINE 1:200

A STORMWATER CHANGES 23.04.20 DUE TO REMOVAL OF LIGHT WEIGHT ROOF OVER DECK.

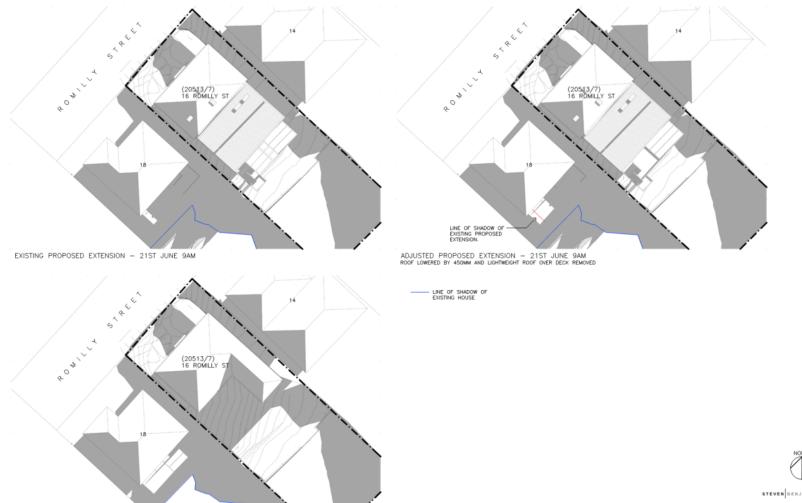


SOUTH HOBART HOUSE 2 RENOVATION AND EXTENSION 16 ROMILLY STREET SOUTH HOBART, TASMANIA, 7004.

STORMWATER PLANS

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	TASMANI k@hotmeil	

EXISTING HOUSE - 21ST JUNE 9AM

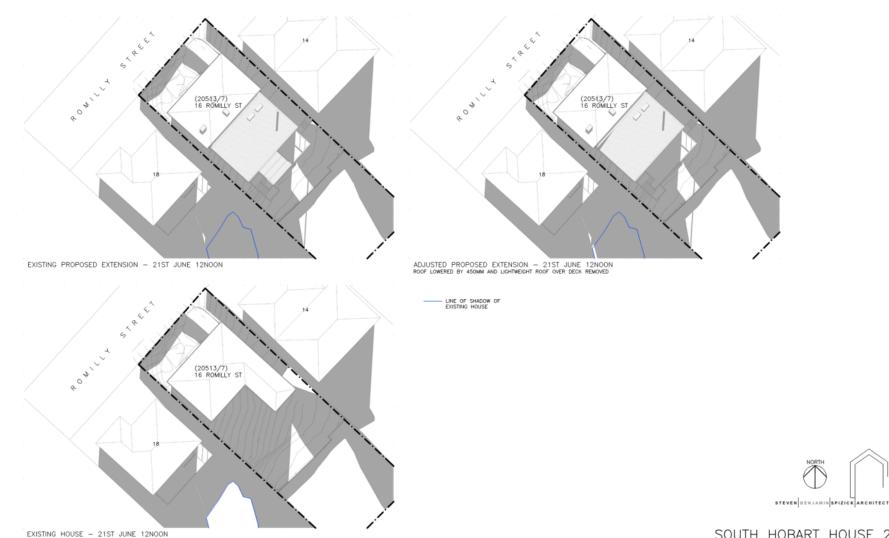




SOUTH HOBART HOUSE 2

16 ROMILLY STREET, SOUTH HOBART, TASMANIA
SHADOW DIAGRAM 01

EXISTING PROPOSED & UPDATED PROPOSED WITH EXISTING STEVEN SPIZICK ARCHITECT 23.04.2021



SOUTH HOBART HOUSE 2

16 ROMILLY STREET, SOUTH HOBART, TASMANIA
SHADOW DIAGRAM 02

EXISTING PROPOSED & UPDATED PROPOSED WITH EXISTING STEVEN SPIZICK ARCHITECT 23.04.2021

7.1.4 431 ELIZABETH STREET, NORTH HOBART - ALTERATIONS AND EXTENSION TO PREVIOUSLY APPROVED DEVELOPMENT PLN-21-205 - FILE REF: F21/41013

Address: 431 Elizabeth Street, North Hobart

Proposal: Alterations and Extension to Previously

Approved Development

Expiry Date: 20 May 2021

Extension of Time: Not applicable

Author: Helen Ayers

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 extension to previously approved development, at 431 Elizabeth Street, North Hobart for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

GEN

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-21-205 - 431 ELIZABETH STREET NORTH HOBART TAS 7000 - Final Planning Documents, except where modified below.

Reason for condition

To clarify the scope of the permit.

PLN s1

This permit is subject to and conditional upon substantial commencement of the development approved by planning permit PLN-18-745.

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).

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

Advice:

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

Reason for condition

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

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
- 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.

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.

PLN-21-205 - 431 ELIZABETH STREET NORTH HOBART TAS 7000 Planning Committee or Attachment A:

PLN-21-205 - 431 ELIZABETH STREET NORTH Attachment B:

HOBART TAS 7000 - CPC Agenda Documents U

Adebe

PLN-18-745 - 431 ELIZABETH STREET NORTH Attachment C:

HOBART TAS 7000 - Amended (s56) Planning

Permit \mathbb{J}



APPLICATION UNDER HOBART INTERIM PLANNING SCHEME 2015

Type of Report: Committee
Committee: 17 May 2021
Expiry Date: 20 May 2021
Application No: PLN-21-205

Address: 431 ELIZABETH STREET, NORTH HOBART

Applicant: (S Group)

Level 1 10-14 Paterson Street

Proposal: Alterations and Extension to Previously Approved Development

Representations: Three (3)

Performance criteria: Urban Mixed Use Zone Development Standards, Parking and Access Cod-

1. Executive Summary

- 1.1 Planning approval is sought for Alterations and Extension to Previously Approved Development, at 431 Elizabeth Street, North Hobart.
- 1.2 More specifically the proposal includes:
 - Extension of the basement carpark to the boundary at the corner of Commercial Road and Commercial Lane.
 - Extension of dwelling G04 on the ground floor on the south eastern corner of the site to add a bedroom where the approved southern deck was located, and create a corner deck closer to the boundaries of the site.
- 1.3 The proposal relies on performance criteria to satisfy the following standards and codes:
 - 1.3.1 Urban Mixed Use Zone Privacy
 - 1.3.2 Parking and Access Code Number of Parking Spaces
- 1.4 Three (3) representations objecting to the proposal were received within the statutory advertising period between 14 and 28 April 2021.
- 1.5 The proposal is recommended for approval subject to conditions.

Item No. 7.1.4

Agenda (Open Portion) City Planning Committee Meeting - 17/5/2021

Page 304
ATTACHMENT A

1.6 The final decision is delegated to the City Planning Committee because three (3) representations have been received.

2. Site Detail

- 2.1 The application site is a single title, located at the corner of Commercial Road and Elizabeth Street, and fronting Commercial Lane for half of the southern boundary.
- 2.2 The application site is zoned Urban Mixed Use and is affected by the Potentially Contaminated Land Code under the *Hobart Interim Planning Scheme 2015*.
- 2.3 The existing site has been raised to be level with the Elizabeth Street Frontage, and is almost entirely covered in hardstand. The former service station building is in the process of being demolished. There is a small Aurora sub-station located in the south eastern corner of the site, at the corner of Commercial Road and Commercial Lane, which is the area in which the proposed works are to occur.
- 2.4 The surrounding area contains a mix of uses, including residential, accountant's offices, language schools, the Friends School, and a church and associated church hall. Notwithstanding this, the predominant use of the properties adjacent and to the south of the site is residential.
- 2.5 A site visit was not undertaken for this application, given one was done for the previous application, and the nature of the proposal and discretions invoked.



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



Figure 2: Zoning Map for the site and surrounds.



Figure 3: Current Google Street View Image of the Application Site Looking North West on Commercial Road. This is the location of the Aurora sub-station where the works are proposed.

3. Proposal

- 3.1 Planning approval is sought for Alterations and Extension to Previously Approved Development, at 431 Elizabeth Street, North Hobart.
- 3.2 More specifically the proposal is for:
 - Extension of the basement carpark to the boundary at the corner of Commercial Road and Commercial Lane.
 - Extension of dwelling G04 on the ground floor on the south eastern corner of the site to add a bedroom where the approved southern deck was located, and create a corner deck closer to the boundaries of the site.



Figure 4: Floor plan of the approved layout on the left hand side, and the proposed layout on the right hand side.

4. Background

- 4.1 Planning approval was granted for Demolition and New Building for 27 Multiple Dwellings and General Retail and Hire, Food Services and Business and Professional Services through PLN-18-745 on 16 December 2019. Construction of the approved development is currently underway on site.
- 4.2 Following approval, it was determined that the existing Aurora sub station on the south eastern corner of the site is no longer required. The developer sought to increase the footprint of the building to utilise this space under Section 56 of LUPAA, however it was determined that this change was not minor, and a new application would be required for the change to the building design.

5. Concerns raised by representors

- 5.1 Three (3) representations objecting to the proposal were received within the statutory advertising period between 14 and 28 April 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.

Bulk:		
Duik.		

One representor is concerned that the development being closer to the Commercial Lane boundary at the lower levels will increase the visual bulk of the building when viewed from nearby properties, and will present an unreasonable impact to the residents.

Parking:

Representors have suggested that the increase in the the number of bedrooms as proposed, without an increase in the number of car parking spaces, is unreasonable given the existing car parking availability and demand in the surrounding area.

Existing Approval:

Representors have reiterated their concerns with the previously approved development, stating that the size, scale, density and design on the already approved and commenced development will result in a loss of amenity to surrounding properties. The representors have expressed disappointment that the current application seeks to expand the proposed development of the site, rather than reduce it.

Landscaping:

One representor has expressed disappointment with the lack of landscaping they perceive for the overall development. The representor has expressed a desire to see more landscaping provided in such developments.

One representor has suggested that the space vacated by the sub-station should be used for landscaping, rather than being subsumed by the building.

Plans:

One representor has suggested that the plans submitted are not accurate in that the representor believes that the elevations do not match the floor plans or the axonometric views.

Garbage Collection:

One representor is reiterating an earlier concern with the original design regarding waste collection. The representor suggests that a garbage truck will not be able to enter the site from Commercial Road to remove waste from the site.

6. Assessment

- 6.1 The Hobart Interim Planning Scheme 2015 is a performance based planning scheme. To meet an applicable standard, a proposal must demonstrate compliance with either an acceptable solution or a performance criterion. Where a proposal complies with a standard by relying on one or more performance criteria, the Council may approve or refuse the proposal on that basis. The ability to approve or refuse the proposal relates only to the performance criteria relied on.
- 6.2 The site is located within the Urban Mixed Use Zone of the *Hobart Interim Planning Scheme 2015.*
- 6.3 There is no change proposed to the Residential (multiple Dwelling), General Retail and Hire, Food Services and Business and Professional Services use of the site that is approved under PLN-18-745 and currently under construction. The existing approved, partially constructed use is a discretionary use in the zone.
- 6.4 The proposal has been assessed against:
 - 6.4.1 Part D 15.0 Urban Mixed Use Zone
 - 6.4.2 Part E E6.0 Parking and Access Code
 - 6.4.3 Part E E7.0 Stormwater Management Code
- The proposal relies on the following performance criteria to comply with the applicable standards:
 - 6.5.1 Urban Mixed Use Zone:

Residential Amenity - Part D 15.4.8 P2

6.5.2 Parking and Access Code:

Number of Parking Spaces - E6.6.1 P1

- 6.6 Each performance criterion is assessed below.
- 6.7 Residential Amenity Part D 15.4.8 P2
 - 6.7.1 The acceptable solution at clause 15.4.8 A2 requires new habitable room windows to be set back 3m from side boundaries, to have a minimum sill height of 1.5m above the finished floor level, or to be offset by a minimum

of 1.5m from windows of adjoining buildings on the same horizontal plane.

- 6.7.2 The proposal includes a bedroom window that is set back 0.5m from the boundary to Commercial Lane.
- 6.7.3 The proposal does not comply with the acceptable solution; therefore assessment against the performance criterion is relied on.
- 6.7.4 The performance criterion at clause 15.4.8 P2 provides as follows:

The potential for direct overlooking from windows of habitable rooms with a finished surface or floor level more than 1m above natural ground level on one lot to the windows of habitable rooms, balconies, decks and roof gardens on adjacent lots must be avoided or minimised through their separation and off-set or by use of solid or translucent screening.

6.7.5 The arrangement of rooms and windows is slightly different to what was originally approved in PLN-18-745. Refer above to Figure 4 for a comparison of the approved and proposed floor plans. In effect the two windows circled below are the only 'new' windows to be assessed under this application.

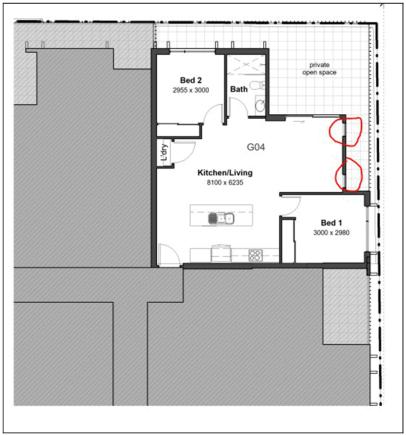


Figure 5: The red circles indicate the new windows that are subject to assessment against the above performance criteria.

- 6.7.6 It is also acknowledged that the 'side' boundary with Commercial Lane could in fact be considered a front boundary because it adjoins a public road. In which case, assessment against this provision is not required.
- 6.7.7 Notwithstanding the above, it is considered that the potential for direct overlooking is acceptable. The presence of Commercial Lane, which is 3m wide, creates a de facto compliant setback to the adjacent dwelling at 36 Commercial Road. There are also minimal windows in the north west elevation of this dwelling, which faces the proposed development. And because of the height difference between the two sites, there will be no proposed windows in the same horizontal plane as the existing windows in the adjacent dwelling.



Figure 6: The subject site on the right, and the adjacent dwelling on the other side of Commercial Lane on the left. Source: Google streetview.

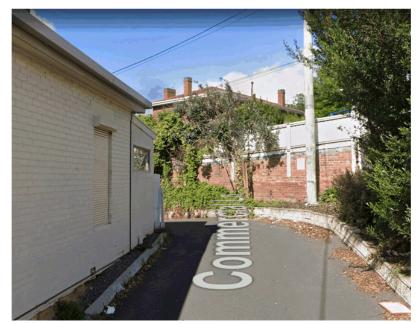


Figure 7: The extent of windows in the adjacent dwelling facing the subject site. Source: Google streetview.

- 6.7.8 The proposal complies with the performance criterion.
- 6.8 Number of Parking Spaces E6.6.1 P1
 - 6.8.1 The acceptable solution at clause E6.6.1 A1 requires an additional car parking space on site for the proposed additional bedroom in the

development.

- 6.8.2 The proposal includes no additional car parking above that which was previously approved.
- 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 E6.6.1 P1 provides as follows:

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

- (a) car parking demand;
- (b) the availability of on-street and public car parking in the locality;
- (c) the availability and frequency of public transport within a 400m walking distance of the site;
- (d) the availability and likely use of other modes of transport;
- (e) the availability and suitability of alternative arrangements for car parking provision;
- (f) any reduction in car parking demand due to the sharing of car parking spaces by multiple uses, either because of variation of car parking demand over time or because of efficiencies gained from the consolidation of shared car parking spaces;
- (g) any car parking deficiency or surplus associated with the existing use of the land;
- (h) any credit which should be allowed for a car parking demand deemed to have been provided in association with a use which existed before the change of parking requirement, except in the case of substantial redevelopment of a site;
- (i) the appropriateness of a financial contribution in lieu of parking towards the cost of parking facilities or other transport facilities, where such facilities exist or are planned in the vicinity;

- (j) any verified prior payment of a financial contribution in lieu of parking for the land;
- (k) any relevant parking plan for the area adopted by Council;
- (I) the impact on the historic cultural heritage significance of the site if subject to the Local Heritage Code;
- (m) whether the provision of the parking would result in the loss, directly or indirectly, of one or more significant trees listed in the Significant Trees Code.
- 6.8.5 The application has been assessed by Council's Development Engineer, who has provided the following advice:

The parking number assessment must satisfy either Acceptable Solutions or Performance Criteria for each clause of the Hobart Interim Planning Scheme 2015 (HIPS 2015).

Documentation submitted to date does not satisfy the Acceptable Solution for clause E6.6.1 (a) and as such, shall be assessed under Performance Criteria.

Acceptable solution - A1: - NON COMPLIANT

The number of on-site car parking spaces must be:

- (a) no less than and no greater than the number specified in Table E6.1;
- Submitted documentation does not satisfy this requirement, a deficiency of ONE (1) car parking space proposed.

Performance Criteria - P1:

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

- (a) car parking demand;
- The empirical parking assessment indicates that the provision of ONE (1) on-site car parking space will sufficiently meet the likely demands associated with the development, with the exception of onsite visitor parking.

- (b) the availability of on-street and public car parking in the locality;
- There is a relatively large supply of on-street parking in the surrounding road network. Much of the available parking is in the form of time-restricted parking, with authorised residents excepted.
- (c) the availability and frequency of public transport within a 400m walking distance of the site;
- Metro Tasmania operate regular bus services along Elizabeth Street, which is within 400 metres of the subject site.
- (d) the availability and likely use of other modes of transport;
- The site is located within walking distance from shops, schools and services.
- (e) the availability and suitability of alternative arrangements for car parking provision;
- No alternative parking provision is available or considered necessary.
- (f) any reduction in car parking demand due to the sharing of car parking spaces by multiple uses, either because of variation of car parking demand over time or because of efficiencies gained from the consolidation of shared car parking spaces;
- Not applicable.
- (g) any car parking deficiency or surplus associated with the existing use of the land;
- Not applicable.
- (h) any credit which should be allowed for a car parking demand deemed to have been provided in association with a use which existed before the change of parking requirement, except in the case of substantial redevelopment of a site;
- Not applicable.
- (i) the appropriateness of a financial contribution in lieu of parking towards the cost of parking facilities or other transport facilities, where such facilities exist or are planned in the vicinity;
- Not applicable.
- (j) any verified prior payment of a financial contribution in lieu of parking for the land;

- Not applicable.
- (k) any relevant parking plan for the area adopted by Council;Not applicable.
- (I) the impact on the historic cultural heritage significance of the site if subject to the Local Heritage Code; and
- Not applicable.
- (m) whether the provision of the parking would result in the loss, directly or indirectly, of one or more significant trees listed in the Significant Trees Code.
- No impact.

Based on the above assessment and given the submitted documentation, the parking provision may be accepted under Performance Criteria P1:E6.6.1 of the Planning Scheme. This is particularly due to the actual parking demands that will be generated by the development.

6.8.6 The proposal complies with the performance criterion.

7. Discussion

- 7.1 Planning approval is sought for Alterations and Extension to Previously Approved Development, at 431 Elizabeth Street, North Hobart.
- 7.2 The application was advertised and received three (3) representations. The representations raised concerns including Bulk, Parking, Existing Approval, Landscaping, Plans and Garbage Collection.
- 7.3 One of the representor concerns was with the accuracy of the plans. A review of the plans submitted has not found any inconsistency between the floor and elevation plans.
- 7.4 The proposal has been assessed against the relevant provisions of the planning scheme and is considered to perform well.
- 7.5 The proposal has been assessed by other Council officers, including the Council's Development Engineer, Environmental Health Officer, and Stormwater Services Engineer. The officers have raised no objection to the proposal, subject to conditions.

- 7.6 The previous approval for the site, PLN-18-745, Included a number of conditions that are required to be satisfied to ensure that the use and development meet Planning Scheme requirements. As this application is to modify a section of the previously approved building, it is necessary to ensure that this permit is linked to the earlier permit, and to ensure that all works previously required remain required for the building as modified under this application. As such, a condition must be included in any permit granted to link this application to the permit and conditions approved under PLN-18-745.
- 7.7 The proposal is recommended for approval.

8. Conclusion

8.1 The proposed Alterations and Extension to Previously Approved Development, at 431 Elizabeth Street, North Hobart satisfies the relevant provisions of the *Hobart Interim Planning Scheme 2015*, and as such is recommended for approval.

9. Recommendations

That:

Pursuant to the *Hobart Interim Planning Scheme 2015*, the City Planning Committee, in accordance with the delegations contained in its terms of reference, approve the application for Alterations and Extension to Previously Approved Development, at 431 Elizabeth Street, North Hobart for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

GEN

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-21-205 - 431 ELIZABETH STREET NORTH HOBART TAS 7000 - Final Planning Documents, except where modified below.

Reason for condition

To clarify the scope of the permit.

PLN s1

This permit is subject to and conditional upon substantial commencement of the development approved by planning permit PLN-18-745.

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).

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

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

Reason for condition

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

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
- 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

Item No. 7.1.4

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.

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

Item No. 7.1.4

Agenda (Open Portion) City Planning Committee Meeting - 17/5/2021

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.



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: 4 May 2021

Attachment(s):

Attachment B - CPC Agenda Documents

Attachment C - Previously Approved Permit PLN-18-745



431 Elizabeth Street, North Hobart – Ground Floor Apartment 04 29/03/2021

To whom it may concern:

Proposed is the change in footprint for to the previously proposed apartment number 04 at the ground floor at 431 Elizabeth Street (PLN 18–745, currently under construction).

Please refer to the attached architectural drawings outlining the proposed change in design from the previously approved scheme to the proposed. Proposed is the remediation of the space occupied by the Tas Networks substation at the corner of Commercial Road and Commercial Lane. No Increased overshadowing is caused by the overall structure as the change is limited to the ground floor area.

A discretion is sought on carparking as proposal seeks to amend the design of G04 from single bed apartment, to a 2 bedroom apartment. 1 car space is allocated to G04; space number 30 at the ground floor carpark. This is in keeping with other two bed apartments within the complex that have 1 car space allocated.

Regards, Timothy Fry

431 Hobart Pty Ltd

431 Elizabeth St Apartments

Project No. J003072

Project Address: 431 Elizabeth Street, North Hobart, TAS 7000

Date: 25/03/2021

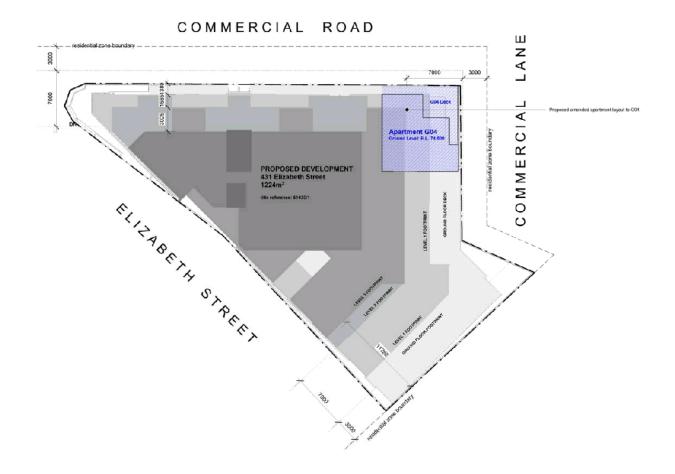
DA Issue:

Sheet Number	Sheet Name	Issue Date	Revision	Revision Date
DA-00	Cover Sheet	25/03/2021		
DA-01	Axonometric Views	25/03/2021		
DA-02	Site Plan	25/03/2021		
DA-03	Floor Plans	25/03/2021		
DA-04	Elevations	25/03/2021		

Chase. Wonder.

Level 1, 90-92 Murray Street, Hobart Tasmania 7000 PC Box 1271 Launceston Tasmania 7250

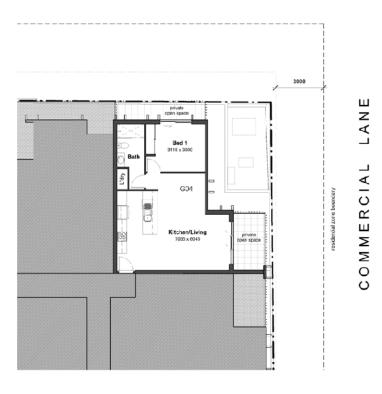
t. 03 6251 3906 w. www.sgroup.com.au f. sgroupdesign





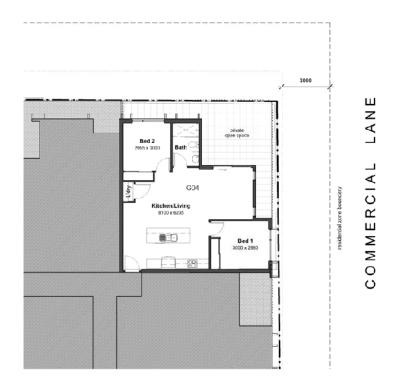


COMMERCIAL ROAD



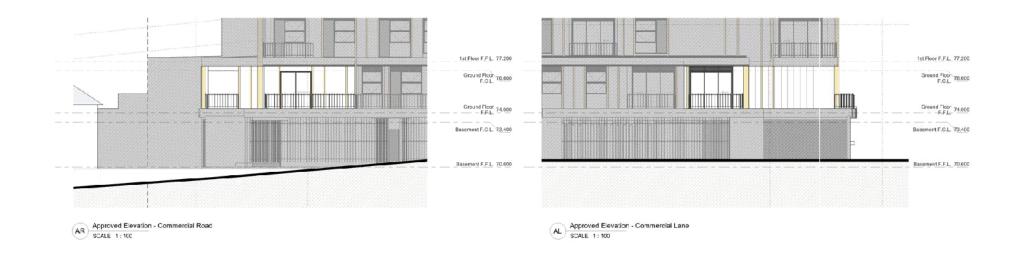
AL Approved Layout

COMMERCIAL ROAD



PL Proposed Layout















Agenda (Open Portion) City Planning Committee Meeting - 17/5/2021



RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

VOLUME 61630	FOLIO 1		
EDITION	DATE OF ISSUE		
2	25-Jan-2018		

SEARCH DATE : 28-Jul-2020 SEARCH TIME : 03.23 PM

DESCRIPTION OF LAND

City of HOBART

Lot 1 on Sealed Plan 61630 (formerly being SP649) Derivation : Part of 4A-2R-15Ps Granted to J Dunn Prior CT 4863/16

SCHEDULE 1

M672047 TRANSFER to 431 HOBART PTY LTD Registered 25-Jan-2018 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any E111792 MORTGAGE to Gramercy (BF) Pty Ltd Registered 25-Jan-2018 at 12.02 PM

E133687 TRANSFER of MORTGAGE E111792 to Amberlana Investments
Pty Ltd and Macqueen Family Corporation Pty Ltd
Registered 23-Oct-2018 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

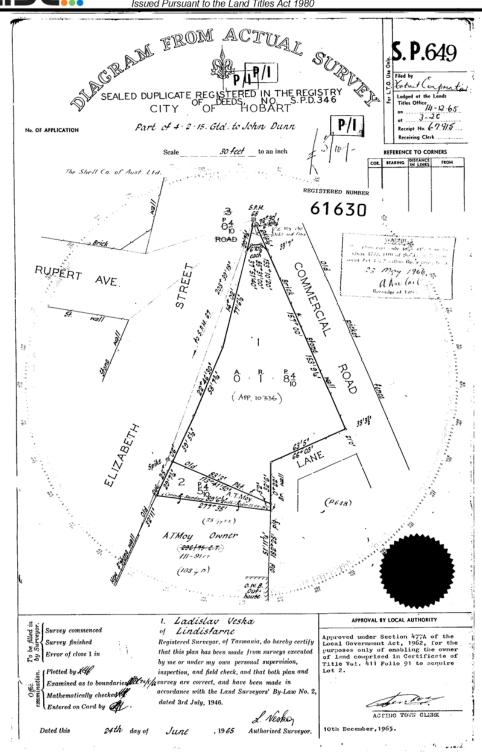


FOLIO PLAN

RECORDER OF TITLES



Issued Pursuant to the Land Titles Act 1980



Search Date: 28 Jul 2020

Search Time: 03:23 PM

Volume Number: 61630

Revision Number: 01

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Agenda (Open Portion) City Planning Committee Meeting - 17/5/2021



SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980





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This is the schedule of easen Lots 1 to 2 Conveyance No. 36 (insert title reference	6/882	Sealed by .		J. P.	049	<u>.</u>
.the Hobart Corpora	tion		P. J. J 19 6	55		
	-	Links	u/	$\overline{}$		í

No easements, profits a prender, or covenants are created to benefit or burden any lots shown on the plan.

The COMMON SEAL of THE SHELL
COMPANY OF AUSTRALIA LIMITED
was hereto affixed in
accordance with its Articles
of Association and in the
presence of

Authorised Signatory

Director

WRITE ON THIS SIDE OF THE PAPER ONLY :

Search Date: 28 Jul 2020

Search Time: 03:23 PM

Volume Number: 61630

Revision Number: 01

Page 1 of 1

roperty
31 ELIZABETH STREET NORTH HOBART TAS 7000
eople
applicant
Group
evel 1 10-14 Paterson Street AUNCESTON TAS 7250
3 6311 1403 im@sgroup.com.au
Owner
31 Hobart Pty Ltd
34 Princes Highway
JLLADULLA NSW 2539 425 714 663 ameron@paigroup.com.au
Intered By TMOTHY FRY
3 6311 1403 m@sgroup.com.au
se
Multiple dwellings
etails
ave you obtained pre application advice?
◆ No
YES please provide the pre application advice number eg PAE-17-xx
re you applying for permitted visitor accommodation as defined by the State Government Visitor commodation Standards*7 click on help information button for definition, if you are not the owner of the operty you MUST include signed confirmation from the owner that they are aware of this application.
• No
the application for SIGNAGE ONLY? If yes, please enter \$0 in the cost of development, and you must enter the umber of signs under Other Details below.



Hobart Interim Planning Scheme 2015

Land Use Planning and Approvals Act 1993

Planning Permit

APPLICATION NO PLN-18-745

ADDRESS 431 ELIZABETH STREET,

NORTH HOBART

PROPOSAL DEMOLITION AND NEW

BUILDING FOR 27 MULTIPLE DWELLINGS AND GENERAL RETAIL AND HIRE, FOOD SERVICES AND BUSINESS

AND PROFESSIONAL

SERVICES

PERMIT DATE 10 November 2020

The following conditions and restrictions apply to this permit:

The use/development of the land for the purpose of Demolition and New Building for 27 Multiple Dwellings and General Retail and Hire, Food Services and Business and Professional Services subject to the following conditions and restrictions.

GEN

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-18-745 - 431 ELIZABETH STREET NORTH HOBART TAS 7000 - Amended (s56) Planning Documents, except where modified below.

Reason for condition

To clarify the scope of the permit.

Note: Condition amended pursuant to section 56 of the Land Use Planning and Approvals Act 1993 and approved by the Council on 10 November 2020.

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 2018/01730-HCC dated 19/10/2020 as attached to the permit.

Reason for condition

To clarify the scope of the permit.

Note: Condition amended pursuant to section 56 of the Land Use Planning and Approvals Act 1993 and approved by Council on 10 November 2020.

PLN 8

The fence along the front south and south western boundary must be no more than 1.8m in height above natural ground level.

Reason for condition

To provide reasonable opportunity for privacy for dwellings and to maintain the streetscape.

PLN s1

Documentation confirming the proposed external design details must be retained and implemented in the final detailed design of the building. The external colours, finishes and details must be submitted to and approved by Council's Director City Planning prior to the issuing of any Building permits (excluding demolition, excavation and site decontamination works) or works on site.

All work required by this condition must be undertaken in accordance with the approved (enter type of documentation, e.g. revised plans).

Advice:

Once the (type of document) have been approved, the Council will issue a condition endorsement (see general advice on how to obtain condition endorsement).

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

Reason for condition

To ensure that the building responds positively to the surrounding streetscape as required by Clause 15.4 - Development Standards for Buildings and Works of the *Hobart Interim Planning Scheme 2015*.

PLN s2

The site must be landscaped within 3 months of completion.

A landscaping plan must be submitted and approved by the City Hobart's Director City Planning, prior to the issue of any consent under the *Building Act 2016* (excluding demolition or excavation) or the commencement of work. The landscaping plan must include (but is not limited to):

- 1. a scale, dimensions and north point;
- 2. buildings and trees (including botanical names) on neighbouring properties within three metres of the boundary;
- 3. details of surface finishes of pathways and driveways;
- 4. a planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant;
- 5. landscaping and planting within all open areas of the site.

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

Advice:

Once the landscaping plan has been approved, the Council will issue a condition endorsement (see general advice on how to obtain condition endorsement).

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

Reason for condition

To ensure that the development is landscaped in a manner that is sympathetic to the character of the precinct and that maximises privacy to adjoining lots

ENG 12

A construction waste management plan must be implemented throughout construction.

A construction waste management plan must be submitted and approved, prior to commencement of work on the site. The construction waste management plan must include:

- Provisions for commercial waste services for the handling, storage, transport and disposal of post-construction solid waste and recycle bins from the development; and
- Provisions for the handling, transport and disposal of demolition material, including any contaminated waste and recycling opportunities, to satisfy the above requirement.

All work required by this condition must be undertaken in accordance with the approved construction waste management plan.

Advice:

Once the construction waste management plan has been approved, the Council will issue a condition endorsement (see general advice on how to obtain condition endorsement).

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

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 can also be found on the Council's website.

Reason for condition

To ensure that solid waste management from the site meets the Council's requirements and standards.

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 issue of a Certificate of Completion, first occupation or commencement of use (whichever occurs first).

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

Reason for condition

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

ENG sw4

Stormwater drainage for the development must be drained to Council stormwater drainage infrastructure taking into account the limited receiving capacity of Council's existing stormwater drainage Infrastructure. Any new stormwater connection(s) required must be constructed and existing redundant connections sealed by the Council at the owner's expense, prior to issue of a Certificate of Completion, first occupation, or commencement of use, whichever occurs first.

Detailed engineering design drawings showing both the existing and proposed stormwater drainage service must be submitted and approved, prior to issue of any consent under the *Building Act 2016* (excluding demolition or excavation). The detailed engineering design drawings must include:

- The location of the proposed connection(s) and all existing connection;
- The size and design of the connection(s) such that they are appropriate to adequately service the development given the limited receiving capacity of Council's stormwater drainage infrastructure (e.g. backflow prevention, temporary stormwater storage, overflows);
- Longitudinal sections of the proposed connection(s) clearly showing any nearby services, cover, size, material and delineation of public and private infrastructure; and
- A clear distinction between public and private stormwater drainage infrastructure.

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

Advice:

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

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

Please note that once the condition endorsement has been issued you will need to contact Council's City Amenity Division to initiate an application for service connection.

Reason for condition

To ensure the site is drained adequately.

ENG sw7

Stormwater pre- treatment from the development on site car park areas must be installed prior to issue of a Certificate of Completion, first occupancy or commencement of use, whichever occurs first.

A stormwater management report, and design must be submitted and approved, prior to issue of any consent under the *Building Act 2016* (excluding demolition, excavation and site decontamination works). The stormwater management report, and design must:

- 1. be prepared by a suitably qualified engineer;
- 2. Include detailed design of the proposed treatment train, including final estimations of contaminant removal; and
- 3. Include a storm water management summary plan that outlines the obligations for future property owners to stormwater management, including a maintenance plan which outlines the operational and maintenance measures to check and ensure the ongoing effective operation of all systems, such as: inspection frequency, cleanout procedures, descriptions and diagram of how the installed systems operate, details of the life of assets and replacement requirements.

All work required by this condition must be undertaken and maintained in accordance with the approved stormwater management report and design and at the Owner's expense.

Advice:

Once the stormwater management report and design has been approved, Council will issue a condition endorsement (see general advice on how to obtain condition endorsement).

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

Reason for condition

To avoid the possible pollution of drainage systems and natural watercourses, and to comply with relevant State legislation.

ENG sw8

Stormwater detention for stormwater discharges from the development must be installed prior to first occupation issue of a Certificate of Completion, first occupancy or commencement of use, whichever occurs first.

A stormwater management report and detention design must be submitted and approved by Council, prior to the issuing of any approval under the *Building Act 2016* (excluding demolition, excavation and site decontamination works). The stormwater management report and detention design must:

- 1. be prepared by a suitably qualified engineer;
- include detailed design and supporting calculations of the detention tank, sized such that there is no increase in flows from the developed site up to 12 l/s for a worst case 5% AEP storm event. All assumptions must be clearly stated;
- include design drawings of the detention tank showing the layout, the inlet and outlet (including long section), the overflow mechanism;
- Include clarification of emptying times and outlet size; and
- 5. include a stormwater management summary plan that outlines the obligations for future property owners to stormwater management, including a maintenance plan which outlines the operational and maintenance measures to check and ensure the ongoing effective operation of all systems, such as: inspection frequency; cleanout procedures; descriptions and diagrams of how the installed systems operate; details of the life of assets and replacement requirements.

All work required by this condition must be undertaken and maintained in accordance with the approved stormwater management report and detention design.

Advice:

Once the stormwater management report and detention design has been approved the Council will issue a condition endorsement (see general advice on how to obtain condition endorsement and the associated fees).

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

Reason for condition

To ensure that the stormwater runoff quantity is managed to take into account the limited receiving capacity of the downstream Council stormwater infrastructure.

ENG 13

An ongoing waste management plan for all commercial and domestic waste and recycling must be implemented post construction.

A waste management plan must be submitted and approved, prior to commencement of work on the site. A waste management plan must:

 include provisions for commercial waste services for the handling, storage, transport and disposal of domestic waste and recycle bins from the development.

All work required by this condition must be undertaken in accordance with the approved waste management plan.

Advice:

Once the waste management plan has been approved Council will issue a condition endorsement (see general advice on how to obtain condition endorsement).

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

Reason for condition

To ensure that solid waste management from the site meets the Council's requirements and standards.

ENG tr2

A construction traffic and parking management plan must be implemented prior to the commencement of work on the site (including demolition).

The construction traffic (including cars, public transport vehicles, service vehicles, pedestrians and cyclists) and parking management plan must be submitted and approved, prior to commencement work (including demolition). The construction traffic and parking management plan must:

- Be prepared by a suitably qualified person.
- Develop a communications plan to advise the wider community of the traffic and parking impacts during construction.
- 3. Include a start date and finish dates of various stages of works.
- Include times that trucks and other traffic associated with the works will be allowed to operate.
- Nominate a superintendant, or the like, to advise the Council of the progress of works in relation to the traffic and parking management with regular meetings during the works.

All work required by this condition must be undertaken in accordance with the approved construction traffic and parking management plan.

Advice:

Once the construction traffic and parking management plan has been approved, the Council will issue a condition endorsement (see general advice on how to obtain condition endorsement).

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

A separate construction traffic and parking management plan may be submitted for each stage of the proposed development (i.e. demolition, excavation, construction).

Reason for condition

To ensure the safety of vehicles entering and leaving the development and the safety and access around the development site for the general public and adjacent businesses.

ENG 2a

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

Advice:

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

Reason for condition

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

ENG 3a

The access driveway, circulation roadways, ramps and parking module (parking spaces, aisles and manoeuvring area), bicycle parking spaces and motorcycle parking spaces must be designed and constructed in accordance with Australian Standard AS/NZS2890.1:2004 and AS2890.3:2015 (including the requirement for vehicle safety barriers where required), or a Council approved alternate design certified by a suitably qualified engineer to provide a safe and efficient access, and enable safe, easy and efficient use.

Reason for condition

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

ENG 3b

The access driveway, circulation roadways, ramps and parking module (parking spaces, aisles and manoeuvring area), bicycle parking spaces and motorcycle parking spaces design must be submitted and approved, prior to the issuing of any approval under the *Building Act 2016* (excluding demolition, excavation and site decontamination works).

The access driveway, circulation roadways, ramps and parking module (parking spaces, aisles and manoeuvring area), bicycle parking spaces and motorcycle parking spaces design must:

- 1. Be prepared and certified by a suitably qualified engineer;
- 2. Be generally in accordance with the Australian Standard AS/NZS2890.1:2004 and AS 2890.3:2015;
- Demonstrate safe and efficient access, and use, where the design deviates from AS/NZS2890.1:2004 or AS 2890.3:2015;
- Show all class 1A car parking spaces;
- Show the locations of all structural columns and obstructions with regard to car parking spaces and provide clearance in accordance with Figure 5.2 AS/NZS 2890.1:2004;
- 6. Show signage and pavement marking;
- 7. Show all bicycle parking spaces;
- 8. Show pedestrian bollards for egress to/from lifts and doorways;
- Show jockey parking spaces are associated with the same domestic unit and are suitably marked (pavement marking or signed);
- Show small car parking spaces to be suitably marked (pavement marking or signed);and
- Show dimensions, levels, gradients & transitions, and other details as Council deem necessary to satisfy the above requirement.

Advice:

- Once the design has been approved, the Council will issue a condition endorsement (see general advice on how to obtain condition endorsement)
- Where building approval is also required, it is recommended that documentation for condition endorsement be submitted well before submitting documentation for building approval. Failure to address condition endorsement requirements prior to submitting for building approval may result in unexpected delays.

Reason for condition

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

ENG_{3c}

The access driveway, circulation roadways, ramps and parking module (parking spaces, aisles and manoeuvring area), bicycle parking spaces and motorcycle parking spaces must be constructed in accordance with the design drawings approved by Condition ENG 3b.

Prior to the issue of a Certificate of Completion, first occupation, commencement of use, whichever occurs first, documentation by a suitably qualified engineer certifying that the access driveway and parking module has been constructed in accordance with the above drawings must be lodged with Council.

Advice:

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

Reason for condition

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

ENG 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 issue of a Certificate of Completion, first occupation, commencement of use, whichever occurs first.

Reason for condition

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

ENG 5

The number of car parking spaces approved on the site is thirty two (32), including six (6) car parking spaces in jockey configuration, unless approved otherwise by Council. All car parking spaces must be designed in accordance with Australian Standard AS/NZS 2890.1:2004 or a Council approved alternate design.

All parking spaces must be delineated by means of white or yellow lines 80mm to 100mm wide, or white or yellow pavement markers in accordance with Australian Standards AS/NZS 2890.1 2004, prior to issue of certificate of completion, first occupation or commencement of use which ever occurs first.

Advice:

The jockey parking space is to be allocated to the same domestic unit as the parking space that prevents vehicle exit maneourve when occupied.

Reason for condition

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

ENG 6

The minimum number of bicycle parking spaces to be provided on the site is five (5), unless approved otherwise by Council. All bicycle parking spaces must be designed in accordance with the Australian Standard AS/NZS 2890.3:2015 or a Council approved alternate design and provided prior to issue of a Certificate of Completion, first occupation, commencement of use, which ever occurs first.

Reason for condition

To ensure that bicycle parking areas are located, designed and constructed to enable safe, easy and efficient use.

Note: Condition amended pursuant to section 56 of the Land Use Planning and Approvals Act 1993 and approved by the Council on 10 November 2020.

ENG 7

The minimum number of motorcycle parking spaces to be provided on the site is five (5), unless approved otherwise by Council. All motorcycle parking spaces must be designed in accordance with the Australian Standard AS/NZS 2890.1:2004 or a Council approved alternate design.

All parking spaces must be delineated by means of white or yellow lines 80mm to 100mm wide, or white of yellow pavement markers in accordance with Australian Standard AS/NZS 2890.1:2004, prior to issue of a Certificate of Completion, first occupation, commencement of use, which ever occurs first.

Reason for condition

To ensure that bicycle parking areas are located, designed and constructed to enable safe, easy and efficient use.

ENG 11

Prior to the issue of a Certificate of Completion, first occupation, commencement of the use, whichever occurs first, the proposed crossover to the Elizabeth Street and Commercial Road highway reservation must be designed and constructed in general accordance with:

- LGAT Standard Drawing Urban TSD-R09-v1 Urban Roads Driveways and TSD R14-v1 Type KC vehicular crossing;
- LGAT Standard Drawing Footpath Urban Roads Footpaths TSD-R11-v1: or
- 3. Or a Council City Infrastructure Division approved alternate design.

Design drawings must be submitted to and approved by Council prior to the issue of any approval under the Building Act 2016 (excluding demolition, excavation and site decontamination works). The design drawings must:

- Show the cross and longitudinal section of the driveway crossover within the highway reservation and onto the property:
- Show the width of the driveway crossover is in accordance with AS/NZS 2890.1:2004;
- Detail any services or infrastructure (i.e. light pole, pits, awnings) at or near the proposed driveway crossover including any propose relocation of infrastructure;
- Be designed for the expected vehicle loadings. A structural certificate to note that the driveway is suitable for heavy vehicle loadings:
- Show swept path templates in accordance with AS/NZS 2890.1:2004 (B85 or B99 depending on use, design template) are fully contained within the extents of the driveway crossover.
- Demonstrate on the drawings that a B85 vehicle or B99 vehicle depending on use (AS/NZS 2890.1 2004, section 2.6.2) can access the driveway from the road pavement into the property without scraping the cars underside if the design deviates from the requirements of the TSD;
- 7. Show that vehicular and pedestrian sight lines are met as per AS/NZS 2890.1:2004.
- 8. Be prepared and certified by a suitably qualified and experience Engineer, to satisfy the above requirements.

All works required by this condition must be undertaken in accordance with the approved certified drawings and at the Owner's expense.

Advice:

- Local Government Association (LGAT) Tasmanian Standard Drawings (TSD) can be viewed electronically via the LGAT Website.
- It is advised that designers consider the detailed design of the crossover, access and parking module prior to finalising the Finished Floor Level (FFL) of the parking spaces, as failure to do so may result in difficulty complying with this condition.
- 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.
- Redundant crossovers are required to be reinstated under the Hobart City Council's Highways By-law.

- Please contact Council City Infrastructure Division to discuss approval of alternate designs.
- You are likely to require a Permit to Open Up and Temporarily Occupy a Highway (for work within the highway reservation). Click here for more information
- The applicant is required to 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. Failure to address condition endorsement requirements prior to submitting for building approval may result in unexpected delays.

Reason for condition

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

Note: Condition amended pursuant to section 56 of the Land Use Planning and Approvals Act 1993 and approved by the Council on 10 November 2020.

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
- 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_{r1}

The excavation and/or earth-retaining structures (ie embankments, cuttings, retaining walls) and/or footings supporting the highway reservation must not undermine the stability and integrity of the highway reservation and its infrastructure.

Detailed design drawings, structural certificates and associated geotechnical assessments of the earth-retaining structures (ie embankments, cuttings, retaining walls) and/or footings supporting the Elizabeth Street and Commercial Road highway reservation must be submitted and approved, prior to the commencement of work (including demolition) and must:

- Be prepared and certified by a suitable qualified person and experienced engineer;
- 2. Not undermine the stability of the highway reservation;
- Be designed in accordance with AS4678, with a design life in accordance with table 3.1 typical application major public infrastructure works;
- Take into account any additional surcharge loadings as required by relevant Australian Standards;
- 5. Take into account and reference accordingly any Geotechnical findings;
- 6. Detail any mitigation measures required;
- 7. Detail the design and location of the footing adjacent to the Elizabeth Street and Commercial Road Highway reservation; and
- The structure certificated and/or drawings should note accordingly the above.

All work required by this condition must be undertaken in accordance with the approved select design drawing and structural certificates.

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

Reason for condition

To ensure that the stability and integrity of the Council's highway reservation is not compromised by the development.

ENG s1

Gates and doors must not open in such a way as to encroach upon any road reservation. The entire gate and/or door (in any position) including all associated mechanisms must be fully contained within the boundaries of the subject property.

Advice:

 Gates and doors that encroach upon road reservation are in contravention of section 52 of the Local Government (Highways) Act 1982.

Reason for condition

For the safety of all road reservation users.

ENG_{s2}

All stairs or ramps associated with pedestrian access to the development must be fully contained within the boundaries of the subject property and not encroach upon any road reservation.

Advice:

Any adjustment to footpath levels necessary to suit the design of any
proposed stairs or ramps 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.

Reason for condition

For the safety of all road reservation users.

ENV 2

Sediment and erosion control measures, in accordance with an approved soil and water management plan (SWMP), must be installed prior to the commencement of work and maintained until such time as all disturbed areas have been stabilised and/or restored or sealed to the Council's satisfaction.

A SWMP must be submitted prior to the issue of any approval under the *Building Act 2016* or the commencement of work, whichever occurs first. The SWMP must be prepared in accordance with the Soil and Water Management on Building and Construction Sites fact sheets (Derwent Estuary Program, 2008), available here.

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

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

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

Reason for Condition

To avoid the pollution and sedimentation of roads, drains and natural watercourses that could be caused by erosion and runoff from the development.

ENVHE 1

Recommendations in the report by GES (Geo-Environmental Solutions) Site Assessment V3, dated July 2019 must be implemented, for the duration of the development.

Reason for condition:

To ensure that the risk to future occupants of the building remain low and acceptable.

ENVHE 2

A Soil, Water and Gas Management Plan prepared by a suitably qualified and experienced person/company in accordance with the procedures and practices detailed in the *Environmental Management And Pollution Control (Waste Management) Regulations 2010* & EPA *Information Bulletin 105*, must be submitted to council prior to commencement of work. The report must include:

- Identification, management, transport & disposal of any potentially contaminated soils, waters, and gasses, to prevent off-site transfer of potentially-contaminated soil or stormwater.
- Whether any specific remediation and/or protection measures are required to ensure proposed excavation does not adversely impact human health or the environment before excavation commences.
- Protective/safety measures for the public, workers and environment during redevelopment of the site.
- Identification of contamination plumes that may have spread from/left the site prior to development commencing.
- An on-going remediation or management plan for contamination (soil, water, leachates, gas) that could not, or was not removed, remediated during the site development. The remediation management plan should identify and incorporate contamination plumes that may have spread from/left the site prior to development commencing.

Reason for condition

To determine the level of site contamination, to manage stockpiles, transport and disposal of identified contaminants - to identify any recommended remediation/management practices/safeguards which need to be followed/put in place during any excavations/ground disturbance on and/or for use/future use of the site and surrounds, to provide for a safe living environment.

ENVHE 3

A Decommissioning Assessment Report, prepared by a suitably qualified and experienced person/company, and in accordance with the procedures and practices detailed in the *Environmental Management and Control (Underground Petroleum Storage Systems) Regulations 2010* and other appropriate Legislation, Standards and Guidelines must be provided prior to commencement of work. The report must satisfy the specific requirements of the EPA Contaminated Sites Unit and Workplace Standards Tasmania.

Advice:

- The EPA Contaminated Sites Unit and Workplace Standards Tasmania have requirements in relation to the decommissioning and/or removal of underground petroleum storage systems and should be contacted prior to Building Permit application submission. The same Report/information required by the EPA and Workplace Standards may be submitted to Council as a part of the Building Application.
- Certified Environmental Practitioners that may prepare the Decommissioning Assessment Report may be located at: https://www.cenvp.org/directory/

Reason for condition:

To ensure the safe and compliant decommissioning of underground petroleum storage systems.

ENVHE 4

A Construction Management Plan (CMP) written by a suitably qualified person/company, in accordance with the Recommendations of the GES (Geo-Environmental Solutions) Site Assessment V3, dated July 2019, must be implemented throughout the construction works.

A construction management plan must be submitted and approved prior to the issuing of any building permit under the *Building Act 2016*. The plan must include but is not limited to the following:

- Identification, management and transport/disposal of any potentially waste and asbestos;
- Proposed hours of work (including volume and timing of heavy vehicles entering and leaving the site, and works undertaken on site);
- 3. Proposed hours of construction;
- Identification of potentially noisy construction phases, such as operation of rock- breakers, explosives or pile drivers, and proposed means to minimise impact on the amenity of neighbouring buildings:
- Control of dust and emissions during working hours;
- Proposed screening of the site and vehicular access points during work; and
- Procedures for washing down vehicles, to prevent soil and debris being carried onto the street.

All work required by this condition must be undertaken in accordance with the approved construction management plan.

Advice: Once the construction management plan has been approved the Council will issue a condition endorsement (see general advice on how to obtain condition endorsement).

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

Reason for condition

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

ENVHE s3

Documentation demonstrating compliance with the recommendations of the Phase II Environmental Site Assessment - V3 (Dated July 2019) Prepared by GES must be submitted and approved, prior to commencement of work.

A certified Contamination Management Plan and a certified Soil and Water Management Plan prepared by a suitably qualified Environmental Consultant to satisfy the above requirements, must be provided to the Council prior to the commencement of work.

All works, required by this condition must be undertaken in accordance with the certified Contamination Management Plan and a Soil and Water Management Plan prepared by a suitably qualified Environmental Consultant.

Reason for condition

To ensure that the works is carried out to the satisfaction of the Council.

Part 5 r1

The owner(s) of the property must enter into an agreement with the Council pursuant to Part 5 of the Land Use Planning and Approvals Act 1993 with respect to the protection of (ie retaining wall, anchors, building) adjacent to the Elizabeth Street and Commercial Road highway reservation prior to the commencement of work.

The owner must not undertake any works at any time (including excavation and building) that will have any effect on the integrity of the Elizabeth Street and Commercial Road highway reservation or any retaining structure adjacent to the Elizabeth Street and Commercial Road highway reservation or the road formation themselves or undermine the structural integrity of the highway reservation.

All costs for the preparation and registration of the Part 5 Agreement must be met by the owner.

The owner must comply with the Part 5 Agreement which will be placed on the property title.

Note: For further information with respect to the preparation of a part 5 agreement please contact Council Development Engineering Staff.

Reason for condition

To ensure the protection of Council are retained.

ADVICE

The following advice is provided to you to assist in the implementation of the planning permit that has been issued subject to the conditions above. The advice is not exhaustive and you must inform yourself of any other legislation, by-laws, regulations, codes or standards that will apply to your development under which you may need to obtain an approval. Visit the Council's website for further information.

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

CONDITION ENDORSEMENT ENGINEERING

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

Value of Building Works Approved by Planning Permit Fee:

- Up to \$20,000: \$150 per application.
- Over \$20,000: 2% of the value of the works as assessed by the City's Engineer per assessment.

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

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

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

BUILDING PERMIT

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

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

PLUMBING PERMIT

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

OCCUPATION OF THE PUBLIC HIGHWAY

You may require a permit for the occupation of the public highway for construction or special event (e.g. placement of skip bin, crane, scissor lift etc). Click here for more information.

You may require a road closure permit for construction or special event. Click here for more information.

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

GENERAL EXEMPTION (TEMPORARY) PARKING PERMITS

You may qualify for a General Exemption permit for construction vehicles i.e. residential or meter parking/loading zones. Click here for more information.

PERMIT TO CONSTRUCT PUBLIC INFRASTRUCTURE

You may require a permit to construct public infrastructure, with a 12 month maintenance period and bond (please contact the Hobart City Council's City Amenity Division to initiate the permit process).

NEW SERVICE CONNECTION

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

STORM WATER

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

STRUCTURES CLOSE TO COUNCILS' STORMWATER MAIN

The design of structures (including footings) must provide protection for the Council's infrastructure. For information regarding appropriate designs please contact the Council's City Infrastructure Division.

WORK WITHIN THE HIGHWAY RESERVATION

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

CBD AND HIGH VOLUME FOOTPATH CLOSURES

Please note that the City of Hobart does not support the extended closure of public footpaths or roads to facilitate construction on adjacent land.

It is the developer's responsibility to ensure that the proposal as designed can be constructed without reliance on such extended closures.

In special cases, where it can be demonstrated that closure of footpaths in the CBD and/or other high volume footpaths can occur for extended periods without unreasonable impact on other businesses or the general public, such closures may only be approved by the full Council.

For more information about this requirement please contact the Council's Traffic Engineering Unit on 6238 2804.

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.

REDUNDANT CROSSOVERS

Redundant crossovers are required to be reinstated under the Hobart City Council's Highways By law. Click here for more information.

ACCESS

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

CROSS OVER CONSTRUCTION

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

STORM WATER / ROADS / ACCESS

Services to be designed and constructed in accordance with the (IPWEA) LGAT – standard drawings. Click here for more information.

WORK PLACE HEALTH AND SAFETY

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

PROTECTING THE ENVIRONMENT

In accordance with the *Environmental Management and Pollution Control Act* 1994, local government has an obligation to "use its best endeavours to prevent or control acts or omissions which cause or are capable of causing pollution." Click here for more information.

NOISE REGULATIONS

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

WASTE DISPOSAL

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

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

FEES AND CHARGES

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

DIAL BEFORE YOU DIG

Click here for dial before you dig information.

RESIDENTIAL PARKING PERMITS ELIGIBILITY

It is advised that this development will not be eligible for residential parking permits for on-street parking.

ADDITIONAL BICYCLE PARKING

The applicant consider the provision of additional bicycle parking facilities and storage lockers.

CONSULTATION WITH NEARBY PROPERTY OWNERS

The applicant is encouraged to consult with nearby property owners, including the Friends School, in relation to the proposal and in particular in relation to conditions of planning approval ENG 12, ENG tr2 and ENVHE 4.

SECTION 56 MINOR AMENDMENT

The date that this planning permit took effect was the 16 December 2019 and you have two years from this date to substantially commence the development/use, before the permit lapses, pursuant to section 53(5) of the *Land Use Planning and Approvals Act 1993*. The Council may grant extensions to this period if requested in writing at any time before the end of the period of six months from the day on which the permit has lapsed.

Note: Advice added pursuant to section 56 of the Land Use Planning and Approvals Act 1993 and approved by Council on 10 November 2020.

Approved Date	Senior Statutory Planner	
10 November 2020	is .	

IMPORTANT INFORMATION ABOUT THE ATTACHED PERMIT

WHAT HAS BEEN DECIDED?

The Council has granted a permit subject to conditions.

WHEN DOES A PERMIT TAKE EFFECT?

The permit takes effect:

- If there is a right of appeal against the granting of a permit, 14 days from the day on which notice of the
 granting of the permit was served on the person who has a right appeal.
- Where an appeal has been made against the Council's decision to grant a permit, the determination or abandonment of the appeal.
- Where any other approvals are required under the Land Use Planning and Approvals Act 1993 or any
 other Act, when all those approvals have been granted.

WHEN DOES A PERMIT LAPSE?

A permit lapses 2 years from the date on which it was granted if the use or development is not substantially commenced. An application can be made to extend the planning permit for a further 4 years. Such application must be made every 2 years up to 6 months following the expiry date.

WHAT ABOUT APPEALS?

An applicant for a permit may appeal against Council's decision to grant a permit. An appeal must be made within 14 days after the day on which notice of Council's decision was served on them.

Any person who has made a valid representation may appeal against the grant of a permit. Any appeal must be made within 14 days after the day on which notice of the granting of the permit was served on them.

An appeal may only be lodged with the Resource Management and Planning Appeal Tribunal. Please note that the Tribunal will not directly notify representors if an appeal is lodged by an applicant. You may either look for the notice of appeal, which will be published in The Mercury; or contact the Tribunal directly.

Details about appeals and the fees payable can be obtained from the Tribunal.

The Tribunal's contact details are as follows:

Telephone No: (03) 6165 6794 Street Address: 38 Barrack Street

GPO Box 2036 HOBART HOBART 7001

Web page: www.rmpat.tas.gov.au

Email address: rmpat@justice.tas.gov.au

7.1.5 23-25 MELVILLE STREET, HOBART - PARTIAL DEMOLITION, ALTERATIONS, SIGNAGE AND PARTIAL CHANGE OF USE TO HOTEL INDUSTRY

PLN-21-85 - FILE REF: F21/41672

Address: 23-25 Melville Street, Hobart

Proposal: Partial Demolition, Alterations, Signage and

Partial Change of Use to Hotel Industry

Expiry Date: 25 May 2021

Extension of Time:

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, signage and partial change of use to hotel industry at 23-25 Melville 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-21-85 - 23-25 MELVILLE STREET HOBART TAS 7000 - Final Planning Documents except where modified below.

Reason for condition

To clarify the scope of the permit.

TW

The use and/or development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TWDA 2021/00221-HCC dated 26/2/2021 as attached to the permit.

Reason for condition

To clarify the scope of the permit.

THC

The use and/or development must comply with the requirements of the Tasmanian Heritage Council as detailed in the Notice of Heritage Decision, THC Works Ref: 6491 dated 4 May 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.

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.

ENVHE 1

Recommendations in the report GES ENVIRONMENTAL SITE ASSESSMENT 23-25 Melville Street, Hobart March 2021 13.3.3 Soil Disposal. Recommendations must be implemented. Specifically:

 In terms of IB105, the soil in the areas tested on site is classified as Level 2 Material. Any soil disposal off site must be in accordance with IB105 and the controlled waste regulations.

Reason for condition

Any soil disposal off site must be in accordance with IB105 and the controlled waste regulations.

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.

OCCUPATION OF THE PUBLIC HIGHWAY

You may require a permit for the occupation of the public highway for construction or special event (e.g. placement of skip bin, crane, scissor lift etc). Click here for more information.

You may require an occupational license for structures in the Hobart City Council highway reservation, in accordance with conditions to be established by the Council. Click here for more information.

You may require a road closure permit for construction or special event. Click here for more information.

You may require a Permit to Open Up and Temporarily Occupy a Highway (for work in the road reserve). 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-21-85 - 23-25 MELVILLE STREET HOBART

TAS 7000 - Planning Committee or Delegated

Report \mathbb{I}

Attachment B: PLN-21-85 - 23-25 MELVILLE STREET HOBART

TAS 7000 - CPC Agenda Documents I

Attachment C: PLN-21-85 - 23-25 MELVILLE STREET HOBART

TAS 7000 -Planning Referral Officer Cultural

Heritage Report J



APPLICATION UNDER HOBART INTERIM PLANNING SCHEME 2015

City of HOBART

Type of Report: Committee
Committee: 17 May 2021
Expiry Date: 25 May 2021
Application No: PLN-21-85

Address: 23 - 25 MELVILLE STREET, HOBART

Applicant: MATT WILLIAMS ARCHITECTS

PO BOX 4643 BATHURST STREET

Proposal: Partial Demolition, Alterations, Signage & Partial Change of Use to Hotel

Industry

Representations: NIL

Performance criteria: Use, Parking, Heritage, Signage

1. Executive Summary

- 1.1 Planning approval is sought for a partial demolition, alterations, signage and partial change of use to hotel industry at 23-25 Melville Street Hobart TAS 7000.
- 1.2 More specifically the proposal includes:
 - ground level change of use to wine bar and bottle shop;
 - new awning and signage.
- 1.3 The proposal relies on performance criteria to satisfy the following standards and codes:
 - 1.3.1 Commercial Zone Use
 - 1.3.2 Parking and Access Code Number of Parking Spaces
 - 1.3.3 Historic Heritage Code Heritage Place
 - 1.3.4 Signage Heritage Place
- 1.4 No representations were received during the statutory advertising period between the 7th and 21st April 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 it includes an awning that extends into the road reserve.

2. Site Detail

- 2.1 The site is within the Commercial Zone.
- 2.2 The site was visited dated the 17th February 2021.



Figure 1 above: location plan.

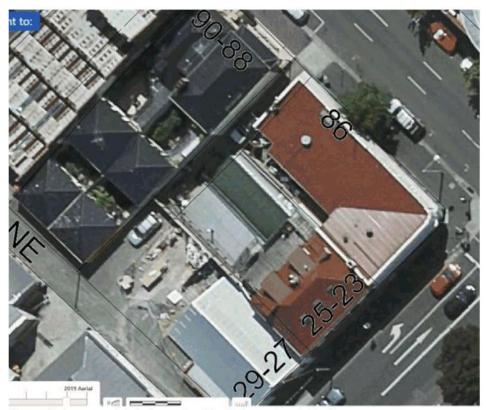


Figure 2 above: aerial photograph with site to centre right of image.



Figure 3 above: street view with site in centre of image.

3. Proposal

3.1 Planning approval is sought for a partial demolition, alterations, signage and partial change of use to hotel industry at 23-25 Melville Street Hobart TAS 7000.

- 3.2 More specifically the proposal is for:
 - ground level change of use to wine bar and bottle shop;
 - new awning and signage.

4. Background

4.1 The proposal includes an awning that extends into the road reserve. As such, General Manager consent for the lodging of the application was sought and provided on 29 March 2021 (GMC-21-22).

5. Concerns raised by representors

5.1 No representations were received during the statutory advertising period between the 7th and 21st April 2021.

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.
- The site is located within the (insert zone) of the *Hobart Interim Planning Scheme* 2015.
- 6.3 The existing use is light industry. The proposed use is hotel industry. The existing use is a permitted use in the zone. The proposed use is a discretionary use in the zone.
- 6.4 The proposal has been assessed against:
 - 6.4.1 Part D 23 Commercial Zone
 - 6.4.2 E6.0 Parking and Access Code

	6.4.3	E7.0 Stormwater Management Code				
	6.4.4	E13.0 Historic Heritage Code				
	6.4.5	E17.0 Signage Code				
	6.4.6	E2.0 Potentially Contaminated Land Code				
6.5		oposal relies on the following performance criteria to comply with the ble standards:				
	6.5.1	Commercial Zone:				
		Use – Part D 23.2.				
	6.5.2	Parking and Access Code:				
		Number of Parking Spaces - E6.6.1 P1				
	6.5.3	Historic Heritage Code:				
		Building and Works on a Listed Place - E13.7.1 P1				
	6.5.4	Signage Code:				
		Signage at a Listed Place: E17.7.2 P1				
6.6	Each performance criterion is assessed below.					
6.7	Use Par	+ 23 2				
0.7						
	6.7.1	The proposal is for a discretionary use.				
	6.7.2	The proposal includes a partial change of use to hotel industry.				
	6.7.3	The proposal does not comply with the permitted use table; therefore assessment against the performance criterion is relied on.				

The Zone Purpose Statement under clause 23.1.1.3 provides as follows:

To provide for a diversity of generally non-residential uses reflecting the transition between the Central Business Zone and inner residential

6.7.4

areas.

6.7.5 Assessment of the performance criterion follows.

The site is on the fringe of the city centre, being adjacent to the edge of the Central Business Zone which runs along Melville Street. The site is adjacent to the Ocean Child Hotel on the corner of Argyle Street. Surrounding uses are a combination of institutional (University, fire station), commercial (including general retail and hire and food industry) and residential (including University accommodation in the vicinity).

The proposed use is considered a reasonable and acceptable use for this fringe central site, particularly in terms of Zone Purpose Statement 23.1.1.3. The proposal is not considered likely to impair either the character or the amenity of the surrounding neighbourhood.

The proposal is considered acceptable in terms of use.

- 6.7.6 The proposal complies with the performance criterion.
- 6.8 Parking Part E6.6.1 P1
 - 6.8.1 The acceptable solution at clause E6.6.1 A1 requires parking in accordance with Table E6.1. The requirement under Table E6.1 is 14 spaces, based on lounge area and bottle shop floor areas.
 - 6.8.2 The proposal includes no on site parking.
 - 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 E6.6.1 P1 provides as follows:

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

- (a) car parking demand;
- (b) the availability of on-street and public car parking in the locality;
- (c) the availability and frequency of public transport within a 400m walking distance of the site;
- (d) the availability and likely use of other modes of transport;
- (e) the availability and suitability of alternative arrangements for car parking provision;

- (f) any reduction in car parking demand due to the sharing of car parking spaces by multiple uses, either because of variation of car parking demand over time or because of efficiencies gained from the consolidation of shared car parking spaces;
- (g) any car parking deficiency or surplus associated with the existing use of the land:
- (h) any credit which should be allowed for a car parking demand deemed to have been provided in association with a use which existed before the change of parking requirement, except in the case of substantial redevelopment of a site;
- (i) the appropriateness of a financial contribution in lieu of parking towards the cost of parking facilities or other transport facilities, where such facilities exist or are planned in the vicinity;
- (j) any verified prior payment of a financial contribution in lieu of parking for the land;
- (k) any relevant parking plan for the area adopted by Council;
- (I) the impact on the historic cultural heritage significance of the site if subject to the Local Heritage Code;
- (m) whether the provision of the parking would result in the loss, directly or indirectly, of one or more significant trees listed in the Significant Trees Code.
- 6.8.5 Assessment of the performance criterion follows.

The car parking deficiency at 14 spaces is large. On the other hand, the Performance Criteria E6.6.1 P1 (I) provides that the impact of any requirement for on site parking be considered with regard to any heritage listed site.

The site is located on the edge of the city centre. It is highly accessible by other mode of transport including walking and public transport.

The proposal is considered unlikely to aversely effect the character and amenity of the surrounding neighbourhood in terms of parking.

The proposal is considered acceptable in terms of parking.

Council's Development Engineer raises no concern in terms of parking.

- 6.8.6 The proposal complies with the performance criterion.
- 6.9 Heritage Part E13.7.1 P1, E13.7.2 P1, P2, P3
 - 6.9.1 There is no acceptable solution forE13.7.1 A1, or E13.7.2 A1, A2 or A3.

- 6.9.2 The proposal includes works at a heritage listed site.
- 6.9.3 There is no acceptable solution; therefore assessment against the performance criterion is relied on.
- 6.9.4 The performance criteria provide as follows:

E13.7.1 P1

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

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

E13.7.2 P1

Development must not result in any of the following:

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

P2

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

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

P3

Materials, built form and fenestration must respond to the dominant heritage characteristics of the place, but any new fabric should be readily identifiable as such. 6.9.5 Assessment of the performance criteria by Council's Cultural Heritage Officer follows.

23-25 Melville Street is a two storey Victorian commercial building which has been modified, internally and externally, yet retains some original features, notably brick walls and wall paper. The applicant has commissioned an Architect to develop documentation to convert the building, which was most recently a furniture showroom, into a wine shop. The micro-climate of the south facing Victorian era building has been identified as suitable for the storage of wine - being very stable in terms of light, temperature and humidity. The applicant is seeking to invest in and renovate a listed place close to the city centre.

The proposal involves demolition and works and therefore the historic heritage code needs to be considered.

23-25 Melville Street is a listed place in Table E 13.1 and also located in the Zone of Archaeological Potential.

Assessment against the provisions of the Planning Scheme

E 13.10 Archaeology

The proposed excavation is eligible for an exemption as per E13.4.1 (cc).

E 13.7.1 Demolition

The submitted documentation shows the following items are proposed to be demolished:

windows

blockwork walls

doors

light framed walls

plumbing fixtures

plasterboard linings

joinery

concrete floor slab

Much of the proposed demolition is located at the rear of the property which is beyond the footprint of the Victorian commercial building. All items proposed to be demolished are latter modifications and the loss of significant cultural heritage values is not anticipated. Drawings note close consultation with THC, particularly in relation to the Victorian era wallpaper, the protection of this fabric is a given. The proposed satisfies

E 13.7.1 P1.

E 13.7.2 Works

The submitted documentation shows the following items are proposed to

be built:

windows

partition walls

doors

plumbing fixtures

joinery

roller shutter

projecting screen

refrigerators

grease trap

awning

painting

storage

The proposed works are considered to be compatible design in terms of materials, colors and finishes. The proposed works are subservient in terms of bulk, materials, setback and would be less dominant materials and colors. Materials and finishes would be respectful of dominant heritage characteristics. The proposed work, primarily to the rear of the historic building, would not detract from the historic heritage significance of the two storey Victorian commercial building. New front fences or gardens are not being proposed. The proposed awning is fully demuntable and non-corrosive fixings are specified. The proposed works satisfy E 13.7.2 P1 P2 P3 and P4.

This application is recommended for approval.

- 6.9.6 The proposal complies with the performance criterion.
- 6.10 Signage Part E 17.7.2 P1
 - 6.10.1 There is no acceptable solution for E17.7.2 A1
 - 6.10.2 The proposal includes signage at a heritage listed place.
 - 6.10.3 There is no acceptable solution; therefore assessment against the performance criterion is relied on.

6.10.4 The performance criterion at clause E17.7.2 P1 provides as follows:

A sign on a Heritage Place listed in the Historic Heritage Code or within a Heritage Precinct or Cultural Landscape Precinct must satisfy all of the following:

- (a) be located in a manner that minimises impact on cultural heritage significance of the place or precinct;
- (b) be placed so as to allow the architectural details of the building to remain prominent;
- (c) be of a size and design that will not substantially diminish the cultural heritage significance of the place or precinct;
- (d) be placed in a location on the building that would traditionally have been used as an advertising area if possible;
- (e) not dominate or obscure any historic signs forming an integral part of a building's architectural detailing or cultural heritage values;
- (f) have fixtures that do not damage historic building fabric, including but not restricted to attachments to masonry and wood, such as to using non-corrosive fixings inserted in mortar joints;
- (g) not project above an historic parapet or roof line if such a projection impacts on the cultural heritage significance of the building;
- (h) be of a graphic design that minimises modern trademark or proprietary logos not sympathetic to heritage character;
- (i) not use internal illumination in a sign on a Heritage Place unless it is demonstrated that such illumination will not detract from the character and cultural heritage values of the building.
- 6.10.5 Assessment of the performance criterion follows.

The proposed signage would be limited to the proposed awning and front windows.

Council's Cultural Heritage Officer has raised no concerns with regard to proposed signage.

6.10.6 The proposal complies with the performance criterion.

7. Discussion

7.1 Planning approval is sought for a partial demolition, alterations, signage and partial change of use to hotel industry at 23-25 Melville Street Hobart TAS 7000.

- 7.2 The application was advertised and no representations were received.
- 7.3 The proposal has been assessed against the relevant provisions of the planning scheme and is considered acceptable.
- 7.4 The proposal has been assessed by other Council officers, including the Council's Development Engineer, Cultural Heritage Officer, and Environmental Health Officer. The officers have raised no objection to the proposal, subject to conditions.
- 7.5 With regard to signage status under the Scheme, as noted the proposal requires heritage discretion under the Signs Code E17.7.2 P1.
 - The proposed awning signs are otherwise 'permitted' (but not exempt) under E17.2 and E17.3.
 - The proposed window signs would be exempt under Table 17.1 if not for the heritage status of the site.
- 7.6 The applicant has granted an extension of time to allow Council consideration of the proposal.
- 7.7 The proposal is recommended for approval.

8. Conclusion

8.1 The proposed partial demolition, alterations, signage and partial change of use to hotel industry at 23-25 Melville Street Hobart TAS 7000, 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, signage and partial change of use to hotel industry at 23-25 Melville 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-21-85 - 23-25 MELVILLE STREET HOBART TAS 7000 - Final Planning Documents except where modified below.

Reason for condition

To clarify the scope of the permit.

TW

The use and/or development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TWDA 2021/00221-HCC dated 26/2/2021 as attached to the permit.

Reason for condition

To clarify the scope of the permit.

THC

The use and/or development must comply with the requirements of the Tasmanian Heritage Council as detailed in the Notice of Heritage Decision, THC Works Ref: 6491 dated 4 May 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 1

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

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

ENVHE 1

Recommendations in the report GES ENVIRONMENTAL SITE ASSESSMENT 23-25 Melville Street, Hobart March 2021 13.3.3 Soil Disposal Recommendations must be implemented. Specifically:

In terms of IB105, the soil in the areas tested on site is classified as Level
 Material. Any soil disposal off site must be in accordance with IB105 and the controlled waste regulations.

Reason for condition

Any soil disposal off site must be in accordance with IB105 and the controlled waste regulations.

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.

OCCUPATION OF THE PUBLIC HIGHWAY

You may require a permit for the occupation of the public highway for construction or special event (e.g. placement of skip bin, crane, scissor lift etc). Click here for more information.

You may require an occupational license for structures in the Hobart City Council highway reservation, in accordance with conditions to be established by the Council. Click here for more information.

You may require a road closure permit for construction or special event. Click here for more information.

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



(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

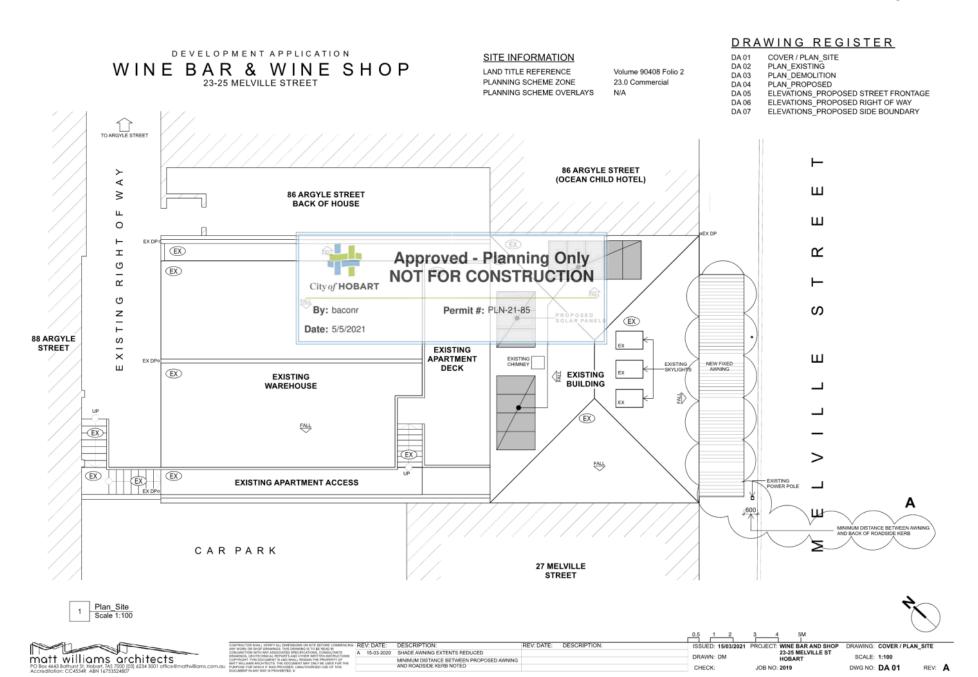
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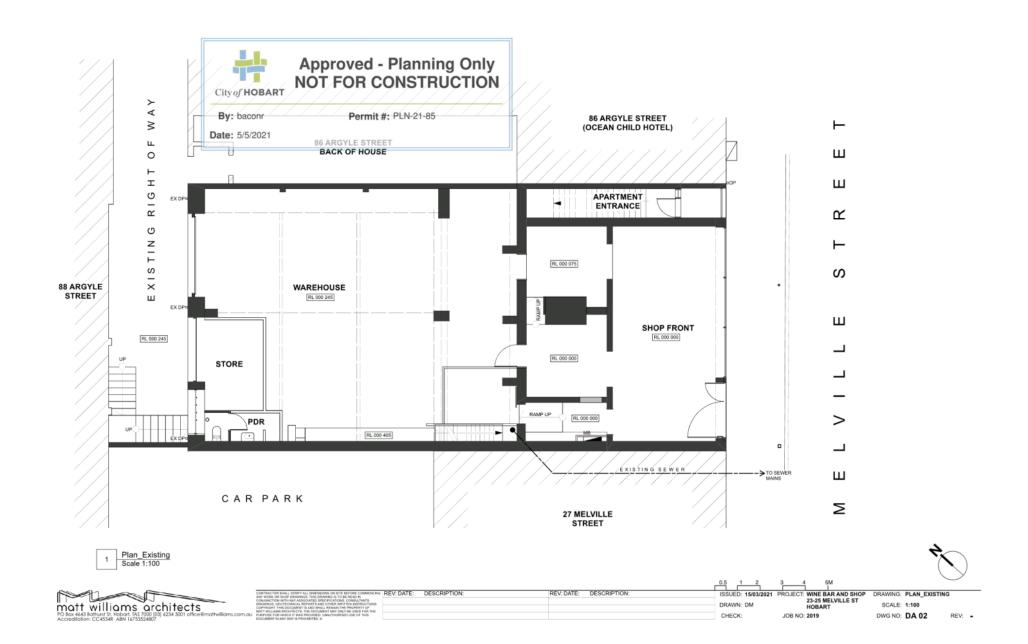
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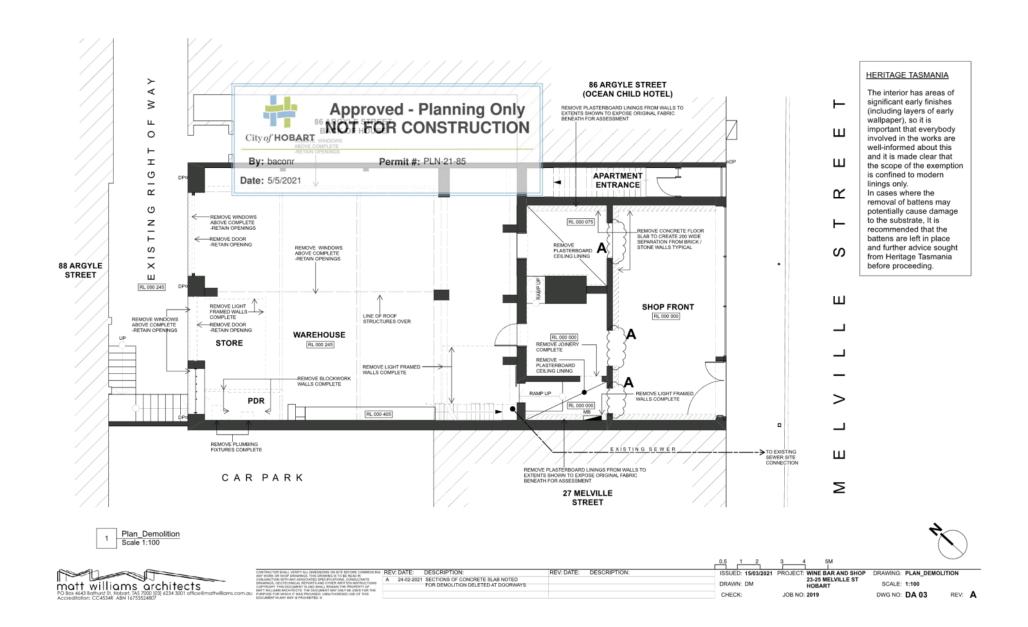
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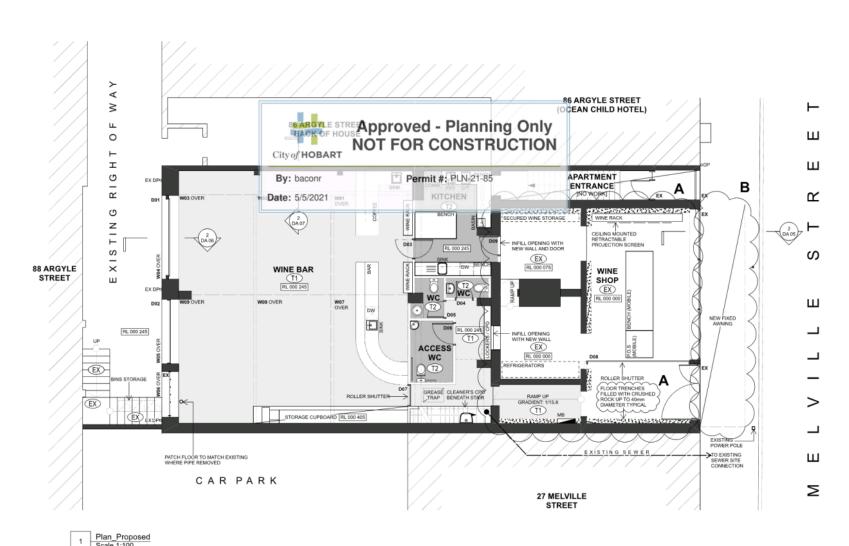
Attachment B - CPC Agenda Documents

Attachment C - Planning Referral Officer Cultural Heritage Report

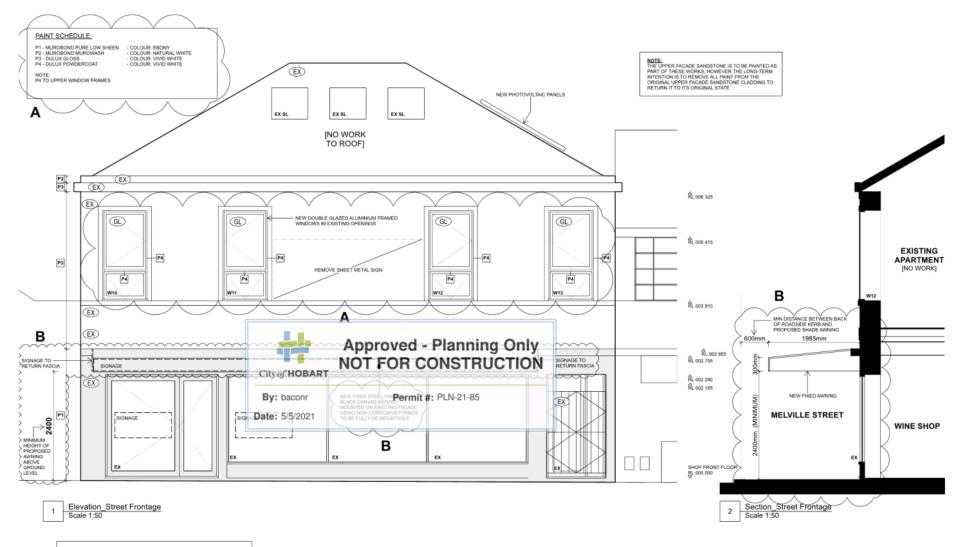












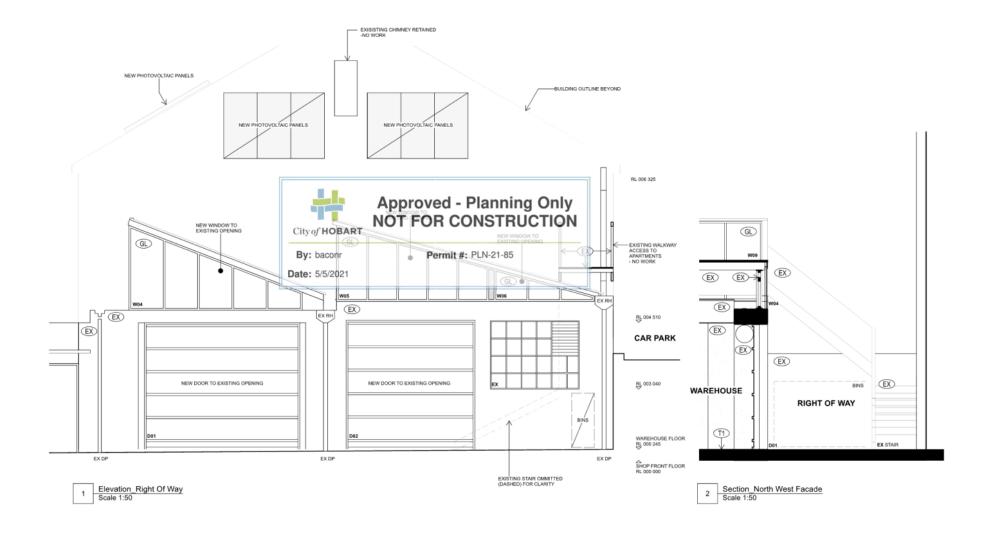
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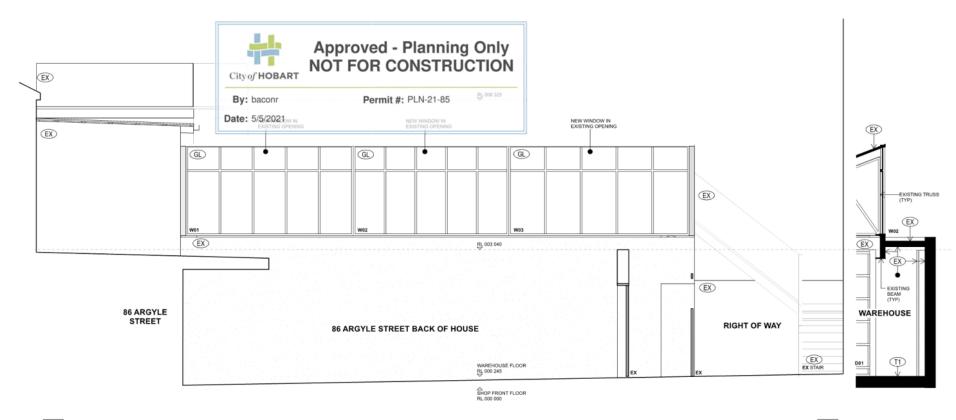


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Enquiries to: City Planning Phone: (03) 6238 2715

Email: coh@hobartcity.com.au



mailto: matt@mattwilliams.com.au

23 - 25 MELVILLE STREET, HOBART - WORKS IN ROAD RESERVE NOTICE OF LAND OWNER CONSENT TO LODGE A PLANNING APPLICATION - GMC-21-22

Site Address:

23-25 Melville Street, Hobart

Description of Proposal:

PLN-21-85

Applicant Name:

Matt Williams
Matt Williams Architects

PLN (if applicable):

PLN-21-85

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



By: baconr Yours faithfully

Permit #: PLN-21-85

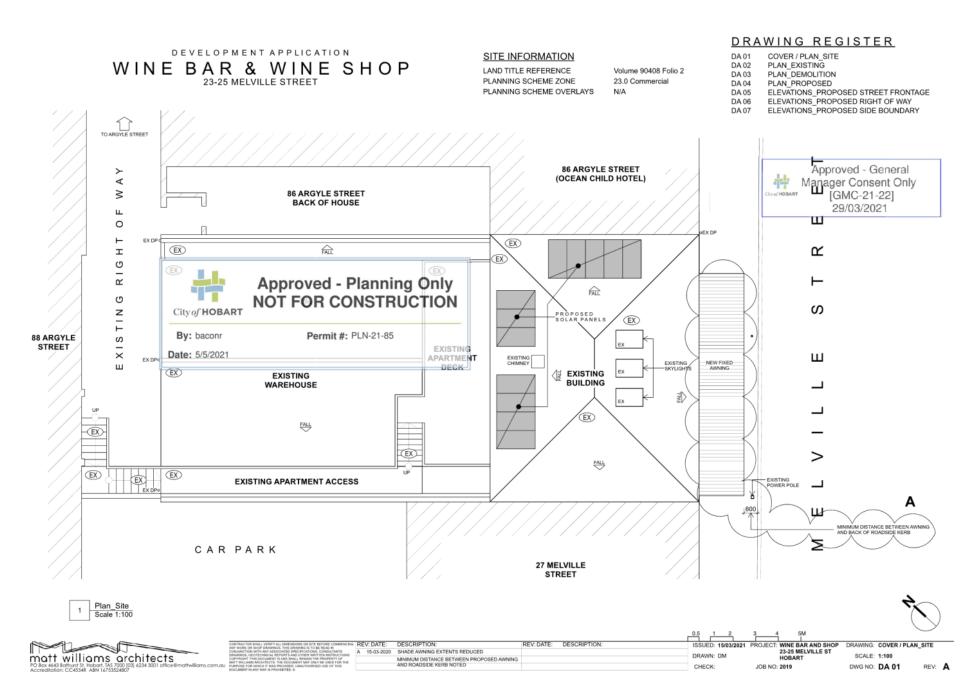
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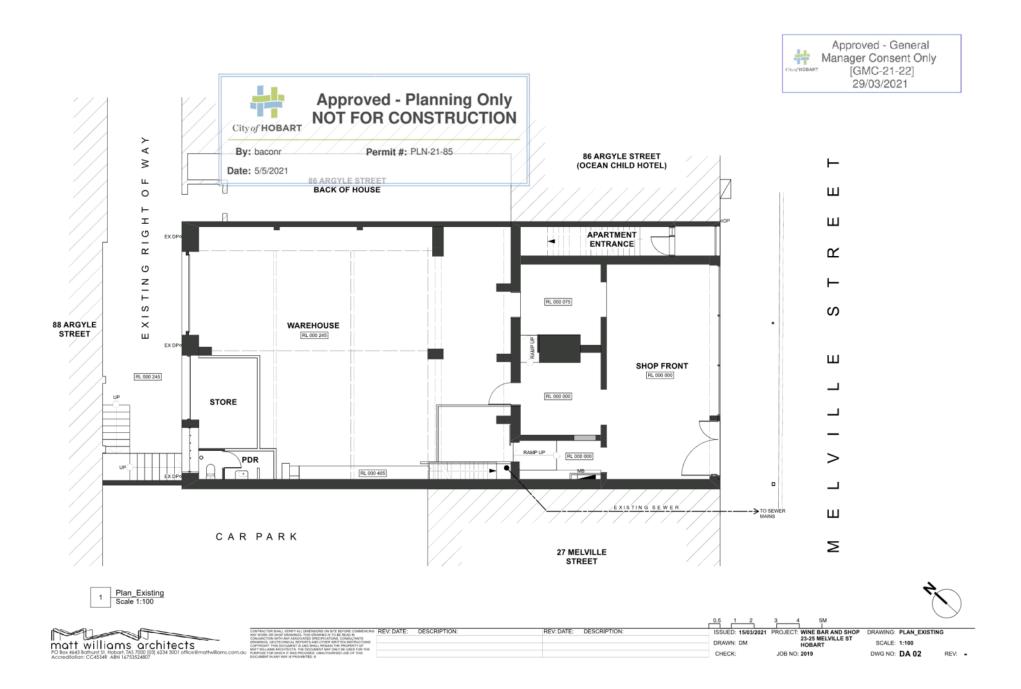
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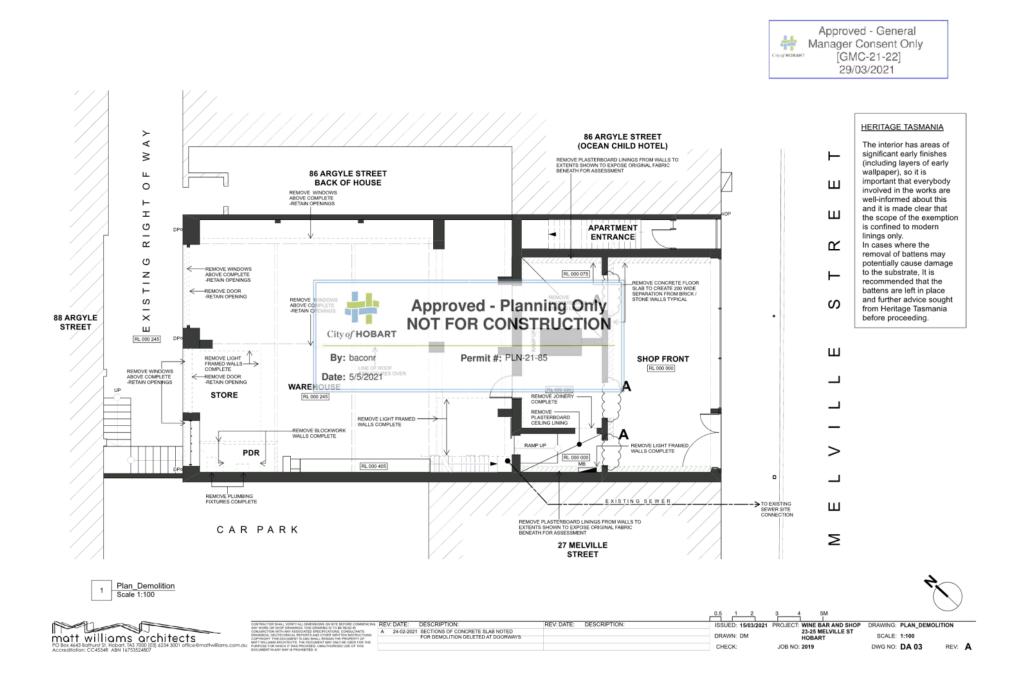
GENERAL MANAGER

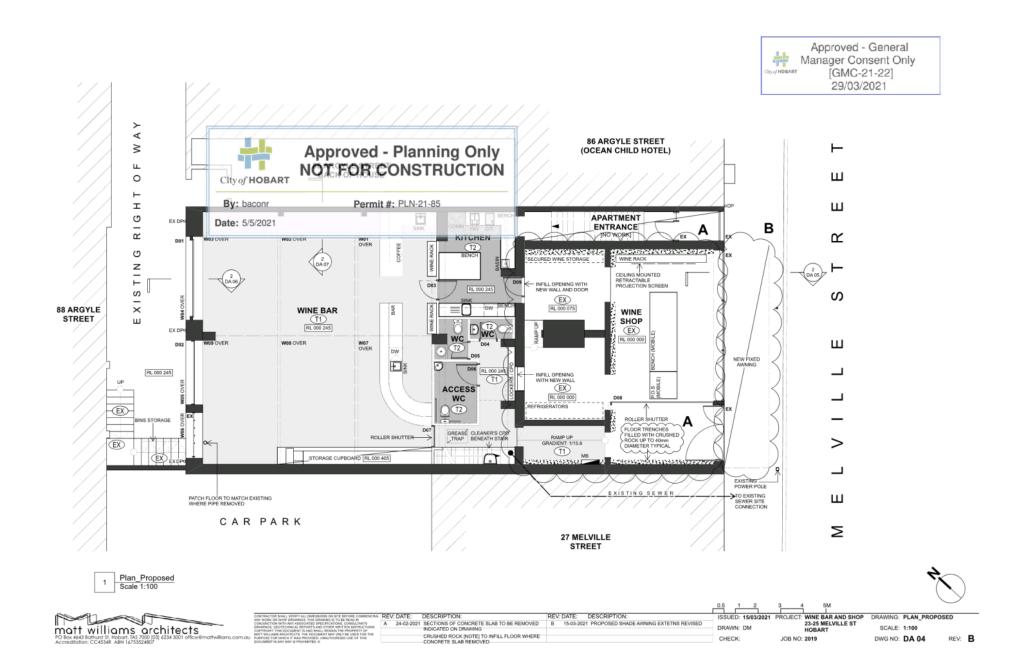
Relevant documents/plans:

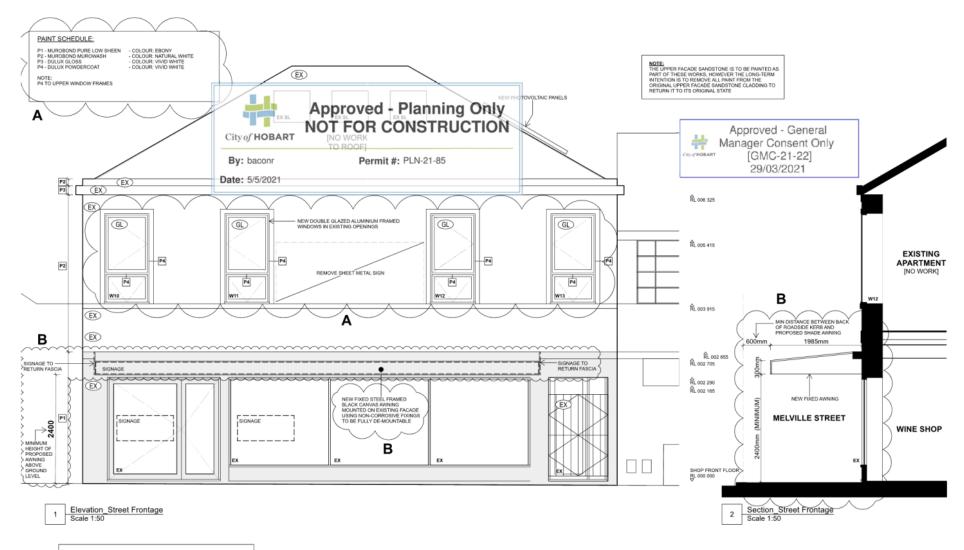
Plans by Matt Williams Architects
DA01 Rev A, DA02, DA03 Rev A, DA04 Rev B, DA05 Rev B, DA06, DA07











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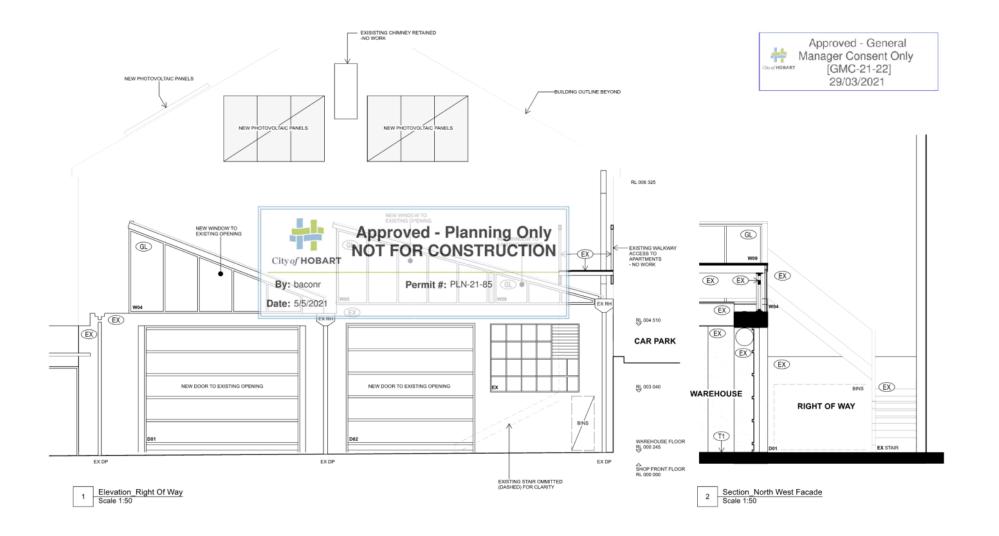
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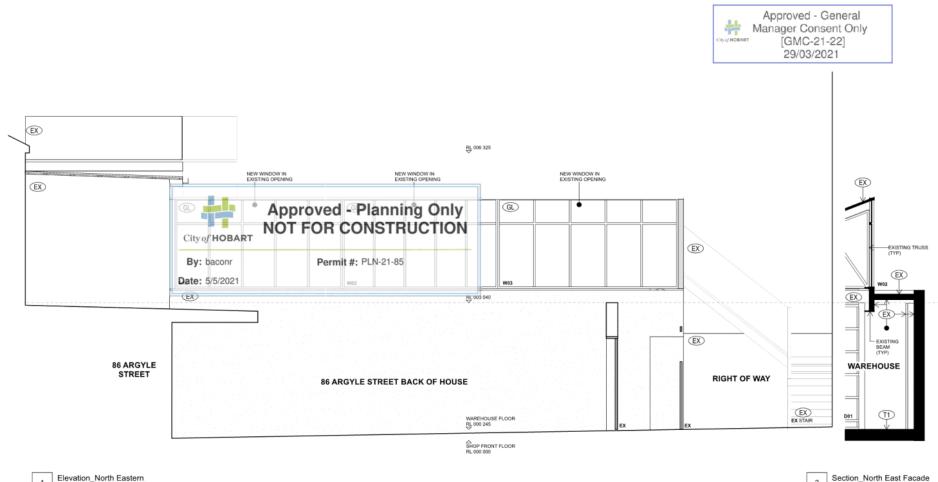
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05 February 2021

Planning Department Hobart City Council 16 Elizabeth Street Hobart 7000

Approved - Planning Only NOT FOR CONSTRUCTION Building at 23-25 Melville Street, Hobart

RT

t Industry to Hotel Ind**ustry**

- Remit #: pl N-21-85 of the interior of the ground floor of the heritage-listed
 - Removal of contemporary linings to expose the original brick walls and layers of wallpaper (to be retained and protected)
 - Removal of sections of floor slab adjacent to the original brick and stone walls, to permit moisture in the ground to evaporate rather than be drawn into the walls as rising damp - refer to DA_03 for extents
 - No joinery and fridges for the display and sale of wine
- Renovation and conversion of the rear warehouse space to a Wine Bar
 - Retention of the insitu concrete walls and structure; concrete floor slab and steel-framed roof
 - Removal of contemporary light-framed partitions
 - o New Commercial Kitchen and Bar; seating area and toilets for 50 patrons
- Addition of a retractable awning to the ground floor front façade refer to DA_05 for location and extents
- No changes to the upper façades or upper interior spaces
- New photovoltaic panels on the northeast and northwest facing planes of the upper roof – panels are to be mounted flush to the roof cladding [no upstand

Please refer to the accompanying document containing photos of the existing heritagelisted interiors where demolition is proposed.

PO BOX 4643 BATHURST ST HOBART TAS 7000 MATTWILLIAMS.COM.AU P [03]6234 3001

ABN 16 753 524807



Page 2

In summary, the design has responded to each of the standards of the Commercial Zone of the Hobart Interim Planning Scheme 2015;

23.0 Commercial Zone:

23.2 Use Table

Discretionary Use - Change of Use sought - from Light Industry to Hotel Industry

23.3.1 Hours of Operation

A1. Not applicable – property is not within 50m of Residential Zone.

23.3.2 Noise

- (a) 55dB(A) (LAeq) between the hours of 7.00 am to 7.00 pm;
- (b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 7.00 pm to 7.00 am;
- (c) 65dB(A) (LAmax) at any time.

Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, issued by the Director of Environmental Management, including adjustment of noise levels for tonality and impulsiveness.

Noise levels are to be averaged over a 15 minute time interval.

23.3.3 External Lighting

A1. Not applicable – property is not within 50m of Residential Zone.

23.3.4 Commercial Vehicle Movements

A1. Not applicable – property is not within 50m of Residential Zone.

23.3.5 Outdoor Work Areas

A1. Not applicable – property is not within 50m of Residential Zone

23.3.8 Hotel Industries

- A1. Hours of Operation:
 - i. Wine Bar 12pm 12am, 7 days per week
 - ii. Wine Shop 10am to 6pm, 7 days per week

23.4.3 Design

- A1. (a) the existing main entrance in the front façade is to be retained; (b) the existing glazed façade is to be retained; (c) no ground level wall is blank greater than 30% of the façade; (d) all new plant will be screened from view; (e) service plant is to be incorporated within the existing rear roof; (f) not applicable, however we are proposing a retractable awning; (g) security shutters will not be installed over windows and doors with a frontage to the street.
- A2. Not applicable

21.4.4 Passive Surveillance

A1. (a) the existing main pedestrian entrance is visible from the road; (b) other than the installation of a retractable awning, the façade is not being altered; (c) other than the installation of a retractable awning, the façade is not being altered; (d) no changes are proposed to the footprint of the building; (e) the site does not have car parking or external pathways; (f) the front entrance will be well-lit.

21.4.6 Outdoor Storage Areas

 Outdoor storage is proposed behind the building and does not encroach on car parking, driveways or landscaped areas.

21.4.9 Waste Storage and Collection

- P1. Bulk waste bins will not be utilised due to an inability to accommodate them on site the entire site is covered with the existing building, including the Heritage-listed structure. Wheelie bins will be used, with kerbside collection from Argyle Street, accessed via the rear Right of Way.
- P2. The wheelie bins will be stored beneath the existing stairs and screened from view. This location will not compromise the amenity and flow of public spaces.

E6.0 Parking and Access Code

The property is entirely covered with existing buildings and no parking spaces are achievable on site.

The property is across the road from the Central Business District Zone, where on-site parking is not required due to the proximity of several off-street parking garages, numerous on-street parking bays, public transport routes, bike lanes and easy pedestrian movement. The same amenity is obviously available to the subject site - the Melville Street carpark is one block away; an arterial bike route passes within 10m of the site; Elizabeth Street bus routes are one block away; and the site is a five-minute walk from the centre of the city.

E7.0 Stormwater Management Code

The entire site is covered by existing buildings and no changes are proposed to the current stormwater drainage.

E13.0 Historic Heritage Code

The two-storey brick and stone building at the frontage of the property is listed on the Tasmanian Heritage Register [THR ID 2500]. The building has been included on the register as it is deemed 'to be of historic heritage significance due to its ability to demonstrate the principal characteristics of a two-storey brick Victorian Regency commercial/retail building'.

The original fabric that remains of the front building is to be retained in it's entirety, externally and internally. Heritage Tasmania has provided Certificate of Exemption #3285 to allow the removal of contemporary internal linings [plasterboard and battens] to permit the exposure and investigation of the original fabric beneath. Please refer to drawing DA_03 for the extent of proposed demolition.

E13.7 Development Standards for Heritage Places

E13.7.1 Demolition

P1. No demolition is proposed that removes fabric, form or items of the heritage listed building – all demolition within the front building is of later works, such as wall linings and terrazzo flooring.

E13.7.2 Buildings and Works other than Demolition

- P1. The only changes to be made to the exterior of the building is the addition of the retractable awning; and painting of the ground floor façade. The interior design of the front building is focussed on preserving and featuring the existing building fabric.
- P2. No additional built form is proposed.
- P3. The only external change proposed is the addition of a retractable awning, mounted on the ground floor façade that was altered from it's original form.

Page 4

- A1. Not applicable
- A1. Not applicable
- A1. Not applicable

E17.0 Signs Code

E17.6.1 Use of Signs

- An awning fascia sign is proposed, on the face of the retractable awning a permitted sign in Table E.17.3.
- A2. The sign will be the name of the business operating within the building
- A3. The sign will not contain flashing lights, moving parts or moving/changing messages
- A4. Not applicable.

E17.7.1 Standards for Signs

- A1. The proposed awning fascia sign complies with the standards listed in Table E.17.2; and is a permitted sign in Table E.17.3.
- A2. One sign, on the retractable awning's fascia is proposed.
- A3. The sign will not obscure or prevent or delay a driver from seeing a Statutory Sign or Tourism Information Sign.
- A4. The sign will not resemble a Statutory Sign.

E17.7.2 Standards for Signs on Heritage Places

P1. (a) The proposed sign is located on a proposed retractable awning, which is mounted on a section of the façade already significantly altered from it's original form; (b) The signage is located on the proposed awning; (c) the sign is intentionally separate from the built form and is proposed to fit between the existing first floor plinth and the top of the ground floor windows; (d) above the display windows, where the sign is proposed, is a typical location for signage; (e) not applicable; (f) the signage is proposed to be printed on the fabric fascia of the proposed retractable awning; (g) not applicable; (h) the graphic design is intended to be minimal; (i) internal illumination is not intended.

If you require any further Information or clarification, please contact the office on 6234 3001.

Yours Sincerely,

Matt Williams





ENVIRONMENTAL SITE ASSESSMENT
23-25 Melville Street, Hobart
March 2021

For Matt Williams Architects

DOCUMENT CONTROL

Title	Version	Date	Author	Reviewed By
Environmental Site Assessment: 23- 25 Melville Street, Hobart, Tasmania	Version 1	12 th March 2021	Sarah Joyce	JP Cumming

Environmental Site Assessment: 23-25 Melville Street, Hobart. March 2021

EXECUTIVE SUMMARY

This report presents the findings of an Environmental Site Assessment (ESA) undertaken by Geo-Environmental Solutions Pty. Ltd. (GES) at 23-25 Melville Street, Tasmania. GES was commissioned by Matt Williams Architects, to conduct the site assessment.

The Hobart City Council considers that the site may be contaminated due to the proximity to three previously identified potentially contaminated sites. Therefore, under planning permit issued by Hobart City Council, PLN-21-85 the client is required to ensure the proposed excavation of potentially contaminated land does not adversely impact on human health or the environment and is suitable for its intended use.

This ESA has been prepared by a suitably qualified and experienced practitioner in accordance with procedures and practices detailed in National Environmental Protection Measure [Assessment of Site Contamination] (NEPM ASC; 2013).

The following information was gathered during the desktop investigation:

- The site is zoned Commercial under the Hobart City Councils Interim Planning Scheme of 2015.
- The geology of the site is mapped as Jurassic dolerite, but site investigations confirmed it is underlaid with Sandstone, most likely of Permian-Triassic age.
- The surface of the site is sealed by concrete and buildings. Surface water from the site is likely to
 be captured by the stormwater networks. Groundwater is inferred to be migrating south easterly
 direction towards the Hobart Rivulet, approximately 350 m away.
- Historical aerial photograph review revealed that the site has housed the current building configuration since prior to 1957 and that several service stations operated on nearby properties.
- Potentially contaminating activities in the vicinity of the site include the storage of fuels in UPSS
 and vehicle servicing workshops, including 27-29 Melville Street. The urban setting may have
 exposed the soil to the air born contaminants from hydrocarbon exhaust fall out, the breakdown of
 leaded paint on the surface and the leaking of historical heating oil tanks.
- Contaminants Of Potential Concern (COPC) include the following: TPH/TRH; Mono Aromatic hydrocarbons: (BTEXN); PAH; and heavy metals.

From the soil assessment, it is concluded that:

- Human Health: There were no human health guideline exceedances for dermal contact or for dust inhalation and soil ingestion. There were no indoor vapour risks or trench worker vapour risks identified. Therefore, no risk to human receptors from potential soil contamination have been identified.
- <u>Environment:</u> The River Derwent has been identified as the closest an ecological receptor fed by the Hobart Rivulet. There was one EIL exceedance for copper for commercial land use in material at BH2 location.
- <u>Excavated Soil Management:</u> In terms of *IB105*; 2 of the 3 primary soil samples are considered Level 2 Material (Low Level Contaminated Soil) due to elevated levels of copper, manganese, and mercury.

The following conclusions and recommendations were made:

- There were no exceedances to human health guidelines. Based on the current assessment no risk to human receptors from potential soil contamination have been identified.
- One soil sample exhibited results for copper exceeding EIL guidelines. Given the spatial separation
 to any ecological receptors and the comprehensive surface covering at the site, we consider that the
 soil from the site will not present a risk to ecological receptors.
- In terms of IB105, the soil in the areas tested on site is classified as Level 2 Material. Any soil
 disposal off site must be in accordance with IB105 and the controlled waste regulations.

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ABREVIATIONS

AEC Areas of Environmental Concern

AHD Australian Height Datum

ALS Analytical Laboratory Services

ANZECC Australia and New Zealand Environment and Conservation Council

BGS Below Ground Surface

BH Borehole

BTEXN Benzene Toluene Ethylbenzene Xylene Naphthalene

COA Certificate of Analysis
COC Chain of Custody

COPC Contaminant of Potential Concern

CRC CARE Corporative Research Centre for Contamination Assessment and Remediation of the

Environment

CSM Conceptual Site Model
DQO Data Quality Objectives

EOH End Of Hole

EIL Ecological Investigation Levels
ESL Ecological Screening Levels

EPA Environmental Protection Authority
ESA Environmental Site Assessment
GDA94 Geocentric Datum of Australia 1994
GES Geo-Environmental Solutions Pty. Ltd.

HIL Health Investigation Levels
HSL Health Screening Levels
IL Investigation Levels
LOR Limits of Reporting
MDL Mean Detection Limit

NATA National Association of Testing Authorities

NEPM ASC National Environmental Protection (Assessment of Site Contamination) Measure

NHMRC National Health and Medical Research Council

NL Non Limiting

NRMMC Natural Resource Management Ministerial Council

PAH Polynuclear Aromatic Hydrocarbons
PCP Physico-Chemical Parameters
PHC Petroleum Hydrocarbons

PID Photo-Ionisation Detector

PPA Preferential (PVI) Pathways Assessment

PVI Petroleum Vapour Intrusion

TPH Total Petroleum Hydrocarbons

TRH Total Recoverable Hydrocarbons

USCS Unified Soil Classification System

1 INTRODUCTION

1.1 General

This report presents the findings of an Environmental Site Assessment (ESA) undertaken by Geo-Environmental Solutions Pty. Ltd. (GES) at 23-25 Melville Street, Tasmania. GES was commissioned by Matt Williams Architects, to conduct the site assessment. The Hobart City Council considers that the site may be contaminated due to the proximity to three previously identified potentially contaminated sites. Therefore, under planning permit issued by Hobart City Council, PLN-21-85 the client is required to ensure the proposed excavation of potentially contaminated land does not adversely impact on human health or the environment and is suitable for its intended use.

This ESA has been prepared by a suitably qualified and experience practitioner in accordance with procedures and practices detailed in National Environmental Protection Measure [Assessment of Site Contamination] (NEPM ASC; 2013) guidelines and key regulations and policies identified in the References section of this document. Personnel engaged in preparing this ESA are listed in Appendix 1 along with their relevant qualifications and years of experience.

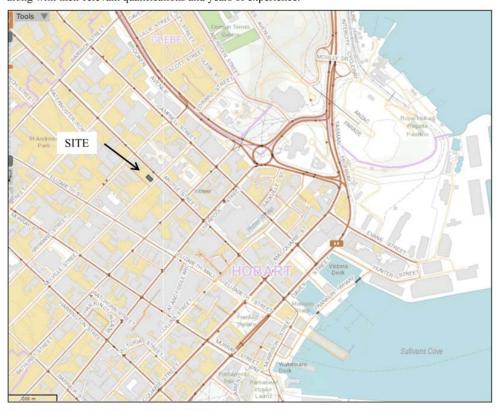


Figure 1 Site Location (Image C/O The LIST)

1.2 Site Layout

An aerial image of the existing site layout is presented in Figure 2.

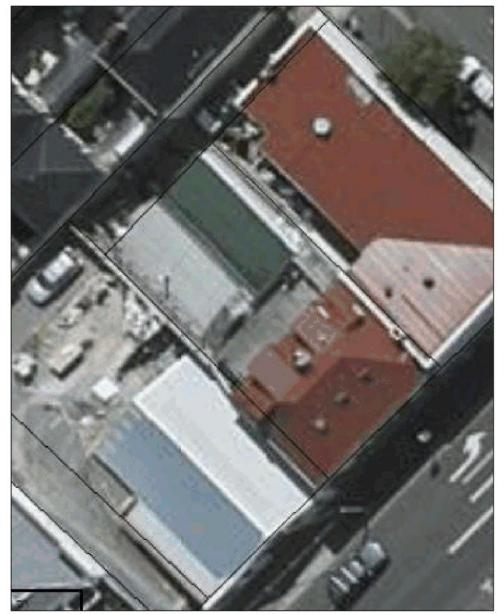


Figure 2 Existing Site Layout (Image C/O The LIST)

1.3 Site Details

Site details are presented in Table 1.

Table 1 Site Details SITE LOCATION: 23-25 Melville Street, Hobart Tasmania INVESTIGATION AREA The investigation area is the building at 23-25 Melville Street, Hobart SITE ELEVATION & GRADIENT Approximately 22m ASL, with a slight fall to the south SITE SURFACING The site surface is entirely covered by 2 & 3 story buildings. PROPERTY ID & TITLE REFERENCE PID: 5669686 & Title: 90408/2 SITE OWNER Stefano Lubiana Wines Pty Ltd PREVIOUS LANDUSE The site has housed commercial buildings for over 70 years SITE Approved - Planning Only CONSTRUCTION ty of HOBART uilding occupied by the Winston, distilling company PROPOSED LAND USE Commercial Building Permit #: PLN-21-85 y: baconr te: 5/5/2021 **Investigation Objectives**

The objective of this ESA was to investigate the site for contamination and to ensure the excavation of potentially contaminated land does not adversely impact on human health or the environment and is suitable for its intended use.

1.5 Scope of Works

The scope of work for this ESA was to:

- Conduct a desktop and an invasive soil investigation at the site.
- Drill two (2) soil bores and collect three (3) primary soil samples. The samples were sent for
 analysis of total recoverable hydrocarbons (TRH) Benzene Toluene Ethylbenzene Xylene
 Naphthalene (BTEXN), Polynuclear Aromatic Hydrocarbons (PAH), and a suite of fifteen (15)
 metals to a National Association of Testing Authorities (NATA) accredited laboratory.
- Samples were sent with quality assurance/ quality control (QA/QC) samples including one rinsate blank and one duplicate split sample.
- Determine the absence or presence and if present the level of site contamination and compare soil
 results against the relevant guidelines.
- · Conduct a risk assessment, known as a Conceptual Site Model; and
- Report findings in an Environmental Site Assessment report, detailing specific onsite human health or environmental risk which may source from potentially detected contamination.

Environmental Site Assessment: 23-25 Melville Street, Hobart. March 2021

2 PLANNING

2.1 Overview

The client is proposing to make alterations to the existing premises, see the Architects Plans Appendix 2. The Hobart City Council requested that the potentially contaminated land code is addressed due to the proximity of the properties 27-29 Melville St, 86 Argyle St, 88-90 Argyle St as they are listed as being potentially contaminated.

2.2 Permit PLN-21-85

The planning permit issued by Hobart City Council, PLN-21-85, requires an assessment against the Potentially Contaminated Land Code of the Hobart Interim Planning Scheme 2015, see the following details:

2.2.1 PCL1

Confirmation that no more than 1m² of land (to any depth) is being disturbed. If more than 1m² of land is being disturbed, please provide the information required under PCL2.

Advice: The information is being requested because the neighbouring property 27-29 Melville St, 86 Argyle St, 88-90 Argyle St are listed as being potentially contaminated.

2.2.2 PCL2 Environmental Site Assessment

A contamination Environmental Site Assessment report prepared by a suitably qualified and experienced person in accordance with the procedures and practices detailed in the National Environment Protection (Assessment of Site Contamination) Measure 1999 (NEPM) as amended 2013 must be provided. The report must conclude:

- Whether any site contamination presents a risk to the health of users of the development in consideration of the proposed use.
- Whether any site contamination presents an environmental risk.
- Whether any specific remediation and/or protection measures are required to be implemented before the proposed use commences.

2.2.3 Remediation and Protection Measures

If the Environmental Site Assessment report concludes that remediation and/or protection measures are necessary to avoid risks to human health or the environment, a proposed remediation and/or management plan must be submitted.

Any remediation or management plan involving soil disturbance must include a detailed soil and water management plan to prevent offsite transfer of potentially contaminated soil or stormwater.

2.2.4 Statement of Suitability

A statement based on the results of the Environmental Site Assessment that the excavation as part of the planned works will not adversely impact on human health or the environment is to be provided (subject to implementation of any identified remediation and/or protection measures as required).

3 DESKTOP STUDY

3.1 Site Zoning

The site is zoned *Commercial* under the Hobart City Councils Interim Planning Scheme of 2015. The land use surrounding the site is predominantly *Commercial, Central Busines and Utilities*, see Figure 3. The site is therefore to be assessed against land use Class D for Commercial land use.

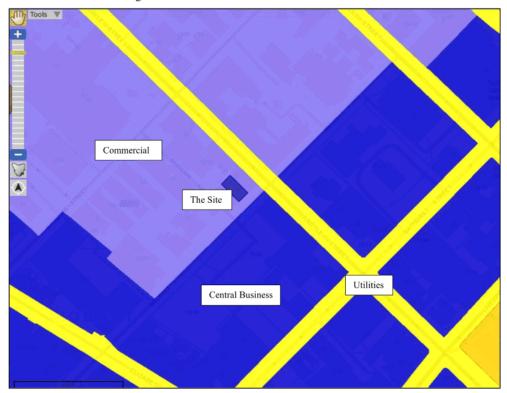


Figure 3 Hobart City Councils Interim Planning Scheme Zones (2015)

3.2 Site Walkover

A site walkover was completed by GES staff on the 23rd February 2021. No obvious signs of contamination such as staining, or odour was observed. Images are presented in Appendix 3.

3.3 MRT Geology Mapping

The geology of the site has been mapped by Mineral Resources Tasmania, see Figure 4. The site is inferred to be underlain with Jurassic dolerite. The surrounding area is a mix of Jurassic dolerite and Permian sediments from the Upper Parmeener Supergroup. Geological descriptions follow:

Jd - Jurassic dolerite and related rocks

R - Upper Parmeener Supergroup: undifferentiated Upper Parmeener Supergroup rocks. Permian - Triassic

Rqph – Upper Parmeener Supergroup: <u>Knocklofty Formation</u>. Freshwater predominantly crossbedded quartzose to feldspathic sandstone commonly with overturned cross-bedding, subordinate siltstone with sparse plant and vertebrate fossils (Knocklofty Formation).

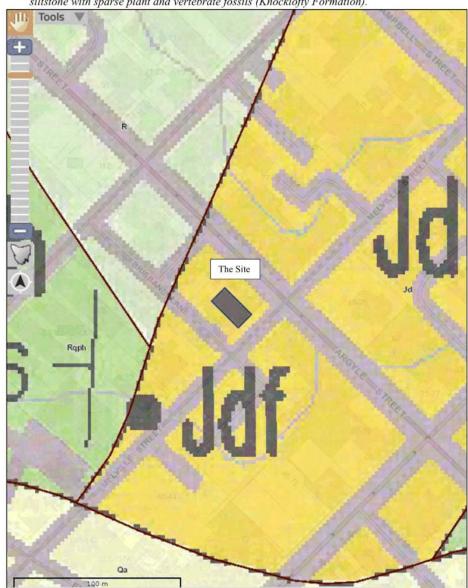


Figure 4 Mineral Resources Tasmania 1:25000 Scale Mapping (The LIST).

3.4 EPA Tasmania Property Information

Data available on the EPA Tasmania Regulated Premises layer on The LIST has been consulted. It shows the following underground petroleum storage systems (UPSS); as illustrated in Figure 5:

- Abandonded: 37-47 Melville Street, Hobart.
- Permanently Decommissioned: 157 Elizabeth Street, 98-110 Argyle Street, 2 Melville Street and 55 Argyle Street.



Figure 5 EPA Regulated Premises and UPSS (Source The LIST)

GES, 2018 has identified through the EPA Tasmania's Property Information process the following properties that may have historically housed potentially contaminating activities:

- 69-75 Argyle Street; Former Mobil Service Station
- 77-79 Argyle Street; Fire Station with known USTs
- 98-110 Argyles Street; Co-operative Motors (Former Ampol Service Station).

3.5 WorkSafe Tasmania Dangerous Goods Files

It was confirmed with WorkSafe Tasmania, that they do not hold any files for the site.

3.6 Historical Aerial Photography Interpretation

Historical aerial photographs of the site and surrounding areas were provided by the Department of Primary Industries, Parks, Water and Environment (DPIPWE) and Google Earth. The individual aerial photos are presented in Appendix 4. In summary:

- The site has housed the current building configuration since prior to 1957.
- In the surrounding area there appears to be two former service stations, one on the corners of
 Melville Street and Argyle Street, 69-75 Argyle Street, Former Mobil Service Station which is now
 a McDonalds Restaurant. The second former service station is on the corner of Brisbane Street and
 Argyle Street at 98-110 Argyle Street, which is now a car sales room owned by Co-operative
 Motors company.

There are no obvious signs of contaminating activities observed in historical aerial photographs.

Table 2 Historical Photograph Log

Year	Photograph Reference
2019	Plate 1 Historical Aerial Photograph, 12 April 2019 (C/O Google Earth)
2008	Plate 2 Historical Aerial Photograph, 1 March 2008 (C/O Google Earth)
1989	Plate 3 The 1989 Historical Aerial Photograph of the site (former service stations in Blue).
1977	Plate 4 The 1977 Historical Aerial Photograph of the site (former service stations in Blue).
1857	Plate 5 The 1957 Historical Aerial Photograph of the site.

3.7 Site Topography, Drainage & Hydrogeology

The site sits at approximately 22m above sea level (ASL) and is gently sloping to the southeast. The surface topography and inferred groundwater is illustrated in Figure 6. Based on broad scale topographic trends, groundwater and surface water is inferred to be migrating south easterly direction towards the Hobart Rivulet, approximately 350 m away. Then to the River Derwent exiting via the Hobart Rivulet channel north of Macquarie Point, which is approximately 1 km south east of the site.

The surface of the site is sealed by concrete and buildings. Surface water from the site is likely to be captured by the storm water drains on the site and on Melville Street.

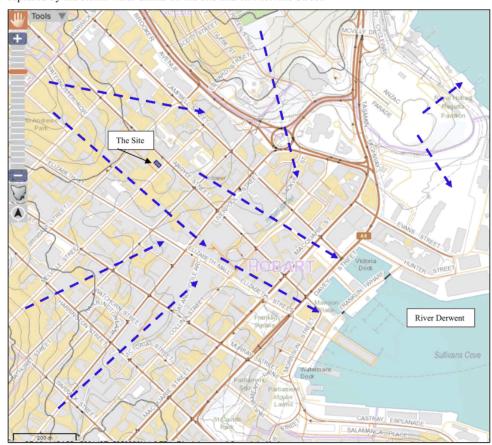


Figure 6 Contour Elevations and Inferred Surface and Groundwater Flow Direction

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3.8 Groundwater

3.8.1 Potential Up-Gradient Contamination Sources

The following up-gradient sources have been considered as potential sources of contamination:

- 98-110 Argyle Street, the former Ampol no evidence of hydrocarbons through current soil testing.
- 92-96 Argyle street, the Former Minities-sheet metal works ruled out through previous soil testing (GES, 2017).
- 27-29 Melville Street ruled out through previous soil testing (GES, 2018).

3.8.2 Downgradient Ecosystem Receptors

The surface of the site is sealed by concrete and buildings. Surface water from the site is likely to be captured by the storm water drains on the site and on Melville Street.

The closest ecological receptor is the Hobart Rivulet approximately 350 m away. It is unlikely that any potential impact from the site will impact downgradient ecosystem receptors, given the spatial separation and the comprehensive surface covering at the site.

3.9 Potential Contamination Issues

3.9.1 Areas of Potential Concern

The site is considered an area of potential concern due to the following potential contamination pathways.

- Urban setting may have exposed the soil to the air born contaminants from hydrocarbon exhaust fall out, the breakdown of leaded paint on the surface and the leaking of historical heating oil tanks.
- Proximity to former underground petroleum storage systems may have resulted in contaminants being present in subsurface material.

3.9.2 Contaminants of Potential Concern

Potential contaminants of potential concern (COPC) that have been considered include the following:

- Total Petroleum/Recoverable Hydrocarbons (TPH/TRH);
- Mono Aromatic hydrocarbons: Benzene, Toluene, Ethylbenzene, Xylene, Naphthalene (BTEXN);
- Polynuclear Aromatic Hydrocarbons (PAHs); and
- A suite of 15 Heavy Metals.

4 FIELD INVESTIGATION PROCEDURES

4.1 Works Summary

Site investigation works comprised of concrete coring and soil bore hand auguring which is summarised in Table 3, Figure 7. GES investigated the areas where soil excavation and soil disturbance is proposed.

Table 3 Summary of Site Investigation Work Dates

THOIC C DUMMIN			
Scope	Data	Lab Report	Details
Hang auger Sample collection	23 rd February 2021	EM2102917	3 Primary soil samples were collected from 2 bore holes 1 Duplicate sample and 1 Rinsate sample were collected.

4.2 Soil Investigation

4.2.1 Borehole Drilling

A total of two (2) 65 mm diameter soil bores were hand augured for assessing site geology and sampling for contamination impact.

4.2.2 Soil Sampling

Soil sampling was conducted per the National Environmental Protection Measure (NEPM ASC 2013) and AS4482 sampling guidelines. Table 4 presents a summary of the soil assessment methodology adopted at the site.

Table 4 Summary of Soil Sampling Methods

Activity	Details / Comments
Drilling Method	Test holes, cored with a concrete corer and excavated with a 65mm hand auger
Soil Logging	Logging the soil was conducted in accordance with the unified soil classification system (USCS) as detailed in AS1726 (1993).
Decontamination of Sampling Equipment	Quantum Clean Laboratory Detergent (R213) was used to decontaminate reusable sampling equipment (hand auger) between each borehole sampling event.
Soil Screening	In accordance with AS4482.2. Individual soil samples were collected where possible at 0.5 intervals below ground surface (bgs) and/or change in geology. Hydrocarbon odour was not discernible, and hence screening samples for volatile fractions using a Photoionisation Detector (PID) was deemed to be not necessary.
Laboratory Soil Sample Collection	In accordance with AS4482.2. All samples were collected using disposable nitrile gloves. Samples were selected for laboratory analysis where possible from 0.2-0.3m, 0.4-0.5m and 0.5-0.6m below ground surface (bgs). A minimum number of samples were carefully selected which would provide enough information to delineate soil contamination.
Sample preservation	Soil samples were placed into a jar for laboratory analysis. Soil jars were placed in a pre- chilled cool box with ice bricks.
Sample holding times	Sample holding times were within acceptable range (based on NEPM ASC B3-2013) from collection to extraction.

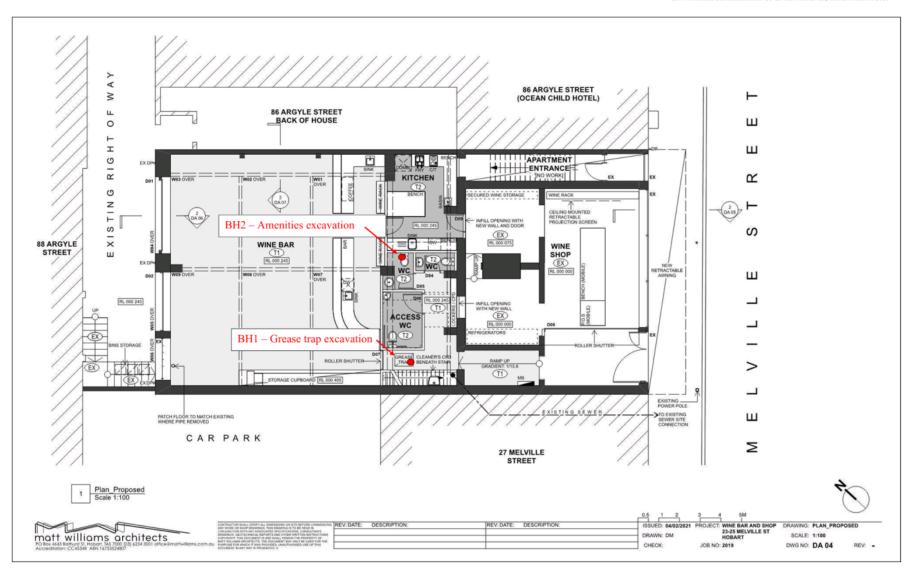


Figure 7 Borehole Plan displayed on the Architects Design

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4.2.3 Sample Analysis

Primary and QC samples were submitted to Analytical Laboratory Services (ALS), Springvale, Melbourne for analysis. A total of 3 samples were selected for analysis. Chain of Custody (COC) documentation was completed and is provided in Appendix 5 along with the Sample Receipt Notification (SRN) for each batch. Table 5 presents a summary of the laboratory analyses undertaken.

Table 5 Overview of Soil and Groundwater Analysis and Quality Control

Analytes	Primary Soil Samples	Duplicate Soil Samples ^a	Rinse Blank ^b
TRH	3	1	1
BTEXN	3	1	1
PAH	3	1	1
Suite 15 Metals	5	1	1

Sampling Quality Control Standards (AS4482):

Given metals were analysed, there was a requirement to assess the following soil physical properties to determine soil threshold investigation levels: Soil grain class (sand/silt or clay); % Clay content; Cation exchange capacity (CEC); and Soil pH. The soil physical properties were based on knowledge of similar soil types encountered around the greater Hobart area.

a – Duplicate and Inter-Laboratory Split samples, one (1) in twenty (20) primary samples b– Single rinse sample per piece of equipment per day

5 QUALITY CONTROL

All Field and laboratory Quality Assurance and Quality Control (QA/QC) details and outputs are presented in Appendix 6.

5.1 Field

It is standard to expect up to 10% error in field duplication and up to 10% laboratory error. Therefore, in theory up to 20% error can be assumed on duplicate analysis. Some variation may exist in soil and groundwater because even though all efforts are made to split samples homogeneously, fragments of materials may bias samples in certain elements.

Relative Percentage Differences (RPDs) for the duplicate and triplicate samples where applicable are calculated using the method outlined below.

The acceptance criteria used for the RPDs depend on the levels of contaminants detected and the laboratory's Method Detection Limits. The closer the levels detected are to the MDL the greater the acceptable RPD. RPDs are calculated as follows:

- RPD <50% for low level results (<20 * MDL)
- RPD <30% for medium level results (20-100 * MDL)
- RPD <15% for high level results (>100 * MDL)
- No limit applies at <2 * MDL (Method Detection Limit)

Field QA/QC procedures and compliance are summarised in Table 6.

	Table 6 Soil Field QA/QC proc		^-,
	QA/QC Requirement	Compliance	Comments
	Appropriate sampling strategy used and representative samples Approv	ed - Pla	Sampling program was undertaken in accordance with unning Only
City of	sample collection will documented sample collection will g, FO HOBART transportation procedures.	R CON	STRUCTION
By: ba	Decontamination F	Permit #: PLN	Appropriate decontamination such as cleaning tools before -21-85 ing and between sample ocations was undertaken
Date: 5/		Yes	COC were completed in accordance with NEPM ASC Schedule B2, Section 5.4.5 and transported under strict COC procedures. The signed COC documents are included in this report, which includes the condition report on arrival of
	Completion		samples to the Laboratory, cross checking of sample identification and paperwork and preservation method.
	Required number of splits: Duplicate; 1 per 20 primary samples	Yes	One duplicate sample collected and tested, for 3 primary samples analysed, as per AS4482.1-2005.
	Required number of splits: inter-lab splits: 1 per 20 primary samples	No	No inter-lab split samples were collected.
	QA/QC samples reported RPD's within indicated MDL guidelines.	Yes	For BH1 0.4-0.5 and Duplicate pairs, 95% of analytes complie
	Required numbers of rinse blank samples collected with no laboratory detections?	Yes	One rinse blank was collected, as per AS4482.1-2005.
	Trip blanks collected with no laboratory detections?	NA	According to AS4482.2-1999, soil trip blanks are required where volatile hydrocarbons are discernible. This was not required.
	Field blanks collected with no laboratory detections?	NA	According to Australian Standards, there is no requirement to collect field blanks, unless there is concern with cross contamination risks.
	Samples delivered to the laboratory within sample holding times and with correct preservative	Yes	All samples were sent to the laboratory within holding times and correct preservative.

5.2 Laboratory

Soil laboratory QA/QC procedures and compliance are summarised in Table 7.

Table 7 Soil Laboratory QA/QC Procedures and Compliance

QA/QC Requirement	Compliance	Comments
All analyses NATA accredited	Yes	ALS Laboratories is NATA Accredited. Appropriate analytical methods used, in accordance with Schedule B(3) of the NEPM ASC 2013. Acceptable laboratory limits of reporting (LORs) adopted.
Arrival Temperature; recommended below 6°C	Yes	Sample arrival temperature was recorded at 3.8°C, attempt to chill was evident as it was noted that ice brick were sent in the eski with the samples.
Method Blanks: zero to <practical limit<br="" quantitation="">(PQL)</practical>	Yes	There were no method blank value outliers in the QCI report.
Laboratory Control Samples: 70% to 130% recovery for soil.	Yes	There were no laboratory control outliers in the QCI report.
Matrix spikes: 70% to 130% recovery for organics or 80%-120% recovery for inorganics	Yes	There were no matrix spike outliers in the QCI report.
Duplicate Samples: 0% to <20% RPD.	No	There was one duplicate RPD outlier for Phenanthrene (a PAH) where RPD exceeded LOR base limits.
Surrogates: 70% to 130% recovery	Yes	There were no surrogate recovery outliers in the QCI report.
Analysis holding time outliers	Yes	No hold-time outliers exist for any of the QCI reports.
Quality Control Sample Frequency Outliers	No	There were Quality Control Sample Frequency Outliers for QC waters for PAH/phenols and TRH Semivolatile fractions for Laboratory Duplicates and Matrix Spikes. NEPM ASC 2013 B3 & ALS QC Standard.

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6 FIELD INVESTIGATION FINDINGS

6.1 Soil Bores

6.1.1 Geological Interpretation

Borehole logs are attached in Appendix 7. The geology of the site is mapped as Jurassic dolerite however it was observed that below concrete and fill of gravels was natural brown clay with refusal on sandstone at approximately 0.5m bgs. This unit encountered was mostly likely Permian – Triassic sediments from the Upper Parmeener Supergroup rocks which is mapped by MRT to be situated 40m northwest of the site

6.1.2 Grain & Depth Class Interpretation

Grain size classifications are applied to all soils at the site to determine threshold screening level concentrations for hydrocarbons (and chromium) to assess soil ecological and human health risks.

Grain class threshold values are determined based on either the:

- sample grain size (in the case of ecological screening levels or chromium limits); or
- average grain class overlying the sample point (when assessing petroleum vapour screening levels)
 relative to the proposed finished floor level.

Table 8 provides a summary of the grain class averages for material overlying the sample.

Table 8 Summary of Grain Class Based on USCS Classification

	Red	ے				Soil	Graiı	n Siz	e Cla	ss A	vera	ging	Abo	ve S	oil Sa	mple					Attenuation		tion	HSL		
Sample	Footing Excavation Depth ^A - Fill Thickness ^A - Green	Sample PVI Depth (m) Relative to Siab/Cut Depth	GW	GP	GМ	GC	sw	SP	SM	sc	ML	cr	OL	мн	СН	он	CI	Rock (R)	Existing Pavement (P)	Crawl Space Thickness (m)	Proposed CONCRETE (CH)	Crawl Space	Biodegradation	Petroleum Vapour Intrusion Grain Class*	SAMPLE USCS	
BH1 0.4-0.5	0.5	0.4	0.3																	NA	0.1	1.0	1.0	SAND	SC	1
BH2 0.2-0.3	0.5	0.2								0.1										NA	0.1	1.0	1.0	CLAY	SC	
BH2 0.5-0.6	0.5	0.5								0.3		0.1								NA	0.1	1.0	1.0	SAND	sc	

Footnotes:

6.1.3 Soil Contamination Observations

No staining or odour consistent with hydrocarbon contamination were observed during the site visit.

^{*} Grain class is modified based on proposed building construction: concrete is interpreted to have similar vapour intrusion properties to clay and is therefore designated as CLAY within the grain size averaging assessment; backfill is inferred to comprise of gravel (GW)

< Sample has been collected from above the proposed excavation (base of slab or proposed ground level) and is not relevant in PVI risk assessment

[^] Excavation depths are approximate and may vary due to change in services depths or overall building/footing construction design

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7 SOIL ECOLOGICAL IMPACT ASSESSMENT

7.1 Protected Environmental Values

The requirement for protecting soil from contaminated activities in Tasmania is managed under the Environmental Management and Pollution Control Act 1994 (EMPCA) which states in Part 5A:

- (2) An area of land is a contaminated site if -
 - (a) there is in, on or under that area of land a pollutant in a concentration that -
 - (i) is above the background concentration; and
 - (ii) is causing or is likely to be causing serious or material environmental harm or environmental nuisance, or is likely to cause serious or material environmental harm or environmental nuisance in the future if not appropriately managed.

Potential soil impact at the site is assessed through application of the following environmental investigation guidelines.

7.2 NEPM ASC (2013) Guidelines

The following ecological investigation guidelines are to be addressed to assess acceptable levels of risk to terrestrial ecosystems:

- NEPM ASC (2013) Ecological Investigation Levels (EIL's) have been developed for selected
 metal and organic substances. EIL's depend on specific soil and physicochemical properties and
 land use scenarios and generally apply to the top two (2) metres of the soil profile (NEPM ASC
 2013);
- NEPM ASC (2013) Ecological Screening Levels (ESL's) have been developed for selected
 petroleum hydrocarbon compounds and total petroleum hydrocarbon fractions. ESL's broadly
 apply to coarse- and fine-grained soils and various land use scenarios within the top two (2) metres
 of the soil profile (NEPM ASC 2013).

Soil analytical results are compared against Ecological Screening Levels (ESL's) and EIL's limits presented in Table 9.

Table 9 Summary of Soil Contaminates Considered as part of this investigation, based on NEPM (2013) ASC

	Analytes In	Analytes Investigated												
Investigation	Hydrocarbo	ons		Metals										
Levels (IL)	BTEX	TRH (F1 to F4)	Benzo(a) pyrene (PAH)	Naphthalene (PAH)	Zn, Cu, Cr(III), Ni & As	Lead	DDT							
ESL's	Analysed	Analysed	Analysed											
EIL's	\geq	\geq	\geq	Analysed	Analysed	Analysed	Not Analysed							

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7.3 Guidelines

7.3.1 Ecological Screening Levels

The following compounds were compared against NEPM ASC (2013) Ecological Screening Levels (ESL's):

- BTEX
- F1 to F4 TRH and
- Benzo(a)pyrene (PAH)

Selection of ESL threshold investigation limits are set out in the NEPM ASC (2013) guidelines and require classification of the soil according to:

- Land use sensitivity:
 - Areas of ecological significance
 - · Urban residential and public open space; and
 - · Commercial and industrial.
- Dominant particle size passing through a 2 mm sieve into:
 - Coarse sand sizes and greater; and
 - Fine clay and silt sizes.

Adopted NEPM ASC (2013) soil and land use classifications are presented below.

7.3.2 Ecological Investigation Levels

The following compounds were compared against Environmental Investigation Levels:

- Lead;
- Nickel;
- Chromium;
- Zinc;
- Copper;
- · Arsenic; and
- Naphthalene.

There was a requirement to classify the soil according to physicochemical properties to develop investigation limits for the above listed compounds. Adopted physicochemical parameters are presented in the results tables.

Selection of EIL threshold investigation limits are set out in the NEPM ASC (2013) guidelines and require classification of the soil per specific soil and physicochemical properties which are presented in the results tables. The adopted land use scenarios presented in Table 10.

Table 10 Adopted Land Use Scenario for the Soil Bores

Land Use Scenario	Applicable Soil Bores					
Areas of Ecological Significance						
Urban Residential & Public Open Space						
Commercial & Industrial	All soil bores					

Based on a preliminary assessment of site soil conditions, the following physicochemical properties are applied to assess guideline EIL's:

- Clay content consistent with field observations.
- A soil pH and cation exchange capacity (CEC) consistent with Table 11.

Table 11 Cation Exchange and Clay content, Adopted for the Site

USCS	Clay %	CEC	рН
R	100.00	10.00	4.5
GW	0.00	10.00	4.5
GP	0.00	10.00	4.5
GM	10.00	15.00	4.5
GC	30.00	20.00	4.5
SW	0.00	10.00	4.5
SP	0.00	10.00	4.5
SM	10.00	15.00	4.5
SC	20.00	20.00	4.5
ML	30.00	20.00	4.5
CL	100.00	35.00	4.5
OL	50.00	35.00	4.5
MH	30.00	35.00	4.5
СН	100.00	45.00	4.5
ОН	100.00	60.00	4.5
PT	100.00	80.00	4.5
Р	0.00	0.00	4.5
СМ	100.00	35.00	4.5
СМ	100.00	35.00	4.5
Rock	0.00	10.00	4.5

7.4 Findings

7.4.1 Ecological Screening Levels

Laboratory analytical results are presented in Appendix 8. Table 12 compares soil analytical results against relevant NEPM ASC (2013) ESL's. Concentrations which exceeded laboratory limit of reporting (LOR) would be highlighted in bold, ESL exceedances would be highlighted with a coloured cell.

There were no ESL exceedances and no risk identified to ecological receptors in terms of volatile hydrocarbons.

Table 12 Summary of Soil Analytical Results Compared with ESL's for commercial land use.

NEPM Ecological S	Screening Level	s for So	il		ВТ	EX		PAH	TRH			
Bold - Indicates LOR Exceedances X - Indicates Sample has been Excavated Colour Shading - Indicates ESL Exceedances: >1 x, * 2-5 x, ** 5-20 x, *** 20-50 x, **** >50 x			Benzene	Toluene	ethylbenzene	Xylenes	Benzo(a)pyrene	F1 (C6 - C10)	F2 (>C10 - C16)	F3 (>C16 - C34)	F4 (>C34 - C40)	
Ω	ate	Class rse)	Se	mg/kg E	mg/kg 1	mg/kg E	mg/kg	mg/kg E	mg/kg F	mg/kg F	mg/kg F	mg/kg F
Sample ID	Sample Date	Soil Texture Clas (fine /coarse)	Land Use	LOR 0.2	LOR 0.5	LOR 0.5	LOR 0.5	LOR 0.5	LOR 10	LOR 50	LOR 100	LOR 100
BH1 0.4-0.5 X	23/2/21	С	COM/IND	<0.2	<0.5	<0.5	<0.5	<0.5	<10	<50	<100	<100
BH2 0.2-0.3 X	23/2/21	С	COM/IND	<0.2	<0.5	<0.5	<0.5	<0.5	<10	<50	<100	<100
BH2 0.5-0.6	23/2/21	С	COM/IND	<0.2	<0.5	<0.5	<0.5	<0.5	<10	<50	<100	<100

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7.4.2 Ecological Investigation Levels

Laboratory analytical results are presented in Appendix 8. Table 13 compares soil analytical results against relevant EIL's. Concentrations which exceeded laboratory LOR are reported in the table, EIL exceedances are highlighted with a coloured cell.

There was one EIL exceedance for copper for commercial land use in BH2 location.

Table 13 Soil Analytical Results Compared Against Ecological Investigation Levels for commercial land use

THOIC TO DON'T	tituty eremi	resures C	ompa.		moe Lie	orogreu.	III TOUGH	5	Leve	10 101	COMMI	OI CIMI		
NEPM Ecological	Investigati	on Levels fo	r Soil											l
Bold - Indicates L X - Indicates Sa			l Excav	ation										
"	Colour Shading - Indicates EIL Exceedances: >1 x, * 2-5 x, ** 5-20 x, *** 20-50 x, **** >50 x													
Q	Date	EIL Land Use Sensitivity Class	(cmolc/kg)		Texture Class (/coarse)	Copper (CEC)	Copper (pH)	Nickel	Zinc	Chromium III	Lead	Arsenic	Naphthalene	
Sample	Sample Date	EIL Land Sensitiv	Soil CEC	Soil pH	Soil Tex (fine /α	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	
BH1 0.4-0.5 X	23/2/21	COM/IND	20	4.5 (3)	С	11	11	25	67	9	29	<5	<1	
BH2 0.2-0.3 X	23/2/21	COM/IND	20	4.5 (3)	С	127	127	19	108	9	284	<5	<1	
BH2 0.5-0.6	23/2/21	COM/IND	20	4.5 (3)	С	11	11	18	46	13	36	<5	<1	

pH Designation:
(1) Using 0.01M CaCl2 extract. Rayment, G.E. and Lyons, D.J. (2011). "Soil Chemical Methods – Australasia". 495+20 pp. CSIRO Publishing, Melbourne.

Melbourne.

(2) pHF (1:5). Adjusted by subtracting 0.75 with +/- 0.25 error to calibrate to the CaCl2 method (per comm. ALS Brisbane Acid Sulphate Soils Laboartory). Methods in accordance with Ahern, C.R., Stone Y., and Blunden B. (1998b). 'Acid Sulfate Soils Assessment Guidelines'. Acid Sulfate Soils Management Advisory Committee, Wollongbar, NSW, Australia.

(3) Classified in accordance with parent material typical soil pH as per the Tasmanian soils database

8 SOIL HUMAN HEALTH DIRECT CONTACT ASSESSMENT

8.1 Guidelines

Guidelines presented are based on potential exposure of human receptors to soil impact which may include:

- Trench workers repairing or building services (typically to 1 m bgs). This classification is not dependent on the land use class.
- Onsite workers which may be exposed to potential shallow soil impact in non-paved areas of the site; and
- Onsite excavation works which may include basement carparks and deep foundations.

8.1.1 Land Use Classification

The NEPM ASC (2013) guidelines have been referenced to ensure that the correct land use and density category has been adopted for the site and the surrounding properties (where applicable). As per NEPM ASC 2013 guidelines, the adopted land use class is dependent on the building density and the opportunity for soil access by site occupants (exposure to potentially impacted soil). Aspects needing to be considered include:

- Whether the site is of sensitive land use such as a childcare centre, preschool, primary school or aged care facility in which case land use Class A is applicable;
- The percentage of paved area to determine direct contact exposure risk and therefore classification as low or high density; and
- Classification based on residential, recreational or commercial/industrial setting.

8.1.2 Adopted Land Use Classification

The adopted land use class is presented in Table 14. Land use class is based on the opportunity for soil access as per NEPM ASC 2013 guidelines. There is negligible soil access anticipated on the site, and this investigation is to determine potential contamination. For the sake of the report we will investigate future hypothetical site developments and the access to soil excavated from such potential developments, these include future potential site workers, potential construction workers, and potential trenchworks on site.

Table 14 Summary of Land Use Setting and Density for Determining Exposure Risk

Soil Bores	Construction Phase	Location	Land Use	Pathway	Land Use Class
	During	Site	Construction worker and trench workers	ALL	D and trench worker specific
		Offsite	Neighbouring Commercial workers	ALL	D
All soil	Post	Site	Future trench workers	ALL	D and trench worker specific
		Site	Future building occupants; commercial works	ALL	D
		Offsite	Neighbouring Commercial workers	ALL	D

DC – Dermal Contact - Trench Worker Guidelines (CRC CARE 2013); DI – Dust Inhalation - HIL Guidelines (NEPM ASC 2013); SI – Soil Ingestion - HIL Guidelines (NEPM ASC 2013) or ALL – All of above

8.1.3 Health Investigation & Screening Levels

The main exposure pathways and methods for assessing heath risk from contaminated soils are presented in Table 15.

Table 15 Summary of Exposure Pathways and Preliminary (Tier 1) Methods for Assessing Human Exposure Risk

Exposure Scenario	Contaminant Type	Tier 1 Assessment Method	Reference		
Vapour Inhalation - Indoor (PVI)		HSL's	NEPM ASC (2013)		
Vapour Inhalation - Trench (PVI)	Petroleum Hydrocarbons	(addressed in PVI sections)	CRC CARE (Friebel		
Dermal Contact	Trydrocaroons	HSL's	& Nadebaum, 2011)		
Dust Inhalation	Metals	Health Learning Learning (IIII)	NIEDM AGG (2012)		
Soil Ingestion	PAH's	Health Investigation Levels (HIL's)	NEPM ASC (2013)		

SI – Sou Ingestion - HIL Guidelines (NEFM ASC 2013) of ALL – Au of above

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PVI - Petroleum Vapour Intrusion

8.2 Findings

8.2.1 Dermal Contact - Petroleum Hydrocarbons

Laboratory analytical results are presented in Appendix 8. Table 16 presents soil hydrocarbon analytical results compared against CRC CARE (Friebel & Nadebaum, 2011) HSL guidelines for assessing dermal contact risk. Concentrations which exceeded laboratory LOR would be highlighted in bold, HSL exceedances would be highlighted with a coloured cell indicating the highest HSL land used class which is exceeded.

There were no hydrocarbon guideline exceedances for dermal contact. No dermal contact risk has been identified.

Table 16 Soil Analytical Results Compared Against CRC CARE (Friebel & Nadebaum, 2011) Guidelines for Dermal Contact

Dermal Conta	ict									
606 6405	i lil o		EP	080: BTE	(N			EP080/	071: TRH	
Dermal Conta	Health Screening Level act Hazard from Soil rocarbons'	Benzene	Toluene	Ethylbenzene	Total Xylenes	Naphthalene	C6 - C10 Fraction	>C10 - C16 Fraction	>C16 - C34 Fraction	>C34 - C40 Fraction
Units		mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
LOR		0.2	0.5	0.5	0.5	1	10	50	100	100
HSL D Comme	ercial/Industrial	430	99000	27000	81000	11000	26000	20000	27000	38000
Intrusive Mai	ntenance Worker	1100	120000	85000	130000	29000	82000	62000	85000	120000
Date	Sample									
23/02/2021	BH1 0.4-0.5 X	<0.2	<0.5	<0.5	<0.5	<1	<10	<50	<100	<100
23/02/2021	BH2 0.2-0.3 X	<0.2	<0.5	<0.5	<0.5	<1	<10	<50	<100	<100
23/02/2021	BH2 0.5-0.6	<0.2	<0.5	<0.5	<0.5	<1	<10	<50	<100	<100

8.2.2 Dust Inhalation & Soil Ingestion

Laboratory analytical results are presented in Appendix 8. Soil analytical results are compared against combined dust inhalation and soil ingestion risk is assessed through the application of NEPM ASC (2013) Health Investigation Levels (HILs) for exposure to soil contaminants are presented in Table 17.

Concentrations which exceeded laboratory LOR would be highlight in bold (except for the metals), and HIL exceedances would be highlighted with a coloured cell indicating the highest HIL land used class which is exceeded.

There were no guideline exceedance for dust inhalation and soil ingestion at commercial/industrial land use, and no dust inhalation and soil ingestion risks identified.

Table 17 Soil Analytical Results Compared Against NEPM ASC (2013) Health Investigation Levels Guidelines

I HOIC I /	Don / Imaly tiet	ii itesuii	3	-Par		5				C (20)			,	cours			is Guidennes																		
Exceedan	Indicates LOR ace in Non Metalic ompounds	EA055: Moisture Content	EG005T:	: Total I	Metals	by ICP-A	ÆS										EG035T: Total Recoverable Mercury by FIMS	EP07	'5(SIM)B: Po	lynuc	lear A	roma	itic Hy	ydroca	arbon	15								
	ealth Investigation vels (HIL's)																																		,но)
Ingesti	nalation and Soil on Assessment tes Sample Within	re Content			ш		EI.	ium Total				nese		ε	un		<u> </u>	alene	ohthylene	ohthene	je.	ıthrene	cene	ıthene		anthracene	ne	b)fluoranthene	k)fluoranthene	a)pyrene	(1.2.3.cd)pyrene	(a.h)anthracene	g.h.i)perylene		o(a)pyrene TEQ (WHO)
Proposed	d Excavation Zone	Moistu	Arsenic	Barium	Berylliur	Boron	Cadmiu	Chromi	Cobalt	Copper	Lead	Manga	Nickel	Seleniu	Vanadiu	Zinc	Mercui	Naphth	Acenap	Acenap	Fluorer	Phenar	Anthra	Fluorar	Pyrene	Benz(a)	Chryse	Benzo(Benzo(Benzo(Indeno	Dibenz	Benzo(PAHs	Benzo(
Units		*	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
LOR		1	5	10	1	20	1	2	2	5	5	5	2	5	5	5	0.1	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5
HIL D Comme	rial/Industrial	► HIL D	3000		500	300000	900		4000	240000	1500	60000	6000	10000		400000	730																	4000	40
HIDE ROW			3000		500	300000	900		4000	240000	1500	60000	6000	10000		400000	730																	4000	40
Sample date:	Sample ID																																		
23/02/2021	BH1 0.4-0.5 X	12.3	<5	100	2	<50	<1	9	66	11	29	652	25	<5	23	67	0.2	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
23/02/2021	BH2 0.2-0.3 X	22.2	<5	200	1	<50	<1	9	15	127	284	464	19	<5	18	108	7.8	<0.5	<0.5	<0.5	<0.5	2.8	<0.5	0.6	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	3	<0.5
23/02/2021	BH2 0.5-0.6	16.8	<5	60	2	<50	<1	13	14	11	36	253	18	<5	37	46	0.3	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	< 0.5	<0.5	⊲0.5	<0.5	<0.5

9 INDOOR INHABITANT PVI ASSESSMENT - HSL's

This PVI assessment has been conducted in accordance with relevant CRC CARE Technical Documentation and NEPM ASC 2013 guidelines presented in references section of this report. The HSL assessment applace of Planning Only adopted for assessing PVI risk at petroleum hydrocarbon (PHC) impacted sites. HSL gundlines have been applied for samples collected from the site thought FORth CONSTRUCTION hydrocarbon vapour intrusion into City of HOBART paces where there may be an inhalation risk through longer term exposure. This does not constitute a full vapour risk assessment but provides additional information from which to further quantify By: bacon Permit #: PLN-21-85

A detailed investigation (Tier 2 to 3) is recommended over an HSL assessment where an acute risk has Date: 5/5/2021 entified at the site (CRC CARE 2013) because of:

Migrating product on surface soils beneath buildings;

- · Strong PHC odours;
- Flammable risk in confined spaces; and/or
- Health complaints from occupants.

Based on the site visits, none of the above conditions have been identified at the site. If the outcome of this Tier 1 assessment reveals HSL exceedances for hydrocarbon vapour intrusion, a more detailed (Tier 2) assessment will be required to further evaluate the human health risk.

PVI risk is initially interpreted through the development of HSL threshold limits from the following classifications:

- The geology and or hydrogeology of the investigation point; and
- Land use sensitivity:

The resulting HSL threshold limits are compared with laboratory analytical results.

9.1 Selected Media for Assessing PVI Risk

Table 18 presents a summary of the preferred HSL approach to assessing PVI risk. In this case, all soil investigated was within the excavation zone and within the water table.

Table 18 Preferred Methods for Determining Site PVI Risk

Media Analysed	Method	Limitations	Order of Preference
Soil Gas	Concentrations of a soil gas through a soil vapor probe	This approach provides the most reliable data in interpreting PVI risk, although direct modelling should be applied if concentrations exceed HSL threshold limits.	Primary
Groundwater	Concentrations of PHC in groundwater through deployment of monitoring wells	More robust and reliable that soil in determining onsite and in particular, offsite risks. Determining PVI risk based on groundwater is inherently conservative when interpreting vapour risk to account for not readily discernible preferential pathways. Reference may be drawn to alternative assessment approaches: 1) Application of site-specific conditions to the CRC CARE model for assessing PVI risk 2) Soil gas interpretation for areas where a PVI risk is identified from groundwater analysis.	Secondary
Soil	Concentrations of PHC in soil	Concentrations in soil may be subject variability due to soil moisture, organic content and oxygen ingress all which create significant bias in threshold values. Reliance is place on utilizing groundwater analysis over soil. Soil results provide localised information.	Tertiary

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9.2 Land Use Class

For surrounding properties, the potential PVI risk is characterized through application of CRC CARE HSL's for each individual property based on their existing land use (NEPM ASC 2013; Friebel & Nadebaum 2010). The CRC CARE guidelines have been referenced to ensure that the correct land use and density category has been adopted for surrounding land use to ensure health risks are consistent with the HSL models. Aspects considered include the:

- Sensitivity of the existing or potential land use;
- Percentage of paved area for defining potential vapour migration risk;
- Type of basement garage which may influence the confinement of PHC vapors;
- Presence of a slab or cavity for discerning vapour intrusion risk.

If hydrocarbon impacted soil is discerned at the site, consideration is given to downgradient receptors. Where applicable, land use class therefore considers:

- · Downgradient receptors where onsite HSL exceedances have been identified in soil; and
- Variations in land use for different parts of the proposed development.

The following land use classes are applied:

• HSL D for Commercial Land Use

9.3 Soil Assessment

Laboratory analytical results are presented in Appendix 8. Table 19 presents the results against a potential indoor vapour risk. Concentrations which exceeded laboratory LOR would be highlighted in bold. HSL exceedances would be highlighted with a coloured cell.

There was no indoor vapour risk identified.

Table 19 Soil Analytical Results Compared Against HSL D for Indoor Vapour Risk

Soil Hydrocarbo Intrusion (NEPI Soil Sample An	VI 2013)	sessing Indoo	Vapour			EP	080: BTE	XN		EP080/0)71: TRH
Bold - Indicates L	OR Exceedances				e e		nzene	/lenes	alene		
Colour Shading >1 x, * 2-5 x, **					Benzene	Toluene	Ethylbenzene	Total Xylenes	Naphthalene	F1	F2
Sample ID	Sample Date	Depth Class	Grain	HSL	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
Sample 10	Sample Date	Depui Class	Class	HJL	LOR 0.2	LOR 0.5	LOR 0.5	LOR 0.5	LOR 1	LOR 10	LOR 50
BH1 0.4-0.5	23/02/2021	0 - 1	SAND	D	<0.2	<0.5	<0.5	<0.5	<1	<10	<50
BH2 0.2-0.3	23/02/2021	0 - 1	CLAY	D	<0.2	<0.5	<0.5	<0.5	<1	<10	<50
BH2 0.5-0.6	23/02/2021	0 - 1	SAND	D	<0.2	<0.5	<0.5	<0.5	<1	<10	<50

10 TRENCH WORKER PVI ASSESSMENT - HSL's

10.1 Classification

The following Health Screening Assessment is based on hydrocarbon vapour intrusion risk to subsurface excavation workers within excavations. This is assessed through analysis of vapours from soil and soil vapours. Land use classes are not applicable when assessing vapour intrusion into trenches.

Soil and soil vapour HSL's for assessing hydrocarbon risk to maintenance workers are based on CRC CARE Technical Report 10 guidelines (Friebel & Nadebaum 2011) and the following variables:

- Dominant grain size class of material at the soil sample depth or based on the dominant grain class
 of the backfill material based on US Agriculture Soil Classification System (SCS) and partitioning
 into either sand, silt or clay; and
- Classifying soil according to depth ranges: 0 to 2 m; 2 to 4 m; 4 to 8 m; and greater than 8 m;

10.2 Findings

Laboratory analytical results are presented in Appendix 8. Summary of Soil Analytical Results Compared against HSL's for Assessing PVI Risk to Trench Workers are presented in Table 20. Concentrations that exceeded laboratory LOR would be highlighted in bold, and if there were any HSL exceedances they would be highlighted with a coloured cell.

There were no exceedances of the CRC CARE HSL guidelines for Assessing PVI Risk to Trench Workers and no risk identified.

Table 20 Summary of Soil Analytical Results Compared against HSL's for Assessing PVI Risk to Trench Workers

VV OI KCI S										
CRC CARE Health Scre for PHC Inhalation Ris Soil Sample Analysis	Ü		n		EP	080: BTE	XN		EP080/	071: TRH
Bold - Indicates LOR E Dark Grey Shading - II >1 x, * 2-5 x, ** 5-20 >	ndicates HSL Exc		:	Benzene	Toluene	Ethylbenzene	Total Xylenes	Naphthalene	C6 - C10 Fraction	>C10 - C16 Fraction
		Depth	Grain	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
Sample ID	Sample Date	Class	Class	LOR 0.2	0. 0	LOR 0.5		LOR 1	LOR 10	LOR 50
BH1 0.4-0.5	23/02/2021	0 to 2m	SAND	<0.2	<0.5	<0.5	<0.5	<1	<10	<50
BH2 0.2-0.3	23/02/2021	0 to 2m	CLAY	<0.2	<0.5	<0.5	<0.5	<1	<10	<50
BH2 0.5-0.6	23/02/2021	0 to 2m	SAND	<0.2	<0.5	<0.5	<0.5	<1	<10	<50

11 SOIL DISPOSAL ASSESSMENT

11.1 Guidelines

Soil which is excavated from the site for landfill disposal is to be assessed against the Environmental Protection Authority Tasmania's Information Bulletin 105 (*IB105*) for Classification and Management of Contaminated Soil for Disposal. The EPA Tasmania uses four categories to classify contaminated soil as per Table 21:

- (Level 1) Fill Material
- (Level 2) Low Level Contaminated Soil
- (Level 3) Contaminated Soil and
- (Level 4) Contaminated Soil for Remediation

Fixed numerical values are presented for soil concentrations and leachable fraction concentrations.

Table 21 Summary of IB105 Classification Guidelines

	Classification (with reference to Table 2)	Controlled Waste ¹	Comments							
Fill Material ² (Level 1)	Soil that exhibits levels of contaminants below the limits defined under <i>Fill Material</i> in Table 2.	Unlikely	Soil classified as Fill Material can still be a 'pollutant' under the Environmental Management and Pollution Control Act 1994 and needs to be responsibly managed.							
Low Level Contaminated Soil (Level 2)	Soil that exhibits levels of contaminants above the limits defined under <i>Fill Material</i> but below the limits defined under <i>Low Level Contaminated Soil</i> in Table 2.	Likely	Where leachable concentrations have not been prescribed, maximum total concentrations will be used to classify the soil.							
Contaminated Soil that exhibits levels of Soil that exhibits levels of contaminants above the limits defined under Low Level Contaminated Soil but below the limits defined under Contaminated Soil in Table 2. Where leachable concentrations have not been prescribed, maximum total concentrations will be used to classify the soil.										
Contaminated Soil for Remediation (Level 4)	Soil that exhibits levels of contaminants above the limits defined under Contaminated Soil in Table 2 (regardless of the maximum total concentrations) is generally not considered acceptable for offsite disposal without prior treatment.	Yes	Soil that contains contaminants that do not have criteria for leachable concentrations (e.g. petroleum hydrocarbons), and the levels of contaminants exceed the maximum total concentrations listed in Contaminated Soil, are generally classified as Contaminated Soil for Remediation.							

11.2 Findings

The soil samples have been compared against IB105 guidelines for potential future soil disposal, see Table 22. The following conclusions can be made:

- A total of 1 of the 3 samples tested returned classification of Level 1 Material (Clean Fill).
- A total of 2 of the 3 samples tested returned classification of Level 2 Material (Low Level Contaminated Soil) due to elevated levels of copper, manganese, and mercury.

Table 22 Soil Analytical Results Compared Against IB105 Investigation Limits for soil Disposal

					_																	
Classification	nation Bulletin 105 on and Management of ated Soil For Disposal	Arsenic	Barium	Beryllium	Cadmium	Chromium Total	Copper	Cobalt	Lead	Manganese	Mercury	Nickel	Selenium	Zinc	Benzo(a)pyrene	C6 - C9 Fraction	C10 - C36 Fraction (sum)	Sum of polycyclic aromatic hydrocarbons	Benzene	Toluene	Ethylbenzene	Total Xylenes
Unit		mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
LOR		5	10	1	1	2	5	2	5	5	0.1	2	5	5	0.5	10	50	0.5	0.2	0.5	0.5	0.5
Investigation L	evel Selected																					
IB105 Level 1		<20	<300	<2	<3	<50	<100	<100	<300	<500	<1	<60	<10	<200	<0.08	<65	<1000	<20	<1	<1	<3	<14
IB105 Level 2		20	300	2	3	50	100	100	300	500	1	60	10	200	0.08	65	1000	20	1	1	3	14
IB105 Level 3		200	3000	40	40	500	2000	200	1200	5000	30	600	50	14000	2	650	5000	40	5	100	100	180
IB105 Level 4		750	30000	400	400	5000	7500	1000	3000	25000	110	3000	200	50000	20	1000	10000	200	50	1000	1080	1800
23/02/2021	BH1 0.4-0.5 X	<5	100	2	<1	9	11	66	29	652	0.2	25	<5	67	<0.5	<10	<50	<0.5	<0.2	<0.5	<0.5	<0.5
23/02/2021	BH2 0.2-0.3 X	<5	200	1	<1	9	127	15	284	464	7.8	19	<5	108	<0.5	<10	<50	3.4	<0.2	<0.5	<0.5	<0.5
23/02/2021	BH2 0.5-0.6	<5	60	2	<1	13	11	14	36	253	0.3	18	<5	46	<0.5	<10	<50	<0.5	<0.2	<0.5	<0.5	<0.5

12 CONCEPTUAL SITE MODEL

Figure 8 illustrates potential risks that may be associated with potential site contamination. Potential pathways have been identified and where possible ruled out in the Conceptual Site Model.

12.1 Potential Contaminants

The potential contaminants include: Total Petroleum/Recoverable Hydrocarbons (TPH/TRH), Mono Aromatic hydrocarbons: Benzene, Toluene, Ethylbenzene, Xylene, Naphthalene (BTEXN), Polynuclear Aromatic Hydrocarbons (PAHs), and a suite of 15 Heavy Metals.

12.2 Potential Sources of Contamination

The site is a commercial property, with no potentially contaminating activities believed to have occurred at the site. Any potential soil contamination at the site may be derived from potentially contaminating activities on neighbouring properties including vehicle workshops and fuel storage. Given the long history of commercial and light industrial land use in this area, other potential sources of contamination may be present, and investigations of all potential sources of contamination are beyond the scope of this report.

12.3 Potential Human Receptors

The potential human receptors considered during this investigation are the construction workers and neighbouring commercial workers (commercial land users / trench worker specific guidelines apply) during the site redevelopment, future trench and maintenance workers plus future commercial workers and neighbouring commercial workers.

12.4 Potential Ecological Receptors

The closest ecological receptor is Hobart Rivulet 350 m downgradient of the site and discharges into the River Derwent approximately 1 km downgradient of the site. We consider the opportunity for potential contamination on the site affecting ecological receptors 350 m downgradient to be extremely low, given the spatial separation and the surface covering of the site.

12.5 Identified Receptors and Known Contamination

12.5.1 Identified Human Receptors

No NEPM ASC (2013) human Health Investigation Limits or CRC CARE (2011) Health Screening Levels were found to be exceeded, hence no human health risks have been identified.

12.5.2 Identified Ecological Receptors

Hobart Rivulet is present 350 m downgradient of the site and the River Derwent is present 1 km downgradient of the site. These have been dismissed as identified receptors due to both the spatial separation from the site, and the surface covering of the site.

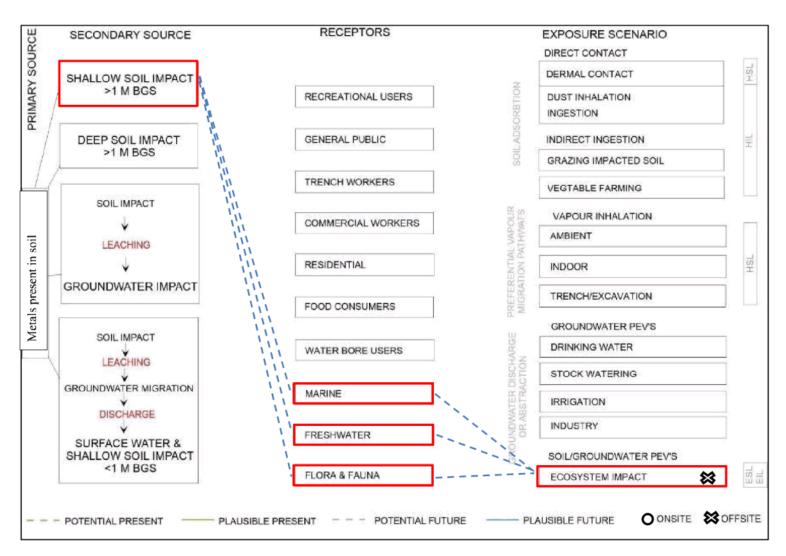


Figure 8 Conceptual Site Mode

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13 CONCLUSIONS & RECOMMENDIATIONS

13.1 Desktop Assessment

The following information was gathered during the desktop investigation:

- The site is zoned Commercial under the Hobart City Councils Interim Planning Scheme of 2015.
- The geology of the site is mapped as Jurassic dolerite, but site investigations confirmed it is underlaid with Sandstone, most likely of Permian-Triassic age.
- The surface of the site is sealed by concrete and buildings. Surface water from the site is likely to
 be captured by the storm water drains on the site and on Melville Street. Groundwater is inferred
 to be migrating south easterly direction towards the Hobart Rivulet, approximately 350 m away.
 Then to the River Derwent exiting via the Hobart Rivulet channel north of Macquarie Point, which
 is approximately 1 km south east of the site.
- Historical aerial photograph review revealed that the site has housed the current building configuration since prior to 1957 and that several service stations operated on nearby properties.
- Potentially contaminating activities in the vicinity of the site include the storage of fuels in UPSS and vehicle servicing workshops, including 27-29 Melville Street.
- The urban setting may have exposed the soil to the air born contaminants from hydrocarbon exhaust fall out, the breakdown of leaded paint on the surface and the leaking of historical heating oil tanks.
- Contaminants Of Potential Concern (COPC) include the following: TPH/TRH; Mono Aromatic hydrocarbons: (BTEXN); PAH; and heavy metals.

13.2 Soil Assessment

From the soil assessment, it is concluded that:

- Human Health: There were no human health guideline exceedances for dermal contact or for dust inhalation and soil ingestion. There were no indoor vapour risks or trench worker vapour risks identified. Therefore, no risk to human receptors from potential soil contamination have been identified.
- Environment: The River Derwent has been identified as the closest an ecological receptor fed by the Hobart Rivulet. There was one EIL exceedance for copper for commercial land use in material at BH2 location.
- Excavated Soil Management: In terms of *IB105*; 2 of the 3 primary soil samples are considered Level 2 Material (Low Level Contaminated Soil) due to elevated levels of copper, manganese, and mercury. Management options of excavated soil are 1) excavated material is stockpiled and retested prior to disposal to ensure most accurate classification or 2) if space is limited then approval should be sought to dispose all material from site as Level 2 Material.

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13.3 Conclusions

13.3.1 Human Health

There were no exceedances to human health guidelines. Based on the current assessment no risk to human receptors from potential soil contamination have been identified, and the site will not pose a risk to construction workers.

13.3.2 Environmental Protection Measures

One soil sample exhibited results for copper exceeding EIL guidelines. Given the spatial separation to any ecological receptors and the comprehensive surface covering at the site, we consider that the soil from the site will not present a risk to ecological receptors.

13.3.3 Soil Disposal Recommendations

GES recommends the following:

In terms of IB105, the soil in the areas tested on site is classified as Level 2 Material. Any soil
disposal off site must be in accordance with IB105 and the controlled waste regulations.

13.3.4 Statement of Suitability

Based on the current results of the Environmental Site Assessment, providing that the excavated areas will be sealed at the completion of development works, then the planned excavation works will not adversely impact human health or the environment. No further remediation and/or protection measures are required.

Yours faithfully,

Sarah Joyce BSc (Hons)

Senior Environmental Scientist

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NEPM, 1999.Guideline on Investigation Levels for Soil and Groundwater, Schedule B (1), National Environment Protection (Assessment of Site Contamination) Measure, National Environment Protection Council, 1999. Measures as amended, taking into account amendments up to National Environment Protection (Assessment of Site Contamination) Amendment Measure 2013 (No. 1).

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LIMITATIONS STATEMENT

This Environmental Site Assessment Report has been prepared in accordance with the scope of services between Geo-Environmental Solutions Pty. Ltd. (GES) and by Matt William Architects ('the Client'). To the best of GES's knowledge, the information presented herein represents the Client's requirements at the time of printing of the Report. However, the passage of time, manifestation of latent conditions or impacts of future events may result in findings differing from that described in this Report. In preparing this Report, GES has relied upon data, surveys, analyses, designs, plans and other information provided by the Client and other individuals and organisations referenced herein. Except as otherwise stated in this Report, GES has not verified the accuracy or completeness of such data, surveys, analyses, designs, plans and other information.

The scope of this study does not allow for the review of every possible soil and groundwater contaminant over the whole area of the site. Samples collected from the investigation area are assumed to be representative of the areas from where they were collected and indicative of the contamination status of the site at that point in time. The conclusions described within this report are based on these samples,

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No responsibility is accepted for use of any part of this report in any other context or for any other purpose

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Date: 5/5/2021

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ATTACHMENT B

Environmental Site Assessment: 23-25 Melville Street, Hobart. March 2021

Appendix 1 GES Staff

Geo-Environmental Solutions (GES) is a specialist geotechnical and environmental consultancy providing advice on all aspects of soils, geology, hydrology, and soil and groundwater contamination across a diverse range of industries.

Geo Environmental Solutions Pty Ltd:

- ACN 115 004 834
- ABN 24 115 004 834

GES STAFF - ENGAGED IN SITE INVESTIGATION WORKS

Dr John Paul Cumming B.Agr.Sc (Hons) Phd CPSS GAICD

- · Principle Author and Principle Environmental Consultant
- PhD in Environmental Soil Chemistry from the University of Tasmania in 2007
- 18 years' experience in environmental contamination assessment and site remediation.

Ms Sarah Joyce BSc (Hons)

- Senior Environmental Scientist
- Honours in Geography and Environmental Science at the University of Tasmania in 2003;
- Undergraduate Degree Double Major in Geology and Geography & Environmental Science
- 15 years professional work experience and 8 years contaminated site assessment
- Attendance to recent relevant workshops by ALGA Risk Assessment 101 (May 2018); Vapour Intrusion Workshop (Part A) – Petroleum Hydrocarbons (July 2017)

Mr Mark Downie B.Agr.Sc

- · Soil Scientist with 15 years professional experience
- 8 Year experience in contamination assessment and reporting of soils and groundwater.

GES STAFF - CONTAMINATED SITES EXPERIENCE

Dr Sam Rees B.Agr.Sc (Phd)

- Soil & Environmental Scientist
- 6 years' experience in hydrocarbon and heavy metal contamination assessment and reporting of soils and groundwater.

Mr Aaron Plummer (Cert. IV)

- Soil Technician
- 6 years' experience in hydrocarbon and heavy metal contamination sampling of soils and groundwater.

Ms Peri Lucas B.Agr.Sc (Hons)

- Soil Scientist
- 2 Year experience in contamination assessment and reporting of soils and groundwater.

Mr Grant McDonald (Adv. cert. hort.)

- Soil Technician
- 10 years' experience in hydrocarbon and heavy metal contamination sampling of soils and groundwater.

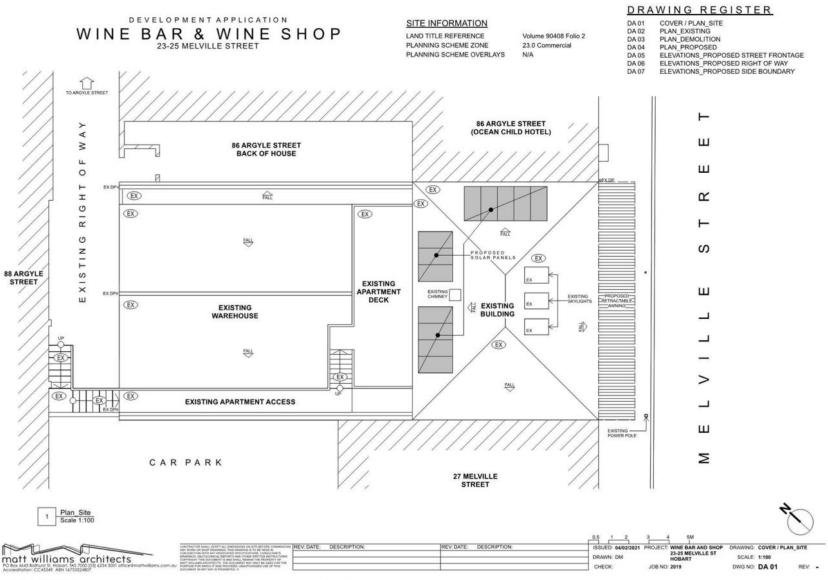
Appendix 1 GES Staff Page 41

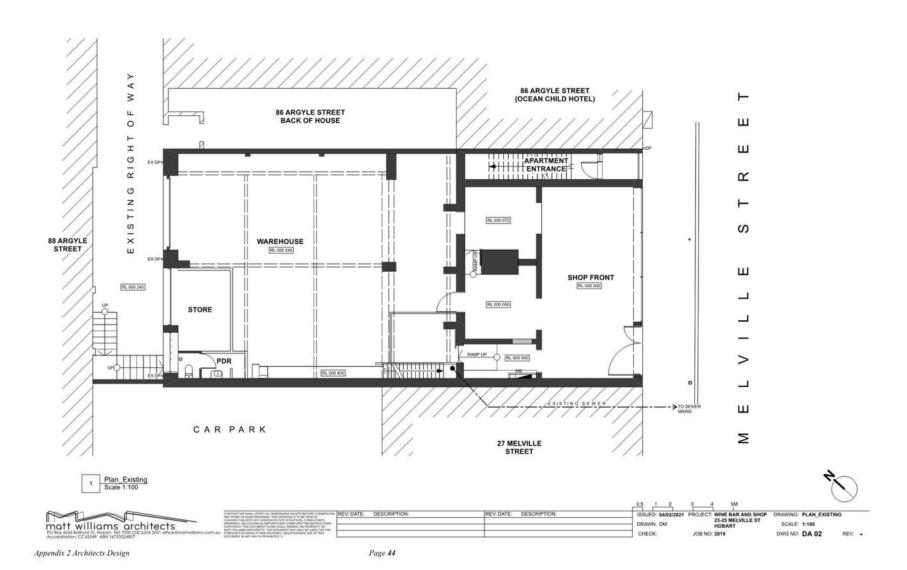
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ATTACHMENT B

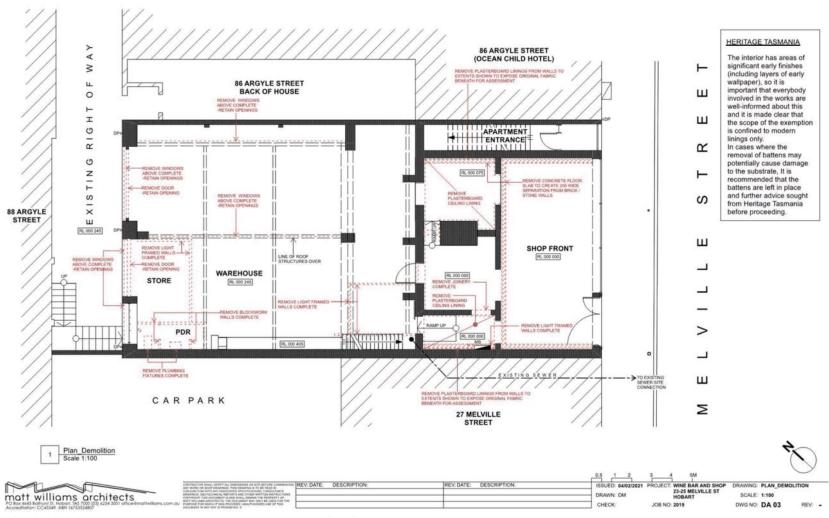
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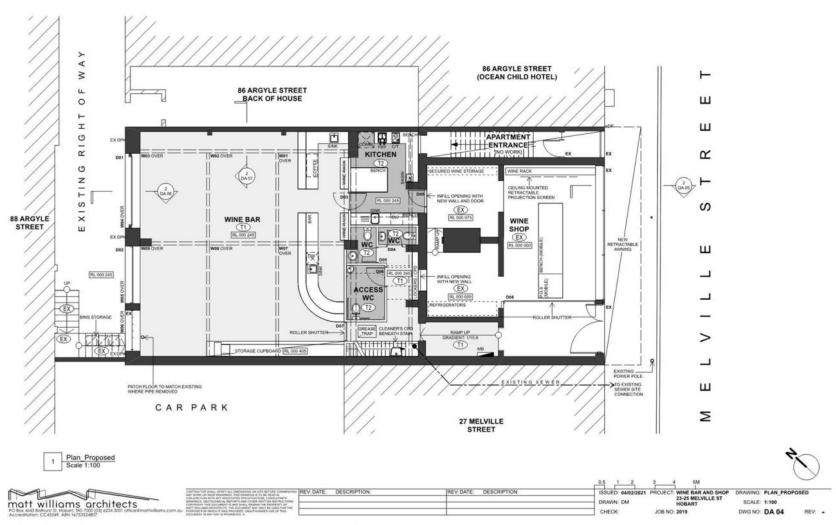
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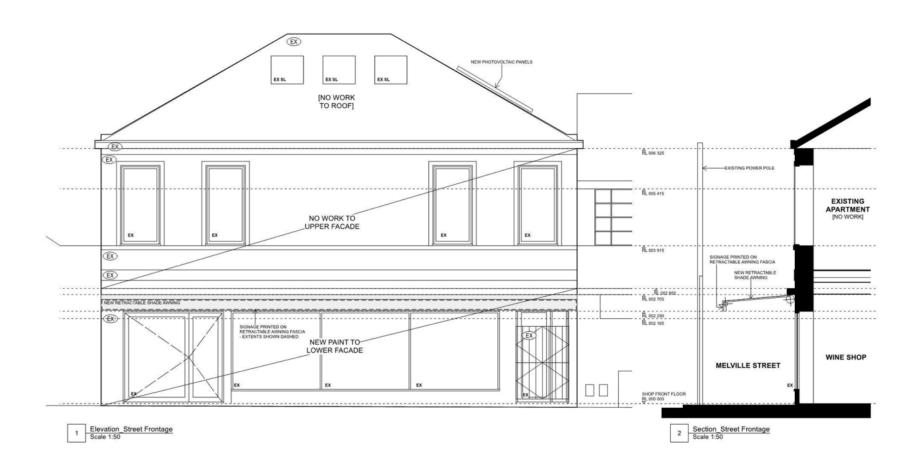
Appendix 2 Architects Design





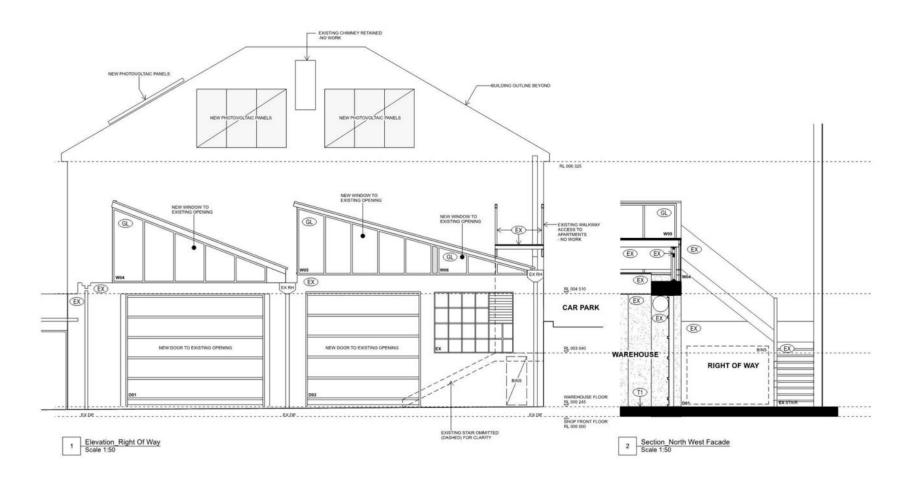




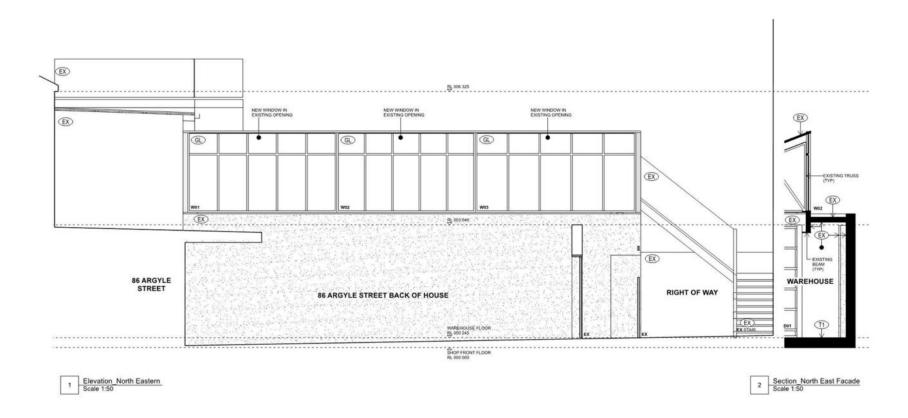


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Appendix 2 Architects Design Page 47



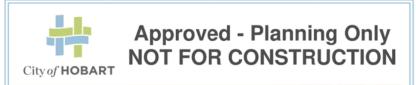
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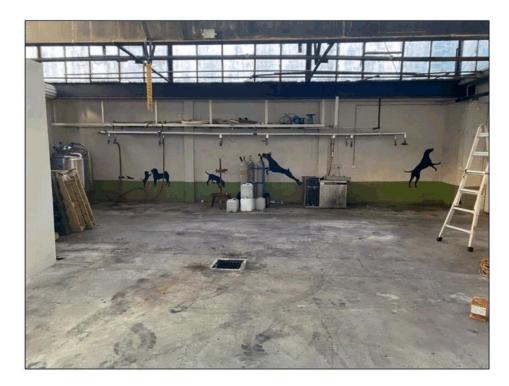
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Appendix 3 Site Photographs



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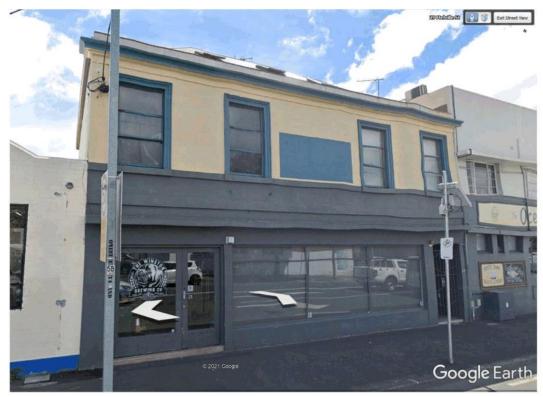
BH1 Profile



Building front on Melville Street



Inside view to Melville Street.



Street View - 23-25 Melville Street, Hobart

Appendix 4 Historical Photographs



Plate 1 Historical Aerial Photograph, 12 April 2019 (C/O Google Earth)



Plate 2 Historical Aerial Photograph, 1 March 2008 (C/O Google Earth)

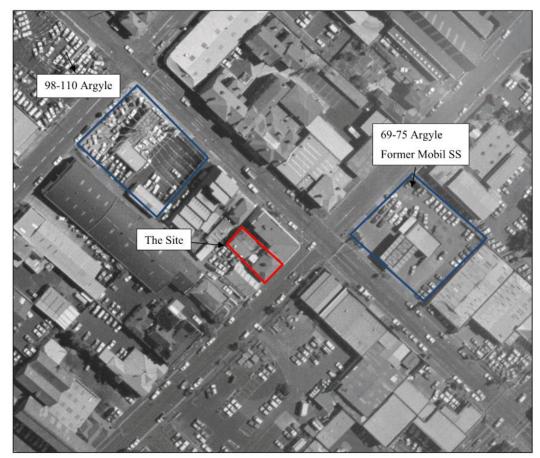


Plate 3 The 1989 Historical Aerial Photograph of the site (former service stations in Blue).

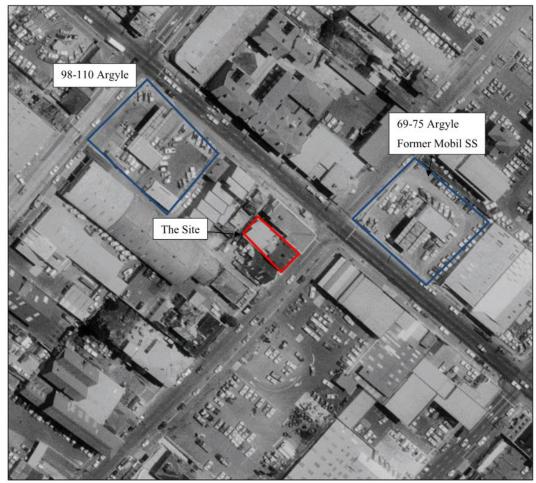
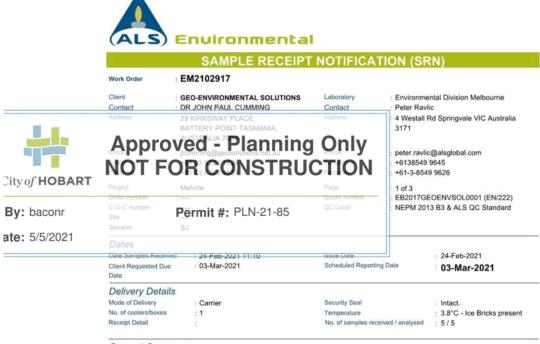


Plate 4 The 1977 Historical Aerial Photograph of the site (former service stations in Blue).



Plate 5 The 1957 Historical Aerial Photograph of the site.

Appendix 5 Chain of Custody (COC) and Sample Receipt Notification (SRN)



General Comments

- This report contains the following information:
 - Sample Container(s)/Preservation Non-Compliances
 - Summary of Sample(s) and Requested Analysis
 - Proactive Holding Time Report
 - Requested Deliverables
- Please direct any queries related to sample condition / numbering / breakages to Client Services.
- Sample Disposal Aqueous (3 weeks), Solid (2 months) from receipt of samples.
- Analytical work for this work order will be conducted at ALS Springvale.
- Please refer to the Proactive Holding Time Report table below which summarises breaches of recommended holding times that have occurred prior to samples/instructions being received at the laboratory. The absence of this summary table indicates that all samples have been received within the recommended holding times for the analysis requested.
- Please be aware that APHA/NEPM recommends water and soil samples be chilled to less than or equal to 6°C for chemical
 analysis, and less than or equal to 10°C but unfrozen for Microbiological analysis. Where samples are received above this
 temperature, it should be taken into consideration when interpretting results. Refer to ALS EnvironMail 85 for ALS
 recommendations of the best practice for chilling samples after sampling and for maintaining a cool temperature during transit.

Environmental Site Assessment: 23-25 Melville Street, Hobart. March 2021

Issue Date : 24-Feb-2021

Page : 2 of 3
Work Order : EM2102917 Amendment 0

Client : GEO-ENVIRONMENTAL SOLUTIONS



Sample Container(s)/Preservation Non-Compliances

All comparisons are made against pretreatment/preservation AS, APHA, USEPA standards.

No sample container / preservation non-compliance exists.

Summary of Sample(s) and Requested Analysis



Proactive Holding Time Report

Sample(s) have been received within the recommended holding times for the requested analysis.

Environmental Site Assessment: 23-25 Melville Street, Hobart. March 2021

: 24-Feb-2021 Issue Date

3 of 3 EM2102917 Amendment 0 GEO-ENVIRONMENTAL SOLUTIONS



Requested Deliverables

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 *AU Certificate of Analysis - NATA (COA) 	Email	jcumming@geosolutions.net.au
- *AU Interpretive QC Report - DEFAULT (Anon QCI Rep) (QCI)	Email	jcumming@geosolutions.net.au
- *AU QC Report - DEFAULT (Anon QC Rep) - NATA (QC)	Email	jcumming@geosolutions.net.au
- A4 - AU Sample Receipt Notification - Environmental HT (SRN)	Email	jcumming@geosolutions.net.au
- A4 - AU Tax Invoice (INV)	Email	jcumming@geosolutions.net.au
- Chain of Custody (CoC) (COC)	Email	jcumming@geosolutions.net.au
- EDI Format - ENMRG (ENMRG)	Email	jcumming@geosolutions.net.au
- EDI Format - ESDAT (ESDAT)	Email	jcumming@geosolutions.net.au
MIRAN		
- A4 - AU Tax Invoice (INV)	Email	miran@geosolutions.net.au
SARAH JOYCE		
- *AU Certificate of Analysis - NATA (COA)	Email	sjoyce@geosolutions.net.au
- *AU Interpretive QC Report - DEFAULT (Anon QCI Rep) (QCI)	Email	sjoyce@geosolutions.net.au
- *AU QC Report - DEFAULT (Anon QC Rep) - NATA (QC)	Email	sjoyce@geosolutions.net.au
- A4 - AU Sample Receipt Notification - Environmental HT (SRN)	Email	sjoyce@geosolutions.net.au
- A4 - AU Tax Invoice (INV)	Email	sjoyce@geosolutions.net.au
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Appendix 6 Quality Assurance and Quality Control

Duplicate Comparrison	Sample	Arsenic	Barium	Beryllum	Cadmium	Creative room	Copper	pear	Manganese	Nichel	Meesury	Naphthalene	Acenaphthylene	Acevaphthene	Phonene	Anthracene	Fluoranthene	Pyrene	Benz[a anthracene	Chysene	Senzo(b)fluorarthene Senzo(b)fluorarthene	Benzolajpyrene	Indeno(1.2.3.cd/pyrene Otbenz(a.h)anthracene	Benzolg h.ljperylene	Sum of polycyclic aromatic hydra	senzo(a)pyrene rou (wind)	Toluene	Ethylbenzene	meta- & para-Wene	ortho Xylene Sum of 8TEX	Total Xylenes	Naphthalene	C6 - C9 Fraction	C10 - C14 Fraction	C15 - C28 Fraction	C29 - C36 Fraction	C10 - C36 Fraction (sum)	C6 - C10 fraction	14	>CIO - CI6 Fraction	>C16 - C14 Fraction	>C34 - C40 Fraction	>C10 - C40 Fraction (sum)	R	Benzo(a)pyrene TEQ (half LOR)	Benzo(a)pyrene TEQ (LOR)
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Footnote: For BH1 0.4-0.5 and Duplicate pairs, 95% of analytes complied.

Quality Control Blanks	Arsenic	Beryllum	Barium	Cadmium	Chromium	Cobelt	Copper	lead	Manganese	Mickel	Selenium	Vanadium	Zinc	Boron	Mercury	Benzene	Toluene	Ethylbenzene	meta- & para-Xylene	ortho-Xylene	lotal Aylenes	Sum of BTEX Naphthalene	C6 - C9 Fraction	C10 - C14 Fraction	C15 - C28 Fraction	C29 - C36 Fraction	C10 - C36 Fraction (sum)	C6 - C10 Fraction minus BTEX (F1)	>C10 - C16 Fraction	>C16 - C34 Fraction	>C34 - C40 Fraction	>C10 - C40 Fraction (sum)	>C10 - C16 Fraction minus Naphthalene (F2)	Naprionarene Acenaphthylene	Acenaphthene	Fluorene	Phenanthrene	Anthracene	Fluoranthene	Pyrene	Benzjajanthracene	Chrysene	Benzolkifluoranthene	Benzo(a)pyrene	Indeno(1.2.3.cd)pyrene	Dibenz(a.h.)anthracene	Benzo(g.h.i)perylene	Sum of polycyclic aromatic hydrocarbons	Benzöla)pyrene Tecz (zero)
Unit	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L r		µg/L	µg/L	ug/L I	ug/L J	ıg/L μ	z/L µ	g/L µg	/L µg/	µg/L	μg/L	μg/L μ	ıg/L μ	t/L μg/	L µg/L	µg/L	µg/L	µg/L	ug/L με	2/L µg/	L µg/l	µg/L	µg/L	µg/L	µg/L	µg/L	μg/L μ	g/L µg	/L µg	/L µg/	L µg/L	µg/L	µg/L	μg/L μg	z/L
LOR	0.001	0.001	0.001	0.0001	0.001	0.001	0.001	0.001	0.001	0.001	0.01	0.01 (0.005	0.05 0.	0001	1	2	2	2	2	2	1 5	20	50	100	50	50 2	0 20	100	100	100	100	100 :	1 1	1	1	1	1	1	1	1	1 :	1	0.5	1	1	1	0.5 0.	1.5
Date Sample																																																	
23/02/2021 Rinsate	<0.001	<0.001	<0.001	<0.0001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.01 ·	c0.01 c	n ons	0.05 <0	0001	4 4	0 0	2 /	2 2	2 2	<1	-5	<20	∠sn	<100	<50 c	sn la	0 <20	<100	<100	-100	-100 -	100 <1	.0 <1.0	1/10	<1.0	<1.0	<1.0	<1.0	<10	10 4	0 <1	0 <11	0 <0.5	<1.0	<1.0	<1.0	<0.5 <0.	- 5



RIGHT SOLUTIONS | RIGHT PARTNER



= Indicates Intellect DEV.

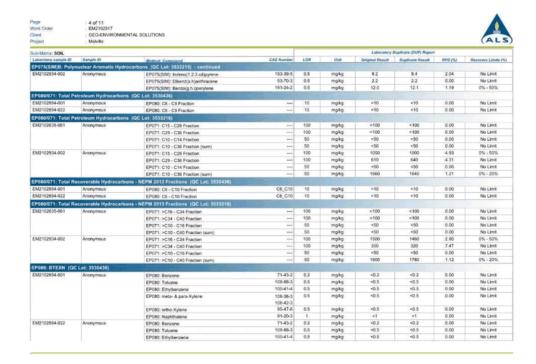
Aboratory Duplicate (DUP) Report

The quality control term Laboratory Duplicate refers to a randomly selected introlaboratory split. Laboratory duplicates provide information regarding method precision and sample heterogeneity. The permitted ranges for the Relative Percent Deviation (RPO) of Laboratory Duplicates are specified in ALS Method QWI-ENSE and are dependent on the magnitude of results in comparison to the Invest of reporting: Result < 10 times LOR:

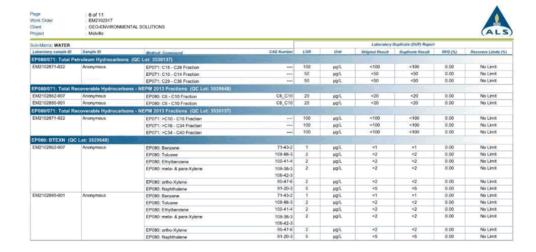
**Annual National Association (RPO) of Sister Association (RPO) of S

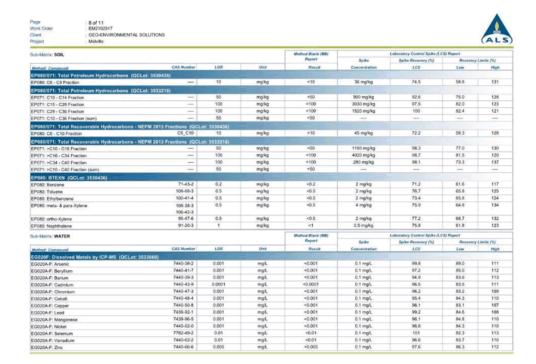
ub-Matrix: SOIL						Laboratory	Duplicate (DUP) Report		
aboratory sample ID	Sample ID	Method: Compound	CAS Number	LOR	Unit	Original Result	Duplicate Result	RPD (%)	Recovery Limits (%
G005(ED093)T: To	tal Metals by ICP-AES	(QC Lot: 3530623)							
M2102917-001	BH1 0.4-0.5	EG005T: Beryllium	7440-41-7	1.	mg/kg	2	2	0.00	No Limit
		EG005T: Cadmium	7440-43-9	1	mg/kg	<1	<1	0.00	No Limit
		EG005T: Barium	7440-39-3	10	mg/kg	100	70	34.1	0% - 50%
		EG005T: Chromium	7440-47-3	2	mg/kg	9	9	0.00	No Limit
		EG005T: Cobalt	7440-48-4	2	mg/kg	66	76	14.0	0% - 20%
		EG005T: Nickel	7440-02-0	2	mg/kg	25	30	18.2	0% - 50%
		EG005T: Arsenic	7440-38-2	6	mg/kg	<5	<5	0.00	No Limit
		EG005T: Copper	7440-50-8	5	mg/kg	- 11	11	0.00	No Limit
		EG005T: Lead	7439-92-1	. 5	mg/kg	29	28	0.00	No Limit
		EG005T: Manganese	7439-96-5	5	mg/kg	652	723	10.3	0% - 20%
		EG005T: Selenium	7782-49-2	5	mg/kg	<5	<5	0.00	No Limit
		EG005T: Vanadium	7440-62-2	5.	mg/kg	23	24	0.00	No Limit
		EG005T: Zinc	7440-66-6	5	mg/kg	67	67	0.00	0% - 50%
		EG005T: Boron	7440-42-8	50	mg/kg	<50	<50	0.00	No Limit
M2102925-002	Anonymous	EG005T: Beryllium	7440-41-7	1	mg/kg	<1	<1	0.00	No Limit
		EG005T: Cadmium	7440-43-9	1.	mg/kg	<1	<1	0.00	No Limit
		EG005T: Barium	7440-39-3	10	mg/kg	60	70	16.7	No Limit
		EG005T: Chromium	7440-47-3	2	mg/kg	21	18	15.2	0% - 50%
		EG005T: Cobalt	7440-48-4	2	mg/kg	6	5	0.00	No Limit
		EG005T: Nickel	7440-02-0	2	mg/kg	16	16	0.00	No Limit
		EG005T: Arsenic	7440-38-2	5	mg/kg	8	<5	41.8	No Limit
		EG005T: Copper	7440-50-8	5	mg/kg	22	18	20.8	No Limit
		EG005T: Lead	7439-92-1	5	mg/kg	26	41	46.5	No Limit
		EG005T: Manganese	7439-96-5	5	mg/kg	133	111	17.8	0% - 20%
		EG005T: Selenium	7782-49-2	6	mg/kg	<5	<6	0.00	No Limit

rage Vork Order Stent Project	3 of 11 EM2102917 GEO-ENVIRONME Melville	NTAL SOLUTIONS							ALS
ub-Matrix: SOIL						Laboratory	Duplicate (DUP) Report		10000
Laboratory sample ID	Sample ID	Method: Compound	CAS Number	LOR	Efruit	Original Result	Duplicate Result	RPD (NU	Recovery Limits (%)
		(QC Lot: 3530623) - continued		EUN		Original reside	Deprese resur	10-0 (10)	HOUSE COMMITTE
M2102925-002	Anonymous	EG005T: Vanadium	7440-62-2	5	mg/kg	40	26	41.4	No Limit
		EG005T: Zinc	7440-66-6	5	mg/kg	75	94	21.5	0% - 50%
		EG005T: Boron	7440-42-8	50	maka	<50	<50	0.00	No Limit
A055: Moisture Co	otent (Dried @ 105-11	0°C) (QC Lot: 3530650)							
EM2102897-001	Anonymous	EA055: Moisture Content		0.1	%	8.6	8.2	4.74	No Limit
				0.1		10.0		14.74	THE CAME
EM2102917-001	BH1 0.4-0.5	IMS (QC Lot: 3530624)	7439-97-6	0.1		0.2	0.2	0.00	No Limit
EM2102917-001 EM2102925-002		EG035T: Mercury	7439-97-6	0.1	mg/kg	0.2 <0.1	<0.1	0.00	No Limit No Limit
	Anonymous	EG035T: Mercury	7439-97-6	0.1	mg/kg	40.1	50.1	0.00	No Limit
		ocarbons (QC Lot: 3533215)							
EM2102635-061	Anonymous	EP075(SIM): Naphthalene	91-20-3	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
		EP075(SIM): Acenaphthylene	208-96-8	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
		EP075(SIM): Acenaphthene	83-32-9	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
		EP075(SIM): Fluorene	86-73-7	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
		EP075(SIM): Phenanthrene	85-01-8	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
		EP075(SIM): Anthracene	120-12-7	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
		EP075(SIM): Fluoranthene	206-44-0	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
		EP075(SIM): Pyrene	129-00-0	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
		EP075(SIM): Benz(a)anthracene	56-55-3	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
		EP075(SIM): Chrysene	218-01-9	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
		EP075(SIM): Benzo(b+j)fluoranthene	205-99-2	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
		EP075(SIM): Benzolk)fluoranthene	205-82-3	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
			50-32-8	0.5	mg/kg mg/kg	<0.5	<0.5	0.00	No Limit
		EP075(SIM): Benzo(a)pyrene	193-39-5	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
		EP075(SIM): Indeno(1.2.3.cd)pyrene EP075(SIM): Dibenz(a.h)anthracene	53-70-3	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
		EP075(SIM): Dibenz(a.n)anthracene EP075(SIM): Benzo(a.h.i)perylene	191-24-2	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
EM2102934-002	Anonymous	EP075(SIM): Naphthalene	91-20-3	0.5	mg/kg	<1.1	<1.1	0.00	No Limit
Line rossista	Periody incom	EP075(SIM): Aceraphthylene	208-96-8	0.5	mg/kg	2.8	3.2	10.9	No Limit
		EP075(SIM): Acenaphthene	83-32-9	0.5	mg/kg	<1.1	<1.1	0.00	No Limit
		EP075(SIM): Pluorene	86-73-7	0.5	mg/kg	41.1	<1.1	0.00	No Limit
		EP075(SIM): Phenanthrene	85-01-8	0.5	mg/kg	24.3	# 18.9	25.3	0% - 20%
		EP075(SIM): Anthracene	120-12-7	0.5	mg/kg	7.7	6.1	23.8	No Limit
		EP075(SIM): Fluoranthene	206-44-0	0.5	mg/kg	43.6	39.2	10.6	0% - 20%
		EP075(SIM): Pyrene	129-00-0	0.5	mg/kg	43.0	39.1	9.60	0% - 20%
		EP075(SIM): Benz(a)anthracene	56-55-3	0.5	mg/kg	19.6	19.1	2.59	0% - 50%
		EP075(SIM): Chrysene	218-01-9	0.5	mg/kg	17.9	17.8	0.00	0% - 50%
		EP075(SIM): Benzo(b+j)fluoranthene	205-99-2 205-82-3	0.5	mg/kg	20.1	20.6	2.17	0% - 50%
		EP075(SIM): Benzo(k)fluoranthene	207-08-9	0.5	mg/kg	8.0	8.1	1.81	No Limit
		EP075(SIM): Benzo(a)pyrene	50-32-8	0.5	mg/kg	20.0	20.1	0.648	0% - 50%

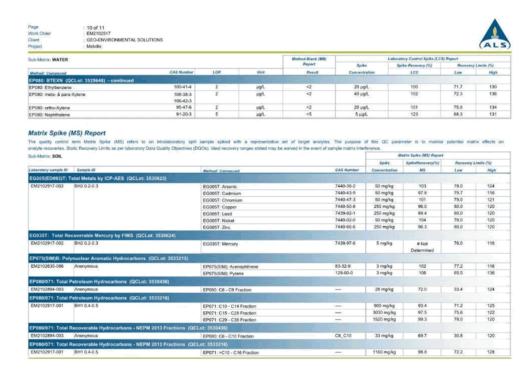


Vork Order	EM2102917								
ierst		INTAL SOLUTIONS							015
roject	Melville								(ALS
ub-Matrix: SOIL						Laboratory	Duplicate (DUP) Report		
Laboratory sample ID	Sample ID	Method: Compound	CAS Number	LOR	Unit	Original Result	Duplicate Result	RPD (N)	Recovery Limits (%)
	C Lot: 3530436) - conti								
EM2102894-022	Anonymous	EP080: meta- & para-Xylene	108-38-3 106-42-3	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
		EP080: ortho-Xylene	95-47-6	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
	* 7	EP080: Naphthalene	91-20-3	1	mg/kg	<1	<1	0.00	No Limit
ub-Matrix: WATER						Laboratory	Duplicate (DUP) Report		
aboratory sample ID	Sample ID	Method: Compound	CAS Number	LOR	Unit	Original Result	Duplicate Result	RPD (%)	Recovery Limits (%)
G020F: Dissolved	Metals by ICP-MS (Q	C Lot: 3533660)							
EM2102908-002	Anonymous	EG020A-F: Cadmium	7440-43-9	0.0001	mg/L	<0.0001	<0.0001	0.00	No Limit
		EG020A-F: Arsenic	7440-38-2	0.001	mg/L	<0.001	<0.001	0.00	No Limit
		EG020A-F: Beryllium	7440-41-7	0.001	mg/L	<0.001	<0.001	0.00	No Limit
		EG020A-F: Barium	7440-39-3	0.001	mgt.	0.030	0.029	0.00	0% - 20%
		EG020A-F: Chromium	7440-47-3	0.001	mg/L	< 0.001	<0.001	0.00	No Limit
		EG020A-F: Cobalt	7440-48-4	0.001	mg/L	< 0.001	< 0.001	0.00	No Limit
		EG020A-F: Copper	7440-50-8	0.001	mgt.	0.002	0.002	0.00	No Limit
		EG020A-F: Lead	7439-92-1	0.001	mg/L	< 0.001	<0.001	0.00	No Limit
		EG020A-F: Manganese	7439-96-5	0.001	mg/L	0.013	0.013	0.00	0% - 50%
		EG020A-F: Nickel	7440-02-0	0.001	mg/L	0.002	0.002	0.00	No Limit
		EG020A-F: Zinc	7440-66-6	0.005	mg/L	0.006	0.007	0.00	No Limit
		EG020A-F: Selenium	7782-49-2	0.01	mg/L	<0.01	<0.01	0.00	No Limit
		EG020A-F: Vanadium	7440-62-2	0.01	mg/L	< 0.01	<0.01	0.00	No Limit
		EG020A-F: Boron	7440-42-8	0.05	mgt.	0.07	0.07	0.00	No Limit
EM2103010-002	Anonymous	EG020A-F: Cadmium	7440-43-9	0.0001	mgt.	<0.0001	<0.0001	0.00	No Limit
		EG020A-F: Arsenic	7440-38-2	0.001	mgt.	<0.001	<0.001	0.00	No Limit
		EG020A-F: Beryllium	7440-41-7	0.001	mg/L	< 0.001	<0.001	0.00	No Limit
		EG020A-F: Barium	7440-39-3	0.001	mg/L	<0.001	<0.001	0.00	No Limit
		EG020A-F: Chromium	7440-47-3	0.001	mg/L	<0.001	<0.001	0.00	No Limit
		EG020A-F: Cobalt	7440-48-4	0.001	mg/L	0.005	0.004	0.00	No Limit
		EG020A-F: Copper	7440-50-8	0.001	mg/L	<0.001	<0.001	0.00	No Limit
		EG020A-F: Lead	7439-92-1	0.001	mg/L	<0.001	<0.001	0.00	No Limit
		EG020A-F: Manganese	7439-96-5	0.001	mgt.	0.817	0.822	0.551	0% - 20%
		EG020A-F: Nickel	7440-02-0	0.001	mgt.	0.018	0.017	0.00	0% - 50%
		EG020A-F: Zinc	7440-66-6	0.005	mgt.	0.012	0.012	0.00	No Limit
		EG020A-F: Selenium	7782-49-2	0.01	mgt.	<0.01	<0.01	0.00	No Limit
		EG020A-F: Vanadium	7440-62-2 7440-42-8	0.01	mg/L	<0.01 <0.05	<0.01	0.00	No Limit No Limit
	-	EG020A-F; Boron	7440-42-8	0.05	mg/L	40.05	<0.05	0.00	No Limit
	Mercury by FIMS (QC			To and the same	10 10 10 10 10				
EM2102840-001	Anonymous	EG035F: Mercury	7439-97-6	0.0001	mg/L	<0.0001	<0.0001	0.00	No Limit
	etroleum Hydrocarbon	COLUMN TO SERVICE STATE OF THE							
EM2102862-007	Anonymous	EP080: C6 - C9 Fraction	100	20	µg/L	<20	<20	0.00	No Limit
EM2102880-001	Anonymous	EP080: C6 - C9 Fraction		20	µg/L	<20	<20	0.00	No Limit





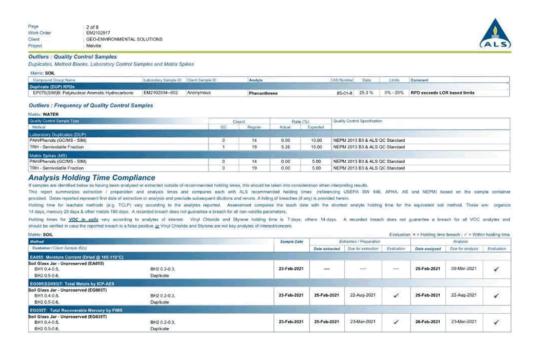
Vork Order Sient	EM2102917 GEO-ENVIRONMENTAL SI	OLUTACHIA							
Project	Melville	ULUTIONS							AL
Sub-Matrix: WATER					Method Blank (MBI)		Laboratory Control Spike (LC)	D Report	
OU-MAILER.					Report	Spike	Spike Recovery (%)		Limits (%)
Method: Compound		CAS Number	LOR	Unit	Result	Concentration	LCS	Low	High
EG020F: Dissolved &	Metals by ICP-MS (QCLot: 35	33660) - continued							
EG020A-F: Boron		7440-42-8	0.05	mgt.	<0.05	0.5 mg/L	93.6	85.4	115
EG035F: Dissolved &	Mercury by FIMS (QCLot: 35)	13658)	-	-					
EG035F: Mercury	mercery by rimo (dococ oo.	7439-97-6	0.0001	mgt	<0.0001	0.01 mg/L	102	71.6	116
PARTY NAMED IN COLUMN 2 IN COL	uclear Aromatic Hydrocarbon	10CL of: 35301363		A					
EP075(SIM): Naphthale		91-20-3	1	pa/L	<1.0	5 µg/L	82.9	42.8	114
EP075(SIM): Acenaphth		208-96-8	1	Par	<1.0	5 ugl	89.1	48.6	119
EP075(SIM): Acenaphth		83-32-9	1	Jeu	<1.0	5 µg/L	87.5	47.0	117
EP075(SIM): Fluorene		86-73-7	1	Jug/L.	<1.0	5 µg/L	91.5	49.5	119
EP075(SIM): Phonanthr	reno	85-01-8	1	Jugit.	<1.0	5 µg/L	94.2	49.4	121
EP075(SIM): Anthracen		120-12-7	1	Jeu.	<1.0	5 µg/L	91.8	48.4	122
EP075(SIM): Fluoranthe		206-44-0	1	µg/L	<1.0	5 µg/L	96.1	50.3	124
EP075(SIM): Pyrene		129-00-0	1	Jug/L	<1.0	5 µg/L	96.2	50.0	126
EP075(SIM): Benz(a)an	thracene	56-55-3	10	µg/L	<1.0	5 µg/L	98.9	49.4	127
EP075(SIM): Chrysene		218-01-9	1	ug/L	<1.0	5 µg/L	93.8	48.7	126
EP075(SIM): Benzo(b+j	Muoranthene	205-99-2	1:	ug/L	<1.0	5 µg/L	97.8	54.5	134
		205-82-3							
EP075(SIM): Benzo(k)fi	uoranthene	207-08-9	1.	µg/L	<1.0	5 µg/L	92.5	56.1	134
EP075(SIM): Benzo(a)p	yrene	50-32-8	0.5	µg/L	<0.5	5 µg/L	96.6	55.6	135
EP075(SIM): Indeno(1.2	2.3 cd)pyrene	193-39-5	1	µg/L	<1.0	5 µg/L	104	54.4	126
EP075(SIM): Diberz(a h	n)anthracene	53-70-3	10	µg/L	<1.0	5 µg/L	108	54.5	126
EP075(SIM): Benzo(g.h	i)perylene	191-24-2	10	ug/L	<1.0	5 µg·L	104	54.4	126
EP080/071: Total Pet	roleum Hydrocarbons (QCL	ot: 3529648)							
EP080: C6 - C9 Fraction	1		20	µg/L	<20	360 µg/L	101	66.2	134
EP080/071: Total Pet	roleum Hydrocarbons (QCL	ot: 3530137)							
EP071: C10 - C14 Fract	tion	100	50	ug/L	<50	4600 µg/L	88.4	44.2	140
EP071: C15 - C28 Fract	tion	1999	100	ug/L	<100	16100 µg/L	92.6	46.9	127
EP071: C29 - C36 Fract	tion	1999	50	µg/L	<50	8130 µg/L	90.6	47.4	128
EP071: C10 - C36 Fract	tion (sum)		- 1 - 1- 1	1gq.		28830 µg/L	91.4	70.0	130
EP080/071: Total Res	coverable Hydrocarbons - NE	PM 2013 Fractions (QCLc	t: 3529648)						
EP080: C6 - C10 Fractio	on	C6_C10	20	µg/L	<20	450 µg/L	97.0	66.2	132
EP080/071: Total Res	coverable Hydrocarbons - NE	PM 2013 Fractions (QCL	1: 3530137)						
EP071: >C10 - C16 Fra		none .	100	Jug/L	<100	6070 µg/L	89.5	43.0	127
EP071: >C16 - C34 Fra	ction		100	1g/L	<100	21200 µg/L	89.6	48.6	129
EP071: >C34 - C40 Fra	ction		100	µg/L	<100	1500 µg/L	92.0	42.2	133
EP071: >C10 - C40 Fra			nere .	ug/L.		28770 µg/L	89.7	70.0	130
EP080: BTEXN (QCL	ot: 3529648)								
EPORO: Benzene		71-43-2	1.	Jug L	<1	20 µg/L	102	68.8	127
EP080: Toluene		108-88-3	2	Jug/L	<2	20 µg/L	104	72.9	129





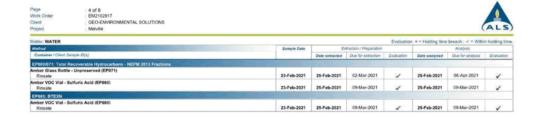


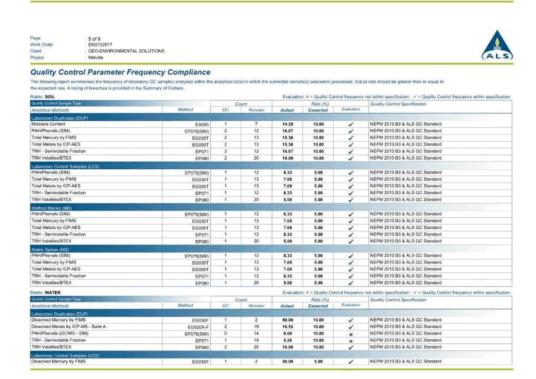
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Page Work Order Client	3 of 8 EM2102917 GEO-ENVIRONMENTA								
Project	Melville	a. SOLUTIONS						(ALS
Matrix: SOIL						Evaluation	c = Holding time	breach ; -/ = With	in holding tim
Method	THE RESERVE AND ADDRESS OF THE PERSON NAMED IN		Sample Date		draction / Preparation			Analysis	
Container / Client Sa	empile AD(s)		38.44.17	Date extracted	Due for extraction	Evaluation	Date analysed	Due for analysis	Evaluation
EP075/SIMIR: Polys	nuclear Aromatic Hydrocarboni								
	reserved (EP075(SIM))								
BH1 0.4-0.5,		BH2 0.2-0.3,	23-Feb-2021	26-Feb-2021	09-Mar-2021	1	01-Mar-2021	07-Apr-2021	1
BH2 0.5-0.6,		Duplicate							1990
EP080/071: Total Pa	etroleum Hydrocarbons								
Soil Glass Jar - Unpr			10000 900	Service Control					
BH1 0.4-0.5,		BH2 0.2-0.3,	23-Feb-2021	25-Feb-2021	09-Mar-2021	1	25-Feb-2021	09-Mar-2021	1
BH2 0.5-0.6,		Duplicate							
Soil Glass Jar - Unpr	reserved (EP071)		and the following and		r in Execution constraints				
BH1 0.4-0.5,		BH2 0.2-0.3.	23-Feb-2021	26-Feb-2021	09-Mar-2021	1	01-Mar-2021	07-Apr-2021	1
BH2 0.5-0.6.		Duplicate							
EP080/071: Total Re	ecoverable Hydrocarbons - NEI	PM 2013 Fractions							
Soil Glass Jar - Unpr									
BH1 0.4-0.5,		BH2 0.2-0.3.	23-Feb-2021	25-Feb-2021	09-Mar-2021	1	25-Feb-2021	09-Mar-2021	1
BH2 0.5-0.6,		Duplicate							
Soil Glass Jar - Unpr	reserved (EP071)		1.00000.0000000000000000000000000000000						
BH1 0.4-0.5.		BH2 0.2-0.3.	23-Feb-2021	26-Feb-2021	09-Mar-2021	1	01-Mar-2021	07-Apr-2021	1
BH2 0.5-0.6,		Duplicate							
EP080: BTEXN									
Soil Glass Jar - Unpr	reserved (EP080)								
BH1 0.4-0.5,		BH2 0.2-0.3.	23-Feb-2021	25-Feb-2021	09-Mar-2021	1	25-Feb-2021	09-Mar-2021	1
BH2 0.5-0.6,		Duplicate	16000010000						
Matrix: WATER						Evaluation	x = Holding time	breach ; 🗸 = With	in holding tim
Method			Sample Date	- E	draction / Preparation			Analysis	
Container / Client Sa	empile AD(s)			Date extracted	Due for extraction	Evaluation	Date analysed	Due for analysis	Evaluation
EG020F: Dissolved	Metals by ICP-MS								
Clear Plastic Bottle -	- Filtered; Lab-acidified (EG020	A-F)							
Rinsate	and the second second second		23-Feb-2021	- (1000)	1990	(800)	26-Feb-2021	22-Aug-2021	1
EG035F: Dissolved	Mercury by FIMS								
Clear Plastic Bottle -	- Filtered; Lab-acidified (EG035	F)							
Rinsate			23-Feb-2021	1,000	1999)	3000	01-Mar-2021	23-Mar-2021	1
EP075(SIM)B: Polye	nuclear Aromatic Hydrocarbon								
	- Unpreserved (EP075(SIM))		The state of the s	Section 1999	Section month				
Rinsate			23-Feb-2021	25-Feb-2021	02-Mar-2021	1	25-Feb-2021	06-Apr-2021	1
EP080/071: Total Pa	etroleum Hydrocarbons								
	- Unpreserved (EP071)			Lancas and	The same of the same of				
Rinsate			23-Feb-2021	25-Feb-2021	02-Mar-2021	1	25-Feb-2021	06-Apr-2021	1
Amber VOC Vial - Su	ulfuric Acid (EP080)		i secono o		Ou-2167 (#5846)				- 100
Rinsate			23-Feb-2021	25-Feb-2021	09-Mar-2021	1	25-Feb-2021	09-Mar-2021	1

Environmental Site Assessment: 23-25 Melville Street, Hobart. March 2021





Environmental Site Assessment: 23-25 Melville Street, Hobart. March 2021

Page Work Order Client Project	6 of 8 EM2102917 GEO-ENVIRONMENTAL SOLUTIONS Melville							AL
Vatric: WATER					Evaluation	on: * = Quality Co	introl frequency	not within specification : < = Quality Control frequency within specific
Quality Control Sample	Type		C	lount		Rate (%)		Quality Control Specification
Analytical Methods		Method	on.	Resider	Actual	Expected	Evaluation	
Laboratory Control S	Samples (LCS) - Continued							
Dissolved Metals by	ICP-MS - Suite A	EG020A-F	1	19	5.26	5.00	1	NEPM 2013 B3 & ALS QC Standard
PAH/Phenois (GC/M	ts - SIM)	EP075(SIM)	1	14	7.14	5.00	1	NEPM 2013 B3 & ALS QC Standard
TRH - Semivolatile F	raction	EP071	.1	19	5.26	5.00	1	NEPM 2013 B3 & ALS QC Standard
TRH Volatiles/BTEX		EP080	1	20	5.00	5.00	1	NEPM 2013 B3 & ALS QC Standard
Method Blanks (MB)								
Dissolved Mercury by	y FIMS	EG035F	1	2	50.00	5.00	1	NEPM 2013 B3 & ALS QC Standard
Dissolved Metals by	ICP-MS - Suite A	EG020A-F	1	19	5.26	5.00	1	NEPM 2013 B3 & ALS QC Standard
PAH/Phenois (GC/M	IS - SIM)	EP075(SIM)	1	14	7.14	5.00	1	NEPM 2013 B3 & ALS QC Standard
TRH - Semivolatile F	raction	EP071	1	19	5.26	5.00	1	NEPM 2013 B3 & ALS QC Standard
TRH Volatiles/BTEX		EP080	1	20	5.00	5.00	1	NEPM 2013 B3 & ALS QC Standard
Matrix Spikes (MS)								
Dissolved Mercury b	y FIMS	EG035F	1	2	50.00	5.00	1	NEPM 2013 B3 & ALS QC Standard
Dissolved Metals by	ICP-MS - Suite A	EG020A-F	1	19	5.26	5.00	1	NEPM 2013 B3 & ALS QC Standard
PAH/Phenois (GC/M	IS - SIM)	EP075(SIM)	0	14	0.00	5.00	×	NEPM 2013 B3 & ALS QC Standard
TRH - Semivolatile F	raction	EP071	0	19	0.00	5.00	×	NEPM 2013 B3 & ALS QC Standard
TON Malatina OTEV		50000		- 20	2.00	F 00		NEDM 2012 D2 8 ALC OC Clandard

ALS

Vork Order EM21

Client GEO-ENVIRONMENTAL SOLUTIONS

Brief Method Summaries

the analytical procedures used by the Environmental Division have been developed from established internationally recognized procedures such as those published by the US EPA, APHA, AS and NEPM. In hous reveloped procedures are employed in the absence of documented standards or by dient request. The following report provides brief descriptors of the analytical procedures employed for results reported in the hardstand of almost Sources from self-ALS standards have been discolated and a result of a source from self-ALS standards have a been discolated and a removed the control procedures.

Analytical Methods	Method		
Moisture Content	EA055	SOIL	In house: A gravimetric procedure based on weight loss over a 12 hour drying period at 105-110 degrees C. This method is compliant with NEPM Schedule B(3).
Total Metals by ICP-AES	EG005T	SOIL	In house: Referenced to APHA 3120; USEPA SW 846-0010. Metals are determined following an appropriate acid disjection of the soil. The CPLASE technique inclines samples in a plasma, emitting a characteristic spectrum based on metals present. Internilises at selected wavelengths are compared against those of matrix matched standards. This method is compliant with NPRI Schedule RQI.
Total Mercury by FIMS	EG035T	SOIL	In house: Referenced to AS 3550, APHA 3112 Hig- B (Flow-injection (SR-022) (Cold Vapour generation) AAS) FIN-AAS is an audomated fismeless atomic absorption technique. Mercury in solids are determined following an appropriate acid digestion, Ionic mercury is reduced ordine to atomic mercury vapour by Sr-022 which is then purged into a heated quartz cell. Quantification is by comparing absorbance against a calibration curve. This method is compliant with NEPM Schedule B(3)
TRH - Semivolatile Fraction	EP071	SOIL	In house: Referenced to USEPA SW 846 - 8015. Sample extracts are analysed by Capillary GC/FID and quantified against alkane standards over the range C10 - C40. Compliant with NEPM Schedule B(3).
PAH/Phenois (SIM)	EP075(SIM)	SOIL	In house: Referenced to USEPA SW 846 - 8270. Extracts are analysed by Capillary GC/MS in Selective Ion Mode (SIM) and quantification is by comparison against an established 5 point calibration curve. This method is compliant with NEPM Schedule 8(3).
TRH Volatiles/BTEX	EP080	SOIL	In house: Referenced to USEPA SW 846 - 8260. Extracts are analysed by Purge and Trap, Capillary GCMS, Quantification is by comparison against an established 5 point calibration curve. Compliant with NEPM Schedule 6(2) amended.
Dissolved Metals by ICP-MS - Suite A	EG020A-F	WATER	In house: Referenced to APHA 3125: USEPA SWM46 - 6020, ALS OWI-ENEGO20. Samples are 0.45µm filtered prior to analysis. The ICPMS technique utilizes a lightly efficient argon plasma to incince selected elements, lons are then passed into a high vacuum mass spectrometer, which separates the analyses based on their distinct mass to change raids prior to their measurement by a discreted dynotic on detector.
Dissolved Mercury by FIMS	EG035F	WATER	In house: Referenced to AS 3550, APHA 3112 Hg - B (Flow-injection (SnCi2)(Cold Vapour generation) AAS) Samples are 0.45µm filtered prior to analysis. FIM-AAS is an automated flameless atomic absorption technique. A bromate/brownide reagent is used to oxidise any regarie mercury compounds in the filtered sample. The ionic mercury is reduced online to atomic mercury vapour by SnCI2 which is then purged into a heated quartz cell. Quantification is by comparing absorbance against a calibration curve. This method is compliant with NEPM Schedule B(3).
TRH - Semivolatile Fraction	EP071	WATER	In house: Referenced to USEPA SW 846 - 8015. The sample extract is analysed by Capillary GC/FID and quantification is by comparison against an established 5 point calibration curve of n-Alkane standards. This method is complant with the Or requirements of NEPM Schedule (8(3)).
PAH/Phenois (GC/MS - SIM)	EP075(SIM)	WATER	In house: Referenced to USEPA SW 846 - 8270 Sample extracts are analysed by Capillary GC/MS in SIM Mode and quantification is by comparison against an established 5 point calibration curve. This method is compliant with NEPM Schedule 8(3)

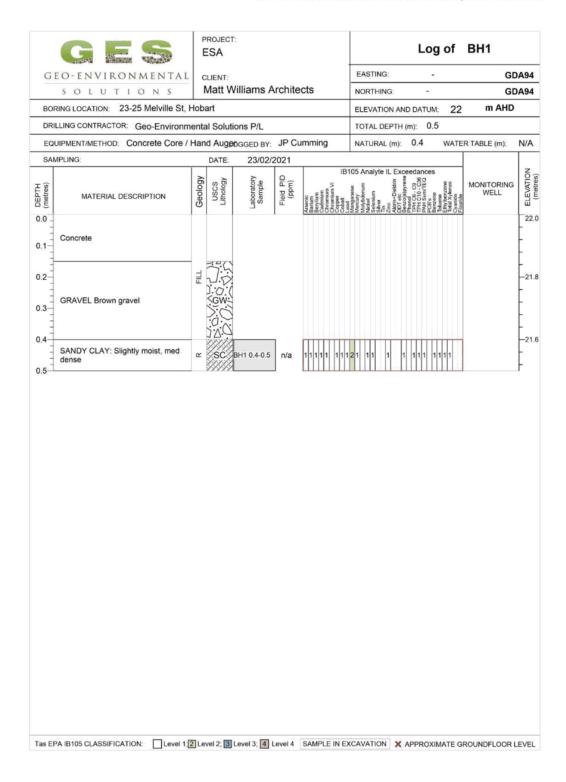
Environmental Site Assessment: 23-25 Melville Street, Hobart. March 2021

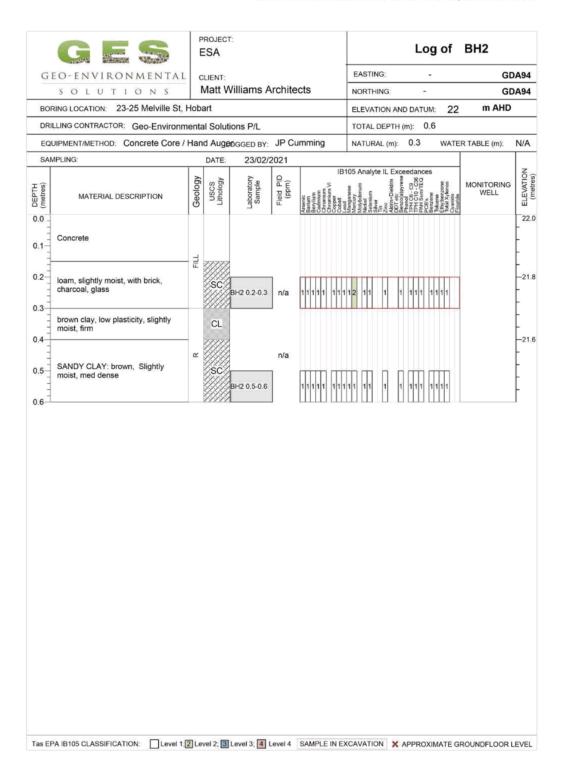
Page Work Order Client Project	8 of 8 EM2102917 GEO-ENVIRONMENTA Melville	L SOLUTIONS		(A
Analytical Methods		Method	Matrix	Method Descriptions
TRH Volatiles/BTEX		EP080	WATER	In house: Referenced to USEPA SW 846 - 8260 Water samples are directly purged prior to analysis by Capillary GCMS and quantification is by comparison against an established 5 point calibration curve. Alternatively, a sample is equilibrated in a headspace vial and a portion of the headspace determined by GCMS analysis. This method is compliant with the QC requirements of NEPM Schedule B(3)
Preparation Methods		Method	Matrix	Method Descriptions
Hot Block Digest for r sediments and sludge		EN69	SOIL	In house: Referenced to USEPA 200.2. Hot Block Acid Digestion 1.0g of sample is heated with Nitric and Hydrochloric acids, then coded. Peroxide is added and samples heated and cooled again before being filtered and bulked to volume for analysis. Digest is appropriate for determination of selected metals in sludge, sediments, and soils. This method is compliant with NEPM Schedule 8(3).
Methanolic Extraction and Trap	of Soils for Purge	ORG16	SOIL	In house: Referenced to USEPA SW 846 - 5030A. 5g of solid is shaken with surrogate and 10mL methanol prior to analysis by Purge and Trap - GC/MS.
Tumbler Extraction of	Solids	ORG17	SOIL	In house: Mechanical agitation (tumbler), 10g of sample, Na2SO4 and surrogate are extracted with 30mL 1:1 DCM/Acetone by end over end tumble. The solvent is decanted, dehydrated and concentrated (by KD) to the desired volume for analysis.
Separatory Funnel Ex	straction of Liquids	ORG14	WATER	In house: Referenced to USEPA SW 846 - 3510 100 mL to 1L of sample is transferred to a separatory funnel and serially extracted three times using DCM for each extract. The resultant extracts are combined, dehydrated and concentrated for analysis. This method is compliant with NEPM Schedule B(3) . ALS default excludes sediment which may be resident in the container.
Volatiles Water Prepa	eration	ORG16-W	WATER	A 5 mL aliquot or 5 mL of a diluted sample is added to a 40 mL VOC vial for purging.

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Environmental Site Assessment: 23-25 Melville Street, Hobart. March 2021

Appendix 7 Borehole Logs





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ATTACHMENT B

Item No. 7.1.5

Environmental Site Assessment: 23-25 Melville Street, Hobart. March 2021

Appendix 8 Certificate of Analysis

Environmental Site Assessment: 23-25 Melville Street, Hobart. March 2021



CERTIFICATE OF ANALYSIS EM2102917 1 of 9 GEO-ENVIRONMENTAL SOLUTIONS DR JOHN PAUL CUMMING ental Division Melbourne Peter Ravlic
4 Westall Rd Springvale VIC Australia 3171 29 KIRKSWAY PLACE +6138549 9645 24-Feb-2021 11:10 25-Feb-2021 02-Mar-2021 17:18 NATA ilac-MRA ious report(s) with this reference. Results apply to the sample(s) as submitted, unless the sampling was conducted by ALS. This Certificate of Analysis contains the folio Accreditation Category

RIGHT SOLUTIONS | RIGHT PARTNER

GEO-ENVIRONMENTAL SOLUTIONS

The analytical procedures used by ALS have been developed from established internationally recognised procedures such as those published by the USEPA, APHA, AS and NEPM. In house device followed and are often all the client request.

we have accessed with our man the cents required.
Where medicate determination has been preformed, results are reported on a dry weight basis.
Where a reported less than (<) result is higher than the LOR, this may be due to primary sample extractificients difficient sample for analysis.
Where the LOR of a reported result differs from standard LOR, this may be due to high moisture content, insufficient sample (reduced weight employed) or matrix interfer

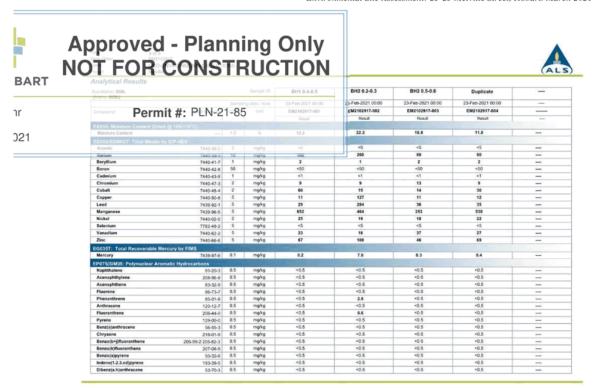
When sampling time information is not provided by the client, sampling dates are shown without a time component. In these instances, the time component has been assumed by the laboratory for process

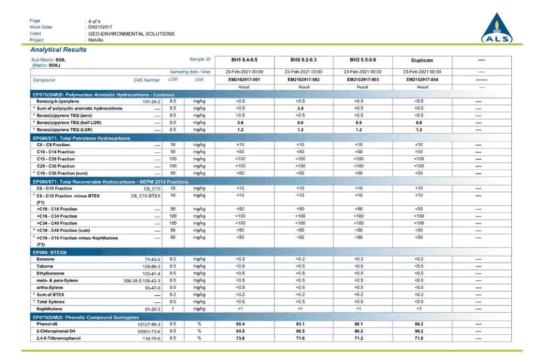
Where a result is required to meet compliance limits the associated uncertainty must be considered. Refer to the ALS Contact for details.

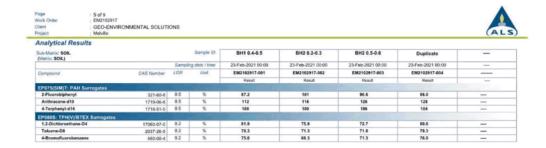
CAS Number = CAS registry number from database maintained by Chemical Abstracts Services. The Chemical Abstracts Services. The Chemical Abstracts Services are the Chemical Abstracts Services. The Chemical Abstracts Services are the Chemical Abstracts Services. The Chemical Abstracts Services are the Chemical Abstracts Services and Chemical Abstracts Services and Chemical Abstracts Services and Chemical Abstracts Services S

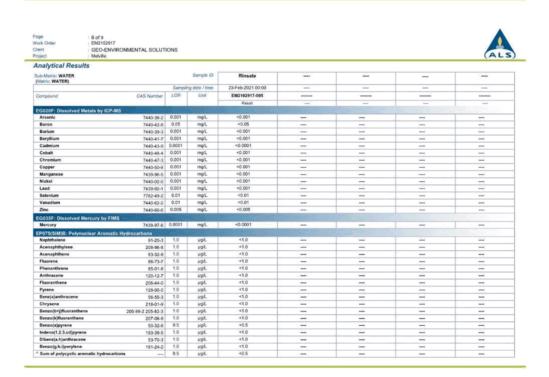
- " includes an extracted value.

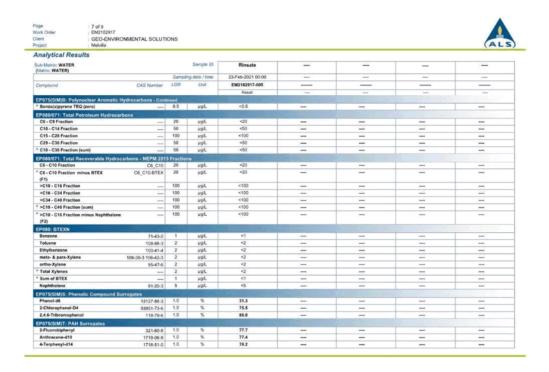
 EPOTS CBMI, Viber reported, Records/garree Toxicity Equivalent Quotient (TEQ) per the NEPM (2013) is the sum total of the concentration of the eight carcinogenic PAHs multiplied by their Toxicity Equivalence Factor (TEF) instance in the properties of the eight carcinogenic PAHs multiplied by their Toxicity Equivalence (1.0). Increase (1.0) increas













Page Work Order	9 of 9 EM2102917		
Client Project	GEO-ENVIRONMENTAL SOLUTIONS Melville		
Surrogate Cor	ntrol Limits		
Sub-Metrix: SOIL		Recovery	Limits (%)
Compound	CAS Number	Low	High
EP075(SIM)S: Phe	nolic Compound Surrogates		
Phenol-d6	13127-88-3	54	125
2-Chlorophenol-D4	93951-73-6	65	123
2.4.6-Tribromopheno	ol 118-79-6	34	122
EP075(SIM)T: PAH	Surrogates		
2-Fluorobiphenyl	321-60-8	61	125
Anthracene-d10	1719-06-8	62	130
4-Terphenyl-d14	1718-51-0	67	133
EP080S: TPH(V)/B	TEX Surrogates		
1.2-Dichloroethane-0		51	125
Toluene-D8	2037-26-5	55	125
4-Bromofluorobenze	ene 460-00-4	56	124
Sub-Matrix: WATER		Recovery	Limits (%)
Compound	CAS Number	Low	High
EP075(SIM)S: Phe	nolic Compound Surrogates		
Phenol-d6	13127-88-3	10	51
2-Chlorophenol-D4	93951-73-6	30	114
2.4.6-Tribromopheno	ol 118-79-6	26	133
EP075(SIM)T: PAH	l Surrogates		
2-Fluorobiphenyl	321-60-8	35	127
Anthracene-d10	1719-06-8	44	122
4-Terphenyl-d14	1718-51-0	44	124
EP080S: TPH(V)/B			
1.2-Dichloroethane-0		73	129
Toluene-D8	2037-26-5	70	125
4-Bromofluorobenze	ene 460-00-4	71	129













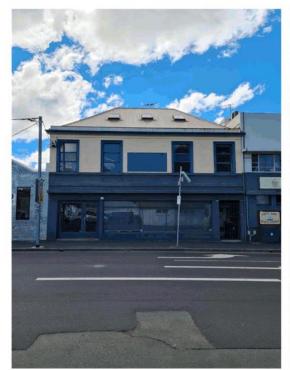


















RESULT OF SEARCH

RECORDER OF TITLES





SEARCH OF TORRENS TITLE

VOLUME	FOLIO
90408	2
EDITION	DATE OF ISSUE
7	02-Oct-2020

SEARCH DATE : 15-Dec-2020 SEARCH TIME : 02.12 PM

DESCRIPTION OF LAND

City of HOBART

Lot 2 on Diagram 90408 (formerly being 15-25HOB)

Derivation: Part of 1A-3R-6Ps. See P.D. Gtd. to J. Thompson PriApproved - Planning Only

NOT FOR CONSTRUCTION

SCHEDULE 1

r M845553 TRAPERMIL#: PLN:21:85:10 LUBIANA WINES PTY LTD
Registered 02-Oct-2020 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any BENEFITING EASEMENT: Right of Way and passage for Geoffrey Arthur Smith and his servants and others jointly with other persons entitled thereto with or without horses and cattle carts and carriages loaded or unloaded in over along and upon the Right of Way on Diagram No. 90408

UNREGISTERED DEALINGS AND NOTATIONS

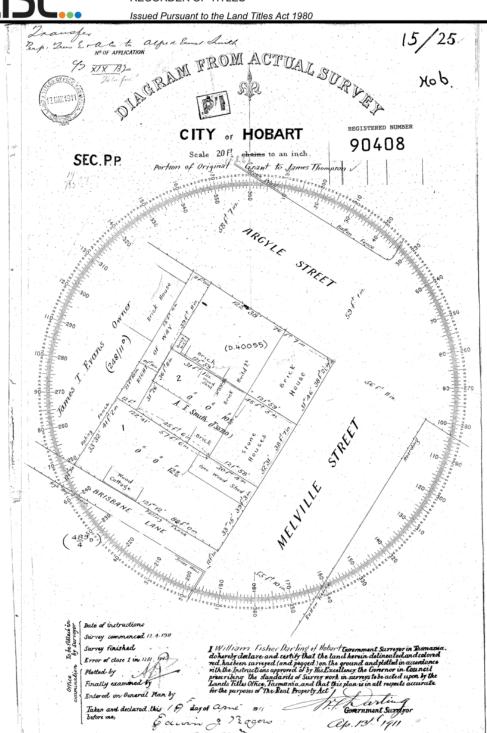
No unregistered dealings or other notations



FOLIO PLAN

RECORDER OF TITLES





Search Date: 15 Dec 2020

Search Time: 02:13 PM

Volume Number: 90408

Revision Number: 01

Page 1 of 1

Planning: #224344
Flatining. #224344
Property
23-25 MELVILLE STREET HOBART TAS 7000
ES-RO MILLY HALL STREET HODAY 1745 7000
People
Applicant
* MATT WILLIAMS ARCHITECTS
03 6234 3001
matt@mattwilliams.com.au
Owner
*
Stefano Lubiana Wines Pty Ltd
60 Rowbottoms Road
GRANTON TAS 7030
62637457
steve@slw.com.au
Entered By
MATT WILLIAMS ARCHITECTS
03 6234 3001 matt@mattwilliams.com.au
Haddenauwinanis.com.au
Use
Other
Details
Have you obtained pre application advice?
• _□ Yes
If YES please provide the pre application advice number eg PAE-17-xx
Discussions with Liz Wilson and Meg Baynes
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.
• DNo
Is the application for SIGNAGE ONLY? If yes, please enter \$0 in the cost of development, and you must enter the number of signs under Other Details below.
• a No

Details			
What is the current approv	ved use of the land / building(s	s)?	
Light Industry			
Please provide a full descr swimming pool and garag		r development (i.e. demolition and new dwellir
Please refer to the cover l	etter		
Estimated cost of develop *	ment		
300000.00			
Existing floor area (m2)	Proposed floor are	ea (m2)	Site area (m2)
Carparking on Site			
		N/A	
Total parking spaces	Existing parking spaces	Other (no	selection
0	0	chosen)	
Other Details			
Yes * Please be	de signage? advised that you are required to sistens, location, colours, wordi		
Yes * Please be show: dimen	advised that you are required to usions, location, colours, wording uxing to wall, etc. enter 0 if there are none		
* Please be show: dimen method of fit. How many signs, please e involved in this application *	advised that you are required to usions, location, colours, wording xing to wall, etc. enter 0 if there are none ??	ng, method of illt	
* Please be show: dimen method of fil. How many signs, please e involved in this application to the same and	advised that you are required to sions, location, colours, wording to wall, etc. enter 0 if there are none? egister manian Heritage	ng, method of illt	
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* Please be show: dimen method of fi. How many signs, please e involved in this application * Tasmania Heritage Ruls this property on the Tasi Register? Documents Required Documents Title (Folio text and Plan and *	advised that you are required to sions, location, colours, wording to wall, etc. enter 0 if there are none egister manian Heritage	ng, method of illt	
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* Please be show: dimen method of fi. How many signs, please e involved in this application * Tasmania Heritage Rels this property on the Tasi Register? Documents Required Documents Title (Folio text and Plan and * Title-90408-2.pdf Plans (proposed, existing) *	advised that you are required to sions, location, colours, wording to wall, etc. Inter 0 if there are none Inter 1 if there are none Inter 2 if there are none Inter 3 if there are none Inter 4 if there are none Inter 5 if there are none Inter 6 if there are none Inter 7 if there are none Inter 8 if there are none Inter 9 if ther	ng, method of illu	
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* Please be show: dimen method of fix. How many signs, please et involved in this application to the state of the show of the state of the show of th	advised that you are required to sions, location, colours, wording to wall, etc. Inter 0 if there are none Inter 1 if there are none Inter 2 if there are none Inter 3 if there are none Inter 4 if there are none Inter 5 if there are none Inter 6 if there are none Inter 7 if there are none Inter 8 if there are none Inter 9 if ther	ng, method of illu	
* Please be show: dimen method of fix. How many signs, please et involved in this application to the state of the show of the state of the show of th	advised that you are required to sions, location, colours, wording to wall, etc. Inter 0 if there are none Inter 1 if there are none Inter 2 if there are none Inter 3 if there are none Inter 4 if there are none Inter 5 if there are none Inter 6 if there are none Inter 7 if there are none Inter 8 if there are none Inter 9 if ther	ng, method of illu	

Hobart City Council

16 Elizabeth Street, Hobart 7000

Tax Invoice Official Receipt

ABN: 39 055 343 428

5/02/2021

Receipt No: 262253

MATT WILLIAMS ARCHITECTS

To:

TAS

 Description
 Reference
 Amount

 Planning Permit Advertising Fee*
 \$ 300.00

 Tasmanian Heritage Property Fee
 \$ 100.00

 Planning Permit Fee
 \$ 600.00

Transaction Total*: \$ 1,000.00
Includes GST of: \$ 27.27

Cheque payments subject to bank clearance



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.

11/02/2021

YOUR REFERENCE ONLY: 2019 Melville St DA

MATT WILLIAMS ARCHITECTS

To:

TAS

Description	Amount
Planning Permit Advertising Fee*	\$ 300.00
Tasmanian Heritage Property Fee	\$ 100.00
Planning Permit Fee	\$ 600.00
Total [*] :	\$ 1,000.00
Includes GST of:	\$ 27.27

Tax Receipt will be issued on payment.

Approved - Planning Only IOT FOR CONSTRUCTION

Permit #: PLN-21-85



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-21-85 THC WORKS REF: 6491 REGISTERED PLACE NO: 2500

FILE NO: 15-19-64THC
APPLICANT: Matt Williams Architect

DATE: 4 May 2021

NOTICE OF HERITAGE DECISION

(Historic Cultural Heritage Act 1995)

The Place: 23-25 Melville Street, Hobart.

Proposed Works: Partial demolition, alterations and signage.

Under section 39(6)(b) of the Historic Cultural Heritage Act 1995, the Heritage Council gives notice that it consents to the discretionary permit being granted in accordance with the documentation submitted with Development Application PLN-21-85, advertised on 07/04/2021, subject to the following condition:

 Prior to the commencement of works, construction drawings for the proposal must be submitted to the Heritage Tasmania. These plans must show that any proposed alterations to meet requirements for fire separation and safety are designed to have a negligible impact on the heritage fabric and significance of the place.

Reason for condition

To ensure that the heritage fabric and significance of the place are appropriately considered and protected.

<u>Advice</u>

It is recommended that examples of early wallpaper are appropriately selected and retained for interpretative purposes. Heritage Tasmania would be glad to provide further advice in relation to this.

Please ensure the details of this notice, including conditions, are included in any permit issued, and forward a copy of the permit or decision of refusal to the Heritage Council for our records.

Should you require clarification of any matters contained in this notice, please contact Deirdre Macdonald on 0419 589 283 or 1300 850 332.

Russell Dobie

A/Works Manager – Heritage Tasmania

Under delegation of the Tasmanian Heritage Council



Submission to Planning Authority Notice

Council Planning Permit No.	PLN-21-85			Council notice date	16/02/2021
TasWater details					
TasWater Reference No.	TWDA 2021/00221-HCC		Date of response	26/02/2021	
TasWater Contact	Anthony Cengia Ben Coventry (Trade Waste) Phone No.		0474 933 293 0436 914 395		
Response issued to					
Council name	CITY OF HOBART				
Contact details	coh@hobartcity.com.au				
Development deta	Development details				
Address	23-25 MELVILLE ST, HOBART			Property ID (PID)	5669686
Description of development	Partial demolition, alterations, signage and partial change of use to hotel industry				
Schedule of drawings/documents					
Prepared by		Drawing/do	cument No.	Revision No.	Date of Issue
Matt Williams Architects 2019 Sheets DA 01 to DA 07		01 to DA 07		04/02/2021	

SUBMISSION TO PLANNING AUTHORITY NOTICE OF PLANNING APPLICATION REFERRAL

Approved - Planning Only
Pursuant to the Water and Sewerage Industry Act 2008 (Section 56P(1) TasWater imposes the

following condition NOTE FOR CONSTRUCTION

City of HOBART, METERING & BACKFLOW

By: baconi tably sized water supply with meternal connection to he development must be designed and constructed to TasWater's satisfaction and be in accordance

Date: 5/5/2024ny 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/use 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.

TRADE WASTE

- Prior to the commencement of operation the developer/property owner must obtain Consent to discharge Trade Waste from TasWater.
- 5. The developer must install appropriately sized and suitable pre-treatment devices prior to gaining Consent to discharge.
- 6. The Developer/property owner must comply with all TasWater conditions prescribed in the Trade Waste Consent.

DEVELOPMENT ASSESSMENT FEES

The applicant or landowner as the case may be, must pay a development assessment fee of \$351.28 TasWater, as approved by the Economic Regulator and the fee will be indexed, until the date paid to TasWater.

By: baconr



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 approved wis Planning Only u/Development/Forms

lity of HOBART or to any Building and/or Plumbing work being undertaken, the applicant will need to make an

application to TasWater for a Certificate for Certifiable Work (Building and/or Plumbing). The Certificate

for Certifiable Work Permit #90022108518) must accompany all documentation submitted to Council.

Documentation must include a floor and site plan with:

1te: 5/5/2021 Location of all pre-treatment devices i.e. grease arrestor;

Schematic drawings and specification (including the size and type) of any proposed pre-treatment device

and drainage design; and

Location of an accessible sampling point in accordance with the TasWater Trade Waste Flow Meter and Sampling Specifications for sampling discharge.

Details of the proposed use of the premises, including the types of food that will be prepared and served; and

The estimated number of patrons and/or meals on a daily basis.

At the time of submitting the Certificate for Certifiable Work (Building and/or Plumbing) a Trade Waste Application form is also required.

If the nature of the business changes or the business is sold, TasWater is required to be informed in order to review the pre-treatment assessment.

The application forms are available at http://www.taswater.com.au/Customers/Liquid-Trade-

waste/Commercial Declaration

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

Authorised by

Jason Taylor

Development Assessment Manager

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

Application Referral Cultural Heritage - Response

From:	Megan Baynes
Recommendation:	Proposal is acceptable without conditions.
Date Completed:	
Address:	23 - 25 MELVILLE STREET, HOBART
Proposal:	Partial Demolition, Alterations, Signage & Partial Change of Use to Hotel Industry
Application No:	PLN-21-85
Assessment Officer:	Richard Bacon,

Referral Officer comments:

23-25 Melville Street is a two storey Victorian commercial building which has been modified, internally and externally, yet retains some original features, notably brick walls and wall paper. The applicant has commissioned an Architect to develop documentation to convert the building, which was most recently a furniture showroom, into a wine shop. The micro-climate of the south facing Victorian era building has been identified as suitable for the storage of wine being very stable in terms of light, temperature and humidity. The applicant is seeking to invest in and renovate a listed place close to the city centre.

The proposal involves demolition and works and therefore the historic heritage code needs to be considered.

23-25 Melville Street is a listed place in Table E 13.1 and also located in the Zone of Archaeological Potential.

Assessment against the provisions of the Planning Scheme

E 13.10 Archaeology

The proposed excavation is eligible for an exemption as per E13.4.1 (cc).

E 13.7.1 Demolition

The submitted documentation shows the following items are proposed to be demolished:

- windows
- blockwork walls
- doors
- light framed walls
- plumbing fixtures
- plasterboard linings
- joinery
- concrete floor slab

Much of the proposed demolition is located at the rear of the property which is beyond the footprint of the Victorian commercial building. All items proposed to be demolished are latter modifications and the loss of significant cultural heritage values is not anticipated. Drawings note close consultation with THC, particularly in relation to the Victorian era wallpaper, the protection of this fabric is a given. The proposed satisfies E 13.7.1 P1.

E 13.7.2 Works

The submitted documentation shows the following items are proposed to be built:

- windows
- partition walls
- doors
- plumbing fixtures
- joinery
- roller shutter
- projecting screen
- refrigerators
- grease trap
- awning
- painting
- storage

The proposed works are considered to be compatible design in terms of materials, colors and finishes. The proposed works are subservient in terms of bulk, materials, setback and would be less dominant materials and colors. Materials and finishes would be respectful of dominant heritage characteristics. The proposed work, primarily to the rear of the historic building, would not detract from the historic heritage significance of the two storey Victorian commercial building. New front fences or gardens are not being proposed. The proposed awning is fully demuntable and non-corrosive fixings are specified. **The proposed works satisfy E 13.7.2 P1 P2 P3 and P4.**

This application is recommended for approval.

MB CHO 15 03

2021

7.2 COMMITTEE ACTING AS PLANNING AUTHORITY

7.2.1 Planning Directive 8 - Exemptions, Application Requirements, Special Provisions and Zone Provisions - Submission to the Tasmanian Planning Commission

File Ref: F21/41167

Memorandum of the Development Planner and the Director City Planning of 11 May 2021 and attachments.

Delegation: Council



MEMORANDUM: CITY PLANNING COMMITTEE

Planning Directive 8 - Exemptions, Application Requirements, Special Provisions and Zone Provisions -Submission to the Tasmanian Planning Commission

The Tasmanian Planning Commission (TPC) has publicly exhibited Planning Directive 8 (PD8) and is seeking submissions. PD8 is essentially the formalisation of Interim Planning Directive 4 (IPD4), which was introduced on 22 February 2021.

IPD4 brought forward a number of State Planning Provisions (SPPs) into the interim planning schemes, and was not consulted with planning authorities or the general public. The former provisions of the *Land Use Planning and Approvals Act 1993* (LUPAA) allows for an interim planning directive to be introduced with immediate effect for a period of 12 months, or until a formal Planning Directive is approved. The assessment of a formal Planning Directive by the TPC can then be conducted while the Interim Planning Directive is already in operation. This is the process that is occurring now.

The intent of the planning directive (**Attachment B**) is for some of the SPPs to be introduced to replace existing provisions of the interim planning schemes, instead of waiting for the Tasmanian Planning Scheme to come into operation in all Local Government Areas. The replaced provisions relate to:

- Exemptions
- Application Requirements
- Special Provisions
- Zone provisions relating to the Development Standards for Dwellings of the General Residential and Inner Residential zones;
- Terms and definitions that relate to the above provisions.

The Tasmanian Government has stated (refer **Attachment C**) that the reasons for inserting the SPPs into the interim schemes, rather than waiting for the Tasmanian Planning Schemes to be in operation, include:

- Providing more efficient delivery of public infrastructure and road works;
- Providing greater flexibility for bushfire hazard reduction;
- Further clarifying the application requirements to assist with councils accepting and determining development applications;

- Providing broader assistance for economic stimulus as part of the COVID-19 recovery;
- Desire to improve consistency between planning schemes in operation as some Local Provision Schedules have now been approved and are operating;
- There will still be a substantial period of time until all councils are operating under the Tasmanian Planning Scheme;
- The provisions have already been subject to a formal consultation and assessment process in the making of the SPPs;

Council has submitted feedback on two occasions previously to the Tasmanian Government (July 2020 and February 2021 – see **Attachment A**) that raised concerns with the proposal to bring forward SPPs into interim schemes.

A submission is attached that details specific concerns with PD8 (**Attachment A**). Some of the more significant concerns raised in the submission are as follows:

- Concerns with the level of detailed assessment of individual provisions during the initial SPP consultation process;
- Bringing forward SPPs into the interim schemes denies planning authorities the opportunity afforded under LUPAA to make comments and suggestions for necessary changes to the SPPs during assessment of the Local Provisions Schedules;
- If PD8 is to be supported by the TPC, the opportunity should be taken for the individual provisions to be considered in more detail to ensure they are workable and result in fair and reasonable planning outcomes;
- There are issues with the ambiguity of the terminology 'actively mobile landform', which is used in the exemptions;
- There are concerns with the exemptions relating to vegetation management and removal, as they appear to allow for removal of vegetation that should be subject to assessment under the codes:
- The exemption relating to fences will not result in positive planning outcomes;
- The special provision relating to boundary adjustments could be more flexible;
- Residential zone provisions relating to garages and car ports are not likely to result in positive planning outcomes;
- Removal of a rear boundary setback under the residential zone provisions are likely to result in some poor planning outcomes;
- The residential zone provisions relating to open space should lot allow for areas used for vehicle parking or manoeuvring to be considered part of areas used for open space.

As the deadline for submissions was 17 May 2021, this submission has been sent to the Tasmanian Planning Commission. The submission notes that, until the minutes of this meeting are available, the comments are made at officer level only.

RECOMMENDATION

That:

- 1. That the information be received and noted.
- 2. The attached submission to the Tasmanian Planning Commission in response to Planning Directive 8 Exemptions, Application Requirements, Special Provisions and Zone Provisions (Attachment A) be endorsed.

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.

Sarah Crawford

DEVELOPMENT PLANNER

Neil Noye

DIRECTOR CITY PLANNING

Date: 11 May 2021 File Reference: F21/41167

Attachment A: PD8 Submission to TPC I

Attachment B: PD8 - Exemptions, Application Requirements, Special

Provisions and Zone Provisions J

Attachment C: PD8 background report \$\mathcal{I}\$



Enquiries to: Sarah Crawford \$\frac{1}{2}\$: 62382157

: crawfords@hobartcity.com.au

Our Ref. 17/167

17 May 2021

Sandra Hogue Executive Commissioner Tasmanian Planning Commission PO Box 1691 Hobart TAS 7001

Via Email: tpc@planning.tas.gov.au

Dear Ms Hogue

PLANNING DIRECTIVE 8 – EXEMPTIONS, APPLICATION REQUIREMENTS, SPECIAL PROVISIONS AND ZONE PROVISIONS

Thank you for the opportunity to provide feedback in relation to Planning Directive 8 – Exemptions, Application Requirements, Special Provisions and Zone provisions (PD8).

The following comments are made at officer level, and have not yet been considered or endorsed by Council. These comments are intended to be considered at the City Planning Committee meeting of 17 May 2021 and Council meeting of 24 May, and the minutes from these meetings will be submitted when available.

- Council has provided feedback to the Tasmanian Government on two
 occasions previously (July 2020 and February 2021), raising concerns in
 relation to legislative changes that proposed the introduction of State Planning
 Provisions (SPPs) into interim schemes (attached).
- The supporting documentation provided by the Planning Policy Unit relating to the introduction of SPPs into the interim schemes relies heavily on the assertion that any issues with the SPPs were resolved during the initial SPP consultation and assessment process.

While it is noted that PD8 implements provisions that have previously been exhibited and approved by the TPC, the Commission noted that there was insufficient time to give comprehensive consideration to issues of detail during the initial assessment of the SPPs.

In its S25 Report to the Minister in relation to the SPPs, the Commission stated:

7.1.2 Quality Assurance

While the Commission has made every effort to ensure that recommendations for modifications to the draft SPPs are clearly and consistently drafted, there has been limited time for quality assurance. For example, there has been no opportunity for focused consultation or release of an exposure draft to practitioners to mitigate the possibility of unintended consequences arising from modifications.

9.0 Conclusion

The Commission has considered the draft SPPs as exhibited and had regard to the large number of representations received. While it has had an extension of time within which to consider and report on the draft SPPs, its approach has been necessarily pragmatic. More time would have been helpful to better resolve some issues of complexity or detail.

Given the limitations of the original SPP assessment process, SPPs should not be introduced into interim schemes until they have been assessed in more detail.

- In addition to the above, bringing forward SPPs denies planning authorities the
 opportunity afforded under s.35G of LUPAA to notify the Commission, and
 subsequently the Minister, as to whether amendment of the SPPs is required
 before those provisions are in operation.
- If PD8 is to be supported by the TPC, the opportunity should be taken to more closely review the drafting of the provisions to ensure they are workable and result in fair and reasonable planning outcomes.
- The following comments are provided on issues with specific provisions. It is noted some matters raised below reiterate issues that were raised by CoH during initial consultation on the SPPs:
 - Exemptions 5.0.3 Clarity should be provided for what an 'actively mobile landform' is considered to be, either by way of a definition or a map overlay. As this is referred to in clause 5.0.3 as a pre-condition for all exemptions, it is very problematic to use an undefined and contested term. Chris Sharples' paper titled 'The problem of ambiguous terms in Tasmanian coastal planning policy documents for defining appropriate coastal development zones' highlights the issues associated with using this terminology in planning instruments.

It is noted that this ambiguous terminology was already used in the southern interim schemes, however it was only used in some of the performance criteria of the Coastal Erosion Hazard Zone as one of the discretionary considerations. Using this uncertain and contested terminology in the exemptions, which should be clear and unambiguous

about whether a proposal needs to be considered by the scheme, will make administration of the exemptions very difficult.

It is further noted there is a typographical error in this clause - 'not development listed in Table 5.1' should read 'no development listed in Table 5.1'.

- Exemptions 5.3.4 The exemption relating to unroofed decks should not exclude those 'attached to or abutting a habitable building'. It results in unnecessary planning applications. It is noted this was also an existing issue under the exemptions of PD1.
- Exemptions 5.4.3 This exemption is problematic and appears to allow for removal of potentially significant vegetation that would and should ordinarily be managed by codes. The provision allows for 'landscaping and vegetation management' as exempt in a private garden, with very few exceptions.

'Landscaping and vegetation management' is not defined, and is ambiguous as to whether it includes tree or hedge removal. Other vegetation exemption clauses (5.4.1 and 5.4.2) refer to 'clearing or modification' or 'vegetation removal' which suggests that 'landscape and vegetation management' is something different and potentially not inclusive of clearing or removal. The Planning Policy Unit were asked for advice on whether tree removal was covered by 5.4.3, and the response received was that 'it could include removal of vegetation in the act of landscaping and managing the vegetation in these areas' but that tree removal is 'not the main purpose of this exemption'. This does not provide clarity around whether this exemption can be applied to the removal of one or multiple trees or hedges (not relating to safety or bushfire management) in absence of any other 'landscaping' works.

Assuming trees can be removed under this exemption, this means that any vegetation removal considered to be in a 'private garden' can be removed with no regard to overlays such as the Biodiversity Code or the Scenic Landscapes Code, whose primary function are to protect vegetation for biodiversity or scenic purposes. This significantly erodes the purpose of these codes, particularly within non-urban zones.

The PPU provided further advice that the vegetation exemptions of the SPPs are intended to correspond with the exemption for landscaping and management of vegetation in PD1 (clause 6.3.2(a)). This advice seems to indicate that there may have been an error in translation. The equivalent exemption under PD1 (which is worded very similarly to 5.4.3 of PD8) sits below a general exclusion from the exemption where, amongst others, the following apply:

 'a code in this planning scheme which lists a heritage place or precinct and requires a permit for the use or development to be undertaken';

- 'a code in this planning scheme which expressly regulates impacts on scenic or landscape values and requires a permit for the use or development that is to be undertaken';
- 'a code in this planning scheme which expressly regulates impacts on biodiversity values and requires a permit for the use or development that is to be undertaken';
- 'the removal of any threatened vegetation';
- 'land located within 30m of a wetland or watercourse'.

Clause 5.4.3 of PD8 should retain these exceptions.

It is further noted that, structurally, the equivalent PD1 exemption sits below the general heading of 'the planting, clearing and modification of vegetation for any of the following purposes' which provides greater clarity in terms of whether tree removal is covered by the exemption. This is not the case for 5.4.3 of PD8.

The background report on PD8 provided by the PPU states that the vegetation removal exemptions will assist with more appropriate bushfire hazard reduction. However, clause 5.4.3 is not related to vegetation management for bushfire hazard reduction purposes, which is specifically covered under clause 5.4.1, and therefore this justification does not apply to 5.4.3.

- Exemptions 5.4.1 (f) this subclause sits under a category of exemptions for 'vegetation removal for safety or in accordance with other Acts'. It allows clearance within 2m of lawfully constructed buildings and infrastructure 'for maintenance and repair'. CoH has taken this to mean that this exemption only applies where it is for an explicit purpose of removal for safety reasons (or in accordance with other Acts). 5.4.1(f) is not limited to public authorities, and therefore if a wider interpretation is taken, this may allow private landowners to remove significant trees or specifically listed heritage gardens without any regard to those codes.
- Exemptions 5.4.1, 5.6.2 and 5.6.3 there is apparent inconsistency between fencing exemptions and vegetation removal exemptions. Under 5.4.1 (h), vegetation can be removed within 1.5m of a boundary for the purposes of erecting or maintaining a boundary fence (with no qualifications). However, exemption 5.6.3 (for fences within 4.5m of a frontage in the General or Inner Residential Zone) does not allow for the exempt erection of a fence where a code relating to significant trees applies.

The fencing exemption at 5.6.2 (for fences not within 4.5m of a frontage in the General and Inner residential zones) specifically excludes the erection of a fence in circumstances where it involves 'the removal of any threatened vegetation'.

Application of these exemptions seems to be directly inconsistent and makes it difficult to determine which exemption takes precedence.

Further, the significant tree restriction is not applied to the exemption at 5.6.2, which is inconsistent with exemption 5.6.3. The significant tree code should be referenced in 5.6.2(f), particularly given the PD8 background document states that 'where the Local Historic Heritage Code is referenced, the modified reference also refers to a code relating to significant trees as the significant tree lists operate through the SPPs Local Historic Heritage Code'.

- Exemptions 5.6.3 The exemption relating to front fences will result in poor planning outcomes in terms of streetscapes, communities and potential for crime. 1.8m with a 30% transparency is only likely to be acceptable as a front fence in limited circumstances even under discretion, let alone as an exemption or acceptable solution. The exemption should retain a maximum of 1.2m.
- Exemptions 5.6.5 this exemption relating to retaining walls could be clarified with respect to the words 'excluding any land filling'. At the moment it isn't clear if those words intend to remove land fill from the exemption, or remove landfill from the qualifications attached to the exemption. The latter approach has been assumed, but this should be qualified.
- Special Provisions 9.1.1(a) this special provision does not explicitly specify that bringing an existing use into conformity or greater conformity with the scheme can involve changes from that existing non-conforming use to a different non-conforming use. This should be expressly catered for. In addition, this clause should make reference to any applicable Local Area Objectives. It is noted this was also an existing issue under the special provisions of PD1.
- Special Provisions 9.3 (b) the reference to 'minor changes' to lot shapes in order to qualify as a boundary adjustment causes issues in terms of definition and application. Some boundary adjustments that improve the usability of sites must be categorised as 'subdivision' due to this reference, and in some circumstances this results in them being prohibited despite offering a more positive planning outcome than the existing situation.

For example, the amount of land being transferred between a large lot and a small lot may be considered 'minor' in relation to the larger lot, but not the smaller, and therefore not meeting the conditions of a boundary adjustment. This is particularly noteworthy where an existing sub minimum lot is altered to become closer to the zone's minimum lot size. It is recommended that reference should instead be made to the size, shape and orientation of lots achieving the Zone Purpose Statements and any Desired Future Character Statements. It is noted that this was also an existing issues under the special provisions of PD1.

- Special Provisions 9.5 change of use of a place listed on the Tasmanian Heritage Register or a heritage place – the application requirements under this provision are not as strong as those previously under the HIPS. PD8 refers to 'any' heritage impact statement and 'any' conservation management plan, whereas the previous provisions stated that a heritage impact statement and conservation management plan must be provided and 'written with regard to the proposed use'. This requirement should be retained.
- General/Inner Residential Zone Provisions 10.4.2/11.4.2 P2 the
 primary issue for this performance criterion should not be whether the
 new garage or carport is compatible with existing garages or carports in
 the street (which may include some highly undesirable garages or
 carports), but whether the development maintains or improves the
 quality of the streetscape.
- General/Inner Residential Zone Provisions 10.4.2/11.4.2 A3 The removal of a rear boundary setback in the building envelope is not supported. This is likely to be problematic for neighbouring lots that are smaller or part of a strata, where their 'window' of amenity is already limited and further intrusion may be unreasonable.

A recent example for CoH is an application that was intended to be refused based on the previous building envelope provisions due to the proposal's unacceptable impact on a neighbouring property. After the introduction of IPD4, this application became permitted under the new building envelope provisions, despite the poor outcome.

Loss of rear garden spaces in suburbs is likely to significantly alter the character and amenity of these areas, reduce recreation space, reduce privacy, increase land use conflict and reduce vegetation in neighbourhoods. This is also at odds with heritage precinct provisions that value rear garden settings, and increases the discrepancy between permitted zone provisions and code provisions where heritage precincts apply. The issue is exacerbated by allowing private open space to apply to areas that are used for car parking and manoeuvring. (see comment under clause 10.4.3/11.4.3 below).

These issues are particularly important for the General Residential Zone, even if they were to be more relaxed for the Inner Residential Zone.

General/Inner Residential Zone Provisions - 10.4.2/11.4.2 A3(b)(ii) - it should be clarified whether the 9m/one third of the boundary limit for walls is intended to apply to only the side boundary or also the rear boundary. While the preamble for A3(b) refers to 'side or rear' boundaries, only 'side' boundaries are referred to in A3(b)(ii). It does not seem logical that this should only apply to side boundaries if there are no longer rear boundary setback provisions.

- General/Inner Residential Zone Provisions 10.4.3/11.4.3 A2 The acceptable solution for Private Open Space should still include the requirement that it not include areas used for car parking. This is particularly important given the removal of a rear boundary setback provision. Removing requirements for it to be accessible and to receive sunlight also not ideal. The performance criteria should be further strengthened from the previous PD1 provisions to support refusal of inappropriate outcomes.
- General/Inner Residential Zone Provisions 10.4.7/11.4.7 note previous comment about inappropriate front fence exemption. Both the objective and the performance criteria for the frontage fences provision should relate to the proposed fence's impact on the streetscape, which is a critical consideration for front fences. The performance criteria should not relate to 'privacy' being a mandatory requirement for a front fence. 'Privacy' and 'passive surveillance' are contradictory outcomes, but both are required in P1 (a), which is nonsensical.
- HIPS General/Inner Residential Zone Provisions 10.5.1/11.4.9 Under the HIPS as amended following the introduction of IPD4, there is now an error in clauses 10.5.1 and 11.4.9 dealing with non-dwelling development in the General Residential and Inner Residential zones. A1(b) of these clauses requests that non-dwelling development must comply with 10.4.3 A1 (a) and (c), however there is no longer a clause 10.4.3 A1 (c) following the changes introduced by the directive. This clause reference should be deleted.

Attachments: Letter to Planning Policy Unit dated 28 July 2020

Letter to Planning Policy Unit dated 5 February 2021

Yours sincerely

(Neil Noye)

DIRECTOR CITY PLANNING



Enquiries to: James McIlhenny \$\alpha\$: 62382891

: mcilhennyj@hobartcity.com.au

Our Ref: F20/76102

(s:\projects\legislation\lupa amendments 2020\response to ppu july2020.docx)

28 July 2020

Mr Brian Risby Director Planning Policy Department of Justice

Via Email: planning.unit@justice.tas.gov.au

Dear Mr Risby

DRAFT LAND USE PLANNING AND APPROVALS (MISCELLANEOUS AMENDMENTS) BILL 2020 - CONSULTATION

I write in response to your letter dated 20 July 2020 seeking comments on changes to the Land Use Planning and Approvals Act 1993.

The following comments are provided in relation to each of the intended amendments:

- The proposal to give additional time for notices for public exhibition of a draft LPS is supported.
- 2A. The proposal that an LPS could come into operation prior to directed substantial modifications being made may result in poor outcomes. Presumably the Commission has determined that substantial modifications should be made after exhibition for a reason and approving the LPS to operate without the changes may be problematic.

It is noted that there is intended to be provisions similar to S35K(2)(d) to prevent permits being determined in the interim that could directly convene the intended modification. This however could get quite complicated to administer, would these applications if submitted have to be put on indefinite hold? It may be necessary to assess an application in order to ascertain if it would contravene the modifications. Also, as the modifications will be advertised again, it is not certain what the final form will be, and therefore determining if an application would contravene them could be difficult.

Perhaps a better solution would be to provide a process for consideration of the substantial modifications that is less onerous than the full LPS exhibition process?

- **2B**. It is agreed that a draft LPS midway through a process should continue in the process they are currently going through.
- The proposal to provide for the inclusion of amendments to current planning schemes in the LPS is supported.
- 4. The provision of a process for parts of the SPPs to be brought into effect early in interim planning schemes, through the planning directive process without public exhibition and assessment by the Commission is not supported.

This proposal appears to be based on the assumption that all issues with the SPPs were resolved through the initial SPP assessment process. While the SPPs have been through a public exhibition process and assessment by the Commission, by the Commission's own admission there was not sufficient time to resolve all issues. In its S25 Report to the Minister, the Commission stated:

7.1.2 Quality Assurance

While the Commission has made every effort to ensure that recommendations for modifications to the draft SPPs are clearly and consistently drafted, there has been limited time for quality assurance. For example, there has been no opportunity for focused consultation or release of an exposure draft to practitioners to mitigate the possibility of unintended consequences arising from modifications.

9.0 Conclusion

The Commission has considered the draft SPPs as exhibited and had regard to the large number of representations received. While it has had an extension of time within which to consider and report on the draft SPPs, its approach has been necessarily pragmatic. More time would have been helpful to better resolve some issues of complexity or detail.

To bring parts of the SPPs into the interim schemes is fraught with difficulty and may have unintended consequences. Some of the SPP provisions may not function effectively with the interim schemes given they are different schemes, and significantly different between regions. There should at least be some process for assessment and a chance for planning authorities to make comments to ensure that any directives bringing forward SPPs actually work with the interim schemes.

In addition this proposal would deny planning authorities the opportunity provided under S35G of the Act to notify the Minister as to whether amendment of SPPs is required.

- 5. A more streamlined process for making amendments to the SPPs that meet the criteria under section 30H(3) of the Act is supported.
- 6. Heading change to S40O of the Act is supported.

Thank you for providing the opportunity to comment.

Yours faithfully

(Neil Noye)

DIRECTOR CITY PLANNING



Enquiries to: Karen Abey

☎: 6238 2179**ॼ**: @hobartcity.com.auOur Ref: F20/121996

5 February 2021

Brian Risby Director Planning Policy Planning Policy Unit Department of Justice

Via Email: planning.unit@justice.tas.gov.au

Dear Mr Risby,

CONSULTATION ON DRAFT LAND USE PLANNING AND APPROVALS AMENDMENT (TASMANIAN PLANNING SCHEME MODIFICATION) BILL 2020 AND HOUSING LAND SUPPLY AMENDMENT BILL 2020

I refer to your letter dated 13 November 2020.

The following comments are provided in relation to the proposed amendments.

Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Modification) Bill 2020

- 1. The Minister is not required to consult with planning authorities prior to making a "minor amendment" to the SPPs which may impact on LPSs, in draft s.30NA(1)(a)(viii). Draft s.30NA(2) states that the Minister "may consult with planning authorities. This is a discretion: s.10A of the *Acts Interpretation Act 1931*. The amendments could potentially have a significant impact and it is important that planning authorities are consulted. It is therefore proposed that in s.30NA(2) that the Minister **must** consult with planning authorities.
- 2. There is also no requirement to consult with the Commission for minor amendments. Draft s.30NA(3) states that the Minister "may" consult. If the Minister chooses not to consult, as he or she would be entitled to do, then this process would effectively become unilateral. This is contrary to the information package which you have circulated (see the diagram on page 9). It is proposed that "may" is changed to must.

- 3. Similarly, for interim amendments of the SPPs, in draft s.30NB, the Minister "may" consult with the Commission. For the reasons stated above, it is proposed that this is changed to **must**.
- 4. Further, in s.30NB, there is no requirement to consult with planning authorities. If nothing else, from a practical point of view for planning authorities in communicating with developers and determination of development applications, there should be consultation of proposed amendments to SPPs. Given that planning authorities have the practical experience in implementing the SPPs, the failure to consult with planning authorities could lead to poor outcomes.
- 5. In relation to substantial modifications of draft LPSs, addressed in draft s.35KB, we reiterate the concerns which have been raised with you previously, that we anticipate that this may lead to poor planning outcomes. This is less of a concern for contemplated changes to zones, but more of a significant risk for the application of codes or policy-type changes to a draft LPS. It is proposed as an alternative that the subsequent public notification and feedback process is truncated to an extent, so that the implementation of the LPSs is expedited.
- 6. The proposed changes to s.51 are broadly welcomed and will address some of the difficulties we have experienced when amendments to a scheme commence after an application has been made. However, we repeat our concerns for the scenario where a "substantial modification" is required to an LPS. To make the substantial modification apply, irrespective of whether or not it has been made as an amendment to the LPS, undermines the public notification and assessment by the Commission of the substantial modification. Again, we anticipate that this may result in poor planning outcomes.
- 7. It is noted that the words "is made" have been omitted from draft s.51(3C)(a), after "on the day on which the decision".
- 8. The proposed amendment to clause 3 of Schedule 6 by inserting (2A) to (2D) for the amendment of planning directives is not supported. We repeat our earlier comments:

To bring parts of the SPPs into the interim schemes is fraught with difficulty and may have unintended consequences. Some of the SPP provisions may not function effectively with the interim schemes given they are different schemes, and significantly different between regions. There should at least be some process for assessment and a chance for planning authorities to make comments to ensure that any directives bringing forward SPPs actually work with the interim schemes.

In addition this proposal would deny planning authorities the opportunity provided under s.35G of the Act to notify the Minister as to whether amendment of SPPs is required.

Housing Land Supply Amendment Bill 2020

No specific concerns are raised in response to this Bill.

Yours faithfully

(Neil Noye)
DIRECTOR CITY PLANNING

This Planning Directive has been issued by the Minister for Planning under section 13(1)(a) of the former provisions of the *Land Use Planning and Approvals Act 1993* (the Act) and came into effect on <insert date>¹.

¹ References to provisions of the Land Use Planning and Approvals Act 1993 (the Act) are references to the **former provisions** of the Act as defined in Schedule 6 – Savings and transitional provisions of the Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015. The **former provisions** apply to a planning scheme that was in force prior to the **commencement day** of the Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015. The **commencement day** was 17 December 2015.

Planning Directive No. 8

Exemptions, Application Requirements, Special Provisions and Zone Provisions

1.0 Citation

This planning directive may be cited as Planning Directive No. 8 – State Planning Provisions Exemptions, Application Requirements, Special Provisions and Zone Provisions.

2.0 Application

This planning directive applies to the interim planning schemes that have been declared or made under the *Land Use Planning and Approvals Act 1993* (the Act).

3.0 Effect of this planning directive (mandatory provisions)

- 3.1 An interim planning scheme to which this planning directive applies must contain:
 - (a) in clause 4.1.3, the terms and definitions set out in Attachment 1 of this planning directive;
 - (b) in clause 5.0, the provisions set out in Attachment 2 of this planning directive;
 - (c) in clause 8.1, the provisions set out in Attachment 3 of this planning directive;
 - (d) in clause 9.0, the provisions set out in Attachment 4 of this planning directive;
 - (e) in clause 10.4 of the General Residential Zone, the provisions set out in Attachment 5 of this planning directive; and
 - (f) in clause 11.4 of the Inner Residential Zone, the provisions set out in Attachment 6 of this planning directive.
- 3.2 Clause 3.1(f) of this planning directive applies to the following interim planning schemes:
 - (a) Brighton Interim Planning Scheme 2015;
 - (b) Clarence Interim Planning Scheme 2015;
 - (c) Glenorchy Interim Planning Scheme 2015;
 - (d) Hobart Interim Planning Scheme 2015; and
 - (e) Kingborough Interim Planning Scheme.

4.0 Effect of this planning directive (local provisions)

- 4.1 Unless provided for in clause 4.2 of this planning directive, an instrument to which this planning directive applies, must not include:
 - any other provisions that are directly or indirectly inconsistent with or modify, the provisions set out in Attachment 5 of this planning directive; and
 - (b) other provisions that are to apply to single dwellings or multiple dwellings in the General Residential Zone in relation to the following matters:
 - solar access or daylight penetration or orientation on the site or to the neighbouring site;
 - (ii) visual or acoustic privacy including screening or maximum internal or dwelling facade noise levels from external sources;

- (iii) private open space or outdoor living space or landscaped areas;
- (iv) security or surveillance such as location of front door or habitable rooms related to street frontage;
- prescribing or proscribing certain building materials, colours or finishes of external surfaces or building character;
- (vi) relocated or off site constructed dwellings;
- (vii) number of car parking spaces or the siting or width of garages or carports;
- (viii) design of street frontage facades;
- (ix) roof design or pitch;
- (x) setback to frontages, side or rear boundaries;
- (xi) site coverage, plot ratio or building envelope;
- (xii) building height or number of storeys;
- (xiii) height and design of frontage fences;
- (xiv) minimum dwelling floor area;
- (xv) residential density for multiple dwellings; and
- (xvi) storage areas for waste or recycling bins.
- 4.2 An interim planning scheme to which this planning directive applies may include provisions in relation to the following matters that are directly or indirectly inconsistent with, or that add to, the provisions contained in Attachment 5 of this planning directive:
 - (a) floor area of outbuildings;
 - (b) stormwater management or water sensitive urban design;
 - (c) protection of road and railway assets;
 - (d) protection of historic heritage;
 - (e) protection of wetlands and watercourse/water ways;
 - (f) attenuation distances from hazardous/nuisance activities;
 - (g) protection of vegetation;
 - (h) contaminated land or potentially contaminated land;
 - (i) areas subject to landslide risk;
 - (j) areas subject to flood risk; and
 - (k) areas subject to sea-level rise, storm surge, coastal inundation or coastal erosion.
- 4.3 An interim planning scheme specified in Attachment 2.1 of this planning directive must include in clause 5 the specified general exemption or limited exemption in accordance with the specified qualification. The general exemption or limited exemption specified in Attachment 2.1 of this planning directive may be modified to:
 - (a) align with the numerical order of clause 5 of the relevant interim planning scheme;

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- (b) make correct references to provisions in the relevant interim planning scheme;
- (c) align with the structure in Attachment 2 of this planning directive; or
- (d) achieve the effect intended by the provisions specified in Attachment 2.1 prior to this planning directive coming into effect.
- 4.4 The provisions in Attachment 2 of this planning directive may be modified to provide for the effective operation of a provision required to be included in an interim planning scheme under clause 4.3 of this planning directive.
- 4.5 Unless provided for in clauses 3.1(b) and 4.3 of this planning directive, an interim planning scheme to which this planning directive applies must not include any general exemption or limited exemption that was in effect immediately prior to this planning directive coming into effect.
- 4.6 An interim planning scheme specified in Attachment 4.1 of this planning directive must include in clause 9 the specified special provisions in accordance with the specified qualification. The special provisions specified in Attachment 4.1 of this planning directive may be modified to:
 - (a) align with the numerical order of clause 9 of the relevant interim planning scheme; or
 - (b) make correct references to provisions in the relevant interim planning scheme.
- 4.7 An interim planning scheme specified in Attachment 5.1 must include the specified road and the frontage setback for that road in Table 10.4.2 of Attachment 5.
- 4.8 Clause 11.4.2 A3 of Attachment 6 does not apply to land within the Battery Point Heritage Precinct (BP1) as identified in the Historic Heritage Code in the Hobart Interim Planning Scheme 2015.
- 4.9 This planning directive does not override:
 - (a) clause 10.4.2 A4 and P4 in the General Residential Zone of the Kingborough Interim Planning Scheme 2015; or
 - (b) clause 11.4.2 A4 and P4 in the Inner Residential Zone of the Kingborough Interim Planning Scheme 2015.

5.0 Suspension of provisions

- 5.1 The following provisions in *Planning Directive No. 1 The Format and Structure of Planning Schemes* are suspended for the period this planning directive is in effect:
 - (a) the general exemptions and limited exemptions contained in clauses 5.0 and 6.0;
 - (b) the application requirements in clause 6.1; and
 - (c) the special provisions in clauses 9.1 9.4.
- 5.2 The following provisions in *Planning Directive No. 4.1 Standards for Residential Development in the General Residential Zone*:

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- (a) Attachment 1; and
- (b) Attachment 2.

6.0 Commencement

This Planning Directive takes effect on <insert date>.



Attachment 1 - Definitions



building line	means a line drawn parallel to a frontage along the front facade of a building or through the point of a building closest to the frontage, excluding protrusions.
clearance and conversion	means as defined in the Forest Practices Act 1985.
coastal zone	means as described in section 5 of the State Coastal Policy Validation Act 2003.
hours of operation	means the hours that a use is open to the public or conducting activities related to the use, not including routine activities normally associated with opening and closing or office and administrative tasks.
junction	means an intersection between two or more roads at a common level, including the intersections of on and off ramps, and grade-separated roads.
level crossing	means as defined in section 35 of the Rail Infrastructure Act 2007.
local historic heritage significance	means the significance in relation to a heritage place or heritage precinct as identified in a code relating to heritage values, or in a report prepared by a suitably qualified person if not identified in the code.
private garden	means land adjacent to a dwelling that has been modified with landscaping or vegetation, including ornamental or edible plants, or the like.
protrusion	means a protrusion from a building such as awnings, steps, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services.
public land	means land owned or managed by the Crown, a State authority or a council.
solar energy installation	means a solar panel, evacuated tube solar collectors, or the like.
State authority	means as defined in the Act.
State-reserved land	means: (a) land owned by the Crown or a State authority and reserved for any purpose under the Nature Conservation Act 2002, or the Crown Lands Act 1976; or (b) fee simple land reserved for any purpose under the Nature Conservation Act 2002 where the Director of Parks and Wildlife is the managing authority.

suitably qualified person	means a person who can adequately demonstrate relevant tertiary qualifications (or equivalent) and experience in a recognised field of knowledge, expertise or practice with direct relevance to the matter under consideration.
vehicle crossing	means a driveway for vehicular traffic to enter or leave a road carriageway from land adjoining a road.



Attachment 2 - Exemptions



5 Exemptions

- 5.0.1 Use or development described in Table 5.1-5.6 is exempt from requiring a permit under this planning scheme provided it meets the corresponding requirements.
- 5.0.2 Use or development which, under the provisions of the Act, including ss12(1) (4) a planning scheme is not to prevent, does not require a permit.
- 5.0.3 Excluding the exemption for emergency works at 5.3.1, in the coastal zone, not development listed in Table 5.1 5.6 is exempt from this planning scheme if it is to be undertaken on actively mobile landforms as referred to in clause 1.4 of the Tasmanian *State Coastal Policy 1996*. Development must not be located on actively mobile landforms in the coastal zone, unless for engineering or remediation works to protect land, property and human life in accordance with clause 1.4.1 and 1.4.2 in the *State Coastal Policy 1996*.

Table 5.1 Exempt use

	Use	Requirements
5.1.1	bee keeping	The use of land for bee keeping.
5.1.2	occasional use	If for infrequent or irregular sporting, social or cultural events.
5.1.3	home occupation	If:
		(a) not more than 40m² of gross floor area of the dwelling is used for non-residential purposes;
		(b) the person conducting the home occupation normally uses the dwelling as their principal place of residence;
		(c) it does not involve employment of persons other than a resident;
		(d) any load on a utility is no more than for a domestic use;
		(e) there is no activity that causes electrical interference to other land;
		(f) it does not involve display of goods for sale that are visible from any road or public open space adjoining the site;
		(g) it involves no more than 1 advertising sign (that must be non-illuminated) and not more than 0.2m² in area;
		 (h) it does not involve refuelling, servicing, detailing or repair of vehicles not owned by the resident on the site;
		(i) no more than 1 commercial vehicle is on the site at any one time and no commercial vehicle on the site exceeds 2 tonnes; and
		any vehicle used solely for non-residential purposes must be parked on the site.
5.1.4	markets	If on public land.

Table 5.2 Exempt infrastructure use or development

	Use or development	Requirements
5.2.1	dam construction works	Works that are directly associated with construction of a dam approved under the <i>Water Management Act 1999</i> , including the construction of vehicular access, vegetation removal and bulk soil excavations, are exempt if contained on the same site as the dam.
5.2.2	stormwater infrastructure	Provision, removal, maintenance and repair of pipes, open drains and pump stations for the reticulation or removal of stormwater by, or on behalf of, the Crown, a council or a State authority unless a code relating to landslip hazards applies and requires a permit for the use or development.
5.2.3	irrigation pipes	The laying or installation in the Rural Resource Zone or the Significant Agricultural Zone, of irrigation pipes, that are directly associated with, and a subservient part of, an agricultural use, provided no pipes are located within a wetland, unless there is:
		 (a) a code in this planning scheme which lists a heritage place or precinct and requires a permit for the use or development that is to be undertaken;
		 a code in this planning scheme which expressly regulates impacts on scenic or landscape values and requires a permit for the use or development that is to be undertaken;
		 a code in this planning scheme which expressly regulates impacts on biodiversity values and requires a permit for the use or development that is to be undertaken;
		(d) disturbance of more than 1m² of land that has been affected by a potentially contaminating activity;
		(e) excavation or fill of more than 0.5m depth in a salinity hazard area or landslip hazard area shown in the planning scheme; or
		(f) the removal of any threatened vegetation.
5.2.4	road works	Maintenance and repair of roads and upgrading by or on behalf of the road authority which may extend up to 3m outside the road reserve including:
		(a) widening or narrowing of existing carriageways;
		(b) making, placing or upgrading kerbs, gutters, footpaths, shoulders, roadsides, traffic control devices, line markings, street lighting, safety barriers, signs, fencing and landscaping, unless a code relating to historic heritage values or significant trees applies and requires a permit for the use or development; or
		(c) repair of bridges, or replacement of bridges of similar size in the same or adjacent location.
5.2.5	vehicle crossings,	If:
	junctions and level crossings	(a) development of a vehicle crossing, junction or level crossing:
		(i) by the road or rail authority; or
		(ii) in accordance with the written consent of the relevant road or rail authority; or

	Use or development	Requirements
		(b) use of a vehicle crossing, junction or level crossing by a road or railway authority.
5.2.6	minor	If:
	communications infrastructure	(a) development of low impact facilities as defined in Parts 2 and 3 of the Telecommunications (Low-Impact Facilities) Determination 2018;
		(b) works involved in the inspection of land to identify suitability for telecommunications infrastructure;
		(c) development of a facility that has been granted a facility installation permit by the Australian Communications and Media Authority;
		(d) works involved in the maintenance of telecommunication infrastructure;
		(e) works meeting the transitional arrangements as defined in Part 2 of Schedule 3 of the <i>Telecommunications Act 1997</i> ;
		(f) feeder and distribution optical fibre cables not exceeding 18mm in diameter and with attached messenger wires on existing poles;
		(g) the connection of a line forming part of a telecommunications network to a building, caravan or mobile home including drop cabling of optic fibre networks; or
		(h) works involved in the installation, for purposes in connection with the installation of the National Broadband Network, of a:
		(i) galvanised steel service pole, no more than 6.6m in height above existing ground level, and 0.2m in diameter; or
		(ii) timber service pole, no more than 10.2m in height above existing ground level, and 0.42m in diameter,
		unless a code relating to the protection of airports applies and requires a permit for the use or development.
5.2.7	provision of linear and minor utilities and infrastructure	If by or on behalf of the State Government, a council, a Statutory authority, or a corporation all the shares of which are held by or on behalf of the State or by a Statutory authority, of electricity, gas, sewerage, and water reticulation to individual streets, lots or buildings, unless there is:
		(a) a code in this planning scheme which lists a heritage place or precinct and requires a permit for the use or development that is to be undertaken;
		(b) disturbance of more than 1m ² of land that has been affected by a potentially contaminating activity;
		(c) excavation or fill of more than 0.5m depth in a salinity hazard area or landslip hazard area shown in the planning scheme;
		(d) the removal of any threatened vegetation; or
		(e) land located within 30m of a wetland or watercourse.
5.2.8	upgrades of linear and minor utilities and infrastructure	If minor upgrades by or on behalf of the State government, a council, or a statutory authority or a corporation all the shares of which are held by or on behalf of the State or by a statutory authority, of infrastructure (excluding stormwater infrastructure under subclause 5.2.2 and road works

	Use or development	Requirements
		under subclause 5.2.3) such as roads, rail lines, footpaths, cycle paths, drains, sewers, power lines and pipelines including:
		(a) minor widening or narrowing of existing carriageways; or
		(b) making, placing or upgrading kerbs, gutters, footpaths, roadsides, traffic control devices and markings, street lighting and landscaping,
		unless the following apply:
		(c) a code in this planning scheme which lists a heritage place or precinct and requires a permit for the use or development that is to be undertaken; or
		(d) the removal of any threatened vegetation.
5.2.9	maintenance and repair of linear and minor utilities and infrastructure	If by or on behalf of the State Government, a council, a statutory authority, or a corporation all the shares of which are held by or on behalf of the State or by a statutory authority, maintenance and repair of :
		(a) electricity, gas, sewerage, and water reticulation to individual streets, lots or buildings; and
		(b) infrastructure (excluding stormwater infrastructure under subclause 5.2.2 and road works under subclause 5.2.3) such as roads, rail lines, drains, sewers, power lines and pipelines.
5.2.10	minor infrastructure	Provision, maintenance and modification of footpaths, cycle paths, playground equipment, seating, shelters, bus stops and bus shelters, street lighting, telephone booths, public toilets, post boxes, cycle racks, fire hydrants, drinking fountains, rubbish bins, public art, and the like by, or on behalf of, the Crown, a council or a State authority.
5.2.11	navigation aids	Provision, maintenance and modification of any sort of marker which aids in navigation of nautical or aviation craft such as lighthouses, buoys, fog signals, landing lights, beacons, and the like, unless a code relating to the protection of airports applies and requires a permit for the use or development.
5.2.12	electric car charger	Provision and maintenance if in a car park.

Table 5.3 Exempt building and works

	Use or development	Requirements
5.3.1	emergency works	Urgent works, that are undertaken for public safety or to protect property or the environment as a result of an emergency situation, that are required or authorised by or on behalf of the State Government, a council, a statutory authority, or a corporation all the shares of which are held by or on behalf of the State or by a statutory authority.

	Use or development	Requirements
5.3.2	maintenance and repair of buildings	Maintenance and repair of buildings including repainting, re-cladding and re-roofing whether using similar or different materials provided this does not contravene a condition of an existing permit which applies to a site.
5.3.3	temporary buildings or works	The erection of temporary buildings or works to facilitate development for which a permit has been granted or for which no permit is required provided they are not occupied for residential use and are removed within 14 days of completion of development.
5.3.4	unroofed decks	If:
		(a) not attached to or abutting a habitable building; and
		(b) the floor level is less than 1m above existing ground level,
		unless a code relating to historic heritage values or significant trees applies and requires a permit for the use or development.
5.3.5	outbuildings	Outbuildings if:
		(a) there are not more than 2 on a lot with:
		(i) a gross floor area not more than 10m²;
		(ii) no side is more than 3.2m; and
		(iii) building height is not more than 2.4m;
		(b) there are not more than 1 on a lot with:
		(i) a gross floor area not more than 18m²;
		(ii) a roof span not more than 3m;
		(iii) building height is not more than 2.4m;
		(iv) a distance of not less than 0.9m from a building;
		(v) a setback of not less than 0.9m;
		(vi) no change in existing ground level as a result of cut or fill of more than 0.5m; and
		(c) not between a frontage and the building line or on a lot with no buildings, not less than the relevant setback from a frontage, unless a code relating to historic heritage values or significant trees applies and requires a permit for the use or development.
5.3.6	buildings and	If for:
	works in the Rural resource Zone or Significant Agricultural Zone	(a) the construction of buildings or works, other than a dwelling, that are directly associated with, and a subservient part of, an agricultural use if:
		(i) individual buildings do not exceed 100m² in gross floor area;
		(ii) the setback from all property boundaries is not less than 30m;
		(iii) no part of the building or works are located within 30m of a wetland or watercourse;

	Use or development	Requirements
		(iv) no part of the building or works encroach within any service easement or within 1m of any underground service; and
		(v) the building or works are not located on prime agricultural land,
		unless there is:
		(b) a code in this planning scheme which lists a heritage place or precinct and requires a permit for the use or development that is to be undertaken;
		(c) a code in this planning scheme which expressly regulates impacts on scenic or landscape values and requires a permit for the use or development that is to be undertaken;
		(d) a code in this planning scheme which expressly regulates impacts on biodiversity values and requires a permit for the use or development that is to be undertaken;
		(e) disturbance of more than 1m² of land that has been affected by a potentially contaminating activity;
		(f) excavation or fill of more than 0.5m depth in a salinity hazard area or landslip hazard area shown in the planning scheme; or
		(g) the removal of any threatened vegetation.
5.3.7	demolition of exempt buildings	The demolition in whole or in part of a building, the erection of which would be exempt under this planning scheme.
5.3.8	garden structures	Garden structures, such as a pergola, garden arch, trellis or frame, if:
		(a) the total area is no greater than 20m²;
		(b) the height is no more than 3m above ground level; and
		(c) it is uncovered or covered by an open-weave permeable material that allows water through,
		unless a code relating to historic heritage values or significant trees applies and requires a permit for the use or development.

Table 5.4 Vegetation exemptions

	Use or development	Requirements
5.4.1	vegetation removal for safety or in accordance with other Acts	If for: (a) clearance and conversion of a threatened native vegetation community, or the disturbance of a vegetation community, in accordance with a forest practices plan certified under the Forest Practices Act 1985, unless for the construction of a building or the carrying out of any associated development;
		(b) harvesting of timber or the clearing of trees, or the clearance and conversion of a threatened native vegetation community, on any land to enable the construction and maintenance of electricity

	Use or development	Requirements
		infrastructure in accordance with the Forest Practices Regulations 2017;
		(c) fire hazard management in accordance with a bushfire hazard management plan approved as part of a use or development;
		(d) fire hazard reduction required in accordance with the Fire Service Act 1979 or an abatement notice issued under the Local Government Act 1993;
		(e) fire hazard management works necessary to protect existing assets and ensure public safety in accordance with a plan for fire hazard management endorsed by the Tasmania Fire Service, Sustainable Timbers Tasmania, the Parks and Wildlife Service, or council;
		 (f) clearance within 2m of lawfully constructed buildings or infrastructure including roads, tracks, footpaths, cycle paths, drains, sewers, power lines, pipelines and telecommunications facilities, for maintenance, repair and protection;
		(g) safety reasons where the work is required for the removal of dead wood, or treatment of disease, or required to remove an unacceptable risk to public or private safety, or where the vegetation is causing or threatening to cause damage to a substantial structure or building; or
		(h) within 1.5m of a lot boundary for the purpose of erecting or maintaining a boundary fence.
5.4.2	planting, clearing or modification of vegetation on pasture or cropping land	If for the landscaping and the management of vegetation on pasture or cropping land, other than for plantation forestry on prime agricultural land, provided the vegetation is not protected by permit condition, an agreement made under Part 5 of the Act, covenant or other legislation, unless there is:
		(a) a code in this planning scheme which lists a heritage place or precinct and requires a permit for the use or development to be undertaken;
		 (b) a code in this planning scheme which expressly regulates impacts on scenic or landscape values and requires a permit for the use or development that is to be undertaken;
		(c) a code in this planning scheme which expressly regulates impacts on biodiversity values and requires a permit for the use or development that is to be undertaken;
		(d) disturbance of more than 1m² of land that has been affected by a potentially contaminating activity;
		(e) excavation or fill of more than 0.5m depth in a salinity hazard area or landslip hazard area shown in the planning scheme;
		(f) the removal of any threatened vegetation; or
		(g) land located within 30m of a wetland or watercourse.
5.4.3	landscaping and vegetation	Landscaping and vegetation management within a private garden, public garden or park, or within State-reserved land or a council reserve, if:
	management	(a) the vegetation is not protected by legislation, a permit condition, an agreement made under section 71 of the Act, or a covenant; or

	Use or development	Requirements
		 (b) the vegetation is not specifically listed and described as part of a historic heritage place or a significant trees in the relevant interim planning scheme, unless the management is incidental to the general maintenance.
5.4.4	vegetation rehabilitation	The planting, clearing or modification of vegetation for:
	works	 (a) soil conservation or rehabilitation works including Landcare activities and the like, provided that ground cover is maintained and erosion is managed;
	(,	(b) the removal or destruction of declared weeds or environmental weeds listed under a strategy or management plan approved by a council;
		(c) water quality protection or stream bank stabilisation works approved by the relevant State authority or a council;
		(d) the implementation of a vegetation management agreement or a natural resource, catchment, coastal, reserve or property management plan or the like, provided the agreement or plan has been endorsed or approved by the relevant State authority or a council; or
		(e) the implementation of a mining and rehabilitation plan approved under the terms of a permit, an Environment Protection Notice, or rehabilitation works approved under the <i>Mineral Resources Development Act 1995</i> .

Table 5.5 Renewable energy exemptions

	Use or development	Requirements
5.5.1	ground mounted solar energy installations	If covering an area of not more than 18m², unless a code relating to historic heritage values or significant trees applies and requires a permit for the use or development.
5.5.2	roof mounted solar energy installations	Unless a code relating to historic heritage values or significant trees applies and requires a permit for the use or development.

Table 5.6 Miscellaneous exemptions

	Use or development	Requirements
5.6.1	use or development in a road reserve or on public land	 If: (a) for outdoor dining facilities, signboards, roadside vendors and stalls on a road that is managed by a relevant council; or (b) a community garden on public land used for growing vegetables, fruit or ornamentals.

	Use or development	Requirements	
5.6.2	fences not within 4.5m of a frontage in the General Residential Zone or Inner Residential Zone	The construction or demolition of:	
		 (a) side and rear boundary fences not adjoining a road or public reserve or not within 4.5m of the site's primary frontage and not more than a total height of 2.1m above natural ground level; 	
		(b) boundary fences adjoining a road or public reserve or within 4.5m of the site's primary frontage (excluding a fence under subclause 5.6.3) and not more than a total height of 1.2m above natural ground level;	
		(c) fencing of agricultural land or for protection of wetlands and watercourses;	
		(d) fencing for security purposes, no higher than 2.8m, that is within the Port and Marine Zone;	
		(e) fencing for security purposes, no higher than 2.8m, at an airport,	
		unless there is:	
		 a code in this planning scheme which lists a heritage place or precinct and requires a permit for the use or development that is to be undertaken; 	
		(g) the removal of any threatened vegetation; or	
		(h) land located within 30m of a wetland or watercourse.	
5.6.3	fences within 4.5m of a frontage in the	Fences (including free-standing walls) within 4.5m of a frontage, if located in the General Residential Zone or Inner Residential Zone if not more than a height of:	
	General Residential Zone	(a) 1.2m above existing ground level if the fence is solid; or	
	or Inner Residential Zone	 (b) 1.8m above existing ground level, if the fence has openings above the height of 1.2m which provide a uniform transparency of at least 30% (excluding any posts or uprights), 	
		unless a code relating to historic heritage values or significant trees applies and requires a permit for the use or development.	
5.6.4	temporary fencing	If for public safety, construction works or occasional sporting, social or cultural events.	
5.6.5	retaining walls	Retaining walls, excluding any land filling, if:	
		(a) it has a setback of not less than 1.5m from any boundary; and	
		(b) it retains a difference in ground level of less than 1m,	
		unless a code relating to historic heritage values, significant trees, or landslip hazards, applies and requires a permit for the use or development.	
5.6.6	hot water cylinders	If attached, or located, to the side or rear of a building, unless a code relating to historic heritage values or significant trees applies and requires a permit for the use or development.	
5.6.7	minor structures	lf:	
		(a) they are at least 1m from any boundary, minor attachments to the side or rear of a building that are incidental to any use or development such	

	Use or development	Requirements		
		as heat pumps, rain water tanks with a capacity of less than 45 kilolitres and on a stand no higher than 1.2m, and air-conditioners; or		
		(b) they are incidental to any use or development including:		
		 a maximum of 2 masts for telecommunications or flagpoles provided each are no more than 6m in length; 		
		(ii) one satellite dish no more than 2m in diameter,		
		unless there is a code in this planning scheme which lists a heritage place of precinct and requires a permit for the use or development that is to be undertaken.		
5.6.8	strata division	Division by strata titles of lawfully constructed or approved buildings for a use granted a permit under this planning scheme or previously lawfully approved.		

Attachment 2.1

Interim Planning Scheme	General Exemption or Limited Exemption	Qualification
Break O'Day Interim Planning Scheme 2013	5.5.1(b)	
Brighton Interim Planning Scheme 2015	5.5.2	
	5.10	
	5.11	
	6.6	
	6.8.1, 6.8.2, 6.8.3	
Central Coast Interim Planning Scheme 2013	5.4.2	Excluding maintenance and repair of navigation aids
	6.2.5	Only for jetties, wharfs, boat ramps and airstrips
Central Highlands Interim Planning Scheme 2015	5.5.2	
	5.10	
	5.11	
	6.6	
	6.8.1, 6.8.2, 6.8.3	
Circular Head Interim Planning Scheme 2013	5.4.2	Excluding maintenance and repair of navigation aids
	6.2.5	Only for jetties, wharfs, boat ramps and airstrips
Clarence Interim Planning Scheme 2015	5,5.2	
	5.10	
	5.11	
	6.6	
	6.8.1, 6.8.2, 6.8.3	
Derwent Valley Interim Planning Scheme 2015	5.5.2	
	5.10	
	5.11	
	6.6	
	6.8.1, 6.8.2, 6.8.3	
Devonport Interim Planning Scheme 2013	5.4.2	Excluding maintenance and repair of navigation aids
	6.2.5	Only for jetties, wharfs, boat ramps and airstrips
Dorset Interim Planning Scheme 2013	5.5.1(b)	

Interim Planning Scheme	General Exemption or Limited Exemption	Qualification
George Town Interim Planning Scheme	5.5.1(b)	
Glamorgan Spring Bay Interim Planning Scheme 2015	5.5.2	
	5.10	
	5.11	
	6.6	
	6.8.1, 6.8.2, 6.8.3	
Glenorchy Interim Planning Scheme 2015	5.5.2	
	5.10	
	5.11	
	6.6	
	6.8.1, 6.8.2, 6.8.3	
Hobart Interim Planning Scheme 2015	5.5.2	
	5.10	
	5.11	
	6.6	
	6.8.1, 6.8.2, 6.8.3	
Huon Valley Interim Planning Scheme 2015	5.5.2	
	5.10	
	5.11	
	6.6	
	6.8.1, 6.8.2, 6.8.3	
Kentish Interim Planning Scheme 2013	5.4.2	Excluding maintenance and repair of navigation aids
	6.2.5	Only for jetties, wharfs, boat ramps and airstrips
Kingborough Interim Planning Scheme 2015	5.5.2	
	5.10	
	5.11	
	6.6	
	6.8.1, 6.8.2, 6.8.3	
King Island Interim Planning Scheme 2013	5.4.2	Excluding maintenance and repair of navigation aids
	6.2.5	Only for jetties, wharfs, boat ramps and airstrips
Latrobe Interim Planning Scheme 2013	5.4.2	Excluding maintenance and repair of navigation aids

Interim Planning Scheme	General Exemption or Limited Exemption	Qualification
	6.2.5	Only for jetties, wharfs, boat ramps and airstrips
Launceston Interim Planning Scheme 2015	5.5.2	
	6.1.4.1	Only for limiting minor outbuildings or structures, or unroofed decks, on land within Management Units MU1 – MU16 of the Cataract Gorge Management Area Code as shown on the planning scheme overlay maps
	6.4.1.1 and 6.4.2.2	For limiting the construction or demolition of:
		(a) a fence or retaining wall on land within Management Units MU1 – MU16 of the Cataract Gorge Management Area Code as shown on the planning scheme overlay maps; and (b) construction or demolition of a boundary fence adjoining a public reserve.
Meander Valley Interim Planning Scheme 2013	5.11.1	
Northern Midlands Interim Planning Scheme 2013	5.5.1(b)	
Sorell Interim Planning Scheme 2015	5.5.2	
	5.10	
	5.11	
	6.6	
	6.8.1, 6.8.2, 6.8.3	
Southern Midlands Interim Planning Scheme 2015	5.5.2	
	5.10	
	5.11	
	6.6	
	6.8.1, 6.8.2, 6.8.3	
Tasman Interim Planning Scheme 2015	5.5.2	
	5.10	
	5.11	
	6.6	
	6.8.1, 6.8.2, 6.8.3	

Interim Planning Scheme	General Exemption or Limited Exemption	Qualification
Waratah Wynyard Interim Planning Scheme 2013	5.4.2	Excluding maintenance and repair of navigation aids
	6.2.5	Only for jetties, wharfs, boat ramps and airstrips
West Coast Interim Planning Scheme 2013	5.4.2	Excluding maintenance and repair of navigation aids
	6.2.5	Only for jetties, wharfs, boat ramps and airstrips
West Tamar Interim Planning Scheme 2013	5.5.1(b)	



Attachment 3 – Application Requirements



Planning Directive No. 8 Exemptions, Application Requirements, Special Provisions and Zone Provisions

8.1 Application Requirements

- 8.1.1 An application must be made for any use or development for which a permit is required under this planning scheme.
- 8.1.2 An application must include:
 - (a) a signed application form;
 - (b) any written permission and declaration of notification required under s.52 of the Act and, if any document is signed by the delegate, a copy of the delegation;
 - (c) details of the location of the proposed use or development;
 - (d) a copy of the current certificate of title for all land to which the permit sought is to relate, including the title plan; and
 - (e) a full description of the proposed use or development.
- 8.1.3 In addition to the information that is required by clause 8.1.2, a planning authority may, in order to enable it to consider an application, require such further or additional information as the planning authority considers necessary to satisfy it that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or a specific area plan, applicable to the use or development including:
 - (a) any schedule of easements if listed in the folio of the title and appear on the plan, where applicable;
 - (b) a site analysis and site plan at a scale acceptable to the planning authority showing, where applicable:
 - (i) the existing and proposed use(s) on the site;
 - (ii) the boundaries and dimensions of the site;
 - (iii) topography including contours showing AHD levels and major site features;
 - (iv) natural drainage lines, watercourses and wetlands on or adjacent to the site;
 - (v) soil type;
 - (vi) vegetation types and distribution including any known threatened species, and trees and vegetation to be removed;
 - (vii) the location and capacity and connection point of any existing services and proposed services;
 - (viii) the location of easements on the site or connected to the site;
 - (ix) existing pedestrian and vehicle access to the site;

- (x) the location of existing and proposed buildings on the site;
- (xi) the location of existing adjoining properties, adjacent buildings and their uses;
- (xii) any natural hazards that may affect use or development on the site;
- (xiii) proposed roads, driveways, parking areas and footpaths within the site;
- (xiv) any proposed open space, common space, or facilities on the site; and
- (xv) proposed subdivision lot boundaries;
- (c) where it is proposed to erect buildings, a detailed layout plan of the proposed buildings with dimensions at a scale of 1:100 or 1:200 as required by the planning authority showing, where applicable:
 - (i) the internal layout of each building on the site;
 - (ii) the private open space for each dwelling;
 - (iii) external storage spaces;
 - (iv) parking space location and layout;
 - (v) major elevations of every building to be erected;
 - (vi) the relationship of the elevations to existing ground level, showing any proposed cut or fill;
 - (vii0 shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites; and
 - (viii) materials and colours to be used on roofs and external walls.

Attachment 4 - Special Provisions



9.1 Changes to an Existing Non-conforming Use

- 9.1.1 Notwithstanding any other provision of this planning scheme, whether specific or general, the planning authority may at its discretion, approve an application:
 - to bring an existing use of land that does not conform to the scheme into conformity, or greater conformity, with the scheme; or
 - (b) to extend or transfer a non-conforming use and any associated development, from one part of the site to another part of that site; or
 - (c) for a minor development to a non-conforming use, where there is -
 - (i) no detrimental impact on adjoining uses; or
 - (ii) the amenity of the locality; and
 - (iii) no substantial intensification of the use of any land, building or work, In exercising its discretion, the planning authority may have regard to the purpose and provisions of the zone and any applicable codes.

9.2 Development for Existing Discretionary Uses

9.2.1 Notwithstanding clause 8.8.1, proposals for development (excluding subdivision), associated with a use class specified in an applicable Use Table, as a discretionary use, must be considered as if that use class had permitted status in that Use Table, where the proposal for development does not establish a new use, or substantially intensify the use.

9.3 Adjustment of a Boundary

- 9.3.1 An application for a boundary adjustment is permitted and a permit must be granted if:
 - (a) no additional lots are created;
 - (b) there is only minor change to the relative size, shape and orientation of the existing lots;
 - no setback from an existing building will be reduced below the applicable minimum setback requirement;
 - (d) no frontage is reduced below the applicable minimum frontage requirement; and
 - (e) no lot boundary that aligns with a zone boundary will be changed.

9.4 Demolition

9.4.1 Unless approved as part of another development or Prohibited by another provision in this planning scheme, or a code relating to historic heritage values applies, an application for

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demolition is Permitted and a permit must be granted subject to any conditions and restrictions specified in clause 8.11.2 of the relevant interim planning scheme.

9.5 Change of Use of a Place listed on the Tasmanian Heritage Register or a heritage place

- 9.5.1 An application for a use of a place listed on the Tasmanian Heritage Register or as a heritage place in a code relating to historic heritage values that would otherwise be Prohibited is Discretionary.
- 9.5.2 The planning authority may approve such an application if it would facilitate the restoration, conservation and future maintenance of:
 - (a) the local historic heritage significance of the heritage place; or
 - (b) the historic cultural heritage significance of the place as described in the Tasmanian Heritage Register.
- 9.5.3 In determining an application the planning authority must have regard to:
 - (a) any statement of historic cultural heritage significance for the place, as described in the Tasmanian Heritage Register;
 - (b) any statement of local historic heritage significance and historic heritage values, as described in a code relating to historic heritage values;
 - (c) any heritage impact statement prepared by a suitably qualified person setting out the effect of the proposed use and any associated development on:
 - the local historic heritage significance of the heritage place or heritage precinct;
 and
 - (ii) the historic cultural heritage significance of the place as described in the Tasmanian Heritage Register;
 - (d) any conservation plan prepared by a suitably qualified person in accordance with The Conservation Plan: A guide to the preparation of conservation plans for places of European cultural significance 7th edition, 2013;
 - (e) the degree to which the restoration, conservation and future maintenance of the heritage significance of the place is dependent upon the establishment of the proposed use;
 - (f) the likely impact of the proposed use on the amenity, or operation, of surrounding uses;
 - (g) any Heritage Agreement that may be in place, in accordance with the provisions contained in the *Historic Cultural Heritage Act 1995*;
 - (h) the purpose and provisions of the applicable zone; and

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(i) the purpose and provisions of any applicable code.

9.6 Change of Use

- 9.6.1 A permit is not required for a change of use from an existing lawful use to another use in the same Use Class if:
 - (a) the use is not otherwise Prohibited or Discretionary under any provision of the planning scheme;
 - (b) the use complies with all applicable standards and does not rely on any Performance Criteria to do so; and
 - (c) there is no:
 - (i) increase in the gross floor area of the use;
 - (ii) increase in the requirement for parking spaces under a code relating to parking;
 - (iii) change in the arrangements for site access, parking, or for the loading and servicing of vehicles on the site;
 - (iv) change in arrangements for the use of external areas of the site for display, operational activity or storage;
 - (v) increase in emissions or change in the nature of emissions;
 - (vi) increase in the required capacity of utility services; and
 - (vii) increase in the existing hours of operation if outside the hours of 8.00am to 6.00pm Monday to Sunday inclusive.

9.7 Access and Provision of Infrastructure Across Land in Another Zone

- 9.7.1 If an application for use or development includes access or provision of infrastructure across land that is in a different zone to that in which the main part of the use or development is located, and the access or infrastructure is prohibited by the provisions of the different zone, the planning authority may at its discretion approve an application for access or provision of infrastructure over the land in the other zone, having regard to:
 - (a) whether there is no practical and reasonable alternative for providing the access or infrastructure to the site;
 - (b) the purpose and provisions of the zone and any applicable code for the land over which the access or provision of infrastructure is to occur; and
 - (c) the potential for land use conflict with the use or development permissible under the planning scheme for any adjoining properties and for the land over which the access or provision of infrastructure is to occur.

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9.8 Buildings Projecting onto Land in a Different Zone

9.8.1 If an application for use or development includes a building that projects over land in a different zone, the status of the use for the projecting portion of the building is to be determined in accordance with the provisions of the zone in which the main part of the building is located.

9.9 Port and Shipping in Proclaimed Wharf Areas

9.9.1 Notwithstanding any other provision in this planning scheme, an application for a use or development for Port and Shipping within a proclaimed wharf area must be considered as No Permit Required.



Attachment 4.1

Interim Planning Scheme	Special Provision	Qualification
Brighton Interim Planning Scheme 2015	9.7	
	9.9	
Central Highlands Interim Planning Scheme 2015	9.7	
	9.9	
Clarence Interim Planning Scheme 2015	9.7	
	9.9	
Derwent Valley Interim Planning Scheme 2015	9.7	
	9.9	
Glamorgan Spring Bay Interim Planning Scheme 2015	9.7	
	9.9	
Glenorchy Interim Planning Scheme 2015	9.7	
	9.9	
Hobart Interim Planning Scheme 2015	9.7	
	9.9	
Huon Valley Interim Planning Scheme 2015	9.7	
	9.9	
Kingborough Interim Planning Scheme 2015	9.7	
	9.9	
Sorell Interim Planning Scheme 2015	9.7	
	9.9	
Southern Midlands Interim Planning Scheme 2015	9.7	
	9.9	
Tasman Interim Planning Scheme 2015	9.7	
	9.9	

Attachment 5 – General Residential Zone Provisions



10.4 Development Standards for Dwellings

10.4.1 Residential density for multiple dwellings

Objective:	That the density of multiple dwellin	gs:
	(a) makes efficient use of land for housing; and	
	(b) optimises the use of infrastruc	cture and community services.
Acceptable Solu	itions	Performance Criteria
A1		P1
	gs must have a site area per ess than 325m².	Multiple dwellings must only have a site area per dwelling that is less than 325m², if the development
dwelling of flot	C33 (IIIII 323II .	will not exceed the capacity of infrastructure services and:
		(a) is compatible with the density of existing development on established properties in the area; or
		(b) provides for a significant social or community benefit and is:
		(i) wholly or partly within 400m walking distance of a public transport stop; or
		(ii) wholly or partly within 400m walking distance of an Inner Residential Zone, Village Zone, Urban Mixed Use Zone, Local Business Zone, General Business
		Zone, Central Business Zone or Commercial Zone.

10.4.2 Setbacks and building envelope for all dwellings

Objective:	The siting and scale of dwellings:
	(a) provides reasonably consistent separation between dwellings and their frontage within a street;
	(b) provides consistency in the apparent scale, bulk, massing and proportion of dwellings;
	(c) provides separation between dwellings on adjoining properties to allow reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space; and
	(d) (d) provides reasonable access to sunlight for existing solar energy installations.

Acceptable Solutions		Performance Criteria	
A1		P1	
Unless within a building area on a sealed plan, a dwelling, excluding garages, carports and protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a		A dw	elling must: have a setback from a frontage that is compatible with the streetscape, having regard to any topographical constraints; and
(a) if the the fro	the that is: the frontage is a primary frontage, not less an 4.5m, or, if the setback from the primary entage is less than 4.5m, not less than the cback, from the primary frontage, of any sting dwelling on the site;	(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.
les fro set	the frontage is not a primary frontage, not is than 3m, or, if the setback from the intage is less than 3m, not less than the chack, from a frontage that is not a primary intage, of any existing dwelling on the site;		
dw stre the of	or a vacant site and there are existing rellings on adjoining properties on the same eet, not more than the greater, or less than elesser, setback for the equivalent frontage the dwellings on the adjoining sites on the me street;		
gro	ocated above a non-residential use at ound floor level, not less than the setback m the frontage of the ground floor level; or		
spe	he development is on land that abuts a road ecified in Table 10.4.2, at least that specified the road.		
A2		P2	
A garage or carport for a dwelling must have a setback from a primary frontage of not less than:		A garage or carport for a dwelling must have a setback from a primary frontage that is compatible	
(a) 5.5 line	om, or alternatively 1m behind the building	with the setbacks of existing garages or carpothe the street, having regard to any topographic constraints.	
the	e same as the building line, if a portion of e dwelling gross floor area is located above e garage or carport; or	cons	traints.
do	n, if the existing ground level slopes up or wn at a gradient steeper than 1 in 5 for a tance of 10m from the frontage.		

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A3

A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must:

- (a) be contained within a building envelope (refer to Figures 10.1, 10.2 and 10.3) determined by:
 - a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a property with an adjoining frontage; and
 - (ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side and rear boundaries to a building height of not more than 8.5m above existing ground level; and
- (b) only have a setback of less than 1.5m from a side or rear boundary if the dwelling:
 - does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or
 - does not exceed a total length of 9m or one third the length of the side boundary (whichever is the lesser).

Р3

The siting and scale of a dwelling must:

- (a) not cause an unreasonable loss of amenity to adjoining properties, having regard to:
 - reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property;
 - (ii) overshadowing the private open space of a dwelling on an adjoining property;
 - (iii) overshadowing of an adjoining vacant property; or
 - (iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property;
- (b) provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area; and
- (c) not cause an unreasonable reduction in sunlight to an existing solar energy installation on:
 - (i) an adjoining property; or
 - (ii) another dwelling on the same site.

Table 4.2

Road	Setback (m)

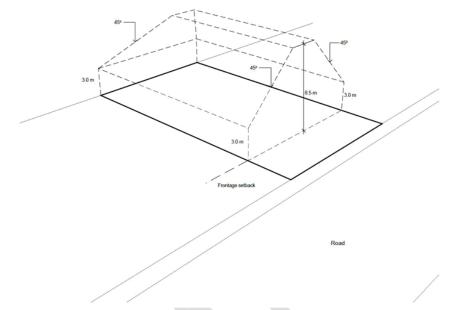


Figure 10.1 Building envelope as required by clause 10.4.2 A3(a)

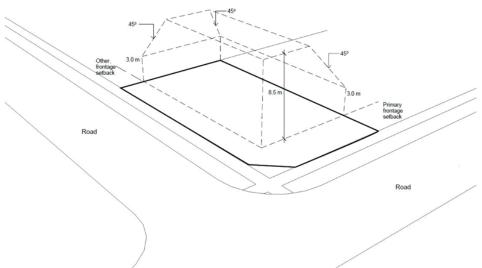


Figure 10.2 Building envelope for corner lots as required by clause 10.4.2 A3(a)

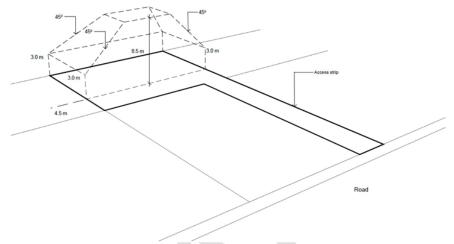


Figure 10.3 Building envelope for internal lots as required by clause 10.4.2 A3(a)

10.4.3 Site coverage and private open space for all dwellings

Obj	ective:	That dwellings are compatible with the amenity and character of the area and provide: (a) for outdoor recreation and the operational needs of the residents; (b) opportunities for the planting of gardens and landscaping; and (c) private open space that is conveniently located and has access to sunlight.	
Acc	eptable Solu	utions	Performance Criteria
A1			P1
Dw	ellings must	have:	Dwellings must have:
(a)		age of not more than 50% eaves up to 0.6m wide); and	(a) site coverage consistent with that existing on established properties in the area;
(b)	open space with each d finished flo 1.8m above	e dwellings, a total area of private of not less than 60m ² associated lwelling, unless the dwelling has a or level that is entirely more than a the finished ground level a garage, carport or entry foyer).	 (b) private open space that is of a size and with dimensions that are appropriate for the size of the dwelling and is able to accommodate: (i) outdoor recreational space consistent with the projected requirements of the occupants and, for multiple dwellings, take into account any common open space

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	provided for this purpose within the development; and (ii) operational needs, such as clothes drying and storage; and (c) reasonable space for the planting of gardens and landscaping.
A2 A dwelling must have private open space that:	P2 A dwelling must have private open space that
(a) is in one location and is not less than: (i) 24m²; or	includes an area capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play and is:
 (ii) 12m², if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); 	(a) conveniently located in relation to a living area of the dwelling; and(b) orientated to take advantage of sunlight.
(b) has a minimum horizontal dimension of not less than:	
(i) 4m; or	
 (ii) 2m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); 	
 (c) is located between the dwelling and the frontage only if the frontage is orientated between 30 degrees west of true north and 30 degrees east of true north; and (d) has a gradient not steeper than 1 in 10. 	

10.4.4 Sunlight to private open space of multiple dwellings

Objective:	That the separation between multiple dwellings provides reasonable opportunity for sunlight to private open space for dwellings on the same site.	
Acceptable Solutions		Performance Criteria
A1		P1
A multiple dwelling, that is to the north of the private open space of another dwelling on the		A multiple dwelling must be designed and sited to not cause an unreasonable loss of amenity by

same site, required to satisfy A2 or P2 of clause 10.4.3, must satisfy (a) or (b), unless excluded by (c):

- (a) the multiple dwelling is contained within a line projecting (see Figure 10.4):
 - (i) at a distance of 3m from the northern edge of the private open space; and
 - vertically to a height of 3m above existing ground level and then at an angle of 45 degrees from the horizontal;
- (b) the multiple dwelling does not cause 50% of the private open space to receive less than 3 hours of sunlight between 9.00am and 3.00pm on 21st June; and
- (c) this Acceptable Solution excludes that part of a multiple dwelling consisting of:
 - (i) an outbuilding with a building height not more than 2.4m; or
 - (ii) protrusions that extend not more than 0.9m horizontally from the multiple dwelling.

overshadowing the private open space, of another dwelling on the same site, which is required to satisfy A2 or P2 of clause 10.4.3 of this planning scheme.

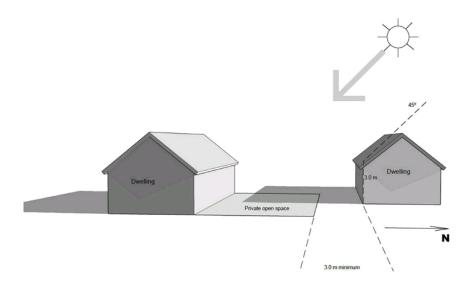


Figure 10.4 Separation from the private open space of another dwelling on the same site as required by clause 10.4.4 A1(a)

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 Solu	itions	Performance Criteria
A1		P1
primary frontag free-standing or total width of or of not more tha	oort for a dwelling within 12m of a e, whether the garage or carport is part of the dwelling, must have a penings facing the primary frontage in 6m or half the width of the ever is the lesser).	A garage or carport for a dwelling 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.

10.4.6 Privacy for all dwellings

Objective:	То	To provide a reasonable opportunity for privacy for dwellings.	
Acceptable Solutions			Performance Criteria
A1			P1
A balcony, deck, roof terrace, parking space, or carport for a dwelling (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1m above existing ground level must have a permanently fixed screen to a height of not less than 1.7m above the finished surface or floor level, with a uniform transparency of not more than 25%, along the sides facing a: (a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 3m from the side boundary;		g (whether freestanding or that has a finished surface or 1m above existing ground manently fixed screen to a in 1.7m above the finished with a uniform transparency 6, along the sides facing a: inless the balcony, deck, roof space, or carport has a	A balcony, deck, roof terrace, parking space or carport for a dwelling (whether freestanding or part of the dwelling) that has a finished surface or floor level more than 1m above existing ground level, must be screened, or otherwise designed, to minimise overlooking of: (a) a dwelling on an adjoining property or its private open space; or (b) another dwelling on the same site or its private open space.
(b) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 4m from the rear boundary; and		space, or carport has a	
deck,	-	same site, unless the balcony, e, parking space, or carport is :	

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- from a window or glazed door, to a habitable room of the other dwelling on the same site; or
- (ii) from a balcony, deck, roof terrace or the private open space of the other dwelling on the same site.

A2

A window or glazed door to a habitable room of a dwelling, that has a floor level more than 1m above existing ground level, must satisfy (a), unless it satisfies (b):

- (a) the window or glazed door:
 - is to have a setback of not less than 3m from a side boundary;
 - (ii) is to have a setback of not less than 4m from a rear boundary;
 - (iii) if the dwelling is a multiple dwelling, is to be not less than 6m 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 not less than 6m from the private open space of another dwelling on the same site.
- (b) the window or glazed door:
 - is to be offset, in the horizontal plane, not less than 1.5m from the edge of a window or glazed door, to a habitable room of another dwelling;
 - (ii) is to have a sill height of not less than 1.7m above the floor level or have fixed obscure glazing extending to a height of not less than 1.7m above the floor level;
 - (iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of not less than 1.7m above floor level, with a uniform transparency of not more than 25%.

P

A window or glazed door to a habitable room of a dwelling that has a floor level more than 1m above existing ground level, must be screened, or otherwise located or designed, to minimise direct views to:

- (a) a window or glazed door, to a habitable room of another dwelling; and
- (b) the private open space of another dwelling.

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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 not less than:

- (a) 2.5m; or
- (b) 1m if:
 - it is separated by a screen of not less than1.7m in height; or
 - (ii) the window, or glazed door, to a habitable room has a sill height of not less than 1.7m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of not less than 1.7m above the floor level.

Р3

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

10.4.7 Frontage fences for all dwellings

Objective:

The height and transparency of frontage fences:

- (a) provides adequate privacy and security for residents;
- (b) allows the potential for mutual passive surveillance between the road and the dwelling; and
- (c) is reasonably consistent with that on adjoining properties.

Acceptable Solutions	Performance Criteria
A1	P1
No Acceptable Solution ² .	A fence (including a free-standing wall) for a dwelling within 4.5m of a frontage must:
	(a) provide for security and privacy while allowing for passive surveillance of the road; and
	(b) be compatible with the height and transparency of fences in the street, having regard to:
	(i) the topography of the site; and
	(ii) traffic volumes on the adjoining road.

This Planning Directive came into effect on <insert date>

 $^{^{\}rm 2}$ An exemption applies for fences in this zone – see Table 5.6 in Attachment 1

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10.4.8 Waste storage for multiple dwellings

Objective: To provide for the storage of waste a		and recycling bins for multiple dwellings.
Acceptable Solutions		Performance Criteria
A1		P1
waste and recyc 1.5m² per dwelli following locatio (a) an area for excluding th (b) a common s surface that (i) has a s frontag (ii) is not le and (iii) is scree dwellin than 1.	the exclusive use of each dwelling, ne area in front of the dwelling; or storage area with an impervious :: etback of not less than 4.5m from a	A multiple dwelling must have storage for waste and recycling bins that is: (a) capable of storing the number of bins required for the site; (b) screened from the frontage and dwellings; and (c) if the storage area is a common storage area, separated from dwellings on the site to minimise impacts caused by odours and noise.

Attachment 5.1

Interim Planning Scheme	Road	Setback (m)
Break O'Day Interim Planning Scheme 2013	Talbot Street, Fingal	6
	Main Road, St Marys	6
	Scamander Avenue	6
	Tasman Highway (including streets through St Helens)	6
	St Helens Point Road	6
Central Coast Interim Planning Scheme 2013	Bass Highway	50
Circular Head Interim Planning Scheme 2013	Bass Highway	50
Clarence Interim Planning Scheme 2015	Cambridge Road Clarence Street Derwent Avenue East Derwent Highway Gordons Hill Road Oceana Drive Tranmere Road	6
Devonport Interim Planning Scheme 2013	Bass Highway	50
Huon Valley Interim Planning Scheme 2015	Huon Highway	6
	Main Road	6
Latrobe Interim Planning Scheme 2013	Bass Highway	50
Waratah-Wynyard Interim Planning Scheme 2013	Bass Highway	50
West Tamar Interim Planning Scheme 2013	Bald Hill Road, Trevallyn	6
	Bindaree Road, Riverside	6
	Brodribb Drive, Riverside	6
	Cormiston Road, Riverside	6
	Ecclestone Road, Riverside	6
	Eden Hills Drive, Riverside	6
	Freshwater Point Road, Legana	6
	Pitt Avenue, Trevallyn	6
	Pomona Road, Trevallyn	6
	Veulalee Road, Trevallyn	6
	West Tamar Highway	6
	Main Street, Exeter	6
	Weld Street, Beaconsfield	6
	Flinders Street, Beauty Point	6

Attachment 6 - Inner Residential Zone Provisions



11.4 Development Standards for Dwellings

11.4.1 Residential density for multiple dwellings

Objective:	That the density of multiple dwellings: (a) makes efficient use of land for housing; and (b) optimises the use of infrastructure and community services.	
Acceptable Solutions		Performance Criteria
A1 Multiple dwellings must have a site area per dwelling of not less than 200m².		P1 Multiple dwellings must only have a site area per dwelling less than 200m² if: (a) the development contributes to a range of dwelling types and sizes appropriate to the surrounding area; or (b) the development provides for a specific accommodation need with significant social or community benefit.

11.4.2 Setbacks and building envelope for all dwellings

Objective:	That the siting and scale of dwellings:	
	(a) provides reasonably consistent separation between dwellings and their frontage within a street;	
	(b) provides consistency in the apparent scale, bulk, massing and proportion of dwellings; and	
	(c) provides separation between dwellings on adjoining properties to allow a reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space.	
Acceptable Solu	tions	Performance Criteria

Acceptable Solutions	Performance Criteria
A1	P1
Unless within a building area on a sealed plan, a dwelling, excluding garages, carports and protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage that is:	A dwelling must have a setback from a frontage that is compatible with the streetscape having regard to any topographical constraints.

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- (a) if the frontage is a primary frontage, not less than 3m, or, if the setback from the primary frontage is less than 3m, not less than the setback, from the primary frontage, of any existing dwelling on the site;
- (b) if the frontage is not a primary frontage, not less than 2m, or, if the setback from the frontage is less than 2m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site;
- (c) if for a vacant site and there are existing dwellings on adjoining properties 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 located above a non-residential use at ground floor level, not less than the setback from the frontage of the ground floor level.

A garage or carport for a dwelling must have a setback from a primary frontage of not less than:

- (a) 4m, or alternatively 1m behind the building line;
- (b) the same as the building line, if a portion of the dwelling gross floor area is located above the garage or carport; or
- (c) 1m, if the existing ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage.

A garage or carport for a dwelling must have a setback from a primary frontage that is compatible with the setbacks of existing garages or carports in the street, having regard to any topographical constraints.

АЗ

A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must:

- (a) be contained within a building envelope (refer to Figures 11.1, 11.2 and 11.3) determined by:
 - a distance equal to the frontage setback or, for an internal lot, a distance of 3m from the rear boundary of a property with an adjoining frontage; and

Р3

The siting and scale of a dwelling must:

- not cause an unreasonable loss of amenity to adjoining properties, having regard to:
 - reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property;
 - (ii) overshadowing the private open space of a dwelling on an adjoining property;
 - (iii) overshadowing of an adjoining vacant property; or

- (ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side and rear boundaries to a building height of not more than 9.5m above existing ground level; and
- (b) only have a setback within 1.5m of a side or rear boundary if the dwelling:
 - does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or
 - (ii) does not exceed a total length of 9m or one-third the length of the side boundary (whichever is the lesser)

- (iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property; and
- (b) provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area.

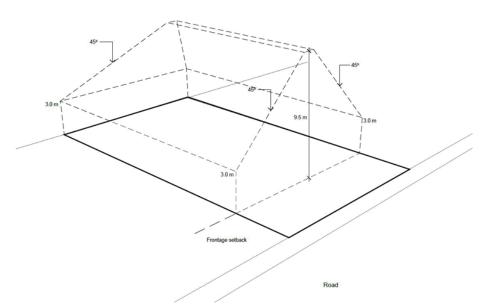


Figure 11.1 Building envelope as required by clause 11.4.2 A3(a)

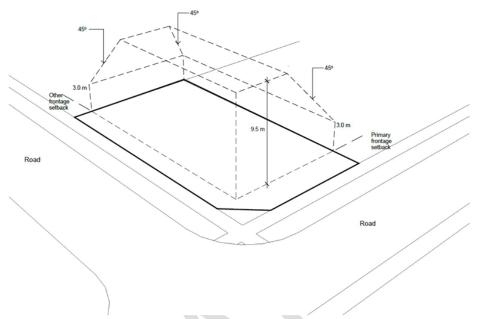


Figure 11.2 Building envelope for corner lots as required by clause 11.4.2 A3(a)

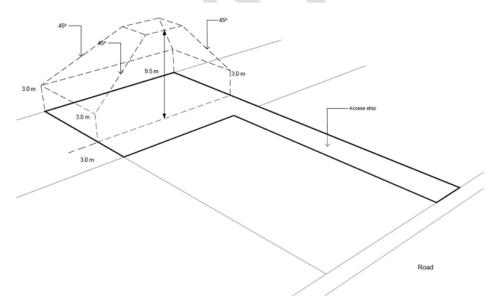


Figure 11.3 Building envelope for internal lots as required by clause 11.4.2 A3(a)

11.4.3 Site coverage and private open space for all dwellings

Objective:

That dwellings are compatible with the amenity and character of the area and provide:

- (a) for outdoor recreation and the operational needs of the residents;
- (b) opportunities for the planting of gardens and landscaping; and
- (c) private open space that is conveniently located and has access to sunlight

Acceptable Solutions	Performance Criteria
A1 Dwellings must have: (a) a site coverage of not more than 65% (excluding eaves up to 0.6m wide); and (b) for multiple dwellings, a total area of private open space of not less than 40m² associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the ground level (excluding a garage, carport or entry foyer).	P1 Dwellings must have: (a) site coverage consistent with that existing on established properties in the area; (b) private open space that is of a size and with dimensions appropriate for the size of the dwelling and is able to accommodate: (i) outdoor recreational space consistent with the projected requirements of the occupants and, for multiple dwellings, take into account any common open space provided for this purpose within the development; and (ii) operational needs, such as clothes drying and storage; and (c) reasonable space for the planting of gardens
	and landscaping.

Δ2

A dwelling must have private open space that:

- (a) is in one location and is not less than:
 - (i) 24m²; or
 - (ii) 12m², if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer);
- (b) has a minimum horizontal dimension of:
 - (i) 4m; or
 - (ii) 2m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished

P2

A dwelling must have private open space that includes an area capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play and is:

- (a) conveniently located in relation to a living area of the dwelling; and
- (b) orientated to take advantage of sunlight.

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ground level (excluding a garage, carport or entry foyer);

- (c) is located between the dwelling and the frontage only if the frontage is orientated between 30 degrees west of true north and 30 degrees east of true north; and
- (d) has a gradient not steeper than 1 in 10.

11.4.4 Sunlight to private open space of multiple dwellings

Objective: That the separation between multiple dwellings provides reasonable opportunity for sunlight to enter private open space for dwellings on the same site.

Performance Criteria **Acceptable Solutions** P1 Α1 A multiple dwelling that is to the north of the A multiple dwelling must be designed and sited to private open space of another dwelling on the not cause an unreasonable loss of amenity by same site, required to satisfy A2 or P2 of clause overshadowing the private open space, of another 11.4.3, must satisfy (a) or (b), unless excluded by dwelling on the same site, which is required to satisfy A2 or P2 of clause 11.4.3 of this planning (c): scheme. (a) the multiple dwelling is contained within a line projecting (see Figure 11.4): at a distance of 3m from the northern edge of the private open space; and (ii) vertically to a height of 3m above existing ground level and then at an angle of 45 degrees from the horizontal. (b) the multiple dwelling does not cause 50% of the private open space to receive less than 3 hours of sunlight within the hours of 9.00am to 3.00pm on 21st June. (c) this Acceptable Solution excludes that part of a multiple dwelling consisting of: an outbuilding with a building height not more than 2.4m; or protrusions that extend not more than 0.9m horizontally from the multiple dwelling.

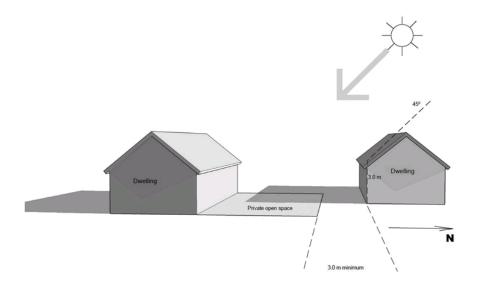


Figure 11.4 Separation from the private open space of another dwelling on the same site as required by clause $11.4.4 \, A1(a)$

11.4.5 Width of openings for garages and carports for all dwellings

To reduce the potential for garage or carport openings to dominate the primary frontage		
Acceptable Solutions	Performance Criteria	
A1	P1	
A garage or carport for a dwelling within 12m 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 6m or half the width of the frontage (whichever is the lesser).	A garage or carport for a dwelling 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.	

11.4.6 Privacy for all dwellings

Objective:	To provide a reasonable opportunity for privacy for dwellings.

Acceptable Solutions	Performance Criteria
A1 A balcony, deck, roof terrace, parking space, or carport for a dwelling (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1m above existing ground level must have a permanently fixed screen to a height of not less than 1.7m above the finished surface or floor level, with a uniform transparency of not more than 25%, along the sides facing a: (a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 3m from the side boundary;	P1 A balcony, deck, roof terrace, parking space or carport for a dwelling (whether freestanding or part of the dwelling) that has a finished surface or floor level more than 1m above existing ground level, must be screened, or otherwise designed, to minimise overlooking of: (a) a dwelling on an adjoining property or its private open space; or (b) another dwelling on the same site or its private open space.
 (b) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 4m from the rear boundary; and (c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is not less than 6m: (i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or 	
(ii) from a balcony, deck, roof terrace or the private open space, of the other dwelling on the same site.	
43	P2
A window or glazed door, to a habitable room of a dwelling that has a floor level more than 1m above existing ground level, must satisfy (a), unless it satisfies (b): (a) the window or glazed door: (i) is to have a setback of not less than 3m from a side boundary; (ii) is to have a setback of not less than 4m from a rear boundary; (iii) if the dwelling is a multiple dwelling, is to be not less than 6m from a window or glazed door, to a habitable room, of another dwelling on the same site; and	A window or glazed door, to a habitable room of dwelling, that has a floor level more than 1m above existing ground level, must be screened, or otherwise located or designed, to minimise direct views to: (a) a window or glazed door, to a habitable room of another dwelling; and (b) the private open space of another dwelling.

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- (iv) if the dwelling is a multiple dwelling, is to be not less than 6m from the private open space of another dwelling on the same site.
- (b) the window or glazed door:
 - is to be offset, in the horizontal plane, not less than 1.5m from the edge of a window or glazed door, to a habitable room of another dwelling;
 - (ii) is to have a sill height of not less than 1.7m above the floor level or have fixed obscure glazing extending to a height of at least 1.7m 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 not less than 1.7m above floor level, with a uniform transparency of not more than 25%.

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 not less than:

- (a) 2.5m; or
- (b) 1m if:
 - it is separated by a screen of not less than1.7m in height; or
 - (ii) the window, or glazed door, to a habitable room has a sill height of not less than 1.7m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of not less than 1.7m above the floor level.

Р3

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

11.4.7 Frontage fences for all dwellings

Objective:

The height and transparency of frontage fences:

(a) provides adequate privacy and security for residents;

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	(b) allows the potential for mutual passive surveillance between the road and the dwelling; and(c) is reasonably consistent with that on adjoining properties.	
Acceptable Solutions		Performance Criteria
A1		P1
No Acceptable S	Solution ³ .	A fence (including a free-standing wall) for a dwelling within 4.5m of a frontage must: (a) provide for security and privacy while allowing for passive surveillance of the road; and (b) be compatible with the height and transparency of fences in the street, having regard to: (i) the topography of the site; and (ii) traffic volumes on the adjoining road.

11.4.8 Waste storage for multiple dwellings

Objective	To provide for the storage of waste and recycling bins for multiple dwellings.		
Acceptable Solutions		Performance Criteria	
A1		P1	
A multiple dwelling must have a storage area, for waste and recycling bins, that is not less than 1.5m² per dwelling and is within one of the following locations: (a) in an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or (b) in a common storage area with an impervious surface that: (i) has a setback of not less than 4.5m from a frontage; (ii) is not less than 5.5m from any dwelling; and (iii) is screened from the frontage and any		A multiple dwelling must have storage for waste and recycling bins that is: (a) capable of storing the number of bins required for the site; (b) screened from the frontage and dwellings; and (c) if the storage area is a common storage area, separated from dwellings on the site to minimise impacts caused by odours and noise.	

 $^{^{\}rm 3}$ An exemption applies for fences in this zone – see Table 5.6 in Attachment 1

This Planning Directive came into effect on <insert date>

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than 1.2m above the finished surface
level of the storage area.



Background Report

Draft Planning Directive No. 8 – Exemptions, Application Requirements, Special Provisions and Zone Provisions

Introduction

This background report provides supporting information to accompany draft *Planning Directive No. 8 – Exemptions, Application Requirements, Special Provisions and Zone Provisions* (the draft planning directive). This draft planning directive will apply to all remaining interim planning schemes. It does not apply to the *Sullivans Cove Planning Scheme 1997* or the *Flinders Planning Scheme 2000*.

The draft planning directive proposes to provide for early implementation of some elements of the State Planning Provisions (SPPs) through interim planning schemes. In particular, these cover:

- · certain exemptions and general provisions;
- the application requirements;
- the development standards for dwellings in the General Residential Zone and Inner Residential Zone; and
- terms and definitions that relate to the above provisions.

These provisions have already been subject to a formal consultation and assessment process in the making of the SPPs.

The aim is to assist with the delivery of public infrastructure projects, housing developments, other aspects of the post COVID-19 recovery, and to implement a number of important reforms delivered through the SPPs.

This background report has been prepared to assist with the assessment of the draft planning directive undertaken by the Tasmanian Planning Commission (the Commission), specifically in making its recommendation to the Minister for Planning in accordance with section 10(3) of the former provisions of the Land Use Planning and Approvals Act 1993 (the Act) and whether to recommend that the draft planning directive has interim effect.

The background report provides the context for the draft planning directive, outlining the policy background, legislative basis, assessment process, stakeholder engagement undertaken, and an overview of the proposed provisions and requirements.

Policy Background

Tasmania's recovery from the coronavirus (COVID-19) emergency will rely heavily on stimulating our economy to quickly recover and evolve greater resilience for possible future

waves of impacts. To support the recovery, Tasmania's planning system must be operating efficiently and have an appropriate, sustainable development framework in place to both encourage investment, and ensure the right developments occur in the right location.

The draft planning directive is focussed on providing a means for early implementation of certain SPPs exemptions, application requirements, general provisions, and zone provisions in interim planning schemes.

The SPPs were made in early 2017, but are only current implemented as part of the Tasmanian Planning Scheme within the Burnie City Council area with implementation also imminent with the Devonport City Council area. Estimated completion of the full implementation of the Tasmanian Planning Scheme is at least a further 12 months away.

The SPPs contain revised exemptions, application requirements, general provisions (known as special provisions within the current interim planning schemes), and revised development standards for dwellings in the General Residential Zone and Inner Residential Zone that will only come into effect as the Local Planning Provisions (LPSs) for each council are approved.

Many of the SPPs exemptions do not rely upon zone maps or code overlays to operate, or relate to equivalent zones or codes currently contained in interim planning schemes. The application requirements and general provisions in SPPs are generally not reliant upon zone maps or code overlays.

There are no practical reasons for not bringing these provisions forward to replace or augment the current provisions in the interim planning schemes which are themselves largely determined by the content of *Planning Directive No.1 - The Format and Structure of Planning Schemes* (PD1).

Early implementation of some the SPPs exemptions and general provisions will deliver more contemporary planning provisions which were prepared and tested as part of the SPPs review, and will also assist with other Government initiatives currently in train, including:

- · providing more efficient delivery of public infrastructure and road works;
- providing greater flexibility for bushfire hazard reduction in response to the devastating bushfires that have occurred across Tasmania and the mainland over the last two fire seasons;
- further clarifying the application requirements to assist with councils accepting and determining development applications; and
- providing broader assistance for economic stimulus as part of the COVID-19 recovery.

Early implementation of the road works exemptions in the SPPs would assist in delivering key elements of the State Government's COVID-19 recovery strategy, specifically the \$3.1 billion 'Construction Blitz' announced on 4 June 2020, which includes a number of State road infrastructure projects, such as:

Highland Lakes Road realignment at the intersection with Midland Highway;

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- East Derwent Highway duplication at Geilston Bay;
- Bass Highway realignment from Cooee to Wynyard;
- Arthur Highway road widening and pedestrian access at Eaglehawk Neck;
- Tasman Highway duplication between the Hobart Airport and the causeway;
- Tasman Highway intersection upgrade at Midway Point;
- Midland Highway pedestrian facilities at Campbell Town; and
- a variety of West Tamar Highway road projects.

The SPPs provide broader scope for exempting road works, particularly road upgrades within 3m of the road reserve. The equivalent exemption at clauses 6.2.3 and 6.2.4 of interim planning schemes (in effect through PD1) is limited to 'minor' road upgrades only and to circumstances where no threatened vegetation is removed.

The broader exemptions for vegetation removal in the SPPs will assist authorities and landowners with bushfire hazard reduction measures, particularly in response to recent bushfire events. It is also worth noting the current Royal Commission into National Natural Disaster Arrangements which is examining each jurisdiction's land management and bushfire reduction measures available through the land use planning system. Indeed the Government is currently preparing a Bill to address a range of matters concerned with bushfire mitigation that aligns with the SPP exemption and its passage through Parliament may result in a requirement to modify the exemptions currently operating in any event.

The SPPs vegetation removal exemptions, specifically those which relate to bushfire hazard reduction in clauses 4.4.1(c), (d), and (e), do not have the same limitations as imposed by the equivalent exemption in clauses 6.3.1 and 6.3.2 of interim planning schemes. The equivalent vegetation removal exemptions for bushfire hazard reduction in clauses 6.3.2(c), (d) and (e) of interim planning schemes do not apply if:

- a heritage, scenic/landscape, or biodiversity values code applies;
- more than 1m² of land is affected by a potentially contaminating activity;
- excavation or fill of more than 0.5m in depth occurs within a salinity hazard area or landslip hazard area;
- · threatened vegetation is removed; or
- the land is located within 30m of a wetland or watercourse.

A range of other provisions in the SPPs, which are proposed for earlier implementation, can assist with economic stimulus as part of the COVID-19 recovery. These include:

 assistance for the employment of trades in the housing industry for domestic house renovations and domestic outbuilding and garden structures through:

- the greater flexibility provided by the development standards for dwellings in the SPPs General Residential Zone and Inner Residential Zone; and
- broader exemptions for outbuildings and garden structures in clauses 4.3.7 and 4.3.11 in the SPPs;
- broader exemptions for home occupations in clause 4.1.4 of the SPPs by not limiting visitors attending the site, which can assist with small businesses that currently operate from home, or are needing to move their premises to home;
- assistance for climate change initiatives and environmental management through broader exemptions for solar panels in clauses 4.5.1 and 4.5.2 of the SPPs and environmental rehabilitation works in clause 4.4.3 of the SPPs;
- more flexibility for changes of use through the general provisions at clauses 7.4 and 7.5 of the SPPs; and
- broader exemptions in clauses 4.1.2, 4.1.5 and 4.2.7 of the SPPs for events and building of local facilities, such as markets and minor public infrastructure (e.g. street furniture and facilities, and playground equipment).

Earlier implementation of these elements of the SPPs also align with the recently released interim report from the Premier's Economic and Social Recovery Advisory Council, which emphasises the importance of timely consideration of proposals that assist with the economic and social recovery, particularly reforms that deliver a fit-for-purpose regulatory framework and support the rollout of the Government's 'construction blitz' program.

There is a broader issue that the Government now considers relevant to the draft planning directive, that being the desire to retain and improve the consistency between planning schemes in operation. While the interim planning schemes are based on PD1 and therefore have to date presented a consistent approach to application requirements and many of the exemptions, this has now changed with the recent approval of the Burnie LPS. There are now two slightly different sets of provisions operating across the State.

The trajectory of approvals for the other LPSs suggests that there will be a substantial period over the next two years perhaps, where this dual system will operate presenting less consistency than has been the case over the last 5-6 years. The Government's intent to introduce the Tasmanian Planning Scheme was to provide a higher level of consistency but its incremental introduction through the LPSs over a longer period will diminish this consistency. While many of the actual planning scheme standards will remain at variance the early adoption of some of the SPPs will at least retain consistency in some parts of the administrative provisions.

While not necessarily seen as a fundamental part of the planning scheme, the exemptions and application requirements etc. provide a uniform platform for planning assessments. This will assist both developers and the local council planners in dealing with applications.

The Department of Justice's Planning Policy Unit (PPU) has reviewed all the SPP exemptions and general provisions to determine which could be introduced to the interim

planning schemes, particularly those that can operate with minimal or no changes to other parts of the interim planning schemes, such as needing new definitions to operate properly, and those that reference equivalent zones or codes.

The SPPs also include revised development standards for dwellings in the two main residential zones – the General Residential Zone and Inner Residential Zone. These development standards are derived from *Planning Directive No. 4.1 – Standards for Residential Development in the General Residential Zone* (PD4.1) which are in effect in interim planning schemes through the General Residential Zone. The majority of interim planning schemes that apply the Inner Residential Zone also apply development standards derived from PD4.1.

The revised development standards for dwellings have been implemented through most of the Housing Land Supply Orders issued to assist with the development of affordable housing. There is benefit from bringing across these standards to assist with other housing projects to help further stimulate the economy as part of the COVID-19 recovery.

The selected provisions in the draft planning directive can be clustered according to their particular characteristics, as follows:

- Assistance for the employment of trades in the housing industry through broader exemptions for domestic house renovations, domestic outbuildings and garden structures, and greater flexibility in the development standards for dwellings in the main residential zones.
- · Broader exemptions for home-based businesses.
- Broader exemptions for public infrastructure and road works.
- Assistance for climate change initiatives and environmental management through broader exemptions for solar panels and environmental rehabilitation works.
- More flexible uses and changes of use through the exemptions and general provisions.
- Broader exemptions for events and building local facilities, such as markets and minor public infrastructure (e.g. street furniture and facilities, and playground equipment)
- Broader exemptions for bushfire hazard reduction to provide for safer communities.

The draft planning directive process provides a means for early implementation of these SPPs, specifically the issuing of an interim planning directive.

Legislative basis and assessment process

The draft planning directive will be lodged by the Department of Justice with the Commission for assessment under section 10(1) of the former provisions of the Act.

The former provisions of the Act remain in effect for planning directives through the savings provisions under Schedule 6 of the Act, specifically clause 3(2)(b), which provides for the making of a planning directive and an interim planning directive.

Under the former provisions of the Act, the Minister, may issue an interim planning directive following a recommendation from the Commission.

Schedule 6, Clause 3(2)(b) of the Act states:

- (2) Despite the substitution of Parts 2A and 3 of the former provisions, if there was, immediately before the commencement day, a planning instrument in operation in relation to a municipal area, then, on and from the commencement day until an LPS comes into effect in relation to the municipal area
 - (a) ..
 - (b) Parts 2A and 3 of the former provisions remain in force in relation to the municipal area and accordingly a planning directive, and an interim planning directive, each within the meaning of the former provisions, may be made under Part 2A of the former provisions in relation to the municipal area; and

. . .

Section 9 (in Part 2A) of the substituted Act provides that a planning directive may be made in respect of the following matters:

- issues relating to use, development, protection or conservation of any land requiring consistency for all municipal areas;
- (b) issues relating to use, development, protection or conservation of any land unique to one municipal area or only some municipal areas;
- (c) procedural matters arising from the operation of this Act or a State Policy;
- (d) the application of a State Policy; and
- (e) any other matter the Minister considers appropriate.

The draft planning directive is consistent with section 9(b) of the substituted Act in that it relates to issues for use and development on land that is unique to some municipal areas in Tasmania (noting that the intention is to limit its application to interim planning schemes – therefore will not be implemented within the Flinders municipality, the Sullivans Cove area, or any areas where the Tasmanian Planning Scheme is already in effect).

The process for developing the draft planning directive and issuing an interim planning directive under part 2A of the substituted Act, if this course of action is recommended by the Commission, is as follows:

- The draft planning directive is prepared, by the Department of Justice, Planning Policy Unit (section 10(1)) of the substituted Act).
- 2. The draft planning directive is lodged with the Commission by the Department of Justice, as a State Service Agency (section 10(2) of the substituted Act).
- 3. The Commission forwards the draft planning directive to the Minister with a recommendation as to whether or not an assessment of the draft planning directive should be undertaken (section 10(3) of the substituted Act). The Commission also recommends to the Minister whether or not the draft planning directive should have interim effect as an interim planning directive (section 12A of the substituted Act).
- Minister directs the Commission to undertake assessment of the draft planning directive (section 11(1) of the substituted Act).
- Should the Commission so recommend, the Minister issues an interim planning directive (section 12A(2) of the substituted Act), gives notice to the Commission and all planning authorities, and publishes the notice in the *Gazette*.
- 6. The interim planning directive takes effect on the day the notice is published in the *Gazette* and it has effect for a period of 12 months (section 12A(9) of the substituted Act).

The Department of Justice only seeks this draft planning directive if the provisions can be implemented immediately through an interim planning directive.

To assist with implementation, the Government also intends to amend the Act to remove the requirement for an assessment of the draft planning directive to be undertaken by the Commission. The SPPs have been formally consulted on, assessed by the Commission, and approved by the Minister, which means that there should be no need to duplicate that assessment by further consultation and review of the draft planning directive.

Upon enacting of the legislative amendments a planning directive may be issued in the form of this interim planning directive without the formal public exhibition and assessment process.

Stakeholder Engagement

The Department's Planning Policy Unit (PPU) has been in direct consultation with the Department of State Growth, Department of Premier and Cabinet, and the Department of Communities Tasmania in identifying some of the key exemptions and provisions from the SPPs for early implementation.

While the Department has not undertaken any detailed consultation with local government on early implementation of certain SPPs, the PPU recently commenced consultation on the intention to amend the Act to assist with implementing parts of the SPPs through interim planning schemes.

Given the SPPs have already been subject to a thorough consultation and statutory review process by the Commission in 2016-17, further consultation on the draft planning directive is considered unnecessary.

Consultation with the Department of State Growth, Department of Premier and Cabinet and the Department of Communities Tasmania has outlined the importance of early implementation of a number of elements in the SPPs, specifically the:

- road works exemption in clause 4.2.4 of the SPPs, which provides broader scope for a range of current State-road upgrade projects;
- vegetation removal exemptions in clause 4.4.1 of the SPPs, particularly those that assist with bushfire hazard reduction in response to recent bushfire events and the current Royal Commission into National Natural Disasters Arrangements; and
- development standards for dwellings in the SPPs General Residential Zone and Inner Residential Zone which have been implemented in interim planning schemes for a number sites through Housing Land Supply Orders.

Detailed consultation with local government has not been undertaken on the specific elements of the SPPs proposed in the draft planning directive given the extensive consultation that has already occurred through the preparation, assessment and making of the SPPs. The councils are also avidly working to have their Local Provisions Schedules (LPSs) approved to bring the SPPs into effect for their municipal area.

Initial advice received from local councils from consultation on the proposed legislative amendments have identified the following concerns:

- potential unintended consequences of provisions from the SPPs not functioning effectively in interim planning schemes;
- loss of the opportunity to further scrutinise the SPPs, or implement 'overriding' provisions through a LPS; and
- it never being the intention for the SPPs to be implemented in this manner.

The Department is not intending to bring across any provisions from the SPPs that cannot readily operate in current interim planning schemes, as outlined in this background report. The PPU has carefully chosen those that provide improved outcomes and assist with current development programs and COVID-19 recovery efforts.

It is acknowledged that not all councils agree with some of the provisions in the SPPs however, there is currently no opportunity for councils to alter or override the exemptions or general provisions prior to an LPS coming into effect.

While councils may seek to 'add to, modify, or substitute' the zone provisions in the SPPs, the development standards for dwellings in the SPPs General Residential Zone and Inner Residential that are proposed in the draft planning directive are derived from the provisions in Planning Directive No. 4.1 which are already implemented through interim planning

schemes. Some Housing Land Supply Orders have already implemented the provisions from the SPPs zones through interim planning schemes.

There has been a conscious effort to avoid overriding any provisions that currently 'add to, modify, or substitute' these provisions in interim planning schemes.

Overview of the Draft Planning Directive

The following provides an overview of the various clauses of the draft planning directive.

1.0 Citation

This clause sets out how the draft planning directive is to be cited.

2.0 Application

The draft planning directive will apply to all remaining interim planning schemes. It will not apply to the *Sullivans Cove Planning Scheme 1997* or the *Flinders Planning Scheme 2000*.

The draft planning directive is intended to be implemented by modifications to interim planning schemes under former section 14 of the Act.

3.0 Effect of this planning directive (mandatory provisions)

This clause sets out the mandatory provisions that must be contained in all applicable interim planning schemes.

Clause 3.1 requires the following provisions be included in the applicable interim planning schemes:

- 15 additional terms and definitions from the SPPs that are used in the provisions of the draft planning directive (Attachment 1);
- a selection of exemptions from the SPPs which are either in addition to, or in substitution of, the general and limited exemptions in interim planning schemes (Attachment 2);
- the application requirements from clause 6.1 of the SPPs in substitution of the equivalent requirements in clause 8.1 of interim planning schemes (Attachment 3);
- general provisions from clause 7.0 of the SPPs which are either in addition to, or substitution of, the special provisions in clause 9.0 of interim planning schemes (Attachment 4);
- the development standards for dwellings in clause 8.4.2 of SPPs General Residential Zone of the SPPs in substitution of those in clause 10.4.2 of the General Residential Zone in interim planning schemes (Attachment 5); and

 the development standards for dwellings in clause 9.4.2 of the SPPs Inner Residential Zone in substitution of those in clause 11.4.2 of the Inner Residential Zone in interim planning schemes (Attachment 6).

Additional terms and definitions

Attachment 1 of the draft planning directive identifies the 15 additional terms and definitions to be included in the applicable interim planning schemes.

These terms are used in the SPPs exemptions, application requirements, general provisions and zone provisions that are being introduced by the draft planning directive.

All definitions are already contained in the SPPs. Minor revisions have been made to the definition of 'local historic heritage significance' to align with the operation of current interim planning schemes which are set out differently to the SPPs with very few providing equivalent statements of heritage significance as intended by the SPPs Local Historic Heritage Code.

Exemptions

Attachment 2 of the draft planning directive identifies the SPPs exemptions to be contained in the applicable interim planning schemes, which are either in addition to, or in substitution of, the PD1 and locally (or regionally) applied general and limited exemptions.

Only those SPPs exemptions that can readily operate through the interim planning schemes, provide clear benefits (particularly in response to current Government initiatives), and provide for greater standardisation across all interim planning schemes, have been included in the draft planning directive, such as those that:

- · operate without reference to zones or codes; or
- operate with reference to zones and codes that are equivalent to those in interim planning schemes.

Attachment 2 also includes the residual PD1 general and limited exemptions in a format consistent with the SPPs exemptions. For ease of use, all exemptions (both general and limited) are to be included in clause 5.0 of interim planning schemes, with current clause 6.0 of interim planning schemes to be vacated.

The following table provides a summary of the exemptions in Attachment 2 of the draft planning directive and their origin (either the SPPs or PD1).

Attachment 2 clause	Origin of clause			
	SPPs	PD1		
5.1.1 – bee keeping	4.1.1			
5.1.2 – occasional use	4.1.2			

Attachment 2 clause	Origin of clause			
	SPPs	PD1		
5.1.3 – home occupation	4.1.4			
5.1.4 – markets	4.1.5			
5.2.1 – dam works construction	4.2.1			
5.2.2 – stormwater infrastructure	4.2.2			
5.2.3 – irrigation pipes		6.5.1 and 6.5.3		
5.2.4 – road works	4.2.4			
5.2.5 – vehicle crossings, junctions and level crossings	4.2.5			
5.2.6 – minor communication infrastructure	4.2.6			
5.2.7 – provision of linear and minor utilities and infrastructure		6.2.1 and 6.2.2 (excluding stormwater infrastructure)		
5.2.8 – upgrades of linear and minor utilities and infrastructure		6.2.3 and 6.2.4 (excluding road works and stormwater infrastructure)		
5.2.9 – maintenance and repair of linear and minor utilities and infrastructure		5.4.1 (excluding road works, stormwater infrastructure and minor infrastructure)		
5.2.10 – minor infrastructure	4.2.7			
5.2.11 – navigation aids	4.2.8			
5.2.12 – electric car charger	4.2.9			
5.3.1 – emergency works	4.3.1	5.7.1		
5.3.2 - maintenance and repair of buildings		5.5.1		
5.3.3 – temporary buildings or works		5.6.1		
5.3.4 – unroofed decks	4.3.6			
5.3.5 – outbuildings	4.3.7			
5.3.6 – buildings and works in the Rural Resource Zone or Significant Agricultural Zone		6.5.1 and 6.5.2		
5.3.7 – demolition of exempt buildings		5.9.1		

Attachment 2 clause	Origin o	of clause
	SPPs	PD1
5.3.8 – garden structures	4.3.11	
5.4.1 – vegetation removal for safety or in accordance with other Acts	4.4.1	
5.4.2 – planting, clearing or modification or vegetation on pasture or cropping land		6.3.1 and 6.3.2(a) (only for pasture or cropping land)
5.4.3 – landscaping and vegetation management	4.4.2	
5.4.4 – vegetation rehabilitation works	4.4.3	
5.5.1 – ground mounted solar energy installations	4.5.1	
5.5.2 – roof mounted solar energy installations	4.5.2	
5.6.1 – use or development in a road reserve or on public land	4.6.2	
5.6.2 – fences not within 4.5m of a frontage in the General Residential Zone or Inner Residential Zone		6.4.1 and 6.4.2 (excluding fences not within 4.5m of a frontage in the General Residential Zone or Inner Residential Zone and retaining walls)
5.6.3 – fences within 4.5m of a frontage in the General Residential Zone or Inner Residential Zone	4.6.3 (excluding fences not in the General Residential Zone or Inner Residential Zone)	
5.6.4 – temporary fencing	4.6.7	
5.6.5 – retaining walls	4.6.8	
5.6.6 – hot water cylinders	4.6.12	
5.6.7 – minor structures		6.1.1, 6.1.2 and 6.1.3 (excluding hot water cylinders and roof mounted solar energy installations)
5.6.8 – strata division	4.6.18	5.8.1

Modifications have been made to the SPPs exemptions in Attachment 2 to appropriately refer to equivalent codes in interim planning schemes as they do not match exactly with the code names used in the SPPs. Modifications have been made as follows:

SPPs	Draft Planning Directive
Local Historic Heritage Code	a code relating to historic heritage values or significant trees
Landslip Hazard Code	a code relating to landslip hazard
Safeguarding of Airports Code	a code relating to the protection of airports

Where the Local Historic Heritage Code is referenced, the modified reference also refers to a code relating to significant trees as the significant tree lists operate through the SPPs Local Historic Heritage Code.

Terminology in the retained PD1 exemptions has been kept with modifications only made to the formatting and to exclude elements of the exemptions substituted by the adopted SPPs exemptions.

The SPPs exemption for fences within 4.5m of a frontage has been included, but only for the General Residential Zone and Inner Residential Zone. This assists with implementation of the frontage fence development standards for dwellings in clauses 10.4.7 and 11.4.7 of Attachments 5 and 6 of the draft planning directive, which link with this exemption.

Clauses 5.0.1 and 5.0.2 in Attachment 2 of the draft planning directive are based on current clauses 5.0.1 and 5.0.2 in PD1 with modifications to align with the numbering in Attachment 2

Clause 5.0.3 in Attachment 2 of the draft planning directive aims to provide equivalent outcomes to clause 4.0.3 in the SPPs for actively mobile landforms. This clause aims to ensure compliance with the *State Coastal Policy 1996*, specifically Outcomes 1.4.1 and 1.4.2. The SPPs clause 4.0.3 has been modified to deliver an appropriate outcome in the absence of the SPPs Coastal Erosion Hazard Code.

Clauses 4.3, 4.4 and 4.5 of the draft planning directive outlines the general or limited exemptions that are to remain in effect from those applied as local provisions in interim planning schemes.

Clause 5.1 of the draft planning directive specifies that this planning directive suspends the general and limited exemptions in clauses 5.0 and 6.0 of PD1 as they are either saved by the draft planning directive or substituted by the SPPs exemptions in Attachment 2.

Application Requirements

Attachment 3 of the draft planning directive contains the application requirements from clause 6.1 of the SPPs, which replace the applications requirements contained in clause 8.1 of the applicable interim planning schemes. The only modification made to the SPPs

applications requirements is to adjust the clause numbering to match with that in interim planning schemes.

Clause 5.1 of the draft planning directive specifies that this planning directive suspends the application requirements in 8.1 of PD1.

Special Provisions

Attachment 4 of the draft planning directive identifies the SPPs general provisions to be included as special provisions in the interim planning schemes, which consist of:

- 7.4 Change of Use of a Place listed on the Tasmanian Heritage Register or a Local Heritage Place
- 7.5 Change of Use
- 7.6 Access and Provision of Infrastructure Across Land in Another Zone
- 7.7 Buildings Projecting onto Land in a Different Zone
- · 7.8 Port and Shipping in Proclaimed Wharf Areas
- 7.9 Demolition

With the exception of clause 7.9 in the SPPs (Demolition), the others are not currently contained in PD1. The demolition general provision from the SPPs is included at clause 9.4 of Attachment 4 in substitution for the equivalent special provision in PD1. Variations of some of the SPPs general provisions in Attachment 4 are contained in some interim planning schemes, but not all.

Modifications have been made to the SPPs general provisions to generically refer to the equivalent codes (or terms in codes) in interim planning schemes as follows:

SPPs	Draft Planning Directive
Local Historic Heritage Code	a code relating to historic heritage values
local heritage place	heritage place
local heritage precinct	heritage precinct
Parking and Sustainable Transport Code	a code relating to parking

Unlike the modifications made to the exemptions, all references to the Local Historic Heritage Code have been modified to refer to a code relating to historic heritage values, with no reference to a code relating to significant trees. This is due to the provisions being limited to a change of use to a heritage place or the demolition of a building that is subject to the heritage code.

For completeness, Attachment 2 of the draft planning directive also includes the residual PD1 special provisions.

Clause 5.1 of the draft planning directive specifies that this planning directive suspends the application requirements in clauses 9.1 to 9.4 of PD1.

Clause 4.6 and Attachment 4.1 of the draft planning directive outline the special provisions that are to remain in effect from those are included as local provisions in interim planning schemes.

General Residential Zone - Development Standards for Dwellings

Attachment 5 of the draft planning directive identifies the SPPs General Residential Zone provisions to be contained in the applicable interim planning schemes. This consists of the development standards for dwellings in clause 8.4.2 of the SPPs which substitute the development standards for dwellings in clause 10.4.2 of Attachment 1 in PD4.1.

The setbacks from a frontage to a road specified in the Table 10.4.2 of current interim planning schemes are saved by clause 4.7 of the draft planning directive and are specifically referenced in Attachment 5.1 of the draft planning directive.

Clauses 4.1 and 4.2 of the draft planning directive correspond with clauses 3.2 and 3.3 in PD4.1 and outline additional provisions that may be contained in interim planning schemes. Clause 4.9 of the draft planning directive also saves the current requirements for the protection of trees in clause 10.4.2 A4 and P4 of the *Kingborough Interim Planning Scheme* 2015.

Clause 5.2 of the draft planning directive specifies that this planning directive suspends clauses 10.4.1 to 10.4.8 in Attachment 1 of PD4.1 as they are substituted by the development standards in Attachment 5 of the draft planning directive.

Inner Residential Zone - Development Standards for Dwellings

Attachment 6 of the draft planning directives identifies the SPPs Inner Residential Zone provisions to be contained in the applicable interim planning schemes. This consists of the development standards for dwellings in clause 9.4.2 of the SPPs which substitute the development standards for dwellings in 11.4.2 of the applicable interim planning schemes.

Clause 3.2 of the draft planning directives specifies that the SPPs Inner Residential Zone provisions are to be included in the following interim planning schemes that currently apply the Inner Residential Zone:

- Brighton Interim Planning Scheme 2015;
- Clarence Interim Planning Scheme 2015;
- Glenorchy Interim Planning Scheme 2015;
- Hobart Interim Planning Scheme 2015; and
- Kingborough Interim Planning Scheme 2015.

The draft planning directive does not apply the SPPs Inner Residential Zone provisions to the *Launceston Interim Planning Scheme 2015* as they cannot be easily incorporated and will also cause a mismatch with the current minimum lot size requirements in the Zone.

The draft planning directive does not apply the SPPs Inner Residential Zone provisions to the *Devonport Interim Planning Scheme 2013*, which only applies the Inner Residential Zone to one site at 39A North Fenton Street. The SPPs already applying to this site through the

Housing Land Supply (Devonport) Order 2018 and the Devonport Housing Land Supply Order Specific Area Plan.

Clause 4.9 of the draft planning directive saves the current requirements for the protection of trees in clause 11.4.2 A4 and P4 of the *Kingborough Interim Planning Scheme 2015*.

Clause 4.8 of the draft planning directives clarifies that clause 11.4.2 A3 in Attachment 5 does not apply to land within the Battery Point Heritage Precinct (BP1). This is consistent with current clause 11.4.2 in the *Hobart Interim Planning Scheme 2015* as the building envelope requirements for this area are currently contained in the Historic Heritage Code of the interim planning scheme.

4.0 Effect of this planning directive (local provisions)

The clause outlines the effect the draft planning directive has on existing local provisions contained in interim planning schemes.

Clauses 4.1 and 4.2 of the draft planning directive correspond with clauses 3.2 and 3.3 in PD4.1 and specify the additional provisions that can and cannot be applied in either General Residential Zone or Inner Residential Zone for dwellings.

Clause 4.3 of the draft planning directive saves a number of existing general and limited exemptions applied as local provisions in interim planning schemes, including qualifications or modifications made to PD1 exemptions.

Attachment 2.1 of the draft planning directive outlines the locally applied general and limited exemptions that are saved. Clause 4.5 of the draft planning directive specifies that no other general or limited exemptions contained in an interim planning scheme prior to the draft planning directive coming into effect are saved beyond those identified in Attachment 2.1.

Only those exemptions that are not substituted by the SPPs exemptions in Attachment 2 are saved, along with locally applied qualifications. The change of use exemption contained in Cradle Coast Region interim planning schemes and some Northern Region interim planning schemes is substituted by a special provision included in Attachment 4 of the draft planning directive, which is derived from the SPPs.

Clause 4.3 also specifies that the saved exemptions may be modified to:

- align with the numerical order of clause 5 of the relevant interim planning scheme;
- · make correct references to provisions in the relevant interim planning scheme;
- align with the structure in Attachment 2 of the draft planning directive; or
- achieve the effect intended by the provisions specified in Attachment 2.1 prior to the draft planning directive coming into effect.

Clause 4.4 of the draft planning directive further allows for modifications to be made to the exemptions contained in Attachment 2 of the draft planning directive in order to provide for the effective operation of the saved exemptions in Attachment 2.1.

Clause 4.6 of the draft planning directive saves a number of special provisions applied as local provisions in interim planning schemes. Only those special provision that are not substituted by those in Attachment 4 of the draft planning directive are saved. Modifications may be made to the saved special provisions to:

- align with the numerical order of clause 9.0 of the relevant interim planning scheme;
 or
- make correct references to provisions in the relevant interim planning scheme.

Clause 4.7 of the draft planning directive saves the setbacks from a frontage to a road in Table 10.4.2 of interim planning schemes. These are specified in Attachment 5.1 of the draft planning directive.

Clause 4.8 of the draft planning directive excludes the land within the Battery Point Heritage Precinct (BP1) from clause 11.4.2 A3 in Attachment 6 of the draft planning directive. This saves the current approach in the *Hobart Interim Planning Scheme 2015* for managing the building envelope requirements in Battery Point.

5.0 Suspension of Provisions

Clauses 5.1 and 5.2 of the draft planning directive identify the provisions in PD1 and PD4.1 that are suspended for the period this planning directive is in effect. This includes:

- the general exemptions and limited exemptions contained in clauses 5.0 and 6.0 of PD1:
- the application requirements in clause 6.1 of PD1;
- clause 9.4 Demolition of PD1; and
- in Attachment 1 of PD4.1; and
- Attachment 2 of PD4.1.

6.0 Commencement

This clause will identify the commencement date of the planning directive.

Consideration against the Schedule 1 objectives of the Act and State Policies

The draft planning directive is considered to further the Schedule 1 objectives of the Act and is consistent with State Policies, as the provisions have been assessed and determined as such as part of the SPPs review undertaken by the Commission and the approval granted by the Minister for Planning. The parts of PD1 and interim planning schemes that are retained have also been previously deemed to satisfy these requirements.

8. REPORTS

8.1 2020 - 2021 Fees and Charges - City Planning File Ref: F21/35446

Report of the Director City Planning of 12 May 2021 and attachments.

Delegation: Council

REPORT TITLE: 2020 - 2021 FEES AND CHARGES - CITY PLANNING

REPORT PROVIDED BY: Director City Planning

1. Report Purpose and Community Benefit

1.1. The purpose of this report is to seek approval of the proposed fees and charges applicable to the City Planning Division for the 2021-2022 financial year.

2. Report Summary

- 2.1. Pursuant to section 205 of the *Local Government Act 1993*, the Council may impose fees and charges for various services.
- 2.2. The attached schedules detail the proposed fees and charges for the following activities for the 2021-2022 financial year:
 - Environmental Health (Public Health Registrations / Licenses and Public Health Services);
 - Development Compliance (City Inspector, Building and Plumbing Compliance and Animal Management);
 - Development Appraisal (Development Appraisal, Heritage and Development Engineering);
 - Surveying Services;
 - City Placemaking; and
 - City Futures (Scheme Amendments).
- 2.3. It is noted that due to the onset and impact of the COVID-19 pandemic on the Hobart community in early 2020, the Council elected to not increase fees for the current 2020-21 financial year.

3. Recommendation

That:

1. The schedule of fees and charges for the City Planning Division marked as Attachment A to this report, be adopted for the 2021-2022 financial year.

4. Background

4.1. The fees and charges for the City Planning Division are reviewed each year as part of the City of Hobart's annual budget process.

5. Proposal and Implementation

5.1. It is proposed that the attached 2021-2022 scheduled of fees and charges be approved. The fees and charges for 2021-2022 will become effective as at 1 July 2021. A summary of the amendments from each area are detailed below.

5.2. Environmental Health

5.3. No significant changes to current fess, only a slight increase in follow up food business inspections and late fee for renewals.

5.4. **Development Compliance**

5.4.1. Building and Plumbing Compliance

A restructure of the estimated cost groupings for permit fees (building and plumbing) is proposed which is aligned more closely with estimated application numbers. Furthermore a minor increase based on the rise in the CPI for Hobart is also proposed.

5.4.2. City Inspector

Minor increase to outdoor dining and permits to occupy public space based on CPI. A new application fee has been proposed for permits under the public spaces by-law (outdoor dining).

5.4.3. Animal Management

Introduction of a discounted fee for dogs registered by 31 July 2021. This structure is consistent with other Tasmanian southern councils. It is anticipated that there will be a slight increase in revenue this financial year.

5.5. **Development Appraisal**

5.5.1. Development Appraisal and Heritage

A number of new fees are proposed within the planning advice area to better reflect officer time to assess and the advice provided, which may allow private developers to avoid engaging a private planner.

A new fee has also been proposed to partially cover the sitting costs of an Urban Design Advisory Panel meeting prior to the lodgement of a development application. The fee is relatively

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minor and will be refunded if a development application is made for the same (or similar) proposal; it is hope that this will encourage more developers to seek the valuable input from the Panel before lodging an application.

Minor increases to the Part V Agreement fees to better reflect a more accurate cost recovery to the Council.

Overall there is anticipated increase in revenue for the 2021-2022 financial year, this is based upon a prediction of continued relatively strong planning application numbers.

5.5.2. Development Engineering

Increases to the condition endorsement fees are as a result of legislative changes and reflect a more accurate cost recovery to the Council. An increase in revenue is also anticipated within this area for the 2021-2022 financial year.

5.6. City Futures

5.6.1. Scheme Amendments

An increase in the fee associated with scheme amendments to better reflect officer time to undertake the process. It is also anticipated there will be a slight increase in revenue in this area.

5.7. City Placemaking

A modest increase in the fee to access the Council's 3D imagery is proposed for development proposals.

5.8. Surveying Services

Surveying Services Fees for 2021 / 2022 will see a modest increase to the final plan sealing fee to \$450 to bring the fee in line with what is charged by other major Councils in Tasmania. Other fees have been increased to recover more of the cost to Council in assessing the plans or application or have received a nominal increase.

6. Strategic Planning and Policy Considerations

6.1. The annual review of fees and charges has been undertaken in accordance with the City of Hobart's Pricing Policy and Guidelines.

7. Financial Implications

7.1. Funding Source and Impact on Current Year Operating Result

Agenda (Open Portion) City Planning Committee Meeting 17/5/2021

7.1.1. Not Applicable

- 7.2. Impact on Future Years' Financial Result
 - 7.2.1. The review of the fees and charges has been undertaken and expected increase/decreases for the 2021-2022 financial year for each area is expected as follows:

Function Area	2019-2020 Budget	2021-2022 Budget	Increase / Decrease
Environmental Health	\$377,005	\$385,405	\$8,400
Development Compliance	\$1,549,175	1,496,995	\$52,180
Development Appraisal	\$1,000,000	\$1,302,700	\$302,700
City Placemaking	\$10,000	\$5,000	\$5,000
Scheme Amendments	\$21,550	\$32,000	\$10,450
Surveying Services	\$22,690	\$32,455	\$9,765

7.3. Asset Related Implications

7.3.1. No Applicable

8. Legal, Risk and Legislative Considerations

- 8.1. Pursuant to section 205(1) of the *Local Government Act 1993*, the Council may impose fees and charges for:
 - (a) the use of any property or facility owned, controlled, managed or maintained by the council;
 - (b) services supplied at a person's request;
 - (c) carrying out work at a person's request;
 - (d) providing information or materials, or providing copies of, or extracts from, records of the council;
 - (e) any application to the council;
 - (f) any licence, permit, registration or authorization granted by the council;

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(g) any other prescribed matter.

9. Delegation

9.1. This matter is delegated to the Council.

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: 12 May 2021 File Reference: F21/35446

Attachment A: Schedule of Proposed Fees and Charges - City Planning

2021_2022 🖟 🖫

Proposed 2021-22 Fees & Charges: Public Health Registrations / Licences

NAVison Code Description	2020-21 Budget excl. GST	2021-22 Estimate excl. GST
2204 J000137 0.001 Registrations / Licences	-82,700	
Public Health Registrations / Licences	82,700	322,605
		290.09%

Fee Description	2020-2021 Fee incl. GST	Last Changed (type New Fee if applicable)	Proposed Fee 2021 - 2022 incl. GST	GST\$	Unit	Comment
Public Health Registrations / Licences						
New Health applications	\$300.00	2018-2019	\$300.00	\$0.00	per application	
Public Health Risk Activities						
Business registration	\$160.00	2018-2019	\$160.00	\$0.00	per registration	
Operator licence - annual	\$110.00	2018-2019	\$110.00	\$0.00	per registration	
Operator licence - daily	\$60.00	2018-2019	\$60.00	\$0.00	per registration	
Food Businesses Including Food Vans and R	∣ egular Food Stal ∣	 s 				
Notification only - food business	\$20.00	2018-2019	\$20.00	\$0.00	per notification	
Registration renewal - P2 & P3	\$185.00	2018-2019	\$185.00	\$0.00	per registration	
Registration renewal - P1, P2 & P3	\$315.00	2018-2019	\$315.00	\$0.00	per registration	
Registration renewal - P1 & P2	\$365.00	2018-2019	\$365.00	\$0.00	per registration	
School canteens (school/parent operated)	\$55.00	2018-2019	\$55.00	\$0.00	per registration	
Temporary food stalls per day	\$30.00	2013-2014	\$30.00	\$0.00	per registration	
Temporary food stalls, 3 or more consecutive days	\$90.00	2016-2017	\$90.00	\$0.00	per registration	

Fee Description	2020-2021 Fee incl. GST	Last Changed (type New Fee if applicable)	Proposed Fee 2021 - 2022 incl. GST	GST\$	Unit	Comment
All renewals late fee	\$50.00	2018-2019	\$60.00	\$0.00	per registration	
Taste of Tasmania Food Stalls Inspection Fee	,,,,,,	2014-2015	\$150.00	\$0.00	per registration	
Places of Assembly						
Specific events - commercial	\$150.00	2015-2016	\$150.00	\$0.00	per application	For applications received more than 10 working days prior to event. For applications received less than 10 working days
Specific events - commercial	\$250.00	2015-2016	\$250.00	\$0.00	per application	prior to event.
Specific events - charities/schools	\$50.00	2015-2016	\$50.00	\$0.00	per application	For applications received more than 10 working days prior to event. For applications received less than 10 working days
Specific events - charities/schools	\$100.00	2015-2016	\$100.00	\$0.00	per application	
Regulated Systems Cooling tower / warm water systems registration 1-2 Cooling tower / warm water systems registration 3-4	, , , , , , , , , , , , , , , , , , , ,	2018-2019 2018-2019	\$300.00 \$500.00		per registration	
Cooling tower / warm water systems registration 5+	\$700.00	2018-2019	\$700.00	\$0.00	per registration	
Environmental Health Permits Keep livestock						
Occupy caravan on private land	\$50.00	2016-2017	\$50.00	\$0.00	per application	
	\$50.00	2016-2017	\$50.00	\$0.00	per application	

Proposed 2021-22 Fees & Charges: Public Health Services - Other

NAVison Code Description	2020-21 Budget excl. GST	2021-22 Estimate excl. GST
2274 J000137 0.001 Health Regulation	-32,400	
2274 J000138 0.001 Immunisations	-21,000	
Public Health Services - Other	53,400	35,664
		-33.21%

		Last Changed (type New Fee if	Proposed Fee 2021 - 2022			
Fee Description	incl. GST	applicable)	incl. GST	GST\$	Unit	Comment
Sampling						
Public Requests - environmental samples from						
private land/property	Analyst costs		Analyst costs		per request	
Formal food samples - failed test result	Analyst costs	I	Analyst costs		per request	
Information Requests - Environmental Health						
Copies of issued statutory documents including						
licences, permits or certificates	\$50.00	2016-2017	\$30.00	\$2.73	per document	
Supplementary Information request arising from 337 certificates	\$150.00	2017-2018	\$150.00	¢12.64	per hour	
Potentially Contaminated Land information	\$130.00	2017-2010	φ100.00	φ1 3.04	per riour	
request		New Fee	\$150.00	\$13.64	per request	

Food Business Activities						
Non-compliance follow up inspections						
	\$50.00	2018-2019	\$100.00	\$0.00	per visit	
Plans assessment (Form 49)	****		****	**	per	
Final inspection (Form 50)	\$300.00	2013-2014	\$350.00	\$0.00	assessment	
Final inspection (Form 50)	\$150.00	2013-2014	\$150.00	\$0.00	per assessment	
Mid-build inspection (Pre-Form 50)	\$150.00	2010-2014	\$150.00		per	
		New Fee	\$150.00		assessment	

Fee Description	2020-2021 Fee incl. GST	Last Changed (type New Fee if applicable)	Proposed Fee 2021 - 2022 incl. GST	GST\$	Unit	Comment
Pre-purchase inspections and reports	\$200.00	2014-2015	\$200.00	\$0.00	per visit	
Certificate of Clearance Inspection	\$200.00	2018-2019	\$200.00	\$0.00	per order	
Taste of Tasmania Food Inspection Fee	\$150.00	2014-2015	\$150.00	\$0.00		
Other Onsite wastewater management system						
assessment and inspection Service of Environment Protection Notice	\$200.00	2018-2019	\$200.00	\$0.00	per application	
Costed Vaccines	\$300.00	2018-2019	\$300.00	\$0.00	per notice	
All Renewals Late Fee	\$60.00	2018-2019	\$60.00	\$0.00	per vaccine	
All Iveliewals Late I ee	\$50.00	2018-2019	\$60.00	\$0.00	per renewal	

Proposed 2021-22 Fees & Charges: Development Compliance

NAVison Code D	escription	2020-21 Budget excl. GST	2021-22 Estimate excl. GST
	uilding Compliance uilding Compliance (Extension of Time) uilding Compliance (Completion Certificate)	-258,751 -13,500 -2,250	-350,000 -12,000 0
Development Complia	ance	274,501	0
			-100 00%

Fee Description	2020-2021 Fee incl. GST	Last Changed (type New Fee if applicable)	Proposed Fee 2021 - 2022 incl. GST	GST\$	Unit	Comment
		пррисшис,				
Building Approval Applications						
Building Approval Applications (or any other Permit pursuant to part 11, Building Act 2016 following private building surveying certification)						
Notifiable building work (value of works less than \$20,000) Notifiable building work (value of works of		2017-2018	\$300.00	\$0.00	per application	
\$20,000 or more) Notifiable demolition work	\$350.00	2019-2020	\$450.00	\$0.00	per application	
	\$250.00	2017-2018	\$300.00	\$0.00	per application	
Building Permit Applications Cost of work under \$20,000						
Cost of work \$20,001 - \$200,000	\$350.00	2017-2018	\$400.00	\$0.00	per application	
	\$500.00	2017-2018	\$600.00	\$0.00	per application	
Cost of work \$200,001 - \$600,000	\$600.00	2018-2019	\$750.00	\$0.00	per application	
Cost of work \$600,001-\$1,000,001		2018-2019	\$1,100.00	\$0.00	per application	

For Description	2020-2021 Fee incl. GST	Last Changed (type New Fee if	Proposed Fee 2021 - 2022 incl. GST	GST\$	Unit	Comment
Fee Description Cost of work \$1,000,001 - \$7,500,000	Inci. GS I	applicable)	inci. GS i	G513	Unit	Comment
Cost of work over \$7,500,001	\$750.00	2018-2019 New Fee	\$1,350.00	\$0.00	per application	
Permit of Substantial Compliance Application	 S 					
Cost of work under \$20,000	\$700.00	2018-2019	\$800.00	\$0.00	per application	
Cost of work \$20,001 - \$200,000	\$1,000.00	2018-2019	\$1,200.00	\$0.00	per application	
Cost of work \$200,001 and \$600,001	\$1,200.00	2018-2019	\$1,500.00	\$0.00	per application	
Cost of work over \$600,001-\$1,000,00	\$1,500.00	2018-2019	\$2,200.00	\$0.00	per application	
Cost of work \$1,000,001-\$7,500,000		2018-2019	\$2,700.00	\$0.00	per application	
Cost of work over \$7,500,001		New Fee				
Demolition permit	\$350.00	2018-2019	\$400.00	\$0.00	per application	
Amended Plans For building permits (or any other permits) pursuant to the <i>Building Act 2016</i>	\$350.00	2018-2019	\$400.00	\$0.00	per amendment	
Stage Approvals - Building First stage Subsequent stage	normal application fee based on value of works calculated on value of works or \$350 whichever is the greater	2017-2018	normal application fee based on value of works calculated on value of works or \$400 whichever is the greater		per stage	
Levies As prescribed under Part 3 of the Building and Construction Industry Training Fund Act 1990 which applies for value of work more than \$20,000 As prescribed under Section 270 of the Building Act 2016 which applies for value of work \$20,000 or more	0.2% of estimated costs or works 0.1% of estimated costs of works		0.2% of estimated costs or works 0.1% of estimated costs of works	\$0.00	per application	

For Boardation		Last Changed (type New Fee if	Proposed Fee 2021 - 2022	0074	11-5	•
Fee Description	incl. GST	applicable)	incl. GST	GST\$	Unit	Comment
Miscellaneous Building Fees Inspections and issue of statutory certificates for permits issued after the statutory time permit has elapsed Inspections and issue of statutory certificates for permits issued after the statutory time permit has elapsed (permits issued between 2004 and 2012)	\$550.00	2019-2020	\$600.00	\$0.00	per certificate	
Inspections and issue of statutory certificates for permits issued after the statutory time permit has elapsed (permits issued after 2012)	\$450.00		\$450.00	\$0.00	per certificate	
Inspections and issue of statutory certificates for permits issued after the statutory time permit has elapsed (permits issued after 2012)			\$200.00		per certificate	
Application for building certificates for Class 1 and 10 buildings	\$200.00 \$800.00 plus		\$200.00 \$1200.00 plus	\$0.00	per certificate	
Application for building certificates for Class 2-9 buildings	\$200.00 per hour of assessment \$1,200.00 plus \$200.00 per hour of	2018-2019	\$200.00 per hour of assessment \$2,000.00 plus \$200.00 per hour of	\$0.00	per application	
	assessment	2018-2019	assessment	\$0.00	per application	
Building permit - extension of time Consultation Inspections for building code compliance as required	\$175.00	2018-2019 2015-2016 2017-2018	\$225.00 \$175.00 \$200.00	\$15.91	per permit per application per inspection	
Strata Applications Strata application assessment Amendment to original strata application	\$650.00	2017-2018 2017-2018	\$675.00 \$225.00	\$0.00	per application per amendment	
Building Information Requests Residential property search (Classes 1 and 10)			,			
Multi-unit residential property search		2019-2020 2019-2020	\$150.00 \$220.00			Non-refundable full property research and admin fee. Non-refundable full property research and admin fee.

Fee Description	2020-2021 Fee incl. GST	Last Changed (type New Fee if applicable)	Proposed Fee 2021 - 2022 incl. GST	GST\$	Unit	Comment
Commercial property search						
	\$220.00	2019-2020	\$220.00	\$20.00	per address	Non-refundable full property research and admin fee.
Complex building information requests						
	\$150.00	2019-2020	\$150.00	\$13.64	per hour	For complex building information requests
Copies of permit, certificate, statement, issued						
notice, order or application	\$50.00	2013-2014	\$30.00	\$2.72	per document	
	\$50.00	2013-2014	\$30.00	\$2.73	per document	
Copies of building plans - residential						
	\$30.00	2013-2014	\$50.00	\$4.55	per application	Retrieval and Copy of Plans Only
Copies of building plans - commercial						
	\$50.00	2013-2014	\$75.00	\$6.82	per application	Retrieval and Copy of Plans Only
Supplementary Information request arising from						
337_certificates	\$150.00		\$150.00	\$13.64	per request	
Building and Plumbing records	\$150.00		\$150.00	\$13.64		
Strata Reseach Fee						L
		new fee	\$300.00	\$0.00	per application	Strata Information Requests

Proposed 2021-22 Fees & Charges: Development Compliance Plumbing

NAVison Code	Description	2020-21 Budget excl. GST	2021-22 Estimate excl. GST
2268 J000141 0.00	1 Plumbing Compliance	-360,003	-520,000
2268 J000233 0.00	1 Plumbing Compliance (Extension of Time)	-6,750	-6,750
2268 J000234 0.00	1 Plumbing Compliance (Completion Certificate)	-7,494	0
Development Com	npliance Plumbing	374,247	0
			-100.00%

Last Changed **Proposed Fee** 2020-2021 Fee (type New Fee if 2021 - 2022 incl. GST **Fee Description** incl. GST applicable) GST\$ Unit Comment Notifiable Plumbing Works Application Certificate of likely compliance - notifiable plumbing works valued less than \$20,000 \$485.00 2018-2019 \$0.00 per application \$540.00 Certificate of likely compliance - notifiable plumbing works valued more than \$20,000 \$600.00 2018-2019 \$655.00 \$0.00 per application Plumbing Permit Applications (incl. CLC) Classes 1 and 10 - Value of Building Works \$0 - \$20,000 \$0 - \$20,000 (classes 1-10) \$485.00 2018-2019 \$540.00 \$0.00 per application Plumbing Permit Applications (incl. CLC) Classes 1 and 10 - Value of Building Works \$20,001 and over Class 10 \$0.00 per application \$500.00 2018-2019 \$555.00 Class 1 (includes Class 1 and 10 together) \$850.00 2018-2020 \$0.00 per application \$905.00 Multi-unit development (Class 1) \$650.00 2018-2021 \$705.00 \$0.00 per application Classes 2 to 9

		Last Changed (type New Fee if	Proposed Fee 2021 - 2022			
Fee Description	incl. GST	applicable)	incl. GST	GST\$	Unit	Comment
\$0 - \$20,000	\$500.00	2018-2019	\$555.00	\$0.00	per application	
\$20,001- \$40,000	\$850.00	2018-2019	\$905.00	\$0.00	per application	
\$40,001 - \$80,000		2018-2019	\$1,355.00		per application	
\$80,001 - \$400,000						
\$400,001 - \$999,999		2018-2019	\$1,800.00		per application	
\$1M - \$1,999,999		2018-2019	\$2,850.00		per application	
\$2M - \$4,999,999	\$3,200.00	2018-2019	\$3,500.00	\$0.00	per application	
\$5M - \$9,999,999	\$5,500.00	2018-2019	\$6,000.00	\$0.00	per application	
\$10M - \$19,999,999	\$7,500.00	2018-2019	\$8,000.00	\$0.00	per application	
above \$20M	\$12,000.00	2018-2019	\$13,000.00	\$0.00	per application	
Application for plumbing permit where plumbing	\$20,000.00	2018-2019	\$21,150.00	\$0.00	per application	
order issued	normal application fee based on value of building works + \$250.00	2017-2018	normal application fee based on value of building works + \$250.00	\$0.00	per application	
Certificate of Completion Certificate of completion (Classes 1 and 10) applied after the statutory time period has-						
elapsed Certificate of completion for works over	\$200.00		\$550.00	\$0.00	per certificate	
\$500,000 (Classes 2 to 9)	\$1,500.00	2018-2019	\$1,500.00	\$0.00	per certificate	
Plumbing Inspections Re-inspections or inspections at request of						
applicant, owner or representative Plumbing permit - extension of time	\$150.00	2017-2018	\$165.00	\$0.00	per inspection	
Refusal to issue a plumbing permit	\$225.00 75% of the	2017-2018	\$225.00 75% of the	\$0.00	per extension	
	normal plumbing	2017-2018	normal plumbing	\$0.00	per application	
Cancellation of an application by applicant prior to the issue of a plumbing permit	refund of 25% of the total		refund of 25% of the total	\$3.00	F-: approandi	
	plumbing fee	2017-2018	plumbing fee	\$0.00	per application	

Fee Description	2020-2021 Fee incl. GST	Last Changed (type New Fee if applicable)	Proposed Fee 2021 - 2022 incl. GST	GST\$	Unit	Comment
Amended plan				0014	l	Comment
Ameriaca plan	\$450.00	2018-2019	\$450.00	\$0.00	per amendment	
Inspections and issue of statutory certificates for permits issued after the statutory time period has elapsed (where extension of time issued)	,,,,,,	2018-2019	\$550.00		per application	
1	normal application fee based on value	2018-2019	normal application fee based on value	#0.00		
1	of works	2018-2019	of works	\$0.00	per stage	
Subsequent stages	\$450.00	2018-2019	\$450.00	\$0.00	per stage	
Strata Applications						
Strata application assessment						
	\$150.00	2013-2014	\$175.00	\$0.00	per application	Minimum fee \$150.00.
Amendment to original strata application	\$100.00	2013-2014	\$125.00	\$0.00	per amendment	
Drainage Plans - Copies 'As Built'						
A4						
	\$25.00	2013-2014	\$25.00	\$2.27	per copy	
A3						
	\$50.00	2013-2014	\$50.00	\$4.55	per copy	
A1						
	\$75.00	2013-2014	\$75.00	\$6.82	per copy	
Information Requests - Plumbing						
Residential property search (Classes 1 and 10 domestic)	\$150.00	2019-2020	\$150.00	\$13.64	per address	Non-refundable property research and admin fee.
Multi-unit residential property search	\$220.00	2019-2020	\$220.00	¢20.00	per address	Non-refundable property research and admin fee.
Commercial property search	\$220.00	2019-2020	\$220.00	\$20.00	per address	Non-retundable property research and admin ree.
Commercial property scarcin	\$220.00	2019-2020	\$220.00	\$20.00	per address	Non-refundable property research and admin fee.
Copies of plumbing plans - residential	4220.00	2010 2020	\$220.00	420.00	per dadress	Tron retainable property research and damin ree.
	\$30.00	2013-2014	\$50.00	\$4.55	per application	Retrieval and Copy of Plans Only
Copies of plumbing plans - commercial						
	\$50.00	2013-2014	\$75.00	\$6.82	per application	Retrieval and Copy of Plans Only
Copies of permits, certificates, statements, issued notice, order or applications	\$50.00	2012 2014	620.00	¢2.72	nor conv	
	\$50.00	2013-2014	\$30.00	\$2.73	per copy	
Supplementary Information request arising from 337 Certificate	\$150.00	2017-2018	\$150.00	\$13.64		

Fee Description	2020-2021 Fee incl. GST	Last Changed (type New Fee if applicable)	Proposed Fee 2021 - 2022 incl. GST	GST\$	Unit	Comment
Scanning of Plans and Documentation A4 and/or A3 pages Above A3 pages		2018-2019	\$3.00 \$6.00		per page	
			,,,,,	,,,,,,		

Proposed 2021-22 Fees & Charges: City Inspector

NAVison Code	Description	2020-21 Budget excl. GST	2021-22 Estimate excl. GST
2131 J000230 0.00	01 City Inspector - Fines	-250	-250
	11 City Inspector - Refunds/Reimbursements	-375	-375
	11 City Inspector - Occupation Licences	-243,747	-253,000
City Inspector		244,372	253,625
			3.79%

Fee Description	2020-2021 Fee incl. GST	Last Changed (type New Fee if applicable)	Proposed Fee 2021 - 2022 incl. GST	GST\$	Unit	Comment
Permit to Occupy Public Space - Outdoor Dini Elizabeth Mall	l ng 					
	\$175.00	2018-2019	\$180.00	\$0.00	per m²	
Salamanca Place/Morrison Street/other areas in Sullivans Cove Salamanca Place/Morrison Street/other areas in	\$165.00	2017-2018	\$170.00	\$0.00	per m²	
Sullivans Cove - 24 hour occupation Salamanca Square	\$175.00	2017-2018	\$180.00	\$0.00	per m²	
Salamanca Square - 24 hour occupation	\$155.00	2018-2019	\$160.00	\$0.00	per m²	
Wellington Walk	\$170.00	2018-2019	\$175.00	\$0.00	per m²	
Liverpool/Murray/Collins Streets	\$67.50	2018-2019	\$70.00	\$0.00	per m²	
CBD Fringe	\$87.50	2018-2019	\$90.00	\$0.00	per m²	
North Holes Still to the Chance of the Chanc	,	2018-2019	\$60.00	\$0.00	per m²	
North Hobart-Elizabeth Street (Lefroy to Burnett)		2018-2019	\$65.00	\$0.00	per m²	
Liverpool Street upgraded	\$125.00	2018-2019	\$130.00	\$0.00	per m²	
Sandy Bay precinct	\$65.00	2018-2019	\$70.00	\$0.00	per m²	

	2020-2021 Fee	Last Changed (type New Fee if	Proposed Fee 2021 - 2022			
Fee Description	incl. GST	applicable)	incl. GST	GST\$	Unit	Comment
Permit to Occupy Public Space - General Private occupation of roadway (inside						
CBD/Salamanca) Private occupation of roadway (outside	\$150.00	2018-2019	\$160.00	\$0.00	per annum	
CBD/Salamanca) Goods displayed on footpath	\$70.00	2016-2017	\$75.00	\$0.00	per annum	
Goods displayed on footpath (maximum per	\$27.50	2016-2017	\$30.00	\$0.00	per month	
annum) Special event permit	\$120.00	2016-2017	\$130.00	\$0.00	per annum	
	\$350.00		\$375.00	\$0.00	per day	
Special event permit Salamanca - December	\$350.00 + cleansing fee		\$375.00 + cleansing fee	\$0.00	per day	Cleansing fee POA.
Permit to Occupy Public Space - CBD - Outdoor Dining Structures in Public Car Parking						
Initial assessment fee					per	
Carpark occupation fee - metered space	\$1,400.00	2015-2016	\$1,400.00	\$0.00	application	
Dining structure construction costs	POA an annual fee of 13% of the construction		POA an annual fee of 13% of the construction	\$0.00	per annum	
	construction cost of the outdoor dining structure		cost of the outdoor dining structure	\$0.00	per annum	
Dining structure maintenance fee	an annual fee of 5% of the construction cost of the outdoor dining		an annual fee of 5% of the construction cost of the outdoor dining			
Carpark and footpath occupation fee	structure		structure	\$0.00	per annum	
Carpan and recipani eccapation rec	POA		POA	\$0.00	per annum	
Permits						
Offer wares or services				**		
Temporary permit to offer wares or services		2016-2017	\$155.00		per annum	
Roadside vendors		2016-2017	\$30.00	\$0.00	per week	
Setting-up stalls	\$150.00	2016-2017	\$155.00	\$0.00	per annum	
	\$145.00	2016-2017	\$150.00	\$0.00	per annum	

Fee Description	2020-2021 Fee incl. GST	Last Changed (type New Fee if applicable)	Proposed Fee 2021 - 2022 incl. GST	GST\$	Unit	Comment
Signboards (where permits are required)	\$100.00		\$100.00	\$0.00	per annum	
Application fee for a permit under public spaces by-law (not outdoor dining)		New fee	\$100.00	\$0.00	per appilcation	
Application fee for a permit under public spaces by-law (outdoor dining)		New fee	\$250.00	\$0.00	per application	

Proposed 2021-22 Fees & Charges: Legal and Animal Management

NAVison Code	Description	2020-21 Budget excl. GST	2021-22 Estimate excl. GST
2204 J000144 0.001 2205 J000144 0.001	Animal Management - Fines Animal Management - Registration/Licences Animal Management - Sale of Goods Animal Management - Other Fees	-30,000 -275,000 -504 -5,004	-30,000 -265,000 -1,500 -3,120
Legal and Animal I	<i>d</i> anagement	310,508	0
			-100.00%

Last Changed **Proposed Fee** 2020-2021 Fee (type New Fee if 2021 - 2022 **Fee Description** incl. GST applicable) incl. GST GST\$ Unit Comment **Animal Control** Dog Registrations/Licence Fees The provision of appropriate certificates is required for all registration categories. Standard registrations - non-desexed (paid by \$120.00 2018-2019 \$120.00 \$0.00 per registration Standard registrations - non-desexed (paid after 31 July) new fee \$135.00 \$0.00 per registration Standard registrations - desexed (paid by 31 \$45.00 2018-2019 \$50.00 \$0.00 per registration Standard registrations - desexed (paid after 31 July) new fee \$65.00 \$0.00 per registration Pensioners - non-desexed (paid by 31 July) \$60.00 2018-2019 \$60.00 \$0.00 per registration Pensioners - non-desexed (paid after 31 July) new fee Pensioners - desexed (paid by 31 July) \$22.50 2018-2019 \$25.00 \$0.00 per registration Pensioners - desexed (paid after 31 July) \$40.00 new fee Purebred (paid by 31 July) \$60.00 2018-2019 \$0.00 per registration 50% of standard registration \$60.00

		Last Changed	Proposed Fee			
Fee Description	2020-2021 Fee incl. GST	(type New Fee if applicable)	2021 - 2022 incl. GST	GST\$	Unit	Comment
Purebred (paid after 31 July)				·		
Greyhounds(paid by 31 July)	\$60.00	new fee 2018-2019	\$75.00 \$60.00	\$0.00	per registration	50% of standard registration - evidence of successful completion of an approved greyhound suitability program.
Greyhounds(paid after 31 July)		new fee	\$75.00	\$0.00	per registration	
Working dogs (paid by 31 July)	\$60.00	2018-2019	\$60.00			50% of standard registration - evidence to be provided to satisfaction of the City of Hobart.
Working dogs (paid after 31 July)		new fee	\$75.00	\$0.00	per registration	
Dogs Home adoption	No charge		No charge	\$0.00	per registration	First standard registration free.
Obedience trained dogs (paid before 31 July)	\$60.00	2018-2019	\$60.00			Evidence to be provided that dog has satisfactorily completed obedience course run by an accredited officer approved by the City of Hobart.
Obedience trained dogs (paid after 31 July)		new fee	\$75.00		per registration	
Guide Dogs	no charge		no charge		per dog	
Dog aged 6 months or less on 1 January 2020 Transfer of dog from other municipal area	no charge		no charge	\$0.00	per dog	Evidence of registration in transferred area must be
Replacement tags	no charge		no charge	\$0.00	per dog	supplied.
	\$15.00	2018-2019	\$15.00	\$1.36	per tag	
Formal Complaints Pursuant to Sections 47 and 48 of the <i>Dog Control Act 2000</i> the fee is refunded if the complaint is proven. Guard Dogs	\$75.00	2018-2019	\$75.00	\$0.00	per complaint	Dogs must be registered in the Hobart Municipal
Danisara da	\$250.00	2018-2019	\$280.00	\$0.00	per dog	Area as a guard dog by a registered security business.
Dangerous dogs - declared 'dangerous' by the General Manager - declared prior to 30 June 2020	\$280.00	2018-2019	\$300.00	\$0.00	per dog	Dogs must be registered in the Hobart Municipal Area.
Dangerous dogs - declared 'dangerous' by the					ľ	Dogs must be registered in the Hobart Municipal
General Manager - declared after 1 July 2020	\$500.00	2018-2019	\$900.00	\$0.00	per dog	Area.
Notification of the Death of a Dog If notified between July and September If notified between October and December If notified between January and June	50% refund	2018-2019 2018-2019 2018-2019	full refund 50% refund no refund	\$0.00	per dog per dog per dog	
Kennel Licences New licences Renewals	\$240.00	2018-2019	\$250.00	\$0.00	per licence	
	\$80.00	2018-2019	\$90.00	\$0.00	per renewal	
Impounding Fees						

		Last Changed (type New Fee if				
Fee Description	incl. GST	applicable)	incl. GST	GST\$	Unit	Comment
Impounding fees - dogs	\$75.00	2018-2019	\$75.00	\$6.82	per impound	
Impounding fees - other than dogs	\$75.00	2018-2019	\$75.00	\$6.82	per impound	
Daily impound fee	\$5.00	2018-2019	\$5.00	\$0.45	per day	
Statutory advertising					per	
	\$300.00	2018-2019	\$300.00	\$27.27	advertisement	
Dog Control Measures (Sale of Goods) Dog tidy bags - per roll	\$15.00	2018-2019	\$15.00	\$1.36	per roll	
Animal Control Infringements (Fines) Under the Dog Control Act Regulations 2001, penalties for the breaches of the Dog Control Act 2000 are determined by the Tasmanian Government						

Proposed 2021-22 Fees & Charges: Development Appraisal

NAVison Code	Description	2020-21 Budget excl. GST	2021-22 Estimate excl. GST
2267 J000150 0.00	1 Planning Appraisal	-936,786	
Development App	raisal	936,786	1,168,200
			24.70%

Fee Description	2020-2021 Fee incl. GST	Last Changed (type New Fee if applicable)	Proposed Fee 2021 - 2022 incl. GST	GST\$	Unit	Comment
Planning Advice Review of application lodged as exempt / no permit required (initial application)		new	Nil			
Review of application lodged as exempt / no permit required (subsequent revisions)	\$100.00	2018-2019	\$150.00	\$0.00	per revision	
Pre–application enquiry – provision of preliminary advice on a proposal which will require planning permission		new fee	\$300.00		per revision	
Urban Design and Advisory Panel meeting prior to lodging a planning application – if a planning application is lodged for the same proposal (or substantially the same) then this fee would be reimbursed after that application has been made		new fee	\$2,000.00		per meeting	
Applications for Planning Permits						
Minimum planning application fee, including applications for development cost up to \$20,000	\$200.00	2017-2018	\$300.00	\$0.00	per application	
Applications requiring planning approval for development cost between \$20,001 and \$200,000	\$350.00	2017-2018	\$500.00	\$0.00	per application	

		Last Changed	Proposed Fee			
	2020-2021 Fee	(type New Fee if				
Fee Description	incl. GST	applicable)	incl. GST	GST\$	Unit	Comment
Applications requiring planning approval for development cost between \$200,001 and \$600,000	\$600.00	2017-2018	\$700.00	\$0.00	per application	
Applications requiring planning approval for development cost between \$600,001 and \$1,000,000	\$1,200.00	2017-2018	\$1,500.00	\$0.00	per application	
Applications requiring planning approval for development cost between \$1,000,001 and \$5,000,000	\$6,000.00	2017-2018	\$6,500.00	\$0.00	per application	
Applications requiring planning approval for development cost between \$5,000,001 - \$10,000,000	\$12,000.00	2017-2018	\$20,000.00	\$0.00	per application	
Applications requiring planning approval for development cost in excess of \$10,000,000	\$25,000.00	2017-2018	\$35,000.00	\$0.00	per application	
Amendment/redesign of planning application- proposal (under the same planning application- number) requiring reassessment prior to- application being determined	100% of original application		100% of original application	\$0.00	per amendment	
Signs exempt	no charge		no charge	\$0.00		
Signs	\$75.00	2017-2018	\$250.00	\$0.00	per application	
Subdivision	\$300.00 + \$100.00 per lot	2017-2018	\$800 + \$150 per lot	\$0.00	per application	
Proposal involving 31 to 100 lots	\$1,000.00 + \$100.00 per lot		\$1,000.00 + \$100.00 per lot	\$0.00	per application	
Assessment of compliance with planning permit (subdivisions)	\$250.00		\$250.00	\$0.00	per application	
Additional fees for planning applications Additional fee for development on properties which are listed on the Tasmanian Heritage Register	\$100.00	2017-2018	\$150.00	\$0.00	per application	
Applications requiring advertising under section 57 of Land Use Planning and Approvals Act 1993	\$300.00	2017-2018	\$400.00	\$36.36	per advertisement	
Withdrawal of applications						
Applications withdrawn prior to advertising	50% of applicable fee	2017-2018	50% of applicable fee	\$0.00	per application	
Applications withdrawn after advertising period ends	,,	new	75% of applicable fee			

		Last Changed (type New Fee if	Proposed Fee 2021 - 2022			
Fee Description	incl. GST	applicable)	incl. GST	GST\$	Unit	Comment
Proposal withdrawn prior to their determination	As determined by the Director City Planning or the Manager Development Appraisal	2017-2018	As determined by the Director City Planning or the Manager Development Appraisal	\$0.00	per application	
Alterations to planning permits						
Minor amendment to planning permit	\$150.00	2017-2018	\$200.00	\$0.00	per amendment	
A Section 56 request that involves work already- undertaken without amending the permit	\$150.00		\$150.00	\$0.00	per amendment	
Extension of time to planning permit	\$100.00	2017-2018	\$200.00	\$0.00	per application	
Strata Applications						
Strata application assessment	\$150.00	2013/2014	\$175.00	\$0.00	per application	
Strata amendments (existing strata plans)	\$150.00	2013/2014	\$175.00	\$0.00	per application	
Reinspection fee		new	\$165.00	\$0.00	per inspection	
Amendment to a sealed plan (S103 LG(B&MP)A) requiring committee hearing	\$1,200.00		\$1,200.00	\$0.00	per amendment	
Illegal use or development If the work is less than \$5,000 value and the applicant has not previously been responsible for illegal work	standard planning fees	2017-2018	standard planning fees	\$0.00	per application	
If the work is more than \$5,000 value and the applicant has not previously been responsible for illegal work	twice standard planning fees	2017-2018	twice standard planning fees	\$0.00	per application	
If the applicant/owner has previously been responsible for illegal work	four times standard planning fees	2017-2018	four times standard planning fees	\$0.00	per application	
Re-advertising Applications Due to Applicant Re-design or Error						
Number of representations received 1-10	\$450.00				per- advertisement	
Number of representations received 11-30	\$600.00				per- advertisement	
Number of representations received 31-100	\$900.00				per- advertisement	
Number of representations received 101 and over	\$1,200.00				per advertisement	

Fee Description	2020-2021 Fee incl. GST	Last Changed (type New Fee if applicable)	Proposed Fee 2021 - 2022 incl. GST	GST\$	Unit	Comment
Mediations Informal mediation between an applicant and others, facilitated by the Manager Development Appraisal or another Council officer		new	Nil			
Formal mediation in accordance with section 57A of <i>Land Use Planning and Approvals Act</i> 1993, facilitated by an external mediator	\$250.00		\$2,000.00	\$0.00	per meeting	
Consultants						
For planning officers functioning as consultants for other Government bodies or advising outside their statutory and customer service duties	consultant rates		\$150.00		per hour	
Information Requests - Planning						
Residential property search (Classes 1 and 10 domestic)	\$150.00	2019-2020	\$150.00	\$13.64	per address	Non-refundable property research and admin fee.
Multi-unit residential property search	\$220.00	2019-2020	\$220.00	\$20.00	per address	Non-refundable property research and admin fee.
Commercial property search	\$220.00	2019-2020	\$220.00	\$20.00	per address	Non-refundable property research and admin fee.
Copies of building plans - residential	\$30.00	2013-2014	\$50.00	\$4.55	per application	retreival and copy only
Copies of building plans - commercial	\$50.00	2013-2014	\$75.00	\$6.82	per application	retreival and copy only
Copies of planning permit; officers report and decision made under delegation	\$50.00	2013-2014	\$30.00	\$2.73	document	
Supplementary Information request-arising from 337 certificates	\$150.00		\$150.00	\$0.00		
History information search		new	\$100.00		per property / family	
St David's Park plaque administration		new	\$50.00		per application	
Scanning of Plans and Documentation						
A4 and/or A3 pages	\$3.00	2013-2014	\$3.00	\$0.27	per page	
Above A3 pages	\$6.00	2013-2014	\$6.00	\$0.55	per page	
Part 5 Agreements						

Fee Description	2020-2021 Fee incl. GST	Last Changed (type New Fee if applicable)	Proposed Fee 2021 - 2022 incl. GST	GST\$	Unit	Comment
Preparation of a Part 5 Agreement - single residential dwelling, single residential dwelling extensions and residential outbuildings and signs	\$550.00	2019/2020	\$650.00	\$0.00	per agreement	
Preparation of a Part 5 Agreement - all applications other than single residential dwelling and signs	\$1,000.00	2019/2020	\$1,200.00	\$0.00	per agreement	
Administrative fees for a Part 5 Agreement where the agreement is not prepared by Council	\$250.00	2019/2020	\$250.00	\$0.00	per agreement	
Amendment to / ending of Part 5 Agreements	\$150.00	2019/2020	\$200.00	\$0.00	per agreement	
Title search fee assoicated with a Part 5 Agreement	\$50.00	2019/2020	\$50.00	\$0.00	per title search	
Lands Title Office lodgement fee	\$138.51	2019/2020	\$138.51	\$0.00	per lodgement	

Proposed 2021-22 Fees & Charges: Development Appraisal Engineering

NAVison Code	Description	2020-21 Budget excl. GST	2021-22 Estimate excl. GST
2267 J000151 0.001 Engineering Appraisal		-42,750	
Development Appraisal Engineering		42,750	137,500
			221.64%

Fee Description	2020-2021 Fee incl. GST	Last Changed (type New Fee if applicable)	Proposed Fee 2021 - 2022 incl. GST	GST\$	Unit	Comment
Condition Endorsement						
Assessment and Approval of Engineering Drawings and Inspections						
Assessment of documents which are required by a planning permit condition to be submitted and approved – 1 to 5 conditions per permit which require assessment		2018-2019	\$150.00	\$0.00	per application	Amended to limit to 1 to 5 conditions
Assessment of documents which are required by a planning permit condition to be submitted and approved – more than 5 conditions per permit which require assessment		New Fee	\$300.00	\$0.00	per application	
Inspection by Council officer which are necessary to assess compliance with planning permit condition	\$150.00	2018-2019	\$165.00	\$0.00	per inspection	
Assessment of documents submitted for condition endorsement where the planning permit approves the creation of new public assets and the cost of creating those assets (as assessed by the Council's Senior Development Engineer) is in excess of \$20,000. Also includes inspections.	public assets	2018-2019	2% of the cost of the new public assts	\$0.00	per application	

Agenda (Open Portion) City Planning Committee Meeting - 17/5/2021

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ATTACH	MENT A

		Last Changed	Proposed Fee			
	2020-2021 Fee	(type New Fee if	2021 - 2022			
Fee Description	incl. GST	applicable)	incl. GST	GST\$	Unit	Comment

Proposed 2021-22 Fees & Charges: City Planning Publications

NAVison Code	Description	2020-21 Budget excl. GST	2021-22 Estimate excl. GST
2205 J000164 0.001	City Planning Publication Sales	-996	
2205 J000909 0.001	New Town Hall Organ CDs and DVDs	0	
2281 J000164 0.001	Heritage & Conservation Admin Sales	0	
2281 J000167 0.001	Promotions, Education & Interpretation Sales	0	
2281 J000222 0.001	"Growing with Strength"	0	
2281 J000224 0.001	"Municipal Magnificence"	0	
City Planning Publi	cations	996	0
			-100.00%

Fee Description	2020-2021 Fee incl. GST	Last Changed (type New Fee if applicable)	Proposed Fee 2021 - 2022 incl. GST	GST\$	Unit	Comment
City Planning Publications Reports, studies and planning schemes, history and heritage publications	various		various			Available from Hobart Council Centre, 16 Elizabeth Street Hobart.

Proposed 2021-22 Fees & Charges: 3D GIS Services

NAVison Code Description	2020-21 Budget excl. GST	2021-22 Estimate excl. GST
2901 J000131 0.001 City Planning - Admin Other Revenue 2901 J000132 0.001 City Planning - City Design	0 -10,000	
3D GIS Services	10,000	5,000
		-50.00%

Fee Description	2020-2021 Fee incl. GST	Last Changed (type New Fee if applicable)	Proposed Fee 2021 - 2022 incl. GST	GST\$	Unit	Comment
3D GIS Services						
3D GIS services	\$150.00	2018-2019	\$180.00	\$16.36	per hour	Minimum 2 hours.
City Building 3D Model - Monotone		New Fee	\$600.00	\$54.55	Per city block	Contact City Planning Division for more information

Proposed 2021-22 Fees & Charges: Scheme Amendments (S37 or former S33 Applications)

NAVison Code	Description	2020-21 Budget excl. GST	2021-22 Estimate excl. GST
2267 J000155 0.001	Planning Scheme Review	0	
2267 J000220 0.001	Planning Scheme Review - Amendment Fees	-12,000	
2267 J000671 0.001	Sulivans Cove: Planning Scheme Provisions	0	
Scheme Amendmen	Scheme Amendments (S37 or former S33 Applications)		32,000
			166.67%

Fee Description	2020-2021 Fee incl. GST	Last Changed (type New Fee if applicable)	Proposed Fee 2021 - 2022 incl. GST	GST\$	Unit	Comment
Planning Scheme Amendments					per	\$1,000.00 to be refunded if the amendment is not
Amendment to planning scheme An amendment to planning scheme which is combined with a planning application will also	\$3,700.00	2018-2019	\$7,000.00 100% of usual		amendment per	initiated.
attract the usual planning application fees Advertising fee		2018-2019 new fee	\$1,000.00 100% of TPC		amendment per amendmer	 nt
Tasmanian Planning Commission fees		new fee	fees		per amendmer	nt
S40T or former S43A applications + planning application fee	\$3,700.00		\$3,700.00	\$0.00	per amendment	delete fee
Scheme-amendments-(former-S33(5)-Applications)	\$1,850.00		\$1,850.00		per amendment	delete fee
Scheme Amendments (\$33(5) Applications)						
Requests for an amendment to an interim- planning scheme under S33(5) of Land Use and Planning Approval Act 1993	\$100.00		\$100.00 \$1,000.00	\$0.00		delete fee

Proposed 2021-22 Fees & Charges: Surveying Services

NAVison Code	Description	2020-21 Budget excl. GST	2021-22 Estimate excl. GST
2205 J000170 0.00 2279 J000170 0.00	01 Surveying Services - Building Fees 01 Surveying Services - Sale of Goods 01 Surveying Services - Fees & Charges 01 Surveying Services - Other Revenue	0 -204 -204 -23,004	
Surveying Services		23,412	32,455
			38.63%

Last Changed Proposed Fee 2020-2021 Fee (type New Fee if 2021 - 2022 **Fee Description** incl. GST applicable) incl. GST GST\$ Unit Comment Amendments to sealed plans - Section 103 Local Government (Building and Miscellaneous Provisions) Act 1993. \$360.00 2017/2018 \$400.00 \$0.00 per application Sealing final plans for subdivision and boundary adjustments - Section 89 Local Government (Building and Miscellaneous Provisions) Act 1993. \$120.00 2019/2020 \$450.00 \$0.00 per application Subdivision exemption - Section 90 Local Government (Building and Miscellaneous Provisions) Act 1993. \$280.00 2013/2014 \$300.00 \$0.00 per application Strata plan certificates - Part 2 & Part 3 Strata Titles Act 1998 plus an additional fee for the issue of Building Certificates and an hourly rate for assessment by the Council's Building Surveyor \$225.00 \$0.00 per application \$200.00 2013/2014 Adhesion orders - Section 110 Local Government (Building & Miscellaneous Provisions) Act 1993 \$230.00 2018/2019 \$300.00 \$0.00 per application Land to form part of a Highway - Section 106 Local Government (Building & Miscellaneous Provisions) Act 1993 \$230.00 2018/2019 \$260.00 \$0.00 per application Declaration for buildings over Highway -Section 75CA Conveyancing and Law of Property Act 1884 \$220.00 2012/2013 \$260.00 \$0.00 per application

	2020-2021 Fee	Last Changed (type New Fee if	Proposed Fee 2021 - 2022			
Fee Description	incl. GST	applicable)	incl. GST	GST\$	Unit	Comment
Certificate for vesting of blocks subject to rights						
of way - Section 84D Conveyancing and Law of						
Property Act 1884	\$250.00	2009/2010	\$260.00	\$0.00	per application	
Detail Sheet Digital Data						
Part of detail sheet in digital format for a specific						
site project	\$80.00	2013/2014	\$80.00	\$0.00	per request	The equivalent of an A3 at 1:1000 (Delete this fee)
Digital orthophotography 2005						Digital equivalent of an A3 at 1:2000 for a specific
	\$80.00	2015/2016	\$80.00	\$0.00	per request	project. (Delete this fee)
Digital scan of aperture card	\$15.00	2015/2016	\$15.00	\$0.00	per scan	(Delete this fee)
Transfer of bulk digital data	\$130.00	2015/2016	\$130.00	\$0.00	per transfer	
Hard Copy Plans						
A4 copy of detail sheet					each - first copy	
	\$2.00	2008/2009	\$2.00	\$0.00	free	
A3 copy of detail sheet					each - first copy	
	\$3.00	2008/2009	\$3.00	\$0.00	free	
Detail sheet	\$30.00	1996/1997	\$30.00	\$0.00	full copy	
1:2000 series map sheet at A1	\$15.00	2013/2014	\$15.00	\$0.00	full copy	

8.2 Delegated Decision Report (Planning) File Ref: F21/40876

Memorandum of the Director City Planning of 11 May 2021 and attachment.

Delegation: Committee



Delegated Decision Report (Planning)

Attached is the delegated planning decisions report for the period 26 April 2021 to 7 May 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: 11 May 2021 File Reference: F21/40876

Attachment A: Delegated Decision Report (Planning) 4

Agenda (Open Portion) City Planning Committee Meeting - 17/5/2021

10 May 2021

Delegated Decisions Report (Planning)

Dissoirs Dessistes	Address	Minde Miles	Davista	Cancelled	wif-
Planning Description	Address	Works Value	Decision	Author	
PLN-18-654 Partial Demolition, Alterations, Extension and Change of Use to Food Services	60 HAMPDEN ROAD BATTERY POINT TAS 7004	\$ 600,000	Withdrawn	Applica	ant
PLN-20-169 Partial Demolition, Alterations and Extension	55-57 GEORGE STREET NORTH HOBART TAS 7000	\$ 70,000	Approved	Delega	tec
PLN-20-224 Demolition and Dwelling	224 CHURCHILL AVENUE SANDY BAY TAS 7005	\$ 400,000	Approved	Delegated	
PLN-20-475 Partial Demolition, Alterations, and Extension	5 JABEZ CRESCENT LENAH VALLEY TAS 7008	\$ 50,000	Not Required	d Delega	ited
PLN-20-692 Partial Demolition and Garage	53 LANSDOWNE CRESCENT WEST HOBART TAS 7000	\$ 20,000	Approved	Delega	ited
PLN-20-747 Partial Demolition, Alterations and Extension	118 YORK STREET SANDY BAY TAS 7005	\$ 300,000	Withdrawn	Applica	ant
PLN-20-806 Four Multiple Dwellings, Partial Demolition, Alterations, Extensions, Outbuildings & Front Fencing	44 CROSS STREET NEW TOWN TAS 7008	\$ 100,000	Approved	Delega	ited
PLN-20-815 Ancillary Dwelling	423 SANDY BAY ROAD SANDY BAY TAS 7005	\$ 130,000	Withdrawn	Applica	ant
PLN-20-825 Partial Demolition, Alterations, and Extension	7/8-10 DE WITT STREET BATTERY POINT TAS 7004	\$ 156,000	Withdrawn	Applica	ant
PLN-20-826 Partial Demolition, Alterations, Extension and Outbuildings	16 HAIG STREET LENAH VALLEY TAS 7008	\$ 470,000	Withdrawn	Applica	ant
PLN-20-894 Partial Demolition, Alterations and Extension	2A CATO AVENUE WEST HOBART TAS 7000	\$ 150,000	\$ 150,000 Approved		ated
PLN-20-912 Partial Demolition, Alterations and Extension	3 PIRIE STREET NEW TOWN TAS 7008	\$ 250,000	Approved	Delega	ited
PLN-21-101 Dwelling	46 BEAUMONT ROAD LENAH VALLEY TAS 7008	\$ 375,000	Approved	Delega	ited
PLN-21-112 Dwelling	40 NICHOLAS DRIVE SANDY BAY TAS 7005	\$ 900,000	Approved	Delega	ited
PLN-21-127 Partial Demolition, Alterations and Extension	226 CHURCHILL AVENUE SANDY BAY TAS 7005	\$ 550,000	Approved	Delega	ited
PLN-21-133 Subdivision (Boundary Adjustment), Alterations and Change of Use to Multiple Dwelling	3/68-70 FORSTER STREET NEW TOWN TAS 7008	\$ 80,000	Withdrawn	Applica	ant
PLN-21-151 Alterations (Reroofing)	1 SAYER CRESCENT SANDY BAY TAS 7005	\$ 52,000	Approved	Delega	ited
PLN-21-158 Partial Demolition, Alterations, and Extension	7-9 LEFROY STREET NORTH HOBART TAS 7000	\$ 300,000	Approved	Delega	ited
PLN-21-159 Change of Use to Visitor Accommodation	1/46 CLARE STREET NEW TOWN TAS 7008	\$ 0	Approved	Delega	ited
PLN-21-162 Signage and Fencing	212-218 MACQUARIE STREET HOBART TAS 7000	\$ 25,000	Approved	Delega	tec
PLN-21-169 Partial Demolition, Alterations and Front Fencing	76 HAMPDEN ROAD BATTERY POINT TAS 7004	\$ 150,000	Approved	Delega	ited
PLN-21-170 Change of Use to Visitor Accommodation	1/33 NICHOLAS DRIVE SANDY BAY TAS 7005	\$ 2,000	Approved	Delega	ited

CITY OF HOBART

Planning Description	Address	Works Value	Decision	Authority
PLN-21-177 Partial Demolition, Alterations, Extension, and Three Multiple Dwellings (One Existing, Two New)	404 PARK STREET NEW TOWN TAS 7008	\$ 300,000	Withdrawn	Applicant
PLN-21-203 Partial Change of Use to Visitor Accommodation	1/816 SANDY BAY ROAD SANDY BAY TAS 7005	\$ 0	Approved	Delegated
PLN-21-208 Partial Demolition and Alterations	203-205 MACQUARIE STREET HOBART TAS 7000	\$ 50,000	Approved	Delegated
PLN-21-233 Change of Use to Visitor Accommodation	4/52-54 QUEEN STREET SANDY BAY TAS 7005	\$ 0	Approved	Delegated
PLN-21-236 Partial Demolition and Alterations	200 CAMPBELL STREET NORTH HOBART TAS 7000	\$ 3,785	Approved	Delegated
PLN-21-238 Partial Change of Use to Art and Cultural Centre, Community Centre, Function Centre and Market	10 EVANS STREET HOBART TAS 7000	\$ 0	Approved	Delegated
PLN-21-242 Partial Demolition and Change of Use to Business and Professional Services	93-93C NEW TOWN ROAD NEW TOWN TAS 7008	\$ 10,000	Approved	Delegated
PLN-21-248 Front Fencing	284A-284B ARGYLE STREET NORTH HOBART TAS 7000	\$ 5,000	Approved	Delegated
PLN-21-303 Change of Use to Visitor Accommodation	117 HILL STREET WEST HOBART TAS 7000	\$ 0	Approved	Delegated
PLN-21-32 Partial Demolition, Alterations, and Partial Change of Use to Food Services	646A SANDY BAY ROAD SANDY BAY TAS 7005	\$ 50,000	Withdrawn	Applicant
PLN-21-62 Dwelling	9 STEVENS FARM DRIVE WEST HOBART TAS 7000	\$ 750,000	Approved	Delegated
PLN-21-78 Partial Change of Use to Visitor Accommodation	47 DAVEY STREET HOBART TAS 7000	\$ 25,000	Not Required	Delegated
PLN-21-90 Partial Demolition, Alterations and Extension	119 MONTAGU STREET NEW TOWN TAS 7008	\$ 290,000	Approved	Delegated
PLN-21-96 Alterations	70 ARTHUR STREET WEST HOBART TAS 7000	\$ 20,000	Approved	Delegated
PLN-21-99 Partial Demolition, Alterations and Two Multiple Dwellings	256 HARRINGTON STREET HOBART TAS 7000	\$ 675,000	Approved	Delegated

8.3 City Planning - Advertising Report File Ref: F21/41115

Memorandum of the Director City Planning of 11 May 2021 and attachment.

Delegation: Committee



City Planning - Advertising Report

Attached is the advertising list for the period 26 April 2021 to 7 May 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: 11 May 2021 File Reference: F21/41115

Attachment A: City Planning - Advertising Report I

				Works		1	Proposed	Advertising	Advertising
Application	Street	Suburb	Development	Value	Expiry Date	Referral	Delegation	Period Start	Period End
			Change of Use to						
	231 MACQUARIE		Visitor						
PLN-20-582	STREET	HOBART	Accommodation	\$0	28/05/2021	aversh	Director	26/04/2021	10/05/2021
	49 BEAUMONT	LENAH		,					
PLN-20-840	ROAD	VALLEY	Dwelling	\$501,505	16/05/2021	ayersh	Director	26/04/2021	10/05/2021
			Partial Demolition,						
	77 HAMPDEN	BATTERY	Alterations and						
PLN-21-80	ROAD	POINT	Extension	\$150,000	20/05/2021	ayersh	Director	26/04/2021	10/05/2021
	11 PULCHELLA	TOLMANS							
PLN-21-98	DRIVE	HILL	Dwelling	\$350,000	17/05/2021	ayersh	Director	26/04/2021	10/05/2021
			Partial Demolition,						
	20 LAURAMONT		Alterations and						
PLN-21-92	AVENUE	SANDY BAY	Extension	\$280,000	12/05/2021	ayersh	Director	26/04/2021	10/05/2021
	119								
	WOODCUTTERS	TOLMANS	Alterations to Parking						
PLN-21-194	ROAD	HILL	and Access	\$5,000	16/06/2021	ayersh	Director	26/04/2021	10/05/2021
			Partial Change of						
			Use to Business and						
	28 LETITIA	NORTH	Professional			mcclenahan			
PLN-21-160	STREET	HOBART	Services	\$0	24/05/2021	m	Director	27/04/2021	11/05/2021
	19 BLUESTONE	LENAH					Council		
PLN-21-207	RISE	VALLEY	Dwelling	\$750,000	05/06/2021	maxwellv	(Council Land)	27/04/2021	11/05/2021
			Partial Demolition,						
			Alterations,						
			Extension, Partial						
			Change of Use to						
			Service Industry and						
			Extension of Bulky						
			Goods Sales Use,						
	116 - 138		Fencing, and						
PLN-21-234	CAMPBELL STREET	HOBART	Signage	\$200,000	24/05/2021	sherriffc	Director	27/04/2021	11/05/2021
	1 ENTERPRISE		Partial Demolition						
PLN-21-225	ROAD	SANDY BAY	and Alterations	\$15,000	20/05/2021	widdowsont	Director	27/04/2021	11/05/2021
PLN-21-118	5 FITZROY PLACE	SANDY BAY	Carport	\$25,000	13/05/2021	langd	Director	28/04/2021	12/05/2021

				Works			Proposed	Advertising	Advertising
Application	Street	Suburb	Development	Value	Expiry Date	Referral	Delegation	Period Start	Period End
	6 ATHLEEN	LENAH							
PLN-21-224	AVENUE	VALLEY	Outbuilding	\$20,000	26/05/2021	maxwellv	Director	28/04/2021	12/05/2021
			Partial Demolition						
	14 BEDFORD		and Alterations						
PLN-21-240	STREET	NEW TOWN	(Deck and Spa)	\$10,000	25/05/2021	smeea	Director	28/04/2021	12/05/2021
	129 POTTERY	LENAH	Garage and Front						
PLN-21-197	ROAD	VALLEY	Fencing	\$50,000	18/05/2021	nolanm	Director	29/04/2021	13/05/2021
			Alterations and						
			Partial Change of						
	110 LIVERPOOL		Use to General						
PLN-21-232	STREET	HOBART	Retail and Hire	\$9,000	21/05/2021		Director	29/04/2021	13/05/2021
						mcclenahan			
PLN-21-11	12 TABART STREET	NEW TOWN	Dwelling	\$446,200	08/06/2021	m	Director	03/05/2021	17/05/2021
	15 PARLIAMENT								
PLN-21-128	STREET	SANDY BAY	Outbuilding (Garage)	\$35,000	29/05/2021	maxwellv	Director	03/05/2021	17/05/2021
	22 BRAMBLE		Demolition and						
PLN-21-142	STREET	RIDGEWAY	Outbuilding	\$31,000	13/05/2021	smeea	Director	03/05/2021	17/05/2021
			Partial Demolition,						
			Alterations, Signage,						
			and Partial Change						
			of Use to Food						
			Services, and						
	100-102 CAMPBELL		Business and						
	STREET AND 3		Professional						
PLN-21-202		HOBART	Services	\$100,000	10/05/2021	sherriffc	Director	03/05/2021	17/05/2021
	48 LIVERPOOL								
PLN-21-267	STREET	HOBART	Signage	\$310	03/06/2021	baconr	Director	03/05/2021	17/05/2021
	21 BLUESTONE	LENAH							
PLN-20-324	RISE	VALLEY	Dwelling	\$670,000	19/0/2021	langd	Director	04/05/2021	18/05/2021
			Partial Demolition,						
	2 GREYSTANES		Alterations and						
PLN-21-171	PLACE	SANDY BAY	Extension	\$75,000	14/06/2021	langd	Director	04/05/2021	18/05/2021
	31 JENNINGS		[]			[
PLN-21-246	STREET	NEW TOWN	Alterations	\$3,330	17/06/2021	langd	Director	04/05/2021	18/05/2021

				Works			Proposed	Advertising	Advertising
Application	Street	Suburb	Development	Value	Expiry Date	Referral	Delegation	Period Start	Period End
			Partial Demolition,						
			Alterations,						
	8 SPRINGVALE		Extension and			mcclenahan			
PLN-21-218	AVENUE	NEW TOWN	Outbuilding	\$100,000	20/05/2021	m	Director	04/05/2021	18/05/2021
	9 BEAUMONT	LENAH	Subdivision (One						
PLN-20-741	ROAD	VALLEY	Additional Lot)	\$0	21/05/2021	smeea	Director	05/05/2021	19/05/2021
	42 BEAUMONT	LENAH							
PLN-21-12	ROAD	VALLEY	Dwelling	\$596,554	02/06/2021	ayersh	Director	05/05/2021	19/05/2021
			Change of Use to						
	308 MURRAY	NORTH	Visitor						
PLN-21-230	STREET	HOBART	Accommodation	\$80,000	07/06/2021	widdowsont	Director	05/05/2021	19/05/2021
	63 LOCHNER	WEST							
PLN-21-229	STREET	HOBART	Outbuilding	\$60,000	29/05/2021	nolanm	Director	05/05/2021	19/05/2021
			Partial Demolition,						
	147 - 167		Alterations, Partial						
	LIVERPOOL		Change of Use to						
	STREET (CT		Food Services and						
PLN-21-241	113307/1)	HOBART	Signage	\$60,000	25/05/2021	sherriffc	Director	05/05/2021	19/05/2021
			Alterations and						
			Change of Use to						
	4 / 160 ELIZABETH		Bulky Goods Sales						
PLN-21-215	STREET	HOBART	and Food Services	\$10,000	21/06/2021	widdowsont	Director	06/05/2021	20/05/2021
	5 WARNEFORD		Partial Demolition			mcclenahan			
PLN-21-223	STREET	HOBART	and Alterations	\$80,000	21/05/2021	m	Director	06/05/2021	20/05/2021
			Roadworks,						
			Alterations to Traffic						
			Circulation,						
			Associated hydraulic						
			infrastructure,						
			Signage and						
	MOLLE STREET		Subdivision						
	AND COLLINS	l	(Boundary			l	Council		
PLN-21-192	STREET	HOBART	Adjustment	\$400,000	15/06/2021		(Council Land)	07/05/2021	21/05/2021
	281 LIVERPOOL		Change of Use to			mcclenahan	<u> </u>	07/05/000	
PLN-21-285	STREET	HOBART	Hostel	\$0	11/06/2021	lm	Director	07/05/2021	21/05/2021

8.4 Building Statistics - 1 April 2021 - 30 April 2021 File Ref: F21/41416

Memorandum of the Director City Planning of 11 May 2021 and attachment.

Delegation: Council



Building Statistics - 1 April 2021 - 30 April 2021

Attached is the building permits statistics for the period 1 April 2021 – 30 April 2021

RECOMMENDATION

That:

The Director City Planning reports:

Building Statistical Report:

During the period 1 April 2021 to 30 April 2021, 37 permits were issued to the value of \$11,355,532 which included:

- (i) 20 for extensions/alterations to dwellings to the value of \$3,354,503;
- (ii) 1 new dwelling to the value of \$359,689;
- (iii) 18 new multiple dwellings to the value of \$5,400,000; and
- (iv) 1 major project:
 - (a) 32 Romilly Street, South Hobart 9 Multiple Dwellings \$3,800,000;

During the period 1 April 2020 to 30 April 2020, 51 permits were issued to the value of \$11,998,695 which included:

- (i) 26 for extensions/alterations to dwellings to the value of \$3,819,695;
- (ii) 11 new dwellings to the value of \$2,969,000;
- (iii) 10 new multiple dwellings to the value of \$2,125,000; and

Agenda (Open Portion) City Planning Committee Meeting 17/5/2021

- (iv) 1 major project:
 - (a) 102 Patrick Street, Hobart Commercial Extension \$1,400,000

In the twelve months ending April 2021, 718 permits were issued to the value of \$205,409,514; and

In the twelve months ending April 2020, 603 permits were issued to the value of \$250,777,218

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: 11 May 2021 File Reference: F21/41416

Attachment A: Building Permits Issued Accumulative Monthly Totals Bar Graph

- April 2021 I 🛣

Attachment B: Building Permits Value Accumulative Monthly Bar Graph - April

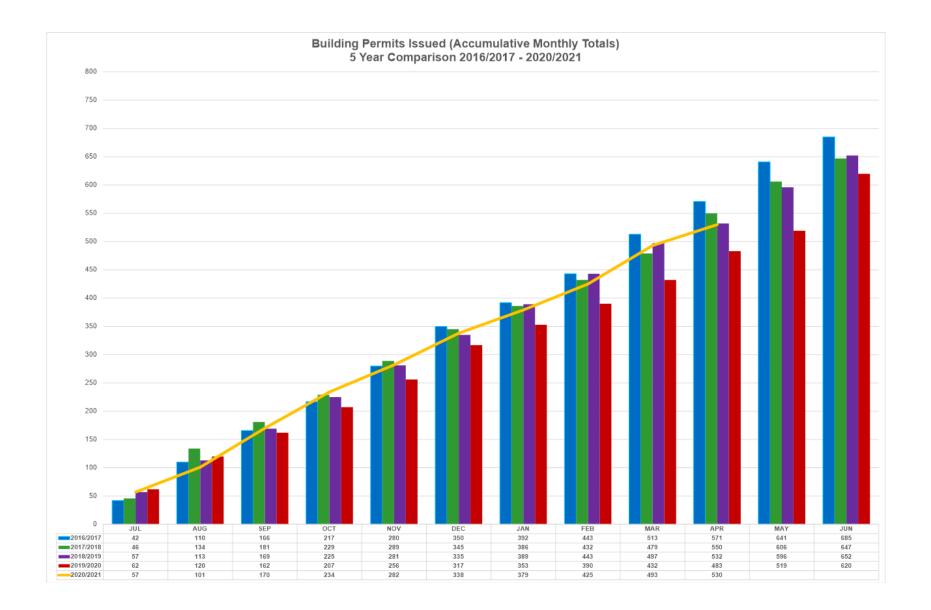
2021 🌡 📆

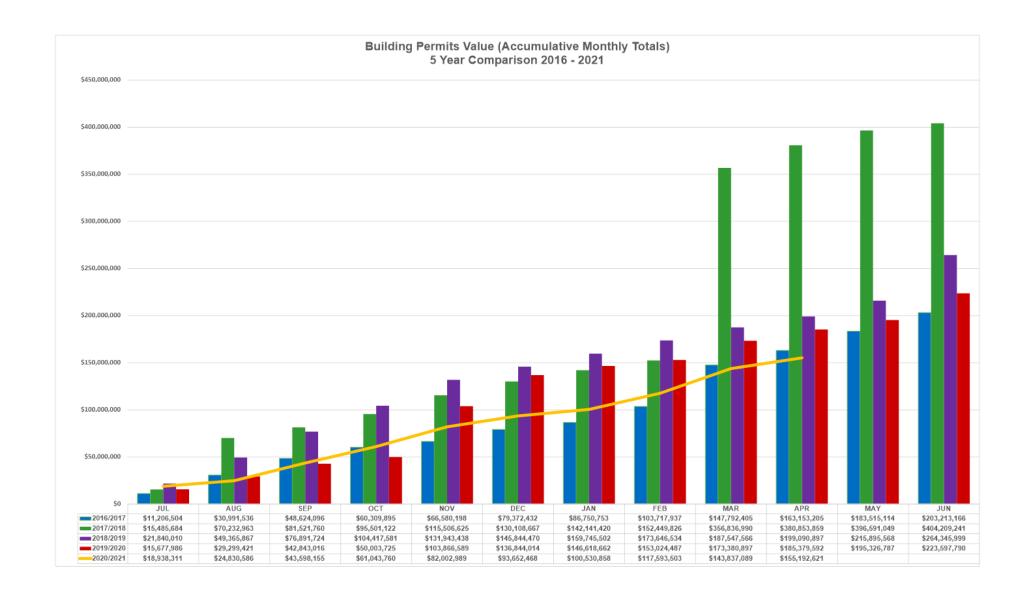
Attachment C: Monthly Building Permits Issued Line Graph 2017 - 2021 - April

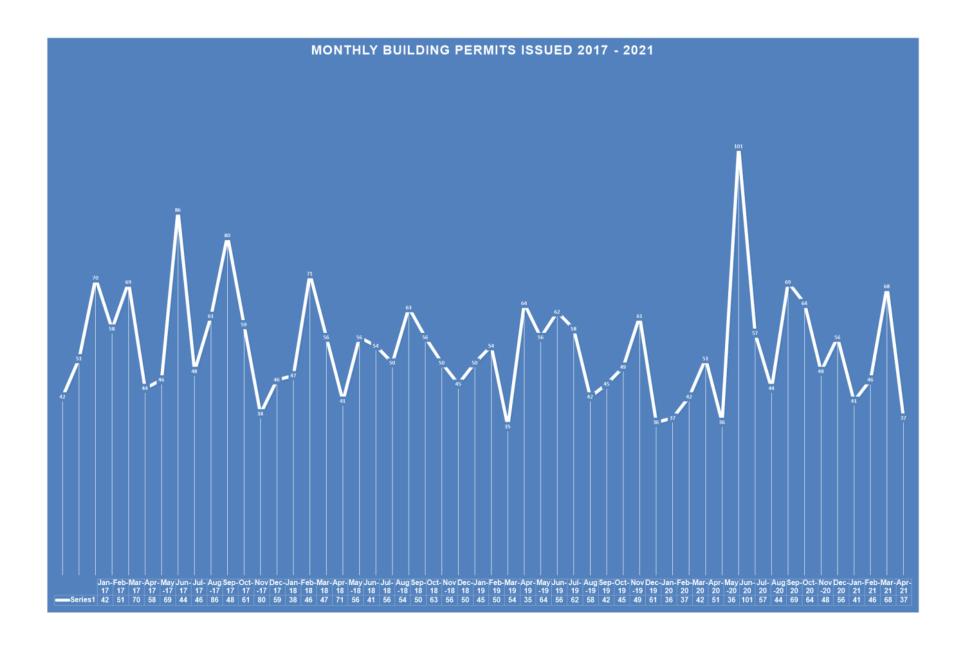
2021 🌡 📆

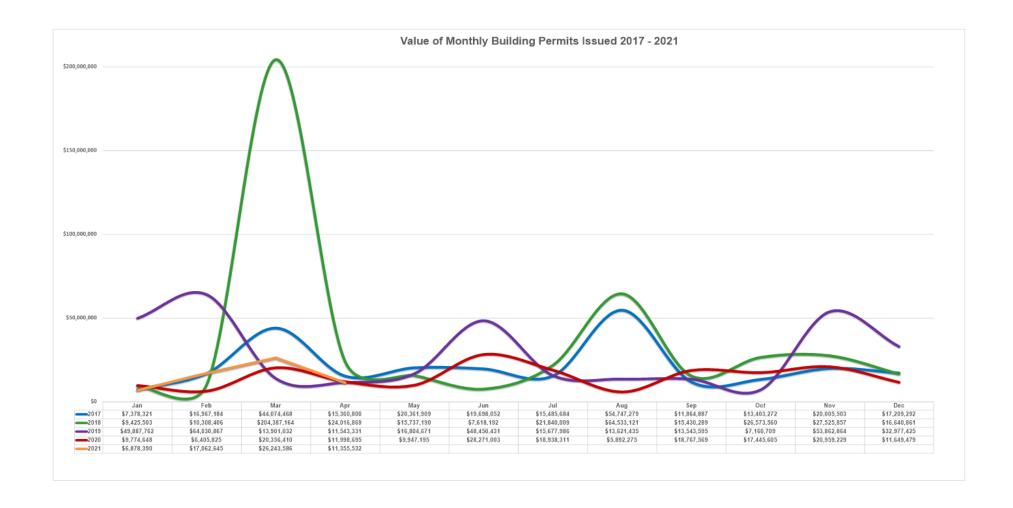
Attachment D: Value of Monthly Building Permits Issued 2017 - 2021 Line

Graph - April 2021 I









8.5 Planning Permits Statistics - 1 April 2021 – 30 April 2021 File Ref: F21/41442

Memorandum of the Director City Planning of 11 May 2021 and attachments.

Delegation: Council



Planning Permits Statistics - 1 April 2021 - 30 April 2021

Attached is the planning permits statistics for the period 1 April 2021 – 30 April 2021.

RECOMMENDATION

That:

The Director City Planning reports:

Planning Statistical Report:

During the period 1 April 2021 to 30 April 2021, 56 permits were issued to the value of \$31,718,510 which included:

- (i) 19 new single dwellings to the value of \$8,900,000;
- (ii) 13 multiple dwellings to the value of \$5,255,000;
- (iii) 23 extensions/alterations to dwellings to the value of \$5,969,000;
- (iv) 8 extensions/alterations to commercial properties to the value of \$18,689,000;
- (v) 1 major project:
 - (a) 125 Bathurst Street, Hobart Partial Demolition, Alterations and New Building for Visitor Accommodation, Hotel Industry and Food Services 68 Rooms - \$17,000,000;

During the period 1 April 2020 to 30 April 2020, 51 permits were issued to the value of \$10,982,600 which included:

- (i) 2 new single dwellings to the value of \$635,000;
- (ii) 21 multiple dwellings to the value of \$5,675,000;

Agenda (Open Portion) City Planning Committee Meeting 17/5/2021

- (iii) 20 extensions/alterations to dwellings to the value of \$3,215,100;
- (iv) 9 extensions/alterations to commercial properties to the value of \$1,106.000;
- (v) 1 major project:
 - a) 14 Kooyong Glen, South Hobart 11 Multiple Dwellings, Front Fencing, Tree Removal, and Associated Works in the Road Reservation -\$3,000,000;

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: 11 May 2021 File Reference: F21/41442

Attachment A: Monthly Comparison - Number of Planning Permit Issued Line

Graph April 2021 I

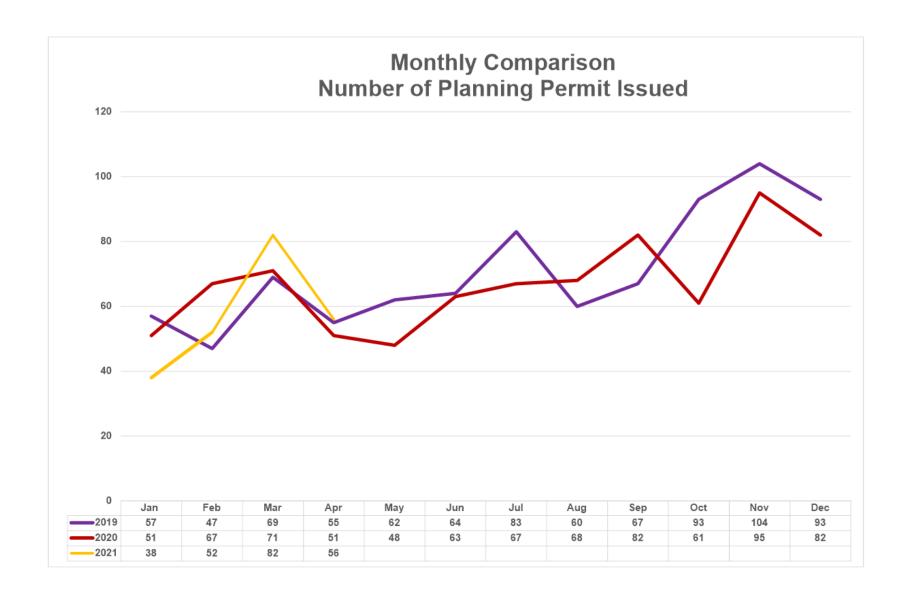
Attachment B: Monthly Comparison Planning Approvals Value Line Graph

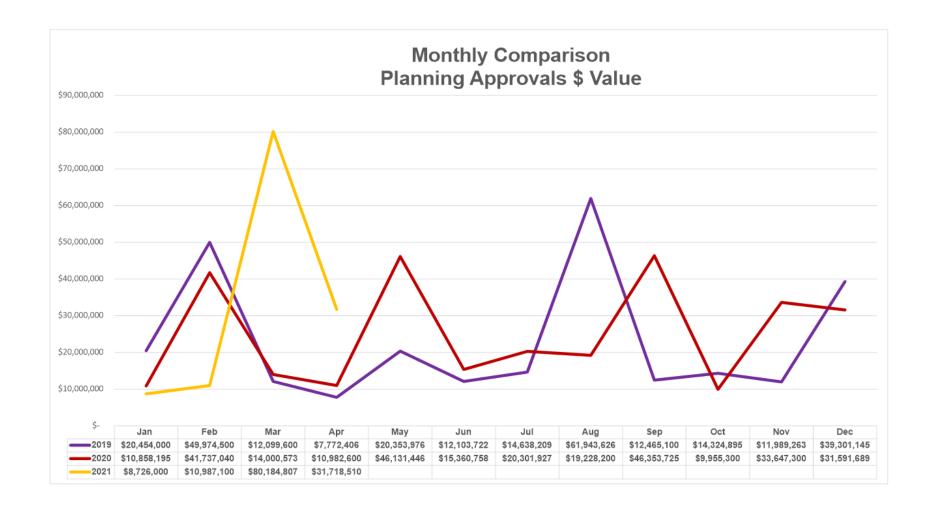
April 2021 🏻 🛣

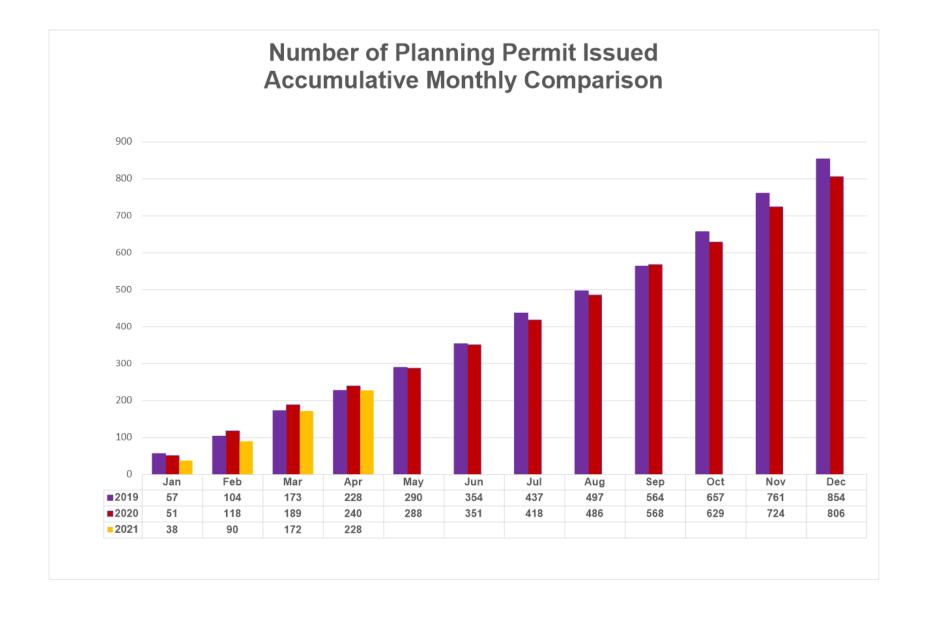
Attachment C: Number of Planning Permit Issued Accumulative Monthly

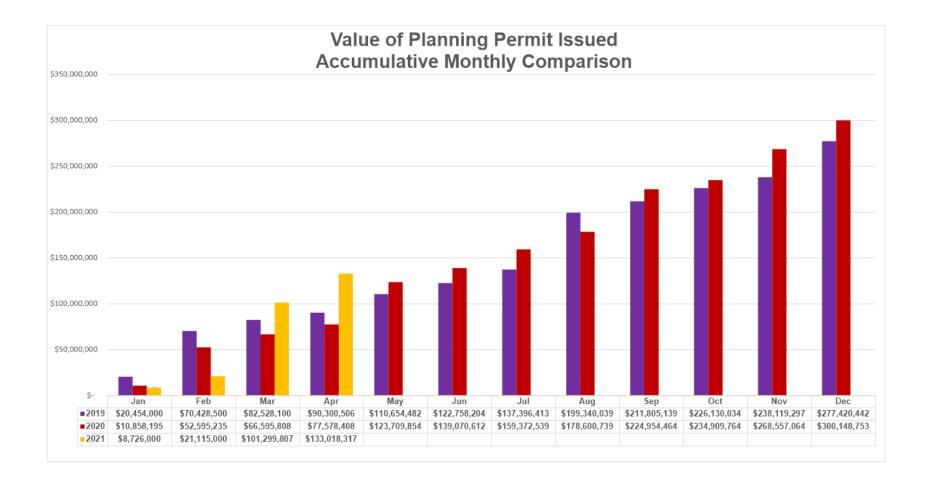
Comparison Bar Graph April 2021 I 🖫

Attachment D: Value of Planning Permit Issued Bar Graph April 2021 I









9. COMMITTEE ACTION STATUS REPORT

9.1 Committee Actions - Status Report

A report indicating the status of current decisions is attached for the information of Elected Members.

RECOMMENDATION

That the information be received and noted.

Delegation: Committee

Attachment A: City Planning Committee Status Report - April 2021

CITY PLANNING COMMITTEE – STATUS REPORT

OPEN PORTION OF THE MEETING April 2021

Ref.	Title	Report / Action	Action Officer	Comments
1	SUSTAINABLE BUILDING PROGRAM Open Council 15 December 2014 Item 10; Open CPC Item 8, 20 July 2015	 The Council consider the development of a Sustainable Building Program based on Environmental Upgrade Finance (EUFs) in collaboration with the Tasmanian Government; A detailed report for the Council's consideration, including the segmentation study and business case, be prepared on the Sustainable Buildings Program, based on EUFs by June 2015; That a further report be prepared providing data on the uptake of EUFs in other cities; and A report be prepared on the merits of the Council joining the Green Building Council of Australia along with the 49 of local city councils that have joined this organisation, that provides networks, training and capacity for the private and public sectors understanding sustainable building work. 	Director City Innovation	Various contemporary approaches to sustainability in buildings and Council's role in these are considered in the targets and actions of the Sustainable Hobart Action Plan. Updated information will be provided to the committee in June.

2	PROPOSED NEW HERITAGE ADVISORY COMMITTEE Open CPC Item 9, 20 July 2015	A report be sought on the merits of establishing a Heritage Advisory Committee in line with other councils' Heritage Advisory Committees operating around Australia.	Director City Planning	A workshop regarding the application of heritage precincts under the <i>Hobart Interim Planning Scheme 2015</i> was conducted on 31 July 2018. A report in regard to the establishment of a Heritage Advisory Committee was considered by the City Planning Committee on 17 February 2020 and Committee deferred a decision to enable further consultation with Elected Members.
3	19-27 CAMPBELL STREET, 29 CAMPBELL STREET, 19 COLLINS STREET, CT.198531/2, ADJACENT ROAD RESERVATIONS, HOBART (UTAS CIPAD) Open CPC 4 April 2016 - Supp. item 6.2.1	That the Council explore options for increasing pedestrian and bicycle access in the vicinity of the UTAS Creative Industries and Performing Arts Development at 19-27 Campbell Street and 19 Collins Street, Hobart in conjunction with the redevelopment of the site.	Director City Planning	This will be addressed as part of the ICAP AP06 Campbell Street Upgrade project. The current trial traffic and parking arrangements in Campbell Street have been in place for some 9 months. Delays in RHH K-Block acceptance and Hedberg occupation along with restrictions on use of Theatre Royal (COVID-19) have restricted trial observations. A report evaluating these provisions will be submitted to the Council at the conclusion of the trial period, enabling the consideration of more permanent arrangements in lower Campbell Street, with this report being expected in June 2021.

4	FRONT FENCING Open Committee 23 October 2017	That the Council significantly promote the risk of building front fences without appropriate Council approval and for this information to be promoted in writing to the architectural community and via suitable media platforms such as Capital City News and social media.	Director City Planning	Article placed in Capital City News and promoted via social media. Communication with architectural community still to be actioned. To be included in the announcements regarding Open Office.
5	REGULATION OF SOCIAL FOOD DELIVERY VEHICLES Open Council 19 August 2019	 The Council develop and distribute to relevant persons and companies an information brochure that summarises the food safety obligations of social food delivery vehicle drivers. The Council's Environmental Health Officers undertake an audit within the next four (4) months of social food delivery vehicles operating in North Hobart in order to determine compliance with the Food Act 2003 and Food Safety Standards. A further report be provided in relation to the monitoring of complaints in regards to the carriage of food in social food delivery vehicles in August 2020. 	Director City Planning	Completed The audit is not proceeding as per advice received from the Department of Health. Report rescheduled to June meeting.

6	SMOKE – FREE HOBART PROJECT UPDATE Open Committee 28 September 2020	Further investigations be undertaken to identify additional areas within the Hobart municipality that could be strategically implemented as smoke free. A further update to the City Planning Committee be provided in February 2021.	Director City Planning	Update to Committee to follow Executive Leadership Team review of project status and resourcing.
7	PUBLIC ART FRAMEWORK – PUBLIC ART PRIVATE DEVELOPMENT GUIDE Open Committee 23 November 2020	 A Public Amenity Policy for the City be developed, with public art being noted as one way a developer might contribute to the public amenity of the city. This policy would be the subject of a future report to the Council. A report be provided to the Council on an annual basis detailing the contributions made under the Public Art Private Development Guide. 	City Planning Director	Officers are progressing the matter.

8	SHORT STAY ACCOMMODATION – PLANNING DIRECTIVE Open Council 17 December 2020	That a report be prepared on the possible amendments, and their merits, to the planning regulations to more appropriately control the number of private properties being converted to whole home short stay accommodation.	Director City Planning	Officers are progressing the matter.
9	THE NORTH HOBART RETAIL AND ENTERTAINMENT PRECINCT PLACE VISION AND ACCESS AND PARKING PLAN PROJECT Open Council 7 December 2020	 Taking account of the busy period leading up to the end of the current calendar year, particularly for businesses and the post New Year holiday period, the public engagement process be undertaken for an eight (8) week period, commencing on Monday 1 February 2021, in line with the methodology detailed in this report. A further report detailing the outcomes of the engagement process and proposed project action plan, including the associated capital and operating cost implications, be submitted to a Council meeting in the second quarter of 2021. 	Director City Planning	Officers are progressing the matter.

10	HOUSING SUPPLY PLANNING PROVISIONS Open Council 9 February 2021	A report be prepared on the possible amendments, their merits and potential consequences, to the planning regulations to implement the following recommendations made in the UTAS Report titled: Regulating Short-Stay Accommodation in Tasmania: Issues to consider and options for reform: (i) Recommendation 3: That the Tasmanian Government amend the current planning scheme to allow consideration of housing market conditions when making planning decisions. (ii) Recommendation 4: That the current planning scheme include provisions so that it can respond to community-level housing needs in a timely manner. 2. Advice be prepared as to the merits and potential consequences of endorsing Recommendation 5 of the same report: (i) Recommendation 5: That the Tasmanian Government establish a Housing Supply Forecasting Council to collect and analyse housing supply and demand drivers, including the impact of the SSA sector, and provide policy recommendations.	Director City Planning and Director Community Life	Officers are progressing the matter.
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Progress report to April 2021

10. QUESTIONS WITHOUT NOTICE

Section 29 of the Local Government (Meeting Procedures) Regulations 2015.

File Ref: 13-1-10

An Elected Member may ask a question without notice of the Chairman, another Elected Member, the Chief Executive Officer or the Chief Executive Officer'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, Chief Executive Officer or Chief Executive Officer'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.

11. 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
	Committee 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