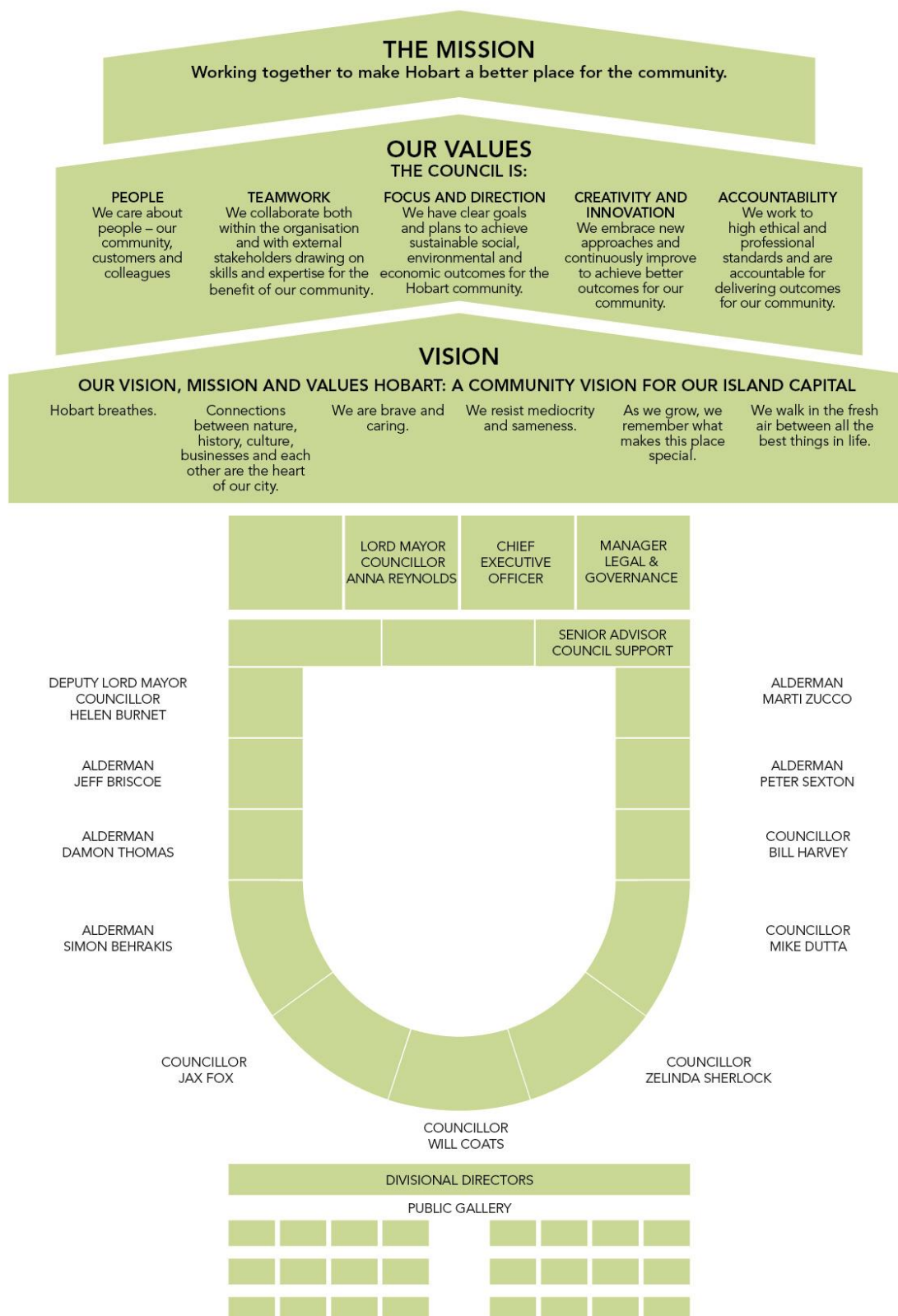




# CITY OF HOBART

AGENDA  
OPEN PORTION OF THE COUNCIL MEETING  
MONDAY, 31 JANUARY 2022  
AT 5:00 PM





---

## **ORDER OF BUSINESS**

---

### **APOLOGIES AND LEAVE OF ABSENCE**

1. CONFIRMATION OF MINUTES.....	4
2. TRANSFER OF AGENDA ITEMS.....	4
3. COMMUNICATION FROM THE CHAIRMAN .....	4
4. NOTIFICATION OF COUNCIL WORKSHOPS .....	5
5. PUBLIC QUESTION TIME .....	5
6. PETITIONS .....	5
7. CONSIDERATION OF SUPPLEMENTARY ITEMS .....	5
8. INDICATIONS OF PECUNIARY AND CONFLICTS OF INTEREST .....	5
REPORTS OF COMMITTEE.....	6

### **CITY PLANNING COMMITTEE**

9. COUNCIL ACTING AS PLANNING AUTHORITY.....	6
9.1 1/14 Lord Street, 2/14 Lord Street, 12 Lord Street, Sandy Bay - Partial Demolition, Alterations, Extension and Two Multiple Dwellings (Two Existing and Two Proposed) .....	6
9.2 62-66 Clare Street, New Town - Partial Demolition, Alterations and Extension .....	119
9.3 30 McRobies Road, South Hobart - Outbuilding (Storage Shed) ..	125
10. Monthly Building Statistics - 1 December - 31 December 2021 .....	128
11. Monthly Planning Statistics - 1 December - 31 December 2021 .....	128

### **MOTIONS OF WHICH NOTICE HAS BEEN GIVEN**

12. E-Scooter Trial .....	130
13. Refugees / Asylum Seekers - Humanitarian Settlement .....	137

### **SPECIAL REPORT – DEPUTY LORD MAYOR**

14. Elected Member Professional Development Plan - Lord Mayor Councillor Anna Reynolds.....	140
15. CLOSED PORTION OF THE MEETING.....	143



**A MEETING OF THE OPEN PORTION OF THE COUNCIL WILL BE HELD VIA  
ZOOM ON MONDAY, 31 JANUARY 2022 AT 5:00 PM.**

**Kelly Grigsby**  
**Chief Executive Officer**

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

**ELECTED MEMBERS:**

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

**APOLOGIES:**

**LEAVE OF ABSENCE:** Nil.

**1. CONFIRMATION OF MINUTES**

---

The Chairman reports that she has perused the minutes of the meeting of the Open Portion of the Council meeting held on [Thursday, 16 December 2021](#) and the minutes of the meeting of the Open Portion of the Special Council meeting held on [Thursday, 20 January 2022](#), finds them to be a true record and recommends that they be taken as read and signed as a correct record.

**2. TRANSFER OF AGENDA ITEMS**

---

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

**3. COMMUNICATION FROM THE CHAIRMAN**

---



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

---

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

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

---

Regulation 31 *Local Government (Meeting Procedures) Regulations 2015*.  
File Ref: 16/119-001

##### **5.1 Public Questions**

#### **6. PETITIONS**

---

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

---

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

##### **RECOMMENDATION**

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

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

---

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

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

---

## REPORTS OF COMMITTEE

---

CITY PLANNING COMMITTEE
-------------------------

---

### 9. COUNCIL 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 Council to act as a planning authority pursuant to the *Land Use Planning and Approvals Act 1993* is to be noted.

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

The Council is reminded that in order to comply with Regulation 25(2), the 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.

#### 9.1 1/14 Lord Street, 2/14 Lord Street, 12 Lord Street, Sandy Bay - Partial Demolition, Alterations, Extension and Two Multiple Dwellings (Two Existing and Two Proposed) PLN-21-532 - File Ref: F22/4028

---

Ref: Open [CPC 7.1.1](#), 24/01/2022  
Application Expiry Date: 3 February 2022

That the item be referred to the Council without recommendation.

Attachment A: Original Documentation of CPC 24 January 2022 - 1/14 Lord Street, 2/14 Lord Street, 12 Lord Street Sandy Bay - Partial Demolition, Alterations, Extension and Two Multiple Dwellings (Two Existing and Two Proposed)



City of HOBART

## APPLICATION UNDER HOBART INTERIM PLANNING SCHEME 2015

Type of Report: Committee  
Committee: 24 January 2022  
Expiry Date: 3 February 2022  
Application No: PLN-21-532  
Address: 1 / 14 LORD STREET , SANDY BAY  
2 / 14 LORD STREET , SANDY BAY  
12 LORD STREET , SANDY BAY  
Applicant: Michael Carlotto (1 Plus 2 Architecture Pty. Ltd.)  
27 Melville Street  
Proposal: Partial Demolition, Alterations, Extension, and Two Multiple Dwellings (Two Existing and Two Proposed)  
Representations: Six (Five objecting; One supporting)  
Performance criteria: Development Standards; Parking and Access Code; Historic Heritage Code

---

**1. Executive Summary**

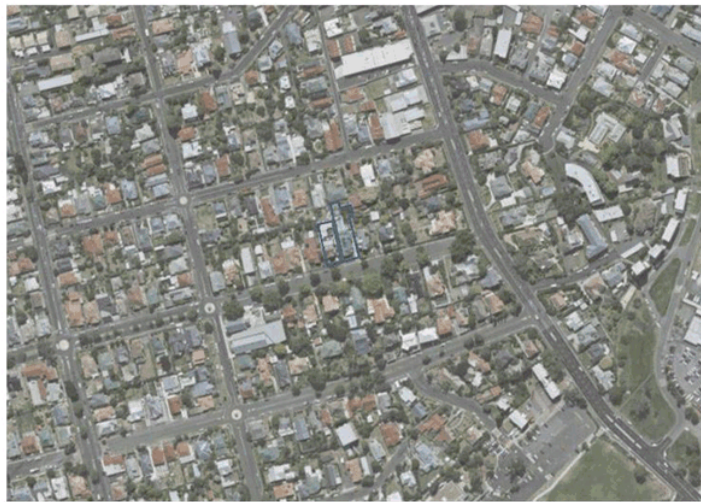
- 1.1 Planning approval is sought for Partial Demolition, Alterations, Extension, and Two Multiple Dwellings (Two Existing and Two Proposed), at 1/14 Lord Street, 2/14 Lord Street and 12 Lord Street.



- 1.2 More specifically the proposal includes:
- Demolition of the existing dwelling and carport at the rear of the site.
  - Construction of a new double garage associated with the larger dwelling at the front of the site. The proposed garage would have an area of 65m<sup>2</sup> and a height of 2.7m with a boundary parapet wall with a maximum height of 3.2m.
  - A rooftop garden would be sited on the garage, with vegetation on the east and west sides and a 1m high balustrade around a 20m<sup>2</sup> accessible terrace in the centre.
  - A new dwelling at the rear of the site. The dwelling would have a maximum height of 5.8m with a ground floor area of 46.5m<sup>2</sup>, and an upper floor area, including void and windows, of 39m<sup>2</sup>.
  - The new dwelling would be two storey with the living areas on the ground floor and one bedroom on the upper level.
  - One car parking space would be allocated to the new dwelling under a carport sited to the east of the dwelling.
- 1.3 The proposal relies on performance criteria to satisfy the following standards and codes:
- 1.3.1 Inner Residential Zone - Building Envelope, Site Coverage and Private Open Space
  - 1.3.2 Parking and Access Code -Vehicle Passing
  - 1.3.3 Historic Heritage Code - Heritage Precinct and Heritage Place
- 1.4 Six (6) representations (5 objecting and 1 supporting) for the proposal were received within the statutory advertising period between 30 November 2021 and 14 December 2021.
- 1.5 The proposal is recommended for approval subject to conditions.
- 1.6 The final decision is delegated to the Council's City Planning Committee, because there were 5 representations objecting to the proposal.

**2. Site Detail**

- 2.1 The subject site is located on the northern side of Lord Street, between Grosvenor Street and Sandy Bay Road. The site consists of three strata titled lots known as 12, 14a and 14b Lord Street. The proposed development would be sited within the boundaries of the titles at 14a (also known as 1/14) and 14b (also known as 2/14) Lord Street. However, access to the site, and the proposed new car parking at the rear, would be partially over the adjoining lot at 12 York Street. There is also a third lot sited between these two lots, however, this lot has no title or owner. 14a Lord Street contains the larger, two storey dwelling at the front of the site. 14b Lord Street contains the smaller dwelling at the rear of the site.



*Figure 1: Location of the subject site.*



Figure 2: Aerial image of the subject site. The proposed works would be sited on 14a and 14b Lord Street, and access would be partially over 12 Lord Street and a shared driveway with no title (red highlight). (outlined in blue).

- 2.2 A site visit was conducted to 14 Lord Street on 11 January 2022 at 10am.





*Photo 1: View of 14a (left) and 12 (right) Lord Street looking north from Lord Street*



*Photo 2: View of 14b Lord Street looking west from shared driveway.*



*Photo 3: View of carport at 14 Lord Street (left) and rear yard at 12 Lord Street (right) looking northeast from first floor bedroom at 14a Lord St.*



*Photo 4: View of roof at 14b Lord Street (right) and rear yard at 16 Lord Street (left) looking northwest from first floor bedroom at 14a Lord St.*

### 3. Proposal

- 3.1 Planning approval is sought for Partial Demolition, Alterations, Extension, and Two Multiple Dwellings (Two Existing and Two Proposed), at 1/14 Lord Street, 2/14 Lord Street and 12 Lord Street.



3.2 More specifically the proposal is for:

- Demolition of the existing dwelling and carport at the rear of the site.
- Construction of a new double garage associated with the larger dwelling at the front of the site. The proposed garage would have an area of 65m<sup>2</sup> and a height of 2.7m with a boundary parapet wall with a maximum height of 3.2m.
- A rooftop garden would be sited on the garage, with vegetation on the east and west sides and a 1m high balustrade around a 20m<sup>2</sup> accessible terrace in the centre.
- A new dwelling at the rear of the site. The dwelling would have a maximum height of 5.8m with a ground floor area of 46.5m<sup>2</sup>, and an upper floor area, including void and windows, of 39m<sup>2</sup>.
- The new dwelling would be two storey with the living areas on the ground floor and one bedroom on the upper level.
- One car parking space would be allocated to the new dwelling under a carport sited to the east of the dwelling.

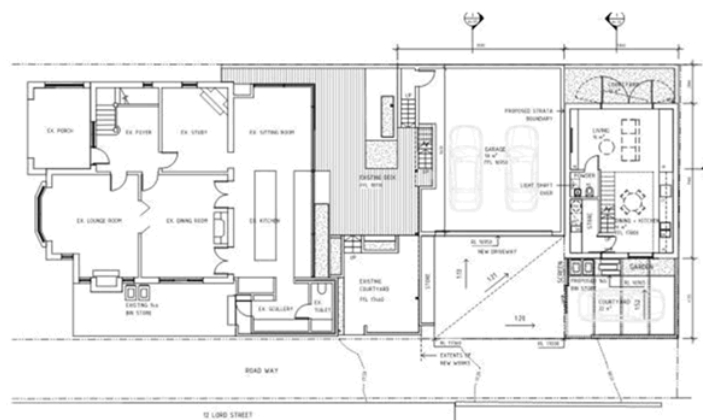


Figure 3: Ground floor plan of the proposed garage and dwelling.

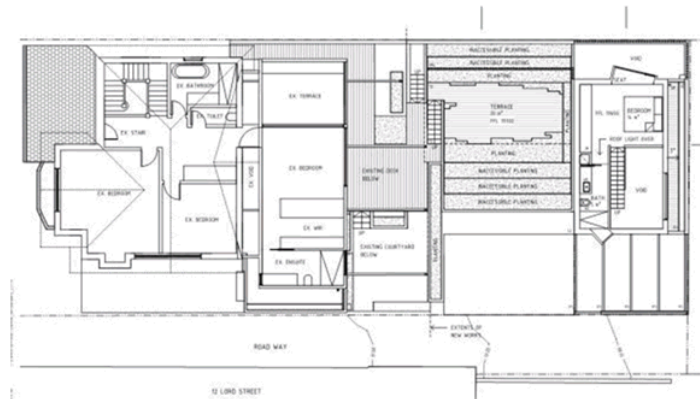


Figure 4: First floor plan of the proposed garage and dwelling.

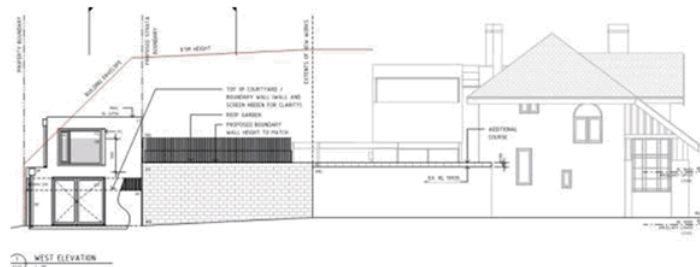


Figure 5: West elevation plan of the proposed garage and dwelling.

#### 4. Background

- 4.1 The applicant has provided confirmation via email dated 14 December 2021 that no development is proposed on 11 Duke Street as part of this application. However, the ground floor drainage plan (Aldanmark Consulting Engineers drawing sheet H2.01 - revision B) indicates that replacement of a section of earthenware stormwater pipe may extend from 14b Lord Street into 11 Duke Street. The pipe has been inspected as part of this application and is said to be in good working order. Therefore, to clarify the scope of any planning permit granted, it is recommended that a condition be included to confirm that no works are approved on 11 Duke Street as part of this application.

- 4.2 The applicant has been advised that the owners of 12 Lord Street, which forms part of this application, are disputing that notification pursuant to Section 52 of the *Land Use Planning and Approvals Act 1993* has occurred. The application documents include an email record detailing the notification.
- 4.3 Extensions to the dwelling at 14a Lord Street were approved in 2017 (PLN-16-00570-01) and have been constructed.

**5. Concerns raised by representors**

- 5.1 Six (6) representations were received within the statutory advertising period between 30 November 2021 and 14 December 2021. Five (5) representations from three households and/or their representatives objected to the proposal. One (1) representation was in support of the proposal.
- 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.

**Amenity**

Any suggestion that the development has been sited and designed with consideration of adjoining properties is disingenuous. The proposal is effectively asking neighbours to sacrifice the quiet enjoyment of their properties for a non-compliant building.

The proposal will result in an unreasonable loss of amenity to adjoining properties due to the visual impact and lack of separation between dwellings.

**Privacy**

The proposal, in particular the roof top terrace, will unreasonably impact on the privacy of adjoining properties by direct overlooking. The screen to this terrace is inadequate and will add to negative visual impacts.

[planner note: a condition is recommended for any planning permit granted to ensure that privacy screening be designed and constructed to meet the acceptable solution at clause 11.4.6 A1.]



**Overshadowing**

The proposal will result in an unreasonable amount of overshadowing impacting on habitable rooms and private open space of adjoining properties.

**Visual impact**

The height of the new dwelling will result in unreasonable visual impact when viewed from adjoining properties.

A two storey dwelling at 14b Lord Street is not supported as it blocks views.

**Use**

The proposal appears to include storage for business, which is prohibited in the zone.

The proposed dwelling at 14b is likely to be proposed at some point as visitor accommodation, which will involve further traffic and privacy issues.

[planner note: the proposal is for multiple dwellings, a residential use. No visitor accommodation or commercial/business storage is proposed. Any storage on site will need to be associated with residential use.]

**Site Coverage**

There is too much development on this property given its size. It is a gross overdevelopment of the site.

**Private Open Space**

The new dwelling at 14b Lord Street is not provided with sufficient private open space to meet the needs of the future occupants. This private open space will also not receive adequate sunlight access.

**Invalid Application**

The applicant has failed to notify all owners of the intension to lodge this application pursuant to Section 52 of the *Land Use Planning and Approvals Act 1993*.

[planner note: the application documents include email correspondence of the notification pursuant to s52. By proceeding with the Council's online application lodgement process, the applicant has also declared that such notification has occurred.]

**Prior Approval**

In early 2000, an approval for a two storey dwelling at 14b Lord Street was challenged, with a negotiated outcome (the existing dwelling) reached by way of mediation with the developer. This should occur again.

**Parking and Access**

The double garage and carport will increase traffic on the shared right of way, which has no opportunity for vehicle passing and no dedicated pedestrian access. The original right of way served less properties and the intensification of use will have an unreasonable impact on safety and amenity.

**Heritage**

The proposal has ignored the local heritage precinct overlay and focuses entirely on the State heritage listing with no consideration to streetscape and townscape. The degree of visibility of the new dwelling at 14b Lord Street will detrimentally impact on the very intact streetscape of Lord Street.

The proposal will further deviate from the original subdivision pattern that forms part of the significance of the heritage precinct.

**Supported**

The recently completed extension to the dwelling at 14a Lord Street, a collaboration between the same owner, builder and architect as the current proposal, has won awards and praise. If permitted to go ahead, the proposal will again result in a beautiful piece of considerate, contemporary architecture.

The needs of the adjoining properties have been considered in the design and the proposal is supported.

**6. Assessment**

- 6.1 The *Hobart Interim Planning Scheme 2015* is a performance based planning scheme. To meet an applicable standard, a proposal must demonstrate compliance with either an acceptable solution or a performance criterion. Where a proposal complies with a standard by relying on one or more performance criteria, the Council may approve or refuse the proposal on that basis. The ability to approve or refuse the proposal relates only to the performance criteria relied on.
- 6.2 The site is located within the inner Residential Zone of the *Hobart Interim Planning Scheme 2015*.
- 6.3 The existing and proposed use is residential for multiple dwellings, which is a permitted use in the zone.
- 6.4 The proposal has been assessed against:
  - 6.4.1 Part D - 11 Inner Residential Zone
  - 6.4.2 E6.0 Parking and Access Code
  - 6.4.3 E7.0 Stormwater Management Code
  - 6.4.4 E13.0 Historic Heritage Code
- 6.5 The proposal relies on the following performance criteria to comply with the applicable standards:
  - 6.5.1 Inner Residential Zone:
 

*Setback and Building Envelope – Part D 11.4.2 P3*

*Site Coverage and Private Open Space - Part D 11.4.3 P1: P2*

6.5.2 Parking and Access Code:

*Vehicle Passing - E6.7.3 P1*

6.5.3 Historic Heritage Code:

*Demolition on a Listed Place in a Listed Precinct - E13.7.1 P1 and E13.8.1 P1*

*Building and Works on a Listed Place in a Listed Precinct - E13.7.2 P1: P2: P3 and E13.8.2 P1.*

6.6 Each performance criterion is assessed below.

6.7 Setback and Building Envelope - Part D 11.4.2 P3

6.7.1 The acceptable solution at clause 11.4.2.A3 requires buildings to be sited within the prescribed building envelope, which includes a maximum height of 3m at a side and rear boundary, increasing at an angle of 45 degrees to a maximum height of 9.5m.

6.7.2 The proposal includes buildings that would not comply with the prescribed building envelope. A second storey bedroom that is proposed at 5.5m in height which falls party outside the envelope near the rear boundary.

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

6.7.4 The performance criterion at clause 11.4.2.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; and

(b) provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area.

#### 6.7.5 Adjoining properties

Adjoining properties for the purposes of this assessment are considered to be 16 Lord Street (west of proposal), 12 Lord Street (east of proposal), 13 Duke Street (northwest of proposal), and 11 Duke Street (north of proposal).

##### Overshadowing

Shadow diagrams and solar access diagrams have been submitted in support of the proposal. The diagrams show the extent of overshadowing caused by the proposal between 9am and 3pm during solstice and equinox periods. The diagrams also present a comparison of the proposal against the existing shadows and shadows cast by a theoretical building built to comply with the prescribed building envelope.

The submitted documents demonstrate that the proposal will not result in any overshadowing impact to the adjoining dwellings or private open space at 11 Duke Street, 13 Duke Street, and 12 Lord Street throughout the year between the hours of 9am-3pm. Overshadowing impact on 16 Lord Street is confined to early morning periods (around 9am). That is, the proposal will not reduce direct sunlight access to the dwelling and private open space of 16 Lord Street below 3 hours per day during the winter solstice, which is generally considered to be meet the test or reasonableness. In addition, the early morning overshadowing resulting from the proposal is less than what would theoretically be possible under the prescribed building envelope.

##### Visual Impact

When viewed from the adjoining properties, the proposal will be compatible with the existing development on the site, and will appear similar in scale and bulk. Parts of the privacy screening and landscaping on the rooftop terrace above the garage will be visible from some adjoining properties, as will parts of the second storey bedroom to the



new dwelling. The scale of the additions are relatively modest, at a maximum height of 5.5m, but predominantly around 3 to 4m.

The second storey bedroom will be setback from property boundaries and, when viewed from adjoining properties, will be partly obscured by existing boundary walls and/or softened by vegetation in a similar manner to the existing dwelling.

A new one bedroom dwelling will replace an existing two bedroom dwelling at 14b Lord Street. In general terms, when viewed from adjoining properties, the reduction in the overall footprint of this dwelling enables the dwelling at 14b to be read as ancillary to, or an outbuilding of, the existing dwelling at 14a. There is also a sufficient degree of separation between the second storey building elements to reduce the apparent bulk of the proposal when viewed in context of adjoining properties.

#### Separation Distance

Numerous properties in the area, including 13 Duke St, 15 Duke St, 12 Lord St, 14a Lord St, 14b Lord St, and 16 Lord St, include dwellings or building elements built on or close to property boundaries. As a result, separation distance between adjoining dwellings in the area is highly variable. Broadly speaking, separation between existing dwellings ranges from around 1m (e.g. between 18 and 20 Lord St) to more than 20m (e.g. between 16 Lord St and 13 Duke St).

The proposal provides for separation between adjoining dwellings that is consistent with that prevailing in the surround area. The existing separation distances to adjoining properties will be retained.

In summary, the proposal presents minimal overshadowing impact, modest visual impact, and consistent separation distances.

6.7.6 The proposal complies with the performance criterion.

6.8 Site Coverage - Part D 11.4.3.P1

6.8.1 The acceptable solution at clause 11.4.3.A1(b) requires multiple dwellings to have a total area of private open space of not less than 40m<sup>2</sup> per dwelling.

6.8.2 The proposal includes an area of 15m<sup>2</sup> of private open space for the dwelling at the rear of the site.

- 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.P1 provides as follows:

*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 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.*

- 6.8.5 The proposal will result in a site coverage that is less than 65%, which meets the corresponding acceptable solution.

The private open space available to 14a Lord Street will be increased by the proposal through the addition of the rooftop terrace area above the garage. This meets the corresponding acceptable solution.

The one bedroom dwelling proposed at 14b is to be provided with a 10m<sup>2</sup> courtyard that functions as their primary private open space. Additional open space in the form of a small garden bed is also available, and the uncovered car space is to be screened in a manner that it could function as another temporary open space area. The primary open space for 14b is directly accessible from the living area, and is north facing. Direct sunlight access may be reduced in mid winter periods, however, this is not dissimilar in nature and size to the private open space of other one bedroom multiple dwellings in the Hobart area. The projected private open space requirements of occupants of one bedroom dwellings is markedly different to larger family homes with multiple bedrooms. One bedroom dwellings typically accommodate one or two person households without children, who leverage off nearby public open space areas for

outdoor recreation needs. In this instance, the site is less than 400m from open space areas, including at Marievill Esplanade.

Broadly speaking, there is sufficient private open space available at 14b to serve the likely needs of future occupants, such as clothes drying, storage and gardening.

6.8.6 The proposal complies with the performance criterion.

6.9 Private Open Space - Part D11.4.3.P2

6.9.1 The acceptable solution at clause 11.4.3.A2 requires a dwelling to have an area of private open space that is at least 24m<sup>2</sup> and has a minimum dimension of 4m.

6.9.2 The proposal includes an area of private open space for the rear dwelling that would have an area of 10m<sup>2</sup> and a minimum dimension, excluding the courtyard wall, of 1.8m.

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

6.9.4 The performance criterion at clause 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 that is:*

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

*b) oriented to take advantage of sunlight.*

6.9.5 The one bedroom dwelling proposed at 14b is to be provided with a 10m<sup>2</sup> courtyard that functions as their primary private open space. Additional open space in the form of a small garden bed is also available, and the uncovered car space is to be screened in a manner that it could function as another temporary open space area. The primary open space for 14b is directly accessible from the living area, and is north facing. Direct sunlight access may be reduced in mid winter periods, however, this is not dissimilar in nature and size to private open space of other one bedroom multiple dwellings in the Hobart area. There is considered to be sufficient private outdoor space available to the dwelling at 14b, and a primary private open space area that is capable of serving as an

extension to the dwelling to meets the likely needs of future occupants.

6.9.6 The proposal complies with the performance criterion.

6.10 Vehicle Passing - E6.7.3 P1

6.10.1 The acceptable solution at clause E6.7.3 A1 requires a passing bay as the driveway is longer than 30m.

6.10.2 The proposal does not include a passing bay for the driveway.

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

6.10.4 The performance criterion at clause E6.7.3 P1 provides as follows:

*Vehicular passing areas must be provided in sufficient number, dimension and siting so that the access is safe, efficient and convenient, having regard to all of the following:*

*(a) avoidance of conflicts between users including vehicles, cyclists and pedestrians;*

*(b) avoidance of unreasonable interference with the flow of traffic on adjoining roads;*

*(c) suitability for the type and volume of traffic likely to be generated by the use or development;*

*(d) ease of accessibility and recognition for users.*

6.10.5 The application has been referred to Council's Development Engineering Officer, who has concluded that, given the existing driveway configuration and low traffic volumes, the proposed parking and access arrangements are acceptable. Considering that the existing two bedroom dwelling at 14b is to be replaced with a one bedroom dwelling, parking and access will likely be improved as a result of the proposal.

6.10.6 The proposal complies with the performance criterion.

6.11 Demolition on a Listed Place in a Heritage Precinct - E13.7.1 P1 and E13.8.1 P1

6.11.1 There is no acceptable solution for clause E13.7.1 A1 and E13.8.1 A1.

- 6.11.2 The proposal includes demolition.
- 6.11.3 There is no acceptable solution; therefore assessment against the performance criterion is relied on.
- 6.11.4 The performance criterion at clause E13.7.1 P1 and E13.8.1 P1 provides 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.*

**E13.8.1 P1**

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

- (a) buildings or works that contribute to the historic cultural heritage significance of the precinct;*
- (b) fabric or landscape elements, including plants, trees, fences, paths, outbuildings and other items, that contribute to the historic cultural heritage significance of the precinct; unless all of the following apply;*
- (i) there are, environmental, social, economic or safety reasons of greater value to the community than the historic cultural heritage values of the place;*

*(ii) there are no prudent or feasible alternatives;*

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

6.11.5 The application has been referred to Council's Senior Cultural Heritage Officer, who has determined that the proposed demolition involved the removal of a 1980s era flat at the rear of the site which is not fabric of heritage significance to the place or precinct. Therefore, the proposal will not result in the loss through demolition of heritage values to the place or precinct.

6.11.6 The proposal complies with the performance criterion.

6.12 Buildings and Works on a Listed Place in a Heritage Precinct - E13.7.2 P1: P2: P3 & E13.8.2 P1

6.12.1 There is no acceptable solution for clause E13.7.2 A1: A2: A3 and clause E13.8.2 A1

6.12.2 The proposal includes buildings and works.

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

6.12.4 The performance criterion at clause E13.7.2 P1: P2: P3 & E13.8.2 P1 provides as follows:

**E13.7.2 P1**

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

*(a) loss of historic cultural heritage significance to the place through incompatible design, including in height, scale, bulk, form, fenestration, siting, materials, colours and finishes;*

*(b) substantial diminution of the historic cultural heritage significance of the place through loss of significant streetscape elements including plants, trees, fences, walls, paths, outbuildings and other items that contribute to the significance of the place.*

**E13.7.2 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.*

#### **E13.7.2 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.*

#### **E13.8.2 P1**

*Design and siting of buildings and works must not result in detriment to the historic cultural heritage significance of the precinct, as listed in Table E13.2.*

- 6.12.5 The application has been referred to Council's Senior Cultural Heritage Officer, who has provided the following assessment.

In terms of the heritage precinct, the proposal needs to be considered in relation to the impact on the streetscape (as defined by the Scheme) and whether detriment to the heritage values of the precinct will ensue. Given that the rear extension of the front house currently obscures the existing rear strata unit, and although the proposed new unit will be higher than the existing and have a second storey, it will not be dominant or visible from the streetscape when viewed up the existing driveway/right of way or between the subject site and 16 Lord Street. In this regard the proposal satisfies E13.8.2 P1.

In terms of the new proposal in relation to the heritage listed place, the proposed new unit is from the same stable of work as the designer of the extension to the heritage listed house and therefore is of a similar material, colour and texture palette. Largely single storey, the double garage has a roof top garden while the unit has a smaller second storey and is located toward the rear of the block. It can be considered to be subservient in height, scale and form to the main heritage listed building

and its extension, is readily identifiable as a new element and is not incompatible with the design of the extension to the existing house. In this regard the proposal satisfies E13.7.2 P1: P2: & P3.

6.12.6 The proposal complies with the performance criterion.

## 7. Discussion

- 7.1 Planning approval is sought for Partial Demolition, Alterations, Extension, and Two Multiple Dwellings (Two Existing and Two Proposed), at 1/14 Lord Street, 2/14 Lord Street and 12 Lord Street.
- 7.2 The application was advertised and received six representations (5 objecting). The representations raised concerns regarding amenity, privacy, overshadowing, visual impact, use, site coverage, private open space, validity, parking and heritage.
- 7.3 The proposal has been assessed against the relevant provisions of the planning scheme and is considered to perform well.
- 7.4 The proposal has been assessed by other Council officers, including the Council's Development Engineer, Cultural Heritage Officer, Surveyor, Environmental Health Officer and Stormwater Engineer. The officers have raised no objection to the proposal, subject to conditions.
- 7.5 The proposal is recommended for approval.

## 8. Conclusion

- 8.1 The proposed Partial Demolition, Alterations, Extension, and Two Multiple Dwellings (Two Existing and Two Proposed), at 1/14 Lord Street, 2/14 Lord Street and 12 Lord Street 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, and Two Multiple Dwellings (Two Existing and Two Proposed), at 1/14 Lord Street, 2/14 Lord Street and 12 Lord Street 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-21-532 - 1/14 LORD STREET SANDY BAY TAS 7005 - Final Planning Documents, except where modified below.**

Reason for condition

To clarify the scope of the permit.

**TW**

**The use and/or development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TWDA 2021/01404-HCC dated 23 November 2021 as attached to the permit.**

Reason for condition

To clarify the scope of the permit.

**PLN 1**

**Screening to a height of 1.7m above the finished floor level, with no more than 25% uniform transparency, must be installed and maintained along the western edge of the terrace above the garage prior to first occupation.**

Reason for condition

To provide reasonable opportunity for privacy for dwellings.

**PLN s1**

No works are approved on 11 Duke Street as part of this planning 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, 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.

Reason for condition

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

**ENG 3a**

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

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

Reason for condition

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

**ENG 4**

The access driveway and parking module (car parking spaces, aisles and

manoeuvring area) approved by this permit must be constructed to a sealed standard (spray seal, asphalt, concrete, pavers or equivalent Council approved) and surface drained to the Council's stormwater infrastructure prior to the commencement of use.

Reason for condition

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

**ENG 1**

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

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.

#### 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.

#### RIGHT OF WAY



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

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

#### **STRATA AMENDMENT**

You will be required to amend strata plan 59085 pursuant to the provisions of the *Strata Titles Act 1998* in order to reflect the completed development works.

#### **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.



(Mark O'Brien)

*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.*



(Karen Abey)

**Manager Development Appraisal**

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

Date of Report: 14 January 2022

**Attachment(s):**

Attachment B - CPC Agenda Documents



12.08.2021  
Attention: Planning Officer  
City of Hobart  
16 Elizabeth Street  
Hobart  
TAS 7001

To Whom It May Concern,

DEVELOPMENT APPLICATION – ALTERATIONS & ADDITIONS  
14a & 14b LORD STREET, SANDY BAY TASMANIA 7005

PID: 5619873 & 5619881  
Certificate of Title: 59085/1 & 2

Please find attached application for alterations and additions to 14a & 14b Lord Street,  
Sandy Bay 7005.

Included with this letter are the following documents:

AUTHOR	DOCUMENT	DETAIL
1+2 Architecture	Architecture Drawings	A0.00 Cover Sheet
		A1.01 Existing Site Plan
		A1.02 Proposed Site Plan
		A2.01 Lower Level Floor Plan
		A2.02 Upper Level Floor Plan
		A2.03 Roof Plan
		A3.01 Building Elevations
		A3.02 Building Elevations
		A4.01 Building Sections
		A4.02 Building Sections
		A4.03 Building Sections
		A9.01 Vehicle Swept Paths
		A9.02 Shadow Diagrams Winter
		A9.03 Shadow Diagrams Summer
Leary Cox & Cripps	Detailed Land Survey	913701-A2 Detail



The following proposal is for 14a and 14b Lord Street, Sandy Bay:

The existing 2 bedroom dwelling at 14b is proposed to be demolished. The strata boundary between 14a and 14b will be adjusted to suit the proposed works.

14b is proposed to have right of way access over a shared driveway located wholly within 14a.

A 2 car garage with a Roof Garden is proposed for the rear of 14a and will not be visible from Lord Street.

A new 1 bedroom dwelling with 1 car parking is proposed for 14b.

The existing house on 14a is on the Tasmania State Heritage register.

1+2 Architecture have researched the history and heritage significance of the building and have consulted with Russell Dobie from Heritage Tasmania. Below we have addressed how the proposal deals with each of the criteria identified in the Tasmanian Heritage Register data sheet specific to the property (below).

***d) The place is important in demonstrating the principal characteristics of a class of place in Tasmania's history.***

*14 Lord Street is of historic heritage significance because of its ability to demonstrate the principal characteristics of a double storey brick Federation Arts and Crafts domestic building.*

***f) The place has a strong or special association with a particular community or cultural group for social or spiritual reasons.***

*This building is of historic heritage significance because of its townscape associations are regarded as important to the community's sense of place.*

The design and siting of the proposal at the rear of the property does not impact the prominence of the existing house or the streetscape character of Lord Street.

No significant modifications are proposed to the existing heritage listed house.

The proposed dwelling at 14b projects outside of the building envelope. This only differs to the current conditions at 9am in June. Throughout the rest of the year, the overshadowing is not dissimilar to current conditions imposed by the existing 2 bedroom apartment.

3 +

The upper level of the 2 storey apartment has been setback from the northern boundary to reduce the impacts of overshadowing. Windows to the 2nd storey have been located and orientated to ensure the privacy of No. 12 & 16 Lord Street and No. 11 Duke Street is not compromised.

The terrace component of the Roof Garden is set back from the western boundary to protect the privacy of 16 Lord Street.

Should any further detail or clarifications be required, please contact 1 + 2 Architecture.

Kind regards,

For 1 Plus 2 Architecture Pty. Ltd.



Michael Carlotto

LORD STREET HOUSE ALTERATIONS & ADDITIONS

SITE TITLE REF: 59005/1 & 2  
PID: 5619973 & 5619981  
SITE ADDRESS: 14A & 14B LORD STREET, SANDY BAY, TASMANIA 7005  
LOCAL AUTHORITY: HOBART CITY COUNCIL  
PLANNING SCHEME: Hobart Interim Planning Scheme 2015

DRAWING LIST

NO.	NAME	REV.
A0.00	COVER SHEET	B
A1.01	EXISTING SITE PLAN	B
A1.02	PROPOSED SITE PLAN	B
A1.03	EXISTING LOWER LEVEL FLOOR PLAN	A
A2.01	PROPOSED LOWER LEVEL FLOOR PLAN	B
A2.02	PROPOSED UPPER LEVEL FLOOR PLAN	B
A2.03	PROPOSED ROOF PLAN	B
A3.01	PROPOSED BUILDING ELEVATIONS	B
A3.02	PROPOSED BUILDING ELEVATIONS	B
A3.03	EXISTING BUILDING ELEVATIONS	A
A3.04	EXISTING BUILDING ELEVATIONS	A
A4.01	PROPOSED SECTIONS	B
A4.02	PROPOSED SECTIONS	B
A4.03	PROPOSED SECTIONS	B
A9.01	VEHICLE SWEEP PATHS	A
A9.02	SHADOW DIAGRAMS JUNE	B
A9.03	SHADOW DIAGRAMS DECEMBER	B
A9.04	SHADOW DIAGRAMS MARCH	A
A9.05	SHADOW DIAGRAMS JUNE	A
A9.06	SHADOW DIAGRAMS DECEMBER	A
A9.07	SHADOW DIAGRAMS MARCH	A

NOTES

- EXISTING CONTOUR AND LEVEL INFORMATION HAS BEEN PROVIDED BY LEARY COX & CRIPPS LAND & ENGINEERING SURVEYORS WITH SURVEY INFORMATION POSITIONED ON THE AUSTRALIAN HEIGHT DATUM.

EXISTING LOT 1 SITE COVER

	AREA	PERCENTAGE OF SITE AREA
ROOFED AREA	209.83 m <sup>2</sup>	52%
UNCOVERED AREA	193.44 m <sup>2</sup>	48%
SITE AREA	403.27 m <sup>2</sup>	

EXISTING LOT 2 SITE COVER

	AREA	PERCENTAGE OF SITE AREA
ROOFED AREA	103.58 m <sup>2</sup>	82%
UNCOVERED AREA	22.86 m <sup>2</sup>	18%
SITE AREA	126.45 m <sup>2</sup>	



2 EXISTING SITE COVER  
A0.00 1:500

PROPOSED LOT 1 SITE COVER

	AREA	PERCENTAGE OF SITE AREA
ROOFED AREA	265.65 m <sup>2</sup>	54%
UNCOVERED AREA	226.19 m <sup>2</sup>	46%
SITE AREA	491.84 m <sup>2</sup>	

PROPOSED LOT 2 SITE COVER

	AREA	PERCENTAGE OF SITE AREA
ROOFED AREA	48.17 m <sup>2</sup>	58%
UNCOVERED AREA	34.64 m <sup>2</sup>	42%
SITE AREA	82.81 m <sup>2</sup>	

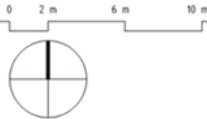


1 PROPOSED SITE COVER  
A0.00 1:500



COVER SHEET

1:500 @ A3



PRELIMINARY

LORD STREET HOUSE ALTERATIONS + ADDITIONS

14A & 14B LORD STREET, SANDY BAY, TASMANIA 7005

20161018 18:10:21

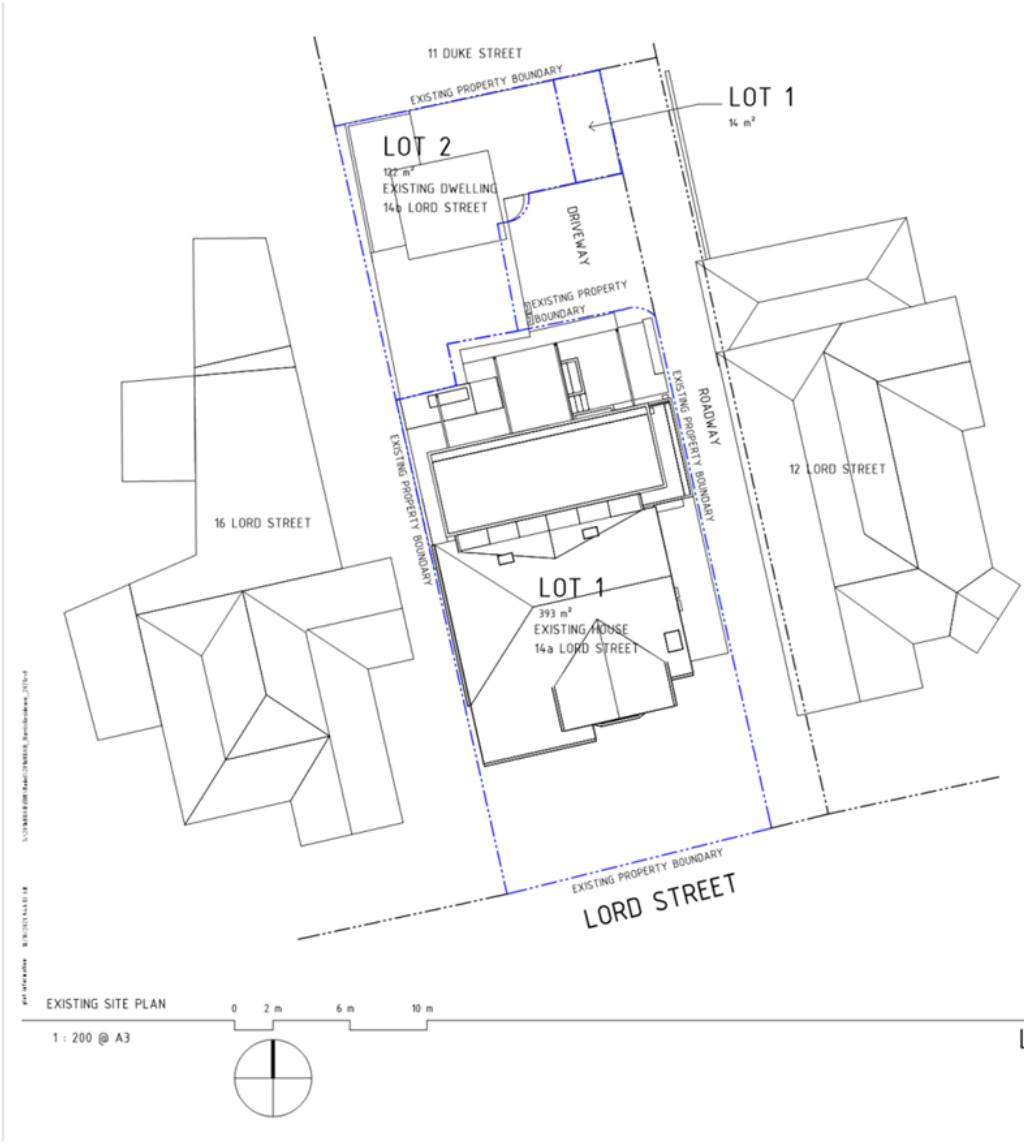
A0.00 B



Item No. 7.1.1

Agenda (Open Portion)  
City Planning Committee Meeting - 24/1/2022

Page 47  
ATTACHMENT B



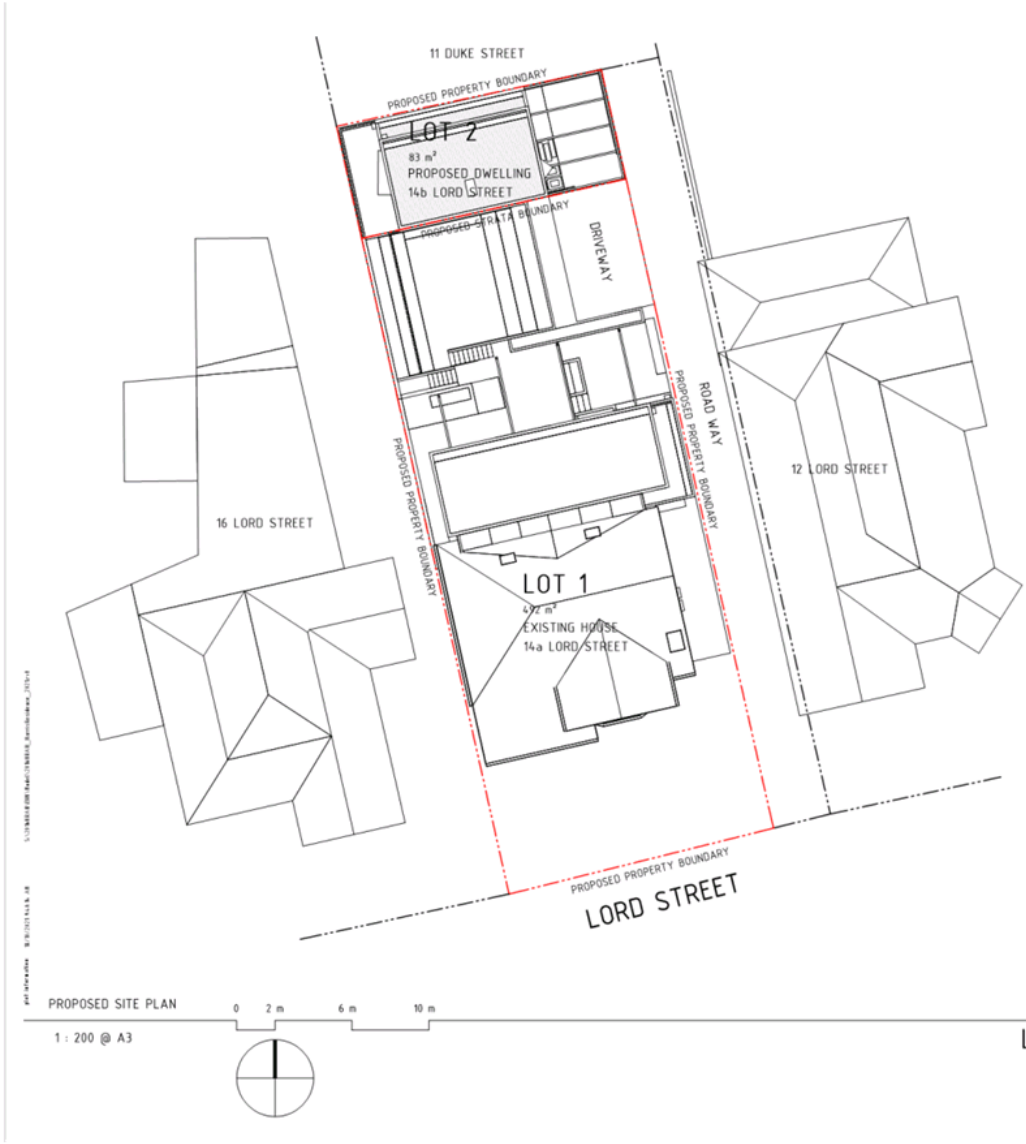
PRELIMINARY

LORD STREET HOUSE ALTERATIONS + ADDITIONS

14A & 14B LORD STREET, SANDY BAY, TASMANIA 7005

2016/18/19 18.10.21

A1.01 B



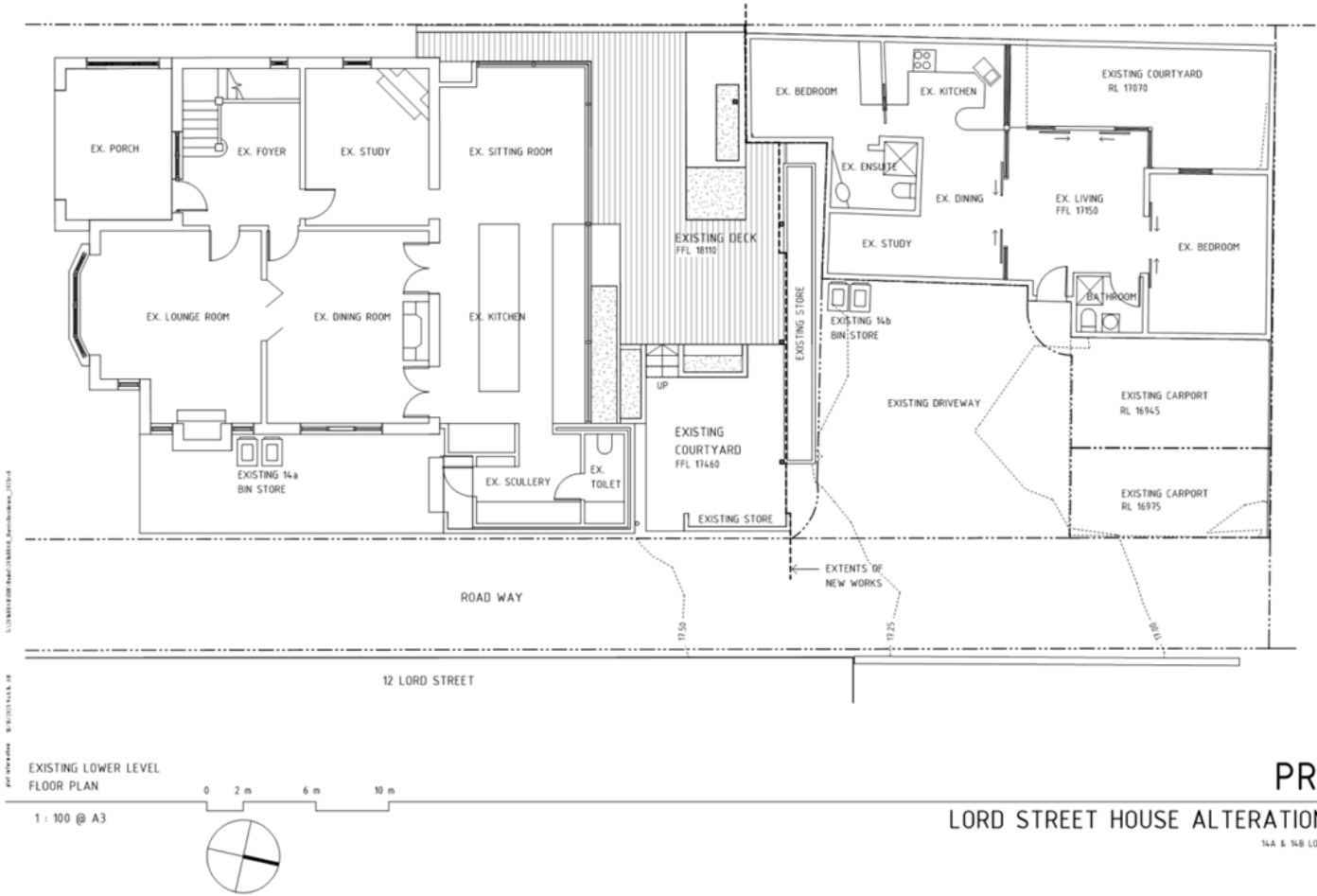
PRELIMINARY

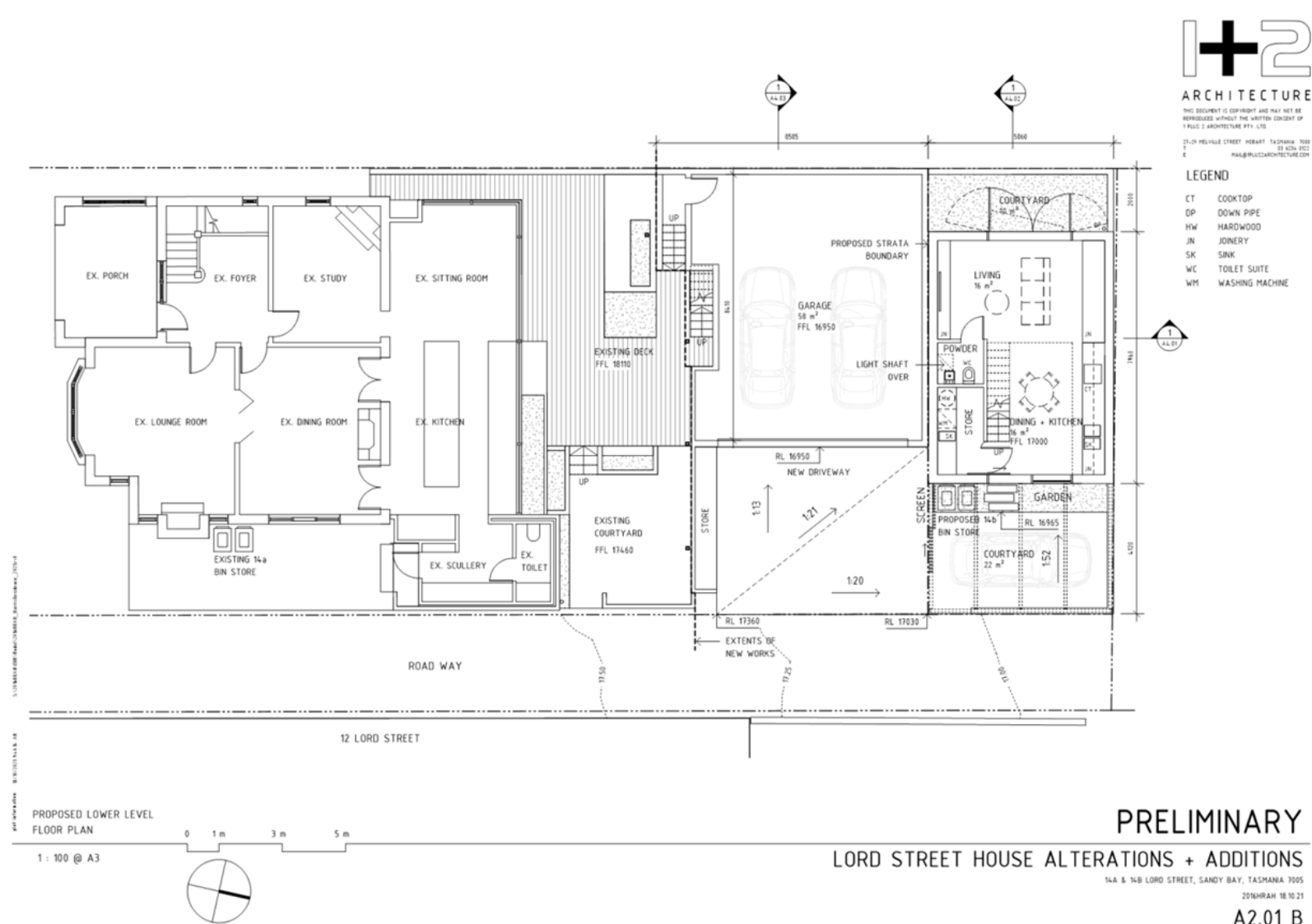
LORD STREET HOUSE ALTERATIONS + ADDITIONS

14A & 14B LORD STREET, SANDY BAY, TASMANIA 7005

2016/18/18 18:10:21

A1.02 B

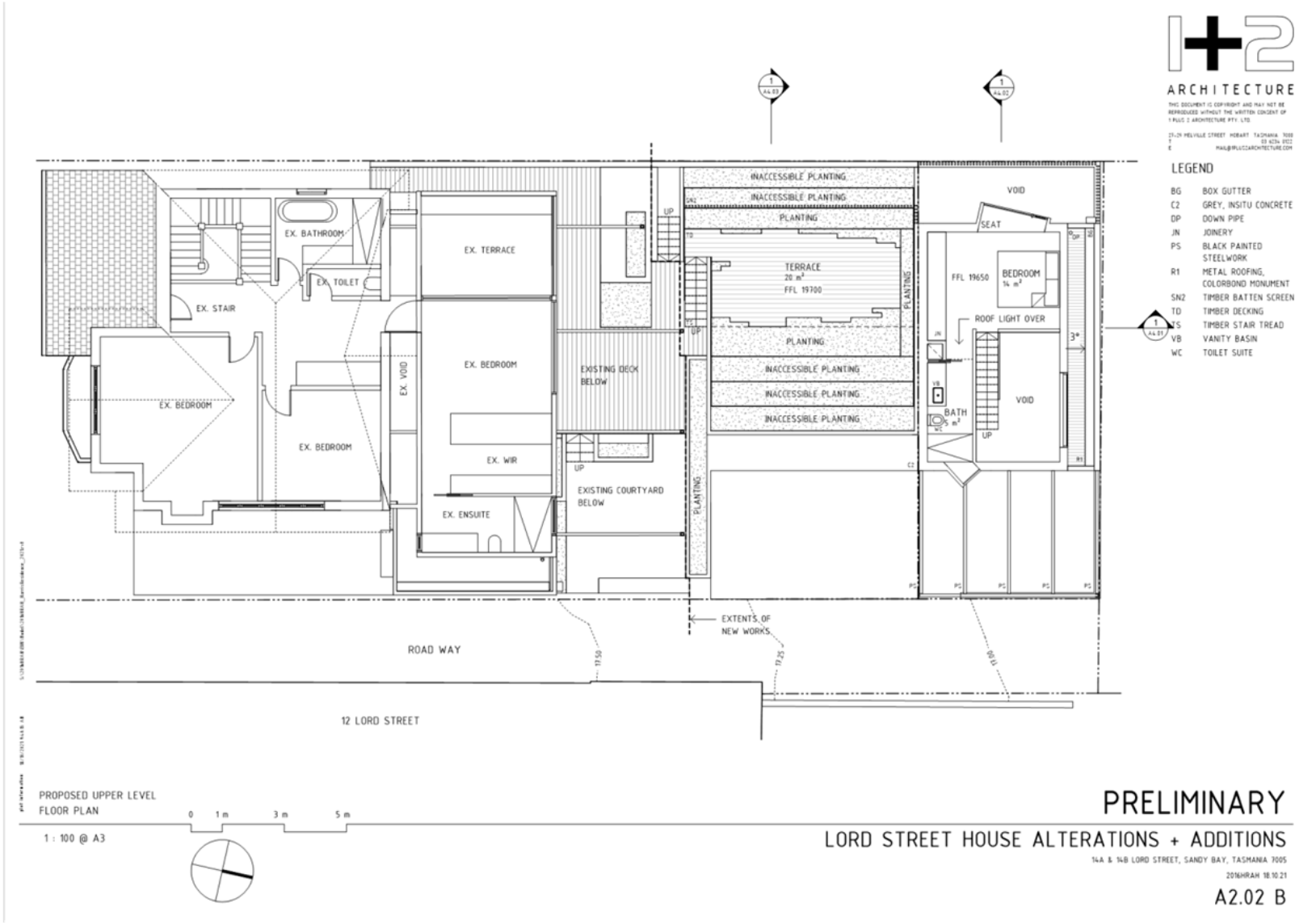


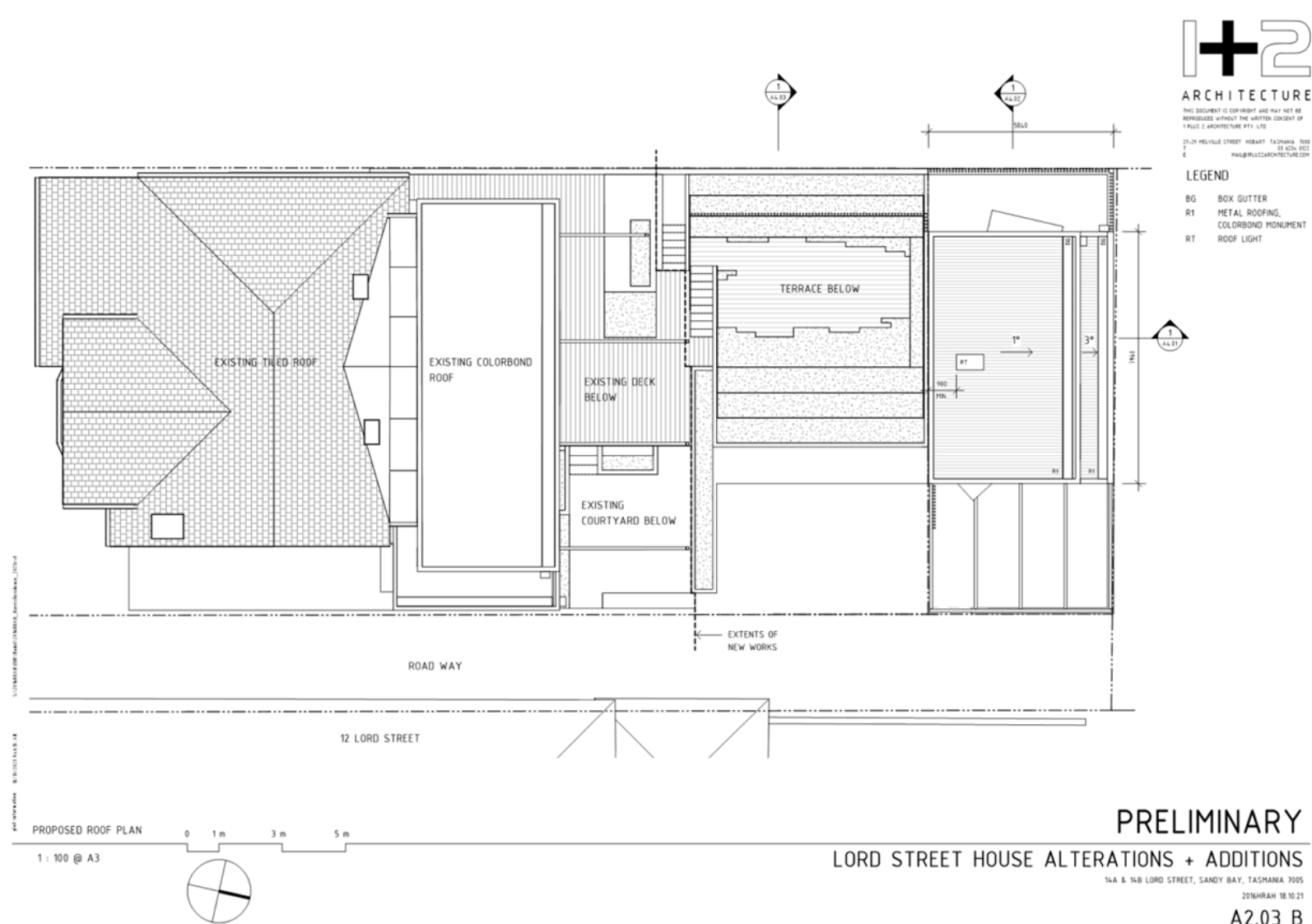


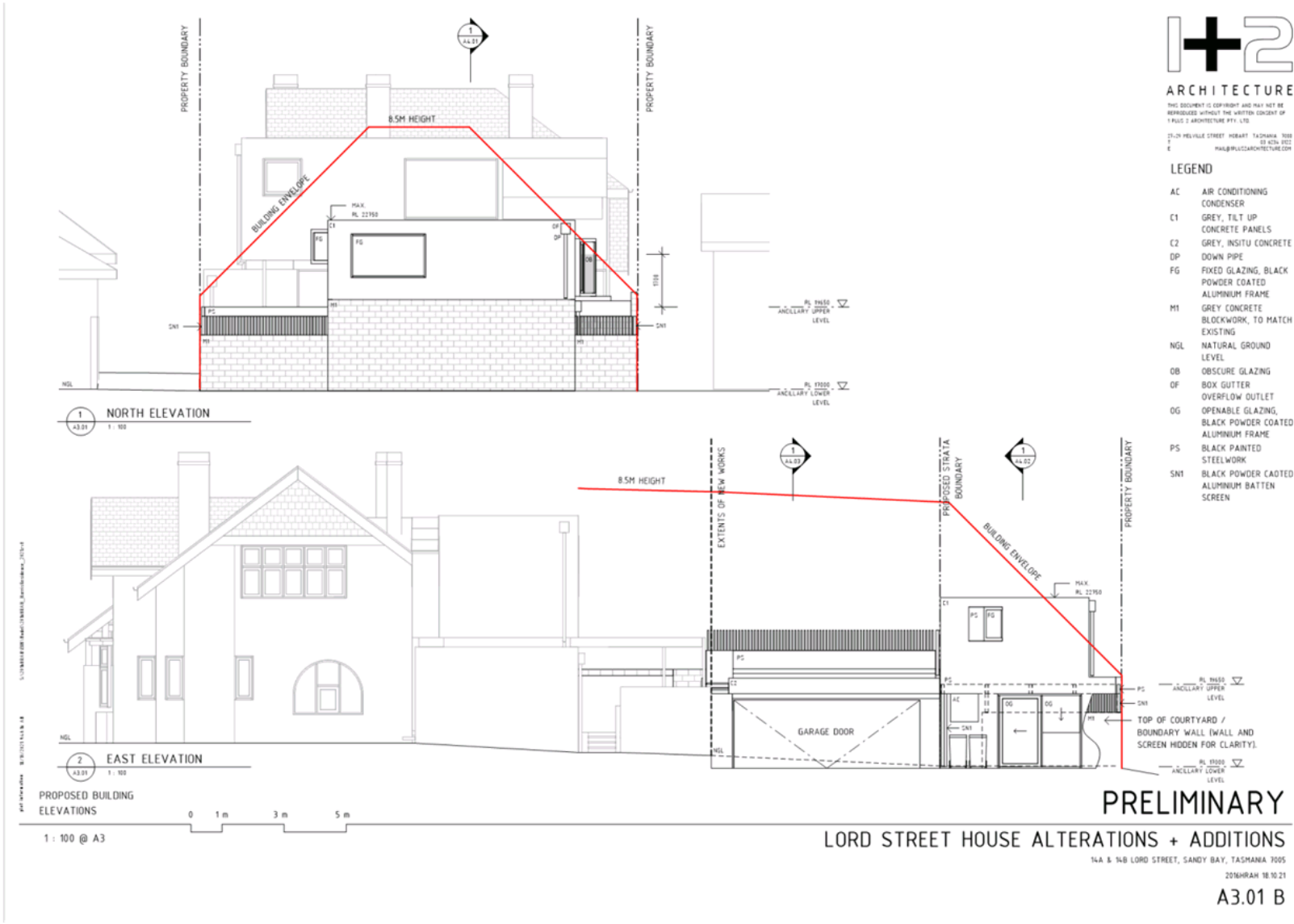
Item No. 7.1.1

Agenda (Open Portion)  
City Planning Committee Meeting - 24/1/2022

Page 51  
ATTACHMENT B







Item No. 7.1.1

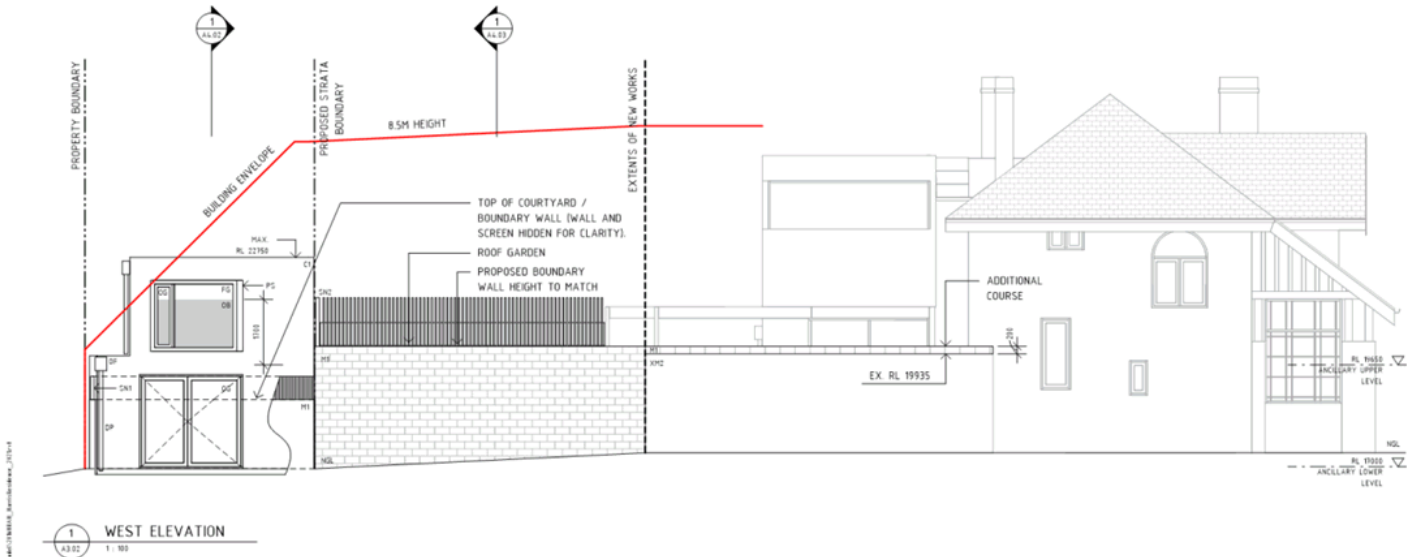
Agenda (Open Portion)  
City Planning Committee Meeting - 24/1/2022

Page 54  
ATTACHMENT B



LEGEND

- C1 GREY, TILT UP  
CONCRETE PANELS
- DP DOWN PIPE
- FG FIXED GLAZING, BLACK  
POWDER COATED  
ALUMINIUM FRAME
- M1 GREY CONCRETE  
BLOCKWORK, TO MATCH  
EXISTING
- NGL NATURAL GROUND  
LEVEL
- OB OBSCURE GLAZING
- OF BOX GUTTER  
OVERFLOW OUTLET
- OG OPENABLE GLAZING,  
BLACK POWDER COATED  
ALUMINIUM FRAME
- PS BLACK PAINTED  
STEEL WORK
- SN1 BLACK POWDER COATED  
ALUMINIUM BATTEN  
SCREEN
- SN2 TIMBER BATTEN SCREEN
- XM2 EXISTING GREY  
CONCRETE BLOCKWORK

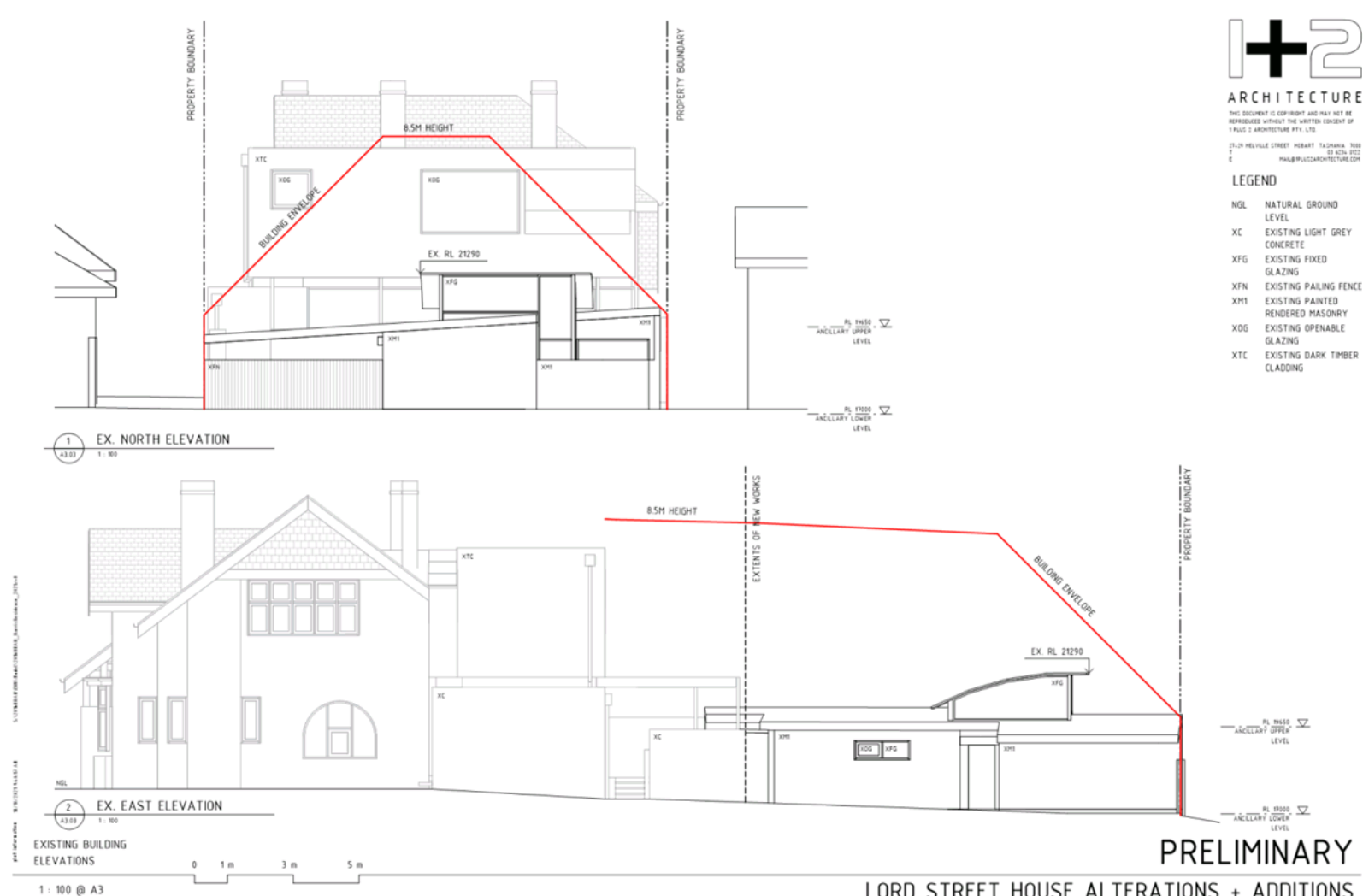


PRELIMINARY  
LORD STREET HOUSE ALTERATIONS + ADDITIONS

14A & 14B LORD STREET, SANDY BAY, TASMANIA 7005  
2016/18/19 18.10.21

A3.02 B





PRELIMINARY

LORD STREET HOUSE ALTERATIONS + ADDITIONS

14A &amp; 14B LORD STREET, SANDY BAY, TASMANIA 7005

2016HRAH 18.10.21

A3.03 A

Item No. 7.1.1

Agenda (Open Portion)  
City Planning Committee Meeting - 24/1/2022

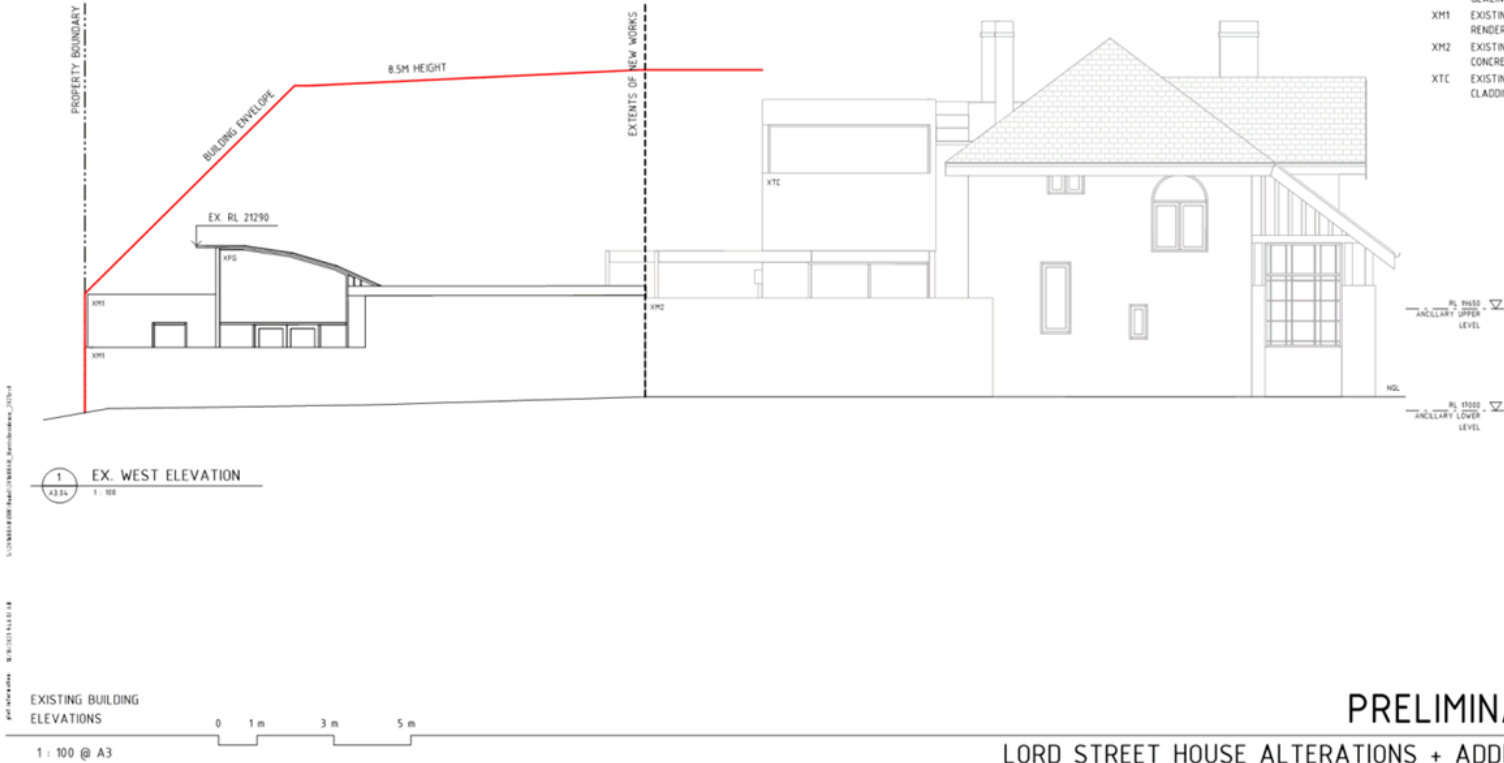
Page 56  
ATTACHMENT B

**I+2**  
ARCHITECTURE

THIS DOCUMENT IS COPYRIGHT AND MAY NOT BE  
REPRODUCED WITHOUT THE WRITTEN CONSENT OF  
I+2 ARCHITECTURE PTY. LTD.

25-27 MELVILLE STREET, HOBART TASMANIA 7000  
T 03 6233 1000  
H 03 6233 1001  
MAIL@I2ARCHITECTURE.COM

- LEGEND
- NGL NATURAL GROUND LEVEL
  - XFG EXISTING FIXED GLAZING
  - XM1 EXISTING PAINTED RENDERED MASONRY
  - XM2 EXISTING GREY CONCRETE BLOCKWORK
  - XTC EXISTING DARK TIMBER CLADDING



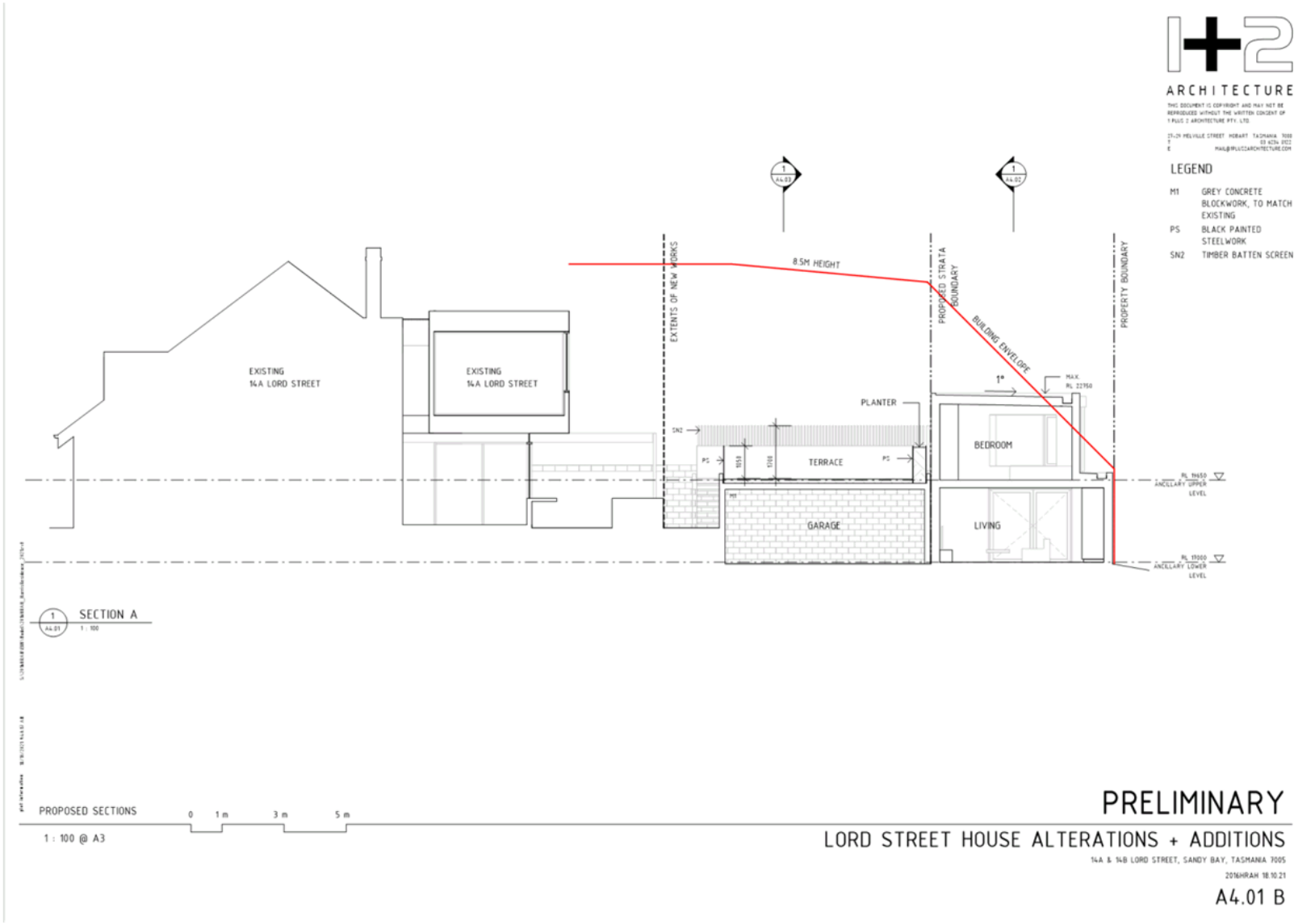
PRELIMINARY

LORD STREET HOUSE ALTERATIONS + ADDITIONS

14A & 14B LORD STREET, SANDY BAY, TASMANIA 7005

2016/HRH 18.10.21

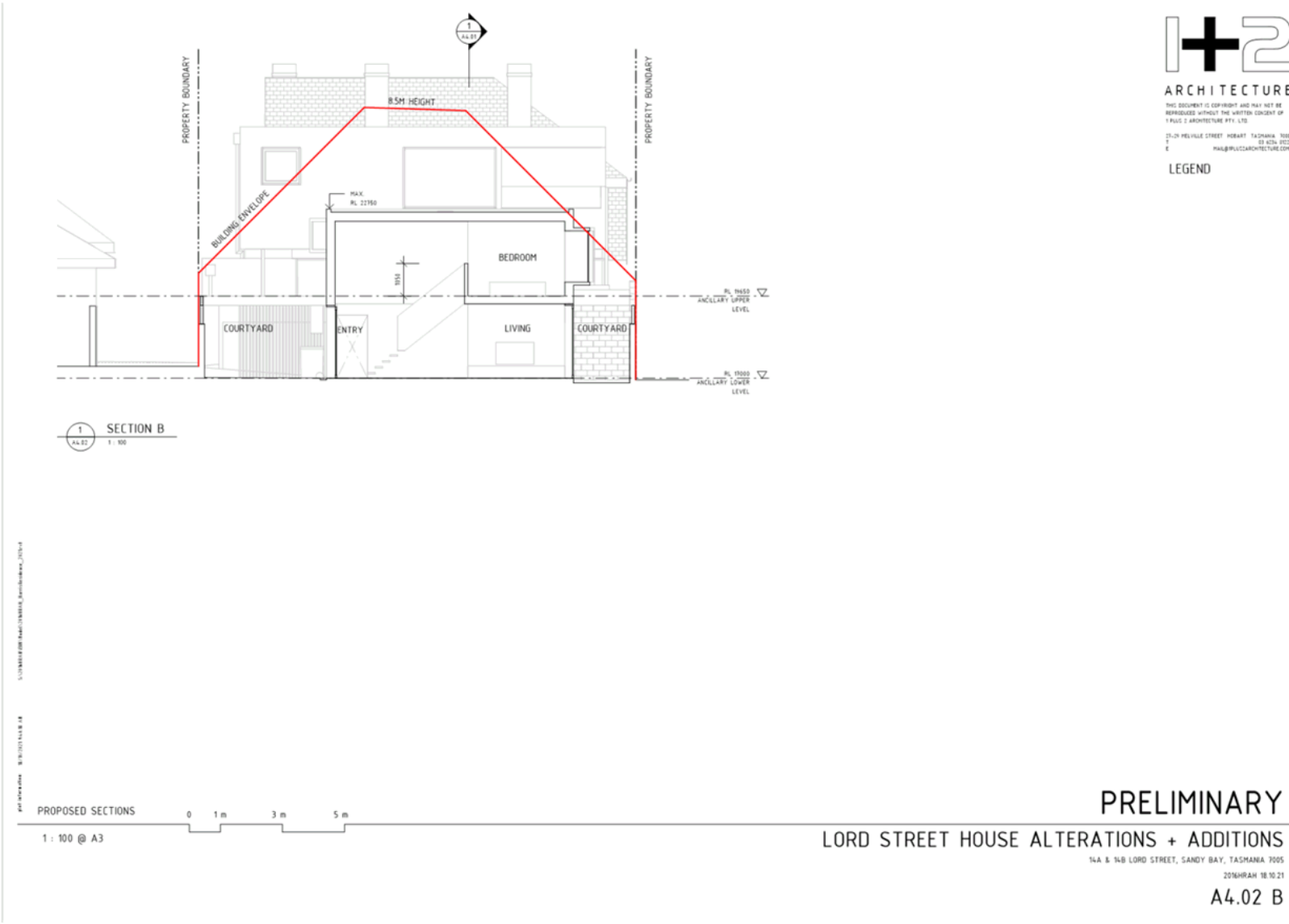
A3.04 A



Item No. 7.1.1

Agenda (Open Portion)  
City Planning Committee Meeting - 24/1/2022

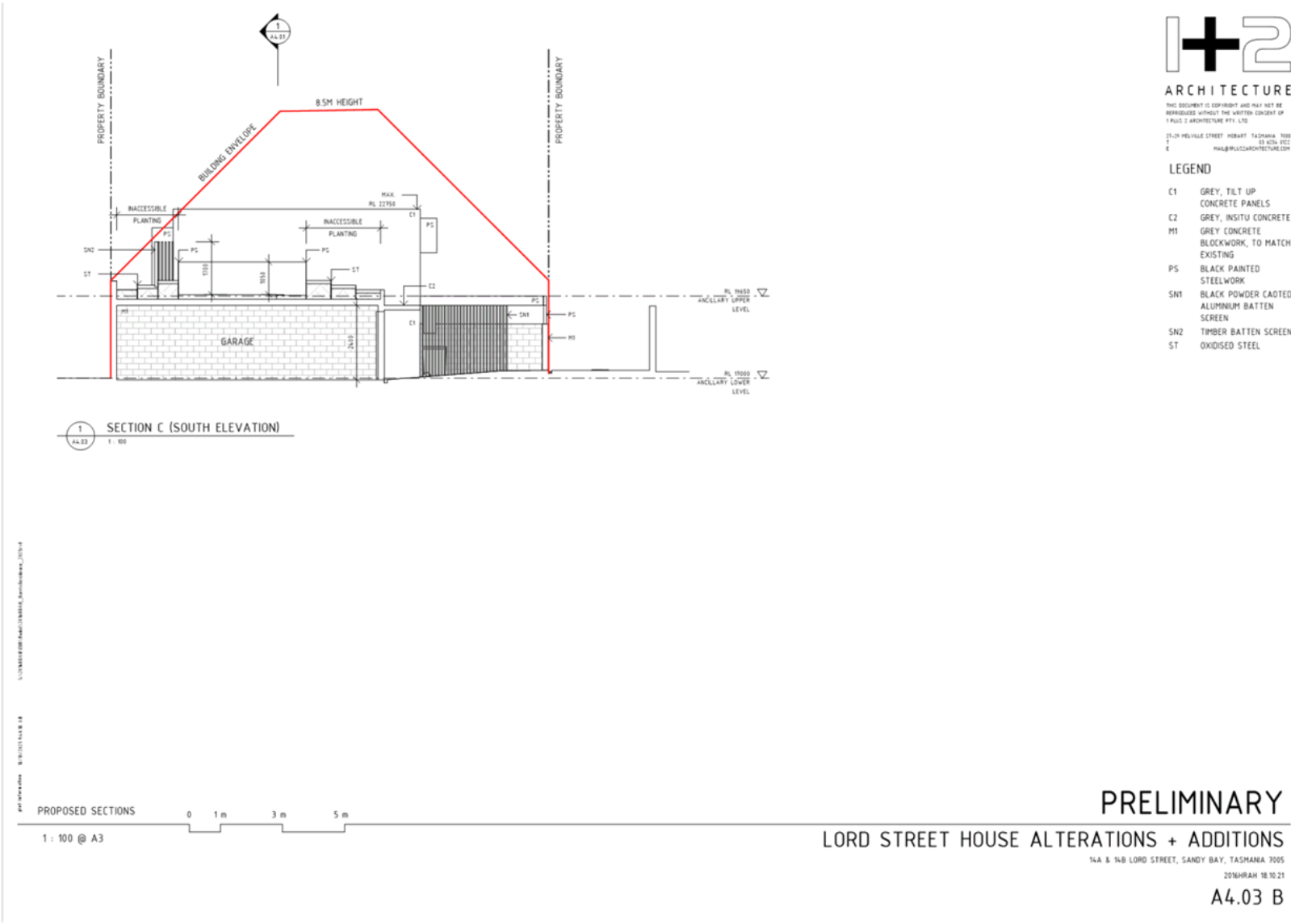
Page 58  
ATTACHMENT B

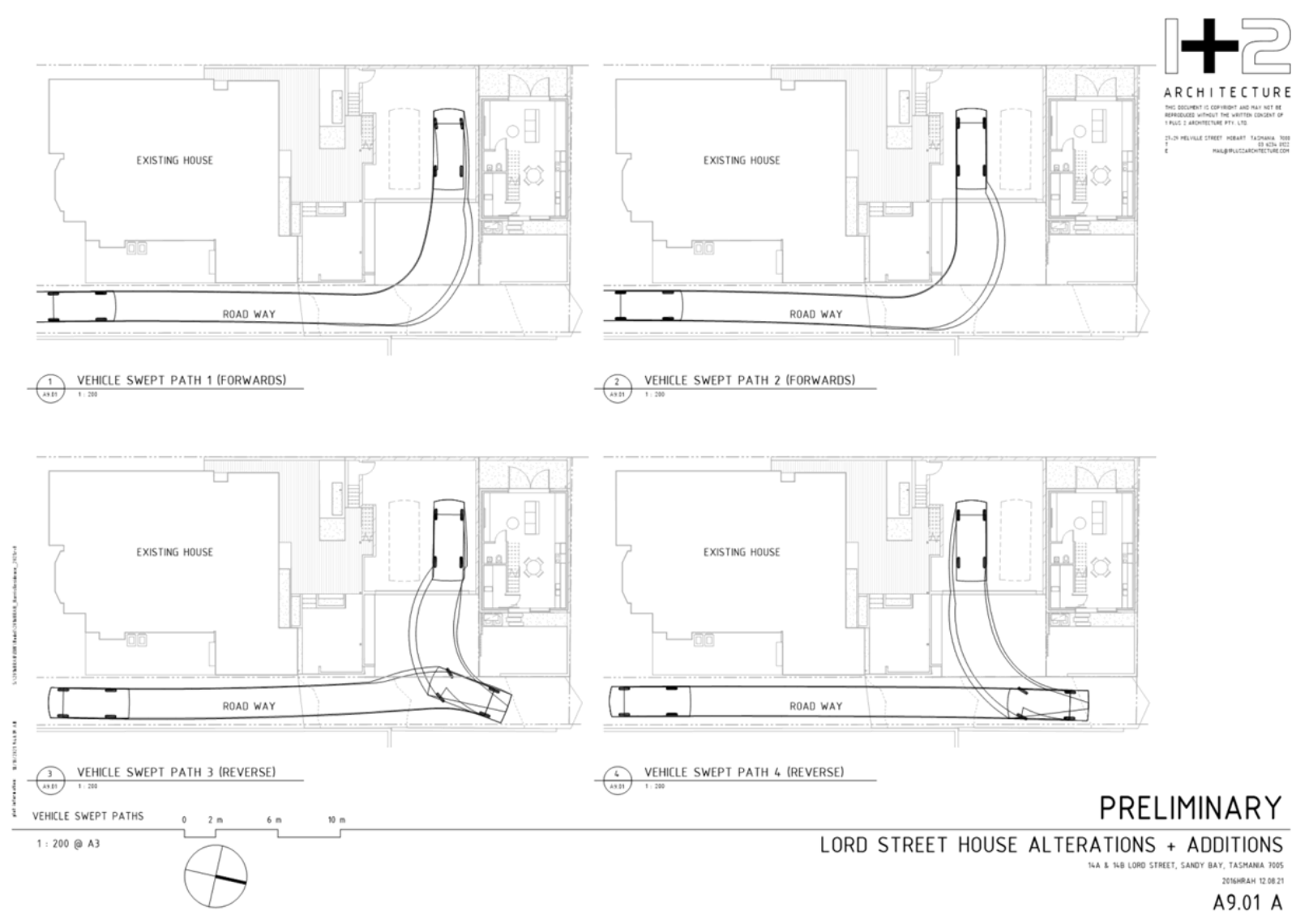


Item No. 7.1.1

Agenda (Open Portion)  
City Planning Committee Meeting - 24/1/2022

Page 59  
ATTACHMENT B

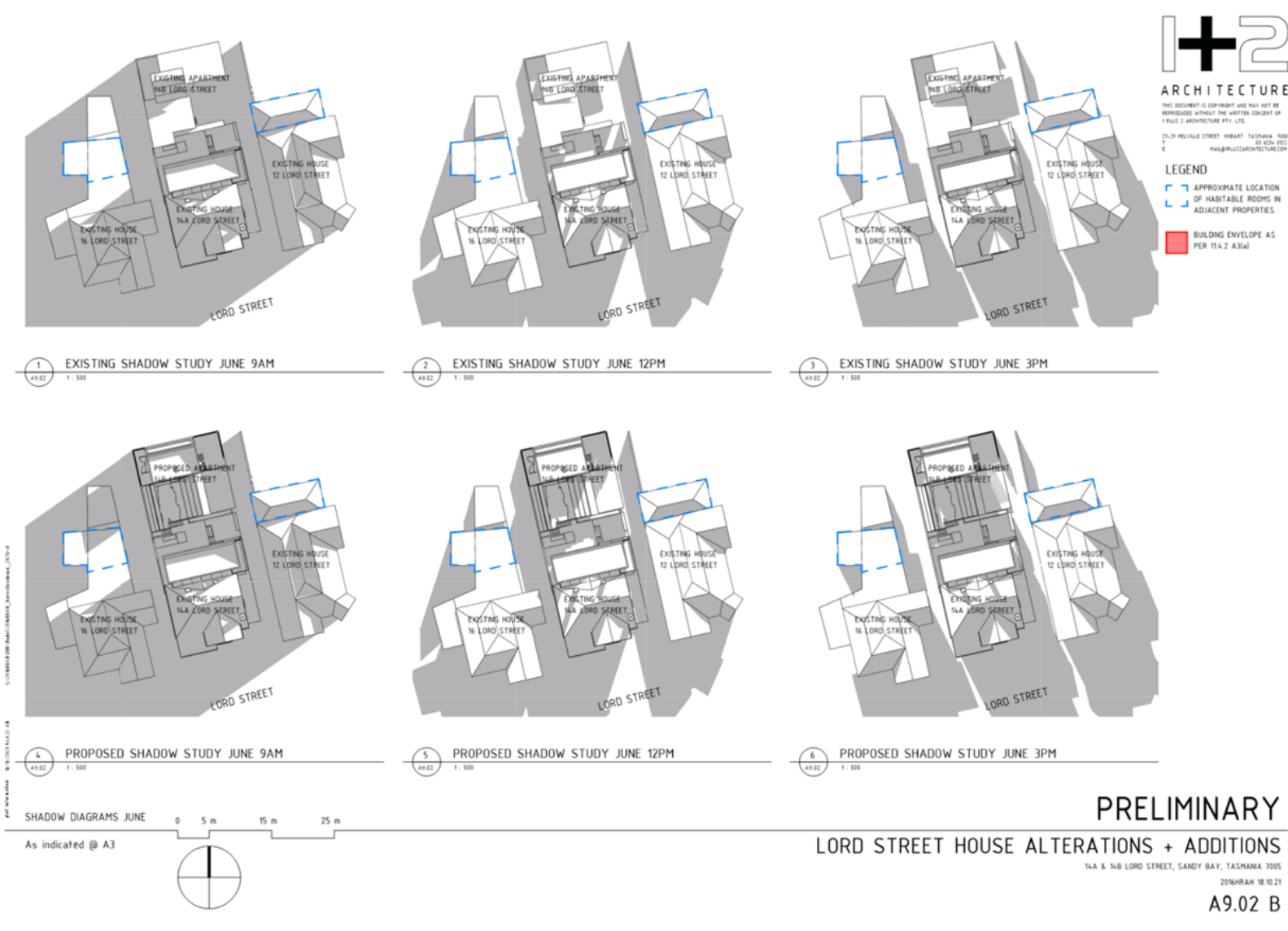




Item No. 7.1.1

Agenda (Open Portion)  
City Planning Committee Meeting - 24/1/2022

Page 61  
ATTACHMENT B



Item No. 7.1.1

Agenda (Open Portion)  
City Planning Committee Meeting - 24/1/2022

Page 62  
ATTACHMENT B





Item No. 7.1.1

Agenda (Open Portion)  
City Planning Committee Meeting - 24/1/2022

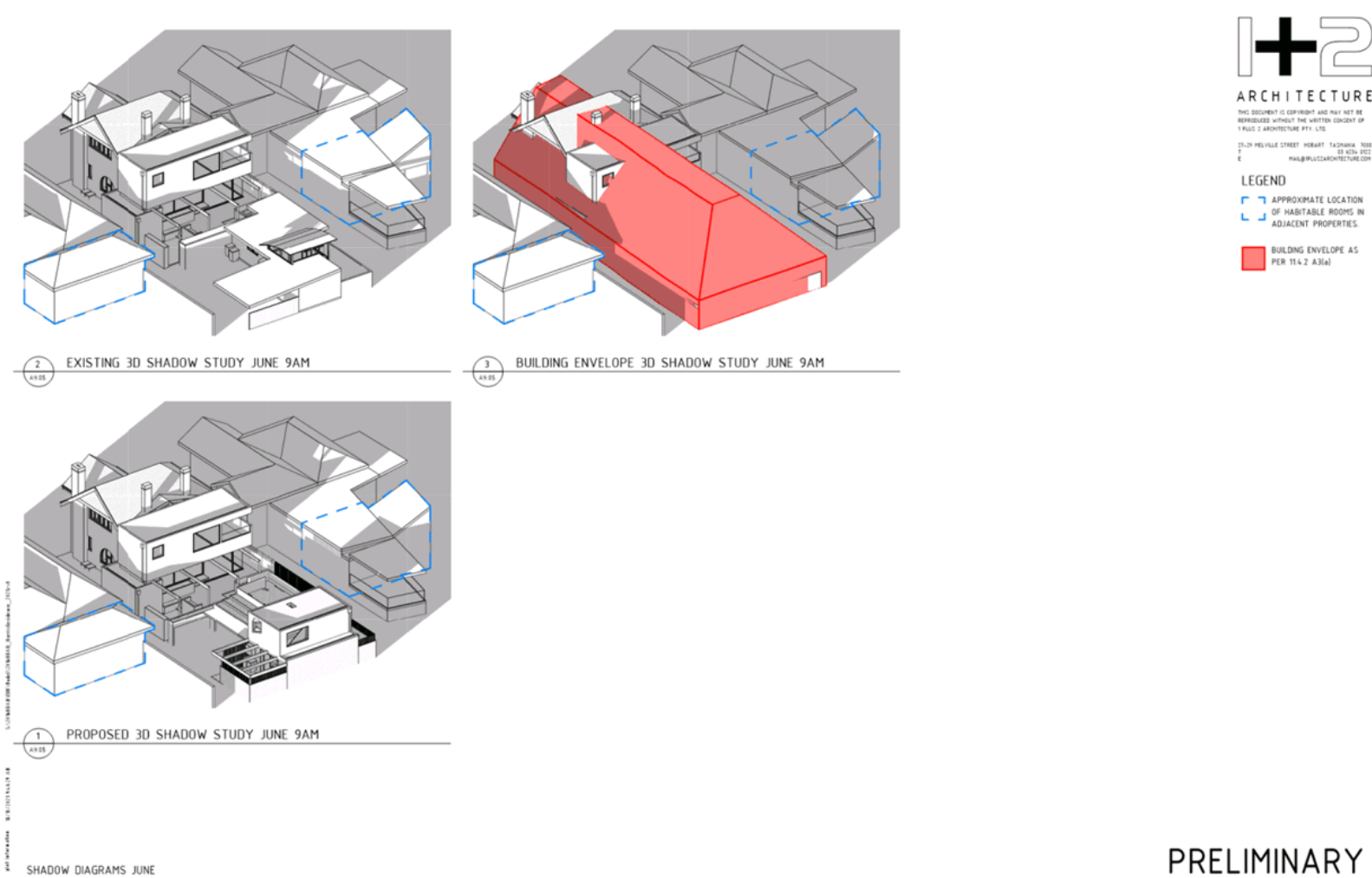
Page 63  
ATTACHMENT B



Item No. 7.1.1

Agenda (Open Portion)  
City Planning Committee Meeting - 24/1/2022

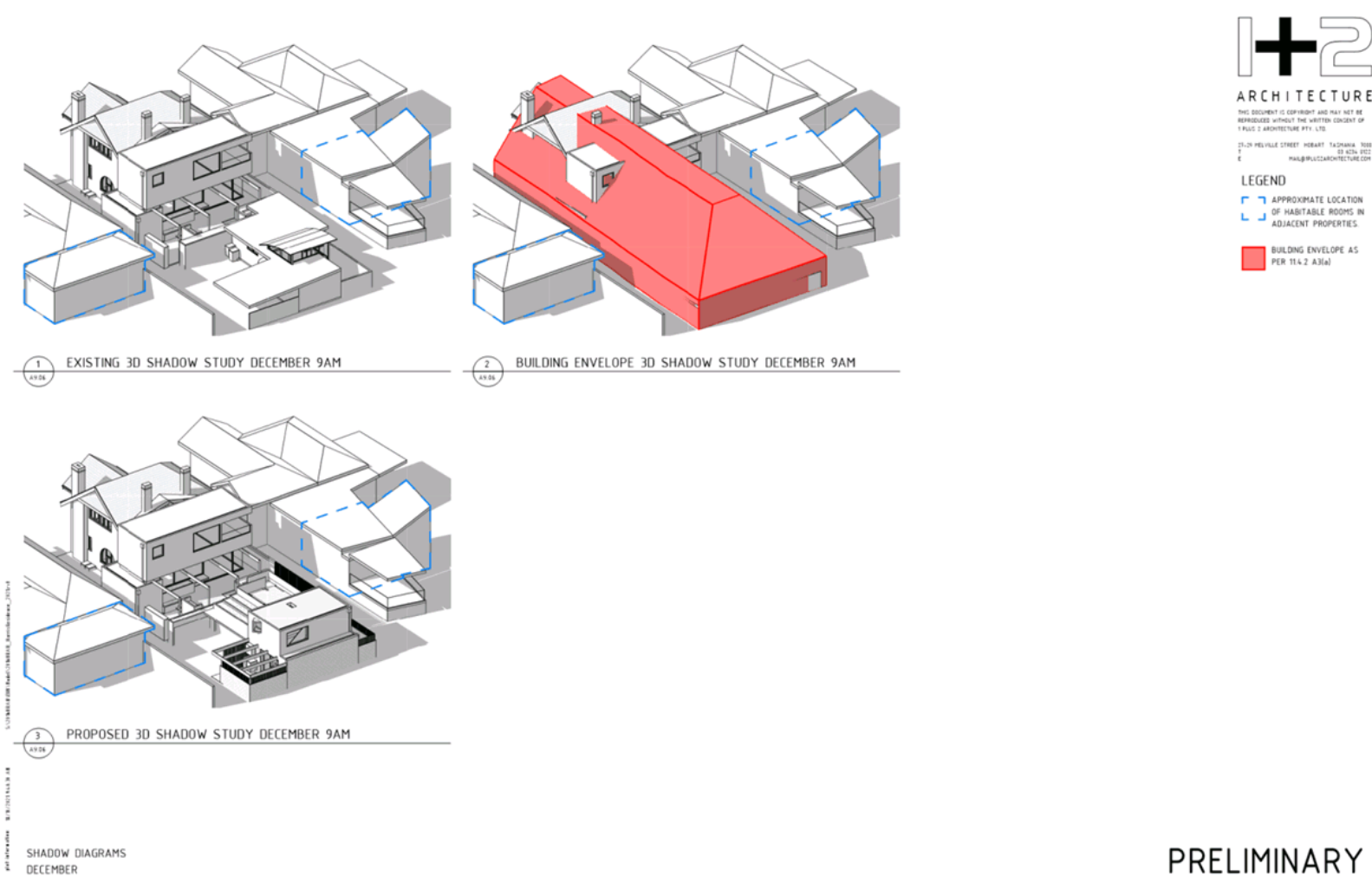
Page 64  
ATTACHMENT B



Item No. 7.1.1

Agenda (Open Portion)  
City Planning Committee Meeting - 24/1/2022

Page 65  
ATTACHMENT B



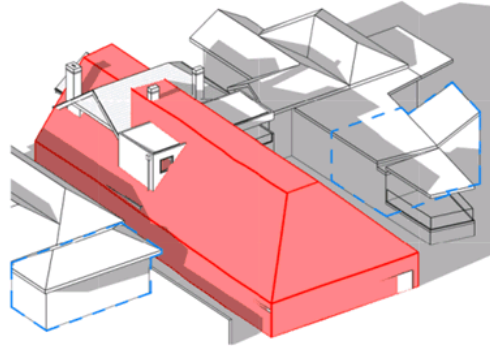
PRELIMINARY

LORD STREET HOUSE ALTERATIONS + ADDITIONS

14A & 14B LORD STREET, SANDY BAY, TASMANIA 7005

2016/18/18 18:10:21

A9.06 A

Page 66  
ATTACHMENT B

2 BUILDING ENVELOPE 3D SHADOW STUDY MARCH 9AM  
AN 07



print information: 10/10/2023 8:46:32 AM

SHADOW DIAGRAMS MARCH



A9.07 A





18.10.2021  
Attention: Planning Officer  
City of Hobart  
16 Elizabeth Street  
Hobart  
TAS 7001

To Whom It May Concern,

14a & 14b LORD STREET, SANDY BAY TASMANIA 7005  
PLN-21-532

PID: 5619873 & 5619881  
Certificate of Title: 59085/1 & 2

Please find attached revised application for alterations and additions to 14a & 14b Lord Street, Sandy Bay 7005.

Included with this letter are the following documents:

AUTHOR	DOCUMENT	DETAIL
1+2 Architecture	Architecture	A0.00 B Cover Sheet
	Drawings	A1.01 B Existing Site Plan A1.02 B Proposed Site Plan A1.03 A Existing Lower Level Floor Plan A2.01 B Lower Level Floor Plan A2.02 B Upper Level Floor Plan A2.03 B Roof Plan A3.01 B Proposed Building Elevations A3.02 B Proposed Building Elevations A3.03 A Existing Building Elevations A3.04 A Existing Building Elevations A4.01 B Building Sections A4.02 B Building Sections A4.03 B Building Sections A9.01 A Vehicle Swept Paths A9.02 B Shadow Diagrams June A9.03 B Shadow Diagrams December A9.04 A Shadow Diagrams March



		A9.05 A Shadow Diagrams June
		A9.06 A Shadow Diagrams December
		A9.07 A Shadow Diagrams March
Aldanmark	Hydraulic Engineering Drawings	H0.01 A Index H0.02 A Engineering Notes H1.01 A Site Services Plan H2.01 A Drainage Services Plan – Ground Floor H2.02 A Drainage Services Plan – Upper Level H2.03 A Drainage Services Plan – Roof H4.01 A Hydraulics Details - 1 H4.02 A Hydraulics Details - 2

In response to City of Hobart Request for Information dated 23 August 2021 for application PLN-21-532 please refer below.

**PLN F11, Item 1**

*Please confirm the number of existing and proposed dwellings on the parent lot. Plan A1.01 A appears to show three dwellings, two on lot 1 and one on lot 2.*

Please refer to A1.01 B, there is currently 1 dwelling on Lot 1 and 1 dwelling on Lot 2. The proposed development will maintain the current number of total dwellings.

**PLN F11, Item 2**

*The proposed double garage and rear unit would sit outside the building envelope on the side and rear boundaries, please provide justification for the proposed development to enable assessment against clause 11.4.2.P3(a)(iv) and (b) of the Hobart Interim Planning Scheme 2015 which states:*

*(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.*

*Particularly in relation to the height of the boundary walls and the two storey component.*





The proposed development has been sited with consideration given to numbers 12 and 16 Lord Street to minimise the impact upon their access to natural light and distant landscape views. Proposed boundary walls are generally consistent with existing boundary walls. The apparent bulk of the proposed two-storey dwelling, as viewed from 10 Lord Street and 11 Duke Street, has been minimised through the use of flat roofs and a stepped massing to reduce the overall bulk and minimise the encroachment on the building envelope. The overall height and bulk of the proposed scheme is significantly less than that permitted by the building envelope.

#### PLN FI1, Item 3

*The setback of the proposed roof terrace would not comply with the permitted setback of 3m from the side boundary or 6m from the private open space of a dwelling on the same site. Please clarify whether any other measures are proposed to minimise overlooking of:*

- *The dwelling on the adjoining property at 16 Lord Street and its private open space*
- *The private open space of the proposed dwelling at 14b Lord Street*

*Please also confirm whether the garden part of the roof garden would or would not be accessible.*

The proposal has been amended with the inclusion of a screening device to provide visual privacy from the proposed roof terrace of 14b Lord Street to 16 Lord Street in accordance with the requirements of the Acceptable Solution 11.4.6 A1. The planters shown on the terrace are predominately inaccessible, except for occasional maintenance access.

#### PLN FI1, Item 4

*Despite the angle of the bedroom window for the proposed rear unit, the window would not comply with the permitted setback of 3m from the side boundary. Please clarify whether any other measures are proposed to minimise overlooking of: The private open space at 16 Lord Street.*

The fixed and openable glazing to the bedroom of the proposed dwelling on Lot 2 will have obscured glazing to mitigate any overlooking of private open spaces at 16 Lord Street in accordance with Acceptable Solution 11.4.6 A2 (b)(ii).



**PLN Fi1, Item 5**

*Clause 10.4.8 requires a waste storage area for multiple dwellings. On a site plan, please demonstrate how the proposal would comply with either the acceptable solution or the performance criteria for this clause which states*

Waste storage facilities for Lot 1 and Lot 2 are shown on plan A2.01 B.

**PLN Fi6, Item 1**

*Solar access diagrams showing the sunlight to habitable rooms (excluding bedrooms) of any dwellings on adjoining lots, at 9.00am, 12.00pm and 3.00pm on March and June 21st, with the proposed development and with the existing development on the site.*

Please refer to drawings A9.02 to A9.07 for solar access diagrams.

For items **HER Fi 1 to 3** please refer to revised architectural drawings included this letter which describe the existing dwelling and proposed materials for all new elements.

For items **Sw 1, Sw 6 & TW1**, please refer to documents supplied by Aldanmark included with this letter.

Should any further detail or clarifications be required, please contact 1 + 2 Architecture.

Kind regards,

For 1 Plus 2 Architecture Pty. Ltd.

Michael Carlotto

HYDRAULIC SERVICES DRAWINGS  
HARRIS  
14A LORD STREET  
SANDY BAY TAS 7005

H0.01INDEXB05/11/2021

H0.02ENGINEERING NOTESB05/11/2021

H0.03WORKPLACE HEALTH & SAFETY NOTESB05/11/2021

H1.01SITE SERVICES PLANB05/11/2021

H2.01DRAINAGE SERVICES - GROUND FLOORB05/11/2021


H2.02DRAINAGE SERVICES PLANS - UPPER LEVELB05/11/2021

H2.03DRAINAGE SERVICES PLANS - ROOFB05/11/2021

H4.01HYDRAULIC DETAILS - 1B05/11/2021

H4.02HYDRAULIC DETAILS - 2B05/11/2021

			DRAWN	SL
			CHECKED	TW
			DESIGN	SL
B	PLANNING APPROVAL	05/11/2021	DESIGN CHECK	TW
A	PLANNING APPROVAL	18/10/2021	CERTIFIER	
REV	DESCRIPTION	DATE	APPROVAL	



ALDANMARK

CONSULTING ENGINEERS

Level 2 Ground

199 Macquarie Street

Hobart TAS 7000

03 6234 8866

mail@aldanmark.com.au

www.aldanmark.com.au

CLIENT

HARRIS

ADDRESS

14A LORD STREET

SANDY BAY TAS 7005

PROJECT

HARRIS RESIDENCE

ISSUE

PLANNING APPROVAL

012345m

PROJECT No.

21E29-5

SCALE

SHEET

INDEX

TOTAL SHEETS

9

SIZE

A3

SHEET No.

H0.01

REV No.

B

## HYDRAULIC SERVICES - GENERAL NOTES

## GENERAL NOTES

- THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS, PROJECT CONTRACT AND SPECIFICATIONS. STANDARDS REFERENCES ARE THE MOST RECENT VERSION.
- SEWER, STORMWATER AND WATER SERVICES SHALL BE IN ACCORDANCE WITH THE NCC VOL 3 (PCA) AS3500, WSA CODES, TASWATER AND TO LOCAL AUTHORITY APPROVAL.
- IT IS ASSUMED THAT ADJACENT TO THE DEVELOPMENT SITE IS ADEQUATE INFRASTRUCTURE PROVIDED BY THE LOCAL AUTHORITY AND OTHER STATUTORY AUTHORITIES TO SUPPLY ROAD ACCESS, WATER AND POWER AS REQUIRED BY THIS DESIGN, AND THERE IS ADEQUATE INFRASTRUCTURE OR ENVIRONMENTAL CAPACITY TO RECEIVE STORMWATER AND SEWERAGE DRAINAGE. PARTICULAR ASSUMPTIONS ARE DESCRIBED IN THE FOLLOWING SECTIONS.
- THE LOCATION OF EXISTING SERVICES AND CONNECTION POINTS WHERE SHOWN ON PLANS ARE APPROXIMATE ONLY AND SHALL BE CONFIRMED ON SITE.
- FOLLOWING AGREEMENT WITH THE SUPERINTENDANT, TERMINATE AND ABANDON REDUNDANT EXISTING SERVICES DISCOVERED DURING CONSTRUCTION AND MAKE A NOTE ON AS-CONSTRUCTED DRAWING.
- LOCATE ALL EXISTING GAS, ELECTRICAL, TELECOMMUNICATIONS, WATER MAINS, SEWER MAINS AND STORMWATER MAINS ETC. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND ADVISE THE SUPERINTENDANT OF ANYTHING THAT APPEARS NOT BEHAVE BEEN CONSIDERED IN THE DESIGN.
- CONFIRM ALL LEVELS ON SITE PRIOR TO THE COMMENCEMENT OF WORKS.
- HYDRAULIC LAYOUT TO BE COORDINATED WITH OTHER SERVICES. HYDRAULIC LAYOUT AS SHOWN IS NOTIONAL, LAYOUT TO BE CONFIRMED ON SITE.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT A VALID BUILDING AND PLUMBING PERMIT AND START WORKS NOTICE IS IN PLACE FOR THE WORK AND THAT THE BUILDING SURVEYOR IS NOTIFIED OF ALL SITE INSPECTION REQUESTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES CAUSED BY HIS SUB-CONTRACTORS, ANY SERVICE DAMAGED IS TO BE REINSTATED IMMEDIATELY.
- ON COMPLETION OF WORKS PROVIDE THREE SETS OF AS-CONSTRUCTED DRAWINGS AND SERVICE MANUALS ALONG WITH ELECTRONIC DRAWING FILES IN PDF AND DWG FORMATS SUITABLE FOR READING WITH A RECENT VERSION OF ADOBE AUTOCAD TO THE SUPERINTENDANT.
- THE CONTRACTOR IS RESPONSIBLE FOR ORIGINATING ALL SITE INSPECTIONS AND OBSERVING ALL HOLD POINTS NOMINATED WITHIN THE CONTRACT BY THE BUILDING SURVEYOR OR PLUMBING SURVEYOR.
- NOMINAL DIAMETERS FOR PIPES (DN) REFER TO THE INSIDE DIAMETER (ID BORE).
- CONCEAL ALL PIPEWORK IN CEILING SPACE, DUCTS, CAVITIES, WALL CHASES, CUPBOARDS ETC. UNLESS OTHERWISE APPROVED.
- THE CONTRACTOR SHALL ALLOW TO COORDINATE WITH MECHANICAL AND REFRIGERATION SERVICES AND PROVIDE TUNDSHES CONNECTED TO SEWER OR STORMWATER AS APPROPRIATE TO ALL CONDENSATE DRAINAGE AND RELIEF VALVES. ALLOW TO PROVIDE AND INSTALL WIND-UP WALL TUNDSHES WITH STAINLESS STEEL COVER WINDOW (SUPPLIED BY MA GRIFITH) OR EQUAL APPROVED TYPE.
- TRENCHING FOR FLEXIBLE PIPEWORK SHALL BE IN ACCORDANCE WITH AS2586 AND AS3500.
- ALL PIPEWORK UNDER TRAFFICABLE AREAS, SLABS OR PAVEMENTS IS TO BE FULLY BACKFILLED WITH COMPACTED FILL.

## STORMWATER NOTES

- STORMWATER PIPE INFRASTRUCTURE HAS BEEN DESIGNED TO CONVEY A 20 YEAR ANNUAL EXCEEDANCE POSSIBILITY (5% AEP) AT A 5 MINUTE STORM DURATION, WITH OVERLAND FLOW PATHS PROVIDED FOR 1 100 YEAR ANNUAL EXCEEDANCE PROBABILITY (1% AEP). IT IS ASSUMED THAT THE DOWNSTREAM INFRASTRUCTURE AND/OR ENVIRONMENT CAN SAFELY RECEIVE THE 5% AEP EVENT WITH A 5 MINUTE STORM DURATION.
- ALL MATERIALS AND WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH AS3500, NCC VOL 3 (PCA), COUNCIL STANDARD DRAWINGS AND SPECIFICATION AND TO THE SATISFACTION OF COUNCIL'S DEVELOPMENT ENGINEER.
- ALL PIPEWORK SHALL BE MINIMUM DN100 DWV SN6 AT 1:100 GRADE (1.00%) UNLESS NOMINATED OTHERWISE ON PLANS.
- MINIMUM GRADE OF PAVED AREAS AND PIPEWORK SHALL BE 1 IN 100 UNLESS NOTED OTHERWISE.
- INSTALL ALL AG DRAINS TO THE REQUIREMENTS OF AS3500 AND THE NCC.
- PROVIDE INSPECTION OPENINGS TO ALL DRAINAGE PIPEWORK IN ACCORDANCE WITH AS3500 REQUIREMENTS EVEN IF NOT SHOWN IN DRAWINGS.
- PIPE AND CHANNEL INFRASTRUCTURE HAS BEEN DESIGNED TO CONVEY 20 YEAR ANNUAL EXCEEDANCE POSSIBILITY (5% AEP) STORMS, WITH OVERLAND FLOW PATHS PROVIDED FOR 1% AEP STORMS. IT IS ASSUMED THAT WATER FLOWING ONTO THE DEVELOPMENT SITE IS CONTAINED WITHIN LOCAL AUTHORITY INFRASTRUCTURE FOR 5% AEP STORMS AND THE ROAD RESERVE FOR 1% AEP STORMS.
- ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LOCAL AUTHORITY'S BY-LAWS AND AS/NZS3500.
- STORMWATER TRENCHES, PIPE BEDDING AND BACK FILLING TO COMPLY WITH THE CONCRETE PIPE ASSOCIATION OF AUSTRALIA INSTALLATION REQUIREMENTS FOR TYPE H52 SUPPORT.
- BELOW GROUND PIPEWORK AND FITTINGS TO BE DWV SN6. JOINTS SHALL BE OF SOLVENT CEMENT TYPE OR FLEXIBLE JOINTS MADE WITH APPROVED RUBBER RINGS.
- PIPEWORK SHALL BE LAID IN POSITION AND AT THE GRADES SHOWN.
- MINIMUM GRADE OF PIPEWORK SHALL BE 1 IN 100 UNLESS NOTED OTHERWISE (N.O.).
- MINIMUM SIZE OF PIPEWORK SHALL BE DN100.
- SURFACE WATER DRAINS, CATCHPITS/GRATED PITTS, AND JUNCTION BOXES SHALL BE CONSTRUCTED AS DETAILED OR AS SPECIFIED BY THE MANUFACTURER.
- ALL MANHOLES TO BE LOCATED CLEAR OF FUTURE FENCE LINES.

## SEWER NOTES

- ALL MATERIALS AND WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH AS3500, NCC VOL 3 (PCA), TASMANIAN APPENDIX OF THE NCC VOL 3 (PCA), COUNCIL STANDARD DRAWINGS AND SPECIFICATION AND TO THE SATISFACTION OF COUNCIL'S DEVELOPMENT ENGINEER.
- CONFIRM THE LOCATION AND LEVEL OF THE NOMINATED OUTLET PRIOR TO TRENCH EXCAVATION OR LAYING OF ANY DRAINS. ASCERTAIN FROM TASWATER ALL NECESSARY CONNECTION REQUIREMENTS AND INSTALL ALL WORK FOR CONNECTION IN ACCORDANCE WITH THESE REQUIREMENTS.
- SEWER TRENCHES, PIPE BEDDING AND BACK FILLING TO COMPLY WITH AS2586 & AS3500.2.
- ALL PIPEWORK SHALL BE ADEQUATELY SUPPORTED TO AS3500.
- PIPEWORK SHALL BE CONSTRUCTED OF DWV SN6 U.N.O. PIPEWORK RECEIVING HOT DISCHARGES SHALL BE CONSTRUCTED OF HIGH DENSITY POLYETHYLENE (HDPE) OR COPPER TYPE B.
- PIPEWORK SHALL HAVE BE MINIMUM CLASS SN6 UNLESS NOMINATED OTHERWISE ON PLANS.
- PIPEWORK SHALL BE PRESSURE TESTED PROGRESSIVELY TO ENSURE NO LEAKS.
- ALL PIPEWORK SHALL BE CONCEALED IN WALLS, VOID SPACE OR DUCTS UNLESS NOTED OTHERWISE.
- MINIMUM GRADE OF PIPEWORK SHALL BE 1:40 FOR BRANCHES AND 1 IN 60 FOR DRAINS UNLESS NOTED OTHERWISE.
- MINIMUM SIZE OF BRANCH DWS AND MINIMUM SIZE OF DRAINS SHALL BE DN100.
- WHERE FLOOR WASTE GULLIES ARE INDICATED, THE FLOOR SHALL BE GRADED TOWARDS THE OUTLET. FLOOR WASTE GULLIES CONNECTED TO LAUNDRY FIXTURES SHALL BE ANTI-FORM TYPE.
- ALL FITTINGS TO BE ISOLATED BY AN APPROVED TRAP PRIOR TO CONNECTION TO THE SEWER LINE.
- PROVIDE AIR ADMITTANCE VALVES AND ATMOSPHERIC VENTS IN ACCORDANCE WITH AS3500 REQUIREMENTS.
- INSPECTION OPENINGS SHALL BE PROVIDED IN ACCORDANCE WITH AS3500.
- ONE OVERFLOW RELIEF GULLY SHALL BE PROVIDED FOR THE SITE WHICH SHALL BE PRIMED BY AN EXTERNAL WATER SOURCE.
- WHERE PIPEWORK PENETRATES FIRE RATED WALLS OR FLOORS, A FIRE STOP COLLAR SHALL BE INSTALLED. ALL WORK SHALL BE STRICTLY INSTALLED TO THE MANUFACTURER'S RECOMMENDATIONS.
- NO SEWER CONNECTIONS SHALL BE MADE WITHIN RESTRICTED ZONES OF STACKS AS PER AS3500. INSTALL LONG RADIUS BENDS AT THE BASE OF ALL STACKS AS PER AS3500 AND INCLUDE ALL BRACKETS AND SUPPORTS.

## WATER NOTES

- WATER SERVICES TO BE CONSTRUCTED IN ACCORDANCE WITH AS3500 PARTS 1 AND 4 AND TO THE SATISFACTION OF COUNCIL OR TAS WATER FOR EXTERNAL DEVELOPMENT ENGINEER.
- ALL CONNECTIONS TO EXISTING MAINS TO BE CARRIED OUT BY TASWATER AT CONTRACTORS COST UNLESS NOMINATED OTHERWISE ON PLANS.
- GENERAL MATERIALS, INSTALLATION & TESTING SHALL COMPLY WITH AS3500 PARTS 1 AND 4.
- ALL COPPER PIPEWORK SHALL BE HARD DRAWN TUBING TYPE B CONFORMING TO AS 1432.
- AS AN ALTERNATIVE TO SILVER SOLDERED JOINTS, PRESS FITTED JOINTS MAY BE USED. ALLOW TO USE THE VEGA PROGRESS SYSTEM WITH INSTALLATION IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND SPECIFICATIONS.
- ALL PIPEWORK SHALL BE CONCEALED WHERE POSSIBLE. WHERE PIPEWORK IS EXPOSED IT SHALL BE CHROME PLATED.
- WHERE PIPEWORK IS IN CONTACT WITH DISSIMILAR METALS, THE METALS SHALL BE INSULATED AGAINST BI-METAL CORROSION.
- MINIMUM COVER TO BE 750mm UNDER TRAFFICABLE AREAS, 600mm ELSEWHERE UNLESS NOMINATED OTHERWISE ON PLANS.
- PROVIDE STOP VALVES AT ALL BRANCH OFFTAKES.
- ALL TRENCHES UNDER TRAFFICABLE AREAS, INCLUDING DRIVEWAYS, TO BE BACKFILLED WITH COMPACTED FILL.
- ELECTROMAGNETIC TRACKING TAPE TO BE PLACED OVER ALL TRENCHES CONTAINING WATER PIPES 50:1 OR GREATER ABOVE HAUNCHING.
- ALL ISOLATION VALVES SHALL BE POSITIONED IN APPROVED ACCESSIBLE LOCATIONS. VALVES LOCATED IN DUCTS OR WALLS SHALL BE POSITIONED BEHIND APPROVED TYPE ACCESS COVERS.
- ALL SOLDERED STOP VALVES SHALL HAVE UNION COUPLINGS AND BE ACCESSIBLE. GROUP VALVES WHEREVER POSSIBLE.
- ALL COPPER PIPEWORK SHALL BE HARD DRAWN TUBING TYPE B CONFORMING TO AS 1432.
- ALL POLYETHYLENE PIPEWORK SHALL BE PN16 PN100 CONFORMING TO AS 4130.
- THRUST BLOCKS SHALL BE INSTALLED AS REQUIRED BY WSA AND AS3500.
- HOT WATER TO BE STORED AT MINIMUM 50°C WITH TEMPERING DEVICE INSTALLED TO LIMIT OUTLET TEMPERATURE TO 50°C TO ABILUTION AREAS, 50°C TO KITCHEN SINK, CLEANSERS SINK AND LAUNDRY TROUGH AND TEMPERED TO 45°C WITH THERMOSTATIC MIXING VALVES IN DISABLED, CHILD CARE AND AGED CARE FACILITIES.
- TEMPERED, COLD WATER, HOT WATER PIPEWORK AND VALVES SHALL BE LAGGED AS PER AS/NZS 3500.4:2018 SECTION B FOR CLIMATE REGION B. HOT WATER CIRCULATION LINE TO BE LAGGED WITH SECTIONAL ROCKWOOL WITH FOIL OUTER COVER. EXTERNAL LAGGING TO BE UV PROTECTED, AND LAGGING EXPOSED TO MOISTURE NEEDS TO BE MOISTURE PROTECTED. SOLAR FLOW AND RETURN LAGGING SHOULD BE RATED FOR TEMPERATURES UP TO 150°C. OTHER LAGGING RATED TO 120°C. ALL LAGGING SHOULD BE FIRE RATED TO NCC REQUIREMENTS. P.V.C. FREE, ZERO OZONE DEPLETING POTENTIAL, LOW VOLATILE ORGANIC COMPOUNDS.
- ONE PRESSURE RELIEF VALVE SET TO 500 KPA SHALL BE PROVIDED TO ALL WATER PIPES AT THE POINT OF ENTRY INTO A BUILDING.
- HOSE BIB COCKS SHALL BE 600mm ABOVE FINISHED SURFACE LEVEL AND SHALL BE 25mm IN SIZE, U.N.O. AND FITTED WITH APPROVED VACUUM BREAKERS. THE PLUMBER SHALL ARRANGE FOR ALL INSPECTIONS AND TESTING OF SERVICES REQUIRED BY THE LOCAL AUTHORITY PRIOR TO CONCEALMENT. PRESSURE TEST HOT AND COLD WATER SERVICES TO 15 TIMES NORMAL WORKING PRESSURE AND FIRE SERVICES TO 1700 KPA MINIMUM PRESSURE PRIOR TO CONNECTION TO EXISTING SERVICES. PUMP EQUIPMENT SHALL BE REMOVED WHILE TESTING IS CARRIED OUT.
- ALL TEMPERING AND THERMOSTATIC MIXING VALVES SHALL BE EASILY LOCATED FOR SAFE OHMS ACCESS.
- FOLLOWING COMPLETION OF THE WORKS, FLUSH ALL PIPING SYSTEMS AND LEAVE FREE OF FOREIGN MATTER, CLEAN OUT AERATORS, STRAINERS, FILTERS, ETC., FLOW AND PRESSURE TEST ALL HYDRANTS AND HOSE REELS.

## BUILDING HYDRAULICS

- ALL MATERIALS AND WORKMANSHIP TO BE DONE IN ACCORDANCE WITH AS3500, NCC VOL 3 (PCA), TASMANIAN APPENDIX OF THE NCC VOL 3 (PCA) AND LOCAL AUTHORITY REQUIREMENTS.
- ALL DRAINAGE PIPEWORK SHALL BE DWV CLASS SN6 U.N.O. ALL WASTE AND VENT SHALL BE DWV CLASS PIPE. DURING CONSTRUCTION TEMPORARILY SEAL ALL OPEN ENDS OF PIPES AND VALVES TO PREVENT ENTRY OF FOREIGN MATTER. DO NOT USE RAGS, PAPER OR WOODEN PLUGS.
- SUPPLY AND INSTALL ALL FIXTURES, VALVES, TAPWARE AND SUNDRY ITEMS AS SCHEDULED WITHIN THE SPECIFICATION.
- PROVIDE FIRE STOPS AS REQUIRED.
- CONTRACT DRAWINGS ARE DIAGRAMMATIC AND AS SUCH SHOW THE INTENT OF DESIGN. INSTALLATION TO BE AS PER AS/NZS3500. ALLOW FOR ALL BENDS, OFFSETS AND OTHER MEASURES AS NECESSARY TO AVOID INTERFERENCE WITH THE STRUCTURE AND/OR OTHER BUILDING SERVICES.
- REFER TO ARCHITECTS DEMOLITION PLAN FOR REMOVAL OF EXISTING FIXTURES AND FITTINGS. THE REMOVAL OF EXISTING PLUMBING FIXTURES SHALL INCLUDE ALL ASSOCIATED WASTE AND VENT PIPES, FLOOR DRAINS, WATER SERVICE PIPEWORK, BRACKETS, SUPPORTS, ETC AND SEAL OFF EXISTING SERVICES. SEAL OFF AND MAKE GOOD ALL FLOOR, WALL AND ROOF PENETRATIONS.
- THE LOCATION OF EXISTING SERVICES WHERE SHOWN ARE APPROXIMATE ONLY AND SHALL BE CONFIRMED ON SITE, WHERE POSSIBLE, DETERMINE LOCATION OF EXISTING POWER, TELSTRA, WATER AND DRAINAGE SERVICES PRIOR TO COMMENCING NEW WORK.
- ALL PENETRATIONS THROUGH EXISTING SUSPENDED FLOOR SLABS SHALL BE DRILLED TO LOCATIONS APPROVED BY THE STRUCTURAL ENGINEER. DRILL PILOT HOLE PRIOR TO CORE DRILLING TO ENSURE CLEARANCE OF BEAMS AND OTHER SERVICES IN SLAB. ALL PENETRATIONS SHALL BE CORE DRILLED TO SUIT PIPE SIZE. ALLOWANCE FOR 10MM CLEARANCES SHALL BE MADE FOR FIRE PROOFING.
- REFER TO ARCHITECTURAL DRAWINGS FOR LOCATION OF FIRE AND SMOKE STOP WALLS. ALL PIPE PENETRATIONS SHALL BE SEALED WITH TWO HOUR FIRE STOP SEALANT. INSTALL FIRE STOP COLLARS TO PVC-U OR DWV PIPEWORK PASSING THROUGH FLOORS AND FIRE WALLS IN ACCORDANCE WITH THE MANUFACTURERS WRITTEN INSTRUCTIONS.
- PROVIDE SERVICE IDENTIFICATION AND DIRECTION OF FLOW MARKERS TO PIPEWORK IN ACCORDANCE WITH AS1345.
- MAKE GOOD ALL DISTURBED SURFACES TO MATCH EXISTING.
- MAINTAIN SERVICES TO EXISTING FIXTURES AT ALL TIMES. WHERE CHANGE OVER IS REQUIRED, LIAISE WITH THE ARCHITECT PRIOR TO THE SHUTTING DOWN OF ANY SERVICE.
- CONTRACTOR TO PROVIDE ALL DOCUMENTS, APPROVALS, CERTIFICATES, WARRANTIES, LOG BOOKS, ETC. UPON COMPLETION OF WORKS TO THE ARCHITECT. ALL FEES AND INSPECTIONS TO BE INCLUDED AND ARRANGED BY THE CONTRACTOR.
- REFER TO THE ARCHITECTS DRAWINGS FOR SANITARY FIXTURE AND TAP SELECTIONS. SUPPLY AND FIX ACCESSORIES NECESSARY FOR THE CORRECT INSTALLATION OF THE FIXTURES AND EQUIPMENT.

## TASWATER NOTES

- ALL WORKS OUTSIDE OF THE PROPERTY BOUNDARY WILL BECOME TASWATER ASSETS.
- ENSURE ALL WORKS ARE INSTALLED IN ACCORDANCE WITH THE APPROVED DRAWINGS AND SPECIFICATIONS NOTED WITHIN THE DRAWINGS AND ISSUED PERMITS.
- ALLOW TO ORGANSIE ALL APPLICATIONS TO UNDERTAKE TASWATER WORKS AS NOTED IN THE APPROVAL. DOCUMENTS AND UNDERTAKE ALL REQUIRED INSPECTIONS DURING CONSTRUCTION.
- ALL WORKS ASSOCIATED WITH PUBLIC SEWER AND WATER IS TO BE CARRIED OUT IN ACCORDANCE WITH THE WSA PARTS 1 & 2 WATER AND SEWERAGE CODES OF AUSTRALIA AND TO THE SATISFACTION OF TASWATER.
- ALL CONNECTIONS TO EXISTING MAINS TO BE CARRIED OUT BY THE REGULATING AUTHORITY AT COST TO BUILDER UNLESS APPROVED OTHERWISE.

		DRAWN	SL
		CHECKED	TW
		DESIGN	SL
B	PLANNING APPROVAL	05/11/2021	DESIGN CHECK TW
A	PLANNING APPROVAL	18/10/2021	CERTIFIER
REV	DESCRIPTION	DATE	APPROVAL



Enter Ground  
199 Elizabeth Street  
Melbourne VIC 3000  
Tel: 03 6234 8888  
www.aldanmark.com.au

CLIENT: HARRIS  
ADDRESS: 14A LORD STREET  
SANDY BAY TAS 7005

PROJECT	HARRIS RESIDENCE	SHEET	ENGINEERING NOTES
ISSUE	PLANNING APPROVAL	SCALE	TOTAL SHEETS: 9 SIZE: A3
PROJECT No.	21E29-5	SHEET No.	H0.02
		REV No.	B

1. THIS BUILDING HAS BEEN DESIGNATED AS A RESIDENTIAL BUILDING. IF THE BUILDING, AT A LATER DATE, IS USED OR INTENDED FOR USE AS A WORKPLACE, THE PROVISIONS OF THE WORK HEALTH AND SAFETY ACT 2011 OR SUBSEQUENT REPLACEMENT LEGISLATION SHOULD BE APPLIED TO THE NEW USE.

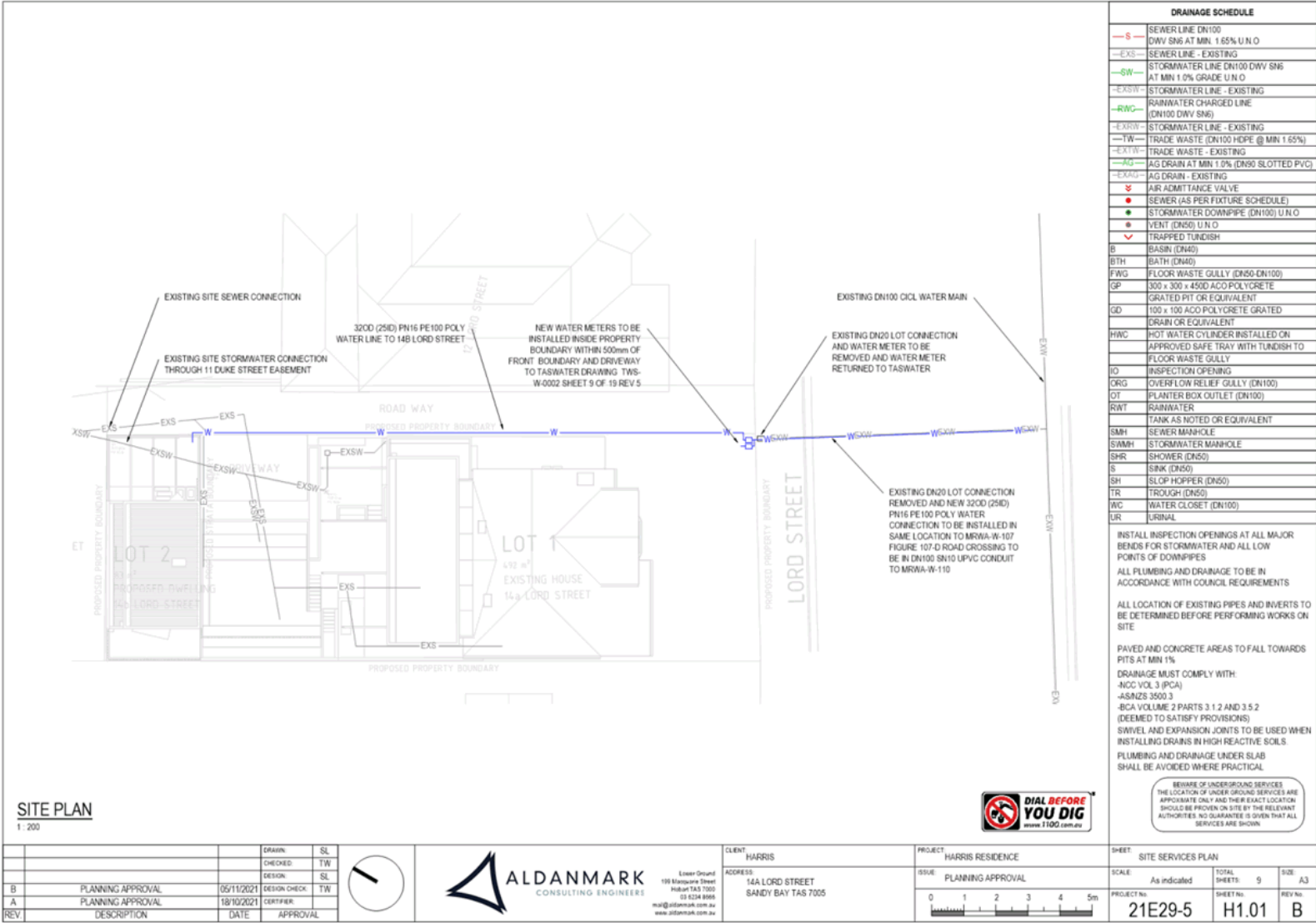
			DRAWN	SL
			CHECKED	TW
			DESIGN	SL
B	PLANNING APPROVAL	05/11/2021	DESIGN CHECK	TW
A	PLANNING APPROVAL	18/10/2021	CERTIFIER	
REV	DESCRIPTION	DATE	APPROVAL	



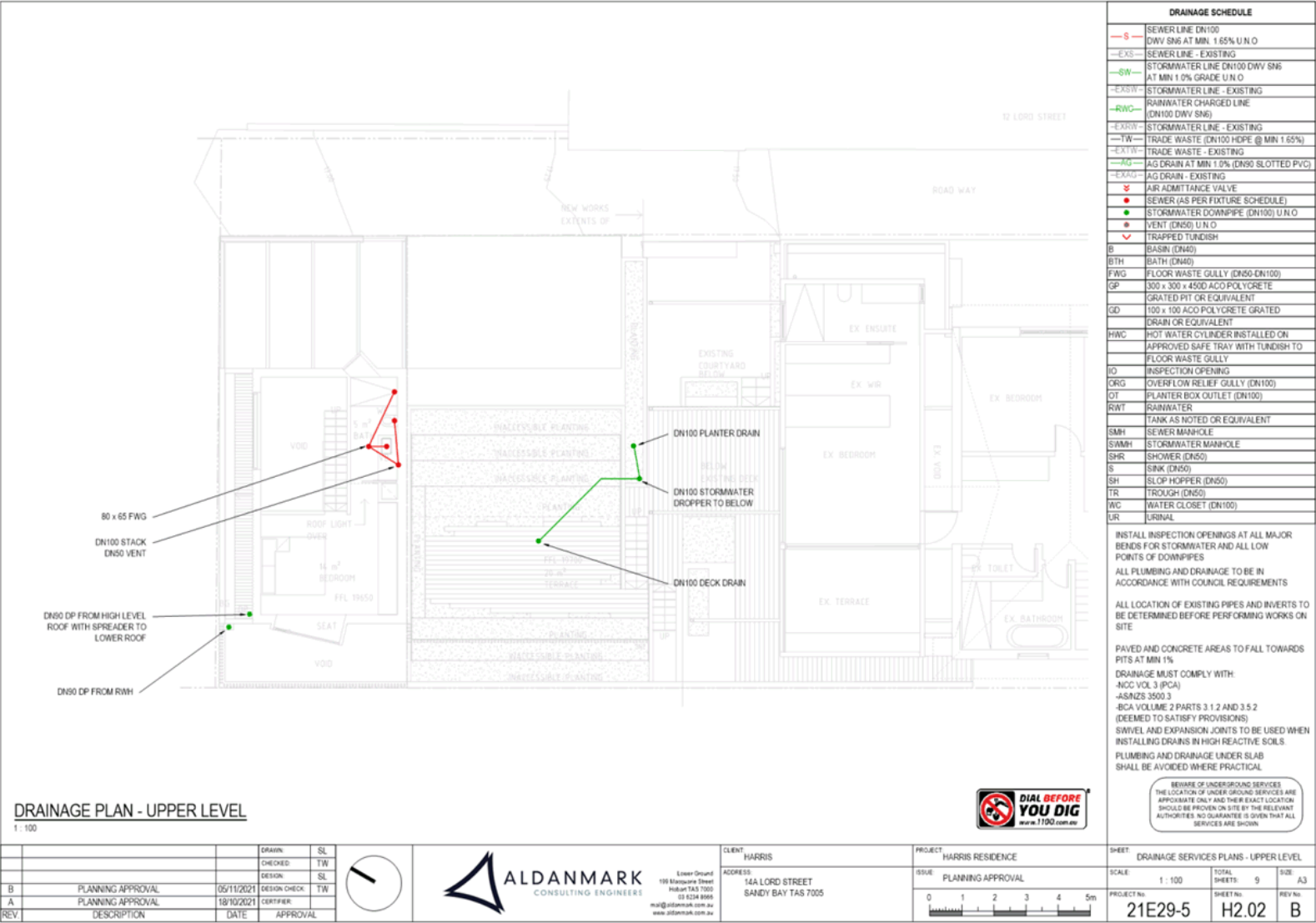
CLIENT:	HARRIS
ADDRESS:	14A LORD STREET SANDY BAY TAS 7005

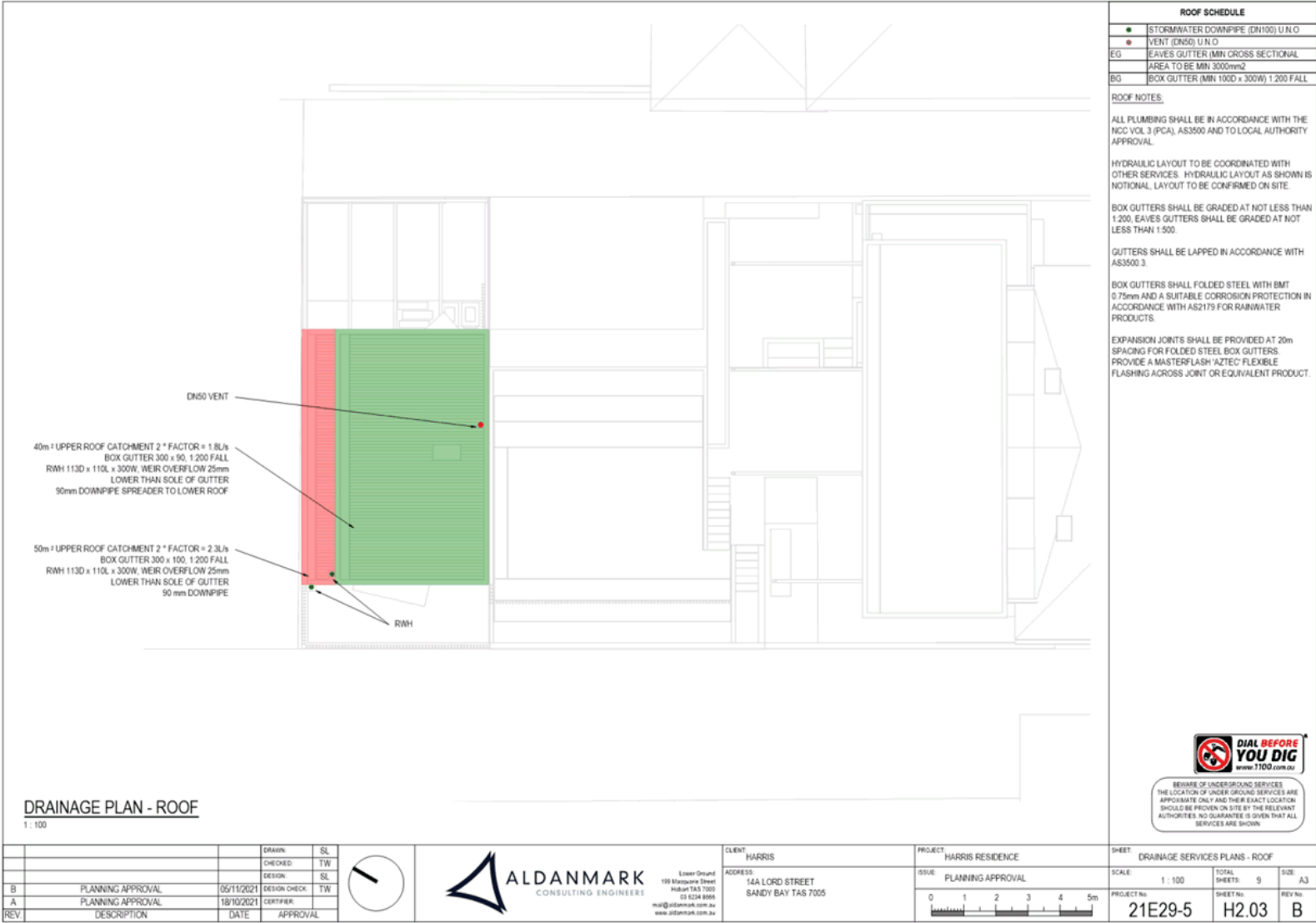
PROJECT HARRIS RESIDENCE		SHEET WORKPLACE HEALTH & SAFETY NOTES		
ISSUE PLANNING APPROVAL		SCALE	TOTAL SHEETS 9	SUB /
		PROJECT No 21E29-5	SHEET No H0.03	REV No B



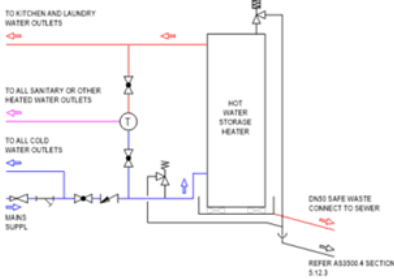








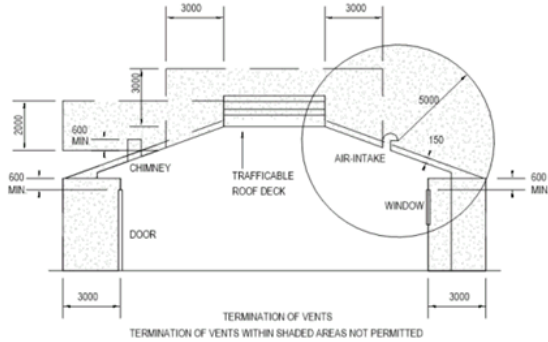




TYPICAL INSTALLATION OF MAINS PRESSURE STORAGE WATER HEATER

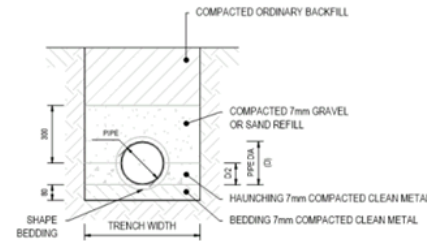
1 : 20

- SCHEMATIC LEGEND**
- ISOLATION VALVE
  - NON-RETURN VALVE
  - PRESSURE REDUCING VALVE
  - STRAINER
  - PRESSURE AND TEMPERATURE RELIEF
  - PRESSURE LIMITING VALVE
  - TEMPERING VALVE



TERMINATION OF VENTS

1 : 100

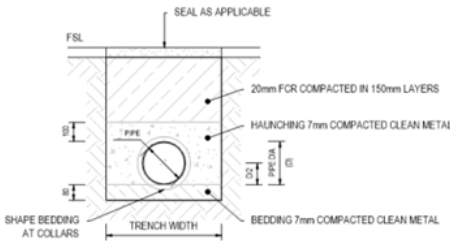


NON-TRAFFICABLE AREAS

TYPICAL PIPE TRENCH DETAILS

1 : 20

TRENCH WIDTHS	
PIPE DIAMETER	MIN TRENCH WIDTH
LESS THAN 50mm	250
75 - 100mm	450
150 - 300mm	600
ABOVE 300mm	DIA. PLUS 300mm



TRAFFICABLE AREAS

**INSULATION SCHEDULE**

HEATED WATER PIPES  
TYPE SIZE RANGE INSULATION  
CIRCULATING LINE 25mm ROCKWOOL WITH FOIL WRAP  
BRANCH LINE 20-25 15mm FR BRADFLEX  
OFFTAKE 18 13mm FR BRADFLEX

COLD WATER PIPES EXPOSED  
TYPE SIZE RANGE INSULATION  
ALL >20 15mm ZERO-4  
OTHER COLD WATER PIPES  
TYPE SIZE RANGE INSULATION  
ALL ALL NOT REQUIRED

NOTE: WATER PIPES ASSOCIATED DIRECTLY WITH PLANT EQUIPMENT SHALL BE INSULATED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS FOR A TYPICAL INSTALLATION

**HOT AND COLD WATER NOMINAL DIAMETERS**

BRANCH OFF TAKES MIN. DN20  
MAX OFF TAKE LENGTH 5m DN18  
MAX OFF TAKE LENGTH 3m DN15  
MAX OFF TAKE LENGTH 1m DN10

COPPER PIPES TO AS1432 (HOT AND COLD)  
PE-X PIPES TO AS2452 (HOT AND COLD)  
HDPE PIPES TO AS/NZS4130 (COLD ONLY)

		DRAWN	SL
		CHECKED	TW
		DESIGN	SL
B	PLANNING APPROVAL	05/11/2021	DESIGN CHECK
A	PLANNING APPROVAL	18/10/2021	CERTIFIER
REV	DESCRIPTION	DATE	APPROVAL



Level Ground  
199 Macquarie Street  
Hobart TAS 7000  
03 6234 8885  
mal@aldanmark.com.au  
www.aldanmark.com.au

CLIENT  
HARRIS  
ADDRESS  
14A LORD STREET  
SANDY BAY TAS 7005

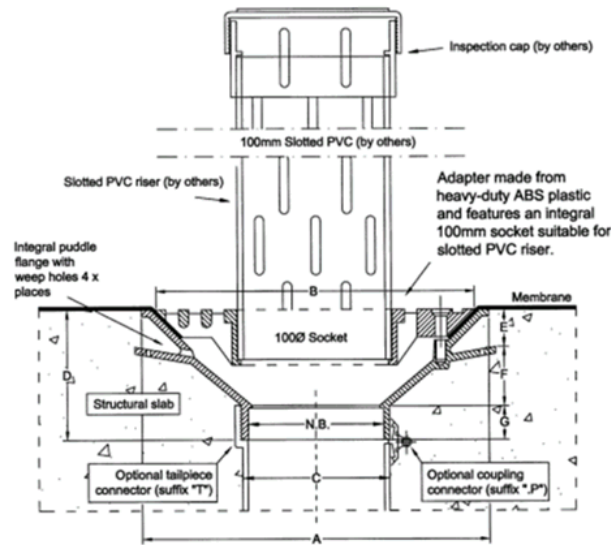
PROJECT  
HARRIS RESIDENCE  
ISSUE  
PLANNING APPROVAL

SHEET  
HYDRAULIC DETAILS - 1  
SCALE  
TOTAL SHEETS 9  
SHEET No.  
21E29-5

SIZE  
A3  
REV No.  
H4.01  
B

SPS Truflo 100mm & 150mm RWO  
with All-purpose Planter Box Adapter

Specification code:  
TIA100PB (100mm CI body with planter box insert)  
TIA150PB (150mm CI body with planter box insert)



N.B.	A	B	C	D	E	F	G	Flow rate L/S
100	260	240	110	98	28	45	25	n/a
150	260	238	160	90	28	37	25	n/a

			DRAWN	SL
			CHECKED	TW
			DESIGN	SL
B	PLANNING APPROVAL	05/11/2021	DESIGN CHECK	TW
A	PLANNING APPROVAL	18/10/2021	CERTIFIER	
REV	DESCRIPTION	DATE	APPROVAL	



Level Ground  
199 Manawarra Street  
Indulka TAS 7000  
03 6234 8885  
mal@aldanmark.com.au  
www.aldanmark.com.au

CLIENT  
HARRIS  
ADDRESS  
14A LORD STREET  
SANDY BAY TAS 7005

PROJECT  
HARRIS RESIDENCE

ISSUE  
PLANNING APPROVAL



SHEET  
HYDRAULIC DETAILS - 2

SCALE

PROJECT No.  
21E29-5

TOTAL  
SHEETS: 9

SHEET No.  
H4.02

SIZE  
A3

REV No.  
B

16/11/2021

**ENGINEER'S ADVICE**

211116 RFI 21E29-5 HCC RFI

To: Sarah Zehmesiter **Hobart City Council** **Inspection** ☐  
[zehmeisters@hobartcity.com.au](mailto:zehmeisters@hobartcity.com.au)

Cc: 1+2 Architecture **1+2 Architecture Pty Ltd** **Instruction** ☐  
[mail@1plus2architecture.com](mailto:mail@1plus2architecture.com)

Ross & Lucy Harris **Memo** ☐  
[admin@twoh.com.au](mailto:admin@twoh.com.au) **RFI Response** ☒

**Shop Drawing Approval** ☐

**Project:** Ross & Lucy Harris: 14b Lord Street, SANDY BAY**Subject:** HCC RFI ( HCC Ref: PLN-21-532 )**Relevant documents:**

1. Engineering design documents by Aldanmark 21E29-5 H0.01-H0.03, H1.01, H2.01-H2.03, H4.01 & H4.02 rev B 5/11/2021
2. Correspondence from City of Hobart – PLN-21-532 – 14 Lord Street Sandy Bay TAS 7005 – Planning Letter BB Not Satisfied

Dear Sarah

Further to your RFI dated 4<sup>th</sup> November and telephone conversation with Stuart Lamond (from our office) on Monday 8<sup>th</sup> November, we would like to formally confirm our response as follows:

**TW1:** Please find attached updated hydraulic drawings as listed above in point 1. These have been updated in accordance with TW1

**SW1:** Please find attached updated hydraulic drawings as listed above in point 1. These have been updated in accordance with RFI and latest CCTV survey. Summary of CCTV Survey attached.

**SW6:** As Stuart discussed with Sarah over there is no change in hard surface areas between the existing and proposed developments and therefore this is not required. Please refer to Architectural documentation for confirmation of existing and proposed areas if required.

Please call if you have any queries.

Regards,

**Tim Watson** BEng (Hons) MIEAust CPEng NER  
Structural Engineer

**Notes:**

1. Inspections/instructions conducted by Aldanmark are for structural purposes and are not approvals to proceed and do not override the Building Act 2016 requirement for mandatory notification to the Building Surveyor by the Builder or Superintendent for inspection of works in progress and cannot be used as the sole method of assessment to grant approval to proceed.
2. Inspections/instructions by Aldanmark do not include components of the current National Construction Code that are outside the areas of structural engineering.
3. In cases where building approval is required but has not yet been obtained, this advice must not be used as the basis for performing any works until such approvals are in place.
4. Any advice that results in an alteration to certified documentation must be approved by the Superintendent and Building Surveyor prior to carrying out those works. Such advice assumes a nil cost variation and is based on that expectation. The contractor must obtain approval from the Superintendent prior to commencing any of these works.

16/11/2021

211116 RFI 21E29-5 HCC RFI

*CCTV Report Summary:*

Archers attended this avo and took 2 lots of CCTV footage. The first from the IO at 14a Lord heading toward Duke St, the second from the IO at Duke heading back toward Lord.

The footage confirmed that the SW pipe runs in a straight line from the IO at 14a Lord to the downpipe on the corner of the carport at 14b Lord and then continues all the way down to the road via an IO at 11 Duke St where it joins the Council SW infrastructure.

Unfortunately we could not get CCTV footage inside the PVC pipe that runs the length of the Duke St property down to the Council junction due to a number of right angles in the newly laid PVC pipe. However, the pipe is currently visible from the surface so I have attached a photograph of this. The length of pipe from the rear boundary of 14b Lord to the Council mains is approx 50m.

As for the materials, an earthenware pipe starts at the IO at 14a Lord and continues all the way to the IO at 11 Duke St. There is a very small section of PVC pipe that has been inserted to allow for the downpipe on the carport at 14b Lord St. There were no cracks or breaks and the earthenware pipe appears in good condition.

16/11/2021

211116 RFI 21E29-5 HCC RFI





16/11/2021

211116 RFI 21E29-5 HCC RFI



16/11/2021

211116 RFI 21E29-5 HCC RFI





16/11/2021

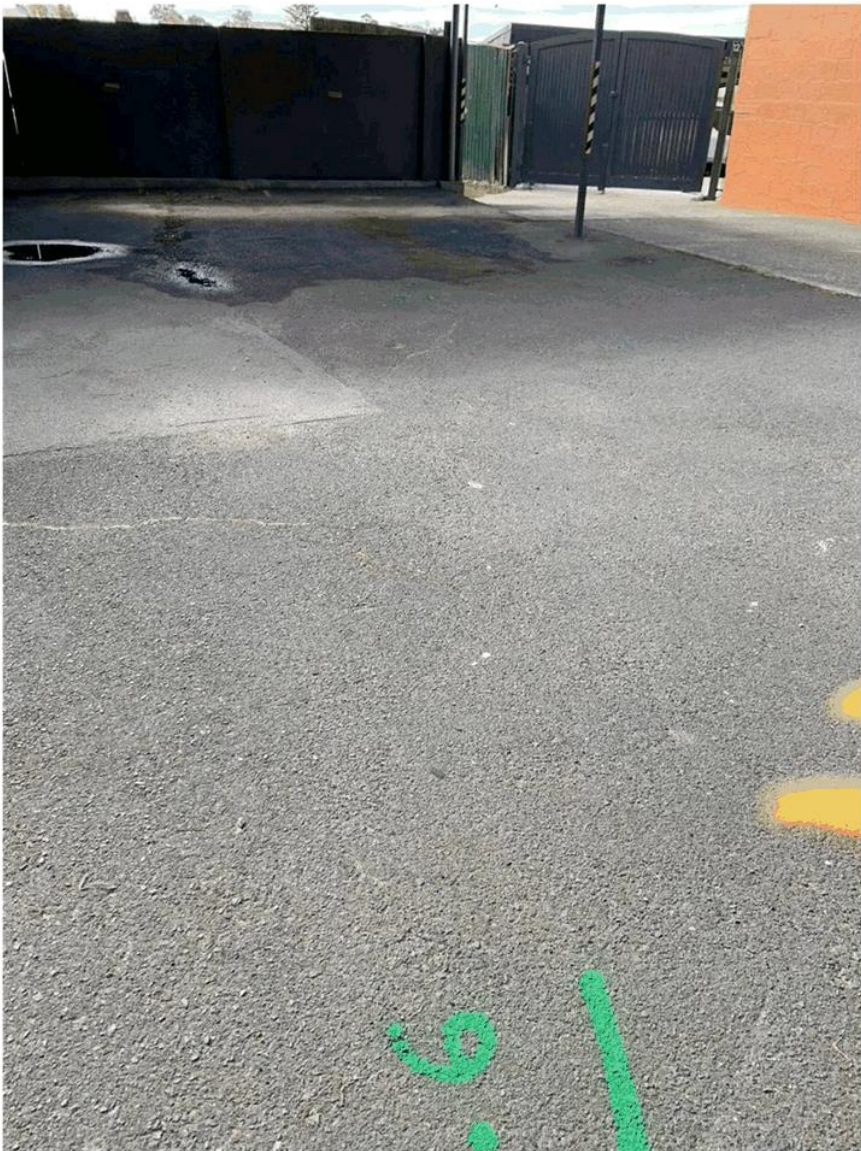
211116 RFI 21E29-5 HCC RFI





16/11/2021

211116 RFI 21E29-5 HCC RFI



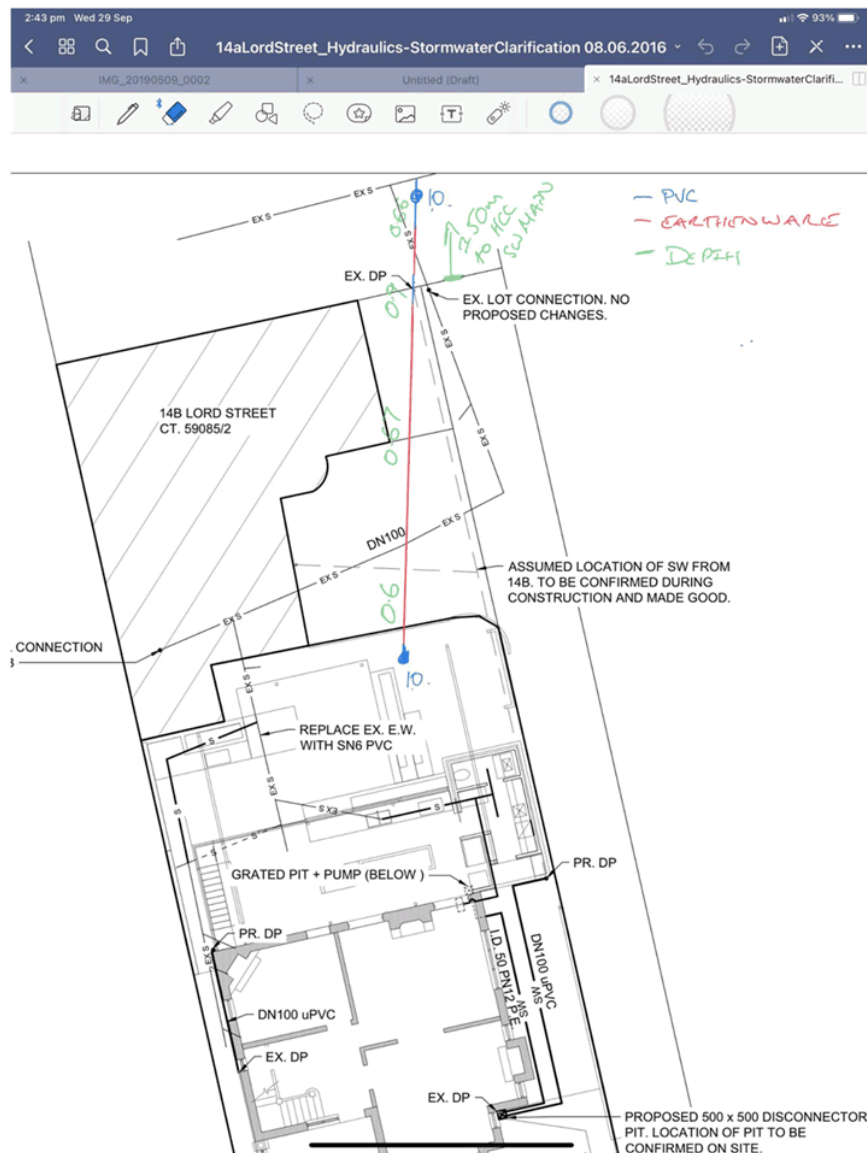
16/11/2021

211116 RFI 21E29-5 HCC RFI



16/11/2021

211116 RFI 21E29-5 HCC RFI





16/11/2021

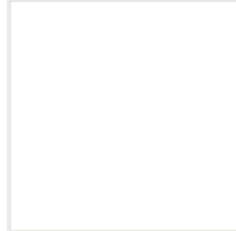
211116 RFI 21E29-5 HCC RFI



Planning: #238950

**Property**

1/14 LORD STREET SANDY BAY TAS 7005

**People****Applicant**

\*  
1 Plus 2 Architecture Pty. Ltd.  
Michael Carlotto  
27 Melville Street  
HOBART TAS 7000  
6234 8122  
mail@1plus2architecture.com

**Owner**

\*  
Ross and Lucy Harris  
14a Lord Street  
SANDY BAY TAS 7005  
0411140078  
lhalmarick@hotmail.com

**Entered By**

1+2 ARCHITECTURE PTY LTD  
31 MELVILLE STREET  
HOBART TAS 7000  
03 6234 8122  
mail@1plus2architecture.com

**Use**

Multiple dwellings

**Details**

Have you obtained pre application advice?

☒ Yes

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

Liaison with Liz Wilson and Meg Baynes from City of Hobart. Russell Dobie from Heritage Tasmania.

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

☒ No

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

number of signs under Other Details below.

• No

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

**Details**

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

Residential

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

Demolition of existing dwelling, construction of new garage, dwelling and roof garden / terrace.

Estimated cost of development

420000.00

Existing floor area (m2)	Proposed floor area (m2)	Site area (m2)
424.00	435.00	575

**Carparking on Site**

N/A

Total parking spaces	Existing parking spaces	
3	2	Other (no selection chosen)

**Other Details**

Does the application include signage?

No

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

0

**Tasmania Heritage Register**

Is this property on the Tasmanian Heritage Register?

• Yes

**Documents**

**Required Documents**

Title (Folio text and Plan and Schedule of Easements)

2016HRAH\_CombinedFolioTextPlan.pdf

Plans (proposed, existing)

120821\_14LordStreet\_ArchitectureDrawings.pdf

Covering Letter

120821\_14LordStreet\_CoverLetter.pdf

Land Survey

913701-A2 Detail.pdf

2H Pty Ltd

PLN-21-532 Attn: Planning Dept

To: CoH Mail, Cc: 1+2 Architecture, 1+2 Architecture

Sent - twoh.com.au 5:55 pm

[Details](#)

Dear Mr Ikin

I refer to your letter of 16 August 2021 regarding the above Planning Application. Please find below my declaration in accordance with S.52 of LUPAA notifying adjoining landowners of my intention for development.

Please be advised that on the afternoon of Friday 13th August 2021, I had a conversation with Wendy Fitzgerald, the homeowner of 12 Lord St, Sandy Bay. I informed her of our intention to submit a DA within the next week for the redevelopment of 1/14 and 2/14 Lord St, Sandy Bay.

During the conversation, I described in detail our proposed development including the nature of the demolition, the new garage proposal with roof-top garden as well as the size of the new 1-bedroom 2-storey apartment that we intend to build.

You may wish to note that this was not the first time our redevelopment has been discussed with Wendy and her husband over the last 4 to 6 months.

Please also be advised that on 18 July 2021, I had a conversation via text message with Scott Lorrington, the owner of 11 Duke St, Sandy Bay. I advised him of our intention to redevelop both 1/14 and 2/14 Lord St including the demolition of the existing building and construction of a new garage and apartment. I also informed Scott of our impending demolition (commencing early 2022) of the existing boundary fence and wall between our 2 properties and our intention to replace it with concrete and blockwork.

Also, on the 17th April 2021, I met with Ben and Ann Swain, owners of 16 Lord St, Sandy Bay. I met with them on their property and advised them of our intention to redevelop the garage and apartment at 1/14 and 2/14 Lord St. I told them that we intended to undertake the demolition in early 2022. From their property, I pointed to where and how the apartment and garage would be constructed as well as describing the new roof-top garden at 1/14 Lord St.

Should you need any further information regarding these conversations, please do not hesitate to contact me.

Regards

Lucy Harris

(resident and owner - 1/14 and 2/14 Lord St)

**2H**  
PTY LTD

Lucy Harris  
Creative Director  
2H Pty Ltd - Construction & Renovation  
0411 140 078  
[admin@twoh.com.au](mailto:admin@twoh.com.au)  
14A Lord Street, Sandy Bay TAS 7005



## RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



## SEARCH OF TORRENS TITLE

VOLUME 59085	FOLIO 0
EDITION 3	DATE OF ISSUE 07-Apr-1999

SEARCH DATE : 20-Dec-2019  
SEARCH TIME : 08.53 AM

DESCRIPTION OF LAND

City of HOBART  
The Common Property for Strata Scheme 59085 (formerly being STR437)  
Derivation : Part of 89A-2R-0Ps. Gtd. to W. M. Orr  
Prior CT 3529/26

SCHEDULE 1

STRATA CORPORATION NO. 59085, 14 LORD STREET, HOBART

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
BENEFITING EASEMENT: full and free right and liberty for  
Charles Edward Innes his heirs executors  
administrators and assigns his and their tenants  
servants and visitors at all times thereafter by day  
or by night for all purposes with or without horses  
carts carriages waggons or other vehicles of any  
description laden or unladen for all purposes  
connected with the use and enjoyment of the said land  
within described to go pass and repass and to drive  
cattle sheep and other animals along over and upon  
the strip of land marked B.C.D.E. on Diagram No. 7894.  
BENEFITING EASEMENT: a right of way for Florence Mabel West  
her heirs executors administrators and assigns with  
or without horses carts carriages or waggons laden or  
unladen in over along and upon the strip of land  
marked A.B.E.F. on Diagram No. 7894.  
B398482 APPLICATION TO AMEND STRATUM PLAN. Registered  
18-Dec-1990 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



Sheet 2 of 3 Sheets

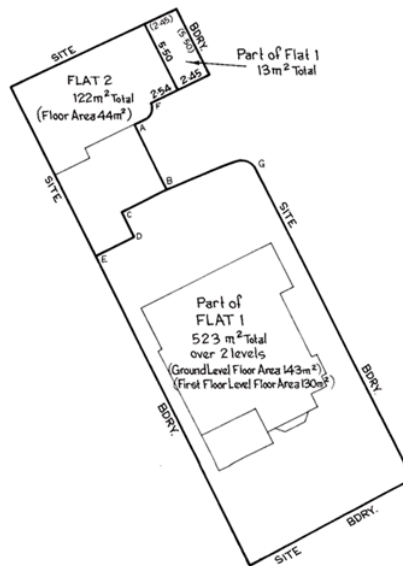
NEW SHEET 2

*M. M. M. M. M.*  
Acting Town Clerk/Council Clerk

No. 437

All horizontal flat boundaries are shown by heavy unbroken lines and are along :  
 - site boundaries  
 - outer face of walls marked A-B-C-D-E.  
 - centre of walls marked A-F & B-G.  
 - open boundaries described by measurements not in brackets.  
 Measurements in brackets are for boundary fixation only.  
 The flats extend vertically from ground level to a height of ten metres above ground level.

GROUND FLOOR  
 SCALE 1:250





No. 437

18/12/1990.  
Recorder of Titles.



## RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



## SEARCH OF TORRENS TITLE

VOLUME 59085	FOLIO 1
EDITION 11	DATE OF ISSUE 02-Jul-2018

SEARCH DATE : 20-Dec-2019  
SEARCH TIME : 08.53 AM

DESCRIPTION OF LAND

City of HOBART  
Lot 1 on Strata Plan 59085 (formerly being STR437) and a  
general unit entitlement operating for all purposes of the  
Strata Scheme being a 750 undivided 1/1000 interest  
Derived from Strata Plan 59085  
Derivation : Part of 89A-2R-0Ps. Gtd. to W. M. Orr  
Prior CT 3538/88

SCHEDULE 1

M511440 TRANSFER to ROSS CHARLES HARRIS and LUCY CHANTAL  
HARRIS Registered 17-Apr-2015 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
The registered proprietor holds the lot and unit entitlement  
subject to any interest noted on common property  
Folio of the Register volume 59085 folio 0  
BENEFITING EASEMENT: full and free right and liberty for  
Charles Edward Innes his heirs executors  
administrators and assigns his and their tenants  
servants and visitors at all times thereafter by day  
or by night for all purposes with or without horses  
carts carriages waggons or other vehicles of any  
description laden or unladen for all purposes  
connected with the use and enjoyment of the said land  
within described to go pass and repass and to drive  
cattle sheep and other animals along over and upon  
the strip of land marked B.C.D.E. on Diagram No. 7894.  
BENEFITING EASEMENT: a right of way for Florence Mabel West  
her heirs executors administrators and assigns with  
or without horses carts carriages or waggons laden or  
unladen in over along and upon the strip of land  
marked A.B.E.F. on Diagram No. 7894.  
E140967 MORTGAGE to MyState Bank Limited Registered  
02-Jul-2018 at 12.01 PM



## RESULT OF SEARCH

RECORDER OF TITLES

*Issued Pursuant to the Land Titles Act 1980*



---

### UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



## RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



## SEARCH OF TORRENS TITLE

VOLUME 59085	FOLIO 2
EDITION 15	DATE OF ISSUE 02-Jul-2018

SEARCH DATE : 20-Dec-2019  
SEARCH TIME : 08.57 AM

DESCRIPTION OF LAND

City of HOBART  
Lot 2 on Strata Plan 59085 (formerly being STR437) and a  
general unit entitlement operating for all purposes of the  
Strata Scheme being a 250 undivided 1/1000 interest  
Derived from Strata Plan 59085  
Derivation : Part of 89A-2R-0Ps. Gtd. to W. M. Orr  
Prior CT 3538/89

SCHEDULE 1

M681195 TRANSFER to ROSS CHARLES HARRIS and LUCY CHANTAL  
HARRIS Registered 14-Mar-2018 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
The registered proprietor holds the lot and unit entitlement  
subject to any interest noted on common property  
Folio of the Register volume 59085 folio 0  
BENEFITING EASEMENT: full and free right and liberty for  
Charles Edward Innes his heirs executors  
administrators and assigns his and their tenants  
servants and visitors at all times thereafter by day  
or by night for all purposes with or without horses  
carts carriages waggons or other vehicles of any  
description laden or unladen for all purposes  
connected with the use and enjoyment of the said land  
within described to go pass and repass and to drive  
cattle sheep and other animals along over and upon  
the strip of land marked B.C.D.E. on Diagram No. 7894.  
BENEFITING EASEMENT: a right of way for Florence Mabel West  
her heirs executors administrators and assigns with  
or without horses carts carriages or waggons laden or  
unladen in over along and upon the strip of land  
marked A.B.E.F. on Diagram No. 7894.  
E140967 MORTGAGE to MyState Bank Limited Registered  
02-Jul-2018 at 12.01 PM



## RESULT OF SEARCH

RECORDER OF TITLES

*Issued Pursuant to the Land Titles Act 1980*



---

### UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



## RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



## SEARCH OF TORRENS TITLE

VOLUME	FOLIO
59085	2
EDITION	DATE OF ISSUE
15	02-Jul-2018

SEARCH DATE : 19-Jul-2021  
SEARCH TIME : 08:57 AM

DESCRIPTION OF LAND

City of HOBART  
Lot 2 on Strata Plan 59085 (formerly being STR437) and a general unit entitlement operating for all purposes of the Strata Scheme being a 250 undivided 1/1000 interest Derived from Strata Plan 59085  
Derivation : Part of 89A-2R-0Ps. Gtd. to W. M. Orr  
Prior CT 3538/89

SCHEDULE 1

M681195 TRANSFER to ROSS CHARLES HARRIS and LUCY CHANTAL  
HARRIS Registered 14-Mar-2018 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
The registered proprietor holds the lot and unit entitlement subject to any interest noted on common property  
Folio of the Register volume 59085 folio 0  
BENEFITING EASEMENT: full and free right and liberty for Charles Edward Innes his heirs executors administrators and assigns his and their tenants servants and visitors at all times thereafter by day or by night for all purposes with or without horses carts carriages waggons or other vehicles of any description laden or unladen for all purposes connected with the use and enjoyment of the said land within described to go pass and repass and to drive cattle sheep and other animals along over and upon the strip of land marked B.C.D.E. on Diagram No. 7894.  
BENEFITING EASEMENT: a right of way for Florence Mabel West her heirs executors administrators and assigns with or without horses carts carriages or waggons laden or unladen in over along and upon the strip of land marked A.B.E.F. on Diagram No. 7894.  
E140967 MORTGAGE to MyState Bank Limited Registered 02-Jul-2018 at 12.01 PM





**RESULT OF SEARCH**

RECORDER OF TITLES

*Issued Pursuant to the Land Titles Act 1980*



UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



## RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



## SEARCH OF TORRENS TITLE

VOLUME	FOLIO
59085	1
EDITION	DATE OF ISSUE
11	02-Jul-2018

SEARCH DATE : 19-Jul-2021

SEARCH TIME : 08:53 AM

DESCRIPTION OF LAND

City of HOBART

Lot 1 on Strata Plan 59085 (formerly being STR437) and a general unit entitlement operating for all purposes of the Strata Scheme being a 750 undivided 1/1000 interest Derived from Strata Plan 59085  
Derivation : Part of 89A-2R-0Ps. Gtd. to W. M. Orr  
Prior CT 3538/88

SCHEDULE 1

M511440 TRANSFER to ROSS CHARLES HARRIS and LUCY CHANTAL  
HARRIS Registered 17-Apr-2015 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
The registered proprietor holds the lot and unit entitlement subject to any interest noted on common property  
Folio of the Register volume 59085 folio 0  
BENEFITING EASEMENT: full and free right and liberty for Charles Edward Innes his heirs executors administrators and assigns his and their tenants servants and visitors at all times thereafter by day or by night for all purposes with or without horses carts carriages waggons or other vehicles of any description laden or unladen for all purposes connected with the use and enjoyment of the said land within described to go pass and repass and to drive cattle sheep and other animals along over and upon the strip of land marked B.C.D.E. on Diagram No. 7894.  
BENEFITING EASEMENT: a right of way for Florence Mabel West her heirs executors administrators and assigns with or without horses carts carriages or waggons laden or unladen in over along and upon the strip of land marked A.B.E.F. on Diagram No. 7894.  
E140967 MORTGAGE to MyState Bank Limited Registered 02-Jul-2018 at 12.01 PM



**RESULT OF SEARCH**

RECORDER OF TITLES

*Issued Pursuant to the Land Titles Act 1980*



UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Item No. 7.1.1

Agenda (Open Portion)  
City Planning Committee Meeting - 24/1/2022Page 106  
ATTACHMENT B

## RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



## SEARCH OF TORRENS TITLE

VOLUME	FOLIO
59085	0
EDITION	DATE OF ISSUE
3	07-Apr-1999

SEARCH DATE : 19-Jul-2021  
SEARCH TIME : 08:53 AM

DESCRIPTION OF LAND

City of HOBART  
The Common Property for Strata Scheme 59085 (formerly being STR437)  
Derivation : Part of 89A-2R-0Ps. Gtd. to W. M. Orr  
Prior CT 3529/26

SCHEDULE 1

STRATA CORPORATION NO. 59085, 14 LORD STREET, HOBART

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
BENEFITING EASEMENT: full and free right and liberty for  
Charles Edward Innes his heirs executors  
administrators and assigns his and their tenants  
servants and visitors at all times thereafter by day  
or by night for all purposes with or without horses  
carts carriages waggons or other vehicles of any  
description laden or unladen for all purposes  
connected with the use and enjoyment of the said land  
within described to go pass and repass and to drive  
cattle sheep and other animals along over and upon  
the strip of land marked B.C.D.E. on Diagram No. 7894.  
BENEFITING EASEMENT: a right of way for Florence Mabel West  
her heirs executors administrators and assigns with  
or without horses carts carriages or waggons laden or  
unladen in over along and upon the strip of land  
marked A.B.E.F. on Diagram No. 7894.  
B398482 APPLICATION TO AMEND STRATUM PLAN. Registered  
18-Dec-1990 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

the **List****FOLIO PLAN**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



Conveyancing and Law of Property Act 1884

**STRATUM PLAN**

REGISTERED NUMBER

No. 437

Sheet 1 of 3 Sheets

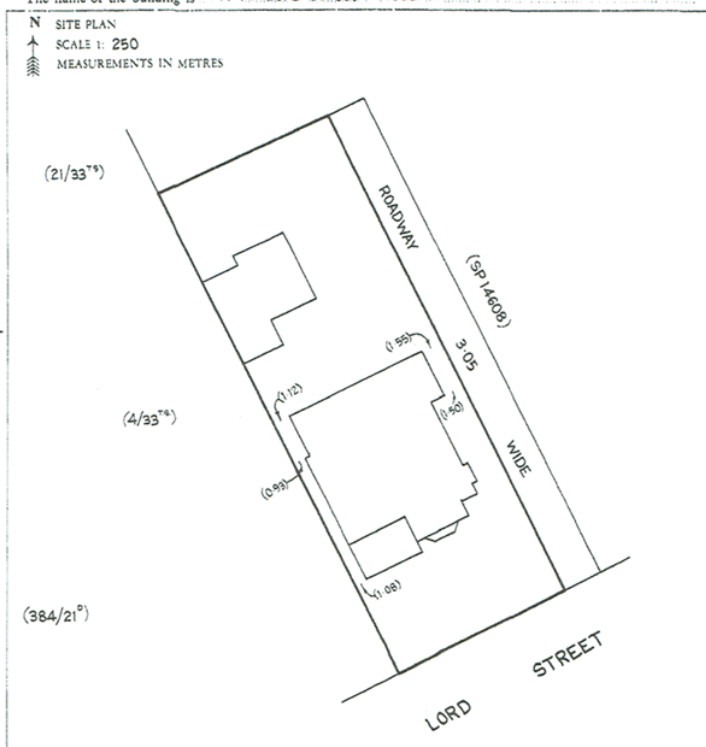
NEW SHEET 1City or Town **HOBART****59085**Locality **Sandy Bay**Reference to Title **C.T. 3529-26**

Site comprises the whole portion of Lot 1 on Plan Diagram No. D7894 in the

Lands Titles Office

The name of the building is **N°14 Lord Street - Hobart**

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



REGISTERED this day of 19, No. 437

This plan is lodged for registration by  
**PAGE SEAGER**

Recorder of Titles

the List

FOLIO PLAN  
RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



Sheet 2 of 3 Sheets

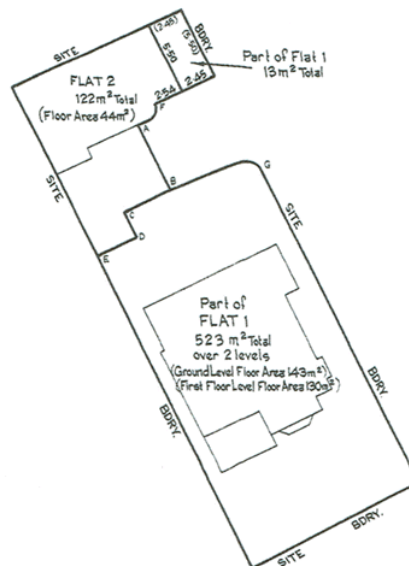
NEW SHEET 2

Mendocino

No. 437

ACTING Town Clerk/Council Clerk

All horizontal flat boundaries are shown by heavy unbroken lines and are along :  
 - site boundaries  
 - outer face of walls marked A-B-C-D-E.  
 - centre of walls marked A-F & B-G.  
 - open boundaries described by measurements not in brackets.  
 Measurements in brackets are for boundary fixation only.  
 The flats extend vertically from ground level to a height of ten metres above ground level.

GROUND FLOOR  
SCALE 1:250

the List...

FOLIO PLAN  
RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



Sheet 3 of 3 Sheets

NEW SHEET 3

No. 437

*Mercurius*  
*Acting Town Clerk/Council Clerk*

The address for service of notices on the company is:—

N°14 Lord Street  
Sandy Bay 7005

Flat	Unit Entitlement	FOR OFFICE USE ONLY
1	750	
2	250	
TOTAL		1000

**SURVEYOR'S CERTIFICATE**

I, Anthony Cripps Peacock  
of Hobart  
a surveyor registered under the Land Surveyor's Act 1909, hereby certify that the building erected on the site described and delineated on sheet 1 of this plan is within the external boundaries of the title stated on sheet 1.

Dated this 22<sup>nd</sup> day of October 1990.

*Anthony Cripps Peacock*  
Registered Surveyor  
Surveyors Ref: P240D

**COUNCIL CLERK'S CERTIFICATE**

I certify that the subdivision shown in this plan has been approved by the  
HOBART CITY Council

Dated this 26<sup>th</sup> day of November 1990.

*Mercurius*  
*Acting Town Clerk/Council Clerk*

**FOR OFFICE USE ONLY**

"APPLICATION B398482 amending the within plan by substituting Sheet 1, Sheet 2 and Sheet 3 and by cancelling Sheet 4."

*M. C. Peacock*  
18/12/1990.  
Recorder of Titles.





## RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



## SEARCH OF TORRENS TITLE

VOLUME 59085	FOLIO 2
EDITION 15	DATE OF ISSUE 02-Jul-2018

SEARCH DATE : 19-Jul-2021  
SEARCH TIME : 08:57 AM

DESCRIPTION OF LAND

City of HOBART  
Lot 2 on Strata Plan 59085 (formerly being STR437) and a  
general unit entitlement operating for all purposes of the  
Strata Scheme being a 250 undivided 1/1000 interest  
Derived from Strata Plan 59085  
Derivation : Part of 89A-2R-0Ps. Gtd. to W. M. Orr  
Prior CT 3538/89

SCHEDULE 1

M681195 TRANSFER to ROSS CHARLES HARRIS and LUCY CHANTAL  
HARRIS Registered 14-Mar-2018 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
The registered proprietor holds the lot and unit entitlement  
subject to any interest noted on common property  
Folio of the Register volume 59085 folio 0  
BENEFITING EASEMENT: full and free right and liberty for  
Charles Edward Innes his heirs executors  
administrators and assigns his and their tenants  
servants and visitors at all times thereafter by day  
or by night for all purposes with or without horses  
carts carriages waggons or other vehicles of any  
description laden or unladen for all purposes  
connected with the use and enjoyment of the said land  
within described to go pass and repass and to drive  
cattle sheep and other animals along over and upon  
the strip of land marked B.C.D.E. on Diagram No. 7894.  
BENEFITING EASEMENT: a right of way for Florence Mabel West  
her heirs executors administrators and assigns with  
or without horses carts carriages or waggons laden or  
unladen in over along and upon the strip of land  
marked A.B.E.F. on Diagram No. 7894.  
E140967 MORTGAGE to MyState Bank Limited Registered  
02-Jul-2018 at 12.01 PM





**RESULT OF SEARCH**

RECORDER OF TITLES

*Issued Pursuant to the Land Titles Act 1980*



JNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Item No. 7.1.1

Agenda (Open Portion)  
City Planning Committee Meeting - 24/1/2022Page 112  
ATTACHMENT B

## RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



## SEARCH OF TORRENS TITLE

VOLUME	FOLIO
59085	1
EDITION	DATE OF ISSUE
11	02-Jul-2018

SEARCH DATE : 19-Jul-2021  
SEARCH TIME : 08:53 AM

DESCRIPTION OF LAND

City of HOBART  
Lot 1 on Strata Plan 59085 (formerly being STR437) and a  
general unit entitlement operating for all purposes of the  
Strata Scheme being a 750 undivided 1/1000 interest  
Derived from Strata Plan 59085  
Derivation : Part of 89A-2R-0Ps. Gtd. to W. M. Orr  
Prior CT 3538/88

SCHEDULE 1

M511440 TRANSFER to ROSS CHARLES HARRIS and LUCY CHANTAL  
HARRIS Registered 17-Apr-2015 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
The registered proprietor holds the lot and unit entitlement  
subject to any interest noted on common property  
Folio of the Register volume 59085 folio 0  
BENEFITING EASEMENT: full and free right and liberty for  
Charles Edward Innes his heirs executors  
administrators and assigns his and their tenants  
servants and visitors at all times thereafter by day  
or by night for all purposes with or without horses  
carts carriages waggons or other vehicles of any  
description laden or unladen for all purposes  
connected with the use and enjoyment of the said land  
within described to go pass and repass and to drive  
cattle sheep and other animals along over and upon  
the strip of land marked B.C.D.E. on Diagram No. 7894.  
BENEFITING EASEMENT: a right of way for Florence Mabel West  
her heirs executors administrators and assigns with  
or without horses carts carriages or waggons laden or  
unladen in over along and upon the strip of land  
marked A.B.E.F. on Diagram No. 7894.  
E140967 MORTGAGE to MyState Bank Limited Registered  
02-Jul-2018 at 12.01 PM



**RESULT OF SEARCH**

RECORDER OF TITLES

*Issued Pursuant to the Land Titles Act 1980*



UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Item No. 7.1.1

Agenda (Open Portion)  
City Planning Committee Meeting - 24/1/2022Page 114  
ATTACHMENT B

## RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



## SEARCH OF TORRENS TITLE

VOLUME	FOLIO
59085	0
EDITION	DATE OF ISSUE
3	07-Apr-1999

SEARCH DATE : 19-Jul-2021  
 SEARCH TIME : 08:53 AM

DESCRIPTION OF LAND

City of HOBART  
 The Common Property for Strata Scheme 59085 (formerly being STR437)  
 Derivation : Part of 89A-2R-0Ps. Gtd. to W. M. Orr  
 Prior CT 3529/26

SCHEDULE 1

STRATA CORPORATION NO. 59085, 14 LORD STREET, HOBART

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
 BENEFITING EASEMENT: full and free right and liberty for  
 Charles Edward Innes his heirs executors  
 administrators and assigns his and their tenants  
 servants and visitors at all times thereafter by day  
 or by night for all purposes with or without horses  
 carts carriages waggons or other vehicles of any  
 description laden or unladen for all purposes  
 connected with the use and enjoyment of the said land  
 within described to go pass and repass and to drive  
 cattle sheep and other animals along over and upon  
 the strip of land marked B.C.D.E. on Diagram No. 7894.  
 BENEFITING EASEMENT: a right of way for Florence Mabel West  
 her heirs executors administrators and assigns with  
 or without horses carts carriages or waggons laden or  
 unladen in over along and upon the strip of land  
 marked A.B.E.F. on Diagram No. 7894.  
 B398482 APPLICATION TO AMEND STRATUM PLAN. Registered  
 18-Dec-1990 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Item No. 7.1.1

Agenda (Open Portion)  
City Planning Committee Meeting - 24/1/2022Page 115  
ATTACHMENT Bthe **list****FOLIO PLAN**  
RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



Conveyancing and Law of Property Act 1884

**STRATUM PLAN**

REGISTERED NUMBER

No. 437

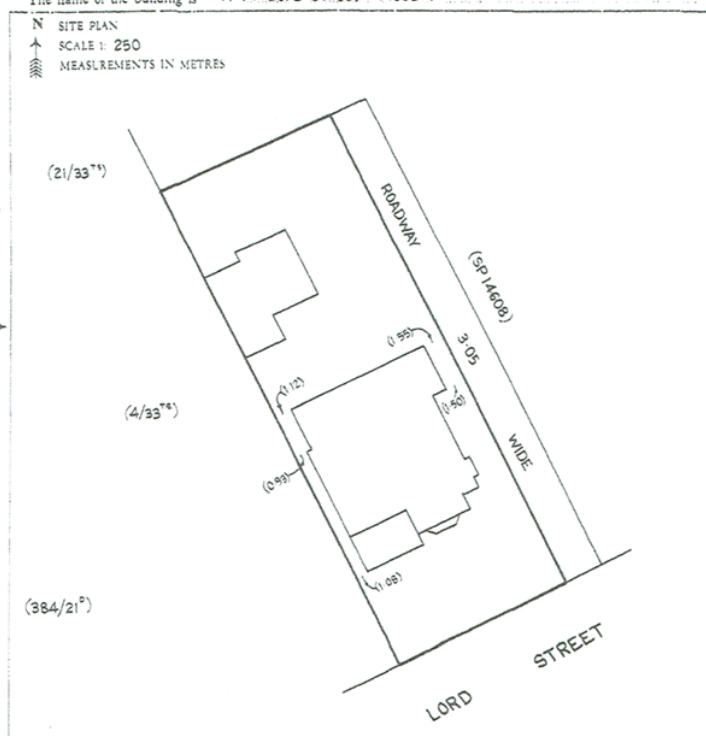
Sheet 1 of 3 Sheets

NEW SHEET 1City of ~~Tasmania~~ **HOBART****59085**Locality **Sandy Bay**Reference to Title **CT 3529-26**Site comprises the whole of Lot 1 on Plan No. D7894 in the

Lands Titles Office

The name of the building is **N°14 Lord Street - Hobart**

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



REGISTERED this day of 19 No. 437

This plan is lodged for registration by  
**PAGE SEAGER**

Recorder of Titles

the List

FOLIO PLAN  
RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



Sheet 2 of 3 Sheets

NEW SHEET 2

Municipality

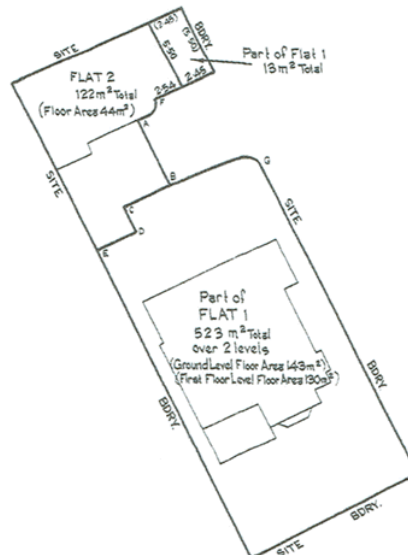
No. 437

Acting Town Clerk/Council Clerk

All horizontal flat boundaries are shown by heavy unbroken lines and are along:

- site boundaries
- outer face of walls marked A-B-C-D-E
- centre of walls marked A-F & B-G
- open boundaries described by measurements not in brackets.

Measurements in brackets are for boundary fixation only.  
The flats extend vertically from ground level to a height of ten metres above ground level.

GROUND FLOOR  
SCALE 1:250

the List

FOLIO PLAN  
RECORDER OF TITLES

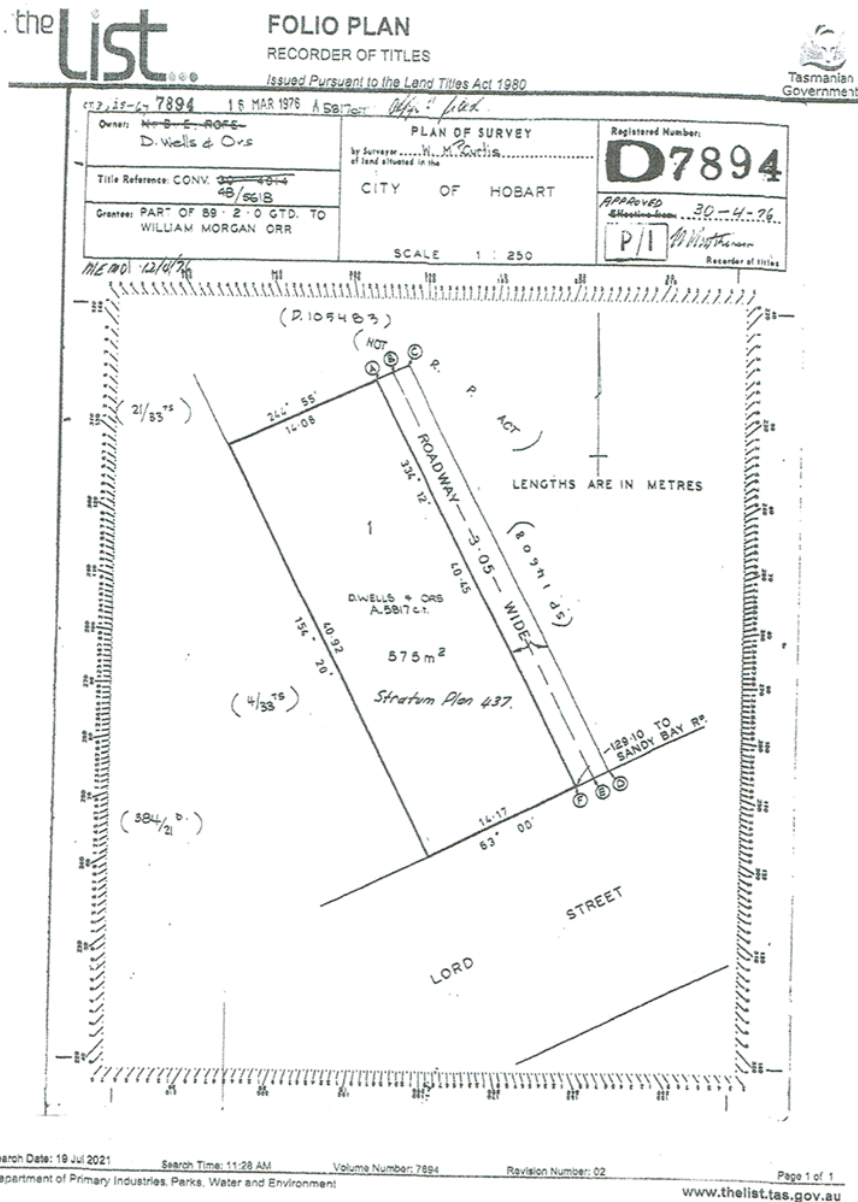
Issued Pursuant to the Land Titles Act 1980

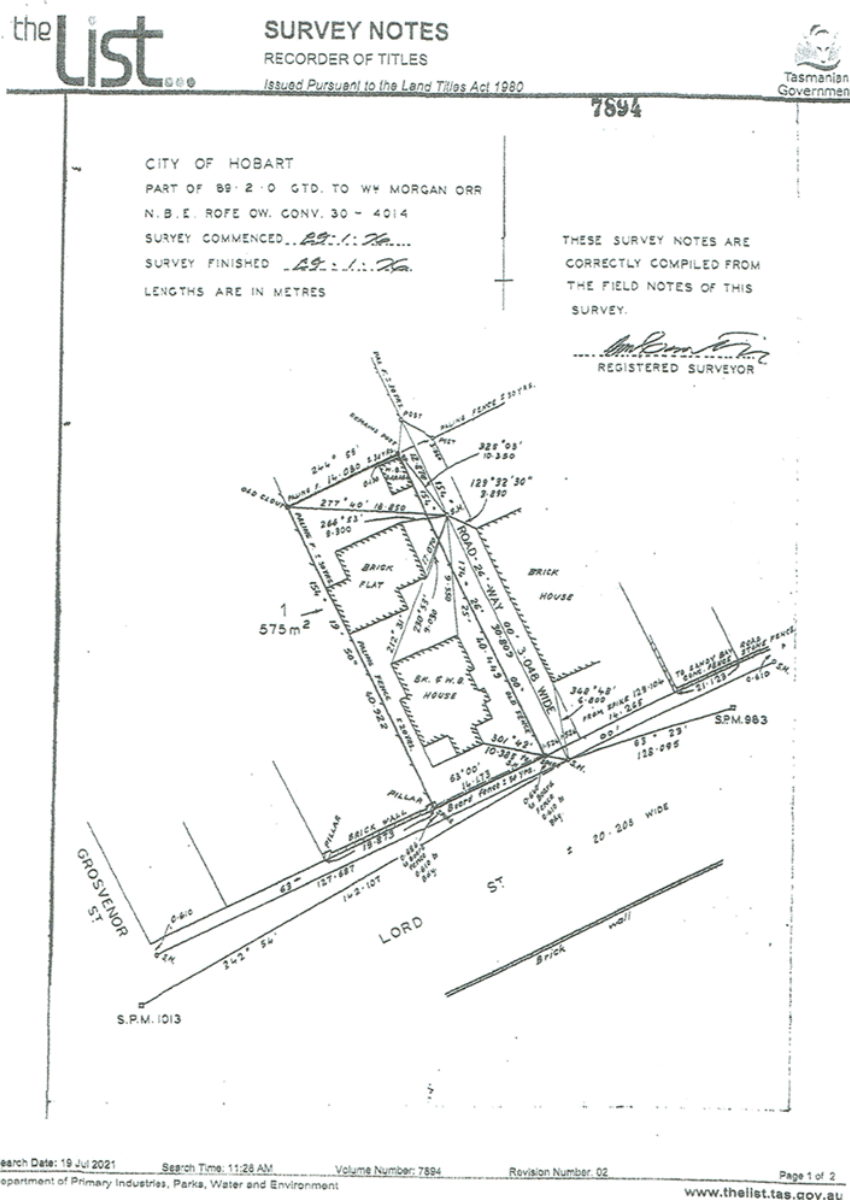


Sheet 3 of 3 Sheets NEW SHEET 3 No. 437

The address for service of notices on the company is:—  N°14 Lord Street Sandy Bay 7005			<b>SURVEYOR'S CERTIFICATE</b>  I, Anthony Cripps Peacock of Hobart a surveyor registered under the Land Surveyor's Act 1909, hereby certify that the building erected on the site described and delineated on sheet 1 of this plan is within the external boundaries of the title stated on sheet 1.  Dated this 22 <sup>nd</sup> day of October 1990  Registered Surveyor Surveyors Ref: P240D
<b>UNIT ENTITLEMENTS</b>			<b>COUNCIL CLERK'S CERTIFICATE</b>  I certify that the subdivision shown in this plan has been approved by the HOBART CITY Council Dated this 26 <sup>th</sup> day of November 1990  Acting Town Clerk/Council Clerk
Flat	Unit Entitlement	For Office Use Only	<b>FOR OFFICE USE ONLY</b>  "APPLICATION 8398482 amending the within plan by substituting Sheet 1, Sheet 2 and Sheet 3 and by cancelling Sheet 4."   18/12/1990. Recorder of Titles.
1	750		
2	250		
TOTAL		1000	







**the List** **SURVEY NOTES**  
RECORDER OF TITLES  
Issued Pursuant to the Land Titles Act 1980

**JOHN DAMFORD & ASSOCIATES**  
LAND & ENGINEERING SURVEYORS  
1 Adelaide Street, Hobart 7000  
Telephone (03) 5221 3116 Fax (03) 5221 4321

LAST SURVEY PLAN No.  
(TO BE FILED WITH) **D 7894**

**RE-MARK PLAN**

LOCATION **Cty of HOBART**  
OWNER **B.L Wilkinson & R.L Wilkinson**  
P/LDIO REFERENCE **CT 59085/2**  
GRANTED Part of 89-2-00 Gtd to  
**William Morgan Orr**

**SURVEY CERTIFICATE**  
I, **JOHN DAMFORD**, Surveyor, of **HOBART**  
in Tasmania a registered surveyor HEREBY CERTIFY that:  
(a) this survey is based upon the best evidence that the  
nature of the case admits  
(b) the survey notes have been truly compared from surveys  
made by me or under my supervision; and  
(c) this survey and accompanying survey notes comply with  
the relevant legislation affecting surveys and are correct  
for the purposes required.

Signature *[Signature]* Date **2 / 6 / 22**

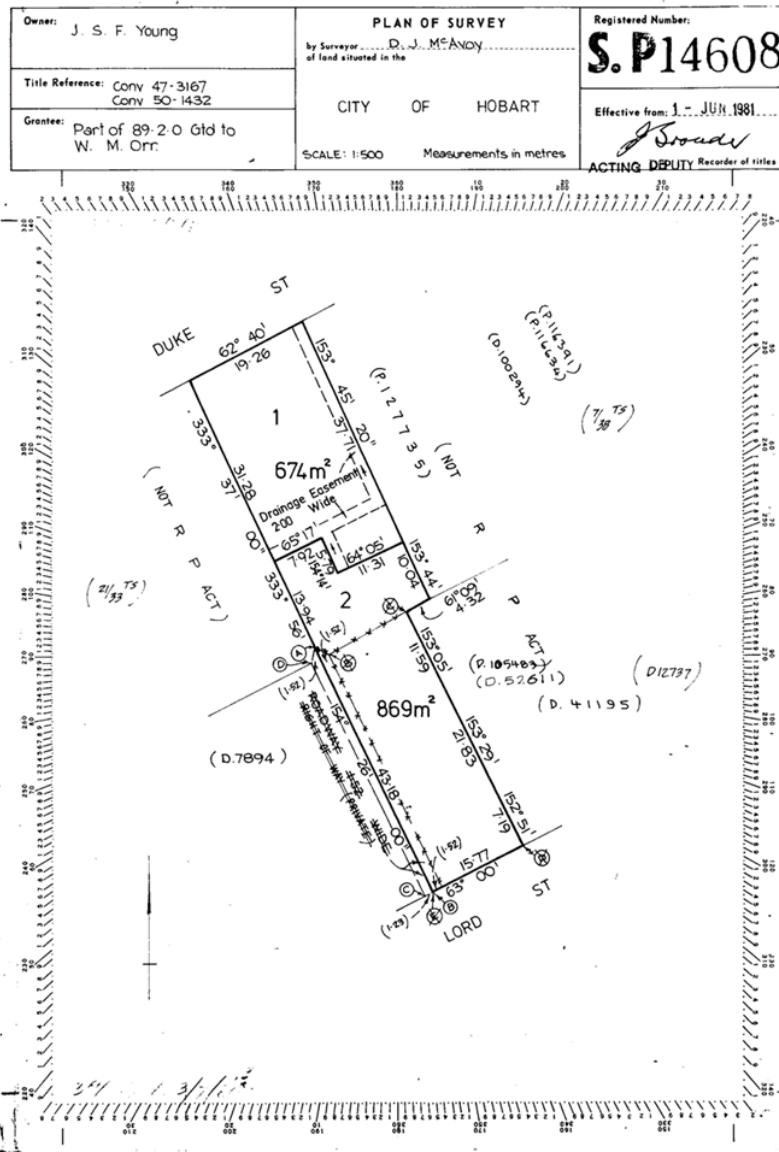
SURVEYORS  
REF No **2047** LENGTHS IN METRES  
ALL EXISTING SURVEY NUMBERS TO BE  
GROSS REFERENCED ON THIS PLAN



## FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980





## RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



## SEARCH OF TORRENS TITLE

VOLUME	FOLIO
14608	2
EDITION	DATE OF ISSUE
1	30-Jun-1994

SEARCH DATE : 17-Aug-2021

SEARCH TIME : 12.04 PM

DESCRIPTION OF LAND

City of HOBART  
Lot 2 on Sealed Plan 14608  
Derivation : Part of 89A-2R-0Ps Gtd to W M Orr  
Prior CT 3891/11

SCHEDULE 1

A866642 TRANSFER to WILLIAM JAMES FITZGERALD and WENDY  
BERNADINA FITZGERALD

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
SP 14608 EASEMENTS in Schedule of Easements  
B179843 MORTGAGE to Australia and New Zealand Savings Bank  
Limited Registered 20-Apr-1988 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



## SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



## SCHEDULE OF EASEMENTS

SEALED  
Plan No. 14608

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

## EASEMENTS: -

Lot 2 is:- Together with a full right and liberty for the Owner hereof his heirs personal representatives and assigns at all times hereafter by day or by night and for all purposes with or without horses carts carriages and waggons laden or unladen to go pass and repass and to drive cattle sheep and other animals along over and upon all that strip of land marked A.B.C.D. hereon.

Lot 2 is:- Together with a right of drainage over the drainage easement shown hereon.

Lot 1 is:- Subject to a right of drainage (appurtenant to Lot 2 hereon) over the drainage easement shown hereon.

SIGNED by JOHN SENIOR FORBES )  
YOUNG as the Owner of land )  
in Conveyance No. 50/1432 )  
and the Owner of land in )  
Conveyance No. 47/3167 )



The Common Seal of the Superannuation Fund Board was hereto affixed by Order at a Meeting of the Board in the presence of

Member  
 Secretary

**SCHEDULE OF EASEMENTS**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



Signed sealed and delivered by  
William Thomas Brewer  
as the Attorney for and as the act and deed of  
Bank of New South Wales in the presence of  
.....  
Bank Officer, Hobart, Tas.

**BANK OF NEW SOUTH WALES**  
by its Attorney  
who hereby states that at the time of executing this  
instrument he had no notice of the revocation of the  
Power of Attorney Registered No. 18948 under the  
authority of which he has executed this instrument.  
.....  
Chief Manager for Tasmania.





## SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



Sealed Plan No 14608

Certified correct for the purposes of the Real Property Act 1862, as amended.

Subdivider/Solicitor for the Subdivider

This is the schedule of easements attached to the plan of JOHN SENIOR FORBES YOUNG  
(Insert Subdivider's Full Name)

affecting land in

Conveyance No. 50/1432 and Conveyance No. 47/3167  
(Insert Title Reference)

Sealed by HOBART CITY COUNCIL on 30th JUNE 1980

\*\*\*

  
Town Clerk

**9.2 62-66 Clare Street, New Town - Partial Demolition, Alterations and Extension  
PLN-21-693 - File Ref: F22/4027**

---

Ref: Open [CPC 7.1.3](#), 24/01/2022

Application Expiry Date: 16 February 2022

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for partial demolition, alterations and extension at 62-66 Clare Street, New Town 7008 for the reasons outlined in the officer's report attached to item 7.1.3 of the Open City Planning Committee agenda of 24 January 2022 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-21-693 - 62-66 CLARE STREET NEW TOWN TAS 7008 - 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).

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.

**SW 9**

Prior to occupancy or the commencement of the approved use (whichever occurs first), stormwater discharges from the development must be installed.

A stormwater management report and design must be submitted and approved prior to the issue of any approval under the *Building Act 2016* or the commencement of work on the site (whichever occurs first). The stormwater management report and design must be prepared by a suitably qualified engineer and must:

1. Include detailed design and supporting calculations of the detention tank showing:
  1. detention tank sizing such that there is no increase in flows from the developed site up to 5% AEP event and no worsening of flooding;
  2. the layout, the inlet and outlet (including long section), outlet size, overflow mechanism and invert level;
  3. the discharge rates and emptying times; and
  4. all assumptions must be clearly stated;
2. Include a supporting maintenance plan, which specifies the required 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 design.

#### ENG 1

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

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

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

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

#### Reason for condition

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

#### ENV 1

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

#### *Advice:*

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

#### Reason for condition

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

#### HER 18

The Radiata Pine trees must be protected throughout excavation and post construction.

A report must be submitted for approval as a Condition Endorsement prior to the commencement of work. The report must:

1. Be prepared by a suitable qualified person; and
2. Show all tree protection zones and relevant measures specified under Section 3 Determining the Protection Zones of the Selected Trees, Section 4 Tree Protection Measures and Section 5 Monitoring and Certification of AS 4970-2009 Protection of trees on development sites, around the Radiata Pine.

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

#### *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 development at a heritage place is undertaken in a sympathetic manner which does not cause loss of historic cultural heritage significance.

OPS 3

The four Pittosporum trees identified for removal are to be removed prior to the commencement of other works.

Replacement trees will be required, two for everyone to be removed, to the satisfaction of the Director City Amenity.

On completion of planting of all trees, the developer must arrange for an installation inspection by the Council. Once all the trees have been planted to the satisfaction of the Council's Director City Amenity, the Council will issue a statement confirming satisfactory planting of all street trees.

All street trees must then be watered and maintained in a healthy state by the developer for a period of two (2) years from the date of that statement.

*Advice:*

*For further information regarding satisfaction of this condition, and to arrange an Installation Inspection by the Council, please liaise with the Council's Program Leader Arboriculture and Nursery by phoning 6238 2807.*

*A final plan showing the tree protection measures and the location of replacement plantings is to be submitted before building approval is sought or before works commence, whichever occurs sooner.*

*Once the plan has been approved, the Council will issue a condition endorsement (see general advice on how to obtain condition endorsement). 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 amenity of public open space is maintained and that works are undertaken in accordance with the *City of Hobart Street Tree Strategy 2017* and Australian Standard AS 4970 Protection of trees on development sites.

## OPS 5

All trees to be retained in the vicinity of the development site and in particular the closest *Pinus radiata* pine tree, must be protected from damage during works. Canopies, trunks and root protection zones (as defined as the Tree Protection Zone in the *Australian Standard for Protection of trees on development sites* AS4970) are to be protected from damage, or compensation will be payable.

Before works commence, tree protection fencing must be installed around the trees to be retained. No vehicular access, excavation, placement of fill, storage of materials or soil disturbance is to occur within the fencing. There must be no pruning, lopping or damage to the tree (including its trunk and roots). Details of tree protection measures must be clearly notated on any plans submitted to the Council under the *Building Act 2016*.

A final plan showing the tree protection measures and the location of replacement plantings must be submitted before building approval is sought or before works commence, whichever occurs sooner.

### *Advice:*

*Once the plan has been approved the Council will issue a condition endorsement (see general advice on how to obtain condition endorsement). 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 amenity of public open space is maintained and that works are undertaken in accordance with the City of Hobart Street Tree Strategy 2017 and Australian Standard AS 4970 Protection of trees on development sites and that to ensure that development at a heritage place is undertaken in a sympathetic manner which does not cause loss of historic cultural heritage significance.

## ADVICE

The following advice is provided to you to assist in the implementation of the planning permit that has been issued subject to the conditions above. The advice is not exhaustive and you must inform yourself of any other legislation, by-laws, regulations, codes or standards that will apply to your development under which you may need to obtain an approval. Visit the Council's [website](#) for further information.

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

#### CONDITION ENDORSEMENT

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.

#### 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](#).



DIAL BEFORE YOU DIG

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

**9.3 30 McRobies Road, South Hobart - Outbuilding (Storage Shed)  
PLN-21-492 - File Ref: F22/4022**

---

Ref: Open [CPC 7.1.5](#), 24/01/2022

Application Expiry Date: 14 February 2022

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for outbuilding (storage shed) at 30 McRobies Road, South Hobart 7004 for the reasons outlined in the officer's report attached to item 7.1.5 of the Open City Planning Committee agenda of 24 January 2022 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-21-492 - 30 MCROBIES ROAD SOUTH HOBART TAS 7004 - 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).

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 1

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

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

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

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

### Reason for condition

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

## ENV 1

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

#### FEES AND CHARGES

Click [here](#) for information on the Council's fees and charges.

#### DIAL BEFORE YOU DIG

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

**10. Monthly Building Statistics - 1 December - 31 December 2021**  
**File Ref: F22/3040**

---

Ref: Open [CPC 8.1](#), 24/01/2022

That the building statistical report of the Director City Planning be received and noted:

During the period 1 December 2021 to 31 December 2021, 46 permits were issued to the value of \$15,427,382 which included:

- (i) 25 for extensions/alterations to dwellings to the value of \$3,734,587;
- (ii) 6 new dwellings to the value of \$2,363,195;
- (iii) 27 new multiple dwellings to the value of \$3,950,000; and
- (iv) 1 major project:
  - (a) 431 Elizabeth Street, North Hobart - 27 Multiple Dwellings - \$3,950,000;

During the period 1 December 2020 to 31 December 2020, 56 permits were issued to the value of \$11,649,479 which included:

- (i) 31 for extensions/alterations to dwellings to the value of \$4,509,648;
- (ii) 7 new dwellings to the value of \$2,567,000;
- (iii) 2 new multiple dwellings to the value of \$500,000; and
- (iv) 0 major projects:

In the twelve months ending December 2021, 608 permits were issued to the value of \$254,943,922; and

In the twelve months ending December 2020, 641 permits were issued to the value of \$180,406,244.

**11. Monthly Planning Statistics - 1 December - 31 December 2021**  
**File Ref: F22/3062**

---

Ref: Open [CPC 8.2](#), 24/01/2022

That the planning statistical report of the Director City Planning be received and noted:

During the period 1 December 2021 to 31 December 2021, 65 permits were issued to the value of \$58,775,140 which included:

- (i) 6 new single dwellings to the value of \$3,380,000;
- (ii) 1 multiple dwellings to the value of \$100,000;

- (iii) 25 extensions/alterations to dwellings to the value of \$3,252,204;
- (iv) 13 extensions/alterations to commercial properties to the value of \$27,507,136;
- (v) 2 major projects:
  - (a) 225 Harrington Street, Hobart - Partial Demolition, Alterations, New Building for Residential (Hostel), Alterations to Access and Associated Works - \$16,000,000;
  - (b) 87-91 Campbell Street, Hobart - Partial Demolition, Alterations, Extension and New Building for Residential (Communal Residence), Educational and Occasional Care, and Food Services - \$9,863,636;

During the period 1 December 2020 to 31 December 2020, 82 permits were issued to the value of \$31,591,689 which included:

- (i) 10 new single dwellings to the value of \$3,954,000;
- (ii) 19 multiple dwellings to the value of \$6,997,000;
- (iii) 43 extensions/alterations to dwellings to the value of \$7,458,964;
- (iv) 11 extensions/alterations to commercial properties to the value of \$12,992,060;
- (v) 3 major projects:
  - (a) 23 Commercial Road, North Hobart - Partial Demolition, Alterations, Extension, New Building for Educational and Occasional Care (Gymnasium), Signage and Associated Works - \$9,400,000;
  - (b) 30 Romilly Street, South Hobart - Subdivision (Boundary Adjustment), 10 Multiple Dwellings (Nine New, One Existing), Works in Road Reserve and Associated Hydraulic Infrastructure - \$3,600,000;
  - (c) 125 Bathurst Street, Hobart - Partial Demolition and New Building for Seven Multiple Dwellings and Food Services - \$3,000,000;

In the twelve months ending December 2021, 735 permits were issued to the value of \$284,761,309; and

In the twelve months ending December 2020, 802 permits were issued to the value of \$300,100,753.

*# This report includes permits issued, exempt and no permit required decisions.*

**MOTIONS OF WHICH NOTICE HAS BEEN GIVEN**

**IN ACCORDANCE WITH REGULATION 16(5) OF THE LOCAL GOVERNMENT  
(MEETING PROCEDURES) REGULATIONS 2015**

**12. E-Scooter Trial**  
**File Ref: F22/5642; 13-1-9**

---

Alderman Briscoe, Alderman Zucco

**Motion**

“As a matter of firm and strong leadership from the Council

That the current trial for e – scooters be paused for at least a month to enable an urgent report on the following. (Noting that the resumption of the trial would depend on the full council be satisfied with allowed areas and speeds)

A)

1. The safety or near misses issues that have arisen to be comprehensively assessed
2. The statistics on injuries be collated from ED reports or otherwise
3. Changes to the policies such as possible lower speed limits or increase the no entry zones that could be implemented to increase safety
4. The idea of having formal drop off /pick up points
5. A publicity and/or police blitz to encourage compliance
6. Other feedback from the public via emails, messages, FB comments or the Councils own e scooter portal be collated
7. Evidence that it has reduced (or not) vehicle use and congestion in the city rather than just a transfer of walking to e scooters (ie reducing active transport)
8. Evidence from the two operators on unsatisfactory practices or issues they have experienced and how they will improve
9. The suitability or physical state of the inner city footpaths to have them as a shared space with e scooters
10. Other relevant safety and regulatory information from other Australian cities
11. Consultation with the relevant disability & elderly associations.

B) The revenue to the city from the operators to be made public”

**Rationale:**

“A)

It has been stated that 20,000 e scooters journeys a week have been undertaken in Hobart leading to possibly 80,000 journeys during the trial period so far. This is a sufficient data set to do a preliminary evaluation.

Many cases of people inappropriately using e scooters have been reported including doubling up, vandalism, kids under 16 using them, no helmets, inappropriate speeds and other unsafe practices.

The current Covid crisis means that the health system is under strain. It is not the right time to add further drains to Police and Health resources.

The city can reduce injuries during this time that require ED. Other cities such as Brisbane have huge number of ED presentations including serious injury deaths from conflicts with e-scooters.

Disability advocates and more senior citizens have expressed deep concerns on the use of scooters on footpaths. The concept of a footpath as a shared space with recreational vehicles could be considered to be a deeply flawed concept in hilly Hobart.

The city needs evidence based data to see whether or not congestion or vehicle use has been reduced rather than just 'good intentions'. That walking has been replaced by use of e scooters maybe is what is happening.

Our footpaths are not in a good state to have powered vehicles due to uneven and varying surfaces, narrow width, overhanging branches and business signs.

Having no formal drop-off or pickup points means that the scooters are left anywhere, often inappropriate places causing safety and other issues.

B)

That the revenue from the operators to the city is 'Commercial in Confidence' does not fit in with a good governance model when other commercial rates and fees and charges (e.g. parking) are open and transparent."

## **Administration Response to Notice of Motion**

### **Discussion**

1. The City and the operators are aware that the introduction of a new mode of transport onto our footpaths has caused concerns. However, in accordance with Council's delegation to the CEO; there are daily changes made to trial conditions and riding zones, and ongoing consultation with multiple stakeholders including the State Government, Tasmania Police, the Access Advisory Committee, the Active Transport Committee, and various resident associations; and therefore it is not considered necessary to pause the trial as these matters continue to be effectively mitigated in real-time.
2. As expected, there have been some initial teething issues associated with rolling out the city-wide trial as the City learns how best to operate this new mobility option. Introducing new transport modes into established cities can be challenging, and therefore we need to be agile in our approach.



3. Customer feedback, data and community engagement are being used to fine-tune the trial's operational methodology to improve safety and community amenity. Regular changes to allocated parking stations, no ride zones and adjustments to geofencing areas and speeds are making the trial as safe as possible for the community. The City and operators are also holding an Information Forum for older Tasmanians in February 2022.
4. The City, Department of State Growth, Tasmania Police and the trial operators are working together to promote safety, riding rules and community awareness.
5. The City of Hobart has made many changes to operating conditions over the first month. The City is now embarking on a number of more substantial changes at the conclusion of the first month of the trial. These include:
  - a. Improved and new signage to give better notice to riders, pedestrians and drivers of where scooters can be ridden and where they must not be ridden;
  - b. Signage to improve awareness of rider etiquette and parking behaviour, including designating "get off and walk" zones;
  - c. Decals and signage installed on the street to indicate preferred parking locations in busy areas;
  - d. QR codes leading to a clear summary of the new legislation.
  - e. New interactive maps on the City's website showing locations where riding is approved and prohibited, as well as speed and parking rules;
  - f. A comprehensive strategic communications and media plan to better educate riders and residents;
  - g. Better policing by operators of children using e-scooters;
  - h. Consideration of gazetting certain roads and bike lanes to open those to e-scooters;
  - i. Creation of a peak body advisory group (tourism, transport, police etc.) to meet regularly to gain better understanding of community feedback.
6. The Department of State Growth has launched a 'Ride with Respect' campaign and the operators are consulting with Tasmania Police to support local policing of illegal rider behaviour. This will coincide with vendors continuing to warn, fine, suspend and ultimately ban users from the platform to reduce anti-social behaviour and illegal riding.
7. Public awareness of fines and rider bans is increasing as the trial progresses. The experience in other cities is that rider etiquette and behaviour improves quickly as the devices become better understood and riders begin to see that it is possible to be excluded from using them.
8. Only one operator has released ban figures. This operator has issued 92 targeted communications, 112 warnings and 3 rider bans.

9. The operators have recently recruited and deployed “safety rangers” onto the streets of Hobart to help promote rider awareness and safety. Beam’s rangers will be operational 24/7 and Neuron’s will operate from 3pm to 11pm on Friday and Saturday nights.
10. E-scooters are now removed from areas near pubs and nightclubs on Friday and Saturday nights.
11. The first monthly report has been submitted to the City by Beam and Neuron, outlining data and statistics for the first month of the trial. It is a requirement of the contract that operators report to Council all accidents and incidents involving e-scooters in Hobart. These monthly reports are commercially sensitive and not to be published. They have been made available to elected members.

### **Safety**

12. Tasmanian road crash statistics define a serious injury as an injury requiring more than 5 days stay in hospital.
13. From approximately 112,000 e-scooter trips to date in Hobart there have been 4 minor injuries and no serious injuries reported. It has not been reported that any of the 4 minor injuries required a visit to hospital.
14. By way of comparison, motor vehicles caused 35 deaths (3 per month) and 242 serious injuries (20 per month) in Tasmania in 2021.
15. There are approximately 276 times as many motor vehicle trips as e-scooter trips per month in Tasmania.
16. If an e-scooter trip carried the same risks as a motor vehicle trip, one serious injury (requiring 5 days hospitalisation) would be expected to have been recorded to date in Hobart. The actual recorded number is zero.
17. Research by the vendors suggests e-scooters are not more dangerous than bicycles and e-bikes, which have been used on Tasmanian roads and footpaths for many years.

### **Trip Statistics**

18. About 50,000 people have signed up to use the e-scooters, representing a significant percentage of Hobart’s population. The number of rides taking place daily suggests that a large number of people enjoy using the e-scooters and find them a convenient and affordable mode of transport.

### **Car journeys offset**

19. A large number of the motor vehicle trips taken in Hobart are extremely short. For instance, about 16% of car trips ending in North Hobart start in North Hobart. A further 20% start in the CBD.

20. It is not yet possible for the City to accurately estimate the number of car trips replaced by e-scooter trips, as this can only be determined by means of a user survey. Such a survey is planned during the e-scooter trial. (Note that raw numbers of car journeys appear to be significantly down on 2021. However, raw numbers of car trips cannot be meaningfully compared year-on-year, as many factors, including e-scooters, may play into the low numbers this year).
21. Without access to data from a user survey, the City relies on the operators to estimate car trips replaced by e-scooter trips. These estimates are created based on long-term data in other cities.
22. Based on vendor reports it is estimated that around 50,000 car trips have been offset by e-scooter trips in the first month of the trial. This represents about 95,000 car kilometres and over 15 tonnes of CO2 emissions saved.

### **Economic benefits**

23. It is estimated by the operators that over \$500,000 of incremental spending has occurred in local hospitality and tourism businesses as a result of e-scooter trips.
24. Several dozen local jobs have been created due to the trial (38 staff with one operator, the other operator has not yet provided the figure).

### **Footpaths**

25. Hobart's footpaths are not significantly different from those in Brisbane, or in many other cities where e-scooter schemes operate. In Hobart there is also the option to ride on roads as well as on footpaths, and the City is making changes to the trial to encourage (or in some cases force) riders onto quiet streets rather than narrow footpaths. This was not encouraged immediately as it was not thought desirable to encourage novice e-scooter riders to ride on the road at a time when drivers were unaware of e-scooters. Data is now revealing places where there is a *confluence* of narrow footpaths, pedestrian activity, quiet roads and desirable e-scooter routes, and those places will be targeted for road use rather than footpath use. For instance, some footpaths in Battery Point will soon be marked to direct riders onto the road.
26. Privately owned e-scooters, many of which were previously illegal, have been growing in popularity for several years. The introduction of legal e-scooters onto our streets was made possible by changes to the law in 2021 by the Tasmanian State Government, which recognised that mobility modes are rapidly changing around the world. The City has supported hire-and-ride e-scooters as these provide a safer and more regulated option compared with privately-owned e-scooters. Hire-and-ride e-scooters have inbuilt safety technology, are covered by insurance, can be geofenced and speed limited, have registration plates and can be blocked from areas that are deemed unsafe to ride.

27. The trial was never designed to accommodate formal pick-up and drop-off points. A major success of the model is that riders (not City Officers) determine where they should start and finish their trip on e-scooters; drivers expect to be able to do the same when they drive cars through Hobart. An extraordinary amount of land is set aside for each car to be left in a convenient spot, and there is potentially a future case to create dedicated spaces on roads or footpaths for e-scooter parking.
28. That said, there are already numerous no-parking areas and many preferred e-scooter parking locations in the City. Riders are penalised monetarily for leaving a device in a no-parking zone and given future ride credits for using the preferred spaces. These preferred spaces are currently not physically marked, as they were designed to be moved in response to the initial data from the trial. However, there are plans now to mark out certain areas for e-scooters to park in key locations, particularly in the CBD and Battery Point.
29. It is certainly true that there was significant haphazard placement of e-scooters in the opening period of the trial. The situation has improved due to geofencing, education and operator intervention. The situation will continue to improve.

#### **Commercial in confidence information**

30. Regarding the economic return to the City, there is nothing unusual in commercial contracts being confidential. Officers are not permitted to publicly disclose details of commercial relationships made with the City's suppliers. While it is true that fees and charges for parking are public information, the nature and amount of payments made to the multiple companies who provide parking services to the City (meters, boom gates, car-park cleaning, equipment and so on) are confidential. Payments made to the City by the operators of the e-scooter trial will be a percentage of revenues earned. This percentage may be different in other cities, hence the requirement for confidentiality.

#### **Strategic, Legislative and Policy Implications**

##### **Capital City Strategic Plan**

Pillar: 5 – Movement and connectivity

Outcome: 5.1 An accessible and connected city environment helps maintain Hobart's pace of life.

5.2 Hobart has effective and environmentally sustainable transport systems.

5.3 Technology serves Hobart communities

Strategy: 5.1.1. Improve connectivity throughout Hobart's inner city and suburbs.

5.1.6 Work with stakeholders to prioritise low emission, energy efficient, renewable transport and technology initiatives, including trialling emerging solutions.

- 5.2.2 Embrace opportunities to use innovative technologies to support and manage transport networks and improve travel experiences.
- 5.3.1 Respond to the current trends and future opportunities of the smart cities concept and associated technologies.

**The Connected Hobart Action Plan** (2019) contains an action: CTR10 LAST MILE MICROMOBILITY AND DATA TRIALS

This was designed as “contribution to the start of solutions to address mobility congestion problems providing shared transport options for the increasing number of city centre residents who don’t own cars”. It documented in 2019 the City’s intention to “trial of a range of smart micro and shared mobility providers, including a small fleet of docked and parked bikes, e-bikes, e-scooters, and cars within the city’s off and on-street parking facilities.”

**The Sustainable Hobart Action Plan** (2020) contains an action: MOBI-08 NEW MICROMOBILITY OPTIONS

This action says: “E-scooters, e-skateboards and e-bikes are becoming more and more common as commuting options, although they are not all legal on Tasmanian roads and footpaths. Electric tuk-tuks are another innovation replacing the noisy and polluting versions that have plied the streets of India and Asia for decades. These vehicles are efficient, quiet, non-polluting, quick, low cost and a fun way to move individuals and small groups of people around the city. The City will continue to work with the state government, commercial operators and other stakeholders to trial (and help make legal!) new micromobility transport types, particularly to suit the short trips likely to be more common as the University of Tasmania moves its base from Sandy Bay to the city centre, bringing over 10,000 new young people into the CBD every day.

Legislation and Policy

Legislation: Traffic Act 1925 (Amendments November 2021)  
Policy:

Financial Implications

1. The City will earn a revenue from the e-scooter trial, anticipated to be in the order of \$100,000 per year. This revenue will be offset by other expenditure such as staffing, signage and other related mobility infrastructure and is expected to have no negative financial impact on the City.

**13. Refugees / Asylum Seekers - Humanitarian Settlement**  
**File Ref: F22/6294; 13-1-9**

---

Deputy Lord Mayor Councillor Burnet

**Motion**

**"That the Council:**

1. Advocate for the refugees and asylum seekers brought to onshore detention through medical evacuation (Medevac), approximately 30 of whom are currently held in the Park Hotel in inner Melbourne for what appears as an indefinite period.
2. Authorise the Lord Mayor to write to the Minister for Immigration, Citizenship, Migrant Services and Multicultural Affairs requesting urgent humanitarian settlement of these men who seek sanctuary and a safe home in Australia.
3. Given the City's status as a Refugee Welcome Zone, work with other stakeholders to settle those refugees and asylum seekers in Hobart, as soon as possible after leaving detention."

**Rationale:**

"Refugees brought to Australia from PNG and Nauru for medical treatment under the Medevac legislation, which was repealed by the current government in November 2019, were placed in Alternative Places of Detention (APODs), usually motels or hotels. It is over 2 years, and many are still detained there. Some have served detention for 14 years, having been detained previously in offshore detention in Nauru and Manus island. One of these is a man named Mehdi, who fled Iran when 15 years of age, and who has been in detention or processing facilities for over 9 years. He is a similar age to my sons, who have freedoms Mehdi clearly does not.

The recent detention of men's tennis world number 1, Novak Djokovic at the Park Hotel, the same facility as these refugees and asylum seekers, has brought world attention to their plight. It has also shown a disparity between the ease with which one person can have their case heard, in this case world #1 male tennis player Novak Djokovic, versus others such as Mohammad Joy Miah and Mehdi who languish in detention without a decision.

The issue has been raised with me by members of the Tassie Nannas who want to see justice and resettlement for these men in detention. Arguably, there is greater value for these men being settled in a welcoming community such as Hobart. There is also economic value for not holding in them in detention – a very expensive exercise, and the potential of having them contribute to the Tasmanian economy in a time of labour shortage. It also fits with the City's commitment to diversity, and Hobart as a Refugee Welcome Zone.

The Council has over the course of 2022 a number of citizenship ceremonies where we shall welcome new Hobartians who have pledged commitment to Australia. Each ceremony is a celebration of those new citizens, but for me it is

tinged with sadness for those who are seeking asylum – safety – in Australia but who sit waiting with no resolution, or not even processed. Perhaps the world's eyes on Serbian Novak Djokovic is a reminder of just how swiftly our Migration system can work, but how slowly it moves for others less fortunate, such as those detainees who received treatment through the Medevac legislation over 2 years ago, with their lives on hold.

**References:**

[Hobart Welcomes All - City of Hobart, Tasmania Australia \(hobartcity.com.au\)](https://www.hobartcity.com.au)

Statement from advocate and faith leaders on the Park hotel Djokovic detention [Refugee advocates react to Djokovic media circus - The Melbourne Anglican](#) January 2022

[Djokovic stay highlights refugee concerns at Melbourne detention hotel - BBC News](#) January 2022

The Park hotel as detention centre [Inside Melbourne's Park hotel, refugees sit and wait for Covid to find them | Australia news | The Guardian](#) October 2021."

## Administration Response to Notice of Motion

### Discussion

1. Hobart City Council resolved to declare the City of Hobart a "Refugee Welcome Zone" at its meeting on 23 August 2004. This is a commitment in spirit to welcoming refugees into the community, upholding the human rights of refugees, demonstrating compassion for refugees and enhancing cultural and religious diversity in the community.
2. Since that time, the Council has continued to advocate for refugee rights and to work closely with community partners to make Hobart a more inclusive and welcoming city for asylum seekers settling here.
3. It is considered that advocating for humanitarian settlement of the 30 asylum seekers currently being held at the Park Hotel, is aligned with our commitment as a Refugee Welcome Zone and aligns with the City's role as a Welcoming City.
4. This advocacy can be tabled at the upcoming meeting of Networking for Harmony scheduled for 23 February 2022. Officers will encourage the network to advocate for settlement of these Asylum Seekers in Hobart as appropriate.
5. Officers will continue to provide active support for the Humanitarian Settlement Program Providers and the broader community sector in Hobart through Networking for Harmony and the Migrant Support Network.



## Strategic, Legislative and Policy Implications

### Capital City Strategic Plan

Pillar: 2 – Community inclusion, participation and belonging.

Outcome: 2.2 Hobart is a place where diversity is celebrated and everyone can belong, and where people have opportunities to learn about one another and participate in city life.

Strategy: 2.2.1 Support people from all backgrounds and life experiences to participate in Hobart life.

2.2.2 Support and advocate for all people and communities to celebrate their histories and identities and encourage mutual understanding.

2.2.3 Provide and support activities and programs that celebrate diversity to reduce social isolation and build social cohesion.

### A City for All – Community Inclusion and Equity Framework and Multicultural Commitment

Strong alignment with the Hobart: A City for All – Community Inclusion and Equity Framework and the Multicultural Commitment 2021-2023

### Legislation and Policy

Legislation: Not applicable

Policy: No applicable

## Financial Implications

There are no specific financial implications over and above officer time, noting that Council officers already participate in the Networking for Harmony Committee.

<b>SPECIAL REPORT – DEPUTY LORD MAYOR</b>
---

**14. Elected Member Professional Development Plan - Lord Mayor Councillor  
Anna Reynolds  
File Ref: F22/2692**

---

Memorandum of the Deputy Lord Mayor of 25 January 2022 and attachment.

Delegation: Council

City of **HOBART****MEMORANDUM: COUNCIL****Elected Member Professional Development Plan - Lord Mayor Councillor Anna Reynolds**

In accordance with the Elected Member Development and Support Policy, the attached Professional Development Plan for Lord Mayor Councillor Anna Reynolds is provided for information.

The estimated costs associated with the professional development plan is \$130.00 which will be deducted from Lord Mayor Councillor Anna Reynolds individual allocation and attributed to the Elected Member professional development allocation within the Elected Member Allowances and Expenses Function of the Annual Plan 2021-22.

**RECOMMENDATION**

***That the Professional Development Plan for Lord Mayor Councillor Anna Reynolds, as attached to the Open Council Agenda of 31 January 2022 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.*

Councillor H Burnet  
**DEPUTY LORD MAYOR**

Date: 25 January 2022  
File Reference: F22/2692

Attachment A: Professional Development Plan for LM Cr Anna Reynolds - Feb 2022 ↓

**Professional Development Plan for Elected Member Lord Mayor Councillor Anna Reynolds for the 12 month period commencing Nov 2021**

Development need:	Targeted Outcome:	Identified activity / training and location: (if known)	Date of activity (if known):	Cost (if known):	Supporting documentation attached ✓	Date report provided: (office use)
City Issues	<ul style="list-style-type: none"> <li>- Local engagement</li> <li>- Better informed on city issues</li> </ul>	One day conference Theatre Royal Hobart	12 February 2022	\$130.00	✓	



Elected Member

Date: 9/12/2021



Approved by Deputy Lord Mayor Councillor Helen Burnet

Date: 9/12/2021

Date plan provided to Council for noting:

## 15. CLOSED PORTION OF THE MEETING

---

### RECOMMENDATION

That the Council resolve by absolute majority that the meeting be closed to the public pursuant to regulation 15(1) of the *Local Government (Meeting Procedures) Regulations 2015* because the items included on the closed agenda contain the following matters:

- Confirm the minutes of the Closed portion of the meeting
- Leave of absence
- Legal action involving the Council
- Information provided to the Council on the condition that it is kept confidential

The following items are listed for discussion:-

- |              |  |
|--------------|--|
| Item No. 1   | Minutes of the last meeting of the Closed Portion of the Council Meeting   |
| Item No. 2   | Communication from the Chairman  |
| Item No. 3   | Leave of Absence   |
| Item No. 4   | Consideration of supplementary Items to the agenda   |
| Item No. 5   | Indications of pecuniary and conflicts of interest   |
| Item No. 6.1 | PLN-20-868 - 2 Sayer Crescent Sandy Bay - Appeal<br>LG(MP)R 15(4)(a)   |
| Item No. 6.2 | PLN-21-559 - 66 Alexander Street, Sandy Bay - Appeal -<br>Mediation<br>LG(MP)R 15(4)(a)  |
| Item No. 7   | Risk and Audit Panel Minutes - 12 October 2021 and Special<br>Risk and Audit Panel Minutes - 20 October 2021<br>LG(MP)R 15(2)(g) |
| Item No. 8   | Risk and Audit Panel - Annual Report to Council<br>LG(MP)R 15(2)(g)  |