



CITY OF HOBART

AGENDA

City Planning Committee Meeting

Open Portion

Monday, 4 April 2022

at 5:00 pm

Council Chamber, Town Hall

THE MISSION

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

THE VALUES

The Council is:

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

ORDER OF BUSINESS

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

APOLOGIES AND LEAVE OF ABSENCE

1. CO-OPTION OF A COMMITTEE MEMBER IN THE EVENT OF A VACANCY 4
2. CONFIRMATION OF MINUTES..... 4
3. CONSIDERATION OF SUPPLEMENTARY ITEMS 4
4. INDICATIONS OF PECUNIARY AND CONFLICTS OF INTEREST 5
5. TRANSFER OF AGENDA ITEMS..... 5
6. PLANNING AUTHORITY ITEMS - CONSIDERATION OF ITEMS WITH DEPUTATIONS..... 5
7. COMMITTEE ACTING AS PLANNING AUTHORITY 6
 - 7.1 APPLICATIONS UNDER THE SULLIVANS COVE PLANNING SCHEME 19977
 - 7.1.1 8/9 Sackville Street, Hobart and Common Land of Parent Title - Change of Use to Visitor Accommodation.....7
 - 7.2 APPLICATIONS UNDER THE HOBART INTERIM PLANNING SCHEME 201581
 - 7.2.1 720 Sandy Bay Road, Sandy Bay - Alterations (Chimneys).....81
 - 7.2.2 5 Montrivale Rise, Dynnyrne and Adjacent Road Reserve - Three Multiple Dwellings 140
8. REPORTS 261
 - 8.1 City Planning - Advertising Report..... 261
 - 8.2 Delegated Decision Report (Planning) 268
9. QUESTIONS WITHOUT NOTICE 271
10. CLOSED PORTION OF THE MEETING..... 272

City Planning Committee Meeting (Open Portion) held Monday, 4 April 2022 at 5:00 pm in the Council Chamber, Town Hall.

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

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).

COMMITTEE MEMBERS

Deputy Lord Mayor Councillor H Burnet
(Chairman)
Alderman J R Briscoe
Councillor W F Harvey
Alderman S Behrakis
Councillor M Dutta
Councillor W Coats

Apologies:

Leave of Absence: Nil.

NON-MEMBERS

Lord Mayor Councillor A M Reynolds
Alderman M Zucco
Alderman Dr P T Sexton
Alderman D C Thomas
Councillor J Fox
Councillor Dr Z Sherlock

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

2. CONFIRMATION OF MINUTES

The minutes of the Open Portion of the City Planning Committee meeting held on [Monday, 21 March 2022](#) are submitted for confirming as an accurate record.

3. CONSIDERATION OF SUPPLEMENTARY ITEMS

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

Recommendation

That the Committee resolve to deal with any supplementary items not appearing on the agenda, as reported by the Chief Executive Officer.

4. INDICATIONS OF PECUNIARY AND CONFLICTS OF INTEREST

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

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

5. TRANSFER OF AGENDA ITEMS

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

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

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

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

6. PLANNING AUTHORITY ITEMS - CONSIDERATION OF ITEMS WITH DEPUTATIONS

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

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

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

RECOMMENDATION

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

7. COMMITTEE ACTING AS PLANNING AUTHORITY

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

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

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

7.1 APPLICATIONS UNDER THE SULLIVANS COVE PLANNING SCHEME 1997

7.1.1 8/9 SACKVILLE STREET, HOBART AND COMMON LAND OF PARENT TITLE - CHANGE OF USE TO VISITOR ACCOMMODATION PLN-22-86 - FILE REF: F22/29273

Address:	8/9 Sackville Street Hobart and Common Land of Parent Title
Proposal:	Change of Use to Visitor Accommodation
Expiry Date:	5 April 2022
Extension of Time:	Not applicable
Author:	Michael McClenahan

RECOMMENDATION

That pursuant to the *Sullivans Cove Planning Scheme 1997*, the Council approve the application for a change of use to visitor accommodation, at 8/9 Sackville Street, Hobart for the reasons outlined in the officer's report and a permit containing the following conditions be issued

GEN

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-22-86 - 8 9 SACKVILLE STREET HOBART TAS 7000 - Final Planning Documents except where modified below.

Reason for condition

To clarify the scope of the permit.

PLN 18

Prior to the commencement of the approved use, a management plan for the operation of the visitor accommodation must be submitted and approved as a Condition Endorsement, to the satisfaction of the Council's Director City Life. The management plan must include measures to limit, manage and mitigate unreasonable impacts upon the amenity of long term residents. These measures must include, but are not limited to, the following requirements:

1. To limit, manage, and mitigate noise generated as a result of the visitor accommodation.
2. To limit, manage, and mitigate behaviour issues caused as a result of the visitor accommodation.
3. To maintain the security of the building where the visitor accommodation would be located, including managing and/or limiting access to shared areas and facilities.
4. To specify the maximum permitted occupancy of the visitor accommodation.
5. To provide a name and contact phone number of a person who will respond to any complaints regarding behaviour of guests. If the property is sold the Visitor Accommodation Management Plan (VAMP) must be updated with new contact details.

Once approved, the management plan must be implemented prior to the commencement of the approved use and must be maintained for as long as the visitor accommodation is in operation. The VAMP must be provided to adjacent property owners and occupiers within 14 days of being approved. If the property is sold, the updated VAMP (in accordance with 5. above) must be provided to adjacent property owners and occupiers within 10 business days of settlement.

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 visitor accommodation does not cause an unreasonable loss of residential amenity.

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.

NOISE REGULATIONS

Click [here](#) for information with respect to noise nuisances in residential areas.


VISITOR ACCOMMODATION


More information on visitor accommodation, including when building approval is required, can be found [here](#).

In all cases, check with your insurance company that you have adequate cover. If you have a spa or a pool at your property then you are required to test for microbiological quality and chemical parameters on a monthly basis, under the *Public Health Act 1997*. If you have any questions about this then please call our Environmental Health team on 6238 2711.

If you are providing food for consumption on the property, you may require a food business registration in accordance with the *Food Act 2003*. Click [here](#) for more information, or call our Environmental Health team on 6238 2711.

Visitor accommodation is also considered to be a commercial use and also not eligible to residential parking permits. Under the current policy for the issuing of residential parking permits, the proposed change of use to visitor accommodation would not entitle the property to a residential parking permit, or a transferable “bed and breakfast” parking permit.

Attachment A: PLN-22-86 - 8/9 SACKVILLE STREET HOBART
TAS 7000 - Planning Committee or Delegated
Report ↓ 

Attachment B: PLN-22-86 - 8/9 SACKVILLE STREET HOBART
TAS 7000 - CPC Agenda Documents ↓ 

**APPLICATION UNDER SULLIVANS COVE PLANNING SCHEME 1997**

Type of Report: Committee
Committee: 4 April 2022
Expiry Date: 5 April 2022
Application No: PLN-22-86
Address: 8 / 9 SACKVILLE STREET , HOBART
COMMON LAND OF PARENT TITLE
Applicant: Benton van Dorsselaer (Your Spaceman)
10 Peronne Avenue
Proposal: Change of Use to Visitor Accommodation
Representations: Three
Performance criteria: Planning Directive No. 6 - Exemption and Standards for Visitor
Accommodation in Planning Schemes

1. Executive Summary

- 1.1 Planning approval is sought for a Change of Use to Visitor Accommodation, at 8/9 Sackville Street, Hobart.
- 1.2 More specifically the proposal includes:
 - Change of use of an entire one bedroom studio apartment from Residential (multiple dwelling) to Visitor Accommodation
 - Includes one on-site car parking space
- 1.3 The proposal relies on performance criteria to satisfy the following standards and codes:
 - 1.3.1 Planning Directive No. 6 - Exemption and Standards for Visitor Accommodation in Planning Schemes
- 1.4 Three (3) representations objecting to the proposal were received within the statutory advertising period between 08/03/22 - 23/03/22.
- 1.5 The proposal is recommended for approval subject to conditions.

- 1.6 The final decision is delegated to the City Planning Committee, because three (3) objections were received during the statutory advertising period.

2. Site Detail

- 2.1 The subject site is located at 8/9 Sackville Street, Hobart and comprises a multiple dwelling on a residential strata lot which is bound by Mistral Place, Sackville Street, and Campbell Street. The dwelling has a direct frontage to Sackville Street and includes an on-site car parking space. The surrounding area comprises a combination of Multiple Dwellings, Visitor Accommodation, Business and Professional Services, Indoor Recreation Facilities, and Healthcare uses. The site is in close proximity to the Theatre Royal, Hedburg Centre, Menzies Institute for Medical Research, and Royal Hobart Hospital.



Figure 1: Aerial image of the subject site (bordered in blue), parent title (highlighted in yellow) and surrounding area.



Figure 2: External view of subject site (location marked by red arrow) taken from Sackville Street looking towards Campbell Street (Supplied).

3. Proposal

- 3.1 Planning approval is sought for a Change of Use to Visitor Accommodation, at 8/9 Sackville Street, Hobart.
- 3.2 More specifically the proposal is for:
 - Change of use of an entire one bedroom studio apartment from Residential (multiple dwelling) to Visitor Accommodation
 - Includes one on-site car parking space



Figure 3: Floor plan of subject site.

4. Background

- 4.1 Planning approval has been granted for previous change of use applications within the strata complex, from multiple dwellings to visitor accommodation, these were under permits PLN-18-808 (permitted), PLN-19-672 (discretionary, two objections), PLN-21-636 (discretionary, one objection), and PLN-21-859 (discretionary, no objections). The 2018 permit had no requirement for a visitor management plan. The 2019 permit had advice recommending a visitor management plan. The two 2021 permits had conditions requiring visitor management plans.

5. Concerns raised by representors

- 5.1 Three (3) representations objecting to the proposal were received within the statutory advertising period between 08/03/22 - 23/03/22.
- 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.

That pursuant to the <i>Hobart Interim Planning Scheme 2015</i> , the Council refuse the application for change of use to visitor accommodation at 8 / 9 SACKVILLE STREET HOBART TAS 7000, because it does not comply with clause 3.1(e) of Planning Directive 6 in that the proposal is not compatible with the character and use of the area and it would cause an unreasonable loss of residential amenity
This complete dwelling would not be fit for proper use should it be changed to short stay visitor accommodation. As the city of Hobart Local Government Area is currently experiencing a housing crisis. This dwellings proper use, would be that it is utilised for long term rental, given it's proximity to the CBD, likely by a university student or health worker.
The transitioning of this property to Short Stay Visitor accommodation would affect the privacy of those living long term in this apartment block as there would be constantly visitors obtaining access to the building
There are also possibilities of those visitors being able to be heard by those living in the direct neighbouring apartments (left, right and above) (this point is also relevant for the above). Visitors would also not be aware of likely arrangement made by long term residents of the block (such as when it is acceptable to play loud music).
It is the primary residential function of this area to provide long term residents access to housing close to the CBD. In the current housing crisis it should not be seen as within a residential function that homes are transitioned into hotels, they need to be utilised as homes for long term residents of Hobart. The primary residential function of all houses, apartments, units and studios is to provide shelter for those who live in that area.
This dwelling being changed to short stay visitor accommodation would not retain the primary residential function, as diversity is decreasing in the city due to housing affordability and to the increasing population and decreasing housing stock.
I ask that the Council reject this application and that this dwelling be utilised as a home, not a hotel.

6. Assessment

- 6.1 The *Sullivans Cove Planning Scheme 1997* is a performance based planning scheme. This approach recognises that there are in many cases a number of ways in which a proposal can satisfy desired environmental, social and economic

standards. In some cases a proposal will be 'permitted' subject to specific 'deemed to comply' provisions being satisfied. Performance criteria are established to provide a means by which the objectives of the planning scheme may be satisfactorily met by a proposal. Where a proposal relies on performance criteria, the Council's ability to approve or refuse the proposal relates only to the performance criteria relied on.

- 6.2 The site is located in the Inner City Residential (Wapping) Activity Area of the *Sullivans Cove Planning Scheme 1997*.
- 6.3 The existing use is Residential (multiple dwelling). The proposed use is Visitor Accommodation. The existing use is a permitted use in the Activity Area. The proposed use is a permitted use in the Activity Area.
- 6.4 The proposal has been assessed against:
 - 6.4.1 Parts A and B – Strategic Framework
 - 6.4.2 Planning Directive No. 6 - Exemption and Standards for Visitor Accommodation in Planning Schemes
- 6.5 The proposal relies on the following performance criteria to comply with the applicable standards:
 - 6.5.1 Planning Directive No. 6 - Exemption and Standards for Visitor Accommodation in Planning Schemes

Visitor Accommodation - 3.3 (e)
- 6.6 Each performance criterion is assessed below.
- 6.7 Visitor Accommodation 3.3(e)
 - 6.7.1 The acceptable solution at clause 3.3 (e) requires a maximum 200m² of visitor accommodation use per lot.
 - 6.7.2 The proposal includes includes an increase in the visitor accommodation use of the site above 200m².
 - 6.7.3 The proposal does not comply with the acceptable solution; therefore assessment against the performance criterion is relied on.
 - 6.x.4 The performance criterion at clause 3.3 (e) provides as follows:

Unless 3.3(a) applies, Bed and Breakfast Establishment and Visitor Accommodation that does not comply with the provisions in 3.3(d) is 'Discretionary' in Activity Area 1.0 Inner City Residential (Wapping) subject to the following conditions:

Bed and Breakfast Establishment and Visitor Accommodation must:

- (i) not cause an unreasonable loss of privacy to adjoining properties;*
- (ii) not likely to cause an unreasonable increase in noise;*
- (iii) be of a scale that respects the character and use of the area;*
- (iv) not adversely impact the safety and efficiency of the local road network;*
- (v) not unreasonably disadvantage owners and users of rights of way;*
- (vi) not be located on the same site as a dwelling providing long term residential accommodation, unless:*

- a. it has a separate ground level pedestrian access to a road; or*
- b. there is an existing mix of uses on the site;*

and the impact on the amenity of the long term residents within the site is not unreasonable.

Otherwise 'Prohibited'

- 6.7.5 The proposal is for the conversion of an existing one bedroom (studio) multiple dwelling to visitor accommodation. In response to the matters above:

(i): The potential for loss of privacy in relation to this unit is considered minimal, given its small size and therefore limited number of guests and its location on the ground floor with direct access to Sackville Street (see Figure 2 above). As a consequence of the unit's direct access to the street guests will not need to spend time in common areas within the complex, beyond accessing the on-site car parking space, and this will further reduce the risk to impacts to privacy.

(ii): The small size of the unit and therefore limited number of guests also make it unlikely that there would be an unreasonable increase in the level of noise or activity as a result of the proposal. As a consequence of the unit's direct access to the street guests will not need to spend time in common areas within the complex, beyond accessing the on-site car parking space, and this will further reduce the risk to impacts to residential

amenity.

(iii): The proposal is a one bedroom unit. Residential use in the Wapping Area is comprised of a mix of dwelling sizes. It is considered difficult to make an argument that allowing a small one bedroom unit to be converted into visitor accommodation would be of a scale that is inconsistent with the character of the area. It also remains the case that the vast majority of dwellings in this complex remain in residential use, and therefore the character of this complex also remains residential.

(iv): It is not envisaged that the proposal will have any noticeable impact on the road network.

(v): There are no rights of way impacted.

(vi): The unit would be located on the same site as long term residential dwellings, however in accordance with both (a.) and (b.) there is separate and direct access to Sackville Street (see Figure 2 above) and there is already a mix of uses on the site.

In addition, and as was the case for similar changes of use in the Wapping Area (see Background above for example of previous applications approved in this complex), a condition of approval is recommended requiring a Visitor Management Plan be created and lodged with Council prior to the operation of the use. This management plan will further address the matters raised under clause 3.3(e) and limit the likelihood of loss of amenity or unreasonable increases in noise or unruly behaviour from guests. Such a management plan can also reinforce strata complex specific rules and requirements to ensure further minimisation of impacts to long term residents.

6.7.6 The proposal complies with the performance criterion.

7. Discussion

7.1 Planning approval is sought for a Change of Use to Visitor Accommodation, at 8/9 Sackville Street, Hobart.

- 7.2 The application was advertised and received three (3) representations. The representations raised concerns including that the change of use would not be compliant with the performance criterion under the Planning Directive No.6 with respect to impacts to privacy, impacts to residential amenity, and impacts to the primary residential function of the area. It must be noted that all three representations reference clause 3.1 (e) of Planning Directive No.6, which is a use standard substitution for the General Residential Zone, Inner Residential Zone, Low Density Residential Zone, Rural Living Zone, Environmental Living Zone and Village Zone under the *Hobart Interim Planning Scheme 2015*. The subject site is located within the Inner City Residential (Wapping) Activity Area of the *Sullivans Cove Planning Scheme 1997* and as such is assessed under clause 3.3 (e) of the same Planning Directive 6. While the performance assessment is similar between each clause, the consideration of these objections must nevertheless be made in the context of assessment under clause 3.3(e).

All representations also raised concern about the impacts of the increasing loss of dwellings from Residential to Visitor Accommodation on housing availability to the wider community, contributing to housing stress and loss of long term accommodation. Whilst such concerns have considerable social weight they are not considered relevant for planning assessment, under the current State Government issued Planning Directive 6.

- 7.3 The proposal has been assessed against the relevant provisions of the planning scheme and Planning Directive 6 and is considered to perform well.
- 7.4 The proposal has not been assessed by other Council officers.
- 7.5 The proposal is recommended for approval.

8. Conclusion

- 8.1 The proposed a Change of Use to Visitor Accommodation, at 8/9 Sackville Street, Hobart satisfies the relevant provisions of the *Sullivans Cove Planning Scheme 1997*, and as such is recommended for approval.

9. Recommendations

That: Pursuant to the *Sullivans Cove Planning Scheme 1997*, the Council approve the application for a Change of Use to Visitor Accommodation, at 8/9 Sackville Street, Hobart for the reasons outlined in the officer's report and a permit containing the following conditions be issued

GEN

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-22-86 - 8 9 SACKVILLE STREET HOBART TAS 7000 - Final Planning Documents except where modified below.

Reason for condition

To clarify the scope of the permit.

PLN 18

Prior to the commencement of the approved use, a management plan for the operation of the visitor accommodation must be submitted and approved as a Condition Endorsement, to the satisfaction of the Council's Director City Life. The management plan must include measures to limit, manage and mitigate unreasonable impacts upon the amenity of long term residents. These measures must include, but are not limited to, the following requirements:

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3. To maintain the security of the building where the visitor accommodation would be located, including managing and/or limiting access to shared areas and facilities.
4. To specify the maximum permitted occupancy of the visitor accommodation.
5. To provide a name and contact phone number of a person who will respond to any complaints regarding behaviour of guests. If the property is sold the Visitor Accommodation Management Plan (VAMP) must be updated with new contact details.

Once approved, the management plan must be implemented prior to the commencement of the approved use and must be maintained for as long as

the visitor accommodation is in operation. The VAMP must be provided to adjacent property owners and occupiers within 14 days of being approved. If the property is sold, the updated VAMP (in accordance with 5. above) must be provided to adjacent property owners and occupiers within 10 business days of settlement.

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 visitor accommodation does not cause an unreasonable loss of residential amenity.

ADVICE

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If you have a spa or a pool at your property then you are required to test for microbiological quality and chemical parameters on a monthly basis, under the *Public Health Act 1997*. If you have any questions about this then please call our Environmental Health team on 6238 2711.

If you are providing food for consumption on the property, you may require a food business registration in accordance with the *Food Act 2003*. Click [here](#) for more information, or call our Environmental Health team on 6238 2711.

Visitor accommodation is also considered to be a commercial use and also not eligible to residential parking permits. Under the current policy for the issuing of residential parking permits, the proposed change of use to visitor accommodation would not entitle the property to a residential parking permit, or a transferable "bed and breakfast" parking permit.



(Michael McClenahan)

Development Appraisal Planner

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



(Ben Ikin)

Senior Statutory Planner

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

Date of Report: 23 March 2022

Attachment(s):

Attachment B - CPC Agenda Documents

Planning: #251048

Property

8/9 SACKVILLE STREET HOBART TAS 7000

People**Applicant ***

Your Spaceman
Benton van Dorsselaer
10 Peronne Avenue
MOONAH TAS 7009
0417373315
benton@yourspace.com.au

Owner *

Your Spaceman
Benton van Dorsselaer
10 Peronne Avenue
MOONAH TAS 7009
0417373315
benton@yourspace.com.au

Entered By

BENTON JOHN VAN DORSSELAER
0417 373 315
benton@netspace.net.au

Use

Visitor accomodation

Details

Have you obtained pre application advice?

☒ No

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

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

☒ Yes

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 Dwelling

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

Change of use from residential dwelling to short stay accommodation

Estimated cost of development *

0.00

Existing floor area (m2)

32.00

Proposed floor area (m2)

32.00

Site area (m2)

32

Carparking on Site

Total parking spaces

1

Existing parking spaces

1

N/A

☒ Other (no selection chosen)**Other Details**

Does the application include signage? *

☒ No

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

0

Tasmania Heritage Register

Is this property on the Tasmanian Heritage Register?

☒ No**Documents****Required Documents**Title (Folio text and Plan and Certificate of Title Volume 127284 Folio 49.pdf
Schedule of Easements) *

Plans (proposed, existing) * Sackville Street Floorplan.pdf

Covering Letter Sackville Street Accommodation Letter.pdf

Building self assessment Form permitted visitor accommodation Building Assessment Form.pdf

Supporting Documents

Photos or Montages 9 Sackville Street Photos.pdf



18 February 2022

Dear Sir / Madam,

The application requests considering a change of use of a small studio apartment to short term accommodation.

The Unit is located in the Wapping Precinct of Hobart. The unit has ground level access directly to Sackville Street and additional access through the secured parking area of the building.

The unit was completely refurbished last year to create a very stylish and comfortable dwelling suitable for short stay accommodation. Everything is new and all old fittings have been replaced. The unit is really too small to allow for extended rental accommodation but is perfect for short stay accommodation.

The direct street access allows for negligible impact on the neighbouring dwellings and the undercover secured carpark means no additional impact is made on the existing carpark capacity nearby.

The design of the unit allows for extremely clever and versatile use of space.

Thank you for considering this application. Please feel free to contact me if I can be of further assistance with information.

Yours faithfully

Benton van Dorsselaer



22 February 2022

City Planning
Hobart City Council
16 Elizabeth Street
Hobart 7000

RE: 8/9 Sackville Street, Hobart - Changes of use to Visitor Accommodation
Application No. PLN-22-86

To whom it may concern,

In response to correspondence received February 21 from Liz Wilson, Acting Senior Statutory Planner I would like to provide this written statement that the Body Corporate for the Strata Scheme has been informed about the lodgement for a change of use application.

Mr John Langford is in charge of Body Corporate matters for the Theatre Mews Complex. Mr Langford is with Macquarie Accounting and can be contacted on 6224 6400 if you require confirmation of his awareness regarding this application.

Thank you for your assistance in this matter. Please feel free to contact me on 0417 373 315 if you require any further information.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Benton', followed by a long horizontal flourish.

Benton van Dorsselaer

Office Use Only
[Insert council branding and contact details]
Application no.
Date received:
Fee:
Paid:

Guidance Information

Visitor Accommodation Use in Existing Habitable Buildings Standard Application Package

The Standard Application Package has been approved by the Minister for Planning to provide a simple pathway for seeking approval for the use of existing homes or habitable buildings for Visitor Accommodation as prescribed below. It comprises an Application for Planning Permit and a building self-assessment Form.

Completed forms must be lodged with the relevant planning/permit authority.

Application for Planning Permit

The Application for Planning Permit form relates to *Planning Directive No.6 – Exemption and Standards for Visitor Accommodation in Planning Schemes*, issued by the Minister for Planning under former sections 13(1)(a) and (4) of the *Land Use Planning and Approvals Act 1993*, and effective from 1 July 2018 and as modified on 1 August 2018.

The Application for Planning Permit form applies to the change of use of an existing habitable building where it is 'Permitted' under Planning Directive No. 6, as set out below:

Planning Scheme	Requirements
Interim planning schemes	<p>Change of use to Visitor Accommodation if:</p> <ul style="list-style-type: none"> located within the General Residential Zone; Inner Residential Zone, Low Density Residential Zone, Rural Living Zone, Environmental Living Zone, or Village Zone; not located within the Battery Point Heritage Precinct (BP1); guests are accommodated within existing habitable buildings; the use occupies not more than 200m² gross floor area per lot; the use is not within a strata scheme¹ that includes another lot, as defined in section 3 of the <i>Strata Titles Act 1998</i>, that is used for Residential use; and all other requirements in the planning scheme are met that are necessary for a 'Permitted' use.
Sullivans Cove Planning Scheme 1997	<p>Change of use to Bed and Breakfast Establishment or Visitor Accommodation if:</p> <ul style="list-style-type: none"> located within Activity Area 1.0 Inner City Residential (Wapping); guests are accommodated within existing habitable buildings; the use occupies not more than 200m² floor area per lot; and all other requirements in the planning scheme are met that are necessary for a 'Permitted' use.

¹ Strata scheme is defined in section 3 of the *Strata Titles Act 1998*.

The Application for Planning Permit form does not apply if:

- the use is exempt from requiring a planning permit under Planning Directive No.6, as set out below:

Planning Scheme	Exempt Qualification	
Interim planning schemes	Visitor Accommodation use in a dwelling (including an ancillary dwelling) if...	(i) it is used by the owner or occupier as their main place of residence, and only let while the owner or occupier is on vacation or temporarily absent; or (ii) it is used by the owner or occupier as their main place of residence, and visitors are accommodated in not more than 4 bedrooms.
Flinders Planning Scheme 2000	Visitor Accommodation use in a House, House and Ancillary Apartment or Grouped House if...	
Sullivans Cove Planning Scheme 1996	Bed and Breakfast Establishment or Visitor Accommodation uses in a dwelling if...	

- the use requires a 'Discretionary' planning permit under the planning scheme. For example, a change of use to Visitor Accommodation that does meet the requirements for a 'Permitted' use under Planning Directive No. 6, or other provisions in the planning scheme apply requiring discretionary assessment, such as off-street parking, bushfire planning, heritage, or non-residential use standards in zones (e.g. external lighting requirements).

Applicants should use the standard Council planning application form.

- other uses or if any development (not otherwise exempt) is proposed, in addition to the change of use to Visitor Accommodation.

Applicants should use the standard Council planning application form.

Building self-assessment form

The building self-assessment form is mandated under the *Director's Determination – Short or Medium Term Visitor Accommodation*, issued by the Director of Building Control under section 20(1)(e) of the *Building Act 2016*, and effective from 1 July 2018.

This Determination applies only to existing dwellings or residential premises where a fee is being charged for the use of short or medium term visitor accommodation.

The building self-assessment form must be completed in the following situations where the property is used or intended to be used as visitor accommodation:

- owner occupiers of residential premises of more than four bookable rooms, or
- investment properties or shacks (not occupied by the owner) that have a gross floor area of not more than 200m² used for visitor accommodation.

The building self-assessment form requires the owner or occupier to declare that the property meets the minimum building standards with respect to an occupancy permit, plumbing, and essential building services.

The Determination and the building self-assessment form apply, irrespective of the planning requirements. The planning and building requirements are mutually exclusive. If any premises intended to be let for short-term visitor accommodation is a lot in a strata title scheme, and any other premises in that scheme are occupied as a residence by long term residents, the proponent is not permitted to use the building self-assessment process, unless the premises is located within Activity Area 1.0 Inner City Residential (Wapping) under the Sullivans Cove Planning Scheme 1997.

**APPLICATION FOR PLANNING PERMIT
CHANGE OF USE TO VISITOR ACCOMMODATION****Section 58 of Land Use Planning and Approvals Act 1993**To: SULLIVAN'S COVE Planning Authority**The Proposal:** CHANGE OF USE TO VISITOR ACCOMMODATION

(Must tick one)

**Interim Planning Schemes:**

Change of use to Visitor Accommodation if:

- guests are accommodated in existing habitable buildings;
- the use has a gross floor area of not more than 200m² per lot;
- the use is not within a strata scheme² that includes another lot, as defined in section 3 of the *Strata Titles Act 1998*, that is used for Residential use; and
- the land is within one of the following zones:
 - General Residential;
 - Inner Residential, excluding land within the Battery Point Heritage Precinct 1 (BP1);
 - Low Density Residential;
 - Rural Living;
 - Environmental Living;
 - Village.

**Sullivans Cove Planning Scheme 1997:**Change of use to Bed and Breakfast Establishment or Visitor Accommodation, where guests are accommodated in existing habitable buildings and the use has a floor area of not more than 200m² per lot, and the land is within the Activity Area 1.0 Inner City Residential (Wapping).**Description:**

Brief description of the proposed change of use, including whether the whole or part of the building(s) are to be used:

SMALL GROUND FLOOR STUDIO APARTMENT TO BE
USED FOR SHORT STAY ACCOMMODATION**Applicant: Who is making the application?**Applicant Name: BENTON VAN DORSSELAERBusiness /
Company Name: YOUR SPACEMANPostal Address: 10 PERONNE AVENUEPhone
No: 0417373315MOONAHTAS 7009Email address: benton@yourspaceman.com.au² Strata scheme means the complex of lots and common property (together with the system of administration and management) created on the registered strata plan.

The Land: Detail address and title particulars of the land for the proposed change of use

Street Address:

8/9 SACKVILLE STREET

HOBART

7000

Certificate of Title
Reference No.

127284 FOLIO REF 127293-1 FOLIO 49

Describe the way the land is used now:

THE STUDIO APARTMENT IS CURRENTLY BEING RENTED BY A FRIEND WHO IS WAITING ON COMPLETION OF A NEW APARTMENT

The Owner: Owner's name and address, if land is not in applicant's ownership

(If more than one owner, all names and addresses must be provided)

Owner Name:

Business /
Company Name:

Postal Address:

Phone
No:

Email address:

The Applicant: Is the applicant the owner of the land?

(Must tick one)



Yes - please complete Section A below.



No - please complete Section B below, and if relevant Sections C and D.

Section A: Owner's Verification

I/we am/are the owner(s) of the land.

Owner(s): BENTON VAN DORSSELAER [Signature] 18/2/2022

Section B: Applicant's Verification

I/we, the applicant declare that the owner /each of the owners of the land have been notified of the intention to make this application.

Applicant: [Name] [Signature] [Date]

Section C: If the application involves land owned or administered by a council

The [Name] consents to the making of this permit application.

General Manager: [Name] [Signature] [Date]

Section D: If the application involves land owned or administered by the Crown

The application must be signed by the Minister or relevant delegate responsible for the land and accompanied with written permission.

Declaration (to be completed for all applications)

I declare that the information I have given in this permit application to be true and correct to the best of my knowledge.

Applicant: Name: [print] Signed Date
BENTON VAN DURSSELAER  10/2/2022

Personal Information Protection Statement

As required under the *Personal Information Protection Act 2004*

1. Personal information is managed in accordance with the *Personal Information Protection Act 2004* and may be accessed by the individual to whom it relates, on request to the relevant planning authority.
2. Information can be used for other purposes permitted by the *Local Government Act 1993* and regulations made by or under that Act, and, if necessary, may be disclosed to other public sector bodies, agents or contractors of the relevant planning authority.

Planning Application Checklist

The Planning Authority requires the following to assess this Planning Application, with all documentation provided as required by the planning authority:

- ✓ (a) Completed Planning Application Form - all relevant sections filled in and signed by land owner (if required) and applicant.
- ✓ (b) A copy of the current certificate of title for all land to which the permit sought is to relate (available from Service Tasmania or from www.thelist.tas.gov.au).
- ✓ (c) Either:
 - (i) a basic floor plan of the existing habitable building(s) to scale, including identification of the gross floor area for the proposed change of use to visitor accommodation, or
 - (ii) a signed declaration by the applicant confirming the area of the existing habitable building(s) for the proposed change of use to visitor accommodation has a gross floor area³ of not more than 200m²
- ✓ (d) Payment of the prescribed fee (up to \$250.00).

Failure to provide the required information may result in your application not being able to be accepted or processed.

³ Or floor area in the case of the Sullivans Cove Planning Scheme 1997.

BUILDING SELF-ASSESSMENT FORM**Director's Determination – Short or Medium Term Visitor Accommodation****Section 20(1)(e) of Building Act 2016**

This building self-assessment form must be completed in the following situations where the property is used or intended to be used for visitor accommodation, and a fee is being charged for such use:

- owner occupiers of residential premises of more than four bookable rooms, or
- investment properties or shacks (not occupied by the owner) that have a gross floor area of not more than 200m² per lot used for visitor accommodation.

The completed form must be lodged with the relevant Permit Authority.

If any premises intended to be let for short-term visitor accommodation is a lot in a strata title scheme, and any other premises in that scheme are occupied as a residence by long term residents, the proponent is not permitted to use the building self-assessment process, unless the premises is located within Activity Area 1.0 Inner City Residential (Wapping) under the Sullivans Cove Planning Scheme 1997.

To: SULLIVANS COVE Permit Authority
8/9 SACKVILLE STREET Address
HOBART 7000 Suburb/postcode

Owner / Occupier details:

(Only an owner or occupier may complete this form)

Owner / Occupier: BENTON VAN DORSELAER
 (Delete one not applicable)
 Postal Address: 10 PERONNE AVENUE Phone No: 0417373315
MOONAH 7009
 Email address: benton@yourspaceman.com.au

Address of Property used or intended to be used for Visitor Accommodation:

Street Address: 8/9 SACKVILLE STREET
HOBART 7000
 Certificate of Title Reference No. 127284

Owner / Occupier Declaration:

I/we, as the owner / occupier of the property, declare that the property meets the following minimum building requirements, as set out below:

Owner/Occupier: BENTON VAN DORSELAER Name: [print] Signed: [Signature] Date: 18/2/2022
 (Delete one not applicable)

Occupancy Permit:

(Must tick one)

The owner or occupier is to declare that –



- (a) if an occupancy permit has been issued, the premises is fit for occupation consistent with that permit, and the maximum number of occupants stated on the permit will not be exceeded;

OR



- (b) an occupancy permit or occupancy certificate was not required (as the premises was constructed / altered before 1994).

Plumbing:

(Must tick (a) or (b) and (c) or (d))

The owner or occupier is to declare that –



- (a) the premises is connected to a reticulated sewerage system;

OR



- (b) the premises is connected to an on-site wastewater management system that:
- is in good working order and will be maintained to perform to the same standard as it was designed; and
 - has a land application distribution area designed, installed and in good serviceable condition; and
 - the maximum number of occupants of the premises the system is designed for is not exceeded; and
 - there is a maintenance contract in place for the servicing of the system.



- (c) the premises is connected to a reticulated drinking water supply system;

OR



- (d) a private drinking water supply (including from a tank, well, dam, etc.) is provided for the premises that meets the requirements of the
- Public Health Act 1997*
- .

Essential Building Services:

(Must tick one)

The owner or occupier is to declare that –



- (a) regarding Essential Building Services, the premises has an approved schedule of maintenance, and fire safety features are maintained in accordance with Part 7 (regulations 72 to 78) of the
- Building Regulations 2016*
- and the Director's Maintenance of Prescribed Essential Building Services Determination;

OR



- (b) the premises is not required to have an approved essential maintenance schedule, but the following fire safety features are installed and maintained in accordance with manufacturer's instructions:

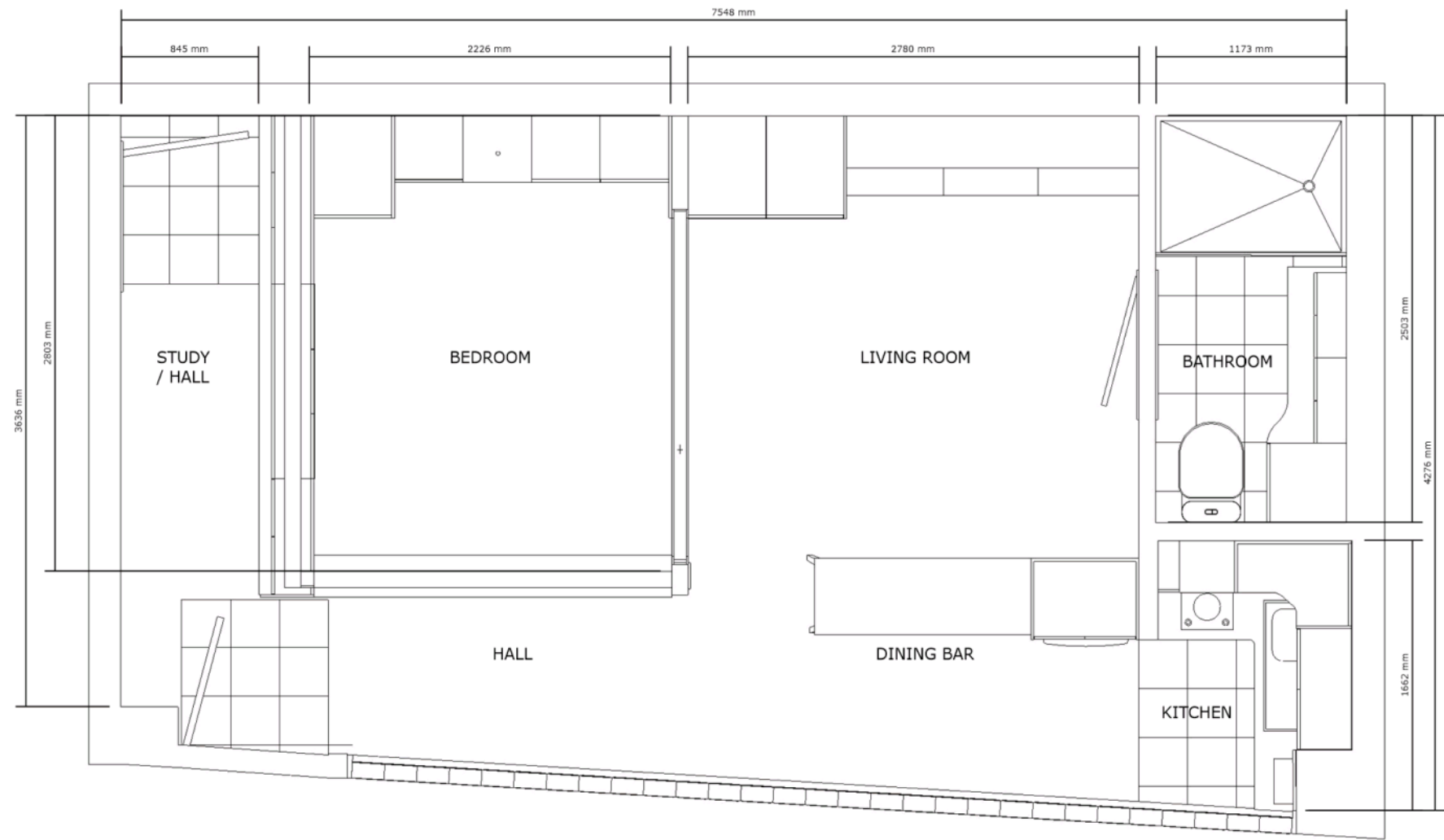
- a smoke alarm with a 10-year non-removable lithium battery, or
- a hard wired smoke alarm (and are interconnected where there is more than one alarm fitted);

- (a) if any storey of the premises contains a bedroom –

- (i) installed in every corridor, or hallway, situated in the storey, that is associated with a bedroom; and

- (ii) if there is no corridor, or hallway, situated in the storey, that is associated with a bedroom, between that part of the premises containing the bedroom and the remainder of the premises; and
- (b) in any other storey of the premises that does not contain a bedroom.
- If multistorey premises are let for visitor accommodation:
 - i. emergency evacuation lighting is provided; and
 - ii. exits are provided that are clearly marked and mapped for the visitor.

8/9 Sackville Street Unit

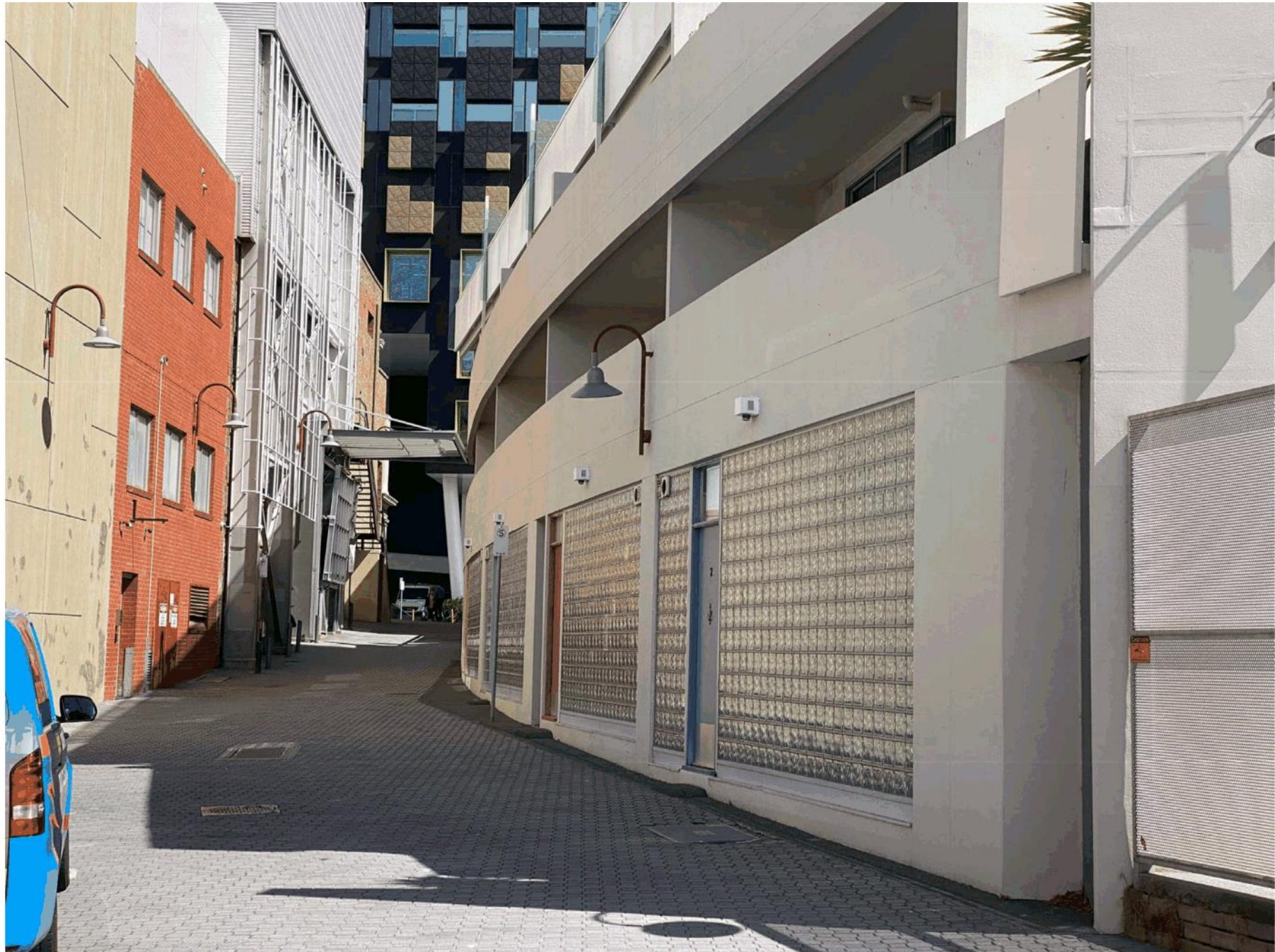


Ben van Dorsselaer	Sackville Street Interior Fitout	FloorPlan View	18/2/2022
8/9 Sackville Street, Hobart	Scale 1:20	DRAWN BY BENTON VAN DORSSELAER, YOUR SPACEMAN 0417 373 315, benton@yourspaceman.com.au www.yourspaceman.com.au	003

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**RESULT OF SEARCH**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME 127284	FOLIO 49
EDITION 5	DATE OF ISSUE 07-Feb-2020

SEARCH DATE : 24-Mar-2021

SEARCH TIME : 10.15 AM

DESCRIPTION OF LAND

City of HOBART

Lot 49 on Strata Plan 127284 and the Unit Entitlement in the Strata Scheme being -

A special unit entitlement for fixing the proportionate contribution to be made to the body corporate being a 1 undivided 1/84 share

A general unit entitlement operating for all purposes of the said Strata Scheme being a 3 undivided 1/651 interest

A special unit entitlement for fixing the proportionate contribution to be made to the body corporate in respect to expenses and sinking funds relating to the operation and maintenance in good repair and condition of the laundry facilities which can be properly identified by the body corporate being a 1 undivided 1/4 share

Derived from Strata Plan 127284

Derivation : Part of 29Ps Gtd to J Belbin, Part of 12.1/2Ps Gtd to J Mezger, Whole of 16Ps Gtd to J Priest, Part of 26Ps Gtd to S Loring, Part of 37.1/2Ps Gtd to T Young and Part of 0A-1R-0Ps Gtd to C McLachlan

SCHEDULE 1

M799902 GLORIA GEEN FOON as personal representative of Ruby Geen Foon Registered 07-Feb-2020 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 127284 folio 0

C170690 BENEFITING EASEMENT: a Laundry Easement (as defined therein) over the land shown as "storage room S70" on sheet 2 of Strata Plan No. 127284

B998794 ADHESION ORDER under Section 110 of the Local Government (Building and Miscellaneous Provisions) Act 1993 Registered 17-Mar-1997 at noon



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 127284	FOLIO 0
EDITION 5	DATE OF ISSUE 11-Jul-2014

SEARCH DATE : 24-Mar-2021

SEARCH TIME : 10.15 AM

DESCRIPTION OF LAND

City of HOBART

The Common Property for Strata Scheme 127284

Derivation : Part of 29Ps Gtd to J Belbin, Part of 12.1/2Ps
Gtd to J Mezger, Whole of 16Ps Gtd to J Priest, Part of 26Ps
Gtd to S Loring, Part of 37.1/2Ps Gtd to T Young and Part of
0A-1R-0Ps Gtd to C McLachlan
Prior CT 127293/1

SCHEDULE 1

STRATA CORPORATION NO. 127284, THEATRE MEWS, HOBART

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

C43507 APPLICATION to Amend Stratum Plan
C49953 APPLICATION to Amend Stratum Plan
C51073 APPLICATION to Amend Stratum Plan
C33416 APPLICATION to Amend Stratum Plan
C64208 APPLICATION to Amend Stratum Plan
C73563 APPLICATION to Amend Stratum Plan
B998794 ADHESION ORDER under Section 110 of the Local
Government (Building and Miscellaneous Provisions)
Act 1993 Registered 17-Mar-1997 at noon
C123328 APPLICATION by owners to amend strata plan
Registered 21-Aug-1998 at noon
C142312 APPLICATION by body corporate to amend strata plan
Registered 17-Dec-1998 at 12.01 PM
C142609 APPLICATION for registration of change of by-laws
Registered 17-Dec-1998 at 12.02 PM
C166415 APPLICATION by body corporate to amend strata plan
Registered 12-Apr-1999 at noon
C190304 APPLICATION by body corporate to amend strata plan
Registered 07-Oct-1999 at 12.03 PM
C363135 ORDER FOR RELIEF by the Recorder of Titles
Registered 22-Jul-2002 at noon
C502815 APPLICATION by owners to amend strata plan
Registered 22-Oct-2003 at noon

**RESULT OF SEARCH**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

C568018 ORDER FOR RELIEF by the Recorder of Titles
Registered 07-Jul-2004 at noon

C456451 APPLICATION by owners to amend strata plan
Registered 03-Sep-2004 at noon

C666748 APPLICATION for registration of change of by-laws
Registered 28-Sep-2005 at noon

C647647 APPLICATION by Lot owners to amend strata plan by
transferring storage space No. S82 from Lot 22 to Lot
33 Registered 09-May-2006 at 12.01 PM

C614849 ORDER FOR RELIEF by the Recorder of Titles
Registered 22-Jan-2007 at noon

D4471 APPLICATION by owners to amend strata plan 127284 by
decreasing area of Lot 6, increasing areas of Lots 25,
26, 29, 32, 35, 40, 42 & 43 and amending Special Unit
Entitlements on Lots 6, 25, 26, 29, 32, 40, 42 & 43
Registered 20-Jun-2012 at noon

D64035 ORDER FOR RELIEF by the Recorder of Titles
Registered 21-Sep-2012 at noon

D4056 APPLICATION by owners to amend strata plan 127284 by
amending Lot 6, creating Lot 50 and amending unit
entitlements Registered 05-Sep-2013 at noon

D119720 APPLICATION for registration of change of by-laws
Registered 06-Jun-2014 at noon

D161015 APPLICATION for registration of change of by-laws
Registered 14-Apr-2015 at noon

E27570 APPLICATION by owners to amend strata plan 127284 by
reducing area of Lot 6 & increasing area of Lot 35
Registered 25-Aug-2016 at noon

E27661 APPLICATION by body corporate to amend strata plan
127284 by reducing area of Lot 6, increasing common
property & creating special unit entitlements for
Lots 46-49 inclusive Registered 25-Aug-2016 at 12.01
PM

M572356 APPLICATION by owners to amend strata plan 127284 by
transferring carpark spaces s40 & s42 from Lot 43 to
Lot 34 Registered 25-Aug-2016 at 12.02 PM

E166430 APPLICATION by body corporate to amend strata plan
127284 by the re-division of carpark spaces S30, S33
& S36 into S30a, S30b, S30c, S33 & S36 & additional
common property Registered 11-Apr-2019 at noon

E173360 APPLICATION by lot owners to amend Strata Plan by
transferring carpark space S72 from Lot 43 to Lot 45
Registered 23-May-2019 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



CITY/TOWN HOBART SUBURB FOLIO REFERENCE C.T.127293-1 SITE COMPRISES THE WHOLE OF LOT 1 ON PLAN No. P127293		STRATA PLAN NEW SHEET 1 OF 22 SHEETS		Registered Number 127284
NAME OF BUILDING SCHEME MAPPING PARCEL 6, HOBART THEATRE MEWS, HOBART		REGISTERED 17 MAR 1997 <i>Handwritten Signature</i> Recorder of Titles.		
MAPSHEET MUNICIPAL CODE No. 114/5225-42	LAST UP1 No. 2100072,73 74,75,76,77	SCALE 1:500	LENGTHS IN METRES	

SITE PLAN

NOTES: ALL BUILDINGS ON THE SITE TO BE SHOWN ON SHEET 1. BUILDING TO SITE BOUNDARY OFFSETS OF LESS THAN 2.00 METRES TO BE SHOWN ON SHEET 1. THE FEE SIMPLE OF THE SITE IS CONTAINED WITHIN THE STRATUM PLAN/BODY CORPORATE FOLIO. FLAT FOLIOS ARE HELD SUBJECT TO STRATUM PLAN ENDORSEMENTS.	STRATA DEVELOPMENT CONTRACT No. (IF APPLICABLE) LODGED BY PIET SCROUTEN & CO.
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FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



<p style="text-align: center;">STRATA PLAN</p> <p>NEW SHEET 2 PURSUANT TO (E166430)</p>	<p style="text-align: center;">STRATA TITLES ACT 1998</p> <div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: center;"> Council Delegate </div> <div style="text-align: center;"> 1-3-2019 Date </div> </div>
<p>Registered Number</p> <p style="font-size: 24px; font-weight: bold;">127284</p>	
<p>ALL HORIZONTAL LOT BOUNDARIES ARE SHOWN BY HEAVY UNBROKEN LINES AND ARE ALONG:</p> <ul style="list-style-type: none"> - OPEN BOUNDARIES UNLESS OTHERWISE STATED - THE VERTICAL PROLONGATION OF THE WALL ABOVE MARKED A B - THE FACE OF WALLS AND EXTENSIONS THEREOF MARKED B C, B C D E, B C D E F & B D E F G H - THE CENTRE OF WALLS MARKED X Y, Y Z, X Y Z & Y Y. <p>THE VERTICAL BOUNDARIES OF THE LOTS EXTEND FROM THE UPPER SURFACE OF THE BASEMENT FLOOR TO THE UNDERSIDE OF THE CEILING ABOVE.</p> <p>SEE SEPARATE SURVEY NOTES FOR BOUNDARY FIXATION.</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>NOTE: NUMBERS SHOWN ON THIS SHEET REPRESENT CARPARK NUMBERS AND ARE NOT LOT NUMBERS. SEE SEPARATE SHEET 21 FOR LOT NUMBERS AND AREAS</p> </div>	
<p style="text-align: right; margin-top: 20px;">(PART) BASEMENT FLOOR SCALE 1:250</p>	
<div style="display: flex; justify-content: space-between; align-items: center;"> <div> Registered Land Surveyor </div> <div> 11/1/19 Date </div> </div>	



FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



STRATA PLAN

SHEET 3

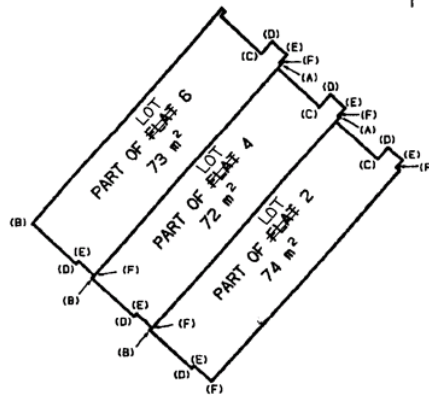
Registered Number

127284

LOT
ALL HORIZONTAL ~~FLAT~~ BOUNDARIES ARE SHOWN BY HEAVY
UNBROKEN LINES AND ARE ALONG :
- OUTSIDE FACE OF WALLS UNLESS OTHERWISE STATED
- THE CENTRE OF WALLS MARKED ~~A-B~~ AF, AB, BF
- EDGE OF PATIO OR EXTENSION THEREOF MARKED ~~S-B-E-S~~ BDEF
- EDGE OF PATIO MARKED ~~C-D-E-F~~ CDEF

LOTS
THE VERTICAL BOUNDARIES OF THE ~~FLATS~~ EXTEND FROM
THE CENTRE OF THE FLOOR OR EXTENSION THEREOF TO THE
CENTRE OF THE CEILING ABOVE

(PART)
SECOND FLOOR
SCALE 1:200



IF FURTHER SHEETS ARE REQUIRED USE STRATUM PLAN ANNEXURE SHEET 13 LUTTERLING RD 2014/15



FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

STRATA
ANNEXURE
SHEET 4SCHEME Theatre Mews
NAME OF BUILDING ~~Mapping Parcel 6, Hobart~~

General Manager - SURVEYING SERVICES

Registered Number

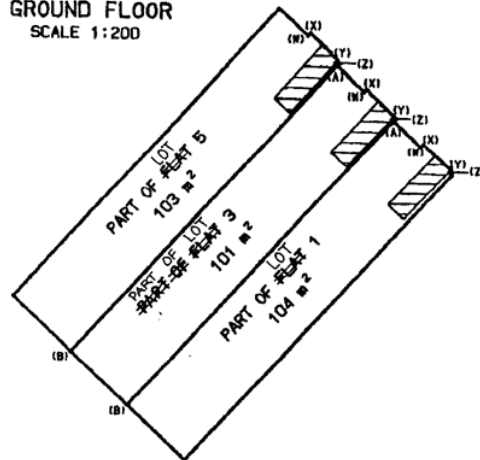
127284

LOT
ALL HORIZONTAL ~~FEAT~~ BOUNDARIES ARE SHOWN BY HEAVY
UNBROKEN LINES AND ARE ALONG :
- OUTSIDE FACE OF WALLS AND EXTENSIONS THEREOF UNLESS
OTHERWISE STATED
- CENTRE OF WALLS MARKED A-B
- EDGE OF CONCRETE MARKED ~~WX, XY, YZ~~ WX, XY, YZ

THE VERTICAL BOUNDARIES OF THE HATCHED PORTIONS
OF THE LOTS EXTEND FROM GROUND LEVEL TO THE UNDERSIDE
OF THE STAIRS ABOVE

THE VERTICAL BOUNDARIES OF THE REMAINING PORTIONS
OF THE LOTS EXTEND FROM GROUND LEVEL TO THE CENTRE
OF THE CEILING ABOVE OR THE PROLONGATION THEREOF

(PART)
GROUND FLOOR
SCALE 1:200





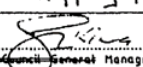
FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



STRATA PLAN
ANNEXURE SHEET
SHEET 5

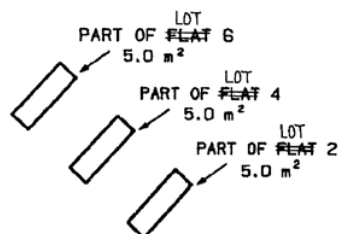
SCHEME Theatre Mews Hobart
NAME OF BUILDING ~~Happy Perfect 6~~

Council General Manager - SURMITS SIGNED

Registered Number

127284

LOT
ALL HORIZONTAL ~~FLAT~~ BOUNDARIES ARE SHOWN BY HEAVY
UNBROKEN LINES AND ARE ALONG THE EDGE OF STAIRS
THE VERTICAL BOUNDARIES OF THE ~~FLATS~~ ^{LOTS} EXTEND FROM
THE UNDERSIDE OF STAIRS TO THE PROLONGATION OF THE
CENTRE OF THE CEILING ABOVE

(PART)
FIRST FLOOR
SCALE 1:200





FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



STRATA ANNEXURE SHEET 6	PLAN SHEET	SCHEME Theatre Mews Hobart NAME OF BUILDING Mapping parcel 6 Council General Manager - SURVEYING SCHEMATIC	Registered Number 127284
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LOT

ALL HORIZONTAL ~~PLAT~~ BOUNDARIES ARE SHOWN BY HEAVY UNBROKEN LINES AND ARE ALONG :

- OUTSIDE FACE OF WALLS UNLESS OTHERWISE STATED
- CENTRE OF WALLS OR EXTENSION THEREOF MARKED ~~A-E-Y-D~~ AE, YD, YE
- EDGE OF PATIO OR EXTENSION THEREOF MARKED ~~A-C-B-E~~ ACDE
- EDGE OF PATIO MARKED C+D+E+F AND C+D+E
- CENTRE OF WALLS MARKED X-Y

LOTS

THE VERTICAL BOUNDARIES OF THE ~~PLATS~~ EXTEND FROM THE CENTRE OF THE FLOOR TO THE CENTRE OF THE CEILING ABOVE OR EXTENSION THEREOF

(PART)

FIRST FLOOR

SCALE 1:200

[illegible]



FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

STRATA PLAN
ANNEXURE SHEET

SHEET 8

SCHEME NAME OF BUILDING
WRAPPING PARCELS
Theatre Mews Hobart

Skine
General Manager SURVEYING SERVICES

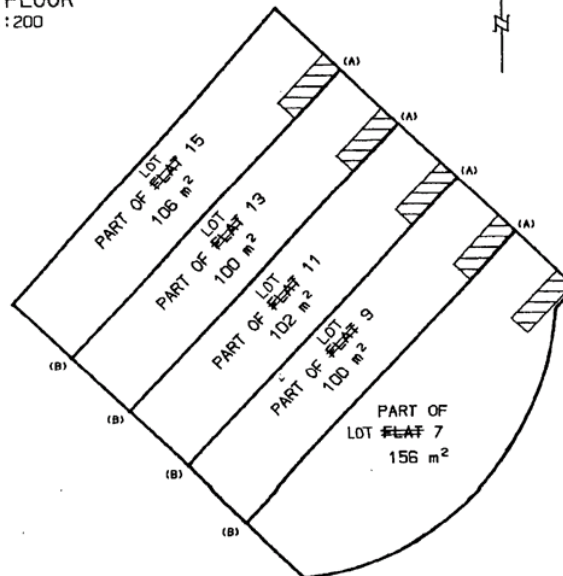
Registered Number

127284

LOT
ALL HORIZONTAL ~~PLAN~~ BOUNDARIES ARE SHOWN BY HEAVY
UNBROKEN LINES AND ARE ALONG :
- OUTSIDE FACE OF WALLS AND EXTENSIONS THEREOF UNLESS
OTHERWISE STATED.
- CENTRE OF WALLS AND EXTENSIONS THEREOF MARKED AB

THE VERTICAL BOUNDARIES OF THE HATCHED PORTIONS
OF THE LOTS EXTEND FROM GROUND LEVEL TO THE UNDERSIDE
OF THE STAIRS ABOVE
THE VERTICAL BOUNDARIES OF THE REMAINING PORTIONS
OF THE LOTS EXTEND FROM GROUND LEVEL TO THE CENTRE
OF THE CEILING ABOVE OR THE PROLONGATION THEREOF

(PART)
GROUND FLOOR
SCALE 1:200



A-148

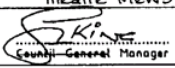


FOLIO PLAN

RECORDER OF TITLES

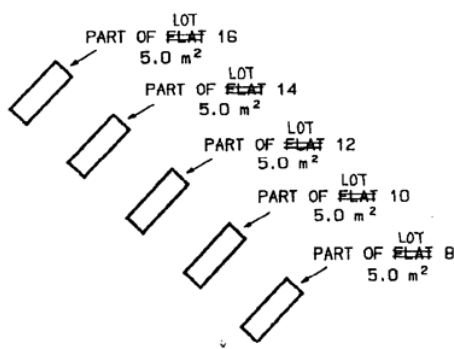
Issued Pursuant to the Land Titles Act 1980



STRATA ANNEXURE SHEET SHEET 9	SCHEME NAME OF BUILDING	Registered Number
	WAPPING PARCEL 6 Theatre Mews Hobart  County General Manager	127284

ALL HORIZONTAL ~~FLAT~~ BOUNDARIES ARE SHOWN BY HEAVY UNBROKEN LINES AND ARE ALONG THE EDGE OF STAIRS
 THE VERTICAL BOUNDARIES OF THE ~~FLATS~~ EXTEND FROM THE UNDERSIDE OF THE STAIRS TO THE PROLONGATION OF THE CENTRE OF THE CEILING ABOVE

(PART)
 FIRST ~~GROUND~~ FLOOR
 SCALE 1:200



LOT 16
 PART OF ~~FLAT~~ 16
 5.0 m²

LOT 14
 PART OF ~~FLAT~~ 14
 5.0 m²

LOT 12
 PART OF ~~FLAT~~ 12
 5.0 m²

LOT 10
 PART OF ~~FLAT~~ 10
 5.0 m²

LOT 8
 PART OF ~~FLAT~~ 8
 5.0 m²



FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



STRATA PLAN ANNEXURE SHEET SHEET 10	NAME OF SCHEME SHIPPING FRIGATE Theatre Mews Hobart General Manager SURVEYING SERVICES	Registered Number <div style="font-size: 24pt; font-weight: bold;">127284</div>
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LOT

ALL HORIZONTAL ~~FLAT~~ BOUNDARIES ARE SHOWN BY HEAVY UNBROKEN LINES AND ARE ALONG :

- OUTSIDE FACE OF WALLS UNLESS OTHERWISE STATED
- CENTRE OF WALLS OR EXTENSION THEREOF MARKED AE, EY, EX, YD, XB, XY
- EDGE OF PATIO OR EXTENSION THEREOF MARKED ACDE AND FGB

LOTS

THE VERTICAL BOUNDARIES OF THE ~~FLATS~~ EXTEND FROM THE CENTRE OF THE FLOOR TO THE CENTRE OF THE CEILING ABOVE OR THE PROLONGATION THEREOF

(PART),
SCALE 1:200
FIRST FLOOR

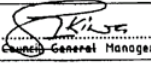


FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



STRATA PLAN ANNEXURE SHEET SHEET 11	SCHEME TRAPPING PARCELS NAME OF BUILDING Theatre Mews Hobart  Council General Manager	Registered Number 127284 SURVEYING SERVICES
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LOT

ALL HORIZONTAL ~~FEAT~~ BOUNDARIES ARE SHOWN BY HEAVY UNBROKEN LINES AND ARE ALONG :

- OUTSIDE FACE OF WALLS UNLESS OTHERWISE STATED
- CENTRE OF WALLS MARKED AFB
- EDGE OF PATIO OR EXTENSION THEREOF MARKED BDEF AND CDE

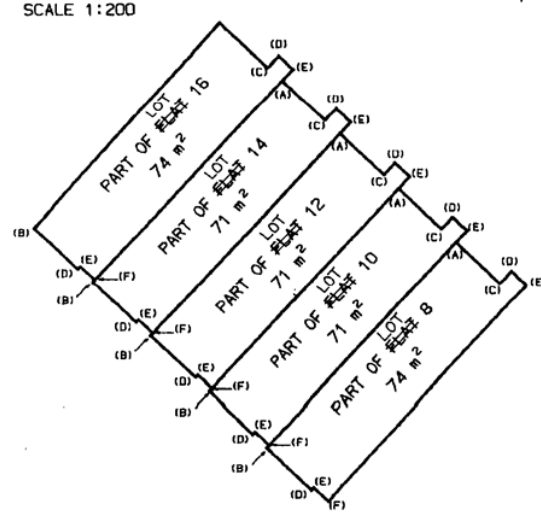
LOTS

THE VERTICAL BOUNDARIES OF THE ~~FLATS~~ EXTEND FROM THE CENTRE OF THE FLOOR OR PROLONGATION THEREOF TO THE CENTRE OF THE CEILING OR PROLONGATION THEREOF

(PART)

SECOND FLOOR

SCALE 1:200





FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



STRATA PLAN ANNEXURE SHEET NEW SHEET 12	SCHEME NAME OF BUILDING WAPPING PARCEL 16 Theatre Mews Hobart General Manager - SURVEYING SERVICES	Registered Number <div style="font-size: 24pt; font-weight: bold;">127284</div>
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LOT

ALL HORIZONTAL ~~FEAT~~ BOUNDARIES ARE SHOWN BY HEAVY UNBROKEN LINES AND ARE ALONG:

- THE OUTSIDE FACE OF WALLS AND FENCES OR THE PROLONGATION THEREOF UNLESS OTHERWISE STATED
- THE CENTRE OF WALLS OR PROLONGATION THEREOF MARKED AB

LOTS

THE VERTICAL BOUNDARIES OF THE ~~FEATS~~ EXTEND FROM THE CENTRE OF THE FLOOR TO THE CENTRE OF THE CEILING ABOVE OR THE PROLONGATION THEREOF

(PART)

GROUND FLOOR

SCALE 1:300



FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



STRATA PLAN ANNEXURE SHEET NEW SHEET 13	SCHEME <u>Theatre Mews Hobart</u> NAME OF BUILDING <u>WAPPING PARCELS</u> General Manager - SURVEYING SERVICES	Registered Number <div style="font-size: 24pt; font-weight: bold;">127284</div>
---	--	--

LOT

ALL HORIZONTAL ~~FLAT~~ BOUNDARIES ARE SHOWN BY HEAVY UNBROKEN LINES AND ARE ALONG:

- THE OUTSIDE FACE OF WALLS OR PATIOS UNLESS OTHERWISE STATED
- THE CENTRE OF WALLS MARKED AB

LOTS

THE VERTICAL BOUNDARIES OF THE ~~FLATS~~ EXTEND FROM THE CENTRE OF THE FLOOR TO THE CENTRE OF THE CEILING ABOVE OR THE PROLONGATION THEREOF

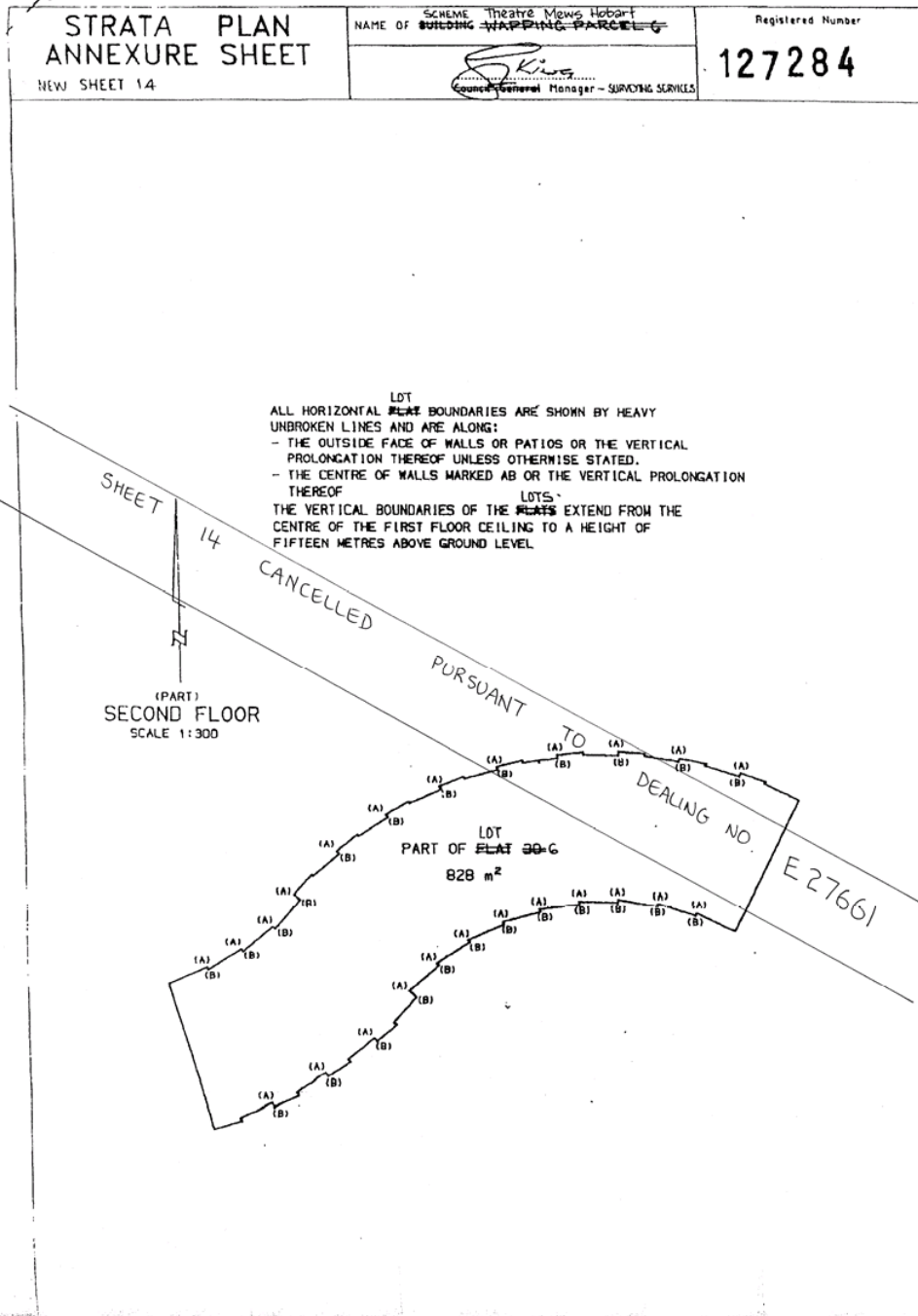
(PART)
FIRST FLOOR
SCALE 1:300



FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980





FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



STRATA PLAN
ANNEXURE SHEET
NEW SHEET 15

SCHEME NAME OF BUILDING
~~MAPING PARCEL 6~~
Theatre Mews Hobart
Skings
General Manager - SURVEYING SERVICES

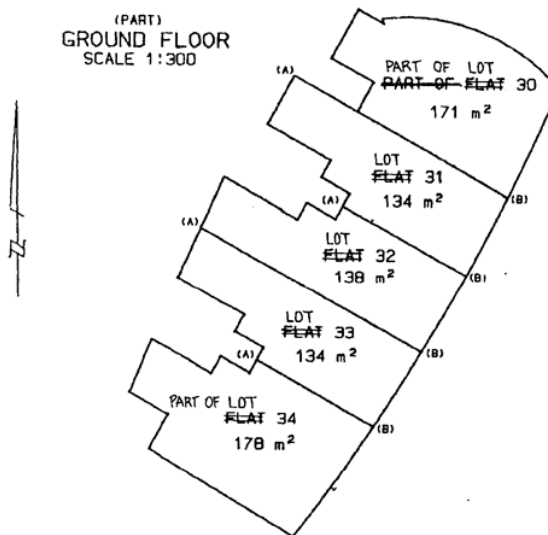
Registered Number

127284

LOT
ALL HORIZONTAL ~~FLAT~~ BOUNDARIES ARE SHOWN BY HEAVY UNBROKEN LINES
AND ARE ALONG:
- THE OUTSIDE FACE OF WALLS UNLESS OTHERWISE STATED
- THE CENTRE OF WALLS MARKED AB

LOTS
THE VERTICAL BOUNDARIES OF THE ~~FLATS~~ EXTEND FROM THE CENTRE OF
THE FLOOR TO THE CENTRE OF THE CEILING ABOVE OR PROLONGATION THEREOF.

(PART)
GROUND FLOOR
SCALE 1:300





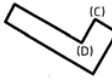



FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



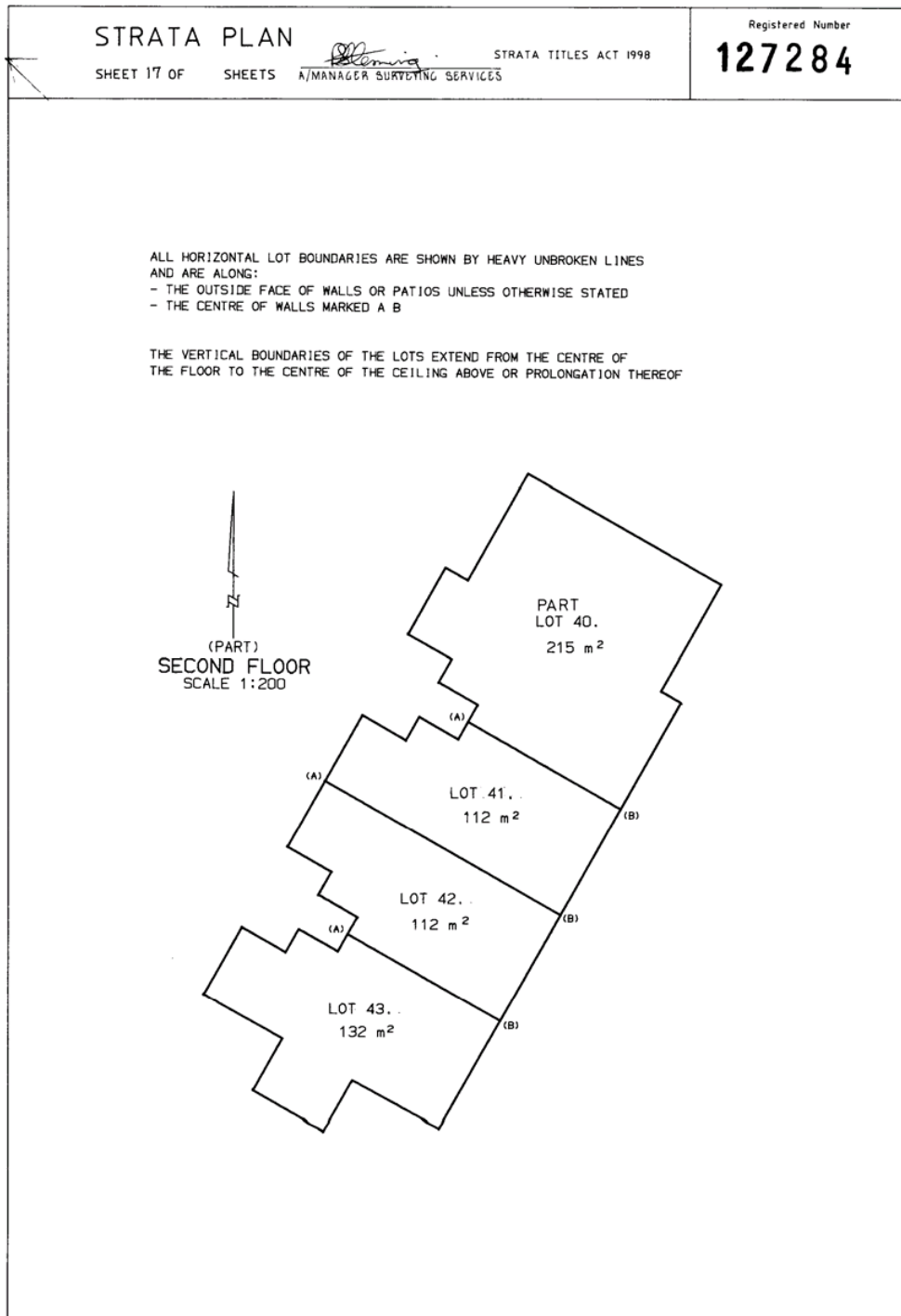
STRATA PLAN		STRATA TITLES ACT 1998	Registered Number
NEW SHEET 16 PURSUANT TO (E27570)		 Council Delegate	127284
<p>ALL HORIZONTAL LOT BOUNDARIES ARE SHOWN BY HEAVY UNBROKEN LINES AND ARE ALONG:</p> <ul style="list-style-type: none">- EDGE OF STAIRS UNLESS OTHERWISE STATED- EDGE OF FIRST FLOOR PATIO MARKED C D. <p>THE VERTICAL BOUNDARIES OF THE LOTS EXTEND FROM THE CENTRE OF THE UNDERSIDE OF THE STAIRS TO THE PROLONGATION OF THE CENTRE OF THE CEILING ABOVE.</p> <div style="text-align: center;"><p>(PART) FIRST FLOOR SCALE 1:200</p></div> <div style="text-align: center;"><p>(C) (D)</p><p>PART OF LOT 35 10.0 m²</p></div>			
 Registered Land Surveyor			14/4/15 Date



FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

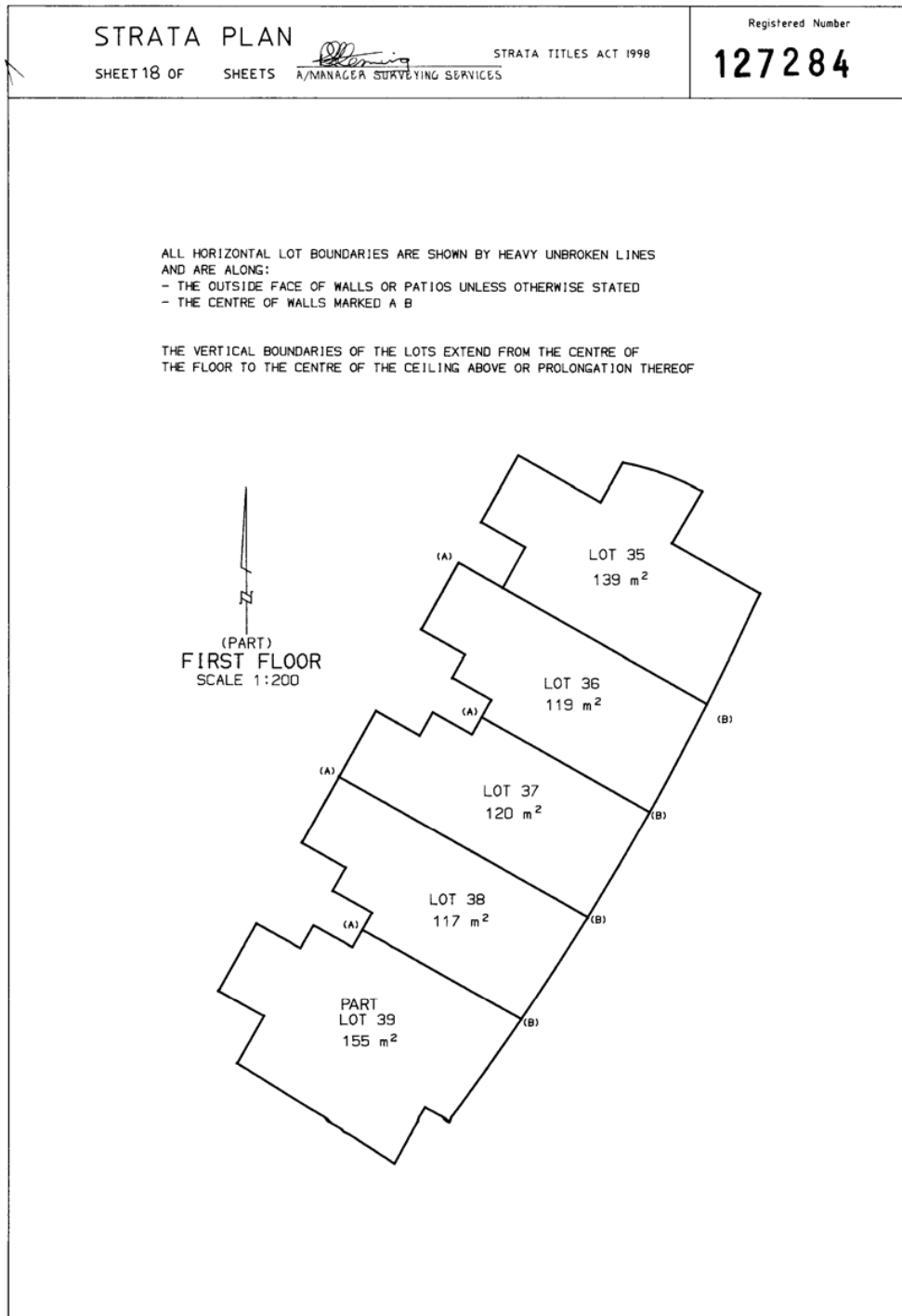




FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980





FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



STRATA PLAN NEW SHEET 19 OF SHEETS		 A SURVEYING SERVICES MANAGER	STRATA TITLES ACT 1998 Registered Number 127284
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ALL HORIZONTAL LOT BOUNDARIES ARE SHOWN BY HEAVY UNBROKEN LINES AND ARE ALONG:

- THE OUTSIDE FACE OF WALLS OR PATIOS UNLESS OTHERWISE STATED
- THE CENTRE OF WALLS MARKED A B
- THE OUTSIDE FACE OF GLASS SCREENS MARKED C D

THE VERTICAL BOUNDARIES OF THE LOTS EXTEND FROM THE CENTRE OF THE FLOOR TO THE CENTRE OF THE CEILING ABOVE OR PROLONGATION THEREOF

(PART)
THIRD FLOOR
SCALE 1:200

PART OF LOT 44.
189 m²

PART OF LOT 45.
189 m²



FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



STRATA PLAN

SHEET 20 OF SHEETS


SURVEYING SERVICES MANAGER

STRATA TITLES ACT 1998

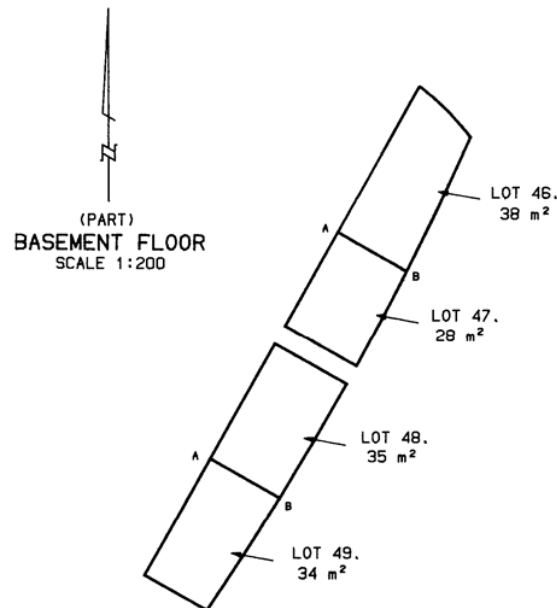
Registered Number

127284

ALL HORIZONTAL LOT BOUNDARIES ARE SHOWN BY HEAVY UNBROKEN LINES
AND ARE ALONG:

- OUTSIDE FACE OF WALLS UNLESS OTHERWISE STATED.
- CENTRE OF WALLS MARKED A B

THE VERTICAL BOUNDARIES OF THE LOTS EXTEND FROM THE UPPER SURFACE
OF THE BASEMENT FLOOR TO THE CENTRE OF THE CEILING ABOVE





FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



STRATA PLAN NEW SHEET 21 PURSUANT TO (E 173360)		STRATA TITLES ACT 1998 Council Delegate	Registered Number <h1 style="margin: 0;">127284</h1>
SCHEDULE OF AREAS FOR PARTS OF LOTS SHOWN ON SHEET 2.			
PART OF LOT	AREA (m ²)	CARPARK SPACE No.	
50	13.7	1.	
50	13.8	2.	
28	13.8	3.	
27	13.8	4.	
50	13.8	5.	
50	13.8	6.	
24	13.8	7.	
23	13.8	8.	
22	14.3	9.	
21	14.3	10.	
20	14.2	11.	
19	14.2	12.	
18	14.2	13.	
17	14.2	14.	
8	14.2	15.	
10	14.2	16.	
12	14.2	17.	
15	14.2	18.	
16	15.0	19.	
13	15.0	20.	
14	15.0	21.	
11	15.0	22.	
7	19.9	23.	
6	17.7	24.	
6	13.9	25.	
6	15.6	26.	
6	11.2	S27.	
6	15.1	28.	
6	17.2	29.	
43	7.1	S30a	
43	9.1	S30b	
43	5.3	S30c	
50	16.2	31.	
50	17.2	32.	
43	5.6	S33	
50	17.1	34.	
50	17.8	35.	
43	1.6	S36.	
50	17.1	37.	
26	14.0	S38.	
50	15.7	39.	
43	7.6	S40.	
50	15.4	41.	
43	5.0	S42.	
40	15.9	43.	
40	3.4	S44.	
50	19.1	45.	
45	18.0	46.	
45	16.3	47.	
43	15.0	48.	
31	14.3	49.	
41	13.8	50.	

PART OF LOT	AREA (m ²)	CARPARK SPACE No.	
37	13.3	51.	
36	12.6	52.	
35	13.8	53.	
35	2.9	S54.	
35	3.0	S55.	
44	16.0	56.	
44	13.1	57.	
43	7.5	S58.	
43	13.5	59.	
43	9.7	S60.	
29	14.1	61.	
29	11.0	62.	
32	14.1	63.	
32	12.0	64.	
40	14.1	65.	
40	12.9	66.	
25	14.1	67.	
25	13.8	68.	
26	5.6	S69.	
43	7.2	S71.	
45	7.5	S72.	
26	13.5	73.	
26	14.8	74.	
50	13.5	75.	
26	14.8	S76.	
42	13.5	77.	
42	14.9	78.	
38	13.5	79.	
38	14.9	80.	
33	8.0	S82.	
39	8.5	S83.	
39	8.7	S84.	
25	9.0	S85.	
9	18.1	86.	
3	14.0	87.	
34	18.8	88.	
1	13.7	89.	
1	14.5	90.	
4	16.0	91.	
4	13.5	92.	
39	13.5	93.	
49	13.5	94.	
5	13.5	95.	
39	13.5	96.	
48	13.5	97.	
47	13.5	98.	
50	13.5	99.	
33	13.5	100.	
50	13.5	101.	
50	13.5	102.	
30	13.5	103.	
46	17.6	104.	

THE NUMBERS SHOWN UNDER THE COLUMNS "CARPARK SPACE No." REPRESENT THE CARPARK SPACE IDENTIFICATION NUMBER AND ARE MARKED WITH WHITE PAINT INSIDE THE CARPARK SPACE UNLESS OTHERWISE DESCRIBED ON SHEET 2

Registered Land Surveyor

22/2/19
 Date



FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



STRATA PLAN NEW SHEET 22 PURSUANT TO (E27661)					STRATA TITLES ACT 1998 Council Delegate					Registered Number <div style="font-size: 24pt; font-weight: bold;">127284</div> <div style="font-size: 10pt;">3/8/2015 Date</div>				
NOTE: THIS SHEET SHOULD ONLY BE USED WHERE:- (i) THE LOTS HAVE A SPECIAL UNIT ENTITLEMENT, OR (ii) THE BODY CORPORATE HAS BEEN DIVIDED														
THE PURPOSE UNDER SECTION 16 FOR WHICH A SPECIAL UNIT ENTITLEMENT MAY BE USED <div style="font-size: 8pt;"> (i) "Carpark Unit Entitlement" is a special unit entitlement operating for the purpose of fixing the proportionate contribution to be made by the owner of the lot to the body corporate in respect to expenses and sinking funds relating to the operation and maintenance in good repair and condition of the carpark and the automatic gates which can be properly identified by the body corporate. (ii) "Lift Unit Entitlement" is a special unit entitlement operating for the purpose of fixing the proportionate contribution to be made by the owner of the lot to the body corporate in respect to expenses and sinking funds relating to the operation and maintenance in good repair and condition of the lifts, lift wells, foyers and internal fire stairs which can be properly identified by the body corporate. (iii) "Laundry Entitlement" is a special unit entitlement operating for the purpose of fixing the proportionate contribution to be made by the owner of the lot to the body corporate in respect to expenses and sinking funds relating to the operation and maintenance in good repair and condition of the laundry facilities which can be properly identified by the body corporate. </div>														
NAME OF (THIS) BODY CORPORATE)					NAME OF (THIS) BODY CORPORATE)					NAME OF (THIS) BODY CORPORATE)				
Strata Corporation No. 127284 Theatre Mews, Hobart					Strata Corporation No. 127284 Theatre Mews, Hobart					Strata Corporation No. 127284 Theatre Mews, Hobart				
ADDRESS FOR SERVICES OF NOTICES					ADDRESS FOR SERVICES OF NOTICES					ADDRESS FOR SERVICES OF NOTICES				
c/- Macquarie Accounting Pty Ltd PO Box 93 Hobart TAS 7001					c/- Macquarie Accounting Pty Ltd PO Box 93 Hobart TAS 7001					c/- Macquarie Accounting Pty Ltd PO Box 93 Hobart TAS 7001				
LOT No.	UNIT ENTITLEMENT SPECIAL (IF ANY)				LOT No.	UNIT ENTITLEMENT SPECIAL (IF ANY)				LOT No.	UNIT ENTITLEMENT SPECIAL (IF ANY)			
GENERAL	(i)	(ii)	(iii)	(iv)	GENERAL	(i)	(ii)	(iii)	(iv)	GENERAL	(i)	(ii)	(iii)	(iv)
1	13	2			23	14	1			45	19	2	19	
2	13				24	14	1			46	4	1		1
3	10	1			25	14	2			47	3	1		1
4	15	2			26	14	3			48	3	1		1
5	13	1			27	14	1			49	3	1		1
6	12	5			28	14	1			50	1	16		
7	16	1			29	14	2							
8	19	1			30	17	1							
9	13	1			31	13	1	13						
10	13	1			32	14	2	14						
11	13	1			33	13	1	13						
12	13	1			34	18	1	18						
13	13	1			35	14	1	14						
14	13	1			36	12	1	12						
15	13	1			37	12	1	12						
16	13	1			38	12	2	12						
17	15	1			39	16	2	16						
18	15	1			40	22	3	22						
19	15	1			41	11	1	11						
20	15	1			42	11	2	11						
21	14	1			43	13	3	13						
22	14	1			44	19	2	19						
TOTAL					TOTAL					TOTAL	651	84	219	4

7.2 APPLICATIONS UNDER THE HOBART INTERIM PLANNING SCHEME 2015

7.2.1 720 SANDY BAY ROAD, SANDY BAY - ALTERATIONS (CHIMNEYS) PLN-21-627 - FILE REF: F22/23803

Address:	720 Sandy Bay Road, Sandy Bay
Proposal:	Alterations (Chimneys)
Expiry Date:	30 April 2022
Extension of Time:	Not applicable
Author:	Helen Ayers

RECOMMENDATION

That pursuant to the *Hobart Interim Planning Scheme 2015*, the City Planning Committee, in accordance with the delegations contained in its terms of reference, approve the application for alterations (chimneys), at 720 Sandy Bay Road, Sandy Bay 7005 for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

GEN

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-21-627 - 720 SANDY BAY ROAD SANDY BAY TAS 7005 - Final Planning Documents except where modified below.

Reason for condition

To clarify the scope of the permit.

ADVICE

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

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



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*.

NOISE REGULATIONS

Click [here](#) for information with respect to noise nuisances in residential areas.

- | | |
|---------------|---|
| Attachment A: | PLN-21-627 - 720 SANDY BAY ROAD SANDY BAY TAS 7005 - Planning Committee or Delegated Report ↓  |
| Attachment B: | PLN-21-627 - 720 SANDY BAY ROAD SANDY BAY TAS 7005 - CPC Agenda Documents ↓  |

**APPLICATION UNDER HOBART INTERIM PLANNING SCHEME 2015**

Type of Report: Committee
Council: 28 March 2022
Expiry Date: 30 April 2022
Application No: PLN-21-627
Address: 720 SANDY BAY ROAD , SANDY BAY
Applicant: Nathan Gray
15 Byron Street
Proposal: Alterations (Chimneys)
Representations: Five (5)
Performance criteria: Zone Development Standards - Building Envelope

1. Executive Summary

- 1.1 Planning approval is sought for Alterations (Chimneys), at 720 Sandy Bay Road, Sandy Bay.
- 1.2 More specifically the proposal includes:
 - The addition of two parapet walls shielding chimneys on each dwelling.
- 1.3 The proposal relies on performance criteria to satisfy the following standards and codes:
 - 1.3.1 Low Density Residential Zone - Building Envelope
- 1.4 Four (4) representations objecting to the proposal and one (1) representation supporting the proposal were received within the statutory advertising period between 31 January and 15 February 2022.
- 1.5 The proposal is recommended for approval subject to conditions.
- 1.6 The final decision is delegated to the City Planning Committee, because four representations objecting to the proposal were received.

2. Site Detail

- 2.1 The application site is a regularly shaped 1467m² lot on the eastern side of Sandy Bay Road which abuts the River Derwent. There are currently two multiple dwellings under construction on the site. The site is surrounded by a mixture of single and multiple dwellings.



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

3. Proposal

- 3.1 Planning approval is sought for Alterations (Chimneys), at 720 Sandy Bay Road, Sandy Bay.
- 3.2 More specifically the proposal is for:
- New parapet walls wrapped around chimneys for the kitchens of both dwellings on the southern side, and the decks of both dwellings on the northern side. The chimneys will extend a maximum of 1.2m above the approved wall height for a width of 1.2m, and will have vents on the northern and southern sides of each chimney at the corners



Figure 2: Partially constructed dwellings and southern chimneys at 720 Sandy Bay Road as viewed from the top of the driveway



Figure 3: Partially constructed waterside dwelling and southern chimney at 720 Sandy Bay Road as viewed from the adjacent deck at 724 Sandy Bay Road.

4. Background

- 4.1 Two multiple dwellings were approved on site through PLN-17-1069. When constructed it was found that the title boundary had changed between the plans being drawn and the units being constructed (through a boundary re-peg by the adjoining land owner). This has resulted in the units being in the wrong spot in relation to the property boundaries (water side unit is closer than approved). As such a minor amendment was sought and granted to correct this location issue - PAM-21-204.
- 4.2 During construction, the chimneys were also built without Council approval (it is noted that at the time of writing this report, these works are not complete). As the chimneys have the potential to marginally increase detriment to the neighbours to the south through a loss of sunlight, these could not be approved through a minor amendment. This application seeks retrospective approval for the chimneys.

5. Concerns raised by representors

- 5.1 Four (4) representations objecting to, and One (1) representation supporting the proposal were received within the statutory advertising period between 31 January and 15 February 2022.
- 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.

<i>Overshadowing:</i>	
•	Representors suggest that the addition of the chimneys to the approved dwellings will result in an unacceptable loss of amenity for the dwellings to the south from that which they currently enjoy. The representors have suggested that the additions will result in overshadowing of windows and private open space to the extent that the loss of solar access, particularly in winter, will be excessive.
<i>Construction and Approval Process:</i>	

•	Representors have expressed concern that works on the chimneys had commenced prior to Council approval being sought or granted. The representors go on to suggest that the developer has constructed the chimneys contrary to a direction from the Council that works on the chimneys cease, and that the buildings revert to the approved design.
•	Representors have suggested that the failure of the applicant to seek approval for the chimneys before constructing them should mean that this application cannot be approved. They suggest that there is no scope to approve works that were undertaken without the correct permits in place.
•	One representor has queried the description of the works through the advertising process, suggesting that alterations does not describe the works as no chimneys were previously approved for the dwellings.
•	One representor has suggested that the developer has been undertaking works on the construction of the dwellings outside of acceptable hours for such works.
•	One representor has suggested that an error in the plans for the approval of the two dwellings on site (through an earlier planning application) brings the accuracy of the plans for the current proposal into doubt.
•	One representor has suggested that the ongoing works to the chimneys on site mean that the submitted plans must be inaccurate, as they were submitted before the works were completed.
•	One representor has indicated that the sun shadow plans submitted are inaccurate as they do not show an opening above the privacy screen for the waterfront dwelling to the south of the application site. This representation includes photographs of the shading of the deck, both from its own privacy screen, and from the as constructed chimney of the waterfront dwelling, which partially obscured the opening above the privacy screen.
<i>Previous Approval for the Site:</i>	
•	Representors have expressed a belief that the application is contrary to a condition in the permit that enabled the construction of the two new dwellings at 720 Sandy Bay Road by increasing the height of the buildings beyond that required through the condition of the previous permit (PLN-17-1069). The representors suggest that the condition of the previous permit should prevent their ability to apply for the chimneys now.

• One representor has suggested that the chimneys were applied for, and refused under a previous application for the site.
<i>Health:</i>
• Representors have suggested that the chimneys will result in smoke entering both the wider environment, and the adjacent dwellings and their private open space, compromising the health of nearby residents. The representors suggest that the smoke should be grounds for refusal of the application.

6. Assessment

- 6.1 The *Hobart Interim Planning Scheme 2015* is a performance based planning scheme. To meet an applicable standard, a proposal must demonstrate compliance with either an acceptable solution or a performance criterion. Where a proposal complies with a standard by relying on one or more performance criteria, the Council may approve or refuse the proposal on that basis. The ability to approve or refuse the proposal relates only to the performance criteria relied on.
- 6.2 The site is located within the Low Density Residential Zone of the *Hobart Interim Planning Scheme 2015*.
- 6.3 There is no change proposed to the existing multiple dwelling use of the site. The existing use is a permitted use in the zone.
- 6.4 The proposal has been assessed against:
- 6.4.1 Part D - 12.0 Low Density Residential Zone
- 6.5 The proposal relies on the following performance criteria to comply with the applicable standards:
- 6.5.1 Low Density Residential Zone:
- Building Envelope – Part D 12.4.2 P3*
- 6.6 Each performance criterion is assessed below.
- 6.7 Setback and Building Envelope - Part D 12.4.2 P3
- 6.7.1 The acceptable solution at clause 12.4.2 A3 requires buildings and works to be contained within a three dimensional building envelope, which starts

at 3m high at the side boundaries, projecting up at a 45 degree angle, to a maximum height of 8.5m.

6.7.2 The proposal includes the addition of four chimneys and associated parapet walls to the almost completed dwellings on the site, all of which are outside of the building envelope described.

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

6.7.4 The performance criterion at clause 12.4.2 P3 provides as follows:

The siting and scale of a dwelling must:

(a) not cause unreasonable loss of amenity by:

(i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot; or

(ii) overshadowing the private open space of a dwelling on an adjoining lot; or

(iii) overshadowing of an adjoining vacant lot; or

(iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and

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

6.7.5 The application documents include sun shadow diagrams, demonstrating the difference in overshadowing, and with that solar access to the adjacent properties to the south of the application site.

6.7.6 At the winter solstice, for the waterfront dwellings, it is demonstrated that the chimney has no impact on solar access to any habitable room of the dwelling, or private open space until between 11am and 12pm. By 12pm, approximately half of the sunlight accessing via a small slither through the kitchen window into the kitchen is removed. However, as the kitchen is one of several windows into this larger living space, with other windows to the east, north east unaffected by the chimney, it is considered that the loss of this small portion of sunlight is acceptable.

6.7.7 At the winter solstice, for the roadside dwellings, the sun shadow diagrams show a partial obstruction of sunlight to a study at the front of the dwelling for approximately an hour around 10am, partial obstruction of sunlight to the living room for approximately an hour around 11am, and

partial obstruction of sunlight to the dining room window for approximately an hour at around 1pm. For all of these windows the obstruction to the sunlight entering the rooms is only partial (less than half the window in shadow) and only for a short period of time. As such, the partial loss of sunlight to the rooms is considered acceptable.

- 6.7.8 The scale of the proposed chimneys, in the context of the overall development, is quite small. Notwithstanding this, a site visit was undertaken to understand the full impact of the chimneys when viewed from the adjoining properties to the south, which are the closest to the proposed new additions to the partially constructed dwellings. There is sufficient separation provided by the chimneys on either site between the chimney of the roadside dwelling and the dwelling adjacent to the south.
- 6.7.9 The closest neighbouring dwelling to any of the proposed new chimneys is the water front dwelling to the south of the application site. The proposed new chimney on the southern side of the waterfront dwelling is directly adjacent to the outdoor deck area of the southern neighbour. As such the chimney is most visible when viewed from this deck area, with only glimpses of the chimney when at the doors to the deck, views of the chimney at the dining table, if one turns to face that direction, and not the table, receding to the chimney being invisible from the main living area. There is a window in the kitchen of the dwelling, but the chimney is only visible if standing directly beside the window looking straight up, so the angle of view makes this an unlikely outcome.
- 6.7.10 The visual bulk and massing of the proposed south eastern chimney is most prominent when viewed from the deck. The fact that it is visible does not, however, automatically mean that the bulk and massing are excessive or unreasonable. This must be considered in the context of the development that already exists, as well as the reasonable expectation for what could be developed on the site. In this instance, there is already a two storey wall, with no upper level windows, directly adjacent to the deck of the dwelling to the south. The chimney protrudes a maximum of 1.2m above this wall, for a width of 1.2m. The waterfront dwellings are separated by just under 5m from each other, with less than 1m difference in the finished floor levels. As such, the addition of the chimney, to what presents as a dwelling of comparable height, at a separation of just under 5m, is not considered to present unreasonable bulk or massing when viewed from the adjacent deck to the south of the application site.
- 6.7.11 The chimneys are discrete vertical protrusions, one on either side of the dwellings currently under construction on the site. As such, they do not

alter the established separation between the dwellings on the site, and the adjacent dwellings either side.

6.7.12 The proposal complies with the performance criterion.

7. Discussion

- 7.1 Planning approval is sought for Alterations (Chimneys), at 720 Sandy Bay Road, Sandy Bay.
- 7.2 The application was advertised and received five (5) representations, four against, and one in support of the application. The representations opposing the works raised concerns including Overshadowing, the Construction and Approval Process, Previous Approval for the site, and Health.
- 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 not been assessed by any other Council officers.
- 7.5 Representors have questioned the advertised description of the proposed works. They have suggested that it does not accurately represent the works proposed to the dwellings. The description used was Alterations (Chimneys). The representors suggest that as there were previously no chimneys shown in the plans approving the substantive construction of the dwellings, it is not correct to describe the works proposed in this application as Alterations (Chimneys). It is the view of council officers that the description of the works is accurate and in keeping with Council practice for describing development for advertising and issuing of permits for applications. Alterations is a broad term used where there are any changes to the approved or constructed development on site, which do not change the floor area. The inclusion of the word 'chimneys' in parentheses further clarifies that the nature of the alterations is for chimneys.
- 7.6 Representors raised health concerns, stating that wood heaters are environmental polluters and will be a detriment to the nearby neighbours as well as the environment generally. The Planning Scheme, does not consider the impacts of domestic fireplaces on the environment. As such, this cannot be a matter for consideration in determining this application. Should the chimneys emit smoke which impacts the neighbours, there is power under the Environmental Management Pollution Control Act to investigate this and determine whether it needs to be addressed.

- 7.7 Several representors expressed concern with the applicant seeking to modify the previously approved design through a new application. They suggested that the applicant should not be allowed to deviate from the earlier permit. The Land Use Planning and Approvals Act 1993 requires the Planning Authority to consider any validly made application in accordance with the current planning provisions for the site. This means that the Planning Authority had no capacity to refuse to consider the application, or to refuse it based on an earlier permit, we are obliged to consider this application on its merits against the current planning scheme.
- 7.8 Similarly, there was concern from representors that the applicant was able to undertake works without approval, then retrospectively seek approval for these works. The representors suggested that the application should be refused because the correct process was not followed. There is no basis under the Planning Scheme to refuse an application because works have been unlawfully commenced or completed. In such circumstances, Council is required to consider the proposal it has before it, on the basis that the works have not yet been commenced or completed, and make a decision based on the proposals compliance or otherwise with the Planning Scheme.
- 7.9 The proposal is recommended for approval.

8. Conclusion

- 8.1 The proposed Alterations (Chimneys), at 720 Sandy Bay Road, Sandy Bay satisfies the relevant provisions of the *Hobart Interim Planning Scheme 2015*, and as such is recommended for approval.

9. Recommendations

That: Pursuant to the *Hobart Interim Planning Scheme 2015*, the City Planning Committee, in accordance with the delegations contained in its terms of reference, approve the application for Alterations (Chimneys), at 720 Sandy Bay Road, Sandy Bay for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

GEN

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-21-627 - 720 SANDY BAY ROAD SANDY BAY TAS 7005 - Final Planning Documents except where modified below.

Reason for condition

To clarify the scope of the permit.

ADVICE

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

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

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*.

NOISE REGULATIONS

Click [here](#) for information with respect to noise nuisances in residential areas.



(Helen Ayers)

Development Appraisal Planner

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



(Ben Ikin)

Senior Statutory Planner

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

Date of Report: 10 March 2022

Attachment(s):

Attachment B - CPC Agenda Documents

ANOTHER PERSPECTIVE PTY LTD

Level 1, 67 Letitia Street
North Hobart TAS 7000
P: (03) 6231-4122
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E: info@anotherperspective.com.au

25 June 2021

Hobart City Council
16 Elizabeth Street
HOBART TAS 7000

Re: PLN-17-1069 – 720 Sandy Bay Road SANDY BAY – Review of as constructed overshadowing.

To Whom It May Concern.

I have been requested by the owner of the dwelling at 720 Sandy Bay Road, currently under construction, to review the overshadowing of their lower unit on the dwelling recently constructed at 724a Sandy Bay Road.

I have previously reviewed shadow diagrams produced by the designers of the 720 Sandy Bay Road development on behalf of the Hobart City Council (2018, Feb 2019 & May 2019).

The information relied upon for this assessment is as follows.

1. Model of existing dwelling at 724a Sandy Bay Road was derived from 3D laser scan information collected by Another Perspective on site (survey control provided by D.J. Potter – Surveyor). The horizontal and vertical as constructed position of this dwelling has not been confirmed against their construction drawings.
2. Model of lower unit at 720 Sandy Bay Road (GREEN version) was based on its as constructed state at the time of collecting the 3D laser scan data. My understanding is that the top of the wall panels on site were essentially the max height of that façade.
3. Model of the lower unit as 720 Sandy Bay Road (RED version) was based on the building permit plans provided by the owner. The horizontal position was determined by positioning the site plan in that set of drawings over the boundaries plotted from SP168447 and P180274, both registered cadastral survey plans. Relevant scale factors were applied to plots of each to get those plans onto a GRID datum. The vertical position was based on the AHD finished floor levels shown in the drawings.

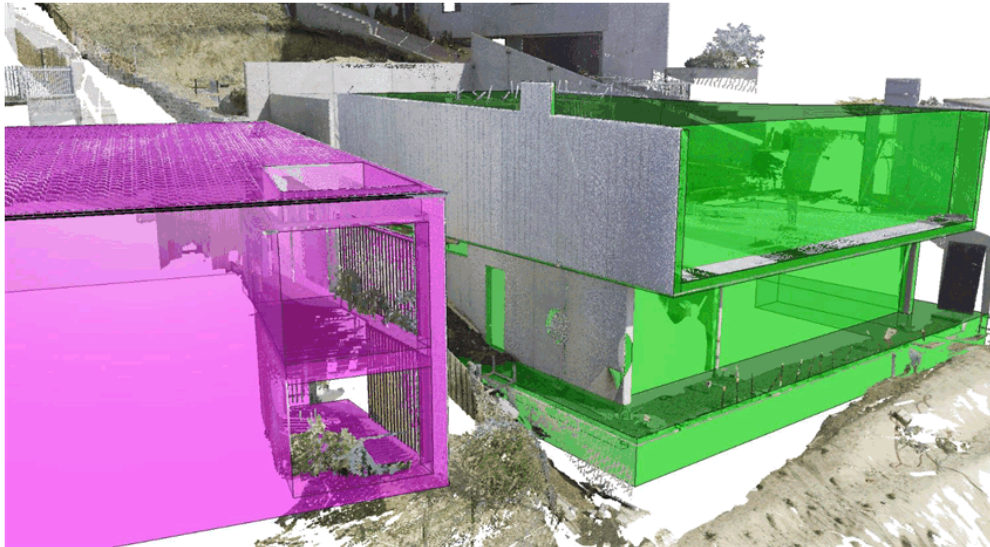


Figure 1 - 3D Laser scan data with "as constructed" models of both 720 & 724a Sandy Bay Road.

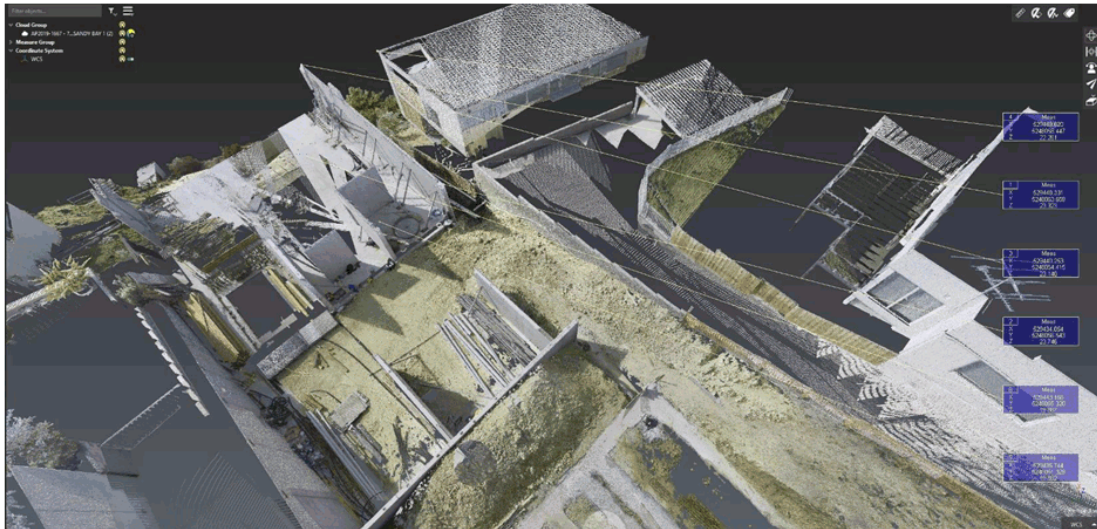


Figure 2 – AHD levels of 720 & 724a Sandy Bay Road

Horizontally we found that the as constructed building appears marginally closer to the southeastern boundary (refer to Figure 3).

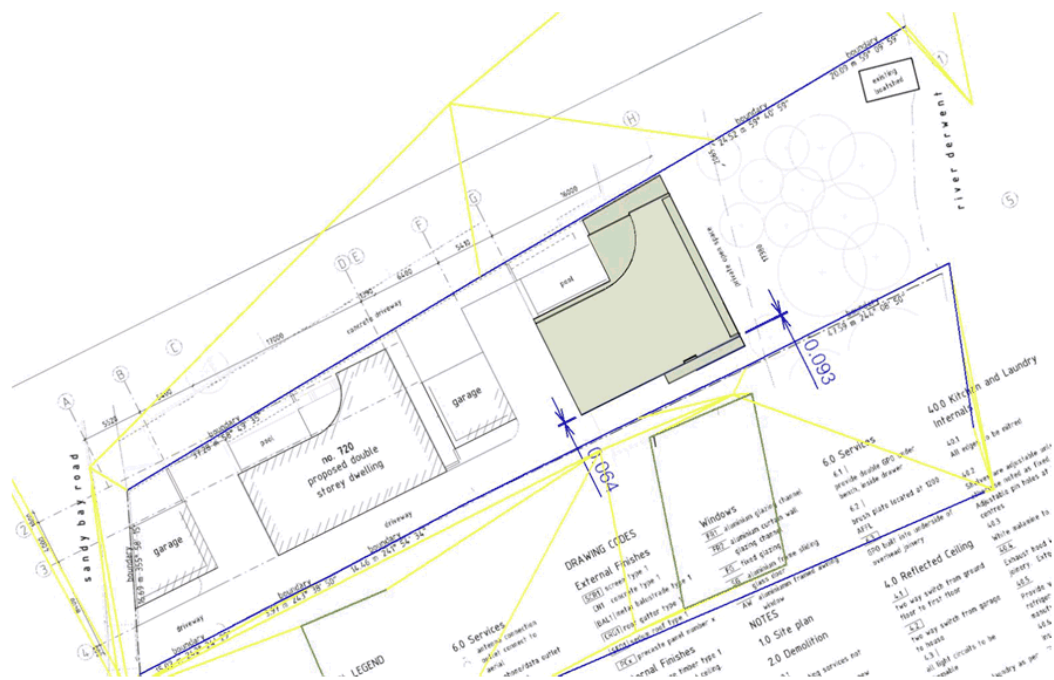


Figure 3 – Cadastral survey plans / site plan and model location. Dimensions are estimated differences between plans & as constructed laser scan.

Vertically we found that the FFL of the upper floor was within $\pm 0.01\text{m}$ of the designed level. And the RL's of the roof corners on the south elevation were $\pm 0.04\text{m}$ higher than the scaled height from the plans (refer to Figure 4 below)

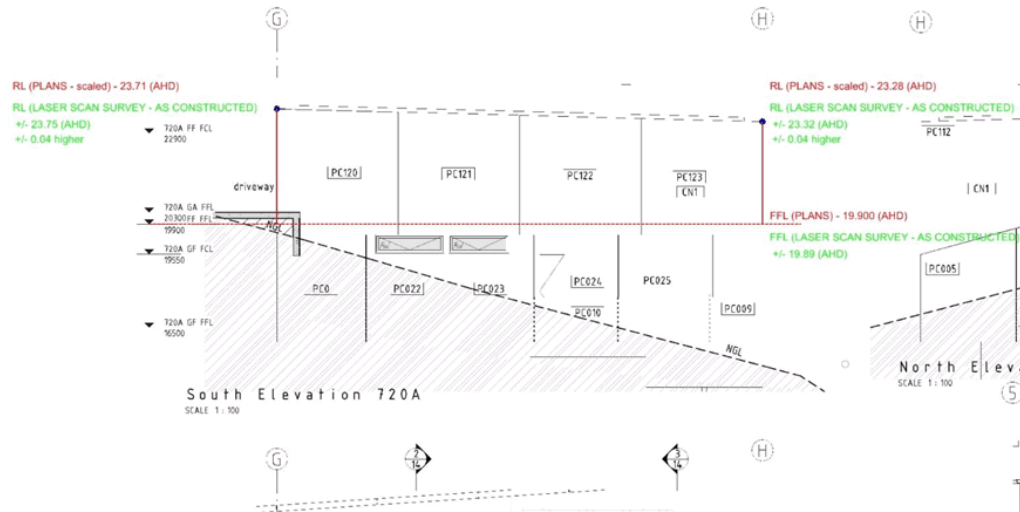


Figure 4 – Vertical position comparison between plans and as constructed 3D laser scan.

The accuracy of the horizontal positioning should take into consideration the quoted accuracies of the survey plans used to plot the title boundaries. In the case of P180274 it is $\pm 0.05\text{m}$ (Refer Fig 5), and for SP168447 it is $\pm 0.07\text{m}$ (Refer Fig 6).

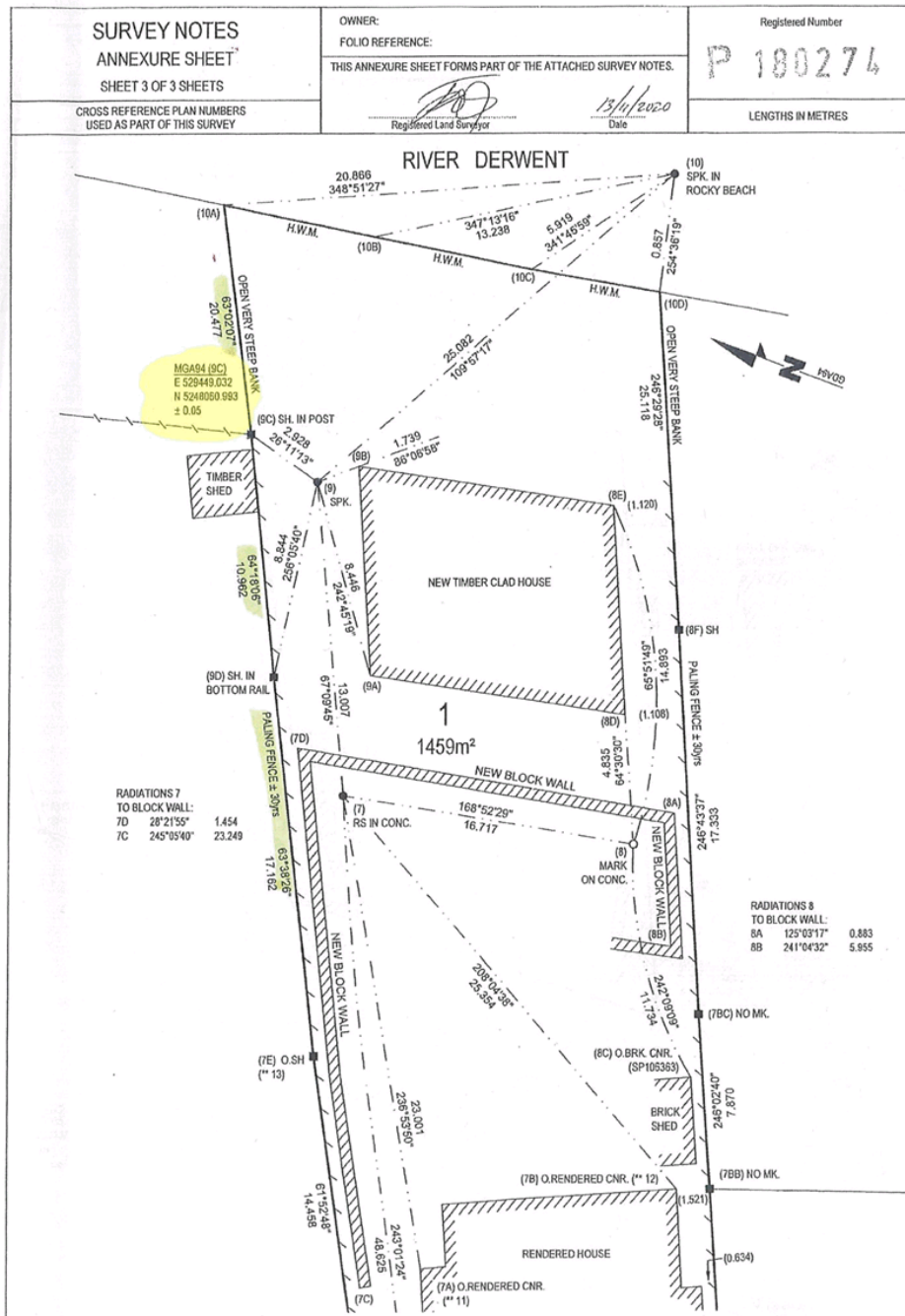


Figure 5 - Survey Notes P180274

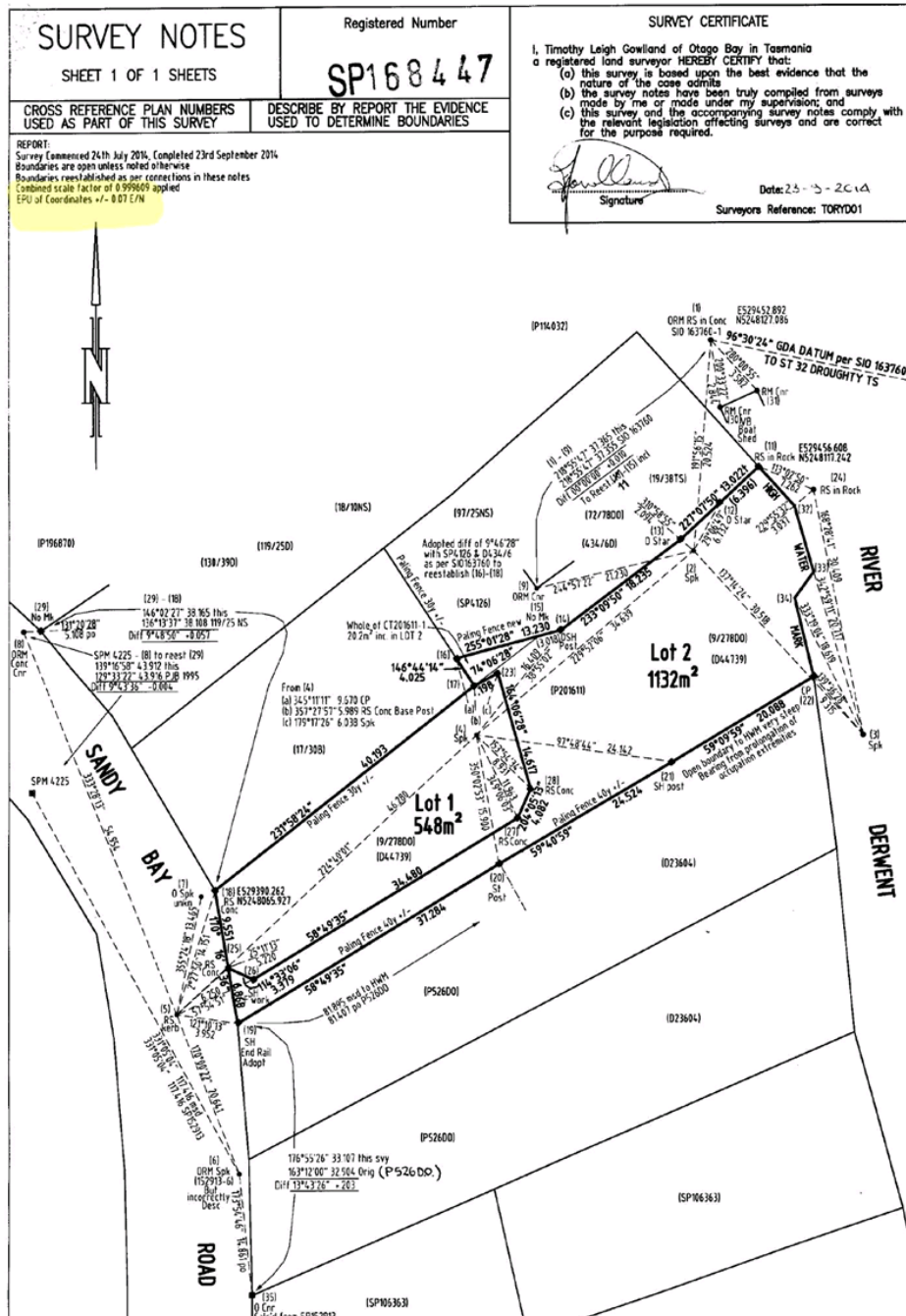


Figure 6 – Survey Notes – SP168447

Attached are shadow diagrams for the "as constructed" conditions for both dwellings for June 21 9.00am to 3.00pm on an hourly basis.

Also attached is a comparison of shadow diagrams for the following.

1. Photo of actual conditions on site on June 21 at 12.00pm demonstrating the effect of overshadowing on 724a Sandy Bay Road.
2. Shadow Diagram of as constructed model effect of overshadowing on the as constructed model of 724a Sandy Bay Road.
3. Shadow Diagram of the model based on building permit plans showing the effect of overshadowing on the as constructed model of 724a Sandy Bay Road.
4. Shadow Diagram for June 21 12.00pm prepared by the designer taking showing the effect of overshadowing of proposed planning conditions (May 2019).

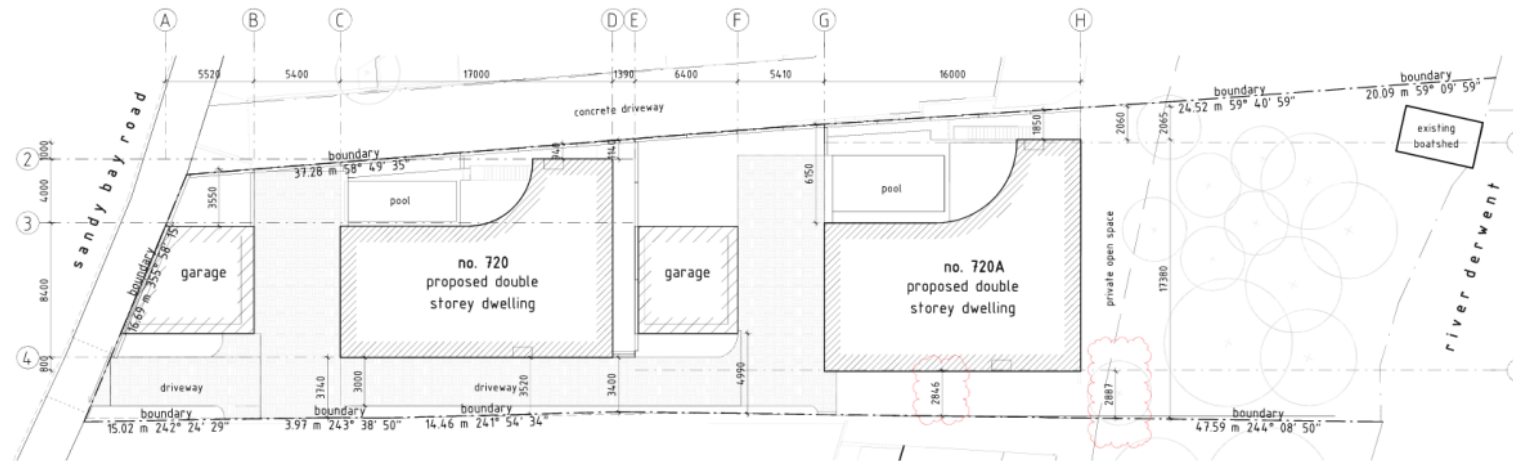
Comparison of the shadows demonstrated in items 1-4 above shows there is a barely discernible difference between them.

Please contact me if you have any further queries relating to the information provided.

Regards



Andrew Strugnell
Another Perspective Pty Ltd



Site Plan
SCALE 1:200

Sheet Name	Status	Sheet Number	Current Revision
Typical height legend	TE	0.1	
Site Plan & Sheet List	TE	1.0	06
Demolition & Site Cut Plan	TE	2.0	03
720 Plans	TE	2.1	01
720 Services & RCP	TE	3.0	06
720A Plans	TE	3.2	05
720A Services & RCP	TE	3.3	03
720 Proposed Elevations	TE	10	06
720A Proposed Elevations	TE	11	05
Proposed Garage Elevation	TE	12	03
720 Sections	TE	13	05
720A Sections	TE	14	05
Window Schedule	TE	15	03
Screen Schedule	TE	16	
Concrete Precast Panels	TE	17	01
Section Details	TE	20	02
Section Details	TE	21	04
Plan Details	TE	22	02
Plan Details	TE	23	02
720 Stair Details	TE	24	01
Fireplace Details	TE	25	04
Roof Setout	TE	26	01
Section Details	TE	x20	
Plan Details	TE	x21	
Section Details old	TE	xx2	01

Scale Section Details old
0 1 2 3 4 5

three c architects

William James and Kate Casserly
28/30 Wangaratta St (po box 2382) Richmond 3121 (phone 9428 1415) fax 9428 1340) mail@threec.com.au/ABN: 74 780 760 092

SYMBOL LEGEND

1.0 Site plan

reduced level to AHD

2.0 Demolition

existing tree

proposed tree

existing tree to be demolished

existing structure to be demolished

neighbouring building footprint with roof over shown dashed

light type 1, downlight

light type 2, extruded LED

light type 3, track

light type 4, pendant

light type 5, LED strip

exhaust fan

light switch with dimmer

smoke alarm

downpipe

5.0 Roof plan

downpipe

6.0 Services

antenna connection outlet connect to aerial

telephone/data outlet

gas outlet

double GPO

double GPO with usb

provide GPO for hotplate & dishwasher in cupboard hard wire oven in cupboard

single GPO for fridge in cupboard. 1700AFFL

provide 4 double GPO's to appliance cupboard with black cover plate

double waterproof GPO

double GPO in mirror cupboard. 1400 AFFL

double GPO for washing machine and dryer. 1200AFFL

existing meter board

gas meter

electrical switchboard

water meter

telephone connection

HWS hot water service

hydronic boiler

DRAWING CODES

External Finishes

screen type 1

concrete type 1

metal balustrade type 1

roof gutter type 1

sedum roof type 1

precast panel number x

Internal Finishes

feature timber type 1

plasterboard ceiling

plasterboard ceiling, wet area

fibre cement sheets

concrete render type 1

Wall Types

150mm precast concrete, with 50mm insulation

200mm precast concrete, with 50mm insulation

140 timber stud walls

250mm precast concrete

125mm precast concrete

200 precast concrete

140mm timber stud with 50mm insulation

Floor Types

concrete type 1

Windows

aluminium glazing channel

aluminium curtain wall glazing channel

fixed glazing

aluminium frame sliding glass door

aluminium framed awning window

NOTES

1.0 Site plan

2.0 Demolition

cap existing services not required.

allow to connect all new plumbing

supply and outlets to existing services on site. establish locations

of all new pipe work prior to excavation and demolition.

3.0 Floor plans

dashed line indicates first floor over

surface drain with grated cover

connect to dp above with pipe in slab

1200mm high metal balustrade

6.0 Services

provide double GPO under bench, inside drawer

brush plate located at 1200 AFFL

GPO built into underside of overhead joinery

4.0 Reflected Ceiling

two way switch from ground floor to first floor

two way switch from garage to house

all light circuits to be dimmable

exhaust fan to laundry as per NCC 3.8.5.2 c

5.0 Roof plan

4.0 Kitchen and Laundry Internals

All edges to be mitred

Shelves are adjustable unless otherwise noted as fixed. Adjustable pin holes at 30 mm centres

White malamine to all internals

Exhaust hood integrated into joinery. External exhaust.

Provide ventilation for refrigeration. Refer to manufacturers instructions

Install spazilo leveling kit

Removable plinth panel for dishwasher

LED strip light built into underside of overhead joinery

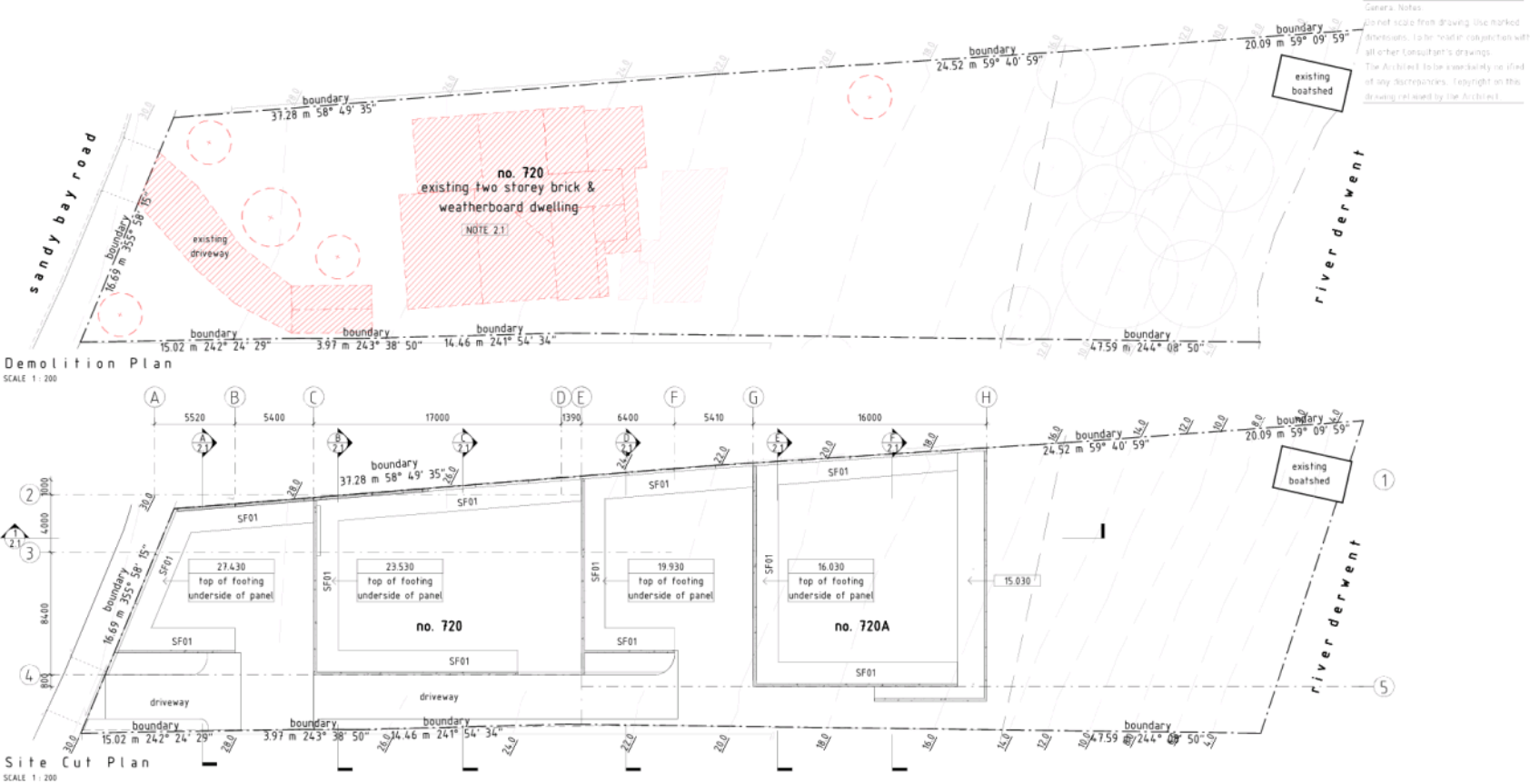
set skirting back 50mm from face of joinery.

bin system for within drawer. Refer specifications for details.

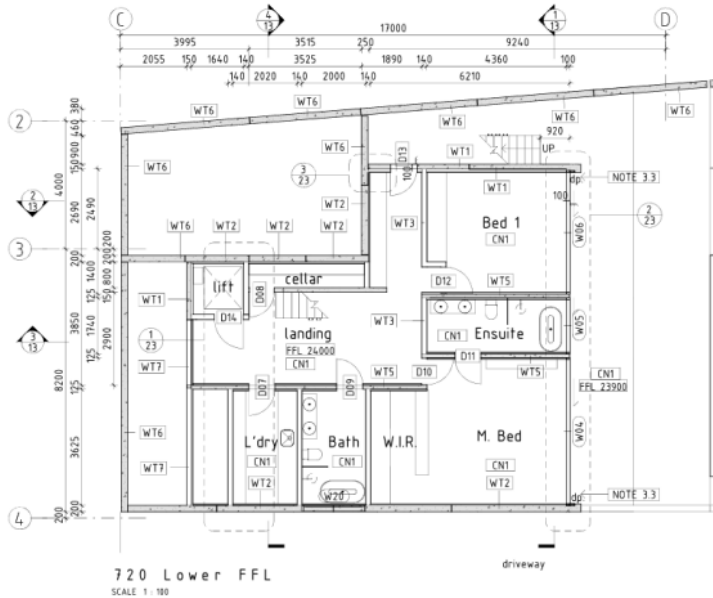
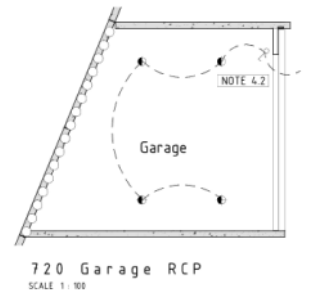
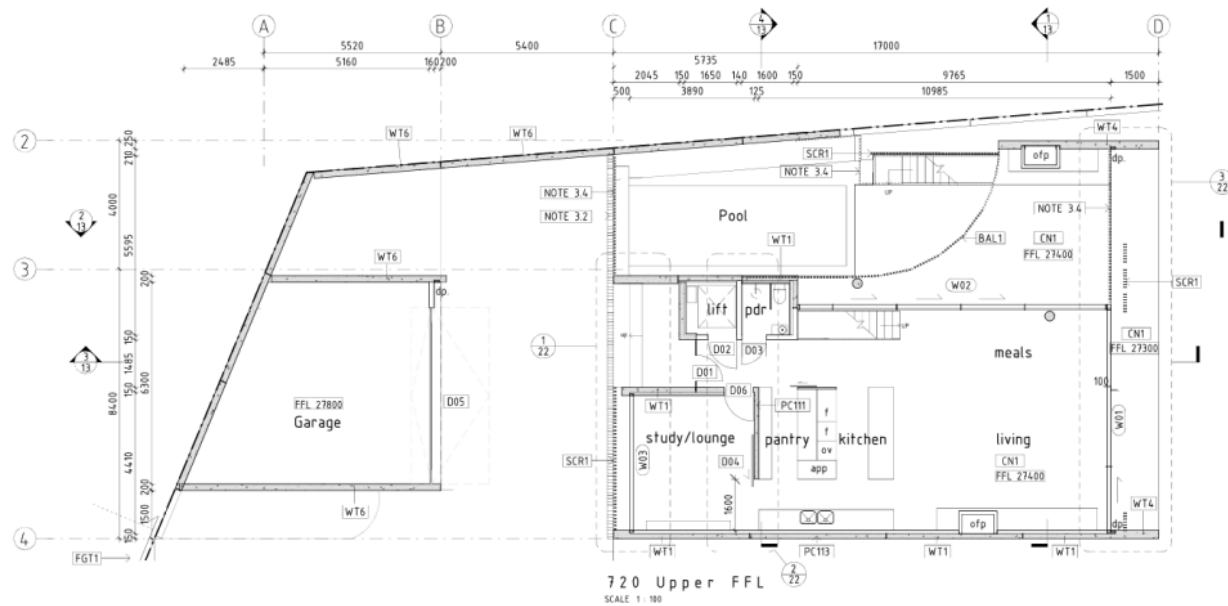
06 29.09.21 updated s/h boundary dims
05 11.11.20 chimney amendments
04 04.11.20 clarifications
03 28.09.20 building permit RFI
02 18.06.20 structural review
01 15.12.19 issue to client

Site Plan & Sheet List

Sandy Bay TE 1.0 06
720 Sandy Bay Road, Sandy Bay 7017-10th floor (0422909021 4:45:13 PM)



General Notes
Do not scale from drawing. Use marked dimensions. To be noted in conjunction with all other Consultant's drawings.
The Architect to be responsible for all of any discrepancies. Copyright in this drawing released by the Architect.



05 28.09.20 building permit RPI
01 22.07.20 stair & fireplace details
03 18.06.20 structural review
07 25.05.20 structural coordination
01 19.12.19 issue to client

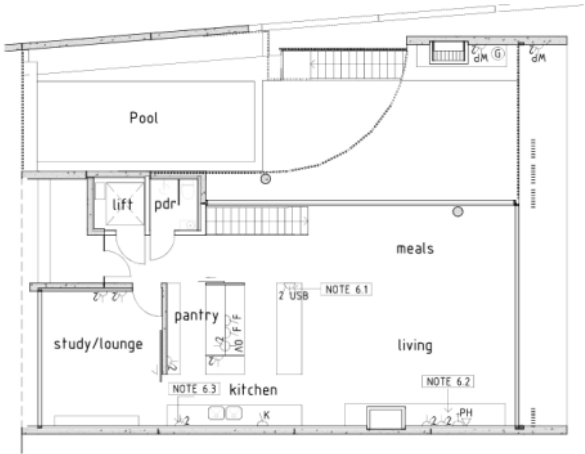
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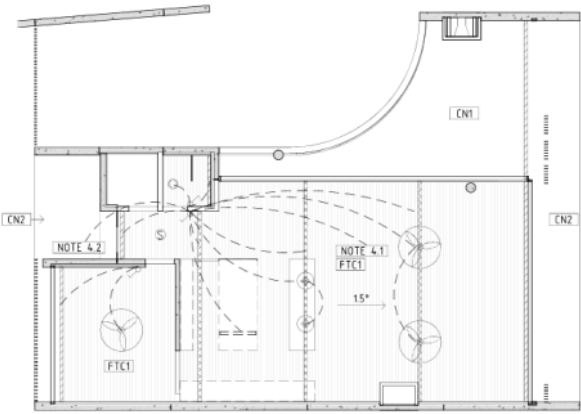
three c architects
William, James and Kate Casserly
28/30 Wangaratta St (po box 2392) Richmond 3121 (phone 9428 1415) fax 9428 1340 mail@threec.com.au/ABN: 74 780 760 092

720 Plans
Sandy Bay TE 3.0 05
720 Sandy Bay Road, Sandy Bay 75017-10 | 1:100 @A211/12/2022 5:47:09 PM

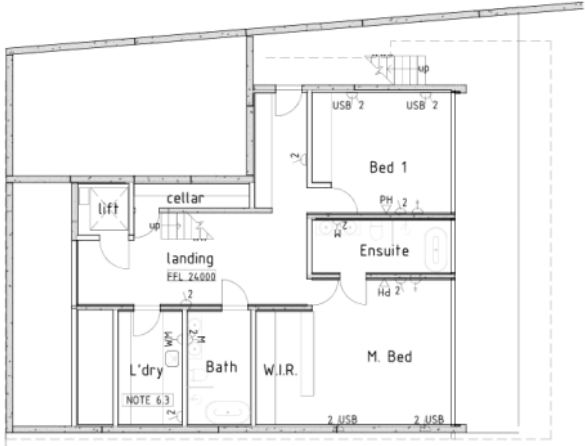
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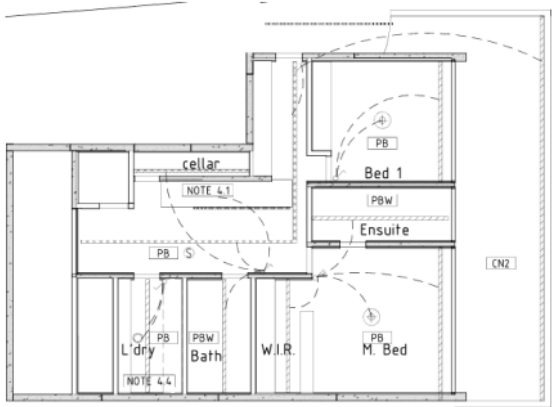
720 Upper Services Plan
SCALE 1 : 100



720 Upper RCP
SCALE 1 : 100



720 Lower Services Plan
SCALE 1 : 100

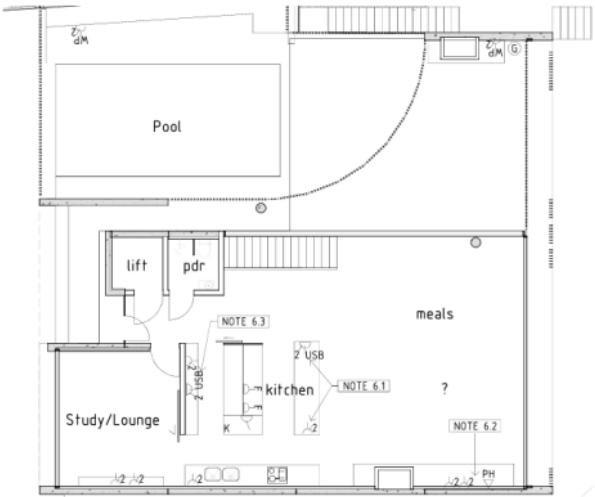


720 Lower RCP
SCALE 1 : 100

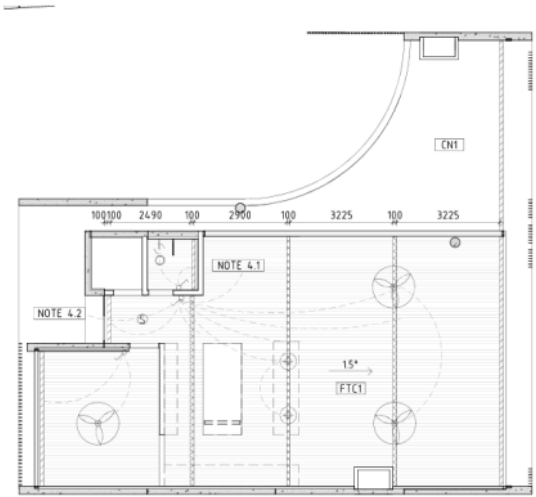




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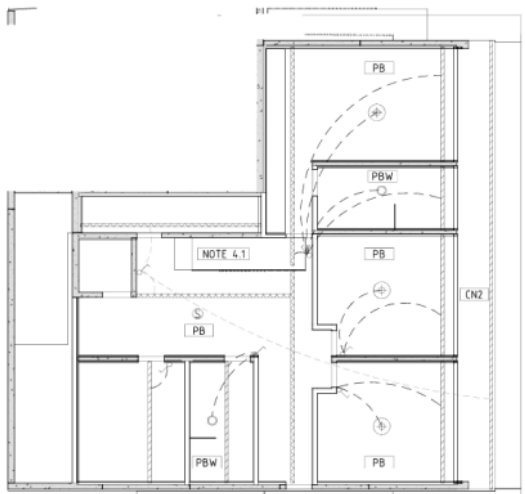
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SCALE 1 : 100



720A Upper RCP
SCALE 1 : 100

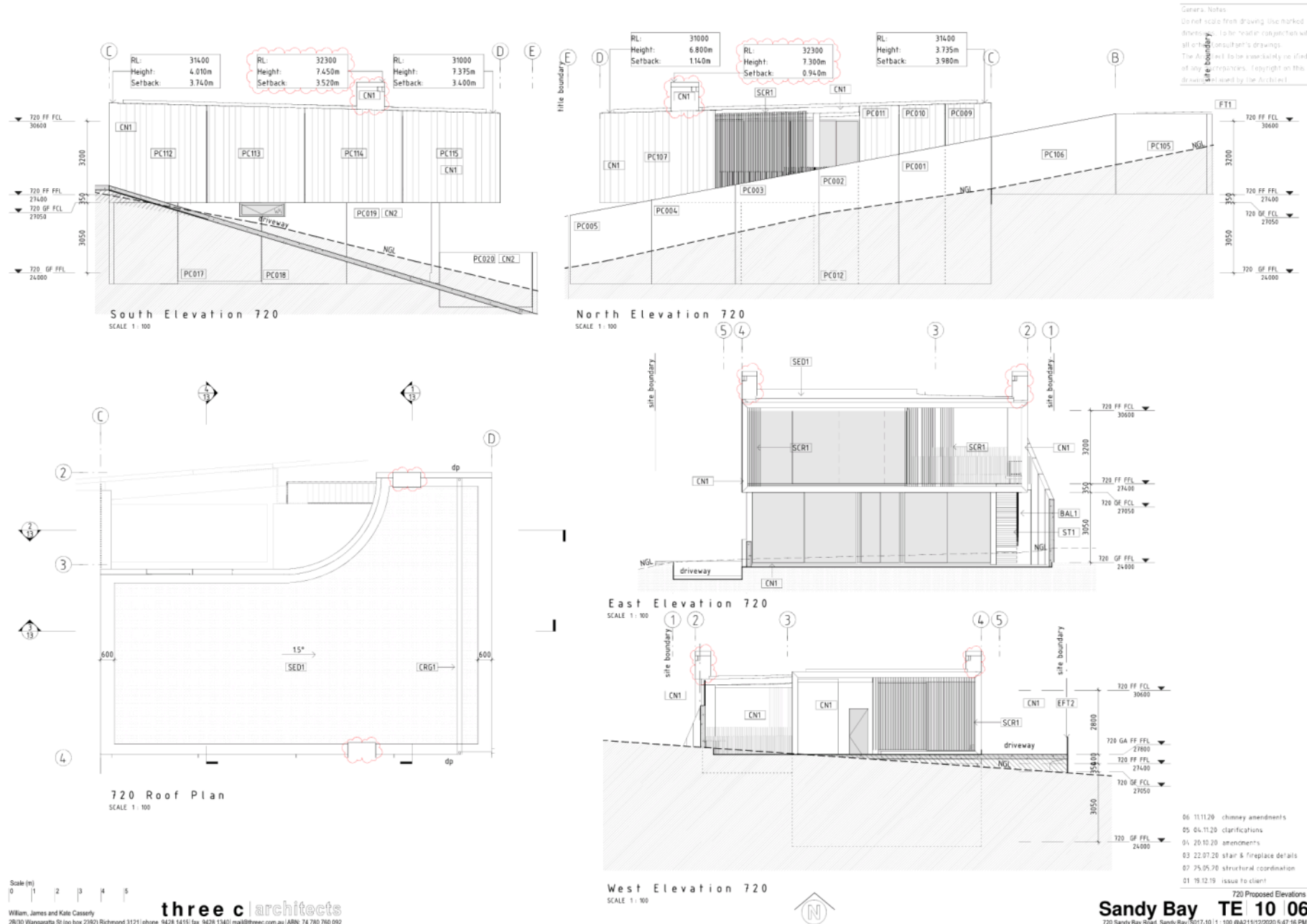


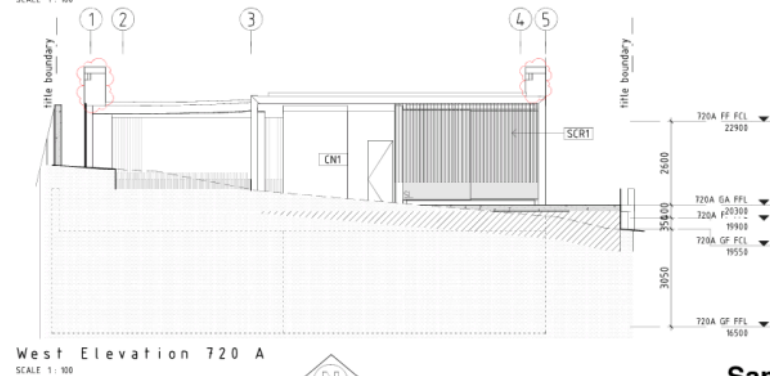
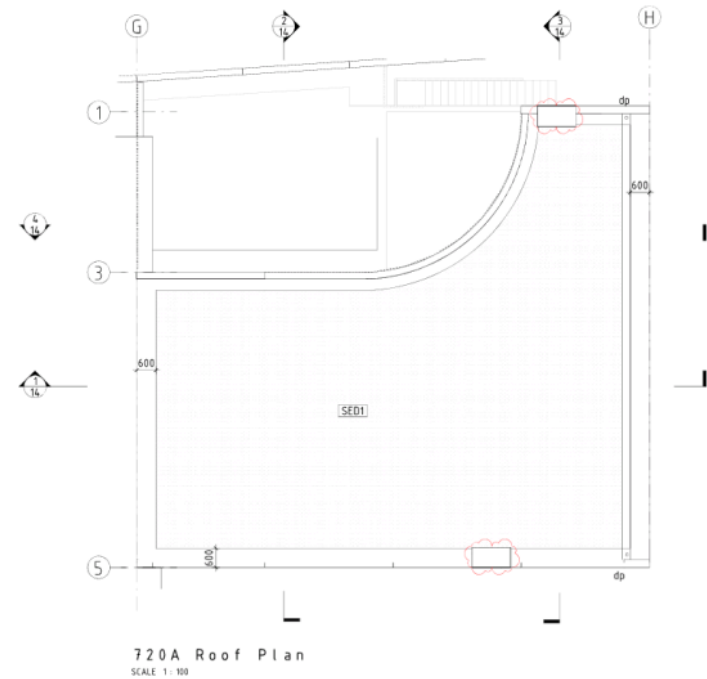
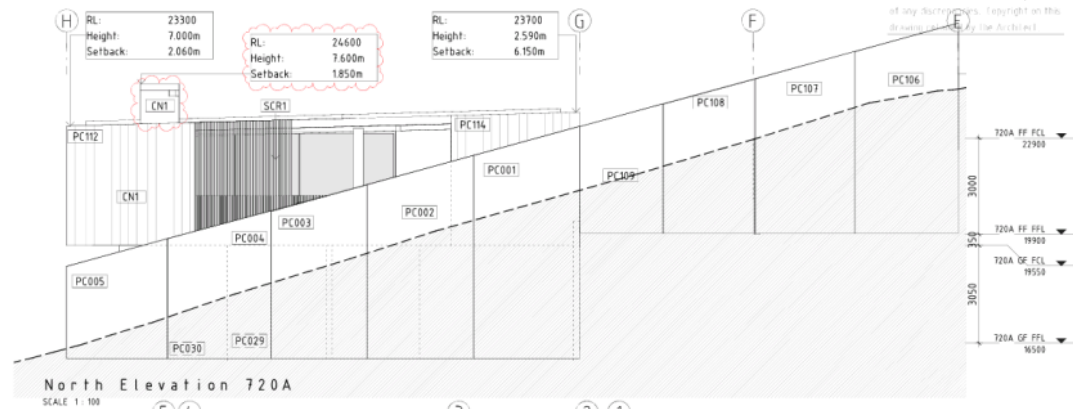
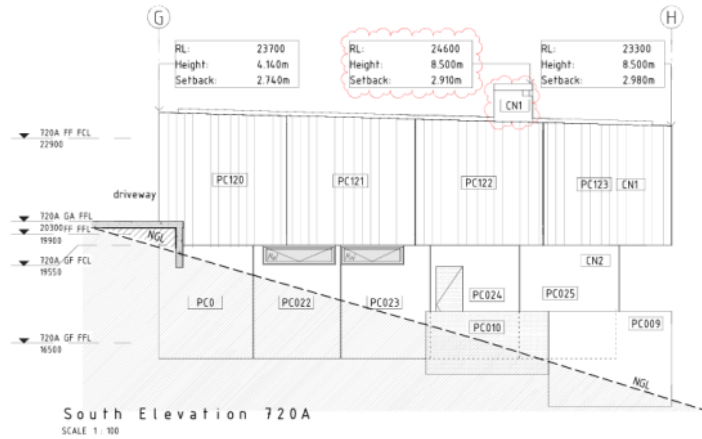
720A Lower Services Plan
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720A Lower RCP
SCALE 1 : 100







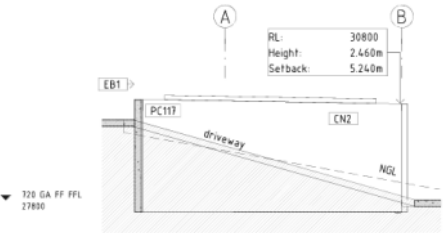
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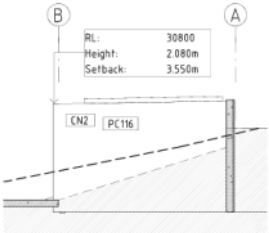
720A Proposed Elevations

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720 Sandy Bay Road, Sandy Bay 7017-10 | 1:100 @A211/12/2020 5:47:19 PM

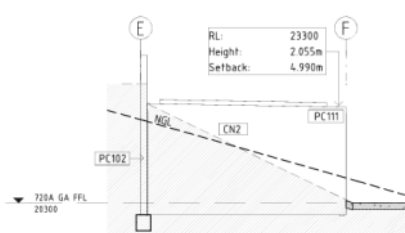
General Notes:
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The Architect is to be consulted on the use of any discrepancies. Footprint on this drawing is based on the Architect's.



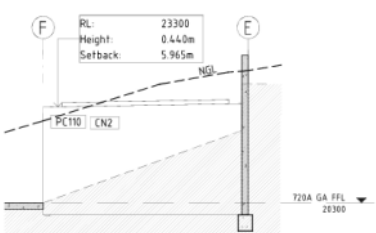
720 Garage South
SCALE 1:100



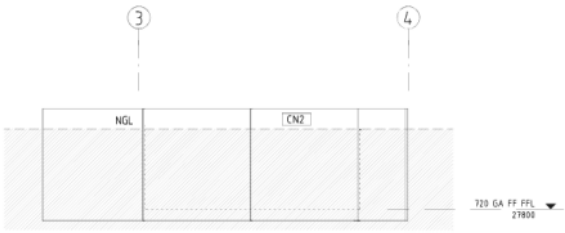
720 Garage North
SCALE 1:100



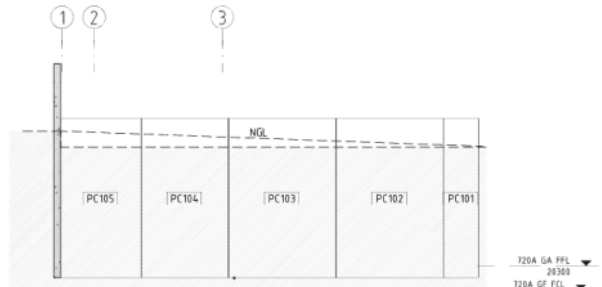
720A Garage South
SCALE 1:100



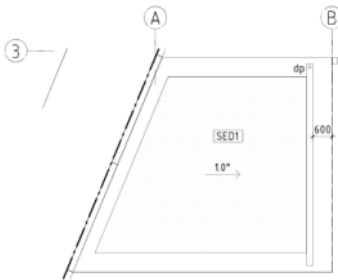
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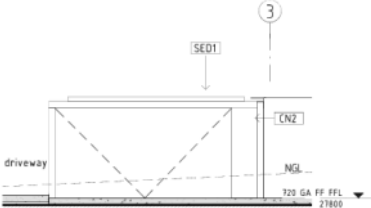
720 Garage West
SCALE 1:100



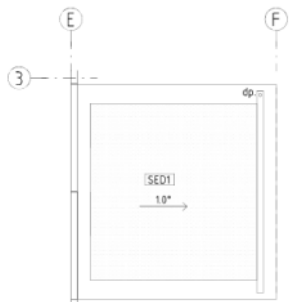
720A Garage West
SCALE 1:100



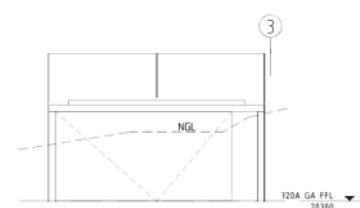
720 Garage Roof Plan
SCALE 1:100



720 Garage East
SCALE 1:100



720A Garage Roof Plan
SCALE 1:100



720A Garage East
SCALE 1:100

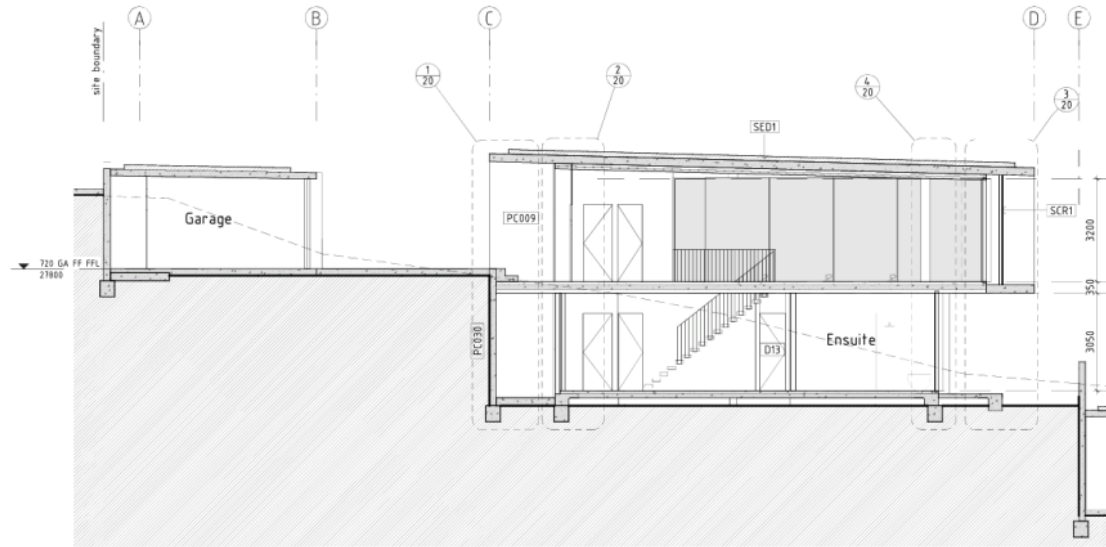


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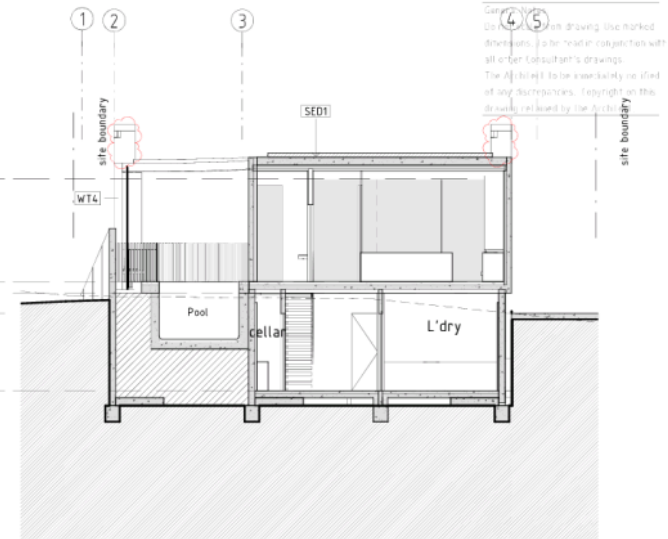


03 04.11.20 clarifications
07 25.05.20 structural coordination
01 19.12.19 issue to client

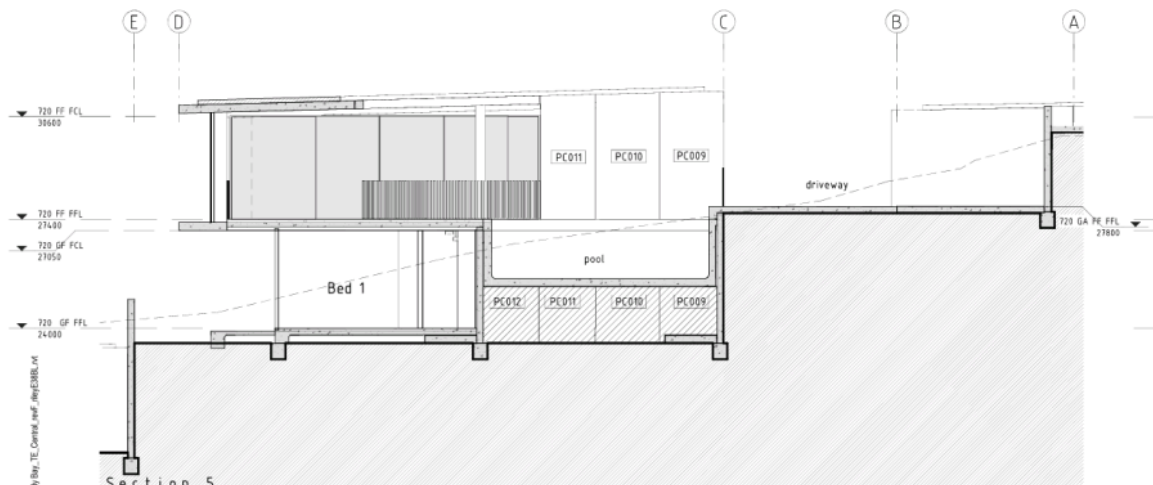
Proposed Garage Elevation
Sandy Bay TE 12 03
720 Sandy Bay Road, Sandy Bay 7017-10 | 1:100 @A211/12/2020 5:47:21 PM



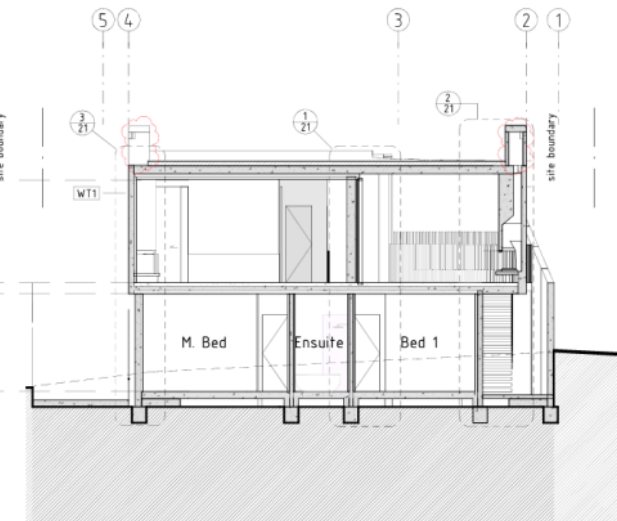
720 Section A
SCALE 1:100



720 Section B
SCALE 1:100



Section 5
SCALE 1:100



720 Section C
SCALE 1:100

05.11.12 chimney amendments
01.04.11.20 clarifications
03.22.07.20 stair & fireplace details
07.25.05.20 structural coordination
01.19.12.19 issue to client

720 Sections

Sandy Bay TE 13 05
720 Sandy Bay Road, Sandy Bay 7017-10 | 1:100 @A211/12/2020 5:47:23 PM

C:\Users\james\Documents\720 Sandy Bay TE Central.mxd - jay3888.kit

Scale (m)
0 1 2 3 4 5

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720A Section D
SCALE 1:100

720A Section E
SCALE 1 : 100

Section 5 Copy 1
SCALE 1 : 100

720A Section F
SCALE 1:100

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- 05 11.11.20 chimney amendments
- 04 04.11.20 clarifications
- 03 22.07.20 stair & fireplace details
- 02 25.05.20 structural coordination
- 01 19.12.19 issue to client

720A Sections

Sandy Bay TE 14 05
720 Sandy Bay Road, Sandy Bay/S017-10 | 1:100 @A211/12/2020 5:47:24 PM

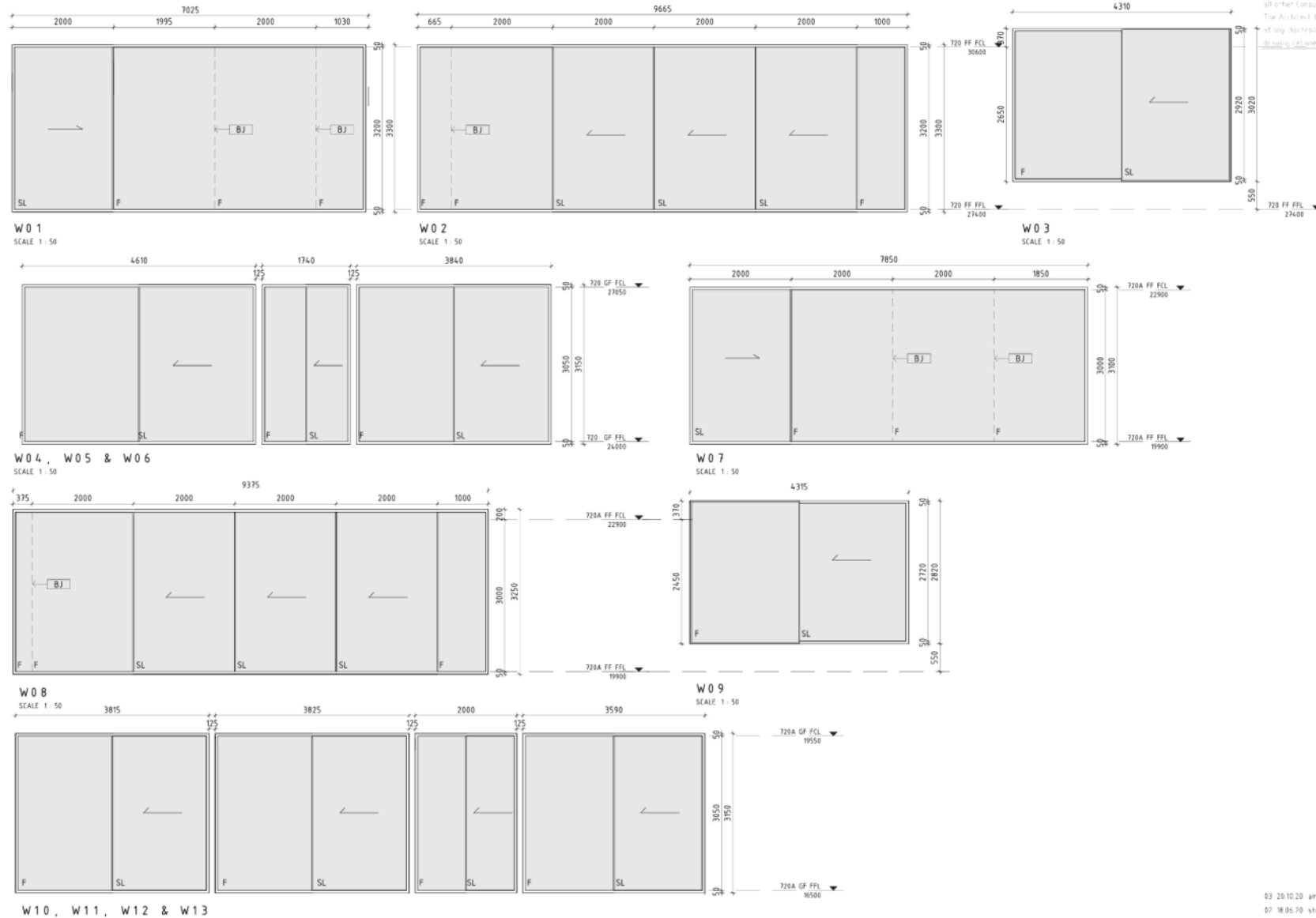
C:\Users\Riley\Documents\2017-10 Sandy Bay_TE_Central_half_nile\EMBL.mf

Scale (m)

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Scale (m)
0 1 2 3 4 5

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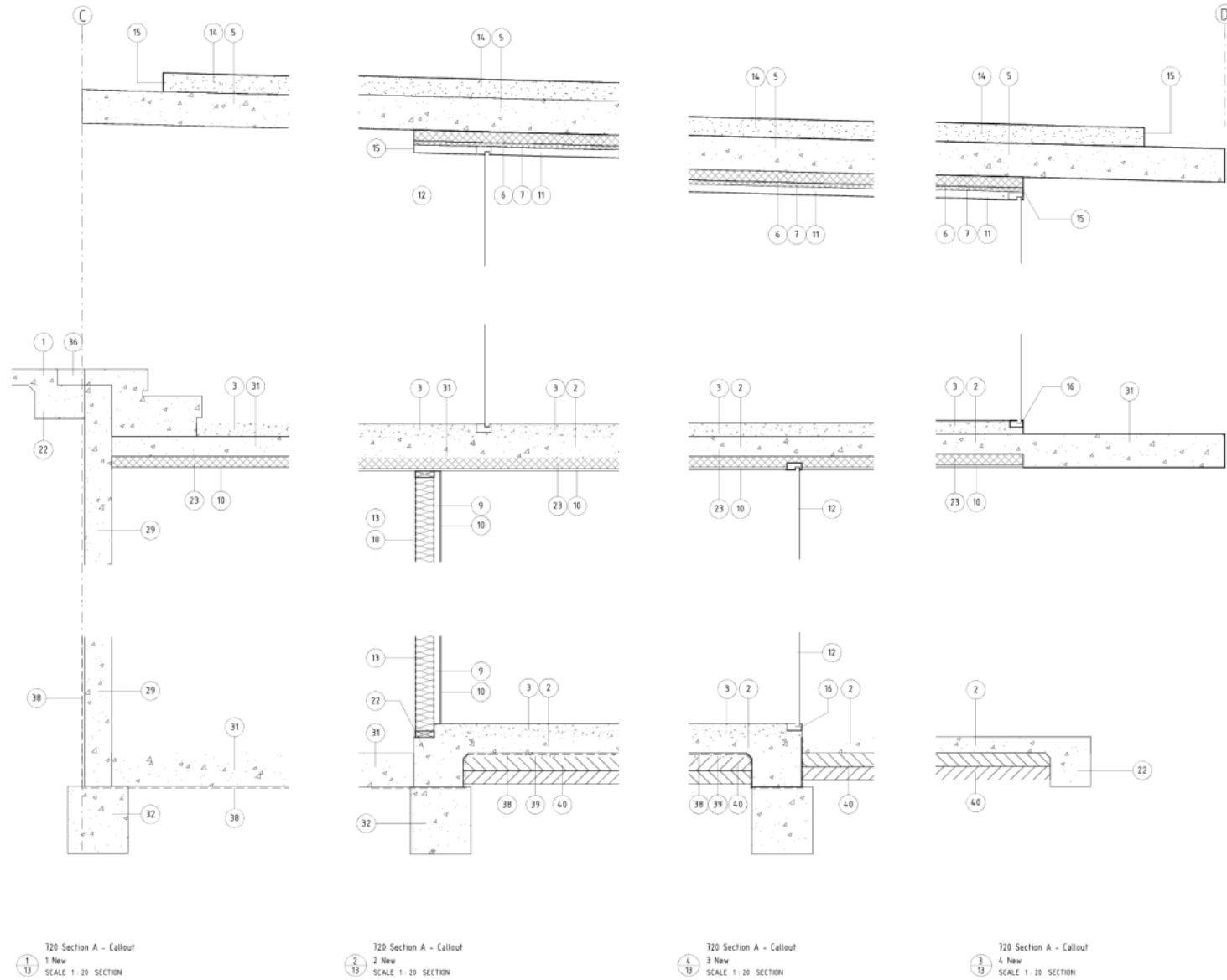
William, James and Kate Casserly
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03 20.10.20 amendment
07 18.06.20 structural review
01 19.12.19 issue to client

Window Schedule

Sandy Bay TE 15 03
720 Sandy Bay Road, Sandy Bay 7017-10 | 1:50 @A211/12/2020 5:47:25 PM



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1. 120 ground floor slab
2. 150 insitu conc slab
3. 100 screed
4. 250 tapered conc edge
5. 250 roof slab
6. kingspan kooltherm K10 soffit board, 80mm
7. kingspan kooltherm K10 soffit board, 30mm
8. kingspan Optim-R external wall insulation panel, 50mm
9. battens
10. PB, FC sheet finish
11. feature timber ceiling 20x40 battens, black fabric
12. windows
13. internal stud wall
14. green roof
15. Angle, edge trim
16. Victrocsa subsill
17. Membrane
18. 200 thick retaining conc wall
19. 150 thick external conc wall
20. kingspan K3 floorboard, 40mm x2
21. driveway
22. edge beams
23. kingspan kooltherm K10 soffit board plus, 90mm
24. 250 external concrete wall
25. 100 precast concrete fireplace
26. 150x50 downpipe
27. 125 concrete precast wall
28. 150 concrete precast wall
29. 200 concrete precast wall
30. 200 insitu concrete slab
31. 250 insitu concrete slab
32. concrete strip footing
33. 100 insitu concrete
34. 50x75 RHS
35. pressed cream firebricks
36. surface drain
37. 300mm concrete column
38. polythene membrane
39. 30mm bedding sand
40. 100mm compacted sand
41. cast concrete lid
42. cantilevered 100 thick hearth
43. metal cover plate to match window

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Scale (m)
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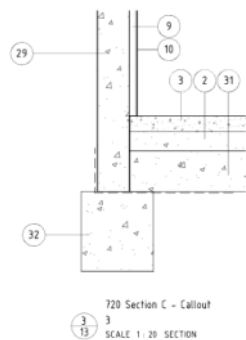
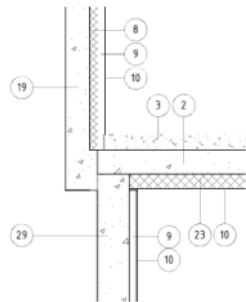
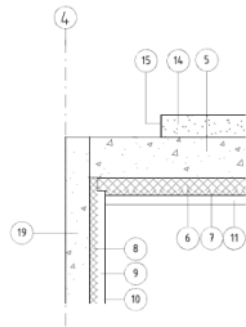
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07 78 09 70 building permit RPI
01 22 07 20 star & fireplace details

Section Details

Sandy Bay TE 20 02
720 Sandy Bay Road, Sandy Bay 7017-10 | 1:20 @A211/12/2020 5:47:27 PM

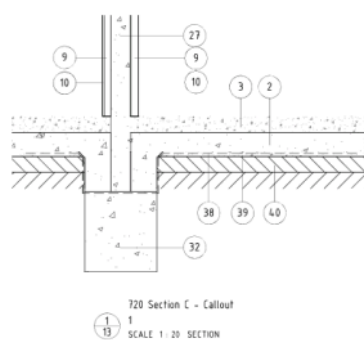
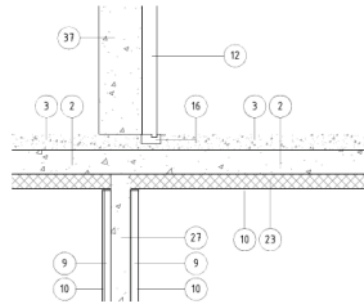
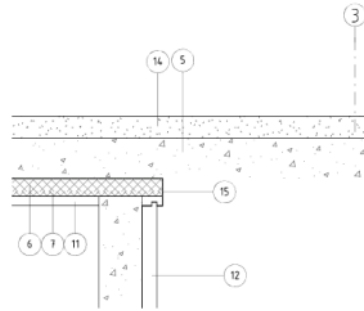


720 Section C - Callout

SCALE 1:20 SECTION

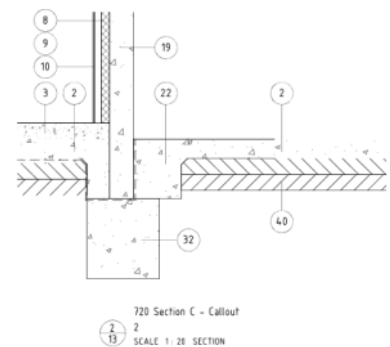
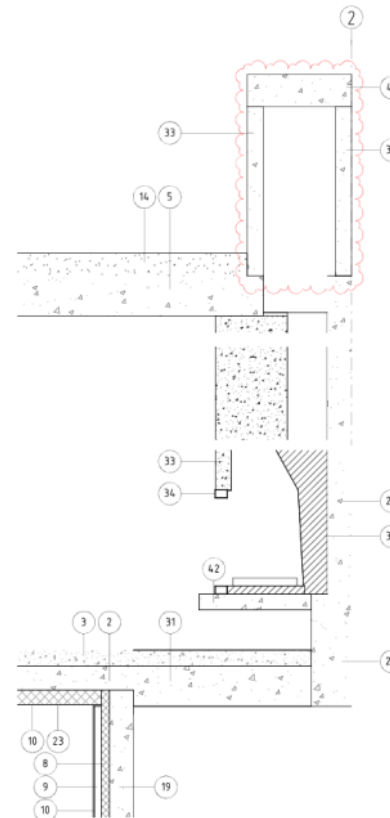
Scale (m)
0 1 2 3 4 5

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720 Section C - Callout

SCALE 1:20 SECTION



720 Section C - Callout

SCALE 1:20 SECTION



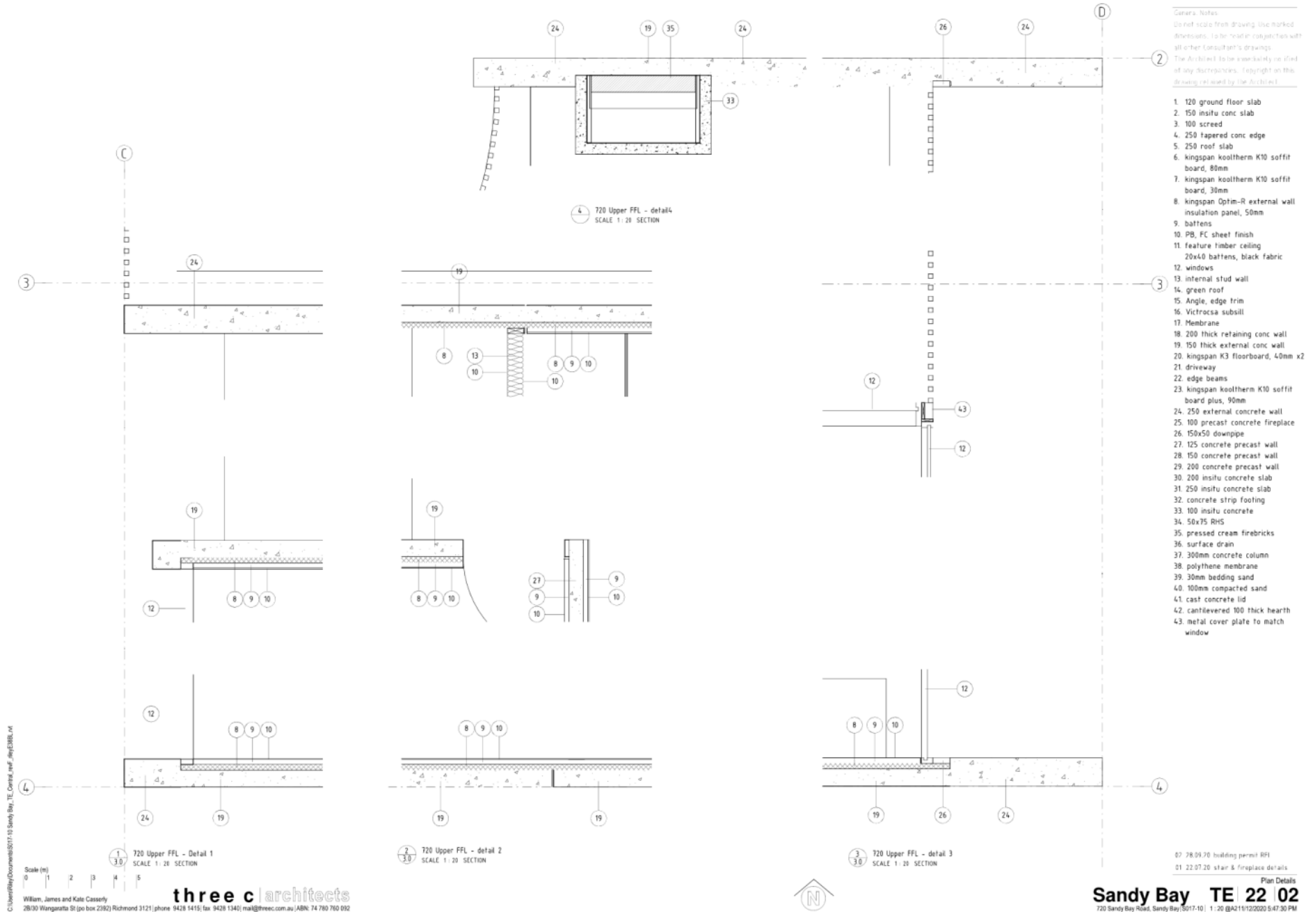
General Notes
Do not scale from drawing. Use marked dimensions. To be read in conjunction with all other Consultant's drawings.
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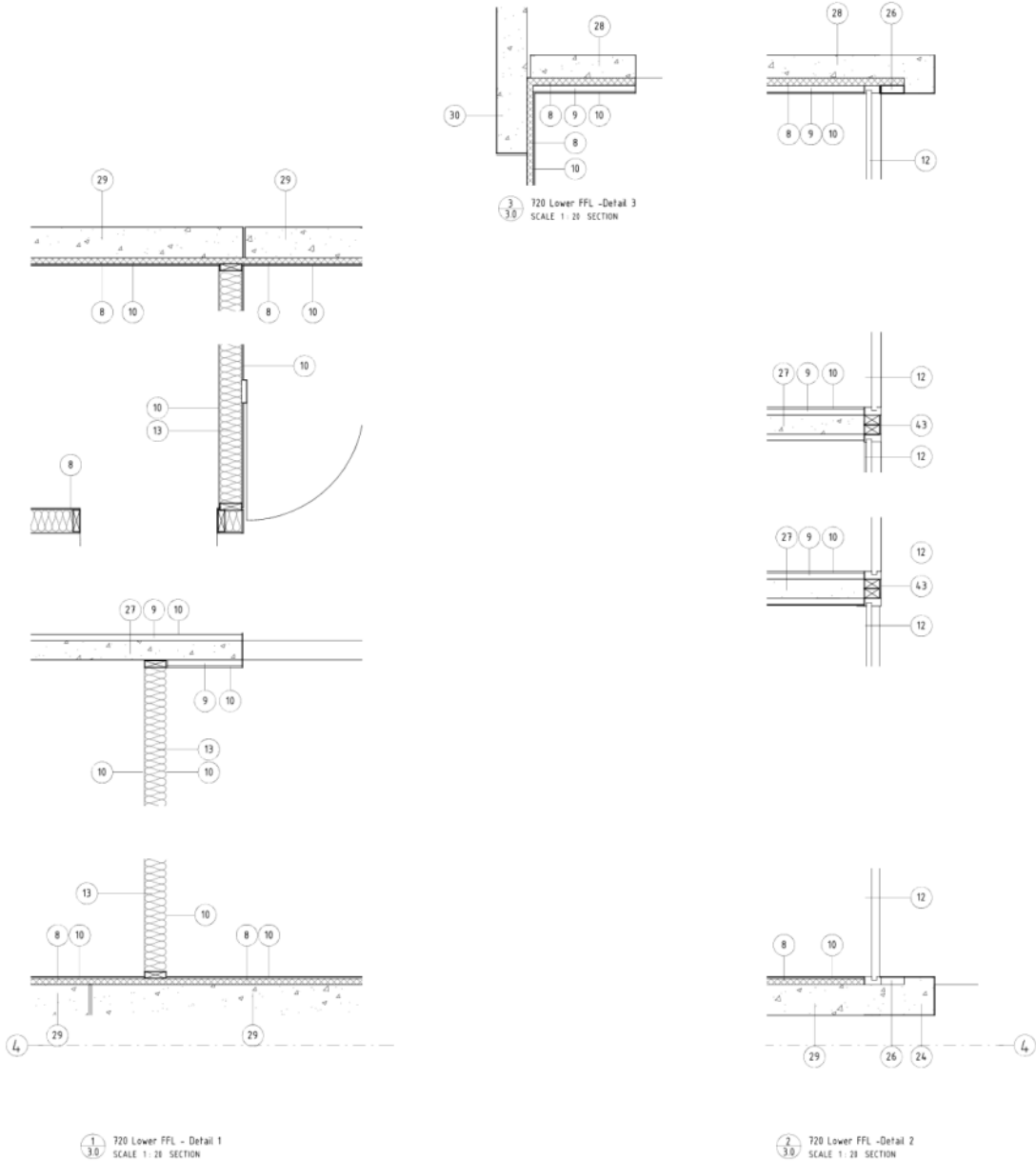
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5. 250 roof slab
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9. battens
10. PB, FC sheet finish
11. feature timber ceiling 20x40 battens, black fabric
12. windows
13. internal stud wall
14. green roof
15. Angle, edge trim
16. Vicrocsa sub sill
17. Membrane
18. 200 thick retaining conc wall
19. 150 thick external conc wall
20. kingspan K3 floorboard, 40mm x2
21. driveway
22. edge beams
23. kingspan kooltherm K10 soffit board plus, 90mm
24. 250 external concrete wall
25. 100 precast concrete fireplace
26. 150x50 downpipe
27. 125 concrete precast wall
28. 150 concrete precast wall
29. 200 concrete precast wall
30. 200 insitu concrete slab
31. 250 insitu concrete slab
32. concrete strip footing
33. 100 insitu concrete
34. 50x75 RHS
35. pressed cream firebricks
36. surface drain
37. 300mm concrete column
38. polythene membrane
39. 30mm bedding sand
40. 100mm compacted sand
41. cast concrete lid
42. cantilevered 100 thick hearth
43. metal cover plate to match window

01. 11.11.20 chimney amendments
03. 04.11.20 clarifications
07. 28.09.20 building permit RPI
01. 22.07.20 stair & fireplace details

Section Details

Sandy Bay TE 21 04
720 Sandy Bay Road, Sandy Bay 7017-10 | 1:20 @A211/12/2020 5:47:29 PM





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1. 120 ground floor slab
2. 150 in situ conc slab
3. 100 screed
4. 250 tapered conc edge
5. 250 roof slab
6. kingspan kooltherm K10 soffit board, 80mm
7. kingspan kooltherm K10 soffit board, 30mm
8. kingspan Optim-R external wall insulation panel, 50mm
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18. 200 thick retaining conc wall
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22. edge beams
23. kingspan kooltherm K10 soffit board plus, 90mm
24. 250 external concrete wall
25. 100 precast concrete fireplace
26. 150x50 downpipe
27. 125 concrete precast wall
28. 150 concrete precast wall
29. 200 concrete precast wall
30. 200 in situ concrete slab
31. 250 in situ concrete slab
32. concrete strip footing
33. 100 in situ concrete
34. 50x75 RHS
35. pressed cream firebricks
36. surface drain
37. 300mm concrete column
38. polythene membrane
39. 30mm bedding sand
40. 100mm compacted sand
41. cast concrete lid
42. cantilevered 100 thick hearth
43. metal cover plate to match window

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Scale (m)

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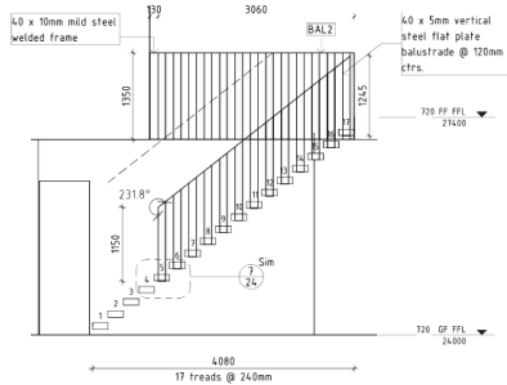
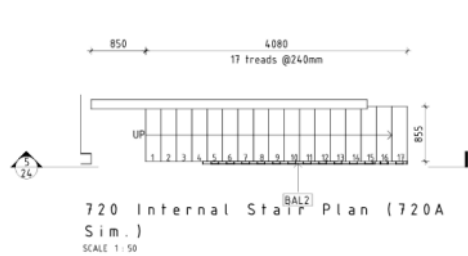
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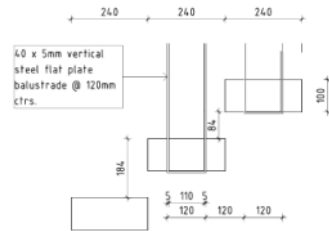
07 78 09 70 building permit RPI
01 22 07 20 star & fireplace details

Plan Details

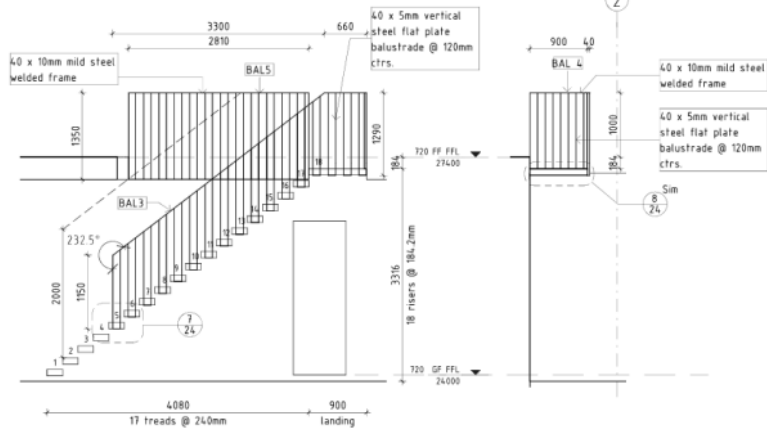
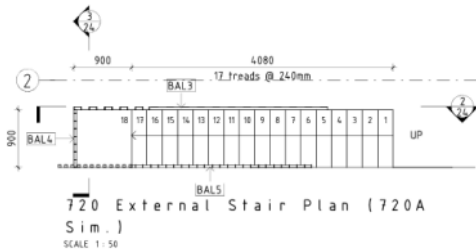
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720 Sandy Bay Road, Sandy Bay 75017-10 | 1:20 @A11/12/2020 5:47:31 PM



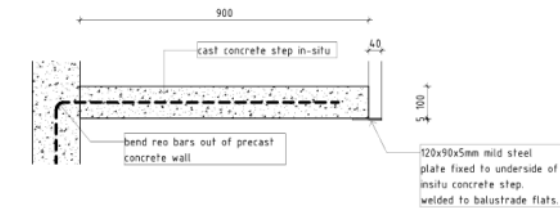
720 Internal Stair
Section A (720A Sim.)
SCALE 1:50 SECTION



720 & 720A Stair Detail
SCALE 1:10 SECTION



720 External Stair
Section A (720A Sim.)
SCALE 1:50 SECTION



720 & 720A Stair
Section Detail
SCALE 1:10 SECTION

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Scale (m)
0 1 2 3 4 5

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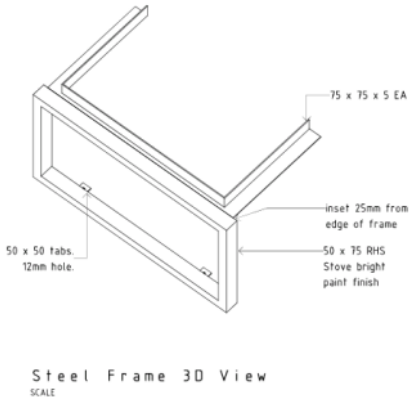
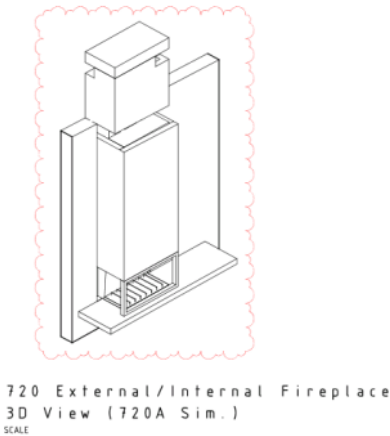
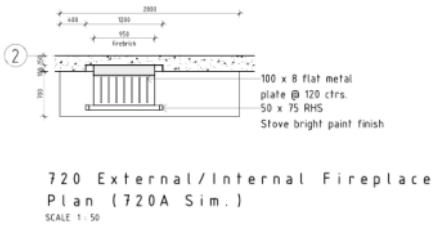
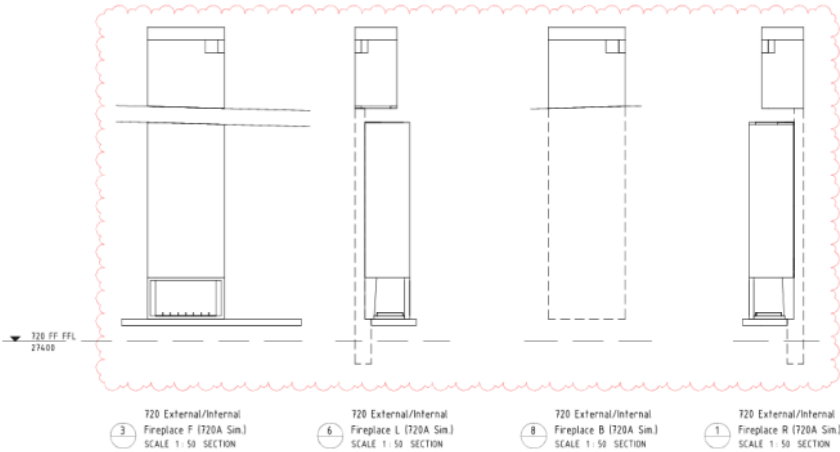
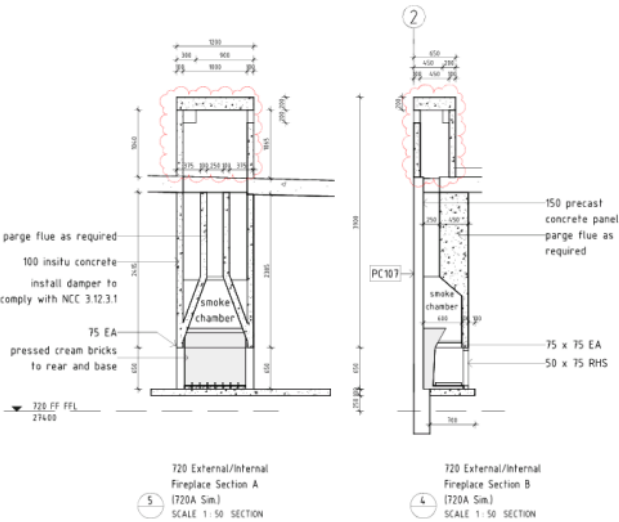


01 22.07.20 stair & fireplace details

720 Stair Details

Sandy Bay TE 24 01
720 Sandy Bay Road, Sandy Bay 5017-10 (indicated @A211/12/2020 5:47:33 PM)

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Scale (m)
0 1 2 3 4 5

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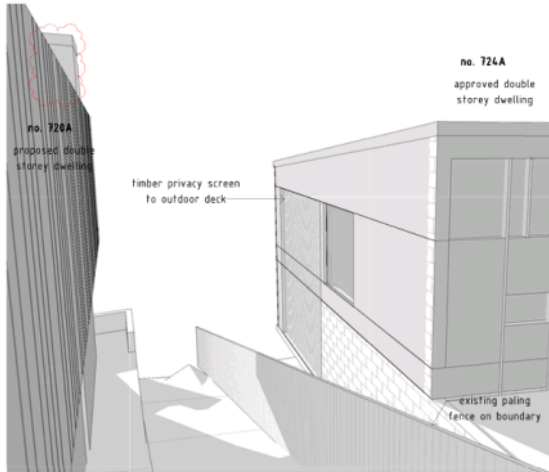
01 11.11.20 chimney amendments
03 04.11.20 clarifications
07 28.09.20 building permit RPI
01 22.07.20 stair & fireplace details

Fireplace Details

Sandy Bay TE 25 04
720 Sandy Bay Road, Sandy Bay 7017-10 | 1:50 @A211/12/2020 5:47:35 PM



Shadow Diagram 9am 21 June
SCALE 1: 500



Shadow Projection to 724A along adjoining boundary 9am June 21
SCALE

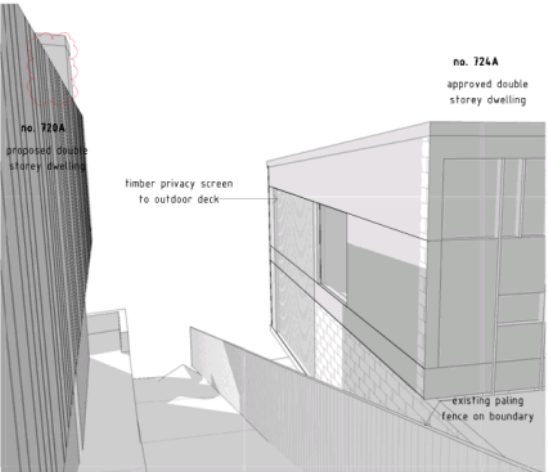
1:16 reduced level to AHD
existing trees
proposed trees
extent of shadow

Scale (m)
0 1 2 3 4 5

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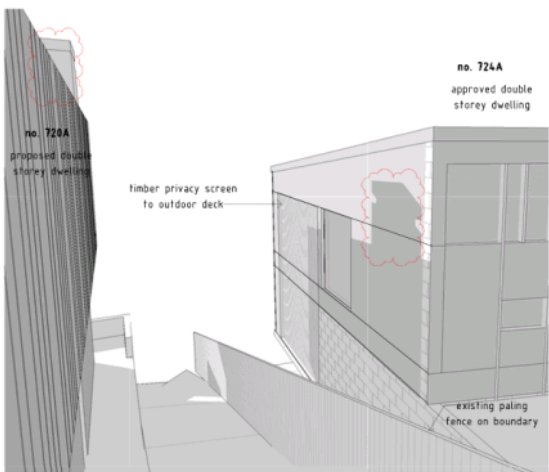
Shadow Diagram 10 am 21 June
SCALE 1: 500



Shadow Projection to 724A along adjoining boundary 10am June 21
SCALE



Shadow Diagram 11 am 21 June
SCALE 1: 500



Shadow Projection to 724A along adjoining boundary 11am June 21
SCALE

06 11.11.20 chimney amendments
05 07.05.19 proposed condition
04 18.11.18 shadow amendments
03 17.10.18 724 west windows added
07 16.10.18 amended contours
01 08.12.17 planning permit

Shadow Diagrams 21 June

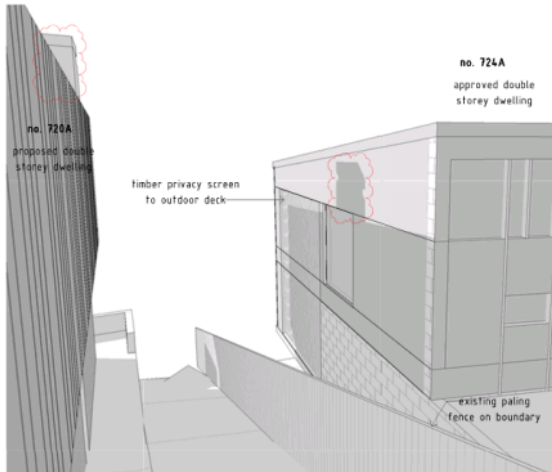
Sandy Bay DD 7.0 06
720 Sandy Bay Road, Sandy Bay TAS 7017-10 (located @A2 11-Nov-20 6:02:22 PM)



Shadow Diagram 12pm 21 June
SCALE 1 : 500



Shadow Diagram 3pm 21 June
SCALE 1 : 500



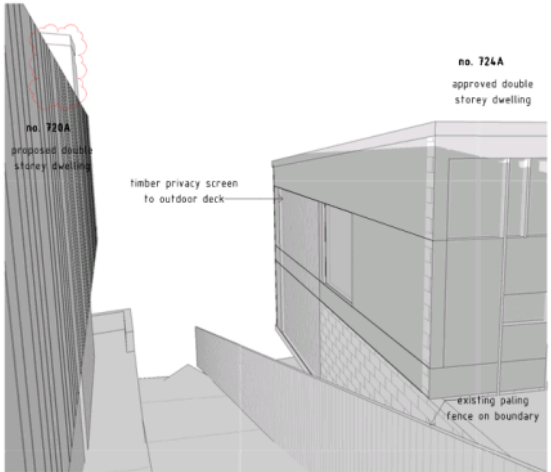
Shadow Projection to 724A along
adjoining boundary 12pm June 21
SCALE

- 12.16 reduced level to AHD
- existing trees
- extent of shadow
- proposed trees

Scale (m)
0 1 2 3 4 5

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Shadow Projection to 724A along
adjoining boundary 3pm June 21
SCALE

- 06 11.11.20 chimney amendments
- 05 07.05.19 proposed condition
- 04 18.11.18 shadow amendments
- 03 17.10.18 724 west windows added
- 07 16.10.18 amended contours
- 01 08.12.17 planning permit

Shadow Diagrams 21 June

Sandy Bay DD 7.1 06
720 Sandy Bay Road, Sandy Bay 75017-10 (located @A2 11-Nov-20 6:02:26 PM)



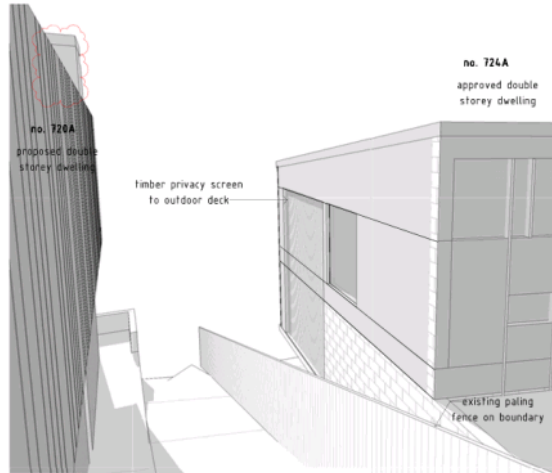
Shadow Diagram 9am 21 September
SCALE 1 : 500



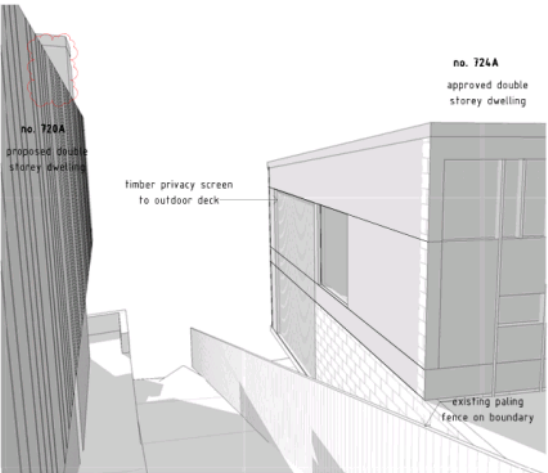
Shadow Diagram 10 am 21 September
SCALE 1 : 500



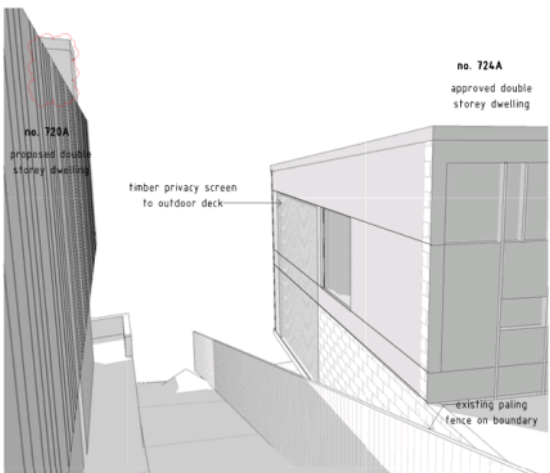
Shadow Diagram 11 am 21 September
SCALE 1 : 500



Shadow Projection to 724A along adjoining boundary 9am 21 September
SCALE



Shadow Projection to 724A along adjoining boundary 10am 21 September
SCALE



Shadow Projection to 724A along adjoining boundary 11am 21 September
SCALE

- 724 reduced level to AHD
- existing trees
- extent of shadow
- proposed trees

Scale (m)
0 1 2 3 4 5

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- 05.11.120 chimney amendments
- 01.07.05.19 proposed condition
- 03.19.11.18 shadow amendments
- 07.17.10.18 724 west windows added
- 01.15.10.18 amended contours

Shadow Diagrams 21 September

Sandy Bay DD 7.2 05

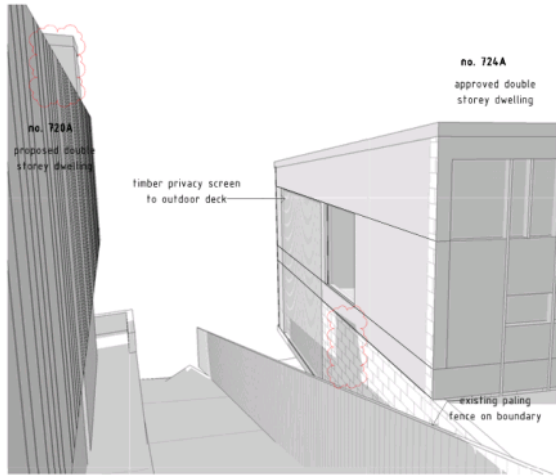
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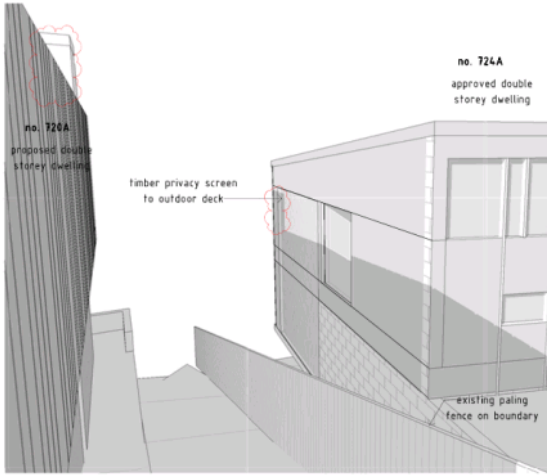
Shadow Diagram 12pm 21 September
SCALE 1 : 500



Shadow Diagram 3pm 22 September
SCALE 1 : 500



Shadow Projection to 724A along
adjoining boundary 12pm 21 September
SCALE



Shadow Projection to 724A along
adjoining boundary 3pm 21 September
SCALE

12.16 reduced level to AHD
extent of shadow
existing trees
proposed trees

Scale (m)
0 1 2 3 4 5

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05 11.11.20 chimney amendments
01 07.05.19 proposed condition
03 19.11.18 shadow amendments
07 17.10.18 724 west windows added
01 15.10.18 amended contours

Shadow Diagrams 21 September

Sandy Bay DD 7.3 05
720 Sandy Bay Road, Sandy Bay 75017-10 (located @A2 11-Nov-20 6:02:34 PM)



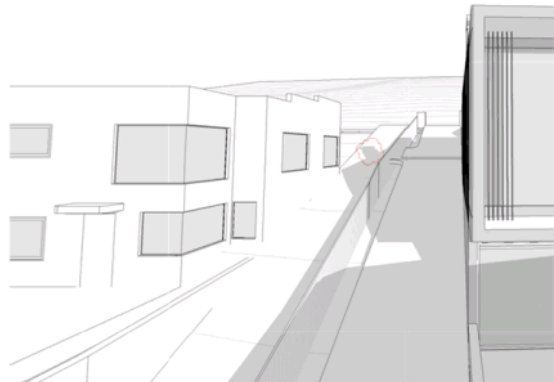
Shadow Diagram 9am 21 June 724
SCALE 1: 500



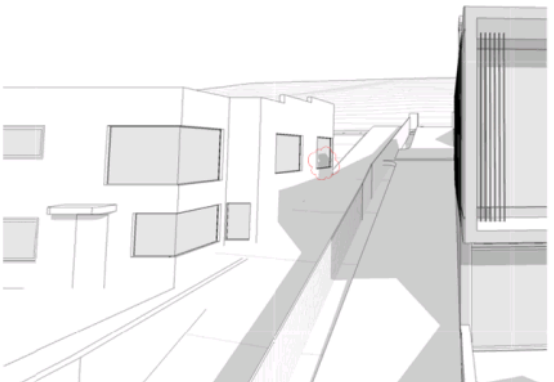
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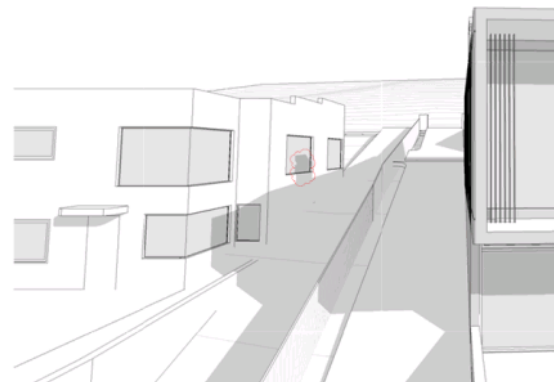
Shadow Diagram 11 am 21 June 724
SCALE 1: 500



Shadow Projection to 724 along adjoining
boundary 9am June 21
SCALE



Shadow Projection to 724 along adjoining
boundary 10am June 21
SCALE



Shadow Projection to 724 along adjoining
boundary 11am June 21
SCALE

C:\Users\Overseas\Documents\00113 Sandy Bay_DD_Central_and_Neg\03BBL.nt

Scale (m)
0 1 2 3 4 5

three c architects
William, James and Kate Casserly
28/30 Wangaratta St (po box 2392) Richmond 3121 (phone 9428 1415) fax 9428 1340) mail@threec.com.au /ABN: 74 780 760 092



03.11.120 chimney amendments
07.71.07.19 shadow amendments
01.19.11.18 shadow amendments

Shadow Diagrams 21 June 724

Sandy Bay DD 7.6 03
720 Sandy Bay Road, Sandy Bay 75017-10 1: 500 @A2 11-Nov-20 6:02:40 PM

Shadow Diagram 12pm 21 June 724
SCALE 1:500

Shadow Diagram 1pm 21 June 724
SCALE 1:500

Shadow Diagram 3pm 21 June 724
SCALE 1:500

Shadow Projection to 724 along adjoining
boundary 12pm June 21

Shadow Projection to 724 along adjoining
boundary 1pm June 21

Shadow Projection to 724 along adjoining
boundary 3pm June 21



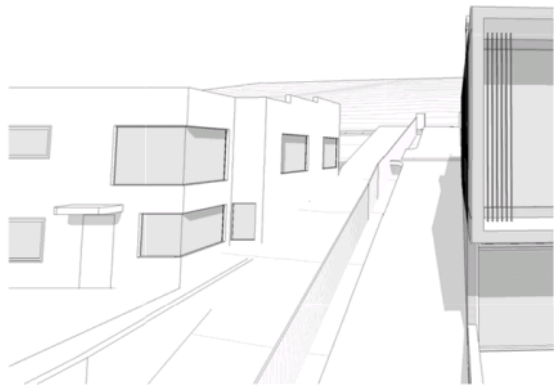
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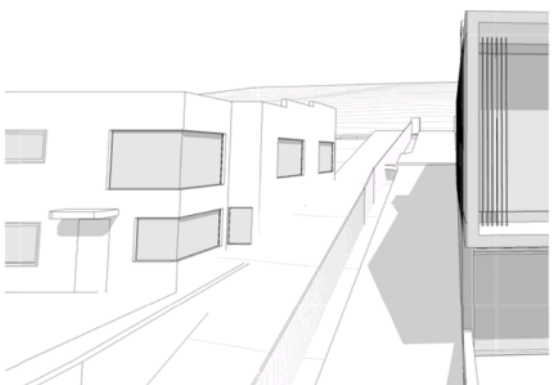
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SCALE 1 : 500



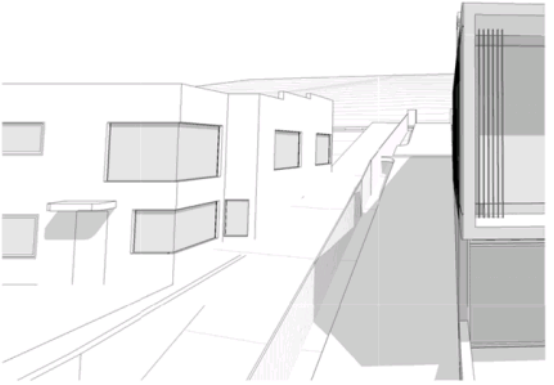
Shadow Diagram 11 am 21 September 724
SCALE 1 : 500



Shadow Projection to 724 along adjoining boundary 9am September 21
SCALE



Shadow Projection to 724 along adjoining boundary 10am September 21
SCALE



Shadow Projection to 724 along adjoining boundary 11am September 21
SCALE





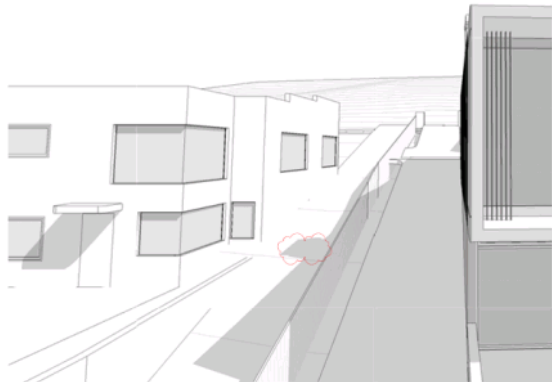
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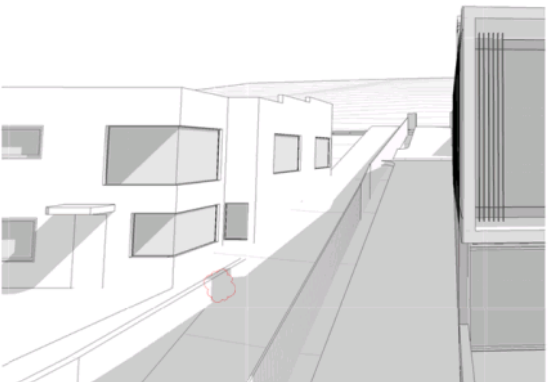
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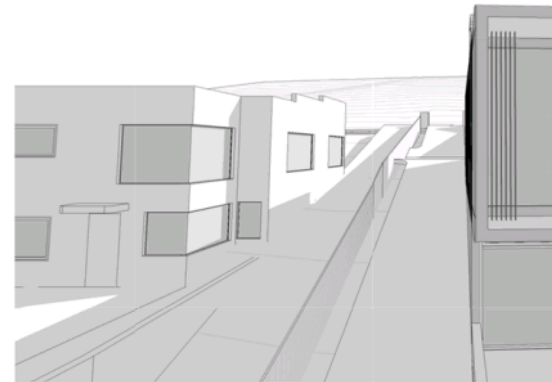
Shadow Diagram 3pm 22 September 724
SCALE 1 : 500



Shadow Projection to 724 along adjoining
boundary 12pm September 21
SCALE



Shadow Projection to 724 along adjoining
boundary 1pm September 21
SCALE



Shadow Projection to 724 along adjoining
boundary 3pm September 21
SCALE

C:\Users\Over\Documents\001118 Sandy Bay DD Central.mxd, Sep23/2021

Scale (m)
0 1 2 3 4 5

three c architects

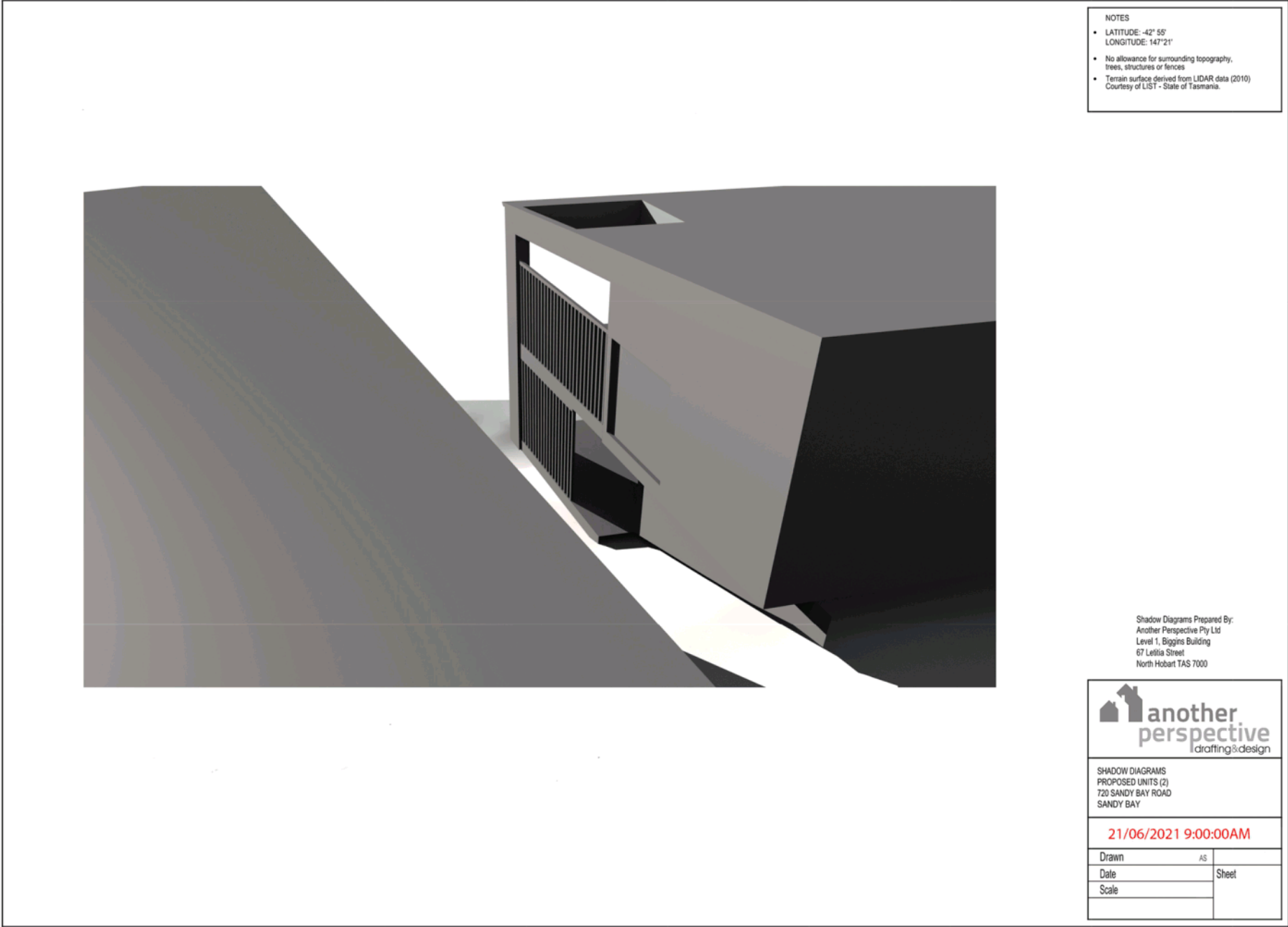
William, James and Kate Casserly
28/30 Wangaratta St (po box 2392) Richmond 3121 (phone 9428 1415) fax 9428 1340) mail@threec.com.au /ABN: 74 780 760 092

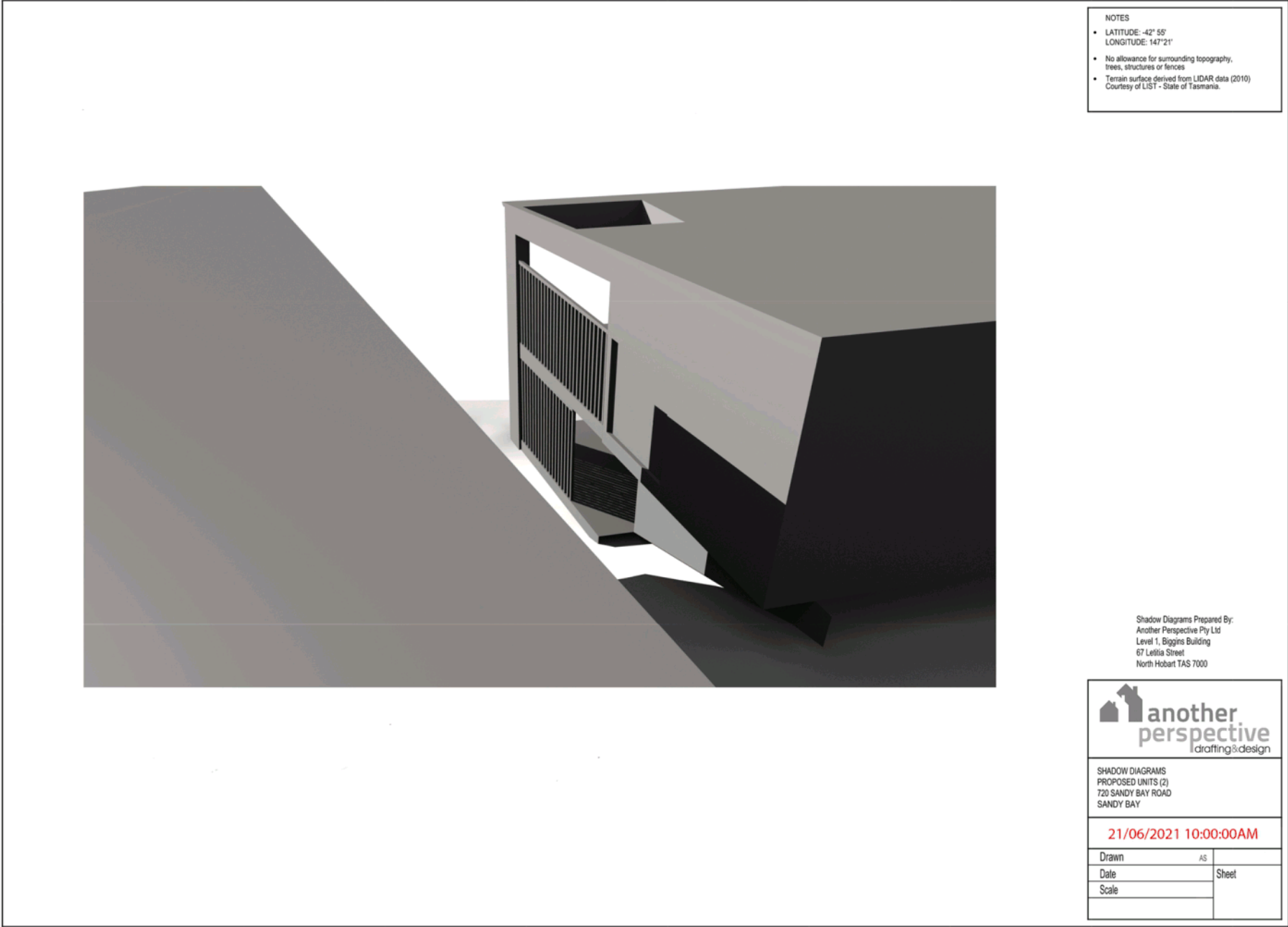


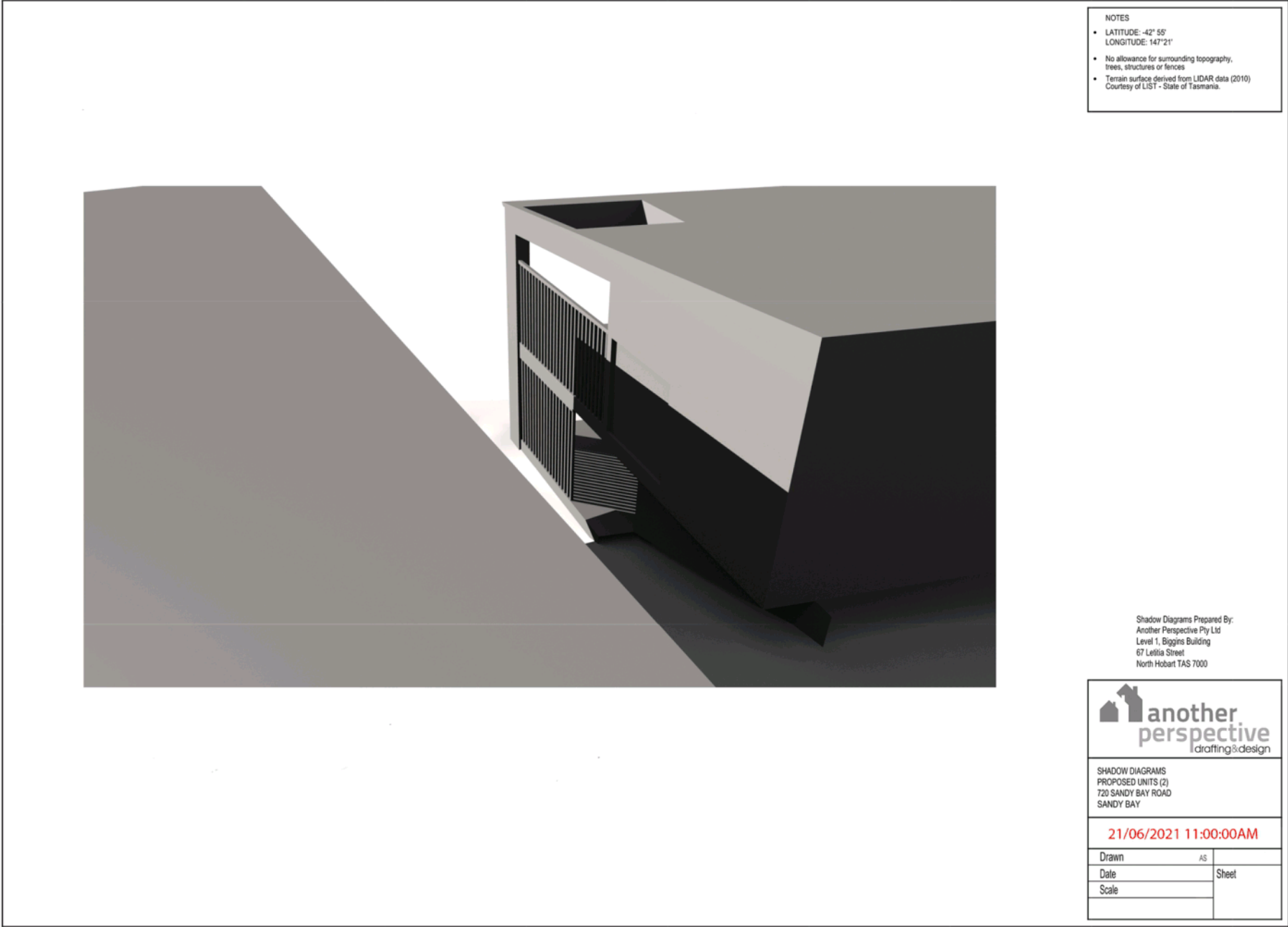
03 11.11.20 chimney amendments
07 21.07.19 shadow amendments
01 19.11.18 shadow amendments

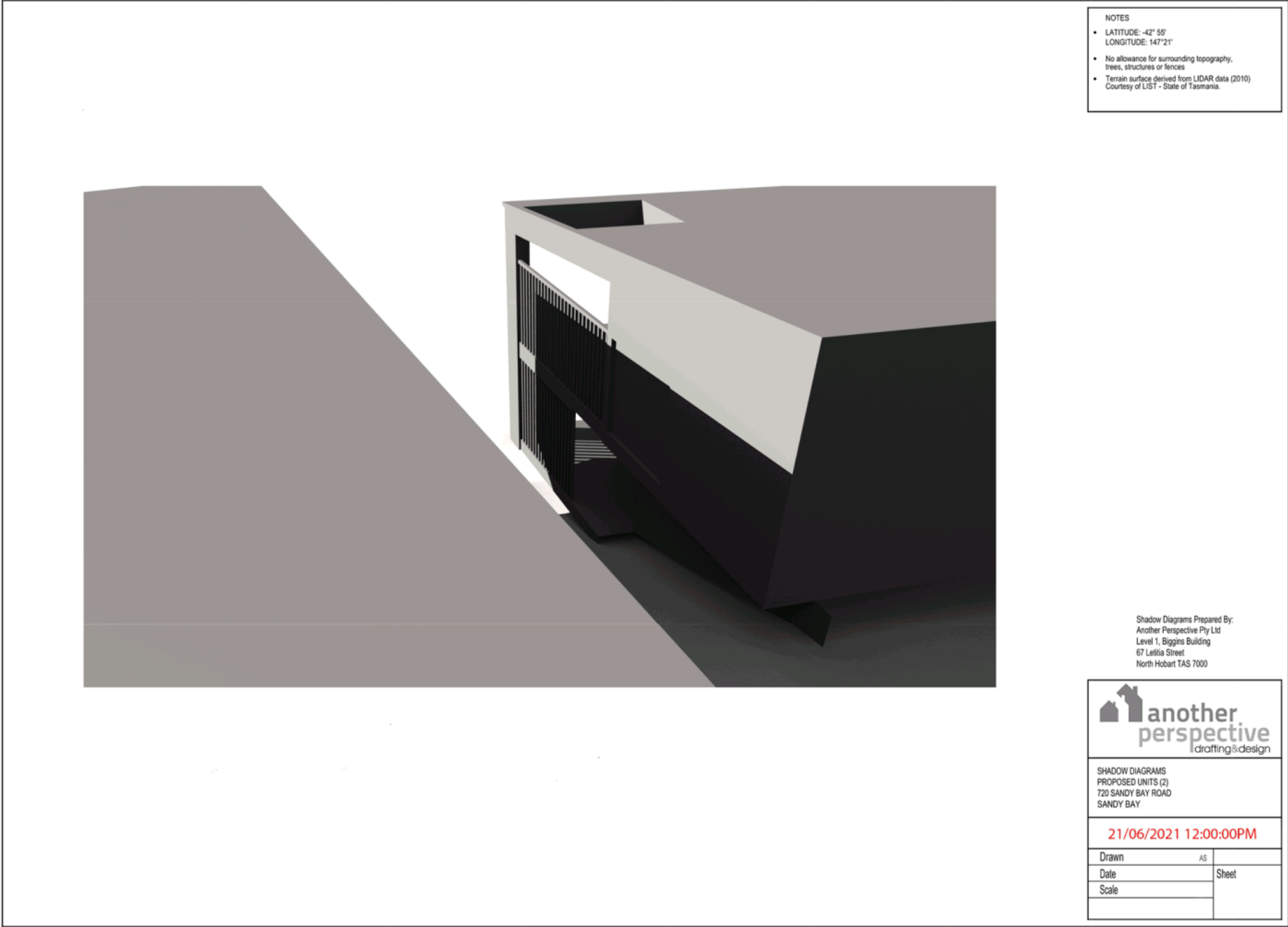
Shadow Diagrams 21 September 724

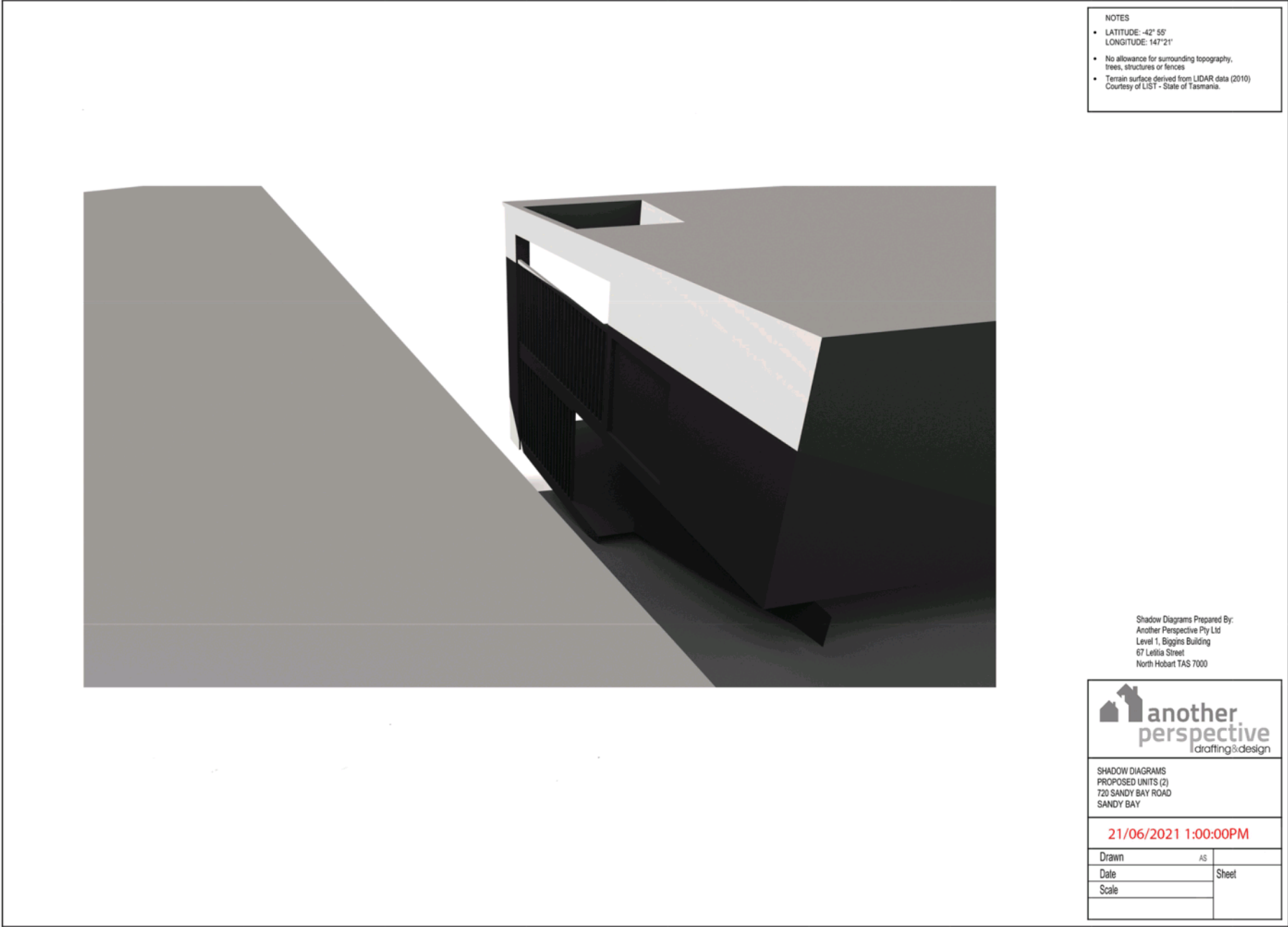
Sandy Bay DD 7.9 03
720 Sandy Bay Road, Sandy Bay 75017-10 1:500 @A2 11-Nov-20 6:02:51 PM

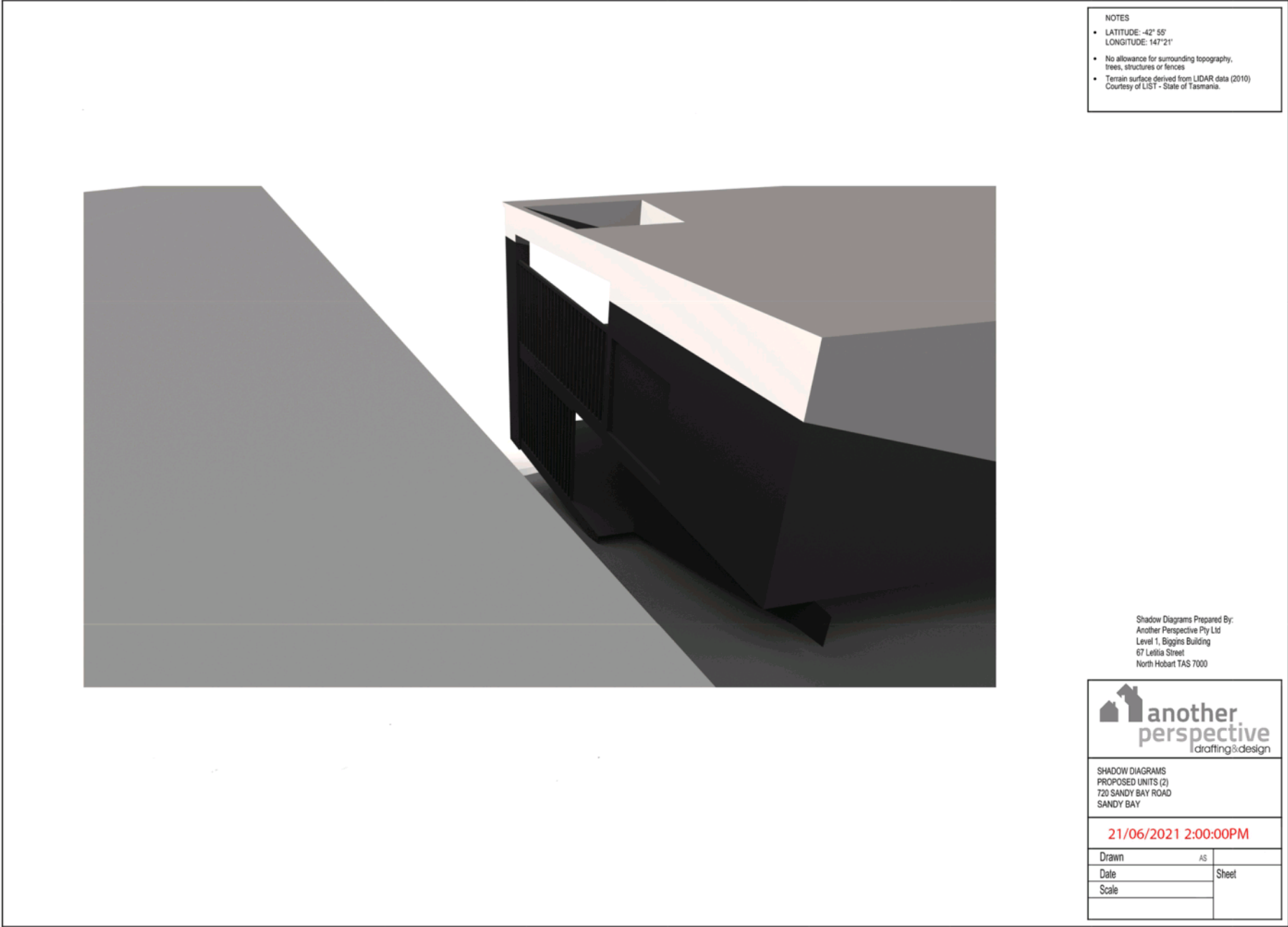


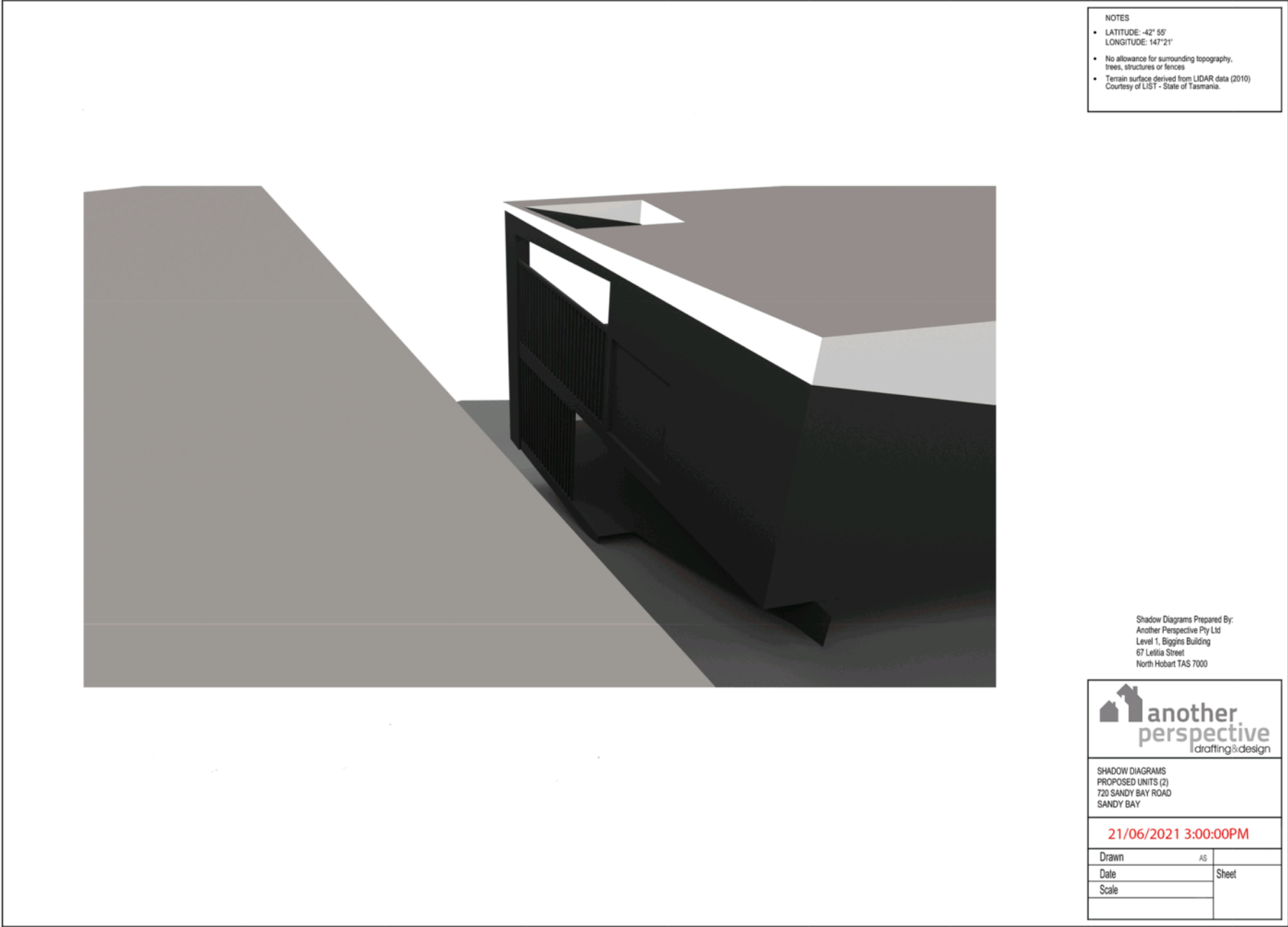






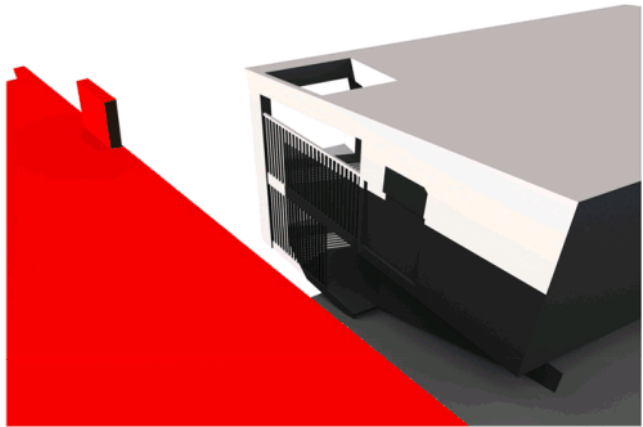






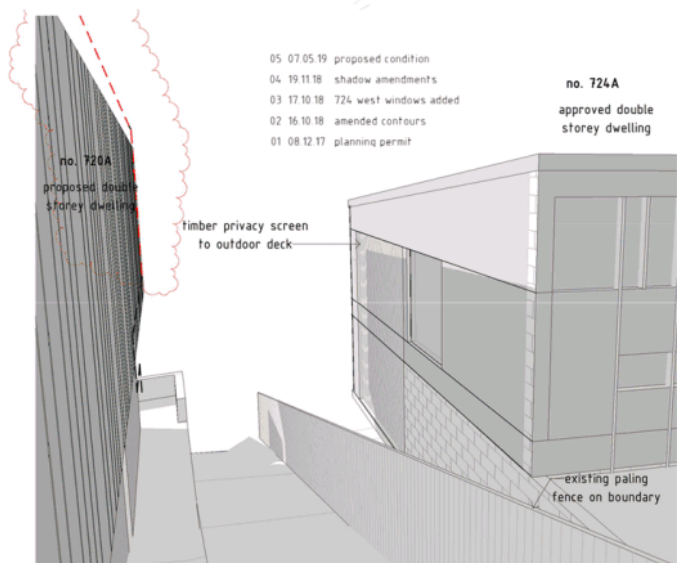


June 21 2021 12.00pm - Photo 720 Sandy Bay Road AS CONSTRUCTED



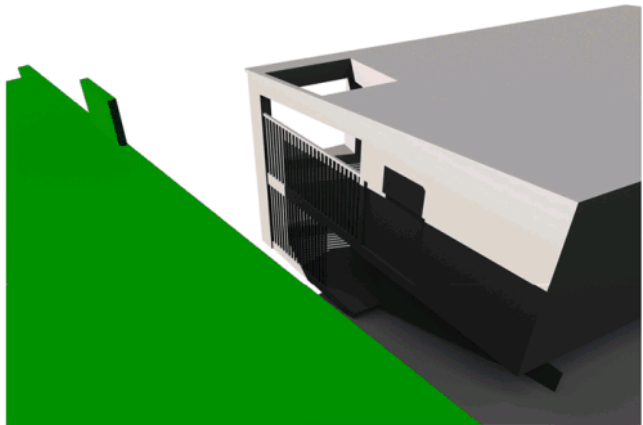
June 21 2021 12.00pm - 720 Sandy Bay Road AS PER BUILDING PERMIT PLANS

- NOTES
- LATITUDE: -42° 55'
 - LONGITUDE: 147° 21'
 - No allowance for surrounding topography, trees, structures or fences
 - Terrain surface derived from LIDAR data (2010) Courtesy of LIST - State of Tasmania.



Shadow Projection to 724A along adjoining boundary 12pm June 21

June 21 12.00pm - Shadow Diagram by Designer
(confirmed by Another Perspective in May 2019 review for H.C.C.)



June 21 2021 12.00pm - 720 Sandy Bay Road AS CONSTRUCTED ON SITE

Model for existing dwelling at 724a Sandy Bay Road has been created 3D Laser Scan data collected by Another Perspective and placed on GDA94 / AHD Datums with survey control by D.J. Potter (Surveyor).

Shadow Diagrams Prepared By:
Another Perspective Pty Ltd
Level 1, Biggins Building
67 Letitia Street
North Hobart TAS 7000



SHADOW DIAGRAMS
PROPOSED UNITS (2)
720 SANDY BAY ROAD
SANDY BAY

21st June 12:00:00PM

Drawn	AS	Sheet
Date		
Scale		



FOLIO PLAN

RECORDED OF TITLES

Issued Pursuant to the Land Titles Act 1980



APPROVED FROM: 30 JUL 1984 <i>E. R. Thorpe</i> RECORDER OF TITLES	CONVERSION PLAN	REGISTERED NUMBER D. 23604
FILE NUMBER	GRANTEE PART OF 30 ^A -0 ^R -0 ^P GTD. TO DANIEL ANDERSON	

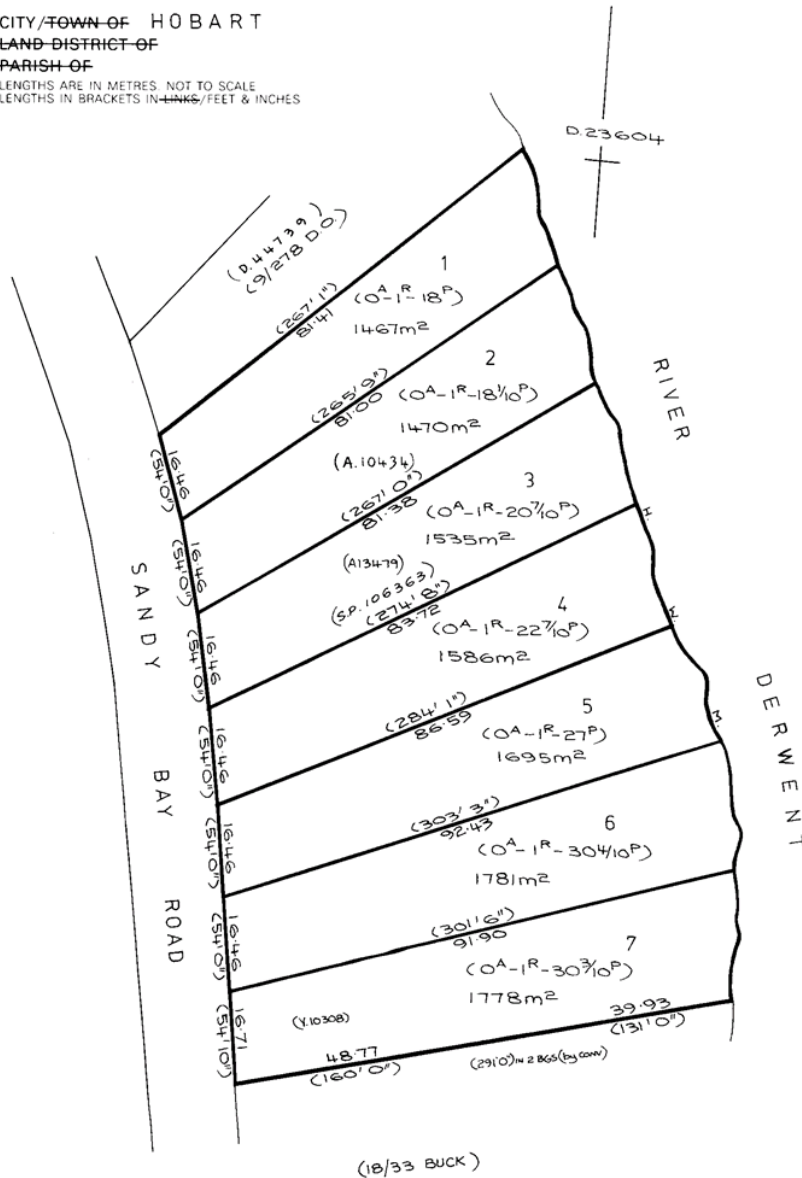
S.L. 23/7/84

SKETCH BY WAY OF ILLUSTRATION ONLY

CITY/TOWN-OF HOBART

~~LAND DISTRICT OF~~~~PARISH OF~~

LENGTHS ARE IN METRES. NOT TO SCALE
LENGTHS IN BRACKETS IN ~~LINKS~~/FEET & INCHES



**RESULT OF SEARCH**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME 23604	FOLIO 1
EDITION 3	DATE OF ISSUE 18-Jul-2017

SEARCH DATE : 29-Nov-2017

SEARCH TIME : 08.55 AM

DESCRIPTION OF LAND

City of HOBART

Lot 1 on Diagram 23604

Being the land described in Conveyance 23/3486

Derivation : Part of 30 Acres Granted to Daniel Anderson

Derived from A17188

SCHEDULE 1

M638165 TRANSFER to NATHAN PHILLIP GRAY and ELIZA ALEXANDRA
KHARMA GRAY Registered 18-Jul-2017 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
E97738 MORTGAGE to Bendigo and Adelaide Bank Limited
Registered 18-Jul-2017 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Planning: #241556

Property

720 SANDY BAY ROAD SANDY BAY TAS 7005

PeopleApplicant
"Nathan Gray
15 Byron Street
SANDY BAY TAS 7005
0417 022 010
mailto:nathangray@gmail.comOwner
"Nathan Gray
15 Byron Street
SANDY BAY TAS 7005
0417 022 010
mailto:nathangray@gmail.comEntered By
NATHAN PHILLIP GRAY
0417 022 010
mailto:nathangray@gmail.com**Use**

Multiple dwellings

Details

Have you obtained pre application advice?

• No

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

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

• No

Is the application for SIGNAGE ONLY? If yes, please enter \$0 in the cost of development, and you must enter the number of signs under Other Details below.

<input type="radio"/> No		
If this application is related to an enforcement action please enter Enforcement Number <input type="text" value="ENF-21-31 720"/>		
Details		
What is the current approved use of the land / building(s)? <input type="text" value="B1.D-20-260"/>		
Please provide a full description of the proposed use or development (i.e. demolition and new dwelling, swimming pool and garage) <input type="text"/>		
Add chimneys to approved open fires <input type="text"/>		
Estimated cost of development <input type="text" value="1500.00"/>		
Existing floor area (m2)	Proposed floor area (m2)	Site area (m2)
<input type="text"/>	<input type="text"/>	<input type="text"/>
Carparking on Site		
Total parking spaces Existing parking spaces <input type="text" value="N/A"/>		
<input type="checkbox"/> Other (no selection chosen)		
Other Details		
Does the application include signage? <input type="radio"/> No		
How many signs, please enter 0 if there are none involved in this application? <input type="text" value="0"/>		
Tasmania Heritage Register Is this property on the Tasmanian Heritage Register? <input type="radio"/> No		
Documents		
Required Documents		
Title (Folio text and Plan and Schedule of Easements) <input type="text" value="Title and Plan 720 Sandy Bay Road.pdf"/>		
Plans (proposed, existing) <input type="text" value="S017-10 Sandy Bay TE 20.11.12.pdf"/>		
Covering Letter <input type="text" value="Report - 720 Sandy Bay Road 260621.pdf"/>		
Supporting Documents		
Shadow Diagrams <input type="text" value="S017-10 Sandy Bay_DD Chimney Shadow Diagrams 20.11.12.pdf"/>		
Shadow Diagrams <input type="text" value="720 Sandy Bay Road - June 21 Shadow Diagram review v1 260621.pdf"/>		

**7.2.2 5 MONTRIVALE RISE, DYNMYRNE AND ADJACENT ROAD
RESERVE - THREE MULTIPLE DWELLINGS
PLN-22-21 - FILE REF: F22/29155**

Address: 5 Montrivale Rise Dynmyrne and Adjacent Road Reserve

Proposal: Three Multiple Dwellings

Expiry Date: 30 April 2022

Extension of Time: Not applicable

Author: Victoria Maxwell

RECOMMENDATION

That pursuant to the *Hobart Interim Planning Scheme 2015*, the City Planning Committee, in accordance with the delegations contained in its terms of reference, approve the application for three multiple dwellings at 5 Montrivale Rise Dynmyrne TAS 7005 for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

GEN

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-22-21 5 MONTRIVALE RISE DYNMYRNE TAS 7005 & ADJACENT ROAD RESERVE - 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 2022/00070-HCC dated 21/01/2022 as attached to the permit.

Reason for condition

To clarify the scope of the permit.

PLN 4

Vegetation screening that will grow to a mature height of approximately three (3) metres must be planted along the northern boundary, and in the north eastern corner between the vehicle access retaining wall and the stormwater easement, prior to first occupation.

The vegetation must be maintained, and replacement vegetation must be planted if any is lost.

A landscaping plan prepared by an appropriately qualified person must be submitted and approved as a Condition Endorsement, prior to the issue of any approval under the *Building Act 2016*. The landscaping plan must:

- provide details of the vegetation screening to meet the above requirement, including location of the plantings, number of plantings, type of plantings, and height of plantings when planted and at maturity; and
- specify means of protection of plants from browsing animals; and
- include a notation that vegetation must be maintained, and replacement vegetation must be planted if any is lost.

Once the vegetation has been planted, and prior to first occupation, the person who prepared the landscaping plan, or another appropriately qualified person, must provide written confirmation to Council that the vegetation has been planted in accordance with the approved landscaping plan.

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

Reason for condition

To provide additional screening/privacy to adjoining properties.

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.

PLN s1

The multiple dwellings are approved as three single occupancy dwellings. The first and second floors of the units are not approved to be used as separate dwellings.

Reason for condition

To clarify the scope of this permit.

PLN s2

Prior to first occupation the western windows in the living space for Unit 1 must be screened with a uniform transparency of no more than 30% to a height of 1.7m above floor level, or the sill height be raised to no less than 1.7m above floor level.

Reason for condition

To comply with privacy provisions of the *Hobart Interim Planning Scheme 2015*.

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.

SW 1

Prior to the issue of any approval under the *Building Act 2016* or the commencement of work on the site (whichever occurs first), a pre-construction structural condition assessment and visual record (eg video and photos) of the Hobart City Council's stormwater infrastructure within/adjacent to the proposed development must be submitted to the City of Hobart as a Condition Endorsement.

The condition assessment must include at least:

1. a site plan clearly showing the location of the investigation, with access points and all segments and nodes shown and labelled, with assets found to have a different alignment from that shown on the City of Hobart's plans to be marked on the ground and on the plan;
2. a digital recording of a CCTV inspection and written condition assessment report in accordance with WSA 05-2013 Conduit Inspection Reporting Code of Australia, in a 'Wincan' compatible format; and
3. photos of any existing drainage structures connected to or modified as part of the development.

The pre-construction condition assessment will be relied upon to establish the extent of any damage caused to Hobart City Council's stormwater infrastructure during construction. If the owner/developer fails to provide the City of Hobart with an adequate pre-construction condition assessment then any damage to the City of Hobart's

infrastructure identified in the post-construction condition assessment will be the responsibility of the owner/developer.

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.

SW 2

Prior to occupancy or the commencement of the approved use (whichever occurs first), a post-construction structural condition assessment and visual record (eg video and photos) of the Hobart City Council's stormwater infrastructure within/adjacent to the proposed development, along with photos of any existing drainage structures connected to or modified as part of the development, must be submitted to the City of Hobart.

The condition assessment must include at least:

1. a site plan clearly showing the location of the investigation, with access points and all segments and nodes shown and labelled, with assets found to have a different alignment from that shown on the City of Hobart's plans shall be marked on the ground and on the plan;
2. a digital recording of a CCTV inspection and written condition assessment report in accordance with WSA 05-2013 Conduit Inspection Reporting Code of Australia, in a 'Wincan' compatible format; and
3. photos of any existing drainage structures connected to or modified as part of the development.

The post-construction condition assessment will be relied upon to establish the extent of any damage caused to the Hobart City Council's stormwater infrastructure during construction. If the owner/developer fails to provide the City of Hobart with an adequate post-construction condition assessment then any damage to the Hobart City Council's infrastructure identified in the post-construction CCTV will be deemed to be the responsibility of the owner/developer.

SW 3

The proposed structures, including retaining wall footings, must be designed to ensure the protection and access to the Hobart City Council's stormwater main.

Prior to the issuing of any approval under the *Building Act 2016* or commencement of works (whichever occurs first), a detailed design must be submitted and approved as a Condition Endorsement. The detailed design must be prepared by a suitably qualified expert and must:

1. Demonstrate how the design will ensure the protection of and provide access to the Hobart City Council's stormwater main.

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

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.

SW 4

Recommendations in the *Design Memorandum – Stormwater Quantity and Quality – Revision 1* by ADDC must be included in the civil design to be approved prior to commencement of works. All stormwater management and treatment devices must be installed prior to occupancy.

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.

ENG 2b

Detailed designs are required for vehicle barriers. Documentation must be submitted and approved as a condition endorsement, prior to the issuing of any approval under the *Building Act 2016*.

The detailed designs must:

1. be prepared and certified by a suitably qualified engineer;
2. be in accordance with the Australian Standard AS/NZS 1170.1:2002, if possible; and
3. show dimensions, levels, gradients and transitions, and other details as Council deem necessary to satisfy the above requirement.

The vehicle barriers must be installed in accordance with the approved detailed designs prior to first occupation.

Advice:

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

Reason for condition

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

ENG 2c

Prior to the first occupation, a suitably qualified engineer must certify that the vehicle barriers have been installed in accordance design drawings approved by Condition ENG 2b.

Advice:

An example certificate is available on our [website](#).

Reason for condition

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

ENG 3a

The access driveway and parking area must be constructed in accordance with the following documentation which forms part of this permit: Oramatis Studio drawings C01 to C06 received by the Council on 18 January 2022.

Any departure from that documentation and any works which are not detailed in the documentation must be either:

- a) approved by the Director City Life, via a condition endorsement application; or
- b) designed and constructed in accordance with Australian Standard AS/NZ 2890.1:2004.

The works required by this condition must be completed prior to first occupation.

Reason for condition

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

ENG 3c

Prior to the first occupation, a suitably qualified engineer must certify that the access driveway and parking area has been constructed in accordance with design drawings approved by Condition ENG 3a.

Advice:

We strongly encourage you to speak to your engineer before works begin so that you can discuss the number and nature of the inspections they will need to do during the works in order to provide this certification. It may be necessary for a surveyor to also be engaged to ensure that the driveway will be constructed as approved.

The reason this condition has been imposed as part of your planning permit is that the driveway is outside the Australian Standard gradients or design parameters. If the driveway is not constructed as it has been approved then this may mean that the driveway will either be unsafe or will not function properly.

An example certificate is available on our [website](#).

Reason for condition

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

ENG 4

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

Reason for condition

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

ENG 5

The number of car parking spaces approved to be used on the site is eight (8). All parking spaces must be delineated by means of white or yellow lines 80mm to 100mm wide, or white or yellow pavement markers in accordance with Australian Standards AS/NZS 2890.1 2004, prior to commencement of use.

Reason for condition

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

ENG 1

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

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

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

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

Reason for condition

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

ENG r1

The embankment excavation within or supporting the highway reservation must not undermine the stability and integrity of the highway reservation and its infrastructure.

Geotechnical assessments of the embankment within the Montrivale Rise highway reservation must be submitted and approved as a Condition Endorsement, prior to the commencement of work and must:

1. Be prepared and certified by a suitable qualified person and experienced engineer;
2. Not undermine the stability of the highway reservation;
3. Take into account and reference accordingly any Geotechnical findings;
4. Detail any stabilizing approaches required
5. Include a structural certificate which notes the driveway slab will not transfer additional loads onto the existing retaining wall.

The structure certificated and/or drawings should note accordingly the above

All work required by this condition must be undertaken in accordance with the approved select design drawing and structural certificates.

Advice:

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 the stability and integrity of the Council's highway reservation is not compromised by the development.

ENG s1

All earthworks must comply with AS 3798-2007 "guidelines on earthworks for commercial and residential developments" and a safety plan with particular reference to management of liberated boulders must be implemented on site during all construction prior to the commencement of work.

Reason for condition

To ensure the safety of sight workers, general public and neighboring property and infrastructure

ENV 1

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

Advice:

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

Reason for condition

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

ADVICE

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

standards that will apply to your development under which you may need to obtain an approval. Visit the Council's [website](#) for further information.

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

CONDITION ENDORSEMENT

If any condition requires that further documents are submitted and approved, you will need to submit the relevant documentation to satisfy the condition via the Condition Endorsement Submission on Council's [online services e-planning portal](#). Detailed instructions can be found [here](#).

A fee of 2% of the value of the works for new public assets (stormwater infrastructure, roads and related assets) will apply for the condition endorsement application.

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

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

BUILDING PERMIT

You may need building approval in accordance with the *Building Act 2016*. Click [here](#) for more information.

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

PLUMBING PERMIT

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

OCCUPATION OF THE PUBLIC HIGHWAY

You may require a permit for the occupation of the public highway for construction or special event (e.g. placement of skip bin, crane, scissor lift etc). Click [here](#) for more information.

You may require a road closure permit for construction or special event. Click [here](#) for more information.

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

GENERAL EXEMPTION (TEMPORARY) PARKING PERMITS

You may qualify for a General Exemption permit for construction vehicles i.e. residential or meter parking/loading zones. Click [here](#) for more information.

STORM WATER

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

WORK WITHIN THE HIGHWAY RESERVATION

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

DRIVEWAY SURFACING OVER HIGHWAY RESERVATION

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

WEED CONTROL

Effective measures are detailed in the Tasmanian Washdown Guidelines for Weed and Disease Control: Machinery, Vehicles and Equipment (Edition 1, 2004). The guidelines can be obtained from the Department of Primary Industries, Parks, Water and Environment [website](#).

NOISE REGULATIONS

Click [here](#) for information with respect to noise nuisances in residential areas.

FEES AND CHARGES

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

DIAL BEFORE YOU DIG

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




PART 5 AGREEMENT

Please note that the owner(s) of this property are subject to Part 5 Agreement D128963 that requires the owner(s) to comply with the Site Development Plan (March, 2014).

The Site Development Plan requires the owners to:

- implement the relevant requirements of the approved bushfire hazard management plan (November 2013) in relation to the property;
- implement the relevant recommendations of the geotechnical assessment report (October 2010), geotechnical addendum (January 2011) and geotechnical addendum No. 2 (October 2015);
- comply with the Weed and Hygiene Management Strategy – Post Construction
- Addendum (Feb 2014); and
- design buildings to be consistent with the WWF bird collision guidelines.

Copies of the Part 5 Agreement are available from The LIST website www.thelist.tas.gov.au via the 'Scanned Dealings' section.

Attachment A:	PLN-22-21 - 5 MONTRIVALE RISE DYNNNYRNE TAS 7005 - Planning Committee or Delegated Report ↓ 
Attachment B:	PLN-22-21 - 5 MONTRIVALE RISE DYNNNYRNE TAS 7005 & ADJACENT ROAD RESERVE - CPC Agenda Documents ↓ 
Attachment C:	PLN-22-21 - 5 MONTRIVALE RISE DYNNNYRNE TAS 7005 & ADJACENT ROAD RESERVE - Planning Referral Officers Report ↓ 

**APPLICATION UNDER HOBART INTERIM PLANNING SCHEME 2015**

Type of Report: Committee
Committee: 4 April 2022
Expiry Date: 30 April 2022
Application No: PLN-22-21
Address: 5 MONTRIVALE RISE , DYNMYRNE
ADJACENT ROAD RESERVE
Applicant: Carmen Lo (Oramatis Pty Ltd)
212 Elizabeth Street
Proposal: Three Multiple Dwellings
Representations: Two (2) representations.
Performance criteria: General Residential Zone Development Standards, Parking and Access Code

1. Executive Summary

- 1.1 Planning approval is sought for Three Multiple Dwellings at 5 MONTRIVALE RISE DYNMYRNE TAS 7005.

1.2 More specifically the proposal includes:

- construction of three (3) detached three storey multiple dwellings,
- the dwellings will contain a double garage on the ground floor, with two bedrooms, rumpus/ kitchenette and bathroom on the first floor and two more bedrooms, with ensuite and separate bathroom and a combined kitchen living dining area and closet laundry on the upper floor,
- access between the floors will be via private external stairs provided for each dwelling and an external spiral staircase within the northern deck,
- the applicant has confirmed that approval is sought for three (3) multiple dwellings, notwithstanding the lack of internal connection,
- the applicant has indicated that an external lift will be provided for each dwelling, but this is not shown on plans,
- louvre screens will be provided for the western windows for the second and third dwellings which have living room windows within three metres of the external stairs for the neighbouring western unit,
- private open space is located in small 10.5m² balconies on the first floor, 13.8m² balconies on the upper floor and areas behind each dwelling on the southern side,
- the southern private open space areas are each provided with an elevated deck, to gain some sunlight for each dwelling, ensuring at least 50% of the private open space achieves three hours of sunlight on 21st June,
- the spiral staircases in each of the north facing balconies reduces the useable space to approximately 10m² on the upper floors and 7.5m² on the middle (first) floors,
- each dwelling is proposed to be provided with two (2) parking spaces within their respective ground floor garage, as well, an additional two (2) visitor parking spaces are proposed to the west of the multiple dwellings,
- significant excavation is required to construct the proposed driveway and units, along with a substantial retaining wall to provide the required maximum cross fall for the manoeuvring area and parking layout for the site,
- General Manager Consent has been granted for this application to enlarge the cross over within Council's road reserve which includes excavation of the rock embankment to create a vehicle passing bay.

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

- 1.3.1 General Residential Zone - Building Envelope, Private Open Space
- 1.3.2 Parking and Access Code - Parking numbers, Layout of Parking Area

1.4 Two (2) representations objecting to the proposal were received within the statutory advertising period between 24th February to 10th March 2022.

- 1.5 The proposal is recommended for approval subject to conditions.
- 1.6 The final decision is delegated to the City Planning Committee, because the proposal includes works within Council's road reserve.

2. Site Detail

- 2.1 The site is located on the eastern side of the first hairpin bend on Montrivale Rise. Surrounding uses include vacant and developing lots in Montrivale Rise, which comprise a variety of single and multiple dwellings. Single dwellings occur the east and further to the north along Waterworks Road.



Figure 1: Location Plan (Geo Cortex, 2022)

- 2.2 The site is a vacant internal lot. It is very steep, falling 14m over 31m (just under 1:2 gradient). The site falls down to the north. It is cleared with small shrubs remaining on site. There is a stormwater line within an easement running inside the eastern boundary.



Figure 2: Site Plan (Geo Cortex, 2022)

- 2.3 There appears to be an old track that runs along the contours slightly above the northern boundary. A remnant concrete step indicates previous use of the land and is located in the centre of the northern boundary.



Figure 3: View of the lot from centre northern boundary (Officer photos, 2022)

- 2.4 A rock wall has been constructed on the north eastern corner of the site, most likely to divert surface flow in severe rain away from the eastern neighbour, which was damaged by significant overland flow during the 2018 floods.



Figure 4: rock wall in NE corner of the site (Officer photo, 2022)

3. Proposal

- 3.1 Planning approval is sought for Three Multiple Dwellings at 5 MONTRIVALE RISE DYNMYRNE TAS 7005.

3.2 More specifically the proposal includes:

- construction of three (3) detached three storey multiple dwellings,
- the dwellings will contain a double garage on the ground floor, with two bedrooms, rumpus/ kitchenette and bathroom on the first floor and two more bedrooms, with ensuite and separate bathroom and a combined kitchen living dining area and closet laundry on the upper floor,
- access between the floors will be via private external stairs provided for each dwelling and an external spiral staircase within the northern deck,
- the applicant has confirmed that approval is sought for three (3) multiple dwellings, notwithstanding the lack of internal connection,
- the applicant has indicated that an external lift will be provided for each dwelling, but this is not shown on plans,
- louvre screens will be provided for the western windows for the second and third dwellings which have living room windows within three metres of the external stairs for the neighbouring western unit,
- private open space is located in small 10.5m² balconies on the first floor, 13.8m² balconies on the upper floor and areas behind each dwelling on the southern side,
- the southern private open space areas are each provided with an elevated deck, to gain some sunlight for each dwelling, ensuring at least 50% of the private open space achieves three hours of sunlight on 21st June,
- the spiral staircases in each of the north facing balconies reduces the useable space to approximately 10m² on the upper floors and 7.5m² on the middle (first) floors,
- each dwelling is proposed to be provided with two (2) parking spaces within their respective ground floor garage, as well, an additional two (2) visitor parking spaces are proposed to the west of the multiple dwellings,
- significant excavation is required to construct the proposed driveway and units, along with a substantial retaining wall to provide the required maximum cross fall for the manoeuvring area and parking layout for the site,
- General Managers Consent has been granted for this application to enlarge the cross over within Council's road reserve which includes excavation of the rock embankment to create a vehicle passing bay.

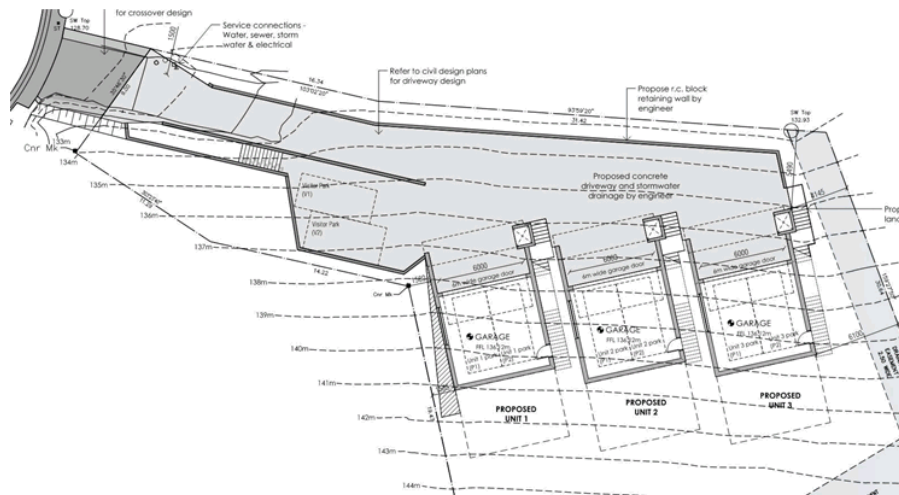


Figure 5: Applicant Site Plan (Oramatis, 2022)

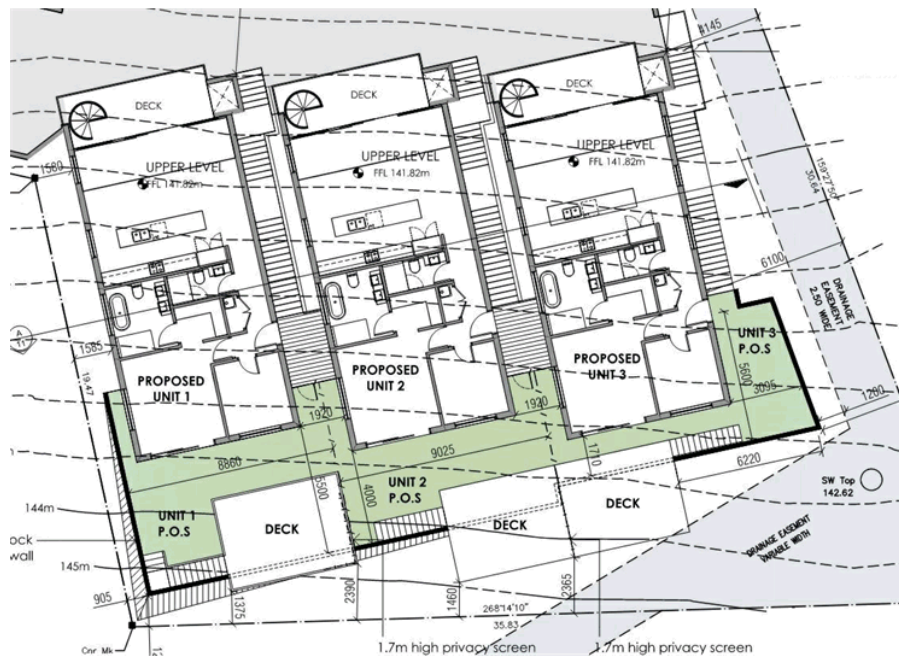


Figure 6: Footprints of Multiple Dwellings with rear private open space (Oramatis, 2022)

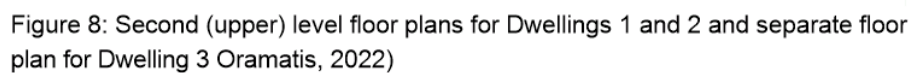
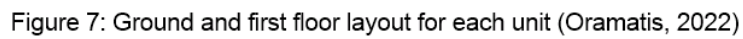




Figure 9: North (front) Elevation (Oramatis, 2022)

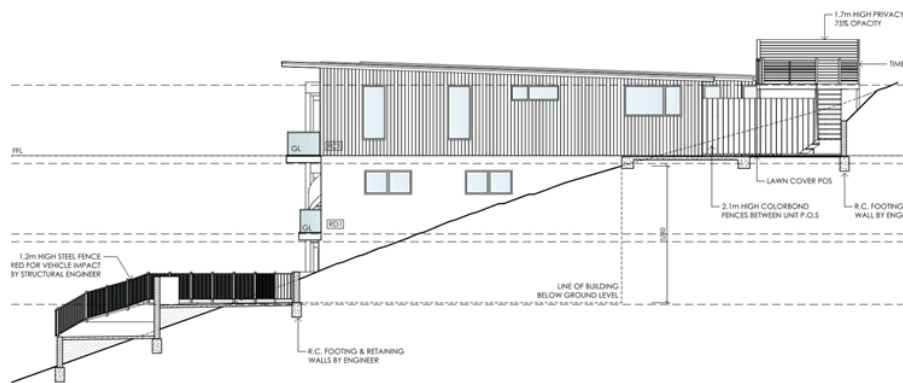


Figure 10: West Elevation (Oramatis, 2022)

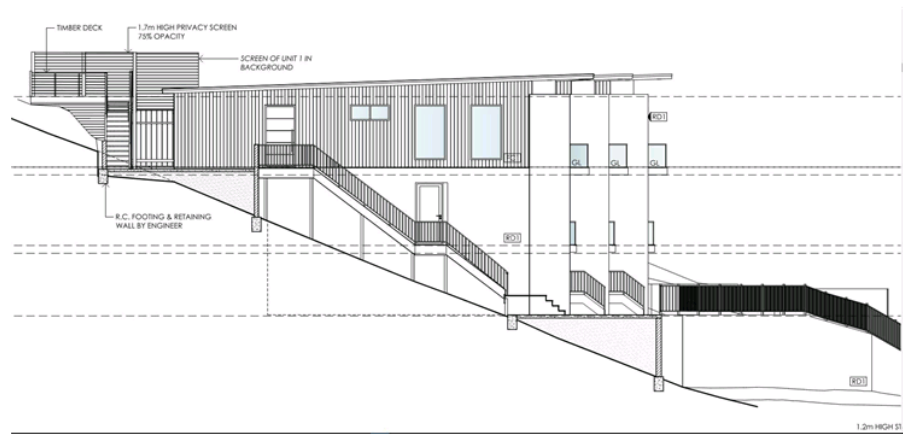


Figure 11: East elevation (Oramatis, 2022)

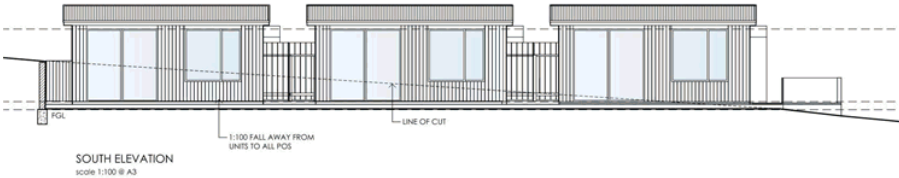


Figure 12: South (rear) elevation (Oramatis, 2022)

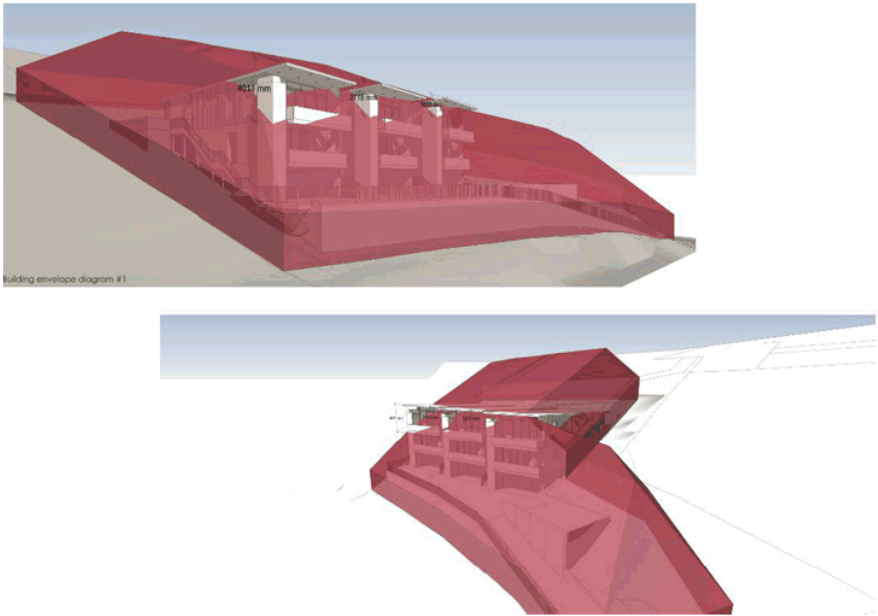


Figure 13: Building Envelope (Oramatis, 2022)



Figure 14: Concept plan showing retaining walls and driveway (Oramatis, 2022)

4. Background

- 4.1 The lot was created in Subdivision approval permit PLN-11-00387-01.

PLN-15-00799-01 created two additional lots, one partially created from (Lot 8) the subject site.

PLN-21-679 proposed a similar development to the current application, but was withdrawn after amendments were submitted that included works within the Council road reserve.

- 4.2 General Manager Consent for the application was provided on 14 December 2021 under PLN-21-82, because the proposal includes works in the road reserve. Those works are to enlarge the crossover to allow for a 5.5m wide passing bay, and the existing rock embankment to be excavated and redesigned by a structural engineer.

5. Concerns raised by representors

- 5.1 Two (2) representations objecting to the proposal were received within the statutory advertising period between 24th February to 10th March 2022.
- 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. the number in brackets indicate the number of representor who raised the representation ground,

Concerns are raised over works being located so close to adjoining properties. Concerns relate to the interruption of peaceful enjoyment of surrounding properties during construction (2)
Concerns over trades men's vehicles parking in front of adjacent properties and occupying the street with contractor vehicles. Request that one street parking space be reserved for vehicles not associated with the building works at 5 Montrivale Rise. Parking is very limited and turning difficult on the street, which is complicated with construction activity.
Requests assurances that no construction activity will occur outside Council permitted hours and the representor requests confirmation of those hours. Requests advice on protocols in place to ensure construction hours are respected (all very well to have rules that are not enforced).
Requests that no noisy excavating, jack hammering, hammering, etc activities happen before 9am. This includes use of heavy machinery associated with the excavation, etc.
Requests assurances that the street and road reserve infrastructure surrounding the entrance is accurately recorded and monitored for potential damage and degradation.
Recent construction nearby has raised serious safety issues during excavation, with large rocks and boulders falling down the steep hillside into surrounding properties and damaging properties.
Damage to vehicles and property have occurred from unsecured construction rubbish and debris.
Oppose construction of such a large development in this site.
There is a loss of native wildlife in the surrounding area due to high traffic volumes from tradesmen, with no consideration to local wildlife.
There is a depletion of native wildlife due to habitat loss with the clearing of land. There has been no consideration to wildlife corridors in this area.
New development is fencing off ancient wallaby tracks, which are being pushed further afield and closer to roads, where they are being killed.
Serious consideration should be taken regarding the above prior to any development application proceeding.
The development is supported and should benefit the general standard of development in the area.

6. Assessment

- 6.1 The *Hobart Interim Planning Scheme 2015* is a performance based planning scheme. To meet an applicable standard, a proposal must demonstrate compliance with either an acceptable solution or a performance criterion. Where a proposal complies with a standard by relying on one or more performance criteria, the Council may approve or refuse the proposal on that basis. The ability to approve or refuse the proposal relates only to the performance criteria relied on.
- 6.2 The site is located within the General Residential zone of the *Hobart Interim Planning Scheme 2015*.
- 6.3 The existing use is Vacant Land. The proposed use is Residential - Multiple Dwelling. The existing use is a No Permit Required use in the zone. The proposed use is a Permitted use in the zone.
- 6.4 The proposal has been assessed against:
- 6.4.1 D 10.0 General Residential Zone
 - 6.4.2 E 6.0 Parking and Access Code
 - 6.4.3 E 7.0 Stormwater Management Code
- 6.5 The proposal relies on the following performance criteria to comply with the applicable standards:
- 6.5.1 General Residential Zone:
 - Building Envelope - 10.4.2 P3*
 - Private Open Space (Location) – 10.4.3 P2*
 - 6.5.2 Parking and Access Code:
 - Number of Parking Spaces - E6.6.1 P1*
 - Layout of Parking Areas - E 6.7.5 P1*
- 6.6 Each performance criterion is assessed below.
- 6.8 General Residential Sone - Setback and Building Envelope Part D 10.4.2 P3
- 6.8.1 The acceptable solution at clause 10.4.3 A3 requires development to fit within a three dimensional building envelope.
 - 6.8.2 The proposal includes three storey units, that whilst built into the slope, still

extends outside the building envelope in the front elevation with the average height at the front of 10.3m and a maximum height of 11.6m in Unit 3 (eastern unit).

- 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 10.4.2 P3 provides as follows:

The siting and scale of a dwelling must:

(a) not cause an unreasonable loss of amenity to adjoining properties, having regard to:

(i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property;

(ii) overshadowing the private open space of a dwelling on an adjoining property;

(iii) overshadowing of an adjoining vacant property; or

(iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property;

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

(c) not cause an unreasonable reduction in sunlight to an existing solar energy installation on:

(i) an adjoining property; or

(ii) another dwelling on the same site.

- 6.8.5 The site abuts the rear lot 5A Montrivale Rise to the south and its access handle to the west, 105 Waterworks Rd to the east and 3 Montrivale Rise to the north. A recent Supreme Court decision broadened the definition of adjoining to include land across accesses, rights of way, roads and watercourses. Therefore 7 and 2 Montrivale Rise should also be included in this assessment.

5A Montrivale Rise continues the steep slope that is also on the subject land, it is currently vacant. Building potential on 5A Montrivale Rise is effectively limited to the upper portion of the site, due to an inability to gain vehicular access to the lower sections and connection to sewer that runs along the upper road. As well, there is a stormwater line that bisects across 5A Montrivale Rise, further restricting development to the upper

portion of the lot. The approximate contour limiting development above is the 151 metres contour. The proposed development ground floor is taken from the 138m contour and with a 9.8 metres maximum building height, this creates a maximum Relative Level of 150 metres. Development will not obscure sunlight for 5A Montrivale Rise, nor will it cause a significant visual impact because its bulk and scale. Future development on 5A Montrivale Rise will enjoy views over the top of the proposed development. There will be a minor protrusion with the proposed elevated decks to the rear of the three multiple dwellings, however their respective 5.5 metres length and 1.7 metres high privacy screens are not considered unreasonable visual impact for this neighbour. The likely impact is considered minimal and acceptable in this instance.

105 Waterworks Road to the east is a long narrow lot, with the dwelling located to the north, close to the road. The area adjacent to the subject site is terraced garden. Beyond this, up the hill to the south, is undeveloped grass land with regenerating shrubs. The private open space appears to be directly behind the dwelling and below the 124 metres contour. The house is orientated to the north. As well there is a copse of natives and Sheoaks which provides a reasonable screen on the neighbouring property. With most of the useable land located to the north of the subject site, there is a low likelihood of overshadowing of the dwelling or private open space on 105 Waterworks Road. The setback from the mutual boundary ranges from 4.1 metres to 6.1 metres. The perceived height will be much greater than from the west, due to the curved nature of the contours; where, in this corner, the units will require filling to maintain the same ground level. To achieve the level manoeuvring area in front of the units, there will be a retaining wall approximately 4 metres maximum height. The north eastern corner of Unit 3 will require a 2 metres fill also. As mentioned, this will have a 4.1 metres setback from the boundary with 105 Waterworks Road. The shadow diagrams show only minimal extension of the shadows into this neighbour at 3pm on 21st June. Again this is in an area that does not appear to be actively used on the neighbouring land. Whilst the Sheoak screen provides adequate planted buffer to protect the neighbours from significant visual impact, they are a short lived species. It is considered appropriate to require some landscaped softening between the retaining wall for the vehicle access and the eastern boundary. It is noted that there is a stormwater easement running along this boundary also, and so careful species selection is required to prevent root damage to council's infrastructure..

3 Montrivale Rise to the north, is a vacant lot. It falls away from the subject

site and will again most likely have development orientated away from the site, to take advantage of the northerly aspect. There will be a significant visual impact of the land by the high retaining wall proposed to provide the level manoeuvring area on site, as well as the grade up the driveway. The bulk and scale of this will be significant and it is considered appropriate to include a landscaping plan requiring screening plants to soften the appearance of this structure. This will be conditioned. Because of its height, the retaining wall will effectively screen much of the front (tallest) facade of the proposed units, thereby reducing the likely visual impact for this northern neighbour. Being undeveloped land, there is no clear building line to create a character of separation in this area. It should be noted that the topographic constraints are so significant, that even a single dwelling would likely have some degree of retaining structure in this location. With adequate landscaping, the proposal is considered acceptable for this neighbour.

2 Montrivale Rise is the only developed lot in the vicinity of this site within the Montrivale subdivision. It contains two (2) units. These units are also orientated to the north, away from the subject site, minimising the visual impact of the three storey facade. The units will be located to the south east of these units and so will not cause any loss of sunlight. The separation between these and the proposal is more than 40 metres. The proposal is considered to have minimal impact on these units.

The western neighbour, 7 Montrivale Rise, has an approved development for four (4) units in two tiers of two units each stepping down the hill. The closest neighbouring unit will be 6 metres from their eastern boundary. Given that there is the access handle for 5A Montrivale between that dwelling and the subject site, this provides an additional 4 meters, creating a setback of more than 10 metres between the two proposed sets of units. Proposed Unit 4 is the closest unit to be developed on 7 Montrivale Rise in the north east corner. That dwelling has a balcony in the north east corner and bedrooms along the eastern wall. Whilst it will look out onto the proposal, the view will be from the shorter elevation, as the deck is rectangular with the long dimension facing north. The proposed finished floor level for the deck on the neighbouring unit 4 is 147m, whilst the proposed finished floor level on the upper floor for the subject site development is 141.8 metres. This suggests that the units on 7 Montrivale Rise will look down on the proposal and consequently, will not suffer significant visual impact from the bulk and scale of the subject development. Whilst the setback off the western boundary is only 1.58 metres, the unusable access to 5A Montrivale provides an additional 4 metres separation between the developments. This is considered

acceptable.

The other eastern unit proposed on 7 Montrivale Rise is Unit 2, which has the same floor layout and a finished floor level of 153.3m. Again this unit will be located well above the proposed development and the only portion of the unit that will incur any visual intrusion is the small deck on the north east corner. The unit will be located to the rear of the proposed development on the subject land and so will again look over the development. the proposal will not unreasonably overshadow these proposed neighbouring units either for private open space or living spaces.

The proposal is considered acceptable.

6.8.6 The proposal complies with the performance criterion.

6.9 General Residential zone - Private Open Space - Location - Part D 10.4.3 P2

6.9.1 The acceptable solution at clause 10.4.3 A2 requires private open space to not be located to the south of a dwelling.

6.9.2 The proposal includes the main area of private open space located to the south of each dwelling.

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

6.9.4 The performance criterion at clause 10.4.3 P2 provides as follows:

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

*(a) conveniently located in relation to a living area of the dwelling; and
(b) orientated to take advantage of sunlight.*

6.9.5 Each unit is provided with the two front balconies, as mentioned above that have limited useable space due to the spiral stairs that connect the floors. Additional private open space is located to the rear of the units in the southern portion of the lot. Each unit is provided with an elevated deck of at least 4 meters in dimension that will provide acceptable area orientated to take advantage of sunlight. Whilst the private open spaces does not directly connect to the living space, this is not now required with

the changes that the State Government made to the Inner and General Residential zone provisions, allowing a much more broad interpretation of the provision of open space for a dwelling. The deck open spaces are access from an external door onto the upper landing, through the garden gate and up a further flight of stairs to the deck. The question is is this conveniently located to living space? The area of open space that includes the deck is located on the same level as the living space and the extension of the deck clearly will provide almost all day sun. On balance, it is considered that the combination of open space, balconies and decks are acceptable compliance with the performance criteria and can be supported.

6.9.6 The proposal complies with the performance criterion.

6.9 Parking and Access Code - Number of Parking spaces - E6.6.1 P1

6.9.1 The acceptable solution at clause 6.6.1 requires parking to be provided no more and no less than as set out in Table 6.1 . Table 6.1 requires two (2) parking spaces per multiple dwelling and one 91) additional parking space for up to four (4) units.

6.9.2 The proposal includes two spaces per dwelling and two visitor parking spaces.

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 E 6.6.1 P1 provides as follows:

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

- (a) car parking demand;*
- (b) the availability of on-street and public car parking in the locality;*
- (c) the availability and frequency of public transport within a 400m walking distance of the site;*
- (d) the availability and likely use of other modes of transport;*
- (e) the availability and suitability of alternative arrangements for car parking provision;*
- (f) any reduction in car parking demand due to the sharing of car parking spaces by multiple uses, either because of variation of car parking demand over time or because of efficiencies gained from the consolidation of shared car parking spaces;*

(g) any car parking deficiency or surplus associated with the existing use of the land;

(h) any credit which should be allowed for a car parking demand deemed to have been provided in association with a use which existed before the change of parking requirement, except in the case of substantial redevelopment of a site;

(i) the appropriateness of a financial contribution in lieu of parking towards the cost of parking facilities or other transport facilities, where such facilities exist or are planned in the vicinity;

(j) any verified prior payment of a financial contribution in lieu of parking for the land;

(k) any relevant parking plan for the area adopted by Council;

(l) the impact on the historic cultural heritage significance of the site if subject to the Local Heritage Code;

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

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

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

Documentation submitted to date does not satisfy the Acceptable Solution for clause E6.6.1 (a) and as such, shall be assessed under Performance Criteria.

Acceptable solution - A1: - **NON COMPLIANT**

The number of on-site car parking spaces must be:

(a) no less than and no greater than the number specified in Table E6.1;

- Submitted documentation does not satisfy this requirement, an excess of car parking spaces are proposed. Two car parking spaces are required per dwelling. No visitor car parking spaces are required until four or more dwelling units are proposed. The applicant proposes two visitor car parking spaces in addition to the two car parking spaces per dwelling proposed, therefore there is an excess of two car parking spaces

Performance Criteria - P1:

The number of on-site car parking spaces must be sufficient to meet the

reasonable needs of users, having regard to all of the following:

(a) car parking demand;

- The empirical parking assessment indicates that the provision of eight on-site car parking spaces is in excess of the required six on site car parking spaces.

(b) the availability of on-street and public car parking in the locality; **Not applicable as an excess of on site car parking spaces are proposed.**

(c) the availability and frequency of public transport within a 400m walking distance of the site;

- Metro Tasmania operate regular bus services within 400 metres of the subject site.

(d) the availability and likely use of other modes of transport;

- The site is located a convenient walking distance from shops, schools and services.

(e) the availability and suitability of alternative arrangements for car parking provision;

- No alternative parking provision is available or considered necessary.

(f) any reduction in car parking demand due to the sharing of car parking spaces by multiple uses, either because of variation of car parking demand over time or because of efficiencies gained from the consolidation of shared car parking spaces;

- Not applicable.

(g) any car parking deficiency or surplus associated with the existing use of the land;

- Not applicable.

(h) any credit which should be allowed for a car parking demand deemed to have been provided in association with a use which existed before the change of parking requirement, except in the case of substantial redevelopment of a site;

- Not applicable.

(i) the appropriateness of a financial contribution in lieu of parking towards the cost of parking facilities or other transport facilities, where such facilities exist or are planned in the vicinity;

- **Not applicable.**

(j) any verified prior payment of a financial contribution in lieu of parking for the land;

- **Not applicable.**

(k) any relevant parking plan for the area adopted by Council;

- **Not applicable.**

(l) the impact on the historic cultural heritage significance of the site if subject to the Local Heritage Code; and

- **Not applicable.**

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

- **No impact.**

Based on the above assessment and given the submitted documentation, the parking provision may be accepted under *Performance Criteria P1:E6.6.1* of the Planning Scheme.

6.9.6 The proposal complies with the performance criterion.

6.10 Parking and Access Code - Layout of Parking Area - E6.7.5 P1

6.10.1 The acceptable solution at clause 6.7.5 requires the layout of car parking and access to comply with section 2 "Design of Parking Modules, Circulation Roadways and Ramps" of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking.

6.10.2 The proposal includes a driveway gradient in excess of 5%.

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 E 6.7.5 P1 provides as follows:

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

manoeuvring on-site.

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

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

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

Acceptable Solution A1: - NON COMPLIANT

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

- Car Parking Space Dimensions (AS2890.1 Fig 2.2 = 2.4x5.4m Class 1A):

- Submitted documentation appears able to satisfy this requirement

- Car Parking Space Design Envelope (AS2890.1 Fig 5.2 300mm clearance on side):

- Submitted documentation appears able to satisfy this requirement

- Headroom: (AS2890.1 Fig 5.3 = 2.2m clearance):

- Submitted documentation appears able to satisfy this requirement

- Parking Space Gradient (5%):

- Submitted documentation appears unable to satisfy this requirement

- Aisle Width (AS2890.1 Fig 2.2 = 5.8m Class 1A):

- Submitted documentation appears able to satisfy this requirement

- Garage Door Width & Apron (AS2890.1 Fig 5.4 = 2.4m wide => 7m

wide apron):

- Submitted documentation appears able to satisfy this requirement

• Parking Module Gradient (manoeuvring area 5% Acceptable Soln, 10% Performance):

- Submitted documentation indicates the 5% gradient is exceeded which is to be assessed under Performance Criteria

• Driveway Gradient & Width (AS2890.1 Section 2.6 = 25% and 3m):

- Submitted documentation appears able to satisfy this requirement

• Transitions (AS2890.1 Section 2.5.3 = 12.5% summit, 15% sag => 2m transition):

- Submitted documentation appears able to satisfy this requirement

• Vehicular Barriers (AS2890.1 Section 2.4.5.3 = 600mm drop, 1:4 slope):

- Submitted documentation appears able to satisfy this requirement

• Blind Aisle End Widening (AS2890.1 Fig 2.3 = 1m extra):

- N/A

• "Jockey Parking" (Performance Assessment):

-N/A

Performance Criteria - P1:

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

- Acceptable, submitted documentation appears to satisfy this requirement and therefore may be accepted under *Performance Criteria P1:E6.7.5* given the driveway configuration.

6.10.6 The proposal complies with the performance criterion.

7. Discussion

7.1 Planning approval is sought for Three Multiple Dwellings at 5 MONTRIVALE RISE DYNMYRNE TAS 7005.

7.2 The application was advertised and received two (2) representations. The representations raised concerns including safety during construction and noise and parking provision also during construction.

Neither representation has valid planning grounds, because the planning scheme has limited scope for addressing tradesman behaviour during construction. Council does impose conditions to control sediment transfer and damage to Council infrastructure during construction. The Development Engineer has amended the standard condition to address the steep slope and loose floaters that can be dislodged during excavation, given the significant amount of excavation proposed for this development. The representations can not be supported in this instance.

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, Stormwater and Roads Engineers, Manager of Survey and Environmental Development Planner. 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 Three Multiple Dwellings at 5 MONTRIVALE RISE DYNMYRNE TAS 7005 satisfies the relevant provisions of the *Hobart Interim Planning Scheme 2015*, and as such is recommended for approval.

9. Recommendations

That: Pursuant to the *Hobart Interim Planning Scheme 2015*, the City Planning Committee, in accordance with the delegations contained in its terms of reference, approve the application for Three Multiple Dwellings at 5 MONTRIVALE RISE DYNMYRNE TAS 7005 for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

GEN

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-22-21 5 MONTRIVALE RISE DYNMYRNE TAS 7005 & ADJACENT ROAD RESERVE - 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 2022/00070-HCC dated 21/01/2022 as attached to the permit.

Reason for condition

To clarify the scope of the permit.

PLN 4

Vegetation screening that will grow to a mature height of approximately three (3) metres must be planted along the northern boundary, and in the north eastern corner between the vehicle access retaining wall and the stormwater easement, prior to first occupation.

The vegetation must be maintained, and replacement vegetation must be planted if any is lost.

A Landscaping Plan prepared by an appropriately qualified person must be submitted and approved as a Condition Endorsement, prior to the issue of any approval under the Building Act 2016. The Landscaping Plan must:

- provide details of the vegetation screening to meet the above requirement, including location of the plantings, number of plantings, type of plantings, and height of plantings when planted and at maturity; and
- specify means of protection of plants from browsing animals; and
- include a notation that vegetation must be maintained, and replacement vegetation must be planted if any is lost.

Once the vegetation has been planted, and prior to first occupation, the person who prepared the Landscaping Plan, or another appropriately qualified person, must provide written confirmation to Council that the vegetation has been planted in accordance with the approved Landscaping Plan.

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

Reason for condition

To provide additional screening/privacy to adjoining properties.

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.

PLN s1

The multiple dwellings are approved as three single occupancy dwellings. The first and second floors of the units are not approved to be used as separate dwellings.

Reason for condition

To clarify the scope of this permit.

PLN s2

Prior to first occupation the western windows in the living space for Unit 1 must be screened with a uniform transparency of no more than 30% to a height of 1.7m above floor level, or the sill height be raised to no less than 1.7m above floor level.

Reason for condition

To comply with privacy provisions of the Hobart Interim Planning Scheme 2015

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.

SW 1

Prior to the issue of any approval under the ***Building Act 2016*** or the commencement of work on the site (whichever occurs first), a pre-construction structural condition assessment and visual record (eg video and photos) of the Hobart City Council's stormwater infrastructure within/adjacent to the proposed development must be submitted to the City of Hobart as a Condition Endorsement.

The condition assessment must include at least:

1. a site plan clearly showing the location of the investigation, with access points and all segments and nodes shown and labelled, with assets found to have a different alignment from that shown on the City of Hobart's plans to be marked on the ground and on the plan;
2. a digital recording of a CCTV inspection and written condition assessment report in accordance with WSA 05-2013 Conduit Inspection Reporting Code of Australia, in a 'Wincan' compatible format; and
3. photos of any existing drainage structures connected to or modified as part of the development.

The preconstruction condition assessment will be relied upon to establish the extent of any damage caused to Hobart City Council's stormwater infrastructure during construction. If the owner/developer fails to provide the City of Hobart with an adequate pre-construction condition assessment then any damage to the City of Hobart's infrastructure identified in the postconstruction condition assessment will be the responsibility of the owner/developer.

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.

SW 2

Prior to occupancy or the commencement of the approved use (whichever occurs first), a post-construction structural condition assessment and visual record (eg video and photos) of the Hobart City Council's stormwater

infrastructure within/adjacent to the proposed development, along with photos of any existing drainage structures connected to or modified as part of the development, must be submitted to the City of Hobart.

The condition assessment must include at least:

1. a site plan clearly showing the location of the investigation, with access points and all segments and nodes shown and labelled, with assets found to have a different alignment from that shown on the City of Hobart's plans shall be marked on the ground and on the plan;
2. a digital recording of a CCTV inspection and written condition assessment report in accordance with WSA 05-2013 Conduit Inspection Reporting Code of Australia, in a 'Wincan' compatible format; and
3. photos of any existing drainage structures connected to or modified as part of the development.

The postconstruction condition assessment will be relied upon to establish the extent of any damage caused to the Hobart City Council's stormwater infrastructure during construction. If the owner/developer fails to provide the City of Hobart with an adequate post-construction condition assessment then any damage to the Hobart City Council's infrastructure identified in the postconstruction CCTV will be deemed to be the responsibility of the owner/developer.

SW 3

The proposed structures, including retaining wall footings, must be designed to ensure the protection and access to the Hobart City Council's stormwater main.

Prior to the issuing of any approval under the Building Act 2016 or commencement of works (whichever occurs first), a detailed design must be submitted and approved as a Condition Endorsement. The detailed design must be prepared by a suitably qualified expert and must:

1. Demonstrate how the design will ensure the protection of and provide access to the Hobart City Council's stormwater main.

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

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.

SW 4

Recommendations in the *Design Memorandum – Stormwater Quantity and Quality – Revision 1* by ADDC must be included in the civil design to be approved prior to commencement of works. All stormwater management and treatment devices must be installed prior to occupancy.

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.

ENG 2b

Detailed designs are required for vehicle barriers. Documentation must be submitted and approved as a condition endorsement, prior to the issuing of any approval under the *Building Act 2016*.

The detailed designs must:

1. be prepared and certified by a suitably qualified engineer;
2. be in accordance with the Australian Standard AS/NZS 1170.1:2002, if possible; and
3. show dimensions, levels, gradients & transitions, and other details as Council deem necessary to satisfy the above requirement.

The vehicle barriers must be installed in accordance with the approved detailed designs prior to first occupation.

Advice:

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

Reason for condition

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

ENG 2c

Prior to the first occupation, a suitably qualified engineer must certify that the vehicle barriers have been installed in accordance design drawings approved by Condition ENG 2b.

Advice:

An example certificate is available on our [website](#).

Reason for condition

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

ENG 3a

The access driveway and parking area must be constructed in accordance with the following documentation which forms part of this permit: Oramatis Studio drawings C01 to C06 received by the Council on 18 January 2022.

Any departure from that documentation and any works which are not detailed in the documentation must be either:

- (a) approved by the Director City Life, via a condition endorsement application; or**
- (b) designed and constructed in accordance with Australian Standard AS/NZ 2890.1:2004.**

The works required by this condition must be completed prior to first occupation.

Reason for condition

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

ENG 3c

Prior to the first occupation, a suitably qualified engineer must certify that the access driveway and parking area has been constructed in accordance with design drawings approved by Condition ENG 3a.

Advice:

We strongly encourage you to speak to your engineer before works begin so that you can discuss the number and nature of the inspections they will need to do during the works in order to provide this certification. It may be necessary for a surveyor to also be engaged to ensure that the driveway will be constructed as approved.

The reason this condition has been imposed as part of your planning permit is that the driveway is outside the Australian Standard gradients or design parameters. If the driveway is not constructed as it has been approved then this may mean that the driveway will either be unsafe or will not function properly.

An example certificate is available on our [website](#).

Reason for condition

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

ENG 4

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

Reason for condition

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

ENG 5

The number of car parking spaces approved to be used on the site is eight (8).

All parking spaces must be delineated by means of white or yellow lines 80mm to 100mm wide, or white or yellow pavement markers in accordance with Australian Standards AS/NZS 2890.1 2004, prior to commencement of use.

Reason for condition

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

ENG 1

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

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

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

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

Reason for condition

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

ENG r1

The embankment excavation within or supporting the highway reservation must not undermine the stability and integrity of the highway reservation and its infrastructure.

Geotechnical assessments of the embankment within the Montrivale Rise highway reservation must be submitted and approved as a Condition Endorsement, prior to the commencement of work and must:

1. **Be prepared and certified by a suitable qualified person and experienced engineer;**
2. **Not undermine the stability of the highway reservation;**
3. **Take into account and reference accordingly any Geotechnical findings;**
4. **Detail any stabilizing approaches required**
5. **Include a structural certificate which notes the driveway slab will not transfer additional loads onto the existing retaining wall.**

The structure certificated and/or drawings should note accordingly the above

All work required by this condition must be undertaken in accordance with the approved select design drawing and structural certificates.

Advice: 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 the stability and integrity of the Council's highway reservation is not compromised by the development.

ENG s1

All earthworks must comply with AS3798-2007 "guidelines on earthworks for commercial and residential developments" and a safety plan with particular reference to management of liberated boulders must be implemented on site during all construction prior to the commencement of work.

Reason for condition

To ensure the safety of sight workers, general public and neighboring property and infrastructure

ENV 1

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

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

Reason for condition

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

ADVICE

The following advice is provided to you to assist in the implementation of the planning permit that has been issued subject to the conditions above. The advice is not

exhaustive and you must inform yourself of any other legislation, by-laws, regulations, codes or standards that will apply to your development under which you may need to obtain an approval. Visit the Council's [website](#) for further information.

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

CONDITION ENDORSEMENT

If any condition requires that further documents are submitted and approved, you will need to submit the relevant documentation to satisfy the condition via the Condition Endorsement Submission on Council's [online services e-planning portal](#). Detailed instructions can be found [here](#).

A fee of 2% of the value of the works for new public assets (stormwater infrastructure, roads and related assets) will apply for the condition endorsement application.

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

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

BUILDING PERMIT

You may need building approval in accordance with the *Building Act 2016*. Click [here](#) for more information.

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

PLUMBING PERMIT

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

OCCUPATION OF THE PUBLIC HIGHWAY

You may require a permit for the occupation of the public highway for construction or special event (e.g. placement of skip bin, crane, scissor lift etc). Click [here](#) for more

information.

You may require a road closure permit for construction or special event. Click [here](#) for more information.

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

GENERAL EXEMPTION (TEMPORARY) PARKING PERMITS

You may qualify for a General Exemption permit for construction vehicles i.e. residential or meter parking/loading zones. Click [here](#) for more information.

STORM WATER

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

WORK WITHIN THE HIGHWAY RESERVATION

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

DRIVEWAY SURFACING OVER HIGHWAY RESERVATION

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

WEED CONTROL

Effective measures are detailed in the Tasmanian Washdown Guidelines for Weed and Disease Control: Machinery, Vehicles and Equipment (Edition 1, 2004). The guidelines can be obtained from the Department of Primary Industries, Parks, Water and Environment [website](#).

NOISE REGULATIONS

Click [here](#) for information with respect to noise nuisances in residential areas.

FEES AND CHARGES

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

DIAL BEFORE YOU DIG

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

PART 5 AGREEMENT

Please note that the owner(s) of this property are subject to Part 5 Agreement D128963 that requires the owner(s) to comply with the Site Development Plan (March, 2014).

The Site Development Plan requires the owners to:

- implement the relevant requirements of the approved bushfire hazard management plan (November 2013) in relation to the property;
- implement the relevant recommendations of the geotechnical assessment report (October 2010), geotechnical addendum (January 2011) and geotechnical addendum No. 2 (October 2015);
- comply with the Weed and Hygiene Management Strategy – Post Construction Addendum (Feb 2014); and
- design buildings to be consistent with the WWF bird collision guidelines.

Copies of the Part 5 Agreement are available from The LIST website (www.thelist.tas.gov.au) via the 'Scanned Dealings' section.



(Victoria Maxwell)

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



(Ben Ikin)

Senior Statutory Planner

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

Date of Report: 23 March 2022

Attachment(s):

Attachment B - CPC Agenda Documents


Attachment C - Planning Referral Officer Report



Submission to Planning Authority Notice

Council Planning Permit No.	PLN-22-21	Council notice date	19/01/2022
TasWater details			
TasWater Reference No.	TWDA 2022/00070-HCC	Date of response	21/01/2022
TasWater Contact	Melissa Newell	Phone No.	0457 084 607
Response issued to			
Council name	CITY OF HOBART		
Contact details	coh@hobartcity.com.au		
Development details			
Address	5 MONTRIVALE RISE, DYNMYRNE	Property ID (PID)	3481233
Description of development	Multiple Dwellings x3		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Oramatis Studio	2164 Site plan / 02	-	14/01/2022
Conditions			
Pursuant to the <i>Water and Sewerage Industry Act</i> 2008 (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:			
CONNECTIONS, METERING & BACKFLOW			
<ol style="list-style-type: none"> 1. A suitably sized water supply with metered connections and sewerage system and connections to the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. 2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost. 3. Prior to commencing construction of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater. 			
DEVELOPMENT ASSESSMENT FEES			
<ol style="list-style-type: none"> 4. The applicant or landowner as the case may be, must pay a development assessment fee of \$363.57 to TasWater, as approved by the Economic Regulator and the fee will be indexed, until the date paid to TasWater. The payment is required within 30 days of the issue of an invoice by TasWater. 			
Advice			
General			
For information on TasWater development standards, please visit https://www.taswater.com.au/building-and-development/technical-standards			
For application forms please visit https://www.taswater.com.au/building-and-development/development-application-form			



Declaration			
The drawings/documents and conditions stated above constitute TasWater’s Submission to Planning Authority Notice.			
Authorised by  Jason Taylor Development Assessment Manager			
TasWater Contact Details			
Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au

Planning: #249172

Property

5 MONTRIVALE RISE DYNMYRNE TAS 7005

**People****Applicant ***

Oramatis Pty Ltd
Carmen Lo
212 Elizabeth Street
HOBART TAS 7000
0432 078 381
carmen@oramatis.com.au

Owner *

T & W Property Australia Pty Ltd

4 Thelma Drive
WEST HOBART TAS 7000
0478 154 797
mrthantunoo@gmail.com

Entered By

CARMEN LO
212 ELIZABETH STREET
HOBART TAS 7000
0432078381
carmen@oramatis.com.au

Use

Multiple dwellings

Details

Have you obtained pre application advice?

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

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

☒ No

Is the application for SIGNAGE ONLY? If yes, please enter \$0 in the cost of development, and you must enter the number of signs under Other Details below. *

☒ No

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

Details

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

RESIDENTIAL

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

Proposed 3 Units

Estimated cost of development *

500000.00

Existing floor area (m2)

Proposed floor area (m2)

Site area (m2)

Carparking on Site

Total parking spaces

Existing parking spaces

N/A

☒ 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?

Documents**Required Documents**

Title (Folio text and Plan and Folio Plan, Text and Schedule of Easements).pdf

Schedule of Easements) *

Plans (proposed, existing) * 14-01-22 DA PLAN SET - LOT 8 DYNMYRNE.pdf

From: Alexander Hill <alex@oramatis.com.au>
Sent: Friday, 18 February 2022 4:06 PM
To: Victoria Maxwell
Cc: Than Tun Oo Mr; Chen Wei
Subject: PLN-22-21 - 5 MONTRIVALE RISE DYNMYRNE TAS 7005

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Victoria,

I have received a geotechnical report for the above project and I have amended floor plans to clarify a few points raised in your most recent RFI. Also, please see my response to your queries below.

1. The proposed development is for three detached units. The owner has been made aware that the development is for three units not six units. I have cc'd the owner into this email. Is this sufficient or would you prefer me to put this in letter form and submit it via the portal?
2. Bedroom numbering has been corrected on plans and these plans will be uploaded on Monday along with the Geotech report
3. Void is for a lift shaft and I have noted it as such on the plans as well.

Hopefully the above sounds OK but please let me know if you think there are any other issues.

Regards,



ALEXANDER HILL
Principal at Oramatis
Phone 6286 8440 Mobile 0428 854 787
Web <https://oramatis.myportfolio.com/>
Email alex@oramatis.com.au
212 Elizabeth Street, Hobart, 7000



ORAMATIS

PROPOSED 3x UNITS
LOT 8 MONTRIVALE RISE, DYNMYRNE
Stage: Development application

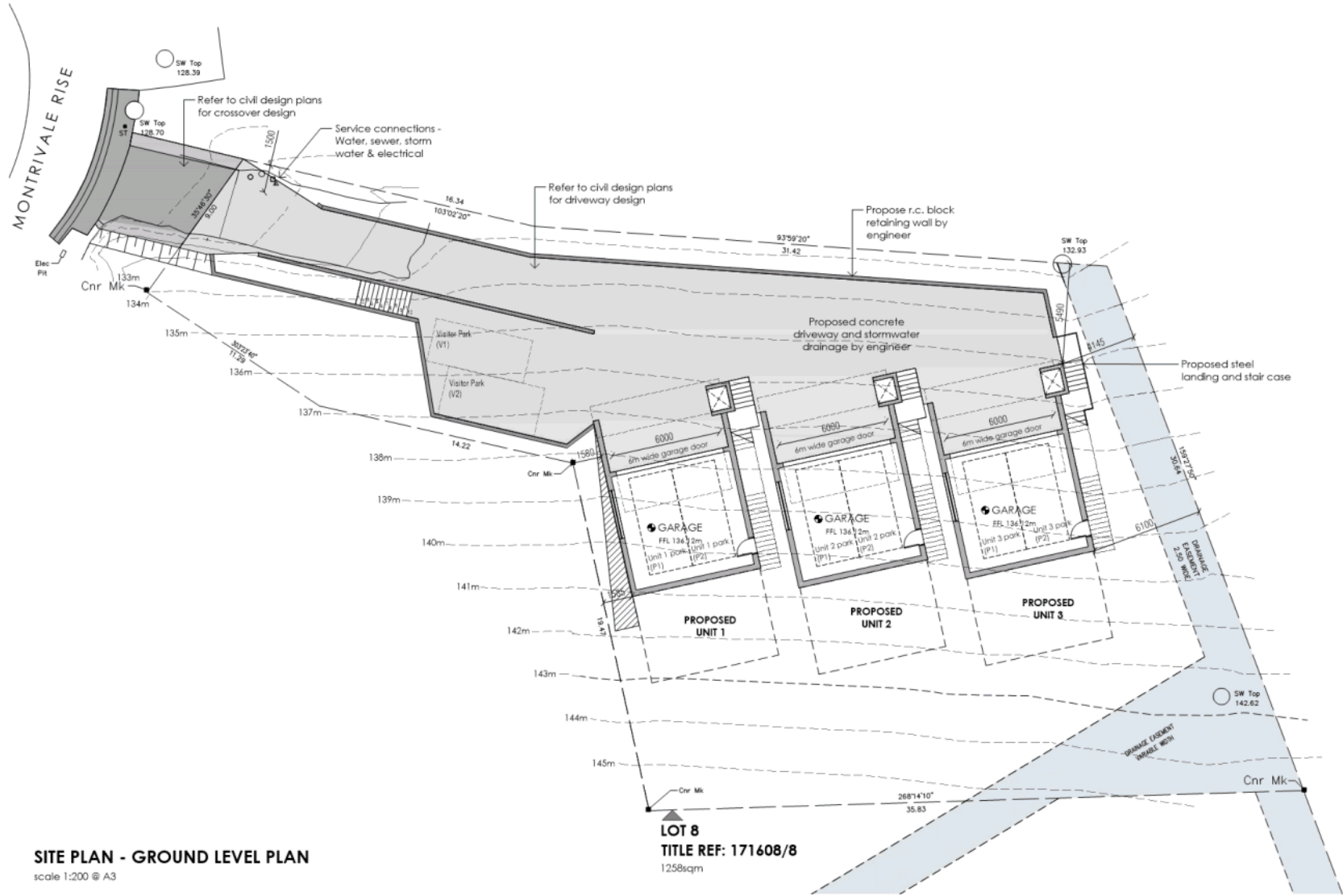
Drawing Schedule

- 01 COVER PAGE
- 02 SITE PLAN
- 03 SITE PLAN #2
- 04 GROUND & SECOND LEVEL FLOOR PLAN
- 05 FIRST LEVEL FLOOR PLAN
- 06 PLUMBING PLAN
- 07 NORTH ELEVATION
- 08 EAST ELEVATION
- 09 WEST ELEVATION
- 10 SOUTH ELEVATION

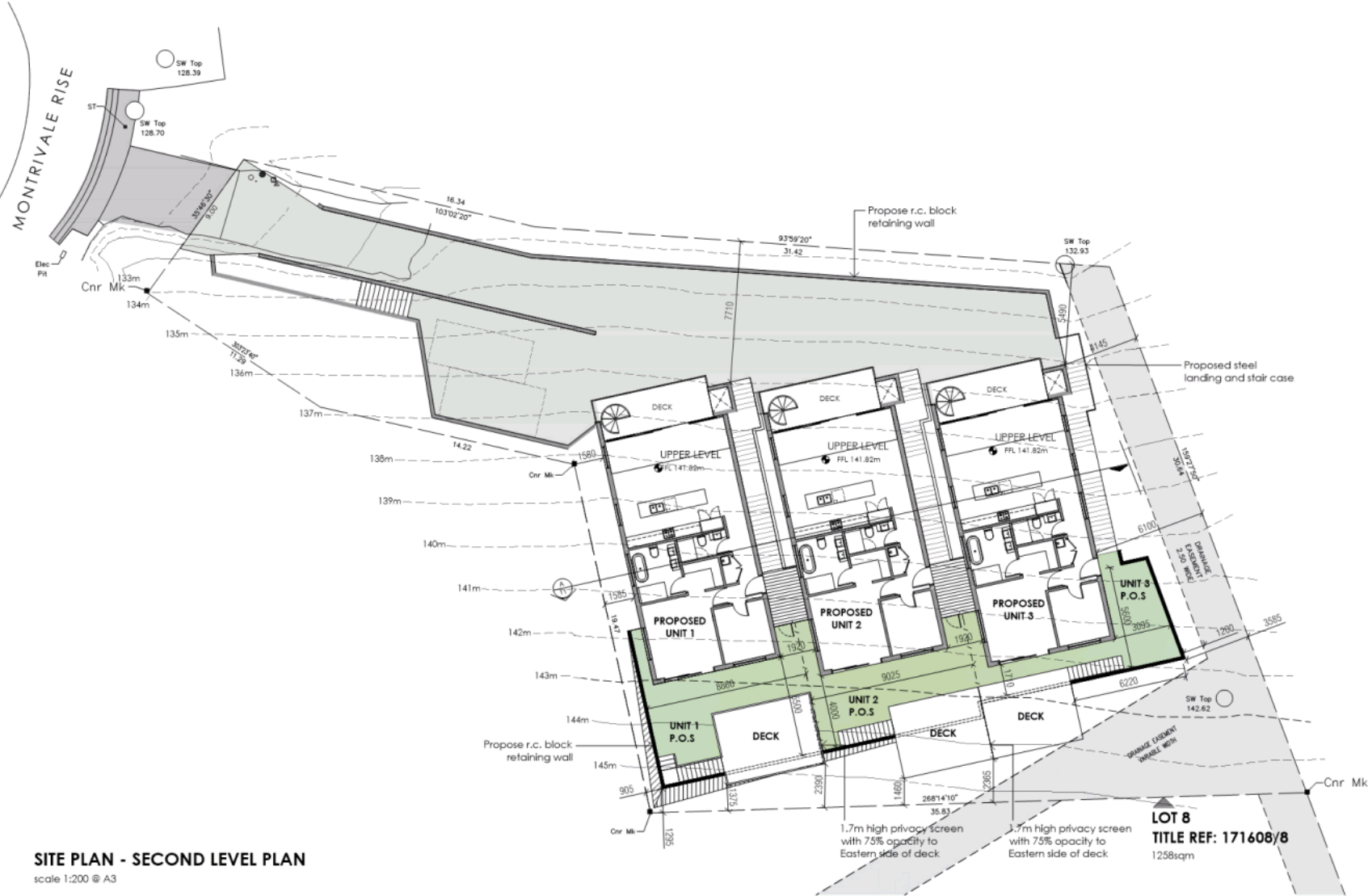
Revision Schedule

Revision	Date	Amendments
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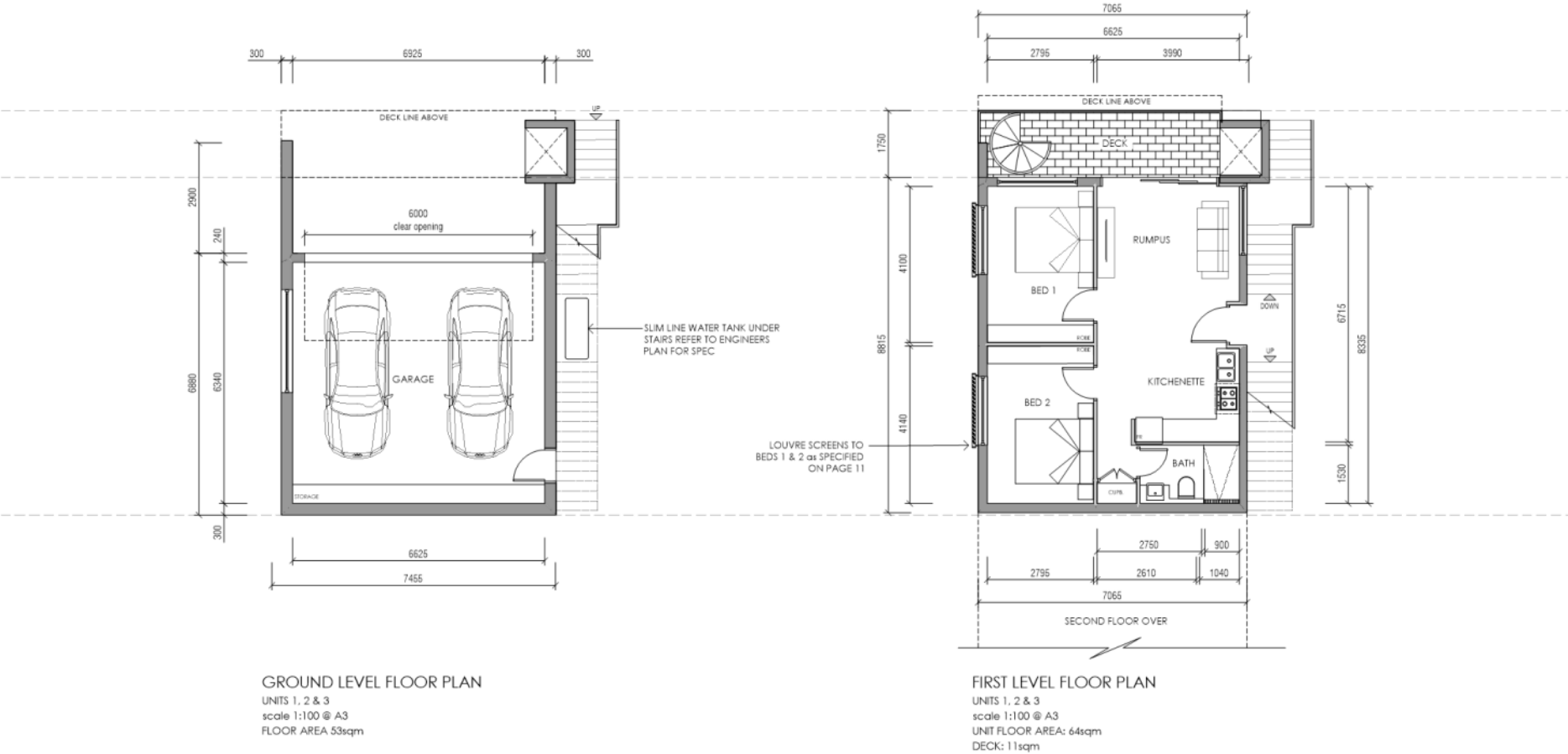
PAGE
01
DRAWING
COVER PAGE







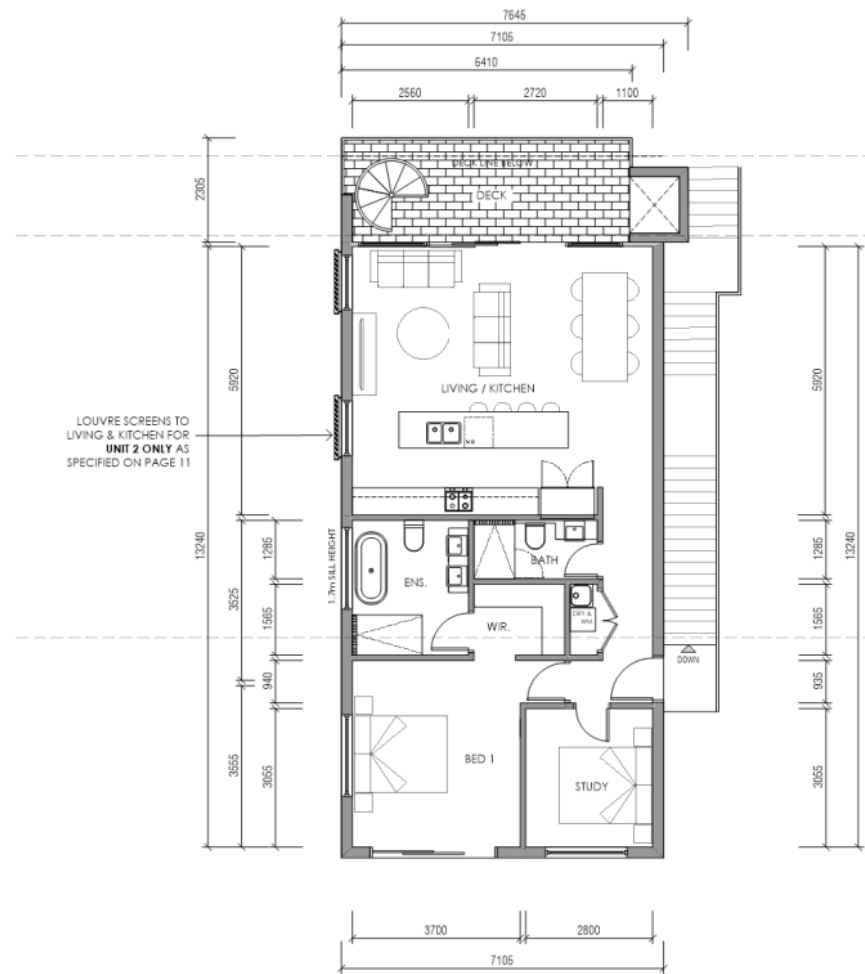
SITE PLAN - GROUND LEVEL PLAN
scale 1:200 @ A3



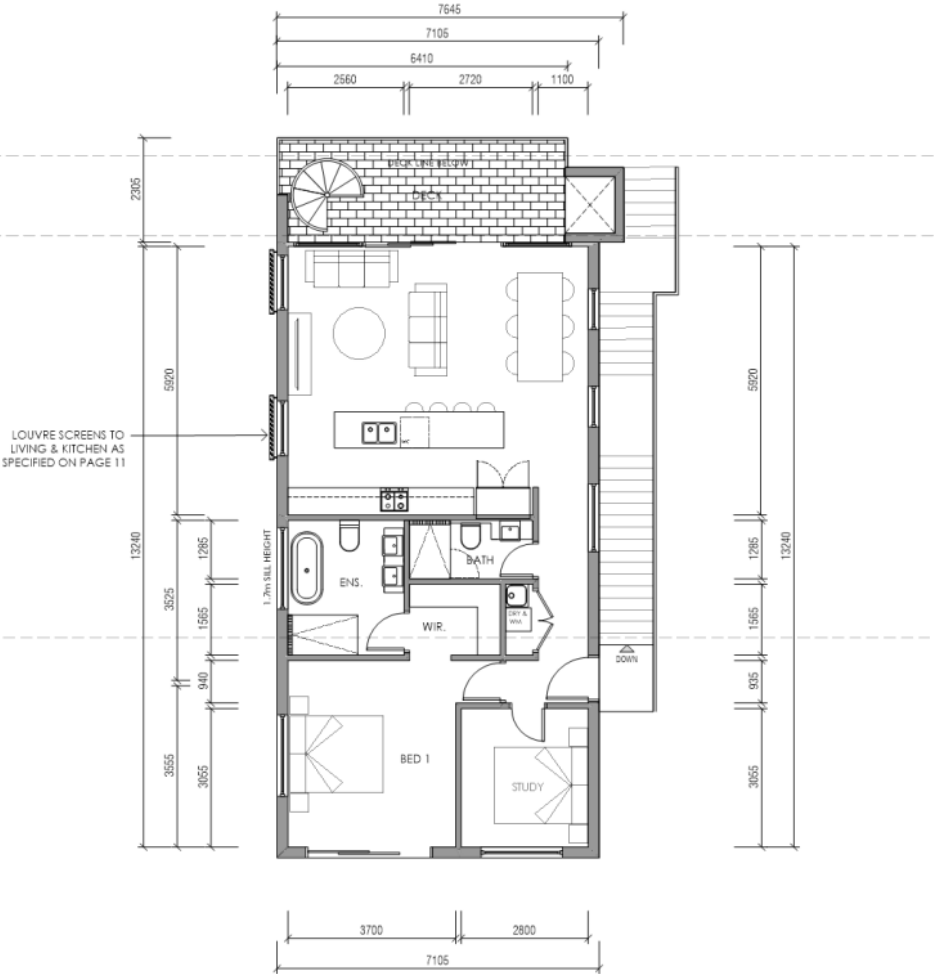
SITE PLAN - SECOND LEVEL PLAN
scale 1:200 @ A3



 Oramatis Studio 212 Elizabeth Street, Hobart p: (03) 6286 8440 e: admin@oramatis.com.au © Oramatis Studio PTY LTD Building Practitioner Accreditation: CC6540	GENERAL NOTES Contractors shall verify all dimensions and levels on site before commencement of any work. Contractors shall clarify any discrepancies before commencement of any work. Drawings must not be scaled. Contractors shall submit samples and snap drawings before commencing work. All work shall be carried out in accordance with the Building Code of Australia and all relevant Australian standards. These designs, plans, specifications and the copyright herein are the property of Oramatis Studio and must not be used, reproduced or copied wholly or in part without the written permission of Oramatis Studio.	<table><tr><th>REV</th><th>DESCRIPTION</th><th>DATE</th></tr><tr><td> </td><td> </td><td> </td></tr></table>	REV	DESCRIPTION	DATE				PROJECT PROPOSED CLASS 3 CLASS 1a DWELLINGS AT 5 MONTRIVALE RISE DYNNYRNE TAS 7005	<table><tr><th>REVISION</th><th>DATE</th></tr><tr><td>-</td><td>14-01-22</td></tr></table>	REVISION	DATE	-	14-01-22	<table><tr><th>SCALE</th></tr><tr><td>As shown @ A3</td></tr></table>	SCALE	As shown @ A3	<table><tr><th>PAGE</th><th>NORTH</th></tr><tr><td>04</td><td></td></tr></table>	PAGE	NORTH	04	
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			<table><tr><th>PROJECT ID</th><th>CHECKED BY</th><th>DRAWN BY</th></tr><tr><td>2164</td><td>A. Hill</td><td>A. Hill</td></tr></table>	PROJECT ID	CHECKED BY	DRAWN BY	2164	A. Hill	A. Hill	<table><tr><th>DRAWING</th></tr><tr><td>FLOOR PLANS</td></tr></table>	DRAWING	FLOOR PLANS										
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DRAWING																						
FLOOR PLANS																						

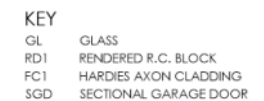


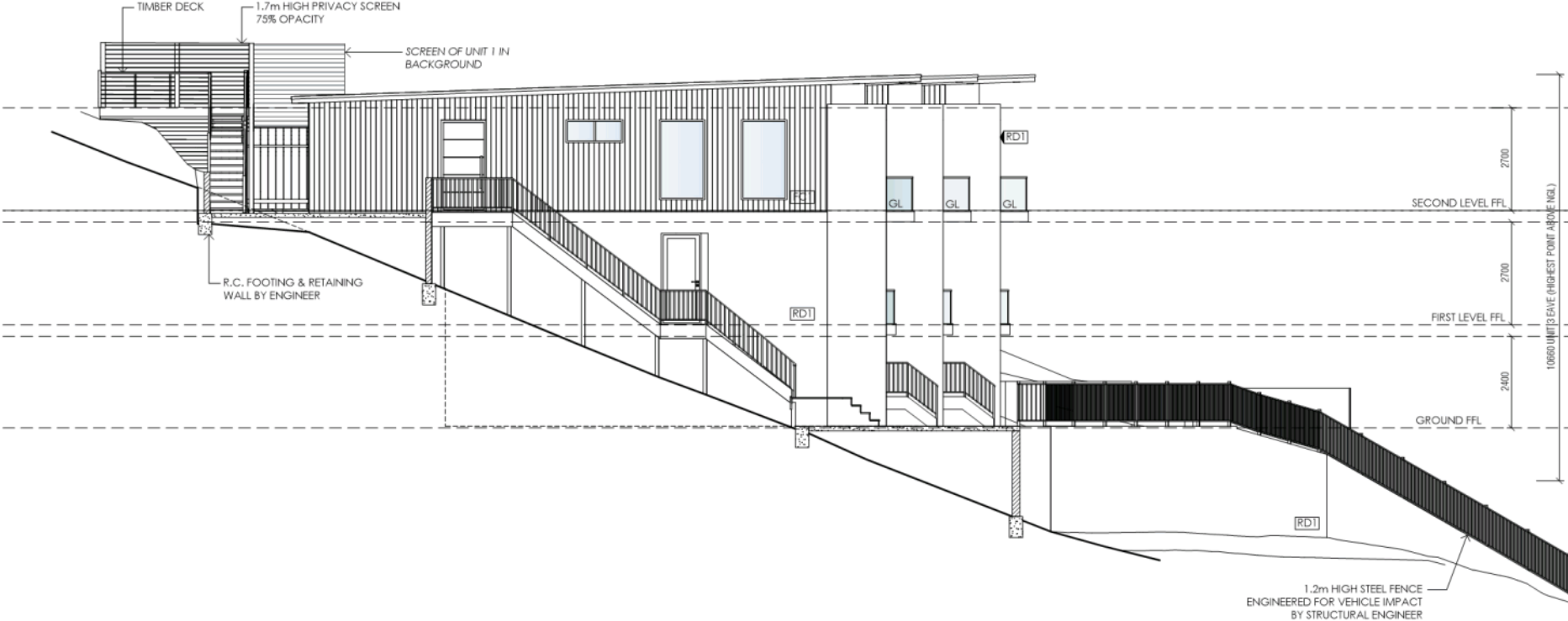
SECOND LEVEL FLOOR PLAN
UNITS 1 & 2
scale 1:100 @ A3
FLOOR AREA: 98sqm
DECK: 15sqm



SECOND LEVEL FLOOR PLAN
UNIT 3
scale 1:100 @ A3
FLOOR AREA: 98sqm
DECK: 15sqm


 Oramatis Studio 212 Elizabeth Street, Hobart p: (03) 6286 8440 e: admin@oramatis.com.au © Oramatis Studio PTY LTD Building Practitioner Accreditation: CC6540	GENERAL NOTES Contractors shall verify all dimensions and levels on site before commencement of any work. Contractors shall clarify any discrepancies before commencement of any work. Drawings must not be scaled. Contractors shall submit samples and snap drawings before commencing work. All work shall be carried out in accordance with the Building Code of Australia and all relevant Australian standards. These designs, plans, specifications and the copyright herein are the property of Oramatis Studio and must not be used, reproduced or copied wholly or in part without the written permission of Oramatis Studio.	REV. DESCRIPTION DATE	PROJECT PROPOSED CLASS 3 CLASS 1a DWELLINGS AT 5 MONTRIVALE RISE DYNNYRNE TAS 7005	REVISION	DATE	SCALE	PAGE	NORTH 
				-	14-01-22	As shown @ A3	05	
				PROJECT ID 2164	CHECKED BY A. Hill	DRAWN BY A. Hill	DRAWING FLOOR PLAN	

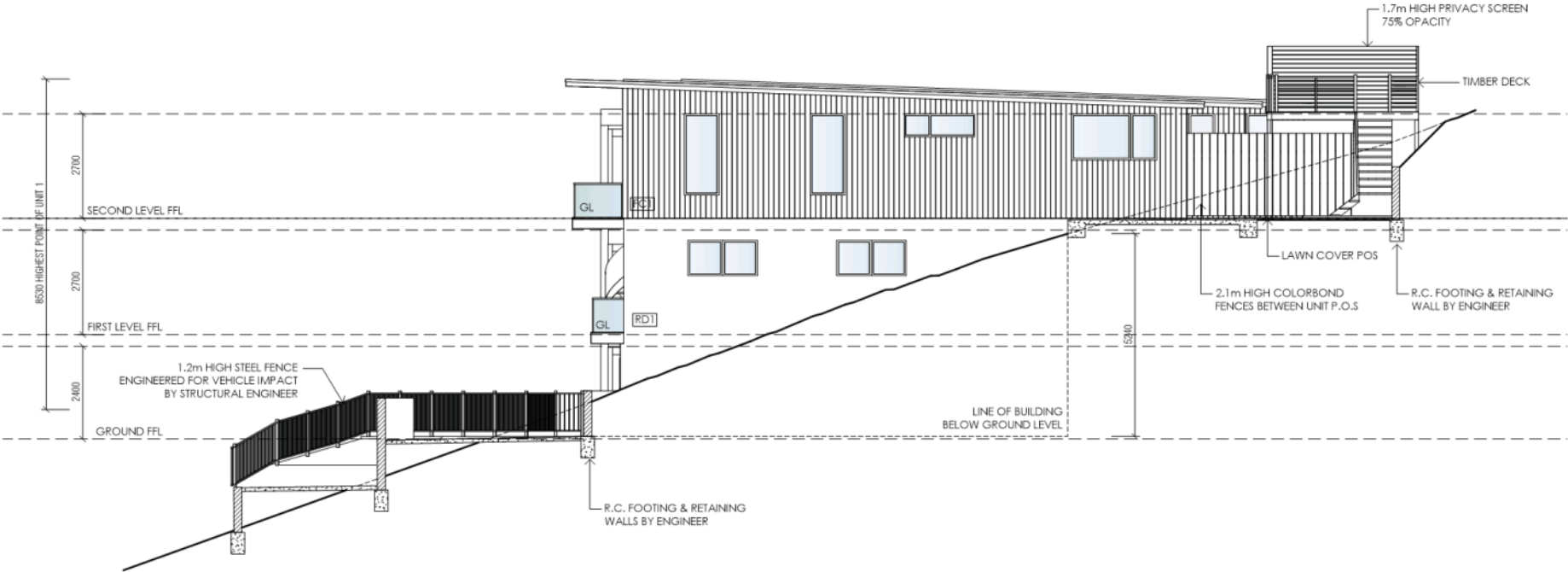




EAST ELEVATION
scale 1:100 @ A3

KEY	
GL	GLASS
RD1	RENDERED R.C. BLOCK
FC1	HARDIES AXON CLADDING
SGD	SECTIONAL GARAGE DOOR

<div></div> <div>Oramatis Studio</div> <div>212 Elizabeth Street, Hobart p: (03) 6286 8440 e: admin@oramatis.com.au © Oramatis Studio PTY LTD Building Practitioner Accreditation: CC6540</div>	<div>GENERAL NOTES</div> <div>Contractors shall verify all dimensions and levels on site before commencement of any work. Contractors shall clarify any discrepancies before commencement of any work. Drawings must not be scaled. Contractors shall submit samples and snap drawings before commencing work. All work shall be carried out in accordance with the Building Code of Australia and all relevant Australian standards. These designs, plans, specifications and the copyright herein are the property of Oramatis Studio and must not be used, reproduced or copied wholly or in part without the written permission of Oramatis Studio.</div>	<div>REVDESCRIPTIONDATE</div>	<div>PROJECT</div> <div>PROPOSED CLASS 3 CLASS 1a DWELLINGS AT 5 MONTRIVALE RISE DYNMYRNE TAS 7005</div>	<div>REVISION</div> <div>-</div>	<div>DATE</div> <div>14-01-22</div>	<div>SCALE</div> <div>As shown @ A3</div>	<div>PAGE</div> <div>08</div>	
			<div>PROJECT ID</div> <div>2164</div>	<div>CHECKED BY</div> <div>A. Hill</div>	<div>DRAWN BY</div> <div>A. Hill</div>	<div>DRAWING</div> <div>EAST ELEVATION</div>		



WEST ELEVATION
scale 1:100 @ A3

KEY	
GL	GLASS
RD1	RENDERED R.C. BLOCK
FC1	HARDIES AXON CLADDING
SGD	SECTIONAL GARAGE DOOR

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212 Elizabeth Street, Hobart
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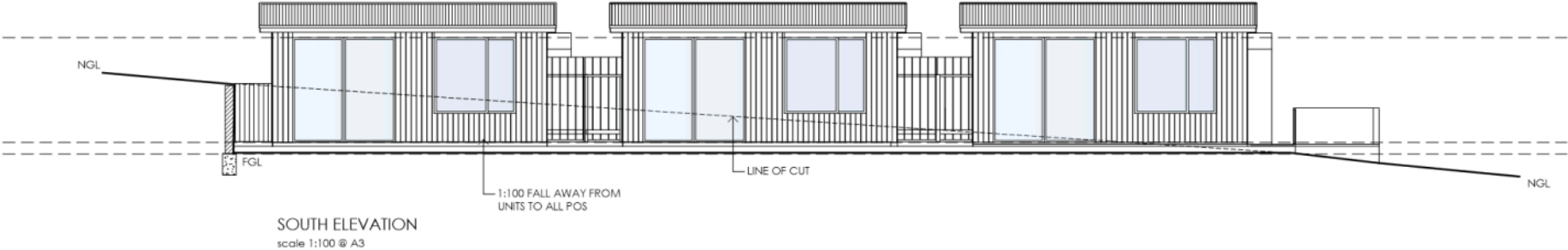
GENERAL NOTES
Contractors shall verify all dimensions and levels on site before commencement of any work. Contractors shall clarify any discrepancies before commencement of any work. Drawings must not be scaled.
Contractors shall submit samples and snap drawings before commencing work. All work shall be carried out in accordance with the Building Code of Australia and all relevant Australian standards. These designs, plans, specifications and the copyright herein are the property of Oramatis Studio and must not be used, reproduced or copied wholly or in part without the written permission of Oramatis Studio.

REV	DESCRIPTION	DATE


PROJECT	REVISION	DATE
PROPOSED CLASS 3 CLASS 1a DWELLINGS AT 5 MONTRIVALE RISE DYNMYRNE TAS 7005	-	14-01-22
PROJECT ID	CHECKED BY	DRAWN BY
2164	A. Hill	A. Hill

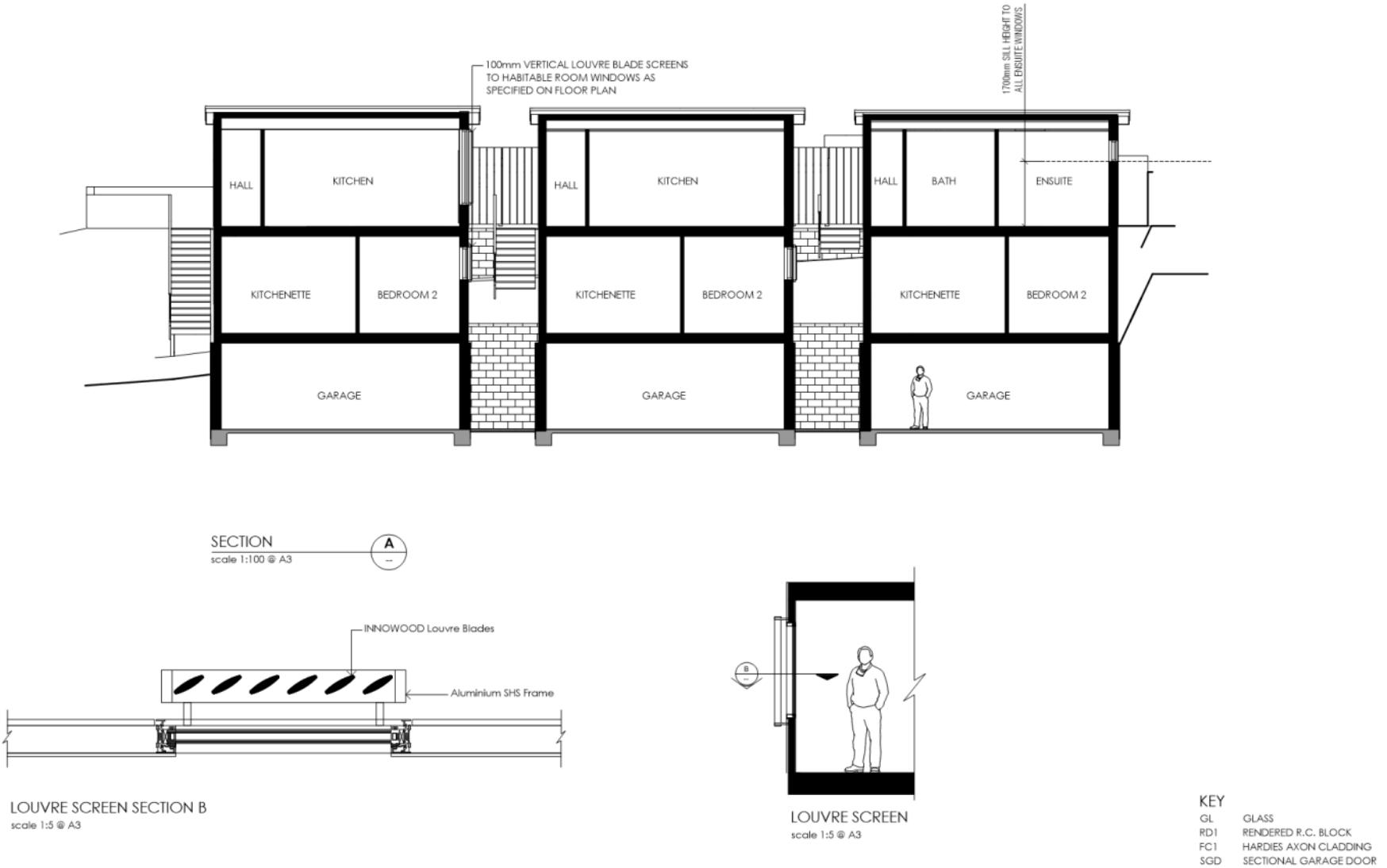
SCALE
As shown @ A3

PAGE
09
DRAWING
WEST ELEVATION



KEY	
GL	GLASS
RD1	RENDERED R.C. BLOCK
FC1	HARDIES AXON CLADDING
SGD	SECTIONAL GARAGE DOOR

 Oramatis Studio 212 Elizabeth Street, Hobart p: (03) 6286 8440 e: admin@oramatis.com.au © Oramatis Studio PTY LTD Building Practitioner Accreditation: CC6540	GENERAL NOTES Contractors shall verify all dimensions and levels on site before commencement of any work. Contractors shall clarify any discrepancies before commencement of any work. Drawings must not be scaled. Contractors shall submit samples and snap drawings before commencing work. All work shall be carried out in accordance with the Building Code of Australia and all relevant Australian standards. These designs, plans, specifications and the copyright herein are the property of Oramatis Studio and must not be used, reproduced or copied wholly or in part without the written permission of Oramatis Studio.	REV	DESCRIPTION	DATE	PROJECT PROPOSED CLASS 3 CLASS 1a DWELLINGS AT 5 MONTRIVALE RISE DYNMYRNE TAS 7005	REVISION -	DATE 14-01-22	SCALE As shown @ A3	PAGE 10
						PROJECT ID 2164	CHECKED BY A. Hill	DRAWN BY A. Hill	DRAWING WEST ELEVATION



 <div>Oramatis Studio</div> <div>212 Elizabeth Street, Hobart p: (03) 6286 8440 e: admin@oramatis.com.au © Oramatis Studio PTY LTD Building Practitioner Accreditation: CC6540</div>	<div>GENERAL NOTES</div> <div>Contractors shall verify all dimensions and levels on the before commencement of any work. Contractors shall clarify any discrepancies before commencement of any work. Drawings must not be scaled.</div> <div>Contractors shall submit samples and snap drawings before commencing work. All work shall be carried out in accordance with the Building Code of Australia and all relevant Australian standards. These designs, plans, specifications and the copyright herein are the property of Oramatis Studio and must not be used, reproduced or copied wholly or in part without the written permission of Oramatis Studio.</div>	<table><tr><th>REV</th><th>DESCRIPTION</th><th>DATE</th></tr></table>	REV	DESCRIPTION	DATE	<div>PROJECT</div> <div>PROPOSED CLASS 3 CLASS 1a DWELLINGS AT 5 MONTRIVALE RISE DYNNYRNE TAS 7005</div>	<table><tr><th>REVISION</th><th>DATE</th></tr><tr><td>-</td><td>14-01-22</td></tr></table> <div>PROJECT ID</div> <div>2164</div>	REVISION	DATE	-	14-01-22	<table><tr><th>CHECKED BY</th><th>DRAWN BY</th></tr><tr><td>A.Hill</td><td>A. Hill</td></tr></table>	CHECKED BY	DRAWN BY	A.Hill	A. Hill	<div>SCALE</div> <div>As shown @ A3</div> <div>PAGE</div> <div>11</div> <div>DRAWING</div> <div>SECTION A</div>
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A.Hill	A. Hill																

Winter Soltice (21st June)



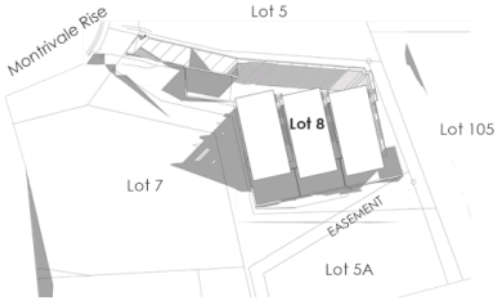
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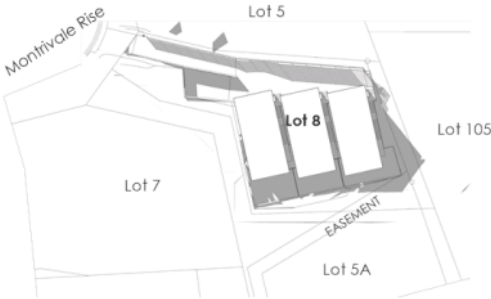
3:00pm
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9am
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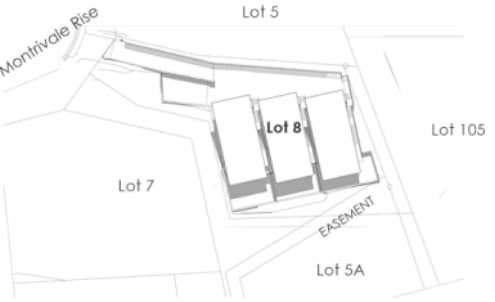
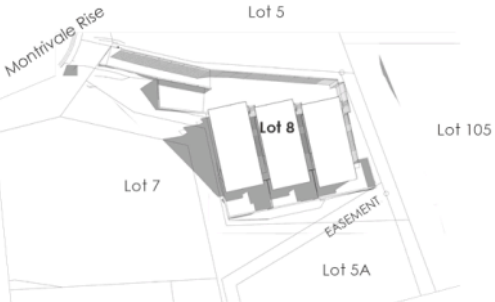
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12:00pm
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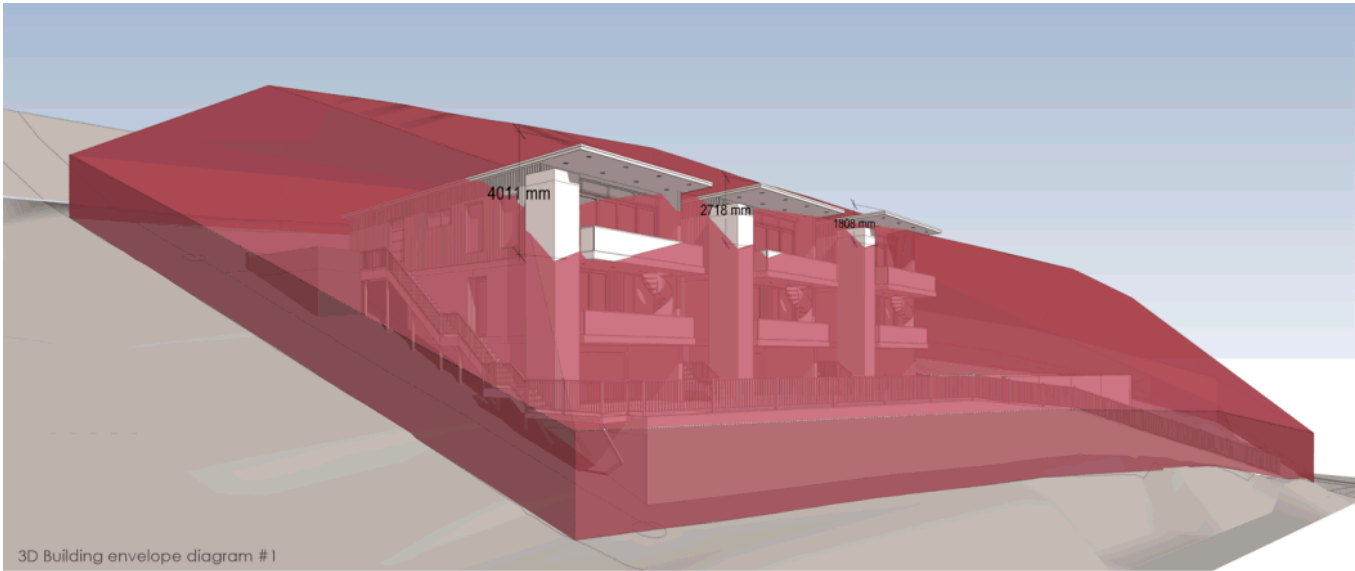
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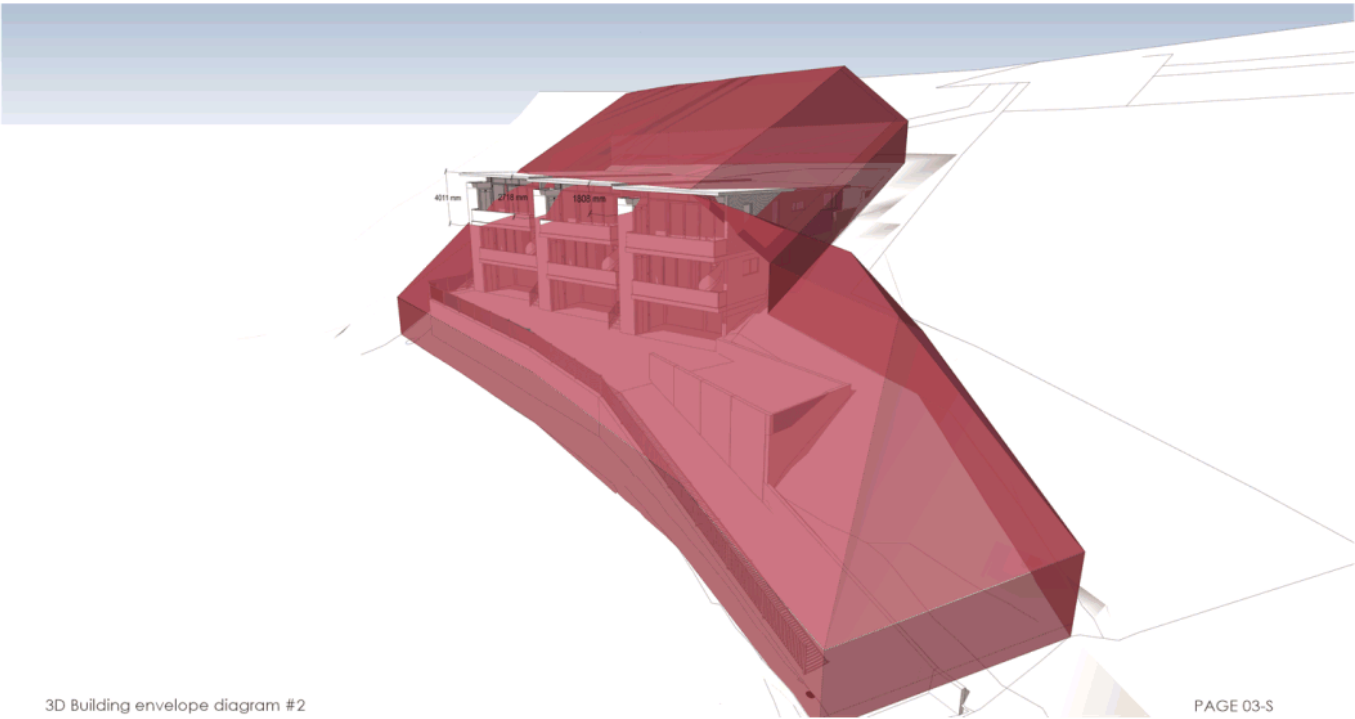
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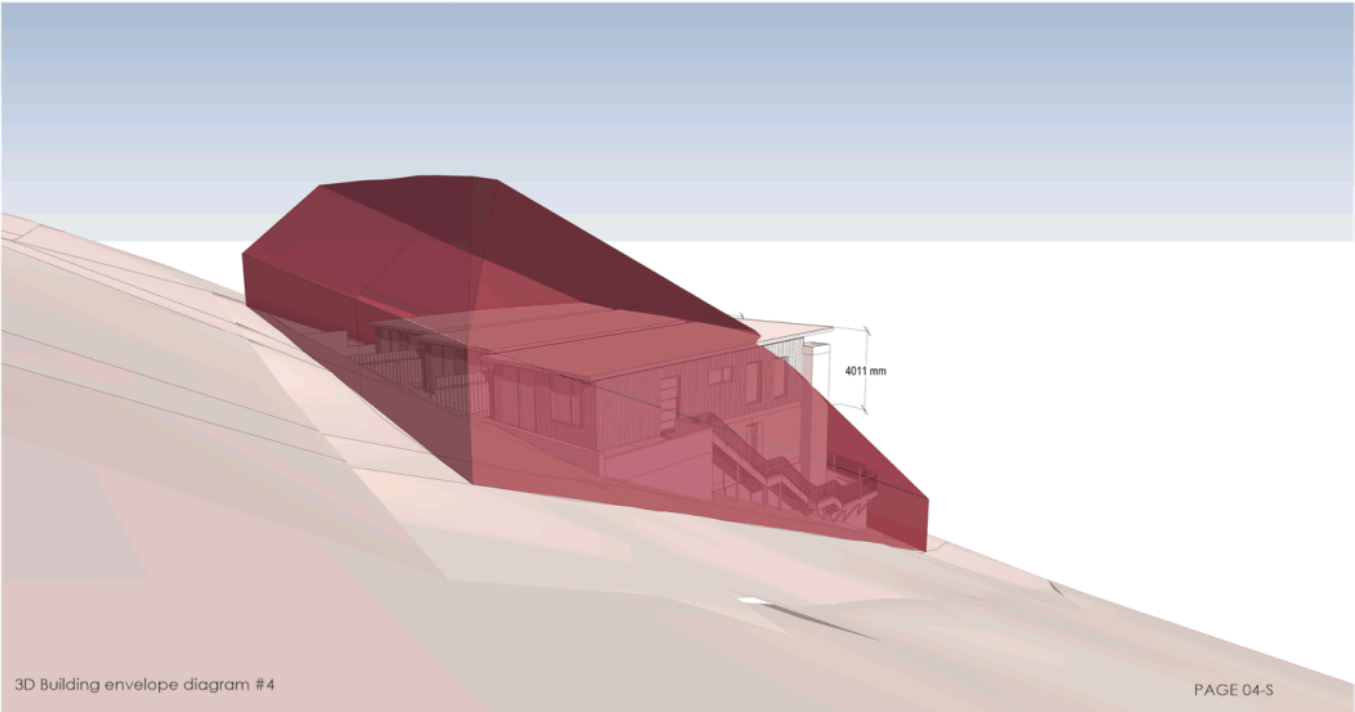
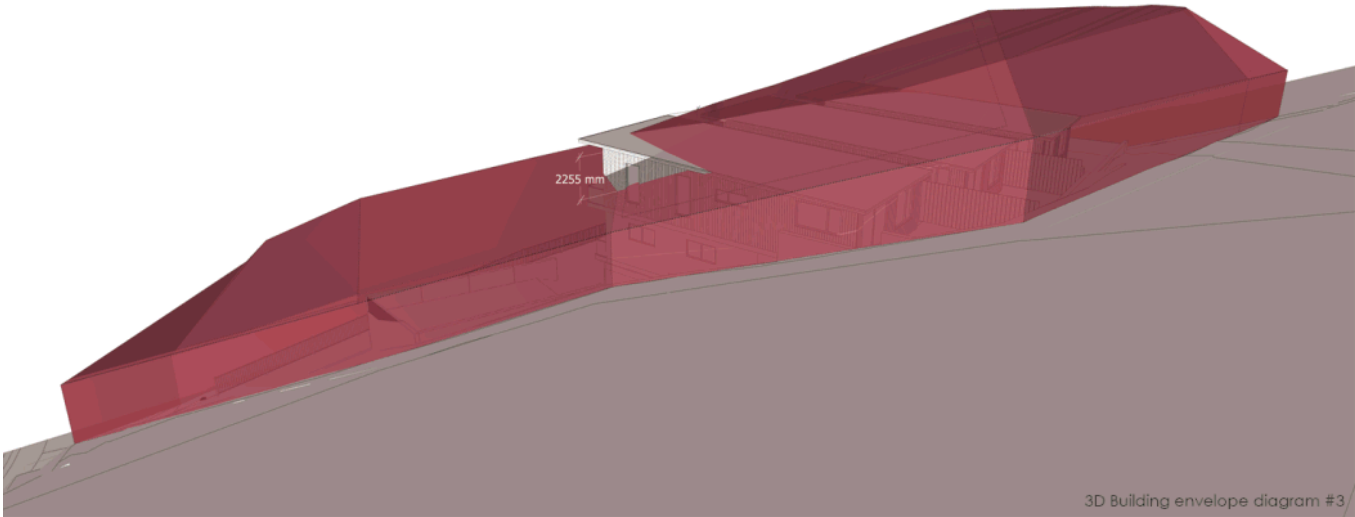
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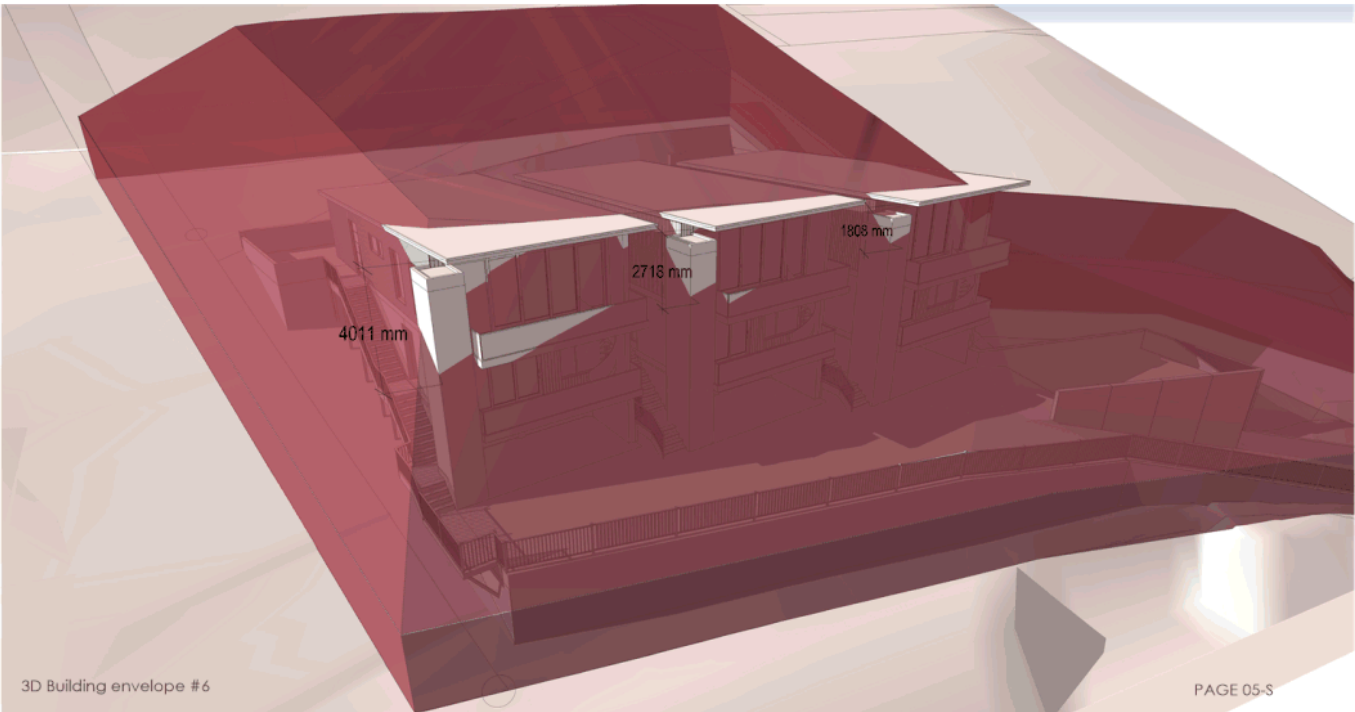
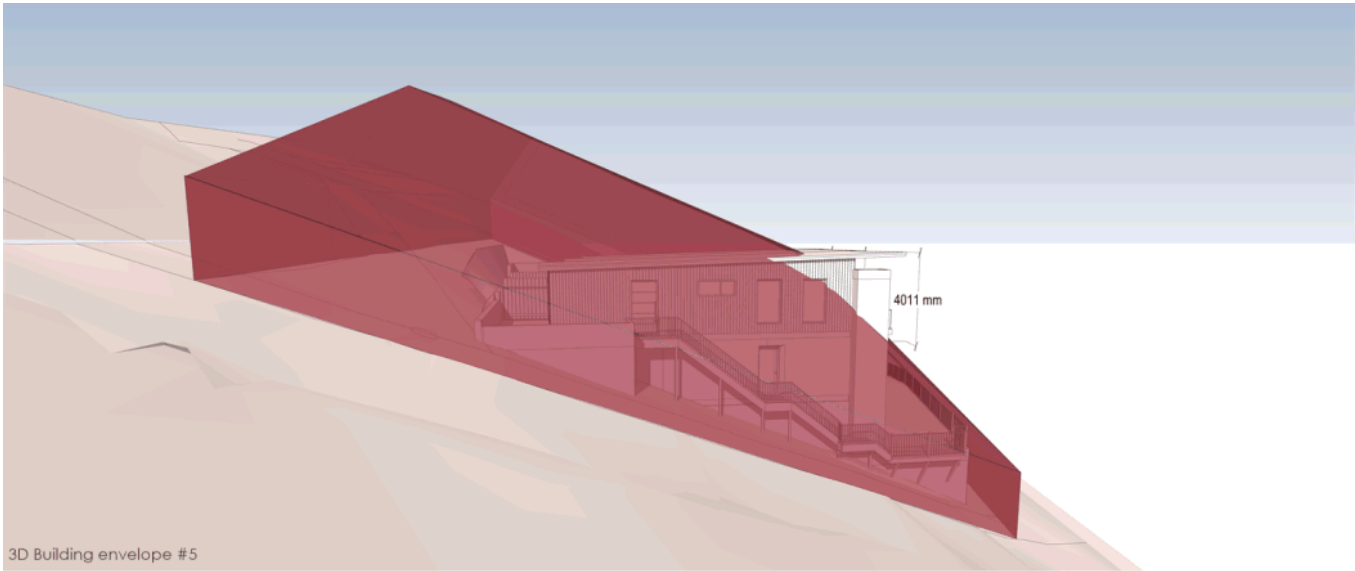


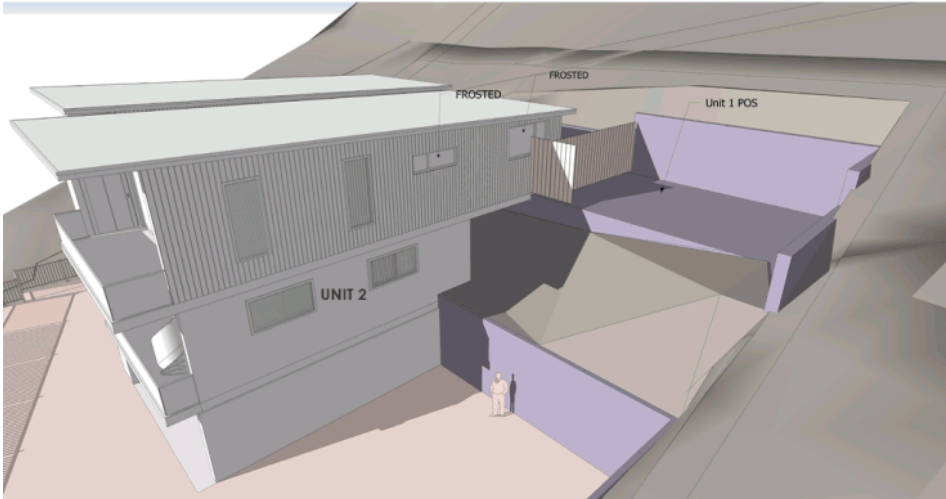
3D Building envelope diagram #1



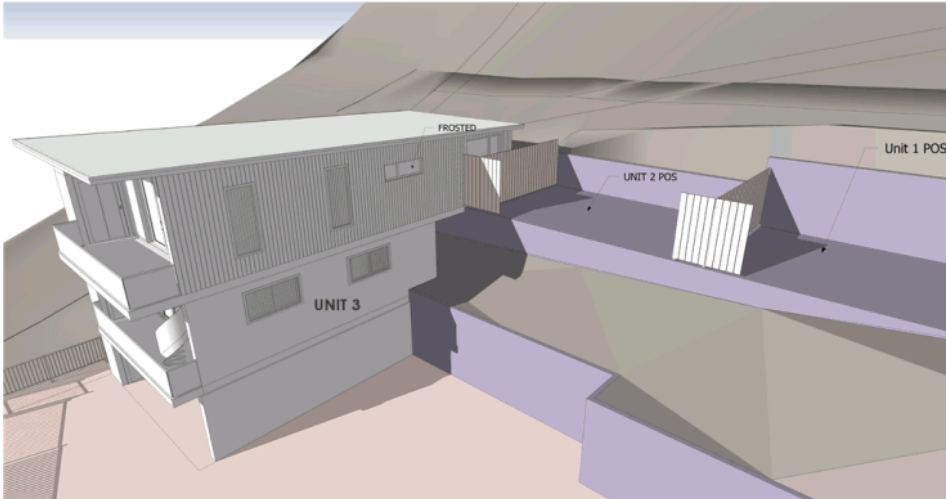
3D Building envelope diagram #2



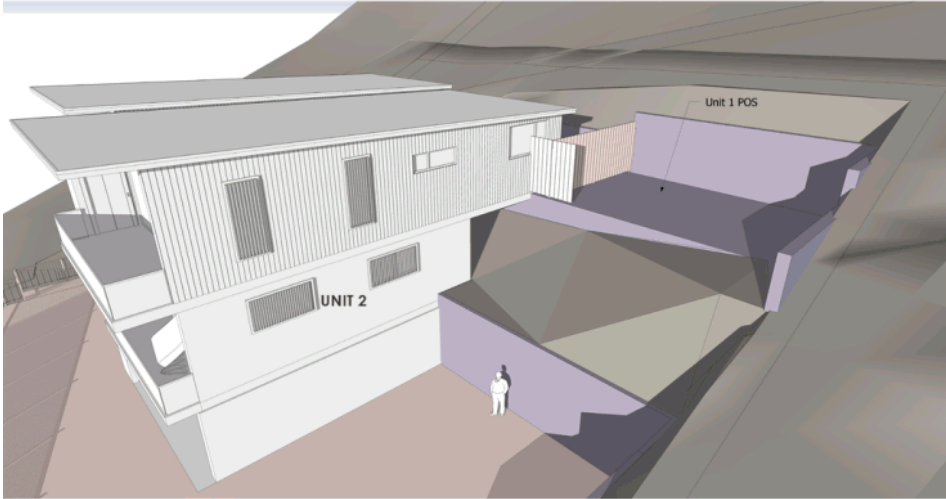




UNIT 1 POS 12pm WINTER SOLTICE
UNIT 2 SHADING IMPACT ON THE POS OF UNIT 1. NOTE MINIMAL SHADING TO LESS THAN 50% OF POS AREA



UNIT 2 POS 12pm WINTER SOLTICE
UNIT 3 SHADING IMPACT ON THE POS OF UNIT 1. NOTE MINIMAL SHADING TO LESS THAN 50% OF POS AREA



UNIT 1 POS 3pm WINTER SOLTICE
UNIT 2 SHADING IMPACT ON THE POS OF UNIT 1. NOTE MINIMAL SHADING TO LESS THAN 50% OF POS AREA



UNIT 1 POS 3pm WINTER SOLTICE
UNIT 3 SHADING IMPACT ON THE POS OF UNIT 1. NOTE MINIMAL SHADING TO LESS THAN 50% OF POS AREA

AD DESIGN + CONSULTING

Engineering
Project Management
Property Development**DESIGN MEMO**

TO: Development Engineer, City of Hobart
FROM: Cameron Cecil
DATE: 22/11/2021
PROJECT: 5 Montrivale Rise, Dynnyrne
RE: Design Memorandum – Stormwater Quantity and Quality – Revision 1

Oramatis Architects has engaged AD Design & Consulting to provide advice on the stormwater management requirements for a proposed 3-unit development at 5 Montrivale Rise, Dynnyrne.

This document aims to satisfy the requirements of the Hobart Interim Planning Scheme 2015 through:

- assessment of the peak pre-development and post-development stormwater discharges from the site and providing mitigation solutions if required; and
- determining the requirements for stormwater quality treatment devices to satisfy pollutant reduction targets.

Key site details are tabulated in Table 1.

Table 1: Site details

Location	5 Montrivale Rise, Dynnyrne
Municipality	City of Hobart
Policy Controls	Hobart Interim Planning Scheme 2015

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Figure 1: 5 Montrivale Rise, Dynnyrne (LIST, 2021)

1 Stormwater Quantity

Determining Permissible Site Discharge

The Permissible Site Discharge (PSD) is based on the undeveloped scenario for the site. To this effect, although it is recognised that the stormwater infrastructure for the parent subdivision would have been designed for an imperviousness of at least 50%, a predevelopment value of 0% for the site has been adopted to be conservative. Table 2 outlines the model parameters used to determine the PSD.

Table 2: PSD model parameters

Catchment Area	0.1258 ha
Fraction Impervious	0%
Manning’s number	0.045
Catchment slope	42%
Losses	IL: 15 CL: 2

The results of the hydrological analysis show that the mean peak discharge from the undeveloped site for the 60 minute storm duration was 12 L/s. Figure 2 shows the results of the analysis for 5% AEP ensemble storm event.

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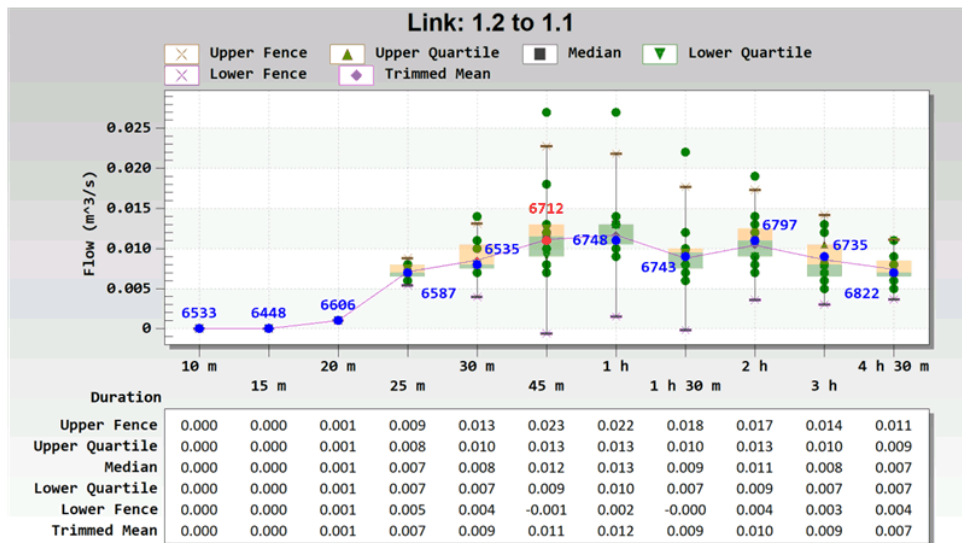


Figure 2: Pre-development runoff (PSD)

Developed Scenario Runoff

The proposed development will increase the site's impervious area, which will result in an increase in stormwater runoff generated. To avoid the necessity for an underground tank, it is proposed to let the driveway drain uncontrolled; the permissible site discharge for the purposes of detention design will be the pre-development discharge minus the driveway discharge. The driveway runoff has been estimated, using the parameters displayed in Table 3.

Table 3: Driveway model parameters

Driveway Area	0.0370 ha
Fraction Impervious	100%
Manning's number	0.013
Catchment slope	20%
Losses	IL: 0 and CL: 0

The results of the hydrological analysis show that the critical storm duration for the driveway only is 10-min, with a mean peak discharge of 8 L/s. The permissible site discharge for detention calculations is thus $12\text{ l/s} - 8\text{ l/s} = 4\text{ l/s}$. Figure 3 shows the model results for a 5% AEP ensemble storm event.

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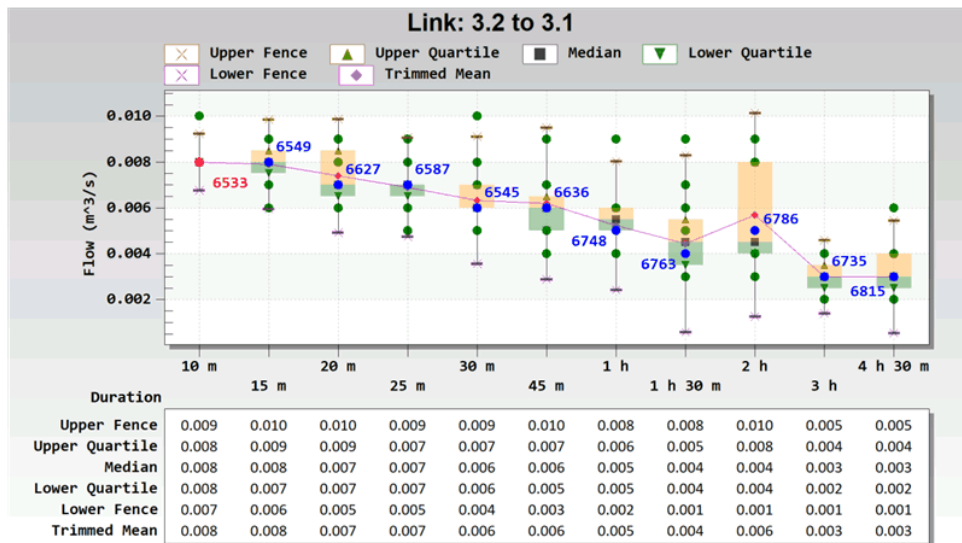


Figure 3: Driveway runoff

The peak discharge for the remaining, developed site has been estimated using the parameters displayed in Table 4.

Table 4: Developed site model parameters

Catchment Area	0.0888 ha	
Fraction Impervious	34%	
Manning's number	0.045 pervious 0.013 impervious	
Catchment slope	42% pervious 20% impervious	
Losses	IL: 15 and CL: 2 pervious IL: 0 and CL: 0 impervious	

The results of the hydrological analysis show that the critical storm duration for the developed site is 60-min, with a mean peak discharge of 8 L/s. Figure 4 shows the model results for a 5% AEP ensemble storm event.

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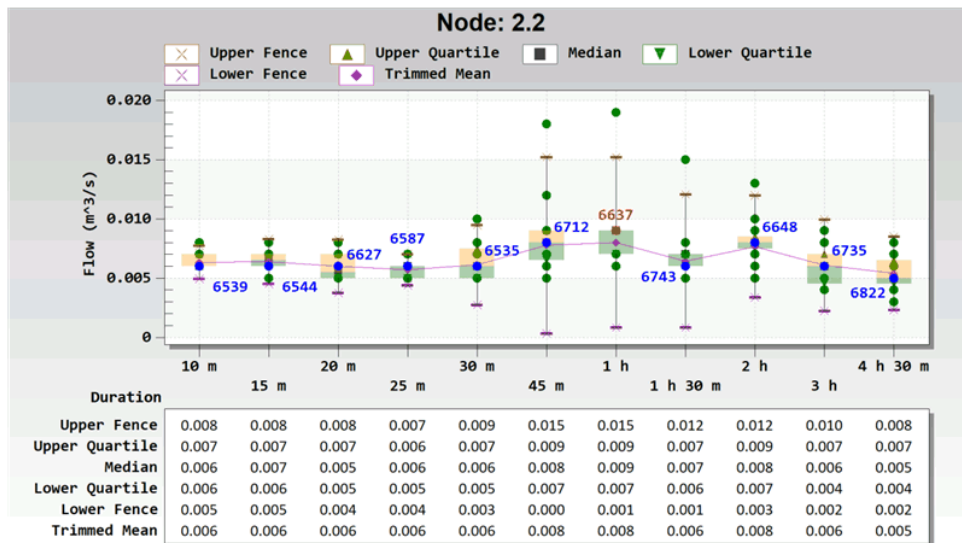


Figure 4: Developed site run-off

Detention Design

It is proposed to let the driveway drain un-detained and to provide an above ground detention tank for each unit capturing roof stormwater run-off. Limiting the permissible site discharge for the developed site to 4l/s, the modelling results are tabulated below:

Table 5: Detention modelling results

Total Detention Volume	6m ³
Detention Tank Size	3x 2000l slimline detention tanks, 2m high
Control	DN20 orifice control valve located at the base of each tank
Mitigated flow	4 l/s (1.33 l/s per tank)

The results of the modelling show that 3x above ground detention tanks with DN20mm flow control orifices can effectively control the increased runoff generated by the development to pre-development levels with the proposed driveway draining un-detained. The results show that the 5% AEP stormwater runoff is successfully attenuated to a mean of 12 L/s, which is equal to the calculated PSD. Figure 5: Storage volume calculation shows the model results for calculation of the storage volume required when restricting the outflow to 4 L/s.

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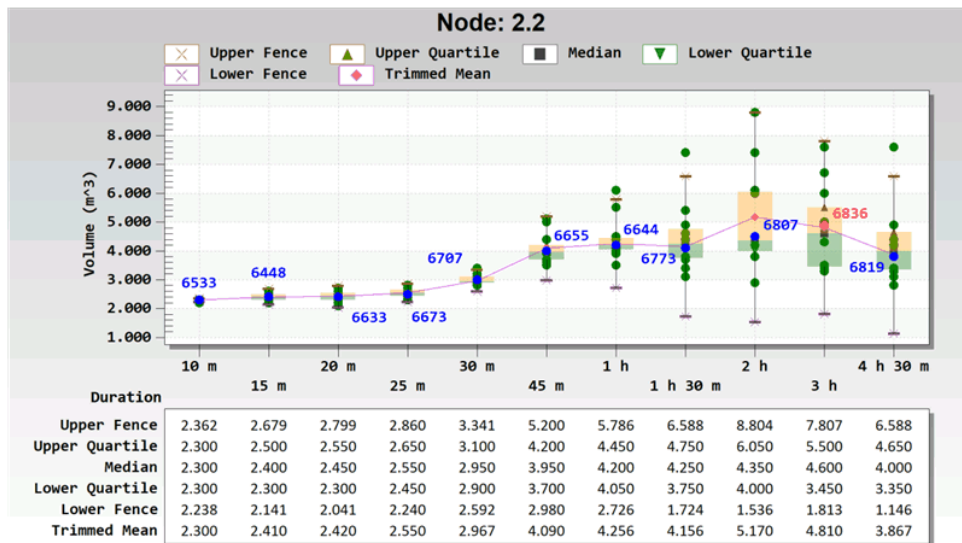


Figure 5: Storage volume calculation

Overland Flow Paths

It has been assessed that overland flow originating internally or externally during a major storm event should not cause nuisance on the site.

2 Stormwater Quality

The Tasmania State Government outlines the requirements for water quality objectives for new developments. These reduction targets are to be met under the requirements of the Hobart Interim Planning Scheme 2015.

Methodology

Water quality modelling has been undertaken in accordance with Water by Design guidelines. MUSIC software has been used to estimate the reduction targets for the given development.

Model Parameters

Modelling parameters used within MUSIC modelling software are shown in Table 6, Table 7, Table 8 and Table 9.

Table 6: Catchment areas

Land Use Category	Treatable Area (m ²)
Roofs	300
Roads	370
Landscaped	588

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Table 7: Rainfall data

Parameter	Value
Rain Station	Hobart - 094145
Time Step	6 min
Modelling Period	2021
Mean Annual Rainfall	620
Evapotranspiration	903

Table 8: Rainfall parameters

Parameter	Value
Rainfall threshold	1
Soil Storage Capacity	120
Initial Storage Capacity	25
Field Capacity	50
Infiltration Capacity coeff. A	200
Infiltration Capacity exp. B	1
Initial Depth	10
Daily Recharge Rate	25.00
Daily Base Flow Rate	5.00
Daily Deep Seepage Rate	0

Table 9: Pollutant sources - urban

Pollutant	Surface Type	Storm Flow		Base Flow	
		Mean (log mg/l)	SD (log mg/L)	Mean (log mg/l)	SD (log mg/L)
TSS	Roof	1.301	0.333	-	-
	Hardstand/ Road	2.431	0.333	-	-
	Ground	1.900	0.333	0.96	0.401
TP	Roof	-0.886	0.242	-	-
	Hardstand/ Road	-0.301	0.242	-	-
	Ground	-0.700	0.242	-0.731	0.360
TN	Roof	0.301	0.205	-	-
	Hardstand/ Road	0.342	0.205	-	-

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	Ground	0.243	0.182	0.455	0.363
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Treatment Train

A treatment train consisting of 2x SPEL stormsacks, and a 4m SPEL Hydrochannel was sufficient to reduce the relevant parameters to below the acceptable stormwater quality targets. Figure 6 displays a schematic of the treatment train as modelled within MUSIC.

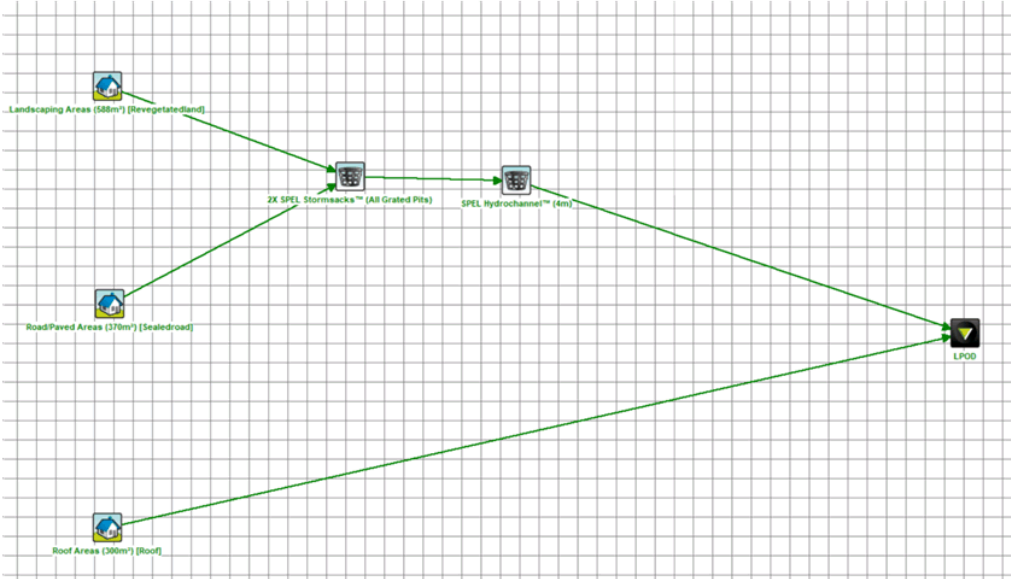


Figure 6: Proposed treatment train

Table 10: Treatment nodes

Node	Quantity	Description
SPEL Stormsack	2x 600x600mm	Proprietary stormwater treatment device integrated into a grated stormwater pit
SPEL Hydrochannel	4m	Proprietary stormwater treatment device integrated into a grated drainage channel

Results

The results of the pollution reduction are summarised in Table 11. It is shown that the proposed treatment train is effective at reducing the target pollutants to required levels.

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Table 11: Pollution reduction results

Pollutant	Source	Residual Load	Reduction (%)
Total Suspended Solids	60.1	6.21	89.7
Total Phosphorus	0.113	0.0396	65
Total Nitrogen	0.651	0.336	48.3
Gross Pollutants	10.2	4.56	55.2

3 Conclusion

It is concluded that stormwater runoff detention can be employed to control runoff to pre-development levels. The following arrangement has been modelled and is proposed:

- 3x 2000l slimline detention tanks, 2m high with DN20 orifice control valve located at the base of the tanks

The site can therefore be developed in accordance with the Hobart Interim Planning Scheme 2015.

It has been assessed that overland flow originating internally and externally will not cause nuisance to the site.

2 SPEL Stormsacks and a 4m SPEL Hydrochannel are proposed to be incorporated into the developed site to ensure stormwater quality targets are achieved in accordance with the State Stormwater Strategy 2010 and the Hobart Interim Planning Scheme 2015.

Regards,



Cameron Cecil
Engineering Manager | Municipal + Development

AD Design and Consulting

Legend

[illegible]

1. Using the drawings and well logs, it shall not be necessary to re-drill these to ascertain against the original formation conditions.

[illegible]

AD DESIGN+CONSULTING
Engineering / Project Management / Property Development

Client	T & W Property Australia Pty Ltd
--------	----------------------------------

Project	5 Montrivale Rise, Dymnwyne
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SUBJECT TO FINAL VERIFICATION AND APPROVAL

Drawn HM	Signed	Date 22/11/20
Designed CC	Signed	Date 22/11/20
Checked CC	Signed	Date 22/11/20
Approved CC	Signed	Date

Legend

1.1	1.2
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1-2

7

FOR APPROVAL

AL NOT FOR CONSTRUCTION

Project No.	21080
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Score

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D-1-00

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Sheet 102

2	Rev
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PROJECT NOTES

General

1. These notes have been prepared as a guide to relevant codes, regulations and standards for use by the contractor during the construction process.
2. Council & LGAT current specifications and drawings are to be read in conjunction with these drawings. Works to be carried out to the satisfaction of the manager, engineering services of Council and in accordance with relevant permits.
3. The Council and all service authorities shall be notified, in writing, seven days prior to commencement of the works. All existing services in the vicinity of the works are to be located prior to commencement.
3. Workmanship and materials to comply with requirements of S.A.A code of building of Australia and by-laws and ordinances of relevant building authorities. All codes referred to are those current (as amended) at commencement of contract.
4. Prior to commencement of the works, the contractor shall provide the superintendent the following information.
 - (a) Source of quarry material.
 - (b) Optimum moisture content and maximum modified dry density of the material crushed (FCM), to be used from NATA approved laboratory.
 - (c) If the source of the quarry material is changed during the course of the works, new test results shall be provided.
5. On completion, the contractor is responsible for the removal of all rubbish and spoil from the site.
6. All services are to be located prior to commencement of works.
7. All levels are to be confirmed prior to commencement of works.
8. All levels are to Australian height datum (A.H.D.).

Approvals

1. The Contractor is responsible for ensuring that start work notices are in place for all works.
2. The Contractor shall not commence construction within a road reserve until the following requirements are met:
 - 2.1. The 'Permit to carry out works within a council road reservation' has been issued by Council; and
 - 2.2. All traffic management has been prepared in accordance with DSG traffic control code of practice.
3. Refer to Council permit for full disclosure of permit conditions.

Safety in Design

1. The 'safety in design' risk mitigation measures for this project do not necessarily account for all design, construction, operation, maintenance and demolition assessments. It does not reduce or limit the obligations of the constructor, user, operator, maintainer and demolisher to perform their own safety in design risk assessment.
2. Construction and installation safe work method statements, to eliminate and minimise installation risks, to be reviewed by a suitably qualified person.

Soil and Water Management

1. Implement soil and water management procedures to avoid erosion, contamination and sedimentation of site, surrounding areas and drainage systems.
2. All works are to be carried out in accordance with 'Soil and Water Management on building and construction site. All guidelines are available from the Derwent Estuary Program website.

www.derwentestuary.org.au/stormwater-factsheets

Services

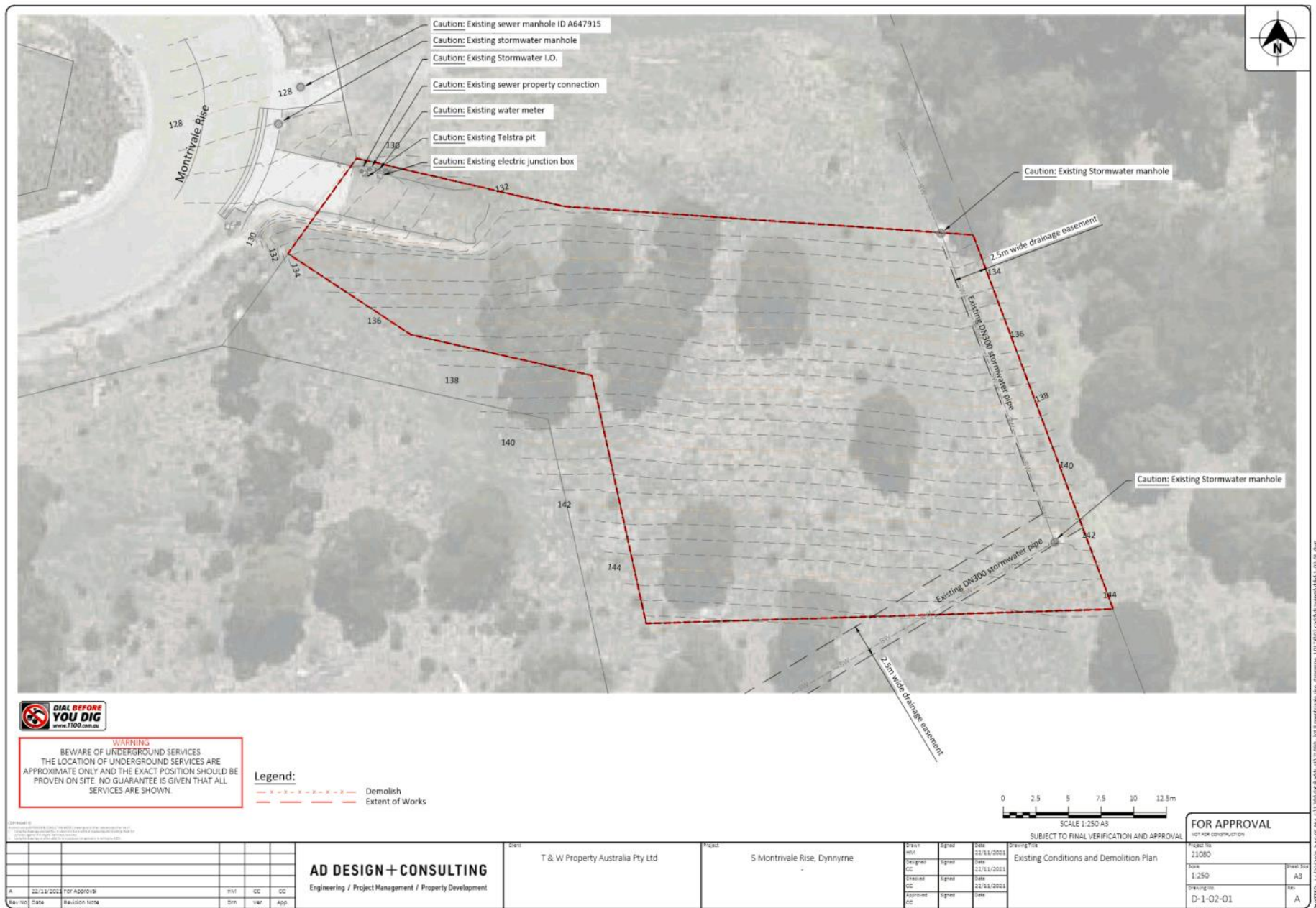
1. All conduit trenches under road pavement and kerb and channel shall be backfilled with 20 mm class 4 FCR.
2. Connections to existing stormwater and sewer to Council & Taswater standards and approvals.
3. Telstra conduits and cable ducts will be laid in trenches excavated and backfilled by the Contractor. The Contractor shall give Telstra Area Engineer 7 days notice prior to commencing work.
4. 100 mm diameter agricultural drains to be constructed behind or under kerb and channel, kerb only and edge strips where directed by the Superintendent or as shown on the plans and to be connected to underground SW drains.
5. The reinstatement and compaction of public authority service trenches shall be the Contractors responsibility, and to the satisfaction of the manager, technical services of Council.

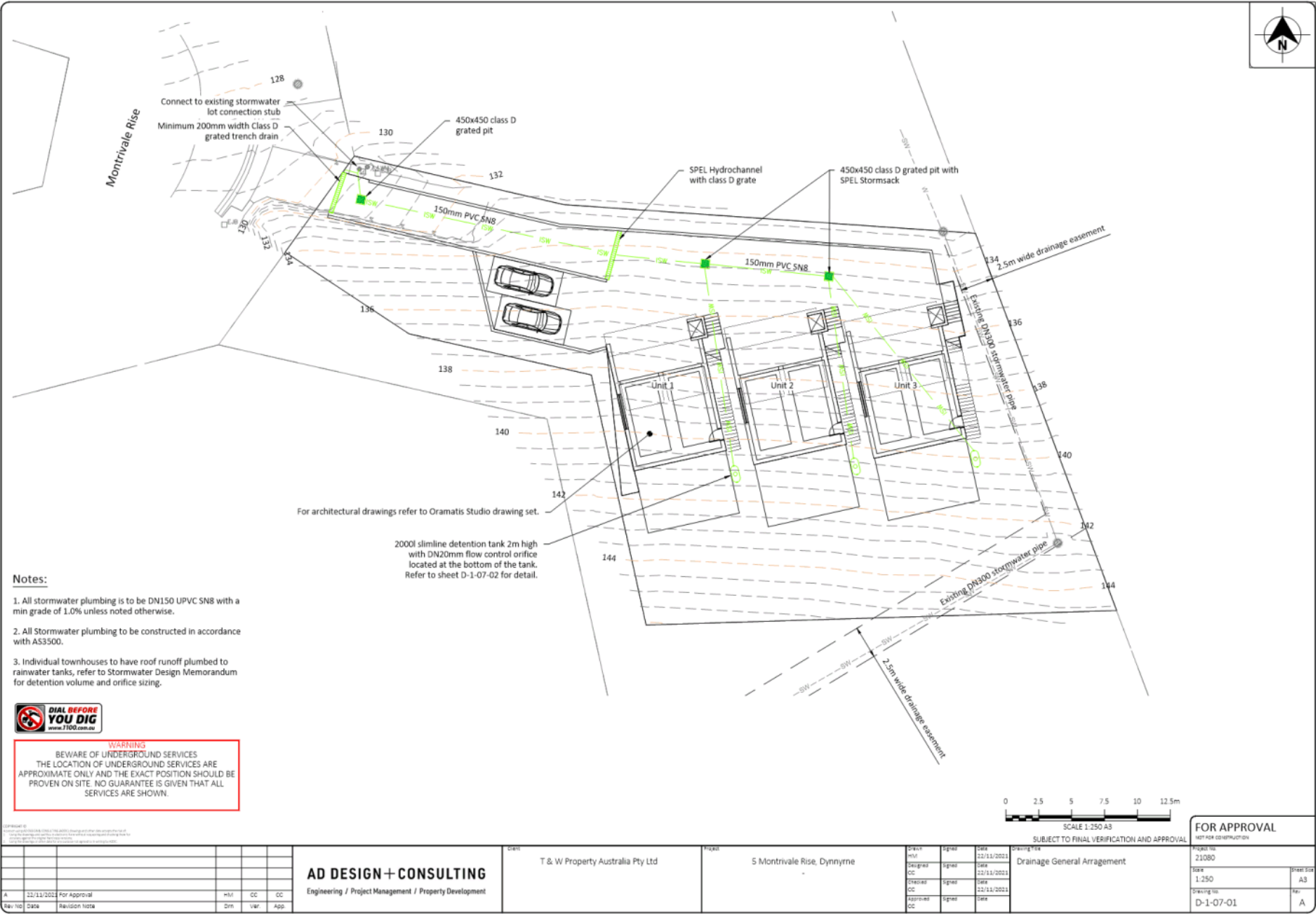
Drainage

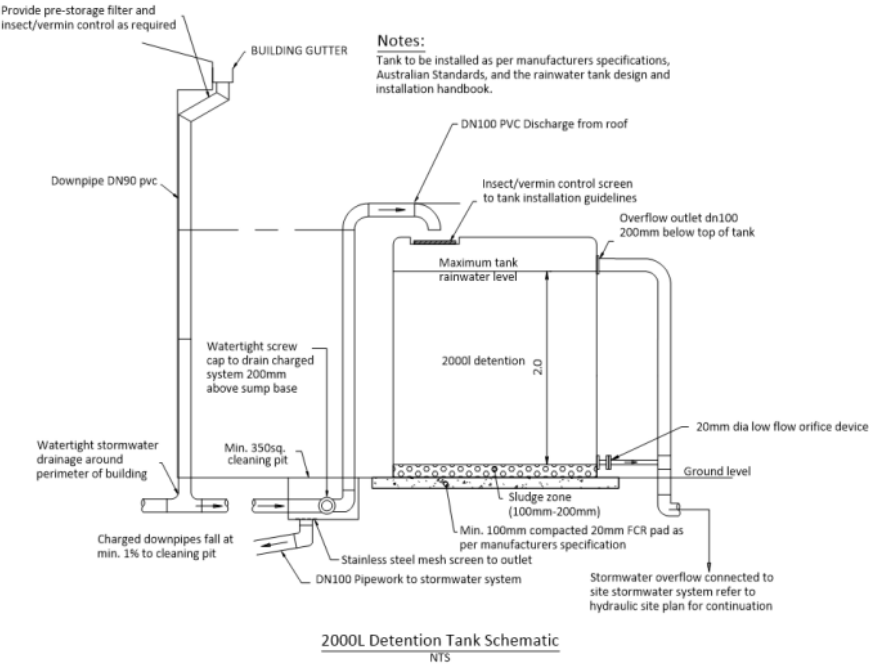
1. All works to be carried out in accordance with Council Municipal Standards, LGAT standard drawings, AS3500 and project specification where required and to the satisfactory of Councils Municipal Engineer.
2. All fill material is to be placed and compacted prior to excavation of trenches.
3. All trench excavations over 1.5m in depth must be carried out in accordance with workplace standard code of practice for excavation works. Contractor to notify Superintendent 48 hours prior to commencing excavations.
4. All stormwater drains shall be as specified on drawings, if not specified all pipes are to be Iplex Blackmax or approved equivalent.
5. All stormwater pits in allotments shall be 1.0m offset from building lines unless otherwise shown.
6. All pits constructed on steep terrain, the finished surface profile of the structure is to match the existing or finished slope of the ground.
7. All house drains for allotments shall be at a sufficient depth to control drainage at a minimum of 1 in 100 fall from all points within the building area, and shall be connected to underground drains in road reserves where possible, with 600mm minimum cover at building line. House drains to be placed 2.0m from the low corner of the lot unless otherwise shown.
8. All pipes, located beneath existing or proposed road pavement, driveways, footpaths and drains must be completely backfilled with 20mm, class 4 FCR, watered, compacted & tested to the satisfaction of Council.
9. All pipe work in stormwater drainage pits are to be well aligned ensuring incoming flows are jetted directly to the outlet pipe, that is, the centre line of the inlet pipe is to intersect the centre line of the outlet pipe at the outlet pit wall.
10. All stormwater pits unless otherwise specified are to be constructed with a minimum concrete strength of 25MPa provide 2 No. 65 dia weep holes for stormwater side entry pits and manholes.
11. All stormwater lot connections to be 150 dia class SN8, pipes under roads to be class SN8. Seal off all unused connections.
12. All anchor blocks (concrete bulkheads) are to be keyed into undisturbed, competent material to ensure movement of bedding and backfill material is reduced and the integrity of the pipe is maintained.

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COMPRESSOR
1. The drawing is the property of AD Design + Consulting and shall not be used for any other project without the written consent of AD Design + Consulting.
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Rev No	Date	Revision Note	Des	Var	App
A	22/11/2022	For Approval	ML	CC	CC

AD DESIGN+CONSULTING
Engineering / Project Management / Property Development

Client: T & W Property Australia Pty Ltd

Project: S Montrivale Rise, Dymallyne

Rev No	Date	Revision Note
1	22/11/2022	For Approval

SUBJECT TO FINAL VERIFICATION AND APPROVAL

Stormwater Detention - Typical Detail

FOR APPROVAL

100% FOR APPROVAL

Project No	21080
Scale	NTS
Sheet No	A3
Sheet Title	Stormwater Detention - Typical Detail

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Enquiries to: City Planning
Phone: (03) 6238 2711
Email: coh@hobartcity.com.au

14 December 2021

Alex Hill (Oramatis Pty Ltd)
212 Elizabeth Street
Hobart Tasmania 7310

mailto:alex@oramatis.com.au

Dear Sir/Madam

**5 MONTRIVALE RISE, DYNMYRNE & ADJACENT ROAD RESERVE
WORKS IN ROAD RESERVE NOTICE OF LAND OWNER CONSENT TO LODGE A
PLANNING APPLICATION - GMC-21-82**

Site Address:

5 Montrivale Rise, Dynmyrne

Description of Proposal:

Three Multiple Dwellings / Works in Road Reserve

Applicant Name:

Alex Hill
Oramatis Pty Ltd

PLN (if applicable):

n/a

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

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

Hobart Town Hall
50 Macquarie Street
Hobart TAS 7000

Hobart Council Centre
16 Elizabeth Street
Hobart TAS 7000

City of Hobart
GPO Box 503
Hobart TAS 7001

T 03 6238 2711
F 03 6234 7109
E coh@hobartcity.com.au
W hobartcity.com.au

CityofHobartOfficial
ABN 39 055 343 428
Hobart City Council

as the statutory planning authority.

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

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

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

Yours faithfully



(John Fisher)
ACTING DIRECTOR CITY AMENITY

Relevant documents/plans:

Plans by Oramatis Studio
C01, C02, C03, C04, C05, C06



City of Hobart

INSTRUMENT OF DELEGATION

General Delegation

Director City Amenity

I, Kelly Grigsby, Chief Executive Officer, being the General Manager of the Hobart City Council as appointed by Council pursuant to section 61 of the *Local Government Act 1993* ("the Act") hereby delegate pursuant to Section 64 of the Act, the following powers and functions to the **Director City Amenity**, or to such persons who may be acting in that position:

1. to sign an application; and
2. to provide written permission to make an application;

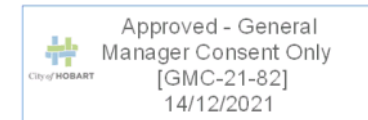
pursuant to section 52(1B) of the *Land Use Planning and Approvals Act 1993*,
EXCEPT where an application is recommended for refusal.





Dated this 20 day of August 2021



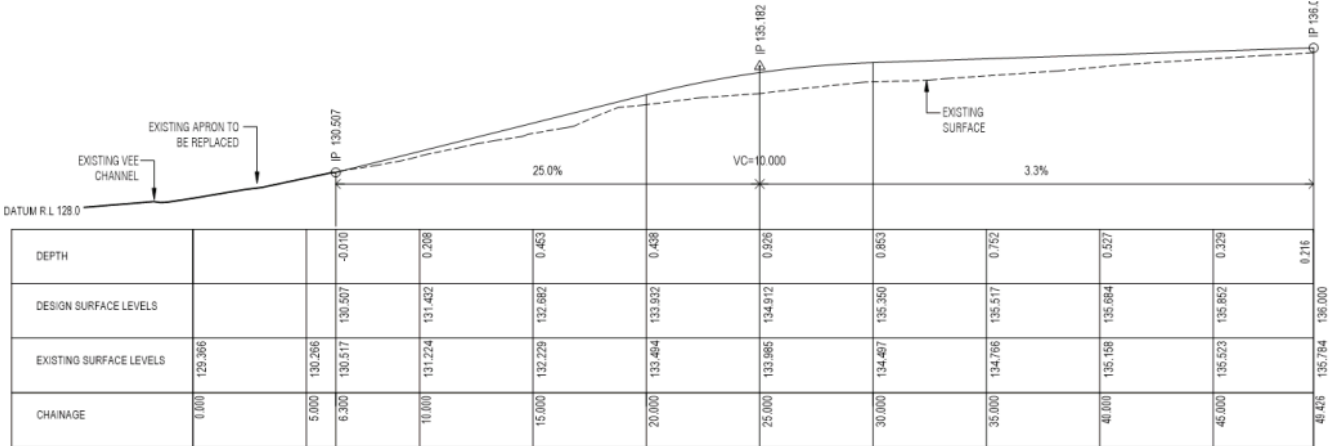
(Kelly Grigsby)
CHIEF EXECUTIVE OFFICER

Being the General Manager as appointed by the Council pursuant to Section 61 of the Local Government Act 1993 (tas)

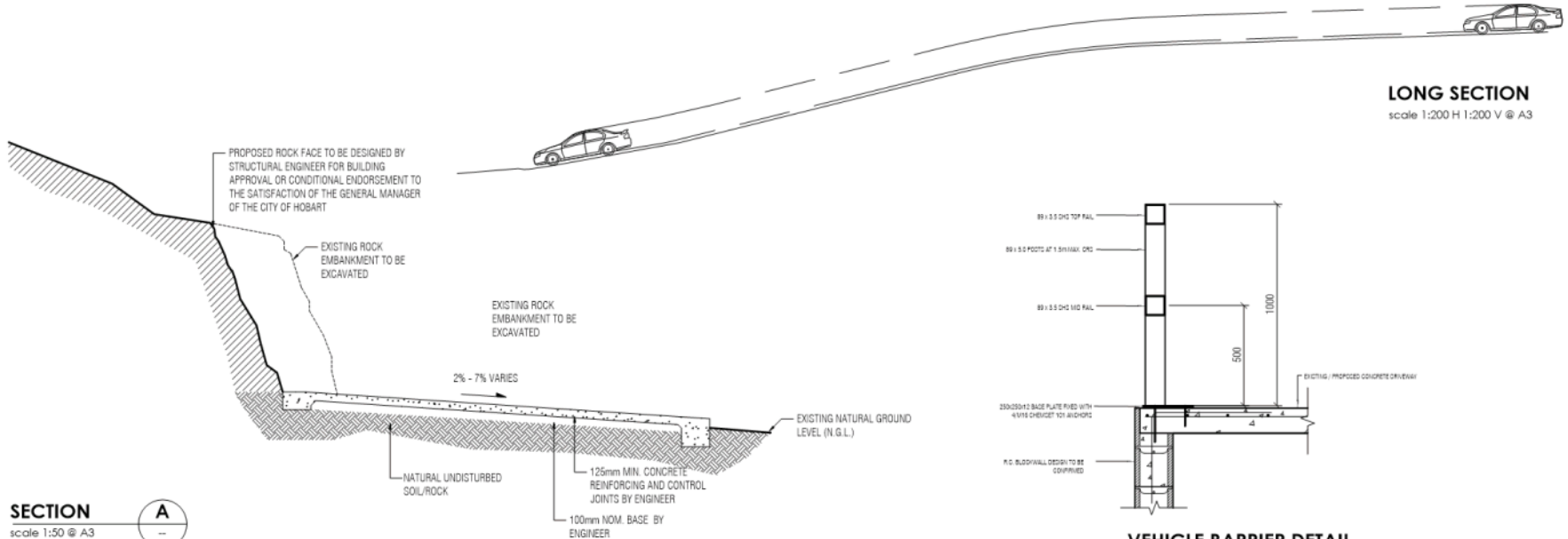


 Oramatis Studio 212 Elizabeth Street, Hobart t: (03) 6286 5440 e: admin@oramatis.com.au o: Oramatis Studio PTY LTD Building Practitioner Accreditation: CC6540	GENERAL NOTES Contractors shall verify all dimensions and levels on site before commencement of any work. Contractors shall clarify any discrepancies before commencement of any work. Drawings must not be scaled. Contractors shall submit samples and snap drawings before commencing work. All work shall be carried out in accordance with the Building Code of Australia and all relevant Australian standards. These designs, plans, specifications and the copyright herein are the property of Oramatis Studio and must not be used, reproduced, or in part without the written permission of Oramatis Studio.			<table><tr><th>REV</th><th>DESCRIPTION</th><th>DATE</th></tr><tr><td>---</td><td>---</td><td>---</td></tr></table>			REV	DESCRIPTION	DATE	---	---	---	<table><tr><th>PROJECT</th><th>REVISION</th><th>DATE</th><th>SCALE</th></tr><tr><td>PROPOSED CLASS 3 CLASS 1a DWELLINGS AT 5 MONTRIVALE RISE D'YNNYRNE TAS 7005</td><td>-</td><td>06-10-21</td><td>As shown @ A3</td></tr></table>			PROJECT	REVISION	DATE	SCALE	PROPOSED CLASS 3 CLASS 1a DWELLINGS AT 5 MONTRIVALE RISE D'YNNYRNE TAS 7005	-	06-10-21	As shown @ A3	<table><tr><th>PAGE</th><th>NORTH</th></tr><tr><td>C01</td><td></td></tr></table>			PAGE	NORTH	C01	
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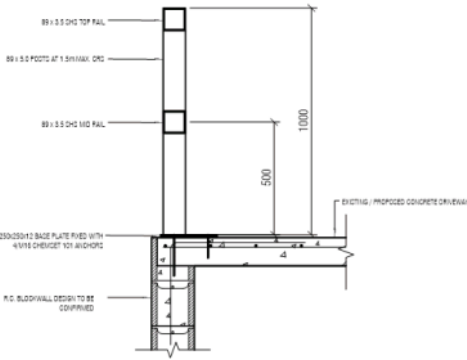
Approved - General
Manager Consent Only
[GMC-21-82]
14/12/2021



SCALE - HORIZ 1:200, VERT. 1:200



LONG SECTION
scale 1:200 H 1:200 V @ A3



VEHICLE BARRIER DETAIL
scale 1:20 @ A3

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PROJECT
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DWELLINGS AT
5 MONTRIVALE RISE DYNNYRNE TAS 7005

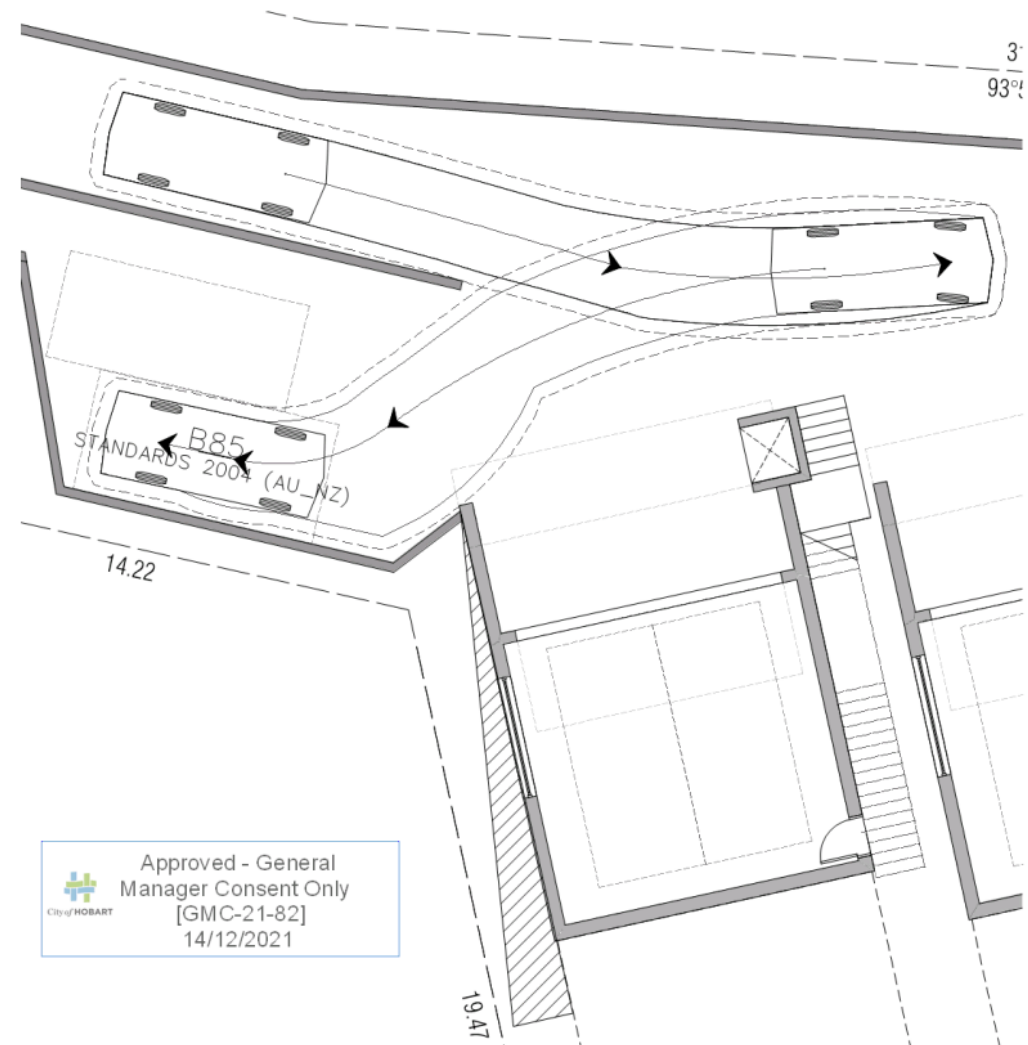
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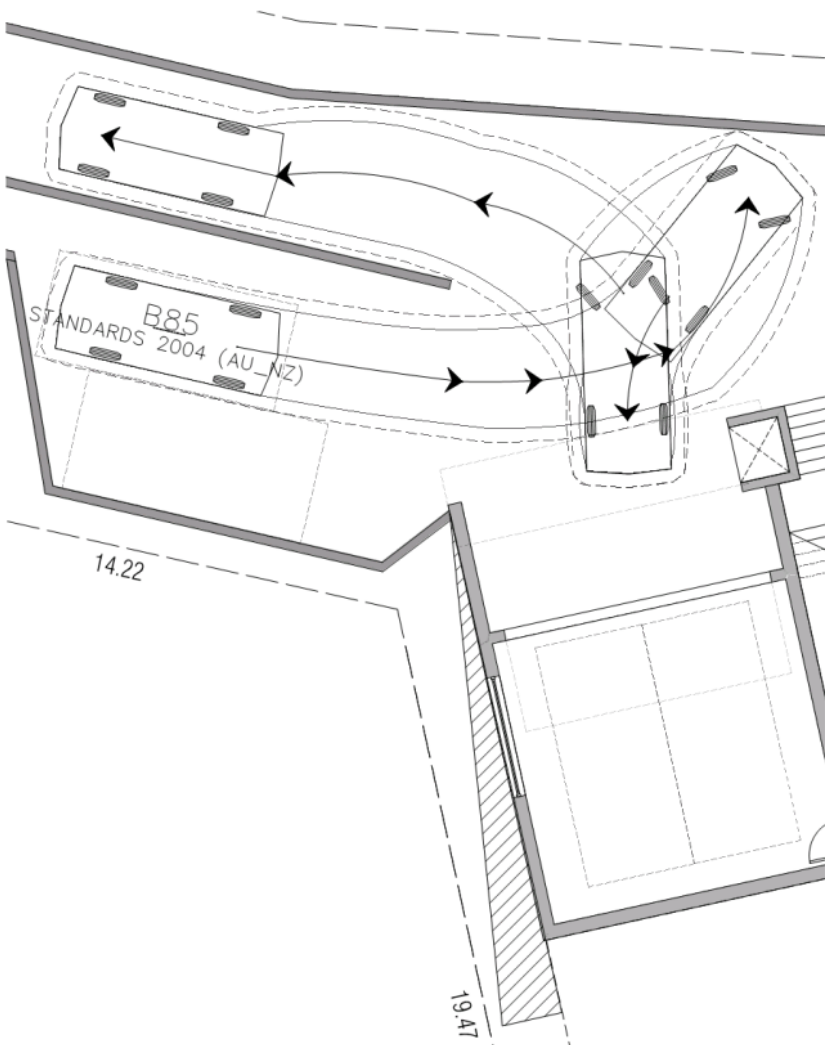
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DRAWING
LONG SECTION & CROSS SECTION

NORTH



ENTERING VISITOR PARK (V2)
scale 1:100 @ A3



EXITING VISITOR PARK (V1)
scale 1:100 @ A3

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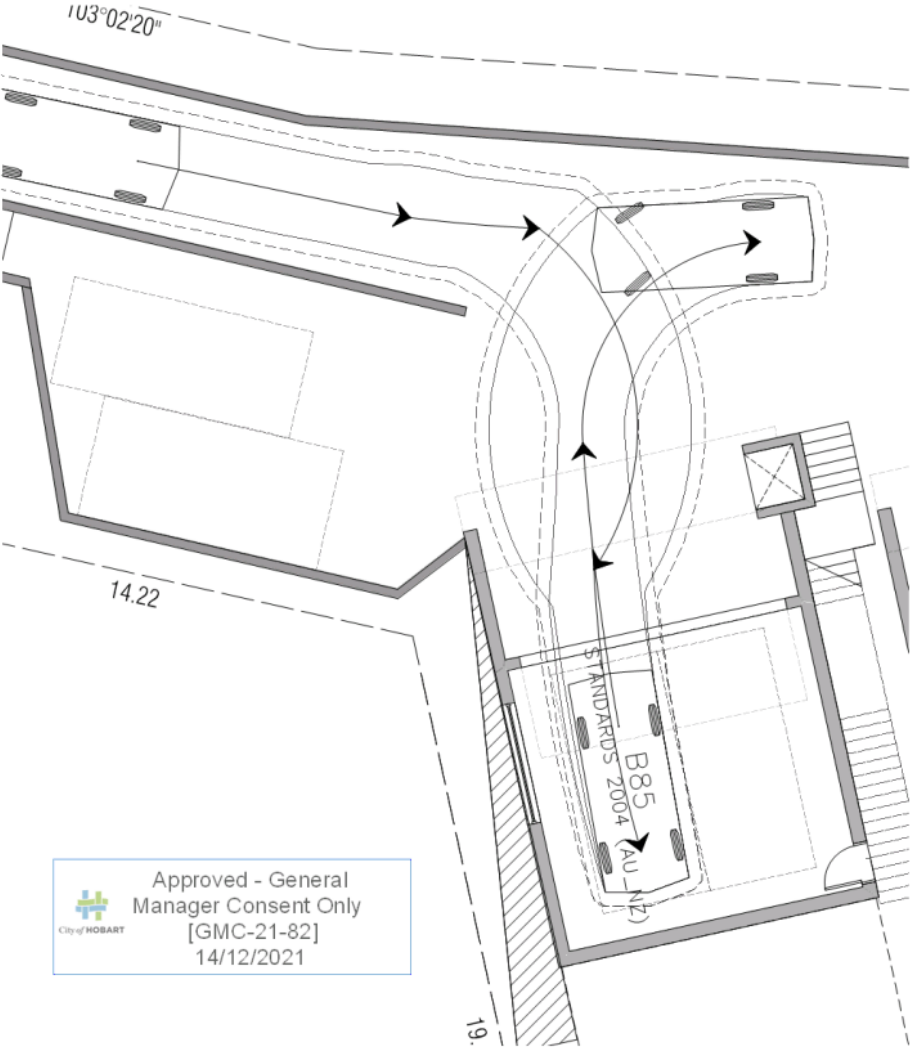
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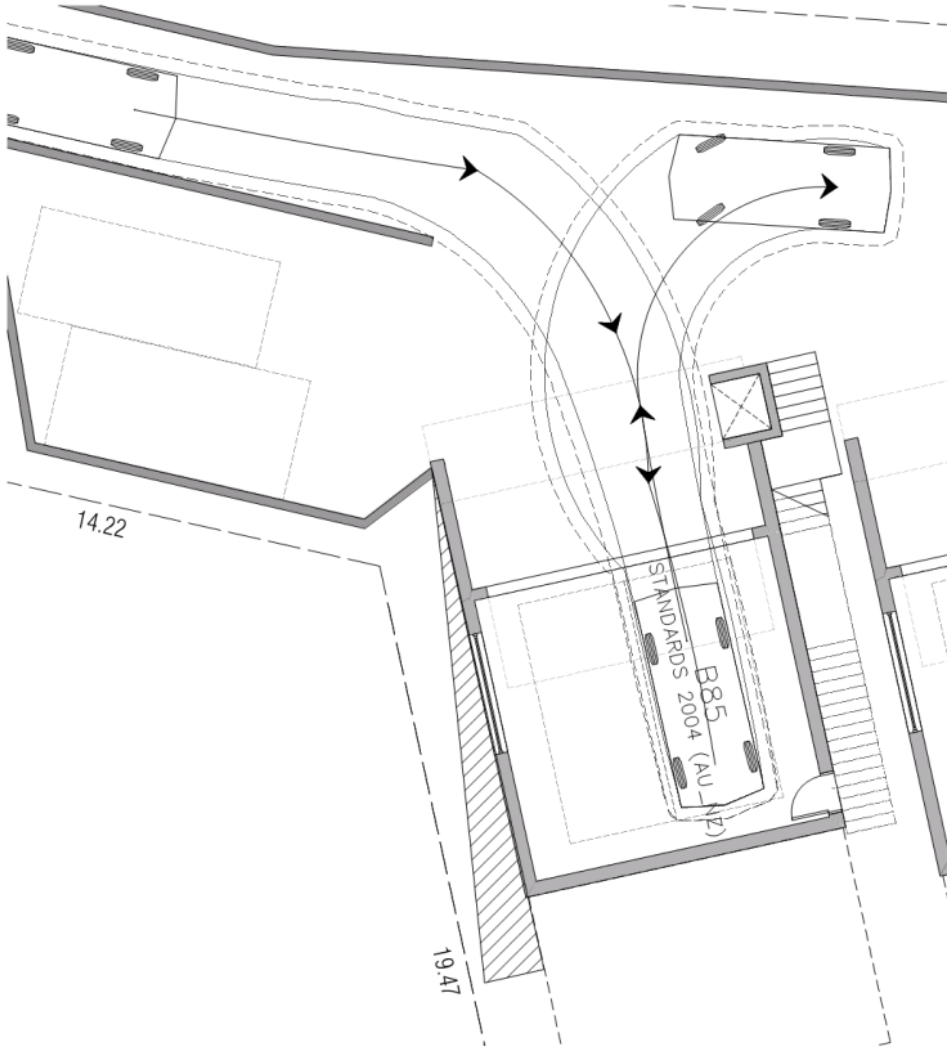
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DRAWN BY
A. Hill


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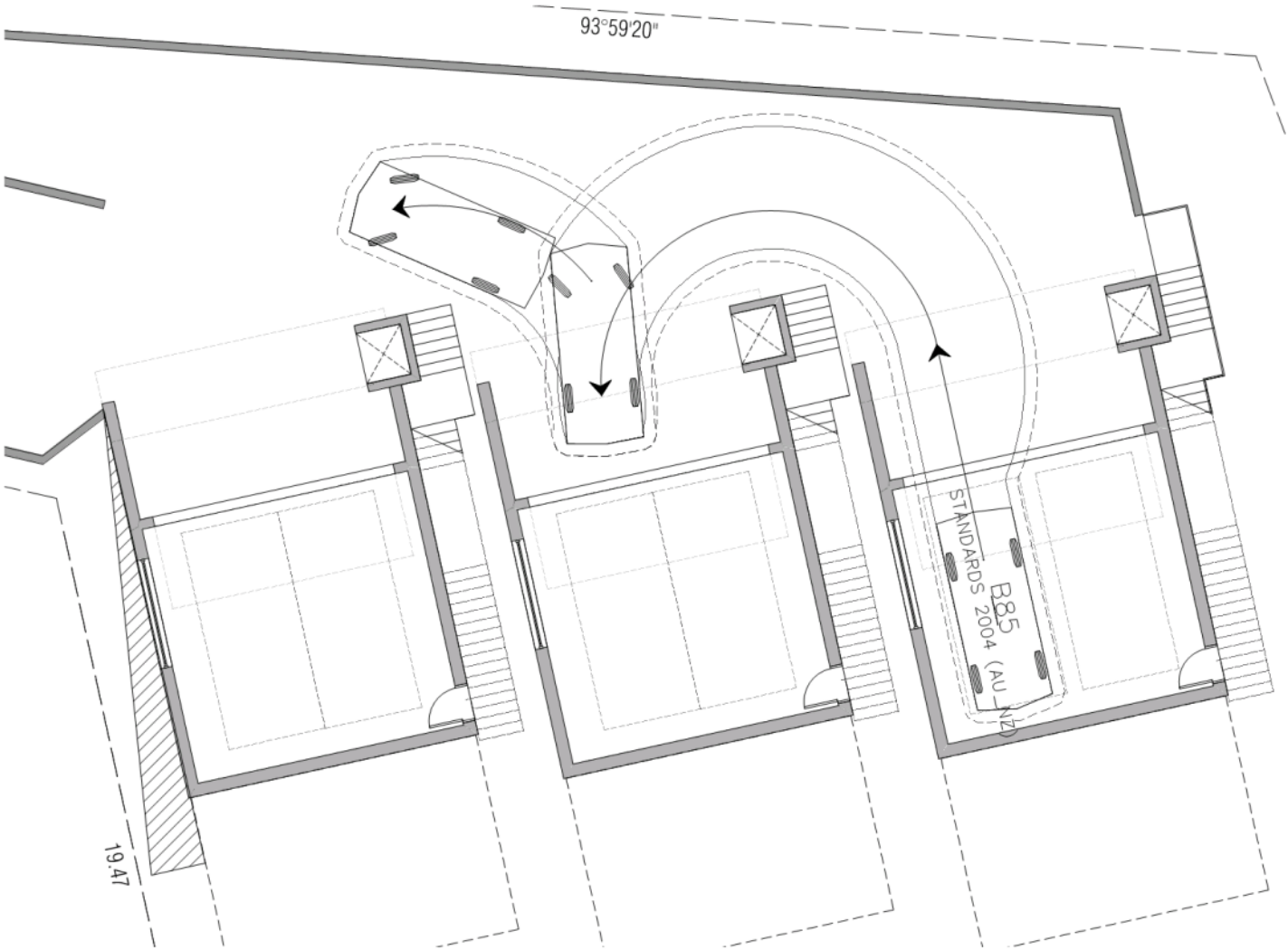


ENTERING & EXITING UNIT 1 PARK (P1)
scale 1:100 @ A3




ENTERING & EXITING UNIT 1 PARK (P2)
scale 1:100 @ A3

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				VISITOR MANOEUVRING PATHS			

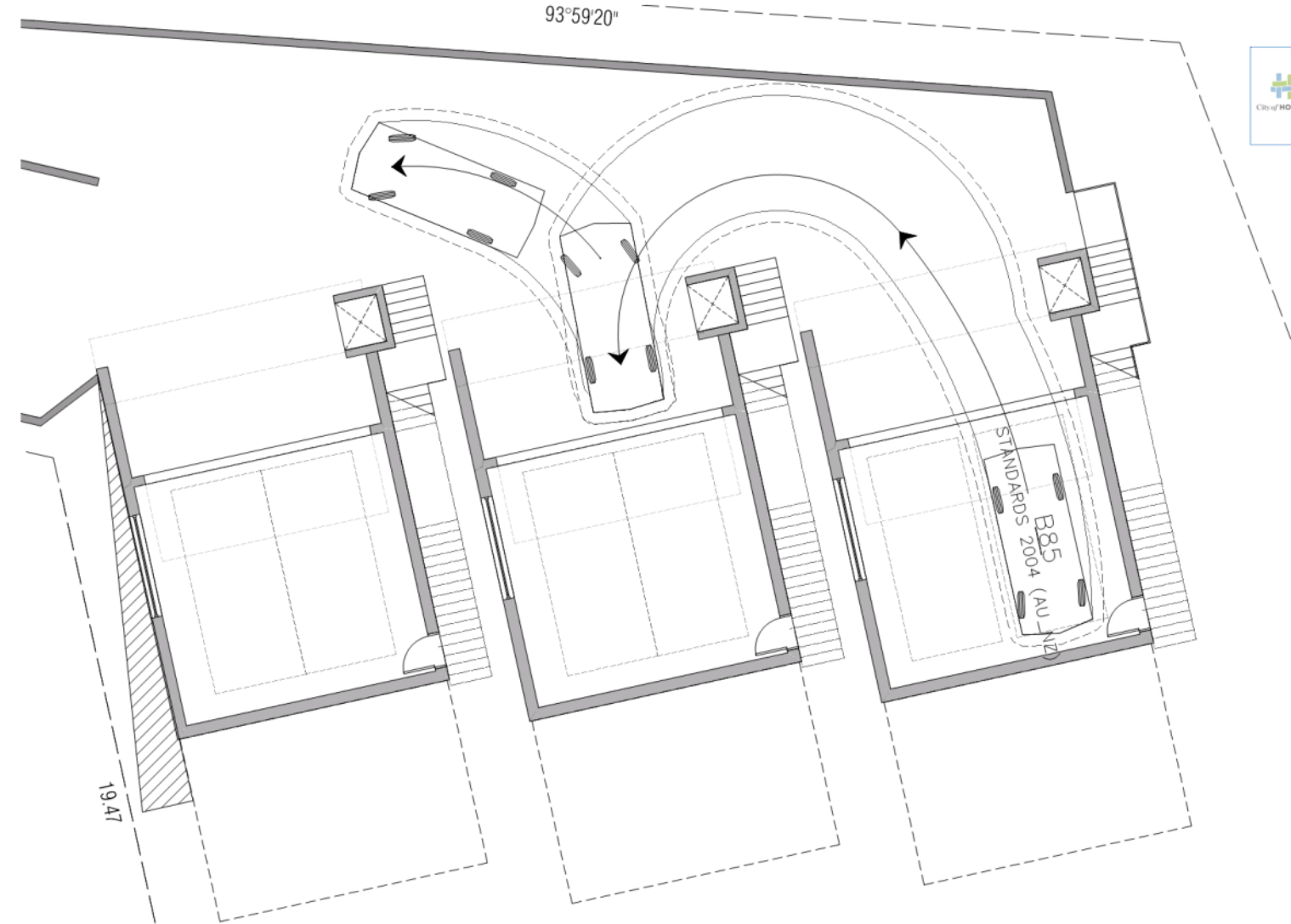


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[GMC-21-82]
14/12/2021

EXITING UNIT 3 PARK (P1)
scale 1:100 @ A3

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EXITING UNIT 3 PARK (P2)
scale 1:100 @ A3



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REVDESCRIPTIONDATE

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PROJECT

PROPOSED CLASS 3 CLASS 1a DWELLINGS AT 5 MONTRIVALE RISE DYNMYRNE TAS 7005

REVISIONDATESCALE

-06-10-21As shown @ A3

PROJECT IDCHECKED BYDRAIN BY

2164A. HillA. Hill

PAGE

C06

DRAWING

VISITOR MANOEUVRING PATHS

**RESULT OF SEARCH**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

VOLUME 171608	FOLIO 8
EDITION 4	DATE OF ISSUE 27-Oct-2021

SEARCH DATE : 19-Jan-2022

SEARCH TIME : 04.22 PM

DESCRIPTION OF LAND

City of HOBART

Lot 8 on Sealed Plan 171608

Derivation : Part of 633 Acres Gtd. to Robert Lathrop
Prior CT 167721/8SCHEDULE 1M914643 TRANSFER to T&W PROPERTY AUSTRALIA PTY LTD
Registered 27-Oct-2021 at 12.01 PMSCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP171608 EASEMENTS in Schedule of Easements

SP171608 COVENANTS in Schedule of Easements

SP171608 FENCING PROVISION in Schedule of Easements

SP167721 COVENANTS in Schedule of Easements

SP167721 FENCING PROVISION in Schedule of Easements

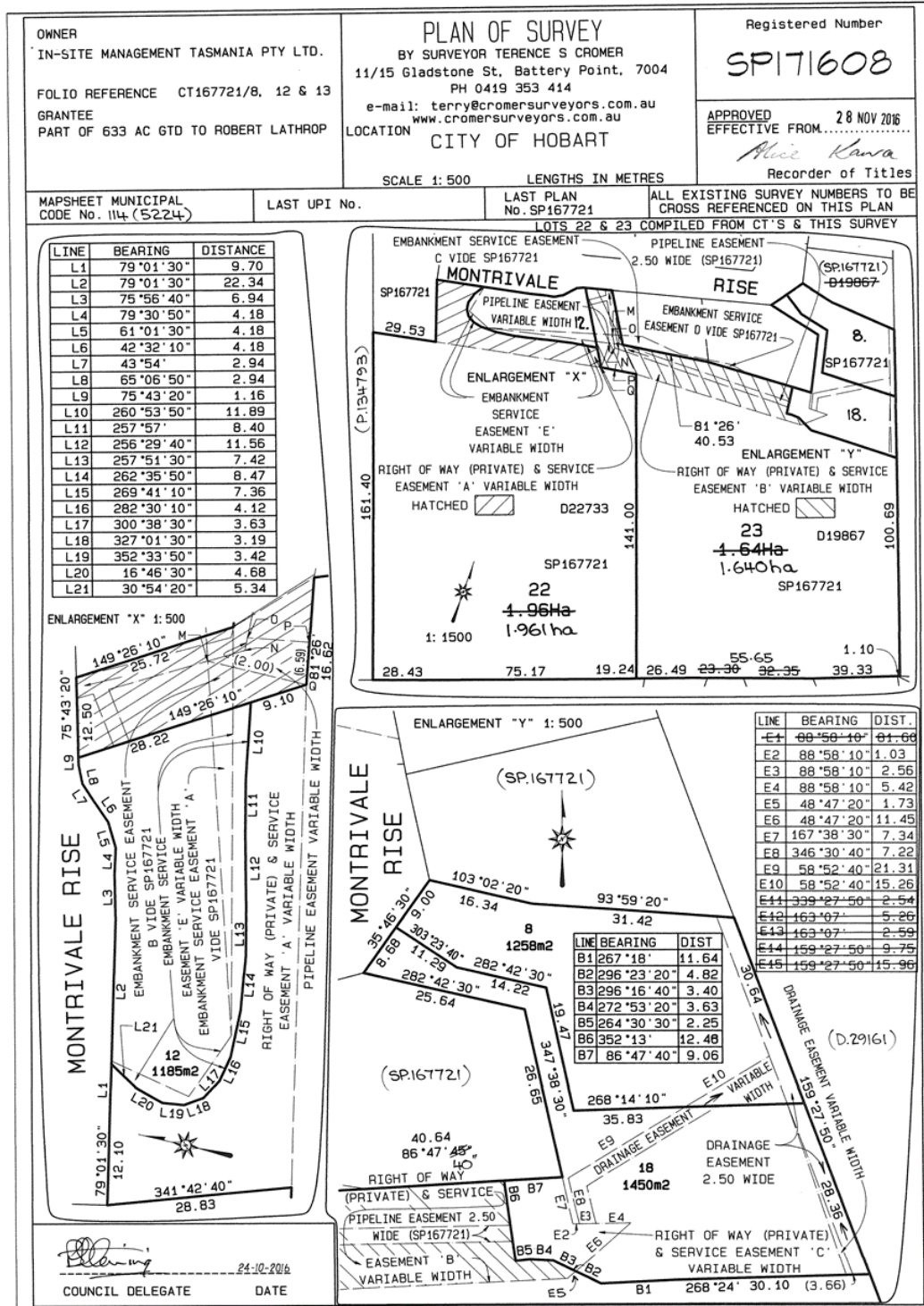
D128963 AGREEMENT pursuant to Section 71 of the Land Use
Planning and Approvals Act 1993 Registered
02-Jul-2014 at 12.02 PM

E67478 AGREEMENT pursuant to Section 71 of the Land Use
Planning and Approvals Act 1993 Registered
28-Sep-2016 at noon

E76520 AGREEMENT pursuant to Section 71 of the Land Use
Planning and Approvals Act 1993 Registered
11-Jan-2017 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



**RESULT OF SEARCH**

RECORDER OF TITLES

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E281395	PARTIAL DISCHARGE of MORTGAGE E222615	Lodged by D &
	X LEGAL on 05-Oct-2021 BP: E281395	
M914643	TRANSFER to T&W PROPERTY AUSTRALIA PTY LTD	Lodged
	by D & X LEGAL on 05-Oct-2021 BP: E281395	

**SCHEDULE OF EASEMENTS**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

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

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
 - (2) any easements or profits a prendre described hereunder.
- The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.
- (3) A right of Drainage over the Drainage Easements shown on the Plan in favour of the Hobart City Council and Tasmanian Water and Sewerage Corporation Pty Limited.

EASEMENTS**LOT 12 is**

TOGETHER WITH a Type One Right of Carriageway over the Right of Way (Private) and Service Easement 'A' Variable Width shown passing through Lot 22 hereon.

TOGETHER WITH a Services Easement (as herein defined) over the Right of Way (Private) and Service Easement 'A' Variable Width shown passing through Lot 22 hereon.

TOGETHER WITH a Services Easement (as herein defined) over the Right of Way (Private) and Service Easement 'B' Variable Width Pipeline Easement 2.50 Wide shown passing through Lot 23 hereon.

TOGETHER WITH an Embankment Services Easement (as herein defined) over the Right of Way (Private) and Service Easement B Variable Width passing through Lot 23 hereon.

TOGETHER WITH an Embankment Services Easement (as herein defined) over the Embankment Services Easement B, Embankment Services Easement C shown on the plan.

TOGETHER WITH a Services Easement over the Embankment Services Easement 'B' ~~Variable Width~~ passing through Lot 23 hereon.

SUBJECT TO an Embankment Services Easement (as herein defined) over the Embankment Services Easement 'A' shown on the Plan hereon as appurtenant to Lots 9, 10 and 13 on Sealed Plan 167721 and Lots 18, 22 and 23 hereon.

SUBJECT TO an Embankment Services Easement (as herein defined) over the Embankment Services Easement 'E' shown on the Plan hereon as appurtenant to Lots 18, 22 and 23 hereon, *and Lots 9 & 10*
Variable width on Sealed Plan 167721.

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: IN-SITE MANAGEMENT TASMANIA PTY LTD (ACN 058 417 682) FOLIO REF: VOLUME 167721 FOLIOS 8, 12 and 13 SOLICITOR & REFERENCE: MURDOCH CLARKE (RJB:1501321:BC)	PLAN SEALED BY: HOBART CITY COUNCIL DATE: <i>24.10.2016</i> <i>907.15</i> REF NO. <i>907.15</i> Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

**SCHEDULE OF EASEMENTS**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



<p align="center">ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p align="center">PAGE 2 OF 18 ⁹ PAGES</p>	<p align="center">Registered Number</p> <p align="center">SP 171608</p>
<p>SUBDIVIDER: IN-SITE MANAGEMENT TASMANIA PTY LTD</p> <p>FOLIO REFERENCE: VOLUME 167721 FOLIOS 8, 12 and 13</p>	

LOT 18 is

TOGETHER WITH a Type One Right of Carriageway over the Right of Way (Private) and Service Easement 'A' Variable Width as shown passing through Lot 22 hereon.

TOGETHER WITH a Type Two Right of Carriageway over the Right of Way (Private) and Service Easement 'B' Variable Width as shown passing through Lot 23 hereon.

That part of Lot 18 (formerly Lot 13 on Sealed Plan 167721) is ^{comprised in} TOGETHER WITH an Embankment Services Easement (as herein defined) over the Embankment Services Easement A, Embankment Services Easement C and Embankment Services Easement D shown on the plan.

TOGETHER WITH an Embankment Services Easement (as herein defined) over the Embankment Services Easement A, Embankment Services Easement B, Embankment Services Easement C and Embankment Services Easement D shown on the plan.

TOGETHER WITH a Services Easement (as herein defined) over the Right of Way (Private) and Service Easement 'A' Variable Width, shown passing through Lot 22 hereon.

TOGETHER WITH a Services Easement (as herein defined) over the Right of Way (Private) and Service Easement 'B' Variable Width, Pipeline Easement 2.50 Wide shown passing through Lot 23 hereon.

TOGETHER WITH an Embankment Services Easement (as herein defined) over the Embankment Services Easement E shown on the plan.

SUBJECT TO a Type Two Right of Carriageway over the Right of Way (Private) and Services Easement C Variable Width as appurtenant to Lots 9 and 10 on Sealed Plan 167721 and Lot 23 hereon.

SUBJECT TO a Right of Drainage over the Right of Way (Private) and Services Easement 'C' Variable Width shown passing through that Lot in favour of the Hobart City Council.

LOT 22 is

TOGETHER WITH a Type Two Right of Carriageway over the Right of Way (Private) and Service Easement 'B' Variable Width shown passing through Lot 23 hereon.

TOGETHER WITH a Services Easement (as herein defined) over the Right of Way (Private) and Service Easement 'B' Variable Width, Pipeline Easement 2.50 Wide and Pipeline Easement Variable Width marked MNOPQ shown passing through Lot 23 hereon.

TOGETHER WITH an Embankment Services Easement (as herein defined) over the Embankment Service Easement A, Embankment Services Easement B, Embankment Services Easement C shown on the plan hereon.

TOGETHER WITH an Embankment Services Easement (as herein defined) over the Embankment Services Easement E shown on the plan.

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

**SCHEDULE OF EASEMENTS**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 10 ⁹ PAGES	Registered Number SF 171608
SUBDIVIDER: IN-SITE MANAGEMENT TASMANIA PTY LTD FOLIO REFERENCE: VOLUME 167721 FOLIOS 8, 12 and 13	

SUBJECT TO a Type One Right of Carriageway over the Right of Way (Private) and Service Easement 'A' Variable Width as shown hereon as appurtenant to Lots 9, ~~10 and 12~~ on Sealed Plan 167721 and Lots 12, 18 and 23 hereon.

SUBJECT TO a Service Easement (as herein defined) over the Right of Way (Private) and Services Easement 'A' Variable Width shown on the plan hereon as appurtenant to Lots 9, ~~10 and 12~~ on Sealed Plan 167721 and Lots 12, 18 and 23 hereon.

SUBJECT TO a Pipeline and Service Easement in gross (as herein defined) over the Right of Way (Private) and Services Easement 'A' Variable Width shown passing through that Lot in favour of Tasmanian Water and Sewerage Corporation Pty Limited.

SUBJECT TO a Right of Drainage over the Right of Way (Private) and Service Easement 'A' Variable Width shown passing through that Lot in favour of the Hobart City Council.

LOT 23 is

TOGETHER WITH a Type One Right of Carriageway over the Right of Way (Private) and Service Easement 'A' Variable Width shown passing through Lot 22 hereon.

TOGETHER WITH a Services Easement (as herein defined) over the Right of Way (Private) and Service Easement 'A' Variable Width passing through Lot 22 hereon.

TOGETHER WITH an Embankment Services Easement (as herein defined) over the Embankment Services Easement A, Embankment Services Easement C and Embankment Services Easement D shown on the plan.

TOGETHER WITH an Embankment Services Easement (as herein defined) over the Embankment Services Easement E shown on the plan.

SUBJECT TO a Type Two Right of Carriageway over the Right of Way (Private) and Service Easement 'B' Variable Width shown on the Plan hereon as appurtenant to Lots 8, 9, ~~10 and 12~~ on Sealed Plan 167721 and Lots 18 and 22 hereon.

SUBJECT TO a Services Easement (as herein defined) over the Right of Way (Private) and Service Easement 'B' Variable Width, shown on the Plan hereon as appurtenant to Lots 8, 9, 10 ~~and 12~~ on Sealed Plan 167721 and Lots 12, 18 and 22 hereon.

SUBJECT TO a Services Easement (as herein defined) over the Pipeline Easement 2.50 Wide and Pipeline Easement Variable Width marked MNOPQ shown on the Plan hereon as appurtenant to Lots 12, 18 and 22 hereon.

SUBJECT TO an Embankment Services Easement (as herein defined) over the Embankment Services Easement B shown on the Plan hereon as appurtenant to Lots 8, 9 and 10 on Sealed Plan 167721 and Lots 12, 18 and 22 hereon.

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**SCHEDULE OF EASEMENTS**

RECORDER OF TITLES

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<p align="center">ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p align="center">PAGE 4 OF 18 PAGES 9</p>	<p align="center">Registered Number</p> <p align="center">SP 171608</p>
<p>SUBDIVIDER: IN-SITE MANAGEMENT TASMANIA PTY LTD</p> <p>FOLIO REFERENCE: VOLUME 167721 FOLIOS 8, 12 and 13</p>	

SUBJECT TO a Pipeline and Services Easement in gross (as herein defined) over the Pipeline Easement 2.50 wide and Pipeline Easement Variable Width marked MNO PQ passing through that Lot in favour of Tasmanian Water and Sewerage Corporation Pty Limited.

SUBJECT TO a Right of Drainage over the Right of Way (Private) and Service Easement 'B' Variable Width shown passing through that Lot in favour of the Hobart City Council.

EASEMENTS CONTINUED PAGE 9**COVENANTS**

The Lots shown on the plan are together with the benefit and subject to the burden of the Covenants created by Sealed Plan 167721.

LOTS 8, 12 and 18

The Owner of Lots 8, 12 and 18 on the Plan covenant with the Vendor (In-Site Management Tasmania Pty Ltd) and the Owners for the time being of every other Lot shown on the Plan to the intent that the burden of these covenants may run with and bind the Covenantors Lot and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every other Lot shown on the Plan to observe the following stipulations:

1. Not to set up or carry on upon the said Lot any trade or manufacture business of any kind;
2. Not to erect or permit to stand erected on such Lot any building or structure, the outer walls of which are constructed of wooden logs;
3. Not to erect or permit to stand erected on the said Lot any transportable home;
4. Not to erect or permit to be erected any free standing carport or garages on Lots 8, 9 and 10 unless the same are in conformity with the design, colour and materials of the dwelling house or Unit constructed on the Lot;
5. Not to occupy or permit the occupation of the dwelling house or Unit constructed on the Lot before completion of the front landscaping to the said Lot;
6. Not to plant or allow existing trees or shrubs to grow that may limit the view or shadow any other dwelling on any other Lot shown on the Plan;
7. Not to permit more than one (1) dwelling to have access to Right of Way (Private) and Services Easement 'A' Variable Width and Right of Way (Private) and Services Easement 'B' Variable Width.
8. Not to erect or permit to stand erected any corrugated iron fences on the said Lot; and
9. The Vendor has the right to modify, vary, waiver or extinguish the covenants (or any of them set forth in relation to any Lots shown on the Plan).

LOT 22

The Owner of Lot 22 on the Plan covenant with the Vendor (In-Site Management Tasmania Pty Ltd) and the Owners for the time being of every other Lot shown on the Plan to the intent that the burden of these covenants may run with and bind the Covenantors Lot and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every other Lot shown on the Plan to observe the following stipulations:

1. Not to erect or permit to stand erected on such Lot any building or structure, the outer walls of which are constructed of wooden logs;
2. Not to erect or permit to stand erected on the said Lot any transportable home;

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**SCHEDULE OF EASEMENTS**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 5 OF ¹⁰ ₉ PAGES	Registered Number SP 171608
SUBDIVIDER: IN-SITE MANAGEMENT TASMANIA PTY LTD FOLIO REFERENCE: VOLUME 167721 FOLIOS 8, 12 and 13	

3. Not to erect or permit to stand erected any corrugated iron fences on the said Lot; and
4. The Vendor has the right to modify, vary, waiver or extinguish the covenants (or any of them set forth in relation to any Lots shown on the Plan).

LOT 23

The Owner of Lot 23 on the Plan covenant with the Vendor (In-Site Management Tasmania Pty Ltd) and the Owners for the time being of every other Lot shown on the Plan to the intent that the burden of these covenants may run with and bind the Covenantors Lot and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every other Lot shown on the Plan to observe the following stipulations:

1. Not to set up or carry on upon the said Lot any trade or manufacture business of any kind;
2. Not to erect or permit to stand erected on such Lot any building or structure, the outer walls of which are constructed of wooden logs;
3. Not to erect or permit to stand erected any corrugated iron fences on the said Lot; and
4. The Vendor has the right to modify, vary, waiver or extinguish the covenants (or any of them set forth in relation to any Lots shown on the Plan).

FENCING COVENANT PROVISION

In respect of each Lot shown on the Plan the Vendor, In-Site Management Tasmania Pty Ltd, shall not be required to fence.

INTERPRETATION

"Services Easement" means the full free right of every person who is entitled to an estate or interest in possession indicated as the dominant tenement or any part thereof with which said rights shall be capable of enjoyment in common with the owner of the servient tenement the Hobart City Council, Tasmanian Water and Sewerage Corporation Pty Ltd Telstra Corporation Limited, Aurora Energy Pty Ltd, NBN Co. Limited and Her Majesty the Queen to lay use and maintain forever water mains, pipes, drains, mains, channels, gutters, sewers, wires, gas pipeline, cables and other conducting media of such size and number as shall from time to time be required in the strips of land shown on the plan and marked hereon and marked Right of Way (Private) and Services Easement 'A' Variable Width and Right of Way (Private) and Services Easement 'B' Variable Width and Right of Way (Private) and Services Easement 'C' Variable Width and the right for their surveyors and workmen from time to time and at all times hereafter to enter into and upon the said strips of land or any part thereof bringing upon the Right of Way (Private) and Services Easement 'A' Variable Width and Right of Way (Private) and Services Easement 'B' Variable Width and Right of Way (Private) and Services Easement 'C' Variable Width such material machinery and other things as it shall think fit and proper to inspect the condition thereof and to repair amend and cleanse PROVIDED HOWEVER that any damage occasioned thereby shall be made good.

"Type One Right of Carriageway" means the full and free right of every person who is at any time entitled to an estate or interest in possession in the land herein indicated as the dominant tenement or any part thereof with which the right shall be capable of enjoyment and every person authorised by him, to go, pass, and repass at all times and for all purposes with or without animals or vehicles or both to and from the said dominant tenement or any such part thereof subject to the obligation to contribute one-fifth (1/5) of the cost of keeping the roadway constructed on that part of Lot 22 marked Right of Way (Private) and Service Easement 'A'

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SCHEDULE OF EASEMENTS

RECORDER OF TITLES

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 6 OF 10 PAGES 9	Registered Number SP 171608
SUBDIVIDER: IN-SITE MANAGEMENT TASMANIA PTY LTD FOLIO REFERENCE: VOLUME 167721 FOLIOS 8, 12 and 13	

Variable Width on the Plan in a good and proper state of repair and condition except where works are required to repair damage caused by the wilful act or negligence of any person other than the owner of the dominant tenement or his invitees or contractors.

"Type Two Right of Carriageway" means the full and free right of every person who is at any time entitled to an estate or interest in possession in the land herein indicated as the dominant tenement or any part thereof with which the right shall be capable of enjoyment and every person authorised by him, to go, pass, and repass at all times and for all purposes with or without animals or vehicles or both to and from the said dominant tenement or any such part thereof subject to the obligation to contribute one-fifth (1/5) of the cost of keeping the roadway constructed on that part of Lot 23 marked Right of Way (Private) and Service Easement 'B' Variable Width on the Plan in a good and proper state of repair and condition except where works are required to repair damage caused by the wilful act or negligence of any person other than the owner of the dominant tenement or his invitees or contractors.

"Embankment Easement" means the full and free right and liberty for the dominant tenements for the time being having the benefit of the easement over the Lots shown on the Plan to enter upon the land to carry out any works from time to time that may be necessary to retain and maintain the earthworks and drainage associated with the local highway (as defined by the *Local Government Highway Act 2002*) but not precluding the servient tenements, subject to approval of the local authority, from constructing or erecting any structure on the land as required to provide access to any part of, or to maintain the stability of the servient Lots.

"Embankment Services Easement" means the full and free right and liberty for the proprietor of the dominant tenement with others and machinery:

- (a) to enter upon the land marked "Embankment Services Easement A B C D E" on the plan to embank the immediately adjoining carriageway pavement;
- (b) to inspect, maintain, repair and amend the rock walling and soil compaction supporting the carriageway pavement;
- (c) to maintain the profile and ensure the structural integrity of the said land; and
- (d) to ensure that the rights granted are exercised in a proper manner so as to cause as little inconvenience as possible and to do as little damage as practicable to the said land.

"TasWater" means Tasmanian Water and Sewerage Corporation Pty Ltd and its successors and assigns.

"Pipeline and Services Easement" is defined as follows:-

THE FULL RIGHT AND LIBERTY for TasWater at all times to:

- (1) enter and remain upon the Land which is subject to the easement ("Easement Land") with or without employees, contractors, agents and all other persons duly authorised by it and with or without machinery, vehicles, plant and equipment;
- (2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;
- (3) install, retain, operate, modify, relocate, maintain, inspect, cleanse and repair the Infrastructure;
- (4) remove and replace the Infrastructure;

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**SCHEDULE OF EASEMENTS**

RECORDER OF TITLES

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 7 OF 10 PAGES 9	Registered Number SP 171608
SUBDIVIDER: IN-SITE MANAGEMENT TASMANIA PTY LTD FOLIO REFERENCE: VOLUME 167721 FOLIOS 8, 12 and 13	

- (5) run and pass sewage, water and electricity through and along the Infrastructure;
- (6) do all works reasonably required in connection with such activities or as may be authorised or required by any law:
 - (1) without doing unnecessary damage to the Easement Land; and
 - (2) leaving the Easement Land in a clean and tidy condition; and
- (7) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and all other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any then existing vehicle entry and cross the Lot to the Easement Land; and
- (8) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot.

PROVIDED ALWAYS THAT:

- (1) The registered proprietors of the Lot in the folio of the Register ("the Owner") must not without the written consent of TasWater first had and obtained and only in compliance with any conditions which form the consent:
 - (a) alter, excavate, plough, drill or otherwise penetrate the ground level of the Easement Land;
 - (b) install, erect or plant any building, structure, fence, pit, well, footing, pipeline, paving, tree, shrub or other object on or in the Easement Land;
 - (c) remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land;
 - (d) do any thing which will or might damage or contribute to damage to any of the Infrastructure on or in the Easement Land;
 - (e) in any way prevent or interfere with the proper exercise and benefit of the Easement Land by TasWater or its employees, contractors, agents and all other persons duly authorised by it; or
 - (f) permit or allow any action which the Owner must not do or acquiesce in that action.
- (2) TasWater is not required to fence any part of the Easement Land.
- (3) The Owner may erect a fence across the Easement Land at the boundaries of the Lot.
- (4) The Owner may erect a gate across any part of the Easement Land subject to these conditions:
 - (a) the Owner must provide TasWater with a key to any lock which would prevent the opening of the gate; and
 - (b) if the Owner does not provide TasWater with that key or the key provided does not fit the lock, TasWater may cut the lock from the gate.
- (5) If the Owner causes damage to any of the Infrastructure, the Owner is liable for the actual cost to TasWater of the repair of the Infrastructure damaged.

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**SCHEDULE OF EASEMENTS**

RECORDER OF TITLES

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 8 OF 9 PAGES	Registered Number SP 171608
SUBDIVIDER: IN-SITE MANAGEMENT TASMANIA PTY LTD FOLIO REFERENCE: VOLUME 167721 FOLIOS 8, 12 and 13	

- (6) If the Owner fails to comply with any of the preceding conditions, without forfeiting any right of action, damages or otherwise against the Owner, TasWater may:
- (a) reinstate the ground level of the Easement Land; or
 - (b) remove from the Easement Land any building, structure, pit, well, footing, pipeline, paving, tree, shrub or other object; or
 - (c) replace any thing that supported, protected or covered the Infrastructure.

Interpretation:

"Infrastructure" means infrastructure owned or for which TasWater is responsible and includes but is not limited to:

- (a) sewer pipes and water pipes and associated valves;
- (b) telemetry and monitoring devices;
- (c) inspection and access pits;
- (d) power poles and lines, electrical wires, electrical cables and other conducting media (excluding telemetry and monitoring devices);
- (e) markers or signs indicating the location of the Easement Land, the Infrastructure or any warnings or restrictions with respect to the Easement Land or the Infrastructure;
- (f) any thing reasonably required to support, protect or cover any of the Infrastructure;
- (g) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and
- (h) where the context permits, any part of the Infrastructure.

Signed by **IN-SITE MANAGEMENT TASMANIA PTY LTD (ACN 058 417 682)** as registered proprietor of the land described in Certificate of Title Volume 19867 Folio 1 as evidenced by its execution hereunder and executed pursuant to Section 127 of the *Corporations Act 2001*:

SIGNED by **IN-SITE MANAGEMENT TASMANIA PTY LTD** by its Attorney **ROBERT JOHN BADENACH** pursuant to Power of Attorney Registered Number PA101923 and the said **ROBERT JOHN BADENACH** declares that he has received no notice of the revocation thereof in the presence of:

WITNESS:

FULL NAME: Catherine Joy Cassar

ADDRESS: Personal Assistant

OCCUPATION: 10 Victoria Street, Hobart 7000

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**SCHEDULE OF EASEMENTS**


RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980




ANNEXURE TO SCHEDULE OF EASEMENTS PAGE <u>10</u> OF <u>17</u> PAGES	Registered Number SP 171608
SUBDIVIDER: IN-SITE MANAGEMENT TASMANIA PTY LTD FOLIO REFERENCE: VOLUME 167721 FOLIOS 8, 12 and 13	

Executed by **MURDOCH CLARKE MORTGAGE MANAGEMENT LIMITED (ACN 115 958 560)** as Mortgagee of the land described in Certificate of Title Volume 19867 Folio 1 as evidenced by its execution hereunder, executed pursuant to Section 127 of the *Corporations Act 2001* in the presence of:


 Director

REBECCA SANDRA REID
 Director Name


 Director

PAUL KUZIS
 Director Name

EASEMENTS CONTINUED

Lots 8 & 18 on the plan are each subject to a Right of Drainage (appurtenant to Lot 13 on SP167721) over the Drainage Easement 2.50 wide (SP167721) on the plan.

Lots 8 & 18 on the plan are each subject to a Right of Drainage in favour of Hobart City Council over the Drainage Easement 2.50 wide on the plan.

Lots 8 & 18 on the plan are each subject to a Right of Drainage in favour of Hobart City Council over the Drainage Easement variable width on the plan.

Lot 23 on the plan is together with a Type 2 Right of Carriageway over the Right of Way (private) and Service Easement C variable width on the plan.

Lot 23 on the plan is subject to an Embankment Services Easement (as herein defined) (appurtenant to Lot 12) over the Right of Way (private) and Service Easement B variable width on the plan.

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Application Referral Development Engineering - Response

From:	KD
Recommendation:	Proposal is acceptable subject to conditions.
Date Completed:	
Address:	5 MONTRIVALE RISE, DYNMYRNE ADJACENT ROAD RESERVE
Proposal:	Three Multiple Dwellings
Application No:	PLN-22-21
Assessment Officer:	Victoria Maxwell,

Referral Officer comments:

E5.0 Road and railway access code

E5.1 Purpose		E5.1.1 The purpose of this provision is to: (a) protect the safety and efficiency of the road and railway networks; and (b) reduce conflicts between sensitive uses and major roads and the rail network.
E5.2 Application of this Code	YES	
		This Code applies to use or development of land:
	No	(a) that will require a new vehicle crossing, junction or level crossing; or
	Yes	(b) that intensifies the use of an existing access; or
	No	(c) that involves a sensitive use, a building, works or subdivision within 50m metres of a Utilities zone that is part of:
	No	(i) a rail network;
	No	(ii) a category 1 - Trunk Road or a category 2 - Regional Freight Road, that is subject to a speed limit of more than 60km/h kilometres per hour.
Clause for Assessment		Comments / Discussion (in bold)

Clause 5.5.1 Existing road accesses and junctions		<p>The existing road access must satisfy either Acceptable Solutions or Performance Criteria for each clause of the Hobart Interim Planning Scheme 2015 (HIPS 2015). <u>Documentation submitted to date does appear to satisfy the Acceptable Solution for clause E5.5.1 (A3)</u></p> <p>Acceptable Solution A3: - COMPLIANT</p> <p>The annual average daily traffic (AADT) of vehicle movements, to and from a site, using an existing access or junction, in an area subject to a speed limit of 60km/h or less, must not increase by more than 20% or 40 vehicle movements per day, whichever is the greater.</p>
Clause 5.5.2 Existing level crossings		<p><u>Documentation submitted to date appears not to invoke clause E5.5.2.</u></p> <p>No intensification of an existing level crossings proposed.</p>
Clause 5.6.1 development adjacent to roads and railways		<p><u>Documentation submitted to date appears not to invoke clause E5.6.1.</u></p> <p>No development adjacent to category 1 or category 2 road proposed.</p>
Clause 5.6.2 road and access junctions		<p><u>Documentation submitted to date appears not to invoke clause E5.6.2.</u></p> <p>No new accesses or access junctions proposed.</p>
Clause 5.6.3 new level crossings		<p><u>Documentation submitted to date appears not to invoke clause E5.6.3.</u></p> <p>No new level crossings proposed.</p>
Clause 5.6.4 sight distance at access and junctions		<p><u>Documentation submitted to date appears not to invoke clause E5.6.4.</u></p> <p>No new accesses (road) and/or junctions proposed.</p>

E 6.0 Parking and Access Code

E6.1 Purpose		<p>E6.1.1</p> <p>The purpose of this provision is to:</p>
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	Yes	(a) ensure safe and efficient access to the road network for all users, including drivers, passengers, pedestrians and cyclists;
	Yes	(b) ensure enough parking is provided for a use or development to meet the reasonable requirements of users, including people with disabilities;
	Yes	(c) ensure sufficient parking is provided on site to minimise on-street parking and maximise the efficiency of the road network;
	Yes	(d) ensure parking areas are designed and located in conformity with recognised standards to enable safe, easy and efficient use and contribute to the creation of vibrant and liveable places;
	Yes	(e) ensure access and parking areas are designed and located to be safe for users by minimising the potential for conflicts involving pedestrians, cyclists and vehicles; and by reducing opportunities for crime or anti-social behaviour;
	Yes	(f) ensure that vehicle access and parking areas do not adversely impact on amenity, site characteristics or hazards;
	Yes	(g) recognise the complementary use and benefit of public transport and non-motorised modes of transport such as bicycles and walking;
	N/A	(h) provide for safe servicing of use or development by commercial vehicles.
E6.2 Application of this Code	YES	— This code applies to all use and development.
Clause for Assessment		Comments / Discussion (in bold)
<p>Clauses 6.6's are all to do with parking number assessment. These will be assessed by planner based on DE assessment of the following relevant clauses.</p> <p>PERFORMANCE CRITERIA</p>		<p>The parking number assessment must satisfy either Acceptable Solutions or Performance Criteria for each clause of the Hobart Interim Planning Scheme 2015 (HIPS 2015).</p> <p><u>Documentation submitted to date does not satisfy the Acceptable Solution for clause E6.6.1 (a) and as such, shall be assessed under Performance Criteria.</u></p> <p>Acceptable solution - A1: - NON COMPLIANT</p> <p>The number of on-site car parking spaces must be: (a) no less than and no greater than the number specified in Table E6.1;</p> <p>- Submitted documentation does not satisfy this requirement, an excess of car parking spaces are proposed. Two car parking spaces are required per dwelling. No visitor car parking spaces are required until four or more dwelling units are proposed. The applicant proposes two visitor car parking spaces in addition to the two car parking spaces per dwelling proposed, therefore there is an excess of two car parking spaces</p> <p>Performance Criteria - P1:</p>

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

(a) car parking demand;

- **The empirical parking assessment indicates that the provision of eight on-site car parking spaces is in excess of the required six on site car parking spaces.**

(b) the availability of on-street and public car parking in the locality; **Not applicable as an excess of on site car parking spaces are proposed.**

(c) the availability and frequency of public transport within a 400m walking distance of the site;

- **Metro Tasmania operate regular bus services within 400 metres of the subject site.**

(d) the availability and likely use of other modes of transport;

- **The site is located a convenient walking distance from shops, schools and services.**

(e) the availability and suitability of alternative arrangements for car parking provision;

- **No alternative parking provision is available or considered necessary.**

(f) any reduction in car parking demand due to the sharing of car parking spaces by multiple uses, either because of variation of car parking demand over time or because of efficiencies gained from the consolidation of shared car parking spaces;

- **Not applicable.**

(g) any car parking deficiency or surplus associated with the existing use of the land;

- **Not applicable.**

(h) any credit which should be allowed for a car parking demand deemed to have been provided in association with a use which existed before the change of parking requirement, except in the case of substantial redevelopment of a site;

- **Not applicable.**

(i) the appropriateness of a financial contribution in lieu of parking towards the cost of parking facilities or other transport facilities, where such facilities exist or are planned in the vicinity;

- **Not applicable.**

(j) any verified prior payment of a financial contribution in lieu of parking for the land;

- **Not applicable.**

		<p>(k) any relevant parking plan for the area adopted by Council; - Not applicable.</p> <p>(l) the impact on the historic cultural heritage significance of the site if subject to the Local Heritage Code; and - Not applicable.</p> <p>(m) whether the provision of the parking would result in the loss, directly or indirectly, of one or more significant trees listed in the Significant Trees Code. - No impact.</p> <p>Based on the above assessment and given the submitted documentation, the parking provision may be accepted under <i>Performance Criteria P1:E6.6.1</i> of the Planning Scheme.</p>
<p>Clause 6.7.1 number of vehicle accesses</p> <p>ACCEPTABLE SOLUTION</p>		<p>The number of vehicle accesses must satisfy either Acceptable Solutions or Performance Criteria for each clause of the Hobart Interim Planning Scheme 2015 (HIPS 2015). <u>Documentation submitted to date appears to be able to satisfy the Acceptable Solution for clause E6.7.1.</u></p> <p>Acceptable solution: - COMPLIANT The number of vehicle access points provided for each road frontage must be no more than 1 or the existing number of vehicle access points, whichever is the greater.</p> <p>One (1x) crossover (Montrivale Rise frontage) - Existing, no additional crossover(s) proposed.</p>

<p>Clause 6.7.2 design vehicle access</p> <p>ACCEPTABLE SOLUTION</p>		<p>The design of the vehicle access must satisfy either Acceptable Solutions or Performance Criteria for each clause of the Hobart Interim Planning Scheme 2015 (HIPS 2015).</p> <p><u>Documentation submitted to date appears to satisfy the Acceptable Solution for clause 6.7.2.</u></p> <p>Acceptable Solution - A1: - COMPLIANT</p> <p>Design of vehicle access points must comply with all of the following:</p> <p>(a) in the case of non-commercial vehicle access; the location, sight distance, width and gradient of an access must be designed and constructed to comply with section 3 – “Access Facilities to Off-street Parking Areas and Queuing Areas” of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking</p> <p>Location;</p> <p>- Submitted documentation appears satisfactory</p> <p>Sight distance;</p> <p>- Submitted documentation appears satisfactory</p> <p>Width; and</p> <p>- Submitted documentation appears satisfactory</p> <p>Gradient</p> <p>- Submitted documentation appears satisfactory</p>
<p>Clause 6.7.3 vehicle passing</p> <p>ACCEPTABLE SOLUTION</p>		<p>Vehicle passing must satisfy either Acceptable Solutions or Performance Criteria for each clause of the Hobart Interim Planning Scheme 2015 (HIPS 2015).</p> <p><u>Documentation submitted to date appears to be able to satisfy the Acceptable Solution for clause E6.7.3.</u></p> <p>Acceptable solution - A1: - COMPLIANT</p> <p>Vehicular passing areas must:</p> <p>(a) be provided if any of the following applies to an access:</p> <p>(i) it serves more than 5 car parking spaces; - Yes</p> <p>(ii) is more than 30 m long; - Yes</p> <p>(iii) it meets a road serving more than 6000 vehicles per day; - No</p> <p>(b) be 6 m long, 5.5 m wide, and taper to the width of the driveway; - Submitted documentation appears to satisfy this requirement</p> <p>(c) have the first passing area constructed at the kerb; - Submitted documentation appears to satisfy this requirement</p> <p>(d) be at intervals of no more than 30 m along the access. - Submitted documentation appears to satisfy this requirement</p>

<p>Clause 6.7.4 on site turning</p> <p>ACCEPTABLE SOLUTION</p>		<p>On-site turning must satisfy either Acceptable Solutions or Performance Criteria for each clause of the Hobart Interim Planning Scheme 2015 (HIPS 2015). <u>Documentation submitted to date appears to satisfy the Acceptable Solution for clause E6.7.4.</u></p> <p>Acceptable solution - A1: - COMPLIANT On-site turning must be provided to enable vehicles to exit a site in a forward direction, except where the access complies with any of the following: (a) it serves no more than two dwelling units; - APPLIES (b) it meets a road carrying less than 6000 vehicles per day. - APPLIES</p>
<p>Clause 6.7.5 layout of parking area</p> <p>PERFORMANCE CRITERIA</p>		<p>The layout of the parking area must satisfy either Acceptable Solutions or Performance Criteria for each clause of the Hobart Interim Planning Scheme 2015 (HIPS 2015). <u>Documentation submitted to date does not satisfy the Acceptable Solution for clause E6.7.5 and as such, shall be assessed under Performance Criteria.</u></p> <p>Acceptable Solution A1: - NON COMPLIANT The layout of car parking spaces, access aisles, circulation roadways and ramps must be designed and constructed to comply with section 2 "Design of Parking Modules, Circulation Roadways and Ramps" of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking and must have sufficient headroom to comply with clause 5.3 "Headroom" of the same Standard.</p> <ul style="list-style-type: none"> • Car Parking Space Dimensions (AS2890.1 Fig 2.2 = 2.4x5.4m Class 1A): - Submitted documentation appears able to satisfy this requirement • Car Parking Space Design Envelope (AS2890.1 Fig 5.2 300mm clearance on side): - Submitted documentation appears able to satisfy this requirement • Headroom: (AS2890.1 Fig 5.3 = 2.2m clearance): - Submitted documentation appears able to satisfy this requirement • Parking Space Gradient (5%): - Submitted documentation appears unable to satisfy this requirement • Aisle Width (AS2890.1 Fig 2.2 = 5.8m Class 1A): - Submitted documentation appears able to satisfy this requirement • Garage Door Width & Apron (AS2890.1 Fig 5.4 =

		<p>2.4m wide => 7m wide apron):</p> <p>- Submitted documentation appears able to satisfy this requirement</p> <p>• Parking Module Gradient (manoeuvring area 5% Acceptable Soln, 10% Performance):</p> <p>- Submitted documentation indicates the 5% gradient is exceeded which is to be assessed under Performance Criteria</p> <p>• Driveway Gradient & Width (AS2890.1 Section 2.6 = 25% and 3m):</p> <p>- Submitted documentation appears able to satisfy this requirement</p> <p>• Transitions (AS2890.1 Section 2.5.3 = 12.5% summit, 15% sag => 2m transition):</p> <p>- Submitted documentation appears able to satisfy this requirement</p> <p>• Vehicular Barriers (AS2890.1 Section 2.4.5.3 = 600mm drop, 1:4 slope):</p> <p>- Submitted documentation appears able to satisfy this requirement</p> <p>• Blind Aisle End Widening (AS2890.1 Fig 2.3 = 1m extra):</p> <p>- N/A</p> <p>• "Jockey Parking" (Performance Assessment):</p> <p>- N/A</p> <p><u>Performance Criteria - P1:</u> The layout of car parking spaces, access aisles, circulation roadways and ramps must be safe and must ensure ease of access, egress and manoeuvring on-site.</p> <p>- Acceptable, submitted documentation appears to satisfy this requirement and therefore may be accepted under <i>Performance Criteria P1:E6.7.5</i> given the driveway configuration.</p>
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Clause 6.7.6 surface treatment ACCEPTABLE SOLUTION			<p>The surface treatment must satisfy either Acceptable Solutions or Performance Criteria for each clause of the Hobart Interim Planning Scheme 2015 (HIPS 2015). <u>Documentation submitted to date does satisfy the Acceptable Solution for clause E6.7.6.</u></p> <p>Acceptable Solution - A1: - COMPLIANT Parking spaces and vehicle circulation roadways must be in accordance with all of the following; (a) paved or treated with a durable all-weather pavement where within 75m of a property boundary or a sealed roadway; and (b) drained to an approved stormwater system, unless the road from which access is provided to the property is unsealed.</p> <p>Submitted plans indicate a concrete surface treatment and able to be drained to an approved stormwater system. Condition on Planning Permit to ratify timing.</p>
Clause 6.7.7 Lighting of parking area Planner and health unit to assess	—	—	Planner to assess
Clause 6.7.8 Landscaping Planner to assess	—	—	Planner to assess
Clause 6.7.9 motor bike parking NOT APPLICABLE			<p>The motor bike parking must satisfy either Acceptable Solutions or Performance Criteria for each clause of the Hobart Interim Planning Scheme 2015 (HIPS 2015). <u>Documentation submitted to date appears not to invoke clause E6.7.9.</u></p> <p>Acceptable Solution A1 (E6.6.3): The number of on-site motorcycle parking spaces provided must be at a rate of 1 space to each 20 car parking spaces after the first 19 car parking spaces except if bulky goods sales, (rounded to the nearest whole number). Where an existing use or development is extended or intensified, the additional number of motorcycle parking spaces provided must be calculated on the amount of extension or intensification, provided the existing number of motorcycle parking spaces is not reduced.</p> <p>NO REQUIREMENT (<19 car parking spaces).</p>

<p>Clause 6.7.10 bicycle parking</p> <p>NOT APPLICABLE</p>			<p>The bicycle parking must satisfy either Acceptable Solutions or Performance Criteria for each clause of the Hobart Interim Planning Scheme 2015 (HIPS 2015). <u>Documentation submitted to date appears not to invoke clause E6.7.10.</u></p> <p><u>Acceptable Solution A1:</u> The number of on-site bicycle parking spaces provided must be no less than the number specified in Table E6.2.</p> <p><u>Acceptable Solution A2:</u> The design of bicycle parking spaces must be to the class specified in table 1.1 of AS2890.3-1993 Parking facilities Part 3: Bicycle parking facilities in compliance with section 2 "Design of Parking Facilities" and clauses 3.1 "Security" and 3.3 "Ease of Use" of the same Standard.</p> <p>User Class: Residential</p> <p>Table E6.2 sets out the number of bicycle parking spaces required. The requirement for spaces for a use or development listed in the first column of the table is set out in the second and forth columns of the table with the corresponding class set out in the third and fifth columns. If the result is not a whole number, the required number of (spaces) is the nearest whole number. If the fraction is one-half, the requirement is the next whole number.</p> <p>NO REQUIREMENT</p>
<p>Clause 6.7.11 bicycle end trip</p> <p>Planner to assess</p>	—	—	Planner to assess
<p>Clause 6.7.12 siting of car parking</p> <p>Planner to assess based on DE assessment of Clause 6.7.5 layout of parking area</p>	—	—	Planner to assess
<p>Clause 6.7.13 facilities for commercial vehicles</p> <p>NOT APPLICABLE</p>			<p>The facilities for commercial vehicles must satisfy either Acceptable Solutions or Performance Criteria for each clause of the Hobart Interim Planning Scheme 2015 (HIPS 2015). <u>Documentation submitted to date appears not to invoke clause E6.7.13.</u></p> <p>Submitted documentation appears to indicate no commercial vehicles loading, unloading or manoeuvring</p>

Clause 6.7.14 access to a road ACCEPTABLE SOLUTION		<p>The access to a road must satisfy the Acceptable Solutions of the Hobart Interim Planning Scheme 2015 (HIPS 2015).</p> <p><u>Documentation submitted to date does appear to satisfy the Acceptable Solution for clause E6.7.14.</u></p> <p>Acceptable Solution A1: - COMPLIANT</p> <p>Access to a road must be in accordance with the requirements of the road authority.</p> <p>Performance Criteria - P1: No Performance Criteria</p> <p>Referred to the Roads and Capital Works Unit for determination and conditioning.</p>
Clause 6.7.15 access to Niree Lane NOT APPLICABLE		<p>The access to Niree Lane must satisfy either Acceptable Solutions or Performance Criteria for each clause of the Hobart Interim Planning Scheme 2015 (HIPS 2015).</p> <p><u>Documentation submitted to date appears not to invoke clause E6.7.15.</u></p> <p>No development proposed within Niree Lane.</p>

E 7.0 Stormwater

Assessed by EEU

PROTECTION OF COUNCIL INFRASTRUCTURE

Council infrastructure at risk	Why?
Stormwater pipes	Not required
Council road network	Yes - During construction

CONDITIONS:

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

General Conditions:

ENG1: Pay Costs

ENG 2a: Vehicular barriers compliant with the Australian Standard AS/NZS1170.1:2002 must be installed

ENG 2b: Vehicular barriers compliant with the Australian Standard AS/NZS1170.1:2002 design must be submitted

ENG 2c: Vehicular barrier certification

ENG 3a: The access driveway and parking module (parking spaces, aisles and manoeuvring area) must be designed and constructed in accordance with drawings submitted

ENG 3c: The access driveway and parking module (parking spaces, aisles and manoeuvring area) must be constructed in accordance with the drawings approved by condition ENG 3a.

ENG 4: Surface treatment

ENG 5: The number of car parking spaces approved on the site, for use is eight

ENV1: SWMP

ADVICE:

- Dial before you dig
- Fees and charges
- Building Permit
- Plumbing Permit
- Occupation of the Public Highway
- Condition endorsement engineering
- General Exemption (Temporary) Parking Permits
- Work in the highway reservation
- Driveway surface treatment in highway reservation
- Stormwater

REPRESENTATIONS:

Representation has been submitted regarding construction vehicles and the impact of on street parking. On street parking regulations apply to construction vehicles unless a permit (under a separate process to planning) is obtained from Council for a general exemption during the construction period. A permit under a separate process to planning will be required to be obtained from Council for the occupation of the highway for the placement of skip bins, cranes etc. which may include a construction traffic management plan if necessary. The disruption to on street parking in the area will only be temporary for the duration of construction.

Application Referral Enviro - City Amenity - Response

From:	MKJ - 20/1/22
Recommendation:	Proposal is acceptable subject to conditions.
Date Completed:	
Address:	5 MONTRIVALE RISE, DYNMYRNE ADJACENT ROAD RESERVE
Proposal:	Three Multiple Dwellings
Application No:	PLN-22-21
Assessment Officer:	Victoria Maxwell,

Referral Officer comments:

CODE	Applicable	Exempt	Permitted (If acceptable solutions are met)	Discretionary (Identify the relevant performance criteria)
E7.0 Stormwater Management Code	Y	N	A1	
E11.0 Waterway and Coastal Protection Code	N			
E15.0 Inundation Prone Areas Code	N			
Protection of Y Infrastructure Subdivision (LG(BMP) / Zone provisions)	N			

Please advise EEU at any stage if:

- Changes to the original proposed development are made
- Requested reports are submitted

Stormwater Management Code

Clause E7.7.1	Discussion
A1 – Disposal	met
A2/P2 – Treatment	met
A3/P3 – Capacity	met
A4/P4 – OFP	met

**Discussion**

Protection of Council	The proposed development is close to the easement (especially in NE
Infrastructure	corner) and may require substantial footings
Subdivision	
Other	

Assessment Notes:

The report submitted by ADDC shows that the stormwater will be managed to meet pre-development flow levels and treatment of the driveway water will ensure stormwater quality targets are met.

Recommended Conditions:

Protection of Council stormwater (design and CCTV)

Recommended Advice:

8. REPORTS

8.1 City Planning - Advertising Report File Ref: F22/27088

Memorandum of the Director City Life of 23 March 2022 and attachment.

Delegation: Committee



City of **HOBART**

MEMORANDUM: CITY PLANNING COMMITTEE

City Planning - Advertising Report

Attached is the advertising list for the period 8 March 2022 to 22 March 2022.

RECOMMENDATION

That:

- 1. That the information be received and noted.***

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

Neil Noye
DIRECTOR CITY LIFE

Date: 23 March 2022
File Reference: F22/27088

Attachment A: City Planning - Advertising Report ↓

Application	Street	Suburb	Development	Works Value	Expiry Date	Referral	Proposed Delegation	Advertising Period Start	Advertising Period End
PLN-21-644	7 ANCANTHE AVENUE	LENAH VALLEY	Dwelling	\$600,000	25/03/2022	ayersh	Director	08/03/2022	23/03/2022
PLN-21-858	4 MIDWOOD STREET	NEW TOWN	Partial Demolition, Alterations, Three Multiple Dwellings (Two Existing, One New), Alterations to Car Parking, and Fencing	\$200,000	06/04/2022	ayersh	Director	10/03/2022	25/03/2022
PLN-22-85	187 - 195 SANDY BAY ROAD	SANDY BAY	Partial Demolition, Alterations and Change of Use to Two Multiple Dwellings and Two Home-Based Businesses	\$45,000	04/04/2022	ayersh	Director	21/03/2022	04/04/2022
PLN-21-657	21 BEAUMONT ROAD	LENAH VALLEY	Dwelling	\$290,000	18/04/2022	baconr	Director	10/03/2022	25/03/2022
PLN-21-716	17 SMITHURST AVENUE	SOUTH HOBART	Subdivision (Boundary Adjustment)	\$0	13/04/2022	baconr	Council (Refusal)	16/03/2022	30/03/2022
PLN-22-122	650 HUON ROAD	FERN TREE	Partial Demolition, Alterations, and Extensions	\$450,000	28/04/2022	baconr	Director	22/03/2022	05/04/2022

Application	Street	Suburb	Development	Works Value	Expiry Date	Referral	Proposed Delegation	Advertising Period Start	Advertising Period End
PLN-22-47	14 WOODCUTTERS ROAD	TOLMANS HILL	Dwelling	\$500,000	04/04/2022	langd	Director	15/03/2022	29/03/2022
PLN-22-116	60 LIVERPOOL STREET	HOBART	Signage	\$1,200	17/04/2022	langd	Director	16/03/2022	30/03/2022
PLN-21-153	6 FREDERICK STREET	WEST HOBART	Outbuilding (Garage)	\$15,000	17/04/2021	langd	Director	21/03/2022	04/04/2022
PLN-21-17	24 TABART STREET	NEW TOWN	Dwelling	\$500,000	07/04/2022	maxwellv	Director	11/03/2022	26/03/2022
PLN-22-7	486 SANDY BAY ROAD	SANDY BAY	Partial Demolition, Alterations and Extension	\$200,000	06/04/2022	maxwellv	Director	16/03/2022	30/03/2022
PLN-22-86	8 / 9 SACKVILLE STREET	HOBART	Change of Use to Visitor Accommodation	\$0	05/04/2022	mcclenahanm	Council (Objection)	08/03/2022	23/03/2022
PLN-22-89	14 SHORT STREET	GLEBE	Partial Demolition, Alterations and Extension	\$150,000	05/04/2022	mcclenahanm	Director	09/03/2022	24/03/2022
PLN-22-110	8 QUORN STREET	SANDY BAY	Front Fencing	\$15,000	14/04/2022	mcclenahanm	Director	09/03/2022	24/03/2022

Application	Street	Suburb	Development	Works Value	Expiry Date	Referral	Proposed Delegation	Advertising Period Start	Advertising Period End
PLN-21-732	9 HEARTWOOD ROAD	LENAH VALLEY	Dwelling	\$371,000	08/04/2022	mcclenahanm	Director	10/03/2022	25/03/2022
PLN-21-814	21 LOCHNER STREET	WEST HOBART	Partial Demolition, Alterations and Extension	\$310,000	04/04/2022	mcclenahanm	Director	10/03/2022	25/03/2022
PLN-22-14	171 BATHURST STREET	HOBART	Partial Demolition, Alterations, Extension, Swimming Pool and Front Fencing	\$275,000	10/04/2022	mcclenahanm	Director	10/03/2022	25/03/2022
PLN-21-795	13 RUSHWOOD COURT	LENAH VALLEY	Dwelling	\$600,000	20/04/2022	mcclenahanm	Director	16/03/2022	30/03/2022
PLN-21-869	83 MELVILLE STREET	HOBART	Partial Demolition, Alterations, Extension, Change of Use to Educational and Occasional Care, and Associated Works in Road Reserve	\$85,900,000	08/04/2022	mcclenahanm	Council (Council Land)	16/03/2022	30/03/2022
PLN-22-72	368 MACQUARIE STREET	SOUTH HOBART	Partial Demolition, Alterations and Extension	\$175,000	01/04/2022	mcclenahanm	Director	16/03/2022	30/03/2022

Application	Street	Suburb	Development	Works Value	Expiry Date	Referral	Proposed Delegation	Advertising Period Start	Advertising Period End
PLN-22-74	4 ALFRED STREET	NEW TOWN	Extension	\$70,000	07/04/2022	ockendenl	Director	10/03/2022	25/03/2022
PLN-22-57	36 PROCTORS ROAD	DYNNYRNE	Partial Demolition, Alteration, Extension and Carport	\$250,000	03/04/2022	ockendenl	Director	16/03/2022	30/03/2022
PLN-22-121	10 - 12 BRAMBLE STREET	RIDGEWAY	Outbuildings (Garage and Shed)	\$20,000	18/04/2022	ockendenl	Director	21/03/2022	04/04/2022
PLN-22-98	13 VALENTINE STREET	NEW TOWN	Partial Demolition and Alterations	\$40,000	07/04/2022	sherriffc	Director	08/03/2022	23/03/2022
PLN-22-104	2 / 54 RIALANNAH ROAD	MOUNT NELSON	Partial Demolition and Alterations	\$20,000	12/04/2022	sherriffc	Director	15/03/2022	29/03/2022
PLN-22-101	182 BRISBANE STREET	WEST HOBART	Partial Demolition, Alterations and Extension	\$120,000	15/04/2022	sherriffc	Director	21/03/2022	04/04/2022
PLN-22-113	19 FARADAY STREET	WEST HOBART	Swimming Pool	\$100,000	14/04/2022	smeea	Director	11/03/2022	26/03/2022
PLN-21-630	8 WOODCUTTERS ROAD	TOLMANS HILL	Dwelling	\$400,000	09/04/2022	smeea	Director	15/03/2022	29/03/2022
PLN-21-621	41 HILLCREST ROAD	TOLMANS HILL	Dwelling	\$900,000	08/04/2022	smeea	Director	22/03/2022	05/04/2022

Application	Street	Suburb	Development	Works Value	Expiry Date	Referral	Proposed Delegation	Advertising Period Start	Advertising Period End
PLN-21-628	432 HUON ROAD	SOUTH HOBART	Subdivision (One Additional Lot)	\$0	09/04/2022	widdowsont	Director	22/03/2022	05/04/2022
PLN-22-125	7 SOUTH STREET	BATTERY POINT	Partial Demolition, Alterations and Extension	\$330,000	20/04/2022	wilsone	Director	16/03/2022	30/03/2022

8.2 Delegated Decision Report (Planning)
File Ref: F22/28291

Memorandum of the Director City Life of 28 March 2022 and attachment.

Delegation: Committee



City of **HOBART**

MEMORANDUM: CITY PLANNING COMMITTEE

Delegated Decision Report (Planning)

Attached is the delegated planning decisions report for the period 15 March 2022 to 25 March 2022.

RECOMMENDATION

That:

- 1. That the information be received and noted.***

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

Neil Noye
DIRECTOR CITY LIFE

Date: 28 March 2022
File Reference: F22/28291

Attachment A: Delegated Decision Report (Planning) ↓

28 March 2022

Delegated Decisions Report (Planning)

24 applications found.

					Approved	All
Planning Description	Address	Works Value	Decision	Authority		
PLN-21-644 Dwelling	7 ANCANTHE AVENUE LENA VALLEY TAS 7008	\$ 600,000	Approved	Delegated		
PLN-21-652 Partial Demolition, Alterations, Extension, and Signage	15-19 WARWICK STREET HOBART TAS 7000	\$ 1,850,000	Approved	Delegated		
PLN-21-697 Dwelling	7 TENNYSON COURT WEST HOBART TAS 7000	\$ 860,000	Approved	Delegated		
PLN-21-749 Partial Demolition and Alterations	62 ST GEORGES TERRACE BATTERY POINT TAS 7004	\$ 100,000	Approved	Delegated		
PLN-21-751 Partial Demolition, Alterations and Extension	78 NEWDEGATE STREET WEST HOBART TAS 7000	\$ 550,000	Approved	Delegated		
PLN-21-772 Partial Demolition and Alterations	250 MACQUARIE STREET HOBART TAS 7000	\$ 120,000	Approved	Delegated		
PLN-21-860 Partial Demolition, Alterations and Extension	89 AUGUSTA ROAD LENA VALLEY TAS 7008	\$ 250,000	Approved	Delegated		
PLN-21-862 Dwelling and Ancillary Dwelling	10 MONTRIVALE RISE DYNMYRNE TAS 7005	\$ 380,000	Approved	Delegated		
PLN-21-867 Landscaping	16 MONA STREET BATTERY POINT TAS 7004	\$ 250	Approved	Delegated		
PLN-22-100 Alterations and Extension	4 BENJAFIELD TERRACE MOUNT STUART TAS 7000	\$ 300,000	Approved	Delegated		
PLN-22-132 Partial Demolition, Alterations, and Extension	2/1 MCDEVITT AVENUE DYNMYRNE TAS 7005	\$ 30,000	Approved	Delegated		
PLN-22-140 Change of Use to Visitor Accommodation	48 FOREST ROAD WEST HOBART TAS 7000	\$ 0	Approved	Delegated		
PLN-22-25 Partial Demolition, Alterations and Extension	5 MUIR COURT MOUNT STUART TAS 7000	\$ 400,000	Approved	Delegated		
PLN-22-29 Dwelling and Swimming Pool	1 ROSS PLACE MOUNT STUART TAS 7000	\$ 700,000	Approved	Delegated		
PLN-22-32 Signage	74-76 ELIZABETH STREET HOBART TAS 7000	\$ 0	Approved	Delegated		
PLN-22-33 Partial Demolition, Alterations and Extension, and Extension to Driveway	167A POTTERY ROAD LENA VALLEY TAS 7008	\$ 100,000	Approved	Delegated		
PLN-22-42 Dwelling	51 BEAUMONT ROAD LENA VALLEY TAS 7008	\$ 400,100	Approved	Delegated		
PLN-22-52 Partial Demolition, Alterations and Extension and Signage	111-115 MACQUARIE STREET HOBART TAS 7000	\$ 4,000,000	Approved	Delegated		
PLN-22-60 Partial Demolition and Alterations	2/2 GORE STREET SOUTH HOBART TAS 7004	\$ 250,000	Approved	Delegated		
PLN-22-80 Partial Demolition, Alterations and Extension	12 D'ARCY STREET SOUTH HOBART TAS 7004	\$ 748,000	Approved	Delegated		
PLN-22-92 Extensions (Decks)	26 RAYMONT TERRACE MOUNT STUART TAS 7000	\$ 18,000	Approved	Delegated		
PLN-22-93 Alterations (solar panels)	1 SHORT STREET GLEBE TAS 7000	\$ 1,580	Approved	Delegated		
PLN-22-96 Alterations (Solar Panels)	552 SANDY BAY ROAD SANDY BAY TAS 7005	\$ 4,000	Approved	Delegated		
PLN-22-98 Partial Demolition and Alterations	13 VALENTINE STREET NEW TOWN TAS 7008	\$ 40,000	Approved	Delegated		

9. QUESTIONS WITHOUT NOTICE

Section 29 of the *Local Government (Meeting Procedures) Regulations 2015*.
File Ref: 13-1-10

An Elected Member may ask a question without notice of the Chairman, another Elected Member, the Chief Executive Officer or the Chief Executive Officer's representative, in line with the following procedures:

1. The Chairman will refuse to accept a question without notice if it does not relate to the Terms of Reference of the Council committee at which it is asked.
2. In putting a question without notice, an Elected Member must not:
 - (i) offer an argument or opinion; or
 - (ii) draw any inferences or make any imputations – except so far as may be necessary to explain the question.
3. The Chairman must not permit any debate of a question without notice or its answer.
4. The Chairman, Elected Members, Chief Executive Officer or Chief Executive Officer's representative who is asked a question may decline to answer the question, if in the opinion of the respondent it is considered inappropriate due to its being unclear, insulting or improper.
5. The Chairman may require a question to be put in writing.
6. Where a question without notice is asked and answered at a meeting, both the question and the response will be recorded in the minutes of that meeting.
7. Where a response is not able to be provided at the meeting, the question will be taken on notice and
 - (i) the minutes of the meeting at which the question is asked will record the question and the fact that it has been taken on notice.
 - (ii) a written response will be provided to all Elected Members, at the appropriate time.
 - (iii) upon the answer to the question being circulated to Elected Members, both the question and the answer will be listed on the agenda for the next available ordinary meeting of the committee at which it was asked, where it will be listed for noting purposes only.

10. CLOSED PORTION OF THE MEETING

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

- Confirm the minutes of the Closed portion of the meeting
- Questions without notice in the Closed portion

The following items were discussed: -

- | | |
|------------|--|
| Item No. 1 | Minutes of the last meeting of the Closed Portion of the Committee Meeting |
| Item No. 2 | Consideration of supplementary items to the agenda |
| Item No. 3 | Indications of pecuniary and conflicts of interest |
| Item No. 4 | Questions Without Notice |