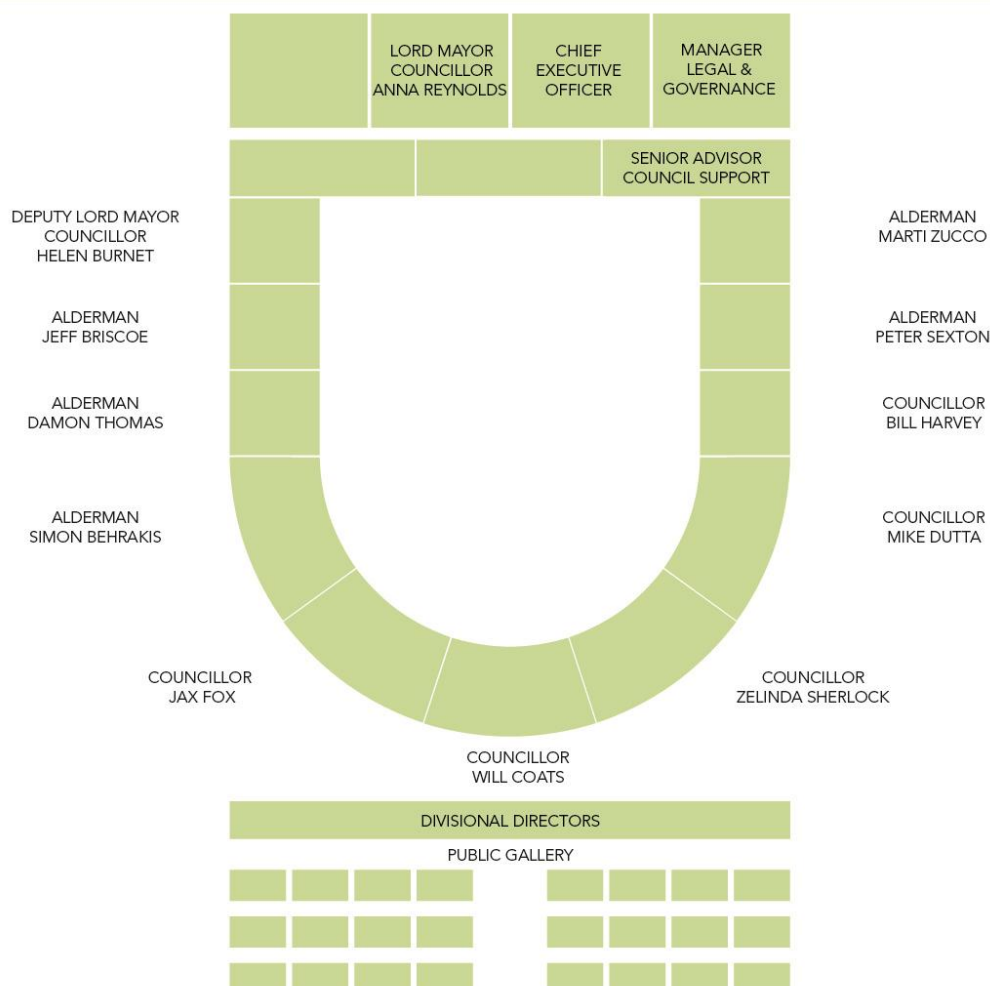




CITY OF HOBART

AGENDA
OPEN PORTION OF THE COUNCIL MEETING
MONDAY, 30 MAY 2022
AT 5:00 PM





ORDER OF BUSINESS

APOLOGIES AND LEAVE OF ABSENCE

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

CITY PLANNING COMMITTEE

9. COUNCIL ACTING AS PLANNING AUTHORITY.....	7
9.1 4 Mitah Crescent, Sandy Bay - Change of Use to Visitor Accommodation.....	7
9.2 78 Alexander Street, 12 French Street, Sandy Bay and Adjacent Road Reserve - Partial Demolition, Alterations, Two Multiple Dwellings (One Existing, One New) and Associated Hydraulic Infrastructure.....	46
9.3 368 Macquarie Street, South Hobart - Change of Use to Visitor Accommodation.....	55
9.4 370 Macquarie Street. South Hobart - Change of Use to Visitor Accommodation.....	176
10. Proposal to amend the Southern Tasmania Regional Land Use Strategy by extending the Urban Growth Boundary at Droughty Point ('Skylands').....	207

FINANCE AND GOVERNANCE COMMITTEE

11. Financial Report as at 31 March 2022.....	208
--	------------

PARKS AND RECREATION COMMITTEE

12. Nature Strip Policy.....	209
-------------------------------------	------------

SPECIAL REPORT - LORD MAYOR

- 13. Elected Member Professional Development Plan - Deputy Lord Mayor Councillor Helen Burnet 210**

SPECIAL REPORT – CHIEF EXECUTIVE OFFICER

- 14. Response to Notice of Motion - UTAS Move to the City 213**
- 15. Resolutions from Public Meeting in Response to Save UTas Petition..... 214**
- 16. Future of Local Government Review - Phase 1 Submission 215**
- 17. CLOSED PORTION OF THE MEETING..... 216**

**A MEETING OF THE OPEN PORTION OF THE COUNCIL WILL BE HELD IN THE
COUNCIL CHAMBER, TOWN HALL ON MONDAY, 30 MAY 2022 AT 5:00 PM.**

**Kelly Grigsby
Chief Executive Officer**

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

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

ELECTED MEMBERS:

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

APOLOGIES:

LEAVE OF ABSENCE:

Alderman D C Thomas

1. CONFIRMATION OF MINUTES

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

2. TRANSFER OF AGENDA ITEMS

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

3. COMMUNICATION FROM THE CHAIRMAN

4. NOTIFICATION OF COUNCIL WORKSHOPS

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

5. PUBLIC QUESTION TIME

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

6. PETITIONS

7. CONSIDERATION OF SUPPLEMENTARY ITEMS

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

RECOMMENDATION

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

8. INDICATIONS OF PECUNIARY AND CONFLICTS OF INTEREST

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

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

REPORTS OF COMMITTEES

CITY PLANNING COMMITTEE

9. COUNCIL ACTING AS PLANNING AUTHORITY

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

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

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

9.1 4 Mitah Crescent, Sandy Bay - Change of Use to Visitor Accommodation PLN-22-200 PLN-22-200 - File Ref: F22/44596

Ref: Open [CPC 7.1.1](#), 23/05/2022
Application Expiry Date: 30 May 2022

That the item be referred to the Council without recommendation.

Attachment A: Original Report CPC Agenda 23 May 2022 - Item 7.1.1 -
4 Mitah Crescent

**7.1 APPLICATIONS UNDER THE HOBART INTERIM PLANNING
SCHEME 2015**

**7.1.1 4 MITAH CRESCENT, SANDY BAY - CHANGE OF USE TO VISITOR
ACCOMMODATION
PLN-22-200****PLN-22-200 - FILE REF: F22/44596**

Address:	4 Mitah Crescent, Sandy Bay
Proposal:	Change of Use to Visitor Accommodation
Expiry Date:	30 May 2022
Extension of Time:	Not applicable
Author:	Ben Ikin

RECOMMENDATION

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for change of use to visitor accommodation at 4 Mitah Crescent, 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-22-200 4 MITAH CRESCENT SANDY BAY TAS 7005 - 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.

PLN s1

The approved visitor accommodation use must not have multiple bookings at the one time.

This stipulation must also be set out in the visitor management plan as required by condition PLN 18 above.

Advice:

The intent of this condition is to ensure that only one person or group of persons, under a single booking, can utilise the property at any one time. It is the intent of this condition to prevent the property from being rented out to multiple different people or groups of people at the same time.

Reason for condition

In accordance with the stated intent of the applicant, in the interests of the amenity of neighbouring properties, and 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.

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.

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 are in a bushfire prone area there may be a need to create/review the Bushfire Management Hazard Plan for your property.

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-22-200 - 4 MITAH CRESCENT SANDY BAY
TAS 7005 - Planning Committee or Delegated
Report  |
| Attachment B: | PLN-22-200 - 4 MITAH CRESCENT SANDY BAY
TAS 7005 - CPC Agenda Documents  |
| Attachment C: | PLN-22-200 - 4 MITAH CRESCENT SANDY BAY
TAS 7005 - Draft Visitor Accommodation
Management Plan  |



City of HOBART

APPLICATION UNDER HOBART INTERIM PLANNING SCHEME 2015

Type of Report:	Committee
Council:	23 May 2022
Expiry Date:	30 May 2022
Application No:	PLN-22-200
Address:	4 MITAH CRESCENT , SANDY BAY
Applicant:	Tik Chan (SSCP HOLDINGS PTY LTD) 14 Walker Avenue
Proposal:	Change of Use to Visitor Accommodation
Representations:	Seven (7)
Performance criteria:	Planning Directive No. 6 – Exemption and Standards for Visitor Accommodation in Planning Schemes, Landslide Hazard Code, Parking and Access Code

1. Executive Summary

- 1.1 Planning approval is sought for Change of Use to Visitor Accommodation at 4 MITAH CRESCENT SANDY BAY TAS 7005.
- 1.2 More specifically the proposal includes:
 - change of use from permanent residential dwelling to visitor accommodation
 - two on-site parking spaces provided
 - no proposed signage
 - no internal works are proposed.
- 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 - Floor Area
 - 1.3.2 Landslide Code - Vulnerable Use
 - 1.3.3 Parking and Access Code - Number of Parking Spaces
- 1.4 Seven representations objecting to the proposal were received within the statutory advertising period between 26 April 2022 - 9 May 2022.

- 1.5 The proposal is recommended for approval subject to conditions.
- 1.6 The final decision is delegated to the Council, because it is of a category of planning applications that has been called in by an Elected Member.

2. Site Detail

- 2.1 The subject site is located on the eastern side of Mitah Crescent, Sandy Bay. The site contains a single dwelling situated on a large urban lot, with rear access to the Derwent River foreshore.

The surrounding land uses are primarily residential, containing mostly single detached dwellings with some multiple dwellings on medium to large urban lots.



Figure 1: Aerial view of subject site and surrounds (source Geocortex, 2022)



Figure 2: Subject site viewed from Mitah Crescent (source: Google street view)

3. Proposal

- 3.1 Planning approval is sought for Change of Use to Visitor Accommodation at 4 MITAH CRESCENT SANDY BAY TAS 7005.

3.2 More specifically the proposal is for:

- change of use from permanent residential dwelling to visitor accommodation
- two on-site parking spaces provided
- no proposed signage
- no internal works are proposed.



Figure 3: Floor plan (source: applicant)

4. Background

4.1 The following planning applications have previously been considered for the site:

- PLN-03-01315-01 - Demolition and New House

5. Concerns raised by representors

5.1 Seven representations objecting to the proposal were received within the statutory advertising period between 26 April 2022 - 10 May 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.

Dear Hobart City Council, we object to 4 Mitah Crescent being used for short or medium stay accommodations for two primary reasons: i) lack of parking space available on the one-way street of Mitah Crescent and ii) potential use of the premises for multiple, separate guest bookings. On the first point, there is already a lack of parking on the steep street of Mitah Crescent and the driveway of number 4 does not allow the double garage to be used for two wheeled vehicles due to the incline of the driveway. Additional cars from short or mid-term guests will make Mitah Crescent an overly congested street. On point 2, if the premises is to be rented to more than one group at a time, this will exacerbate the parking problem. Secondary concerns include noise from short term guests in general, especially if multiple parties are booked. I would also like to check whether the maximum size of 200 sqm for airbnb / short term accommodation is being abided by as this property is much larger than 200sqm.

We do not want to see Mitah Crescent rezoned to allow short and mid-stay accommodation - it is a quiet, pleasant residential street with close neighbours and no desire to see additional traffic and noise.

I wish to submit my presentation in opposition to the planning application for a change of use to visitor accommodation at number 4 Mitah Crescent Sandy Bay (Application No. PLN -22-200.) I have lived with my family at this residence since 1981.

This is a quiet residential area and Mitah Crescent is effectively a one way street. There is parking on only one side of the street. Mitah Crescent has also a steep gradient off the main Sandy Bay Road at the front entrance to my property at number 3. This means that any visitors to my home who are unsteady on their feet (i.e. infirm, unwell or elderly visitors must park outside number 4 to safely get in and out of their car. Number 4 has an extremely steep driveway that only a high clearance 4WD can straddle the curb and drive, Most cars will bottom out and not gain access to the garage. Meaning that those residing there must use the street outside their property where there are only 2 parking spaces.

Should this property be used as visitor accommodation there will be a significant increase in street traffic and congestion, particularly if there are multiple visitors staying at the accommodation that is often the case with high end luxury accommodation as this would be.

Visitor accommodation is incongruent to the residential family profile of the street's residents.

The rental market in Hobart is such that rents have increased by 27% in the last five years, and the vacancy rate is currently 0.3%. This has an impact on where people live, and indeed people's ability access to (affordable) housing.

There has been a rise in the number of residences being approved/used for visitor accommodation. COVID resulted in some visitor accommodation uses being returned to residential, which resulted in the average rents being reduced.

This application should be refused because the proposal is not compatible with the character and use of the area, and it would cause an unreasonable loss of residential amenity.

There are already 129 whole investment properties being used as visitor accommodation in Sandy Bay.

Sandy Bay should remain a suburb which prioritises long term residents.

I strongly request, that the application for change of visitor use accommodation of premises number 4 Mitah Crescent Sandy Bay, is refused- on the basis that it doesn't comply with clause (3.1 a) of planning directive number (6) of the Hobart interim planning scheme (2015) (Tasmania). It is not compatible with the character and use of the area, and it would cause unreasonable loss of residential housing.

Over the last 5 years rents in Hobart LGA have increased by 27%.

Core logic reports the median rents in Hobart are more expensive than Adelaide, Brisbane Perth, and Melbourne, whilst Tasmanians have the lowest median income, and the 2nd highest rate of dependence on welfare payments in the country.

The 2022 Anglicare report found that on one weekend in March, that of the 323 rental listings, not a single house was deemed affordable for a welfare or pension dependant Tasmanian to rent in the States south.

The Council cannot in good conscience allow further leeching of residential property into the Short Stay market at this time, when locals are sleeping rough due to housing unaffordability and availability access.

Hobart is now one of the least affordable capital cities relative to income in the world the RII found that tenants in greater Hobart spend an average of 34% of their income on rent, and this is a modest estimate from the cohorts that I represent who are spending well above this on average, some even up to 80%, if on a low income.

Skyrocketing rents are likely to have played a role in Hobartians becoming homeless, moving further away from their vital family and community supports, and essential services such as schools and hospitals.

There are 481 investment properties being used as visitor accommodation ahead of the changes proposed by the Hobart city council to short stay rules limiting or stopping whole houses in the Hobart LGA.

We were predicted to see a glut of applications, termed by one real estate investor and short stay operator as golden tickets, with one operator encouraging members of their residential owners property group to get one soon.

We will see a glut of golden ticket applications at this time, in the lead up to the HCC amendments to whole house short stay listings, and it would be considered duty of care for those approving or denying planning representations for new short- stay listings to mitigate this in the wake of the HCC changes, and for such applications to be scrutinized considering the impending short stay regulatory changes in the Hobart LGA.

On behalf of myself and the Hobartians facing Homelessness group, which represents over 2000 Tasmanians in the Hobart LGA and greater Hobart area experiencing homelessness or housing rental stress, I formally request that this representation for short stay conversion to 4 Mitah Crescent, Sandy Bay, be refused for the reasons referred to above.

We would like to lodge an objection to the proposed change of use of 4 Mitah Crescent from residential to visitor accommodation on the following grounds:

* Potential increase in nuisance noise and loss of amenity. Short term visitor accommodation properties historically have been problematic in established residential areas.

* There is not a lot of on street parking in Mitah Crescent with residents and people from surrounding areas competing for the space available. It is not unusual to see vehicles parked in the "No Parking" zone running from 10 Mitah Crescent to 4 Mitah Crescent. The driveway of 4 Mitah Crescent is steep and the garage hold two vehicles, that is assuming short term accommodation visitors use the garage parking.

* There is a statewide shortage of long term rental properties in Tasmania. Allowing 4 Mitah Crescent to be changed to short term visitor accommodation removes another potential long term rental property from the market.

* The Hobart City Council voted 8 to 3 in March to stop any new permits for whole house short stay accommodation.

We are greatly concerned and object to 4 Mitah Crescent being granted permission to Change of Use to Visitor Accommodation. Mitah Crescent has always been a quiet residential crescent. Change of use will threaten the ambience and character of the crescent. The house was never designed to be a multiple dwelling and the resulting increased traffic will be both a nuisance and dangerous, especially as it is so close to a sharp corner.

The application for an airbnb on 4 Mitah Crescent should be rejected. Allowing this property to be short term accommodation decreases the housing stock for residents of hobart and exacerbates the housing crisis which the council claims to be working to solve. Please do not take this backwards step.

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 Residential Zone of the *Hobart Interim Planning Scheme 2015*.
- 6.3 The existing use is residential - single dwelling. The proposed use is visitor accommodation. The existing use is a NPR use in the zone. The proposed use is permitted pursuant to Planning Directive No 6 - Exemptions and Standards for Visitor Accommodation in Planning Schemes.
- 6.4 The proposal has been assessed against:
 - 6.4.1 Planning Directive No. 6 – Exemption and Standards for Visitor Accommodation in Planning Schemes
 - 6.4.2 E3.0 Landslide Code
 - 6.4.4 E6.0 Parking and Access Code
- 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
 - Floor Area - 3.1 (e) P1*
 - 6.5.2 Parking and Access Code:
 - Number of Parking Spaces - E6.6.1 P1*
 - 6.5.3 Landslide Hazard Code:
 - Vulnerable Use - E3.6.2 P2*
- 6.6 Each performance criterion is assessed below.
- 6.7 Planning Directive No. 6 – Exemption and Standards for Visitor Accommodation in Planning Schemes - 3.1 (e) P1

- 6.7.1 The acceptable solution at clause 3.1 (e) A1 requires visitor accommodation to have a gross floor area of not more than 200m² per lot.
- 6.7.2 The proposal includes a gross floor area that is greater than 200m².
- 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 3.1 (e) P1 provides as follows:

Visitor Accommodation must be compatible with the character and use of the area and not cause an unreasonable loss of residential amenity, having regard to:

- (a) the privacy of adjoining properties;*
- (b) any likely increase in noise to adjoining properties;*
- (c) the scale of the use and its compatibility with the surrounding character and uses within the area;*
- (d) retaining the primary residential function of an area;*
- (e) the impact on the safety and efficiency of the local road network; and*
- (f) any impact on the owners and users rights of way.*

- 6.7.5 In terms of the impact on amenity of adjoining properties that this property may have if converted to visitor accommodation, it is noted that on the one hand this property is a relatively large three to four bedroom dwelling, and as such it does have the potential to accommodate larger numbers of people - in the order of at least six to eight people based on two people per bedroom. It is also noted that there is an outdoor pool on the northern side of the subject dwelling, as well as various other outdoor spaces that have a high degree of amenity and so are likely to be well used.

On the other hand the building stands alone from its neighbours, that is, it is not physically connected to any other dwellings, and there is reasonable separation between neighbouring dwellings, although it is noted that the neighbouring dwelling to the south is built quite close to its northern boundary, shared with the subject site. It is also considered that if well managed, there is no reason that a dwelling such as this should have any greater impact on neighbours if in residential use or as a visitor accommodation use.

As such, it is considered that with an appropriate condition requiring the implementation of a visitor management plan, the proposal will not

unreasonably impact on the amenity of adjoining properties. Refer to Attachment C for a draft visitor management plan.

In terms of the impact of this proposal on the character and residential functioning of the area, Council records indicate that there have been no recent approvals for visitor accommodation elsewhere in Mitah Crescent, or in the immediate vicinity on Sandy Bay Road. It is not considered that allowing this dwelling to be utilised for visitor accommodation would compromise the primarily residential character or functioning of the area.

The proposal provides more car parking than the scheme requires for this use, and provides the same amount of car parking as required for a residential dwelling of this size. The proposal is not considered to unreasonably impact on the safety and efficiency of the local road network, and no rights of way will be impinged upon. It is also noted that car parking is a matter to be dealt with/provided for in the visitor management plan.

6.7.6 The proposal complies with the performance criterion.

6.8 Parking and Access Code E 6.6 - Number of Vehicle Spaces

6.8.1 The acceptable solution at clause E6.6.1 requires the number of car parking spaces for visitor accommodation to be no less than and no greater than the 1 car parking space for each unit.

6.8.2 The proposal includes two car parking spaces.

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

6.8.4 The performance criterion at clause E6.6.1 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.

6.8.5 The proposal provides two car parking spaces, which is one more than required, and is discretionary on that basis. The surplus of car parking is considered to be appropriate given the scale of the visitor accommodation proposed. It is noted that two car parking spaces meets the planning scheme car parking requirement for a three or four bedroom dwelling.

6.8.6 The proposal complies with the performance criterion.

6.9 *Vulnerable Use - E3.6.2 P2*

6.9.1 There is no acceptable solution for clause E3.6.2 A2.

6.9.2 The proposal includes a 'vulnerable use' within a Landslide Hazard Area.

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

6.9.4 The performance criterion at clause E3.6.2 P2 provides as follows:

Vulnerable use must satisfy all of the following:

(a) No part of the vulnerable use is in a High Landslide Hazard Area;

(b) Landslide risk to occupants, staff, visitors and emergency personnel associated with the vulnerable use is either:

(i) acceptable risk; or

(ii) capable of feasible and effective treatment through hazard management measures, so as to be tolerable risk.

(c) Landslide risk to occupants, staff and visitors takes into consideration their specific circumstances including their ability to:

(i) protect themselves and defend property from landslide;

(ii) evacuate in an emergency;

(iii) understand and respond to instructions in the event of a landslide;

whilst minimising risk to emergency personnel.

- 6.9.5 The Council's Environmental Development Planner has assessed the proposal against the performance criteria as follows:

There are no High Landslide Hazard Areas on the site in conformity with P2(a).

With regard to P2(b) and (c), 'acceptable risk' is defined as 'a risk society is prepared to accept as it is. That is; without management or treatment'.

In my opinion, a reasonable person would accept the landslide risk associated with the proposed use because:

the accommodation building is outside the Landslide Hazard Area;

while there is a deck partially within the LHA, it is at the top of the slope, so persons using the deck would not be at risk from any rockfall that occurred;

the geotechnical risk assessment for the sewer main that passes through the land (Cromer, 2000) found the landslide risk to be low and acceptable for this land; and

the likelihood of a rockfall occurring when guests are using the embankment land is so small that the risk is acceptable.

The exercise of discretion is recommended with regard to E3.6.2 P2.

- 6.9.6 The proposal complies with the performance criterion.

7. Discussion

- 7.1 Planning approval is sought for change of use to visitor accommodation at 4 Mitah Crescent Sandy Bay.
- 7.2 The application was advertised and received seven objections. The objections raised concerns broadly that:
- Visitor accommodation use is not consistent with the character of the street or area.
 - Dwellings should not be converted to visitor accommodation, but should be used for long term residential use instead.
 - The visitor accommodation use will have a negative impact on neighbours' amenity, particularly noise.
 - The proposal will lead to more traffic on Mitah Crescent, and problems with car parking.
 - The visitor accommodation use will be used for multiple bookings at the one time.

In response it is noted that:

- While sympathetic to the issue of housing availability and affordability, this is not a matter that is dealt with by the planning scheme, and the Council has no ability to refuse an application for visitor accommodation because on this basis.
- This proposal is for a single visitor accommodation use in Mitah Crescent, where Council records indicate there are no other approvals for visitor accommodation in the immediate area on Mitah Crescent or on Sandy Bay Road. As such, it is not considered that this proposal will compromise the residential character of the immediate area. More broadly, the suggestion in one representation that the character of Sandy Bay as a residential suburb is already being undermined by the existing 129 visitor accommodation uses, is hard to support given there are in excess of 5000 dwellings in this suburb ([according to 2016 ABS data](#)). A use that occupies in the order of 3% of the available dwelling stock cannot be said to be undermining the residential character of the suburb. (It should be noted that this is a separate issue to housing availability, where the return of 129 dwellings to the rental market would clearly make a difference to the current vacancy rate, albeit that this is not an issue that is dealt with by the planning scheme.)
- Concerns regarding traffic, parking and amenity impacts, are considered to be adequately addressed by the imposition of a condition requiring a visitor accommodation management plan. A draft management plan is provided at Attachment C. This plan requires information to be set out providing:
 - That a manager will be appointed, including detailing name and phone number, and that they are contactable 24hrs.
 - What the maximum number of guests to be on site at any one time.
 - What the maximum number of vehicles that can be accommodated on site at any one time, and that guests are requested to use on-site parking.
 - That the property is to be used in a way that is respectful of the surrounding long term residents. This includes keeping noise to a minimum and not having parties.
 - A waste management protocol.
 - That the management plan will be circulated to all neighbouring properties at a minimum.
- In relation to the concern that there will be more than one booking at a time, the applicant has stated that 'it will only be rented out as a single entity'. A condition of approval to ensure this is the case and provide clarity on the issue is recommended.

- 7.3 The proposal has been assessed against the relevant provisions of the planning scheme and is considered to be supportable.

- 7.4 The proposal has been assessed by other Council officers, including the Council's Environmental Development Planner. The officer raised no objection to the proposal.
- 7.5 The proposal is recommended for approval.

8. Conclusion

- 8.1 The proposed Change of Use to Visitor Accommodation at 4 Mitah Crescent, 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 Council approve the application for Change of Use to Visitor Accommodation at 4 Mitah Crescent, 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-22-200 4 MITAH CRESCENT SANDY BAY TAS 7005 - 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.

PLN s1

The approved visitor accommodation use must not have multiple bookings at the one time.

This stipulation must also be set out in the visitor management plan as required by condition PLN 18 above.

Advice: The intent of this condition is to ensure that only one person or group of persons, under a single booking, can utilise the property at any one time. It is the intent of this condition to prevent the property from being rented out to multiple different people or groups of people at the same time.

Reason for condition

In accordance with the stated intent of the applicant, in the interests of the amenity of neighbouring properties, and 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.

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.

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 are in a bushfire prone area there may be a need to create/review the Bushfire Management Hazard Plan for your property.

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.



(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.



(Karen Abey)

Manager Development Appraisal

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

Date of Report: 11 May 2022

Attachment(s):

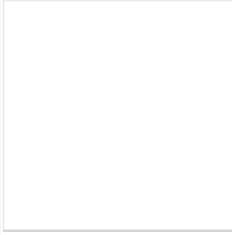
Attachment B - CPC Agenda Documents

Attachment C -Draft Visitor Accommodation Management Plan

Planning: #254212

Property

4 MITAH CRESCENT SANDY BAY TAS 7005

**People****Applicant ***SSCP HOLDINGS PTY LTD
Tik Chan
14 Walker Avenue
Newstead QLD 4006
449758612
tikshunchan@hotmail.com**Owner ***Justine Gillingham
4 Mitah Crescent
SANDY BAY TAS 7005
62312355
mel@goodconvey.com**Entered By**TIK CHAN
0449 758 612
tikshunchan@hotmail.com**Use**

Tourism

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

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

Short stay rentals such as AirBnB

Estimated cost of development *

1000.00

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?

☒ No

Documents

Required Documents

Title (Folio text and Plan and chant_5-04-2022_15-59-15.pdf
Schedule of Easements) *

Plans (proposed, existing) * chant_5-04-2022_15-59-03.pdf

Building self assessment Form permitted visitor
accommodation chant_5-04-2022_15-58-50.pdf

6th April 2022

Attention to:

Mr Ben Ikin

Senior Statutory Planner

City Life

Email: coh@hobartcity.com.au

Dear Mr Ikin

RE: 4 Mitah Crescent Sandy Bay – Change of Use To Visitor Accommodation Application No.
PLN-22-200

I am writing to reply your 3 questions:

- 1) Renting it out as a single entity only;
- 2) The entire double garage is for a single entity use only;
- 3) No work needs to be done to the current building and land for the change of use.

Thank you for your attention.

Kind Regards



Tik Chan (SSCP HOLDINGS PTY LTD)

Mobile: 0449758612



RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

VOLUME 48625	FOLIO 1
EDITION 11	DATE OF ISSUE 12-Oct-2021

SEARCH DATE : 13-Dec-2021
SEARCH TIME : 10.22 AM

DESCRIPTION OF LAND

City of HOBART
Lot 1 on Diagram 48625
Being the land described in Conveyance No. 57/5590
Derivation : Part of 56A-2R-0Ps. Gtd. to A. Crombie
Prior CT 4754/45

SCHEDULE 1

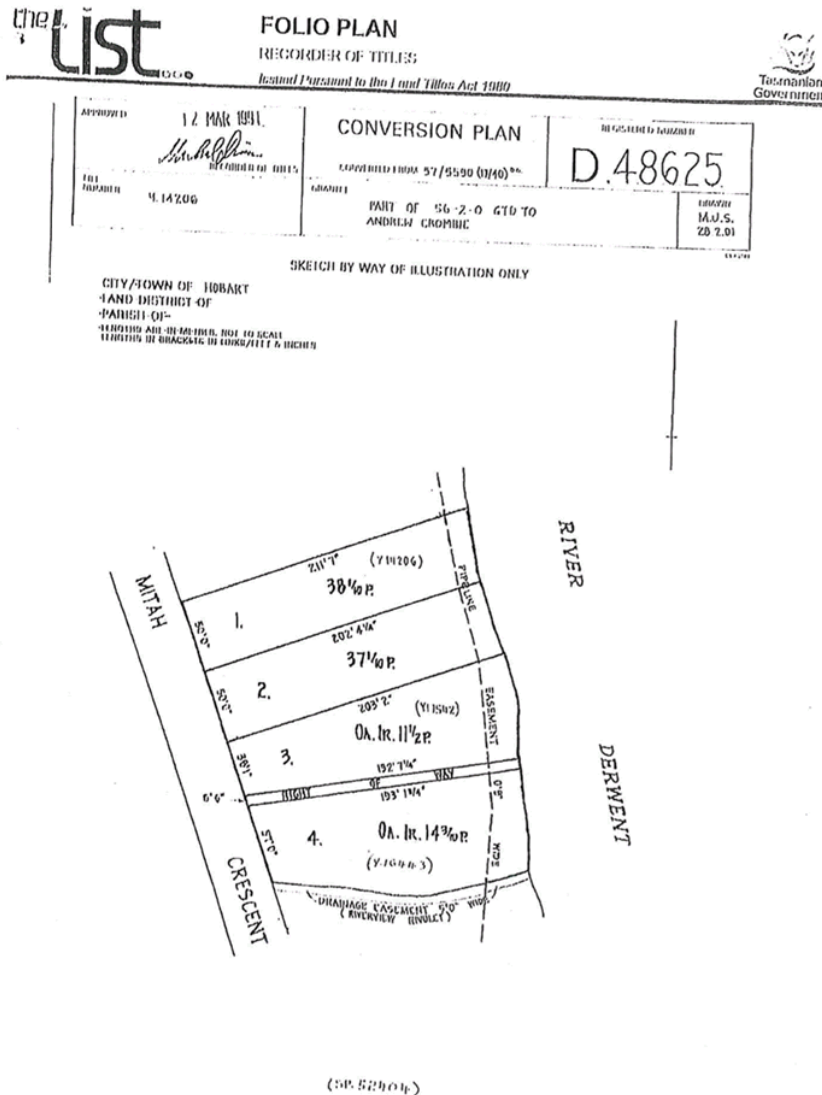
M895099 TRANSFER to JUSTINE ELIZABETH GILLINGHAM Registered
26-Jun-2021 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
23/1173 CONVEYANCE - Burdening Easement: Right to lay
maintain and use (For The Hobart City Council) over
the Pipeline Easement shown passing through the said
land within described on Diagram No. 48625
E275993 MORTGAGE to Perpetual Trustee Company Limited
Registered 12-Oct-2021 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations





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

This form must be completed where an existing dwelling or residential premises is used or intended to be used for short or medium term visitor accommodation, and a fee is being charged for such use, where:

- the dwelling or residential premises is used by the owner or occupier as their main place of residence and it has more than four bookable rooms, or
- the dwelling or residential premises is not used by the owner or occupier and it less than 300m².

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

To: Hobart City Council Permit Authority
 Address
 Suburb/postcode

Owner / Occupier details:

(Only an owner or occupier may complete this form)

Owner / Occupier:
 (Delete one not applicable)

Justine Gillingham

Postal Address:

4 Mitah Crescent

Phone
No:

Sandy Bay 7005

Email address:

Address of Existing Dwelling or Residential Premises to be used or intended to be used for Short or Medium Term Visitor Accommodation:

Street Address:

4 Mitah Crescent

Sandy Bay 7005

Certificate of Title
Reference No:

48625

Owner / Occupier Declaration:

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

applicant
 Owner/Occupier:
 (Delete one not applicable)

Name: (print)

Tim Chan

Signed

Date

[Signature]

5/6/22

(Delete one not applicable)

(will be the owner of property by 7/6/22)

Occupancy Permit:

(Must tick one)



(a) an Occupancy Permit is not required;

OR



(b) an Occupancy Permit has been issued, and the number of occupants stated on the permit is not exceeded.

Plumbing:	
------------------	--

(Must tick one)

☒ (a) the building is connected to a reticulated sewerage system;

OR

☐ (b) the building has an Accredited On-site wastewater management system (Oswms) that:

- (i) is in good working order and will be maintained to perform to the same standard as it was designed;
- (ii) has a land application distribution area designed, installed and in good serviceable condition;
- (iii) the maximum number of occupants of the premises the system is designed for is not exceeded;
- (iv) there is a maintenance contract in place for the servicing of the system; and
- (v) the premises:
 - a. is connected to a reticulated drinking water supply system; or
 - b. is provided with a private drinking water supply (including from a tank, well, dam, etc.) that meets Australian Drinking Water Guidelines.

Essential Building Services:	
-------------------------------------	--

(Must tick one)

☐ (a) the building has an approved essential maintenance schedule, and fire safety features are maintained in accordance with Part 7 (regulations 72 to 78) of the *Building Regulations 2016*;

OR

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

- (i) hardwired smoke alarms, that are interconnected where there is more than one alarm; or a smoke alarm with a sealed 10-year battery;
- (ii) smoke alarms fitted as per the National Construction Code, in any hallways outside bedrooms, at least one smoke alarm on each storey and on the lowest point of the ceiling; and
- (iii) properties within multistorey buildings have exits that are clearly marked and mapped for the visitor.

VISITOR MANAGEMENT PLAN

PROPERTY ADDRESS:

PLANNING PERMIT REF.:

CONDITION NO.:

CURRENT MANAGER'S NAME:

CURRENT MANAGER'S NO.:

This visitor management plan sets out the requirements which must be met while the visitor accommodation use operates at this property in order to limit, manage and mitigate unreasonable impacts upon the amenity of surrounding properties.

It is a mandatory requirement that this visitor management plan is complied with and if it is breached then this will constitute a breach of the planning permit, which may give rise to enforcement action by the Hobart City Council.

The operators of the visitor accommodation at the property must comply with the following requirements:

1. Appoint a Manager who will actively manage the property.

The Manager who is specified above is the initial Manager. If the Manager and/or their phone number changes, the new name and/or phone number must be provided within 24 hours to:

- (a) the City Planning Division of the City of Hobart by emailing planning@hobartcity.com.au; and
- (b) each neighbouring property, including those properties which are next to the property, over the road and behind the property.

The Manager must take steps to ensure that all bookings and use of the property comply with this visitor management plan.

2. The maximum number of guests allowed to use the property is [x]

All online booking platforms listing the visitor accommodation and all guest check in notices will state the following:

- (a) The maximum number of guests who are permitted to use the property is [x].
- (b) If you are planning to have more than [x] visitors at the property during your stay, please discuss your plans with us right now.

The guest numbers of all bookings must be monitored by the Manager of the visitor accommodation.

3. **The maximum number of vehicles to be associated with guests is [x] standard vehicles that are all capable of being driven onto the site.**

All online booking platforms listing the visitor accommodation and all guest check in notices will state the following:

- (a) The maximum number of vehicles which may be associated with any booking is [x] standard vehicles that are all capable of being driven onto the site.
- (b) Guests are requested to use on-site parking.

4. **The property must be used in a way which is respectful of the residential setting of the property.**

All online booking platforms listing the visitor accommodation and all guest check in notices will state the following:

- (a) We expect all guests treat our house with respect.
- (b) Guests are advised to be respectful of the residential setting of the visitor accommodation at all times, and to keep noise to a minimum, especially when using any outdoor areas of the property including the property's decks and balconies.
- (c) The property is not to be used for parties or functions.
- (d) The Manager of the visitor accommodation will monitor the behaviour of all guests. If any neighbours make any complaint to the Manager of the visitor accommodation, the Manager of the visitor accommodation will immediately visit the site to address that complaint.
- (e) If the Manager's directions are not complied with then the booking may be terminated immediately and/or your security deposit may be retained.

A security deposit of [x] must be obtained for each booking and must only be returned to guests if there are no complaints from neighbours to the Manager regarding noise or inappropriate behaviour.

5. **An appropriate waste management protocol must be implemented.**

The Manager must ensure that bins, including recycling, are placed for Council collection each week, unless the property has not been used

3

during that week, and return the bins to the property within 24 hours of Council collection.

6. Circulation of this visitor management plan

This visitor management plan must be provided to each neighbouring property, including those properties which are next to the property, over the road and behind the property prior to the commencement of the visitor accommodation use.

Approved by the Hobart City Council

**9.2 78 Alexander Street, 12 French Street, Sandy Bay and Adjacent Road Reserve - Partial Demolition, Alterations, Two Multiple Dwellings (One Existing, One New) and Associated Hydraulic Infrastructure
PLN-21-763 - File Ref: F22/44948**

Ref: Open [CPC 7.1.5](#), 23/05/2022
Application Expiry Date: 11 June 2022

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for partial demolition, alterations, extension, two multiple dwellings (one existing, one new), associated hydraulic infrastructure in Council Reserve, at 78 Alexander Street, 12 French Street, Sandy Bay 7005 and adjacent road reserve, for the reasons outlined in the officer's report marked as item 7.1.5 of the Open City Planning Committee meeting of 23 May 2022 and a permit containing the following conditions be issued:

GEN

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-21-763 78 ALEXANDER STREET SANDY BAY TAS 7005 - Final Planning Documents except where modified below.

Reason for condition

To clarify the scope of the permit.

TW

The use and/or development must comply with the requirements of TasWater as detailed in the form Amended Submission to Planning Authority Notice, Reference No. TWDA 2022/00114-HCC dated 18/2/2022 as attached to the permit.

Reason for condition

To clarify the scope of the permit.

ENG sw1

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

Advice:

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

Reason for condition

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

SW 6

The new stormwater infrastructure must be designed and constructed prior to occupancy or the commencement of the approved use (whichever occurs first).

The new stormwater connection within the French St Reserve / Proctors Rivulet riparian zone must be extended to a new headwall with adequate erosion control. These works must be designed and constructed prior to the commencement of the approved use or issue of any completion (whichever occurs first).

Prior to the issuing of any approval under the *Building Act 2016* or commencement of works (whichever occurs first), detailed engineering drawings of the infrastructure must be submitted and approved as a Condition Endorsement. The detailed engineering drawings must be certified by a suitably qualified and experienced civil engineer and must:

1. be substantially in accordance with the Local Government Association of Tasmania: Tasmanian Municipal Standard Drawings (December 2020), as varied by the City of Hobart's published departures from those Drawings;
2. the size and design of the connection such that it is appropriate to safely service the development;
3. long-sections of the proposed connection clearly showing clearances from any nearby services, cover, size, material and delineation of public and private infrastructure (Plan C05 shows infrastructure on public land as private);
4. include a long section of the pipe and headwall
5. detail adequate erosion and scour protection at the drainage outfall point, including measures to ensure the outfall complements the natural values of the rivulet.

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

Advice:

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

The construction of the stormwater connection from the rear boundary to the headwall will require a permit from the open space planning team. Please contact them for details via 6238 2711.

ENG 2a

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

Advice:

The Council does not consider a slope greater than 1 in 4 to constitute a lower level as described in AS/NZS 2890.1:2004 Section 2.4.5.3. Slopes greater than 1 in 4 will require a vehicular barrier or wheel stop.

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

Reason for condition

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

ENG 2b

Further detailed designs are required for vehicle barriers in the following locations:

1. Driveway
2. Parking areas (where required)

This 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;
3. show [dimensions, levels, gradients and transitions], and other details as Council deem necessary to satisfy the above requirement; and
4. show the extent of proposed vehicle safety barriers, where required to satisfy AS/NZS 2890.1:2004 Section 2.4.5.3, clearly specifying heights of drops from the driveway / parking area to lower levels where vehicle safety barriers and/or wheelstops are not required.

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

Advice:

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

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 3b

The following aspects of the access driveway and parking areas require further detailed designs:

1. Plan view and long section along the proposed driveway centreline and inside wheel paths from the highway reservation to each parking space, showing the gradient and elevation finished surface level and existing natural surface level; including transitions at change of grades, where required to comply with AS/NZS 2890.1:2004 Section 2.5.3(d);
2. Plan view showing standard single turn B85 swept paths (including 300mm manoeuvring clearance) into and out of all the proposed car parking space(s), ensuring swept paths do not conflict with adjacent parking spaces, structures or fixed objects (e.g. retaining walls / vehicular barriers);
3. Plan view showing the extent of proposed vehicle safety barriers, where required to satisfy AS/NZS 2890.1:2004 Section 2.4.5.3, clearly specifying heights of drops from the driveway / parking area to lower levels where vehicle safety barriers and/or wheelstops are not required; and
4. Plan view showing car parking space widths abutting walls or obstructions indicating a further 300 mm clearance for door opening.

This 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 2890.1:2004, if possible;
3. where the design deviates from AS/NZS 2890.1:2004 the designer must demonstrate that the design will provide a safe and efficient access, and enable safe, easy and efficient use; and
4. show [dimensions, levels, gradients and transitions], and other details as Council deem necessary to satisfy the above requirement.

The access driveway and parking area must be constructed in accordance with the approved detailed designs 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 / commencement of use, a suitably qualified engineer must certify that the access driveway and parking areas have been constructed in accordance with design drawings approved by

Condition ENG

3b.

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, aisle and manoeuvring areas) 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 / commencement of use.

Reason for condition

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

ENG 5

The number of car parking spaces approved to be used on the site is four (4).

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.

ENV 8

All recommended risk mitigation measures in the landslide risk assessment by Geo-Environmental Solutions dated March 2022 must be implemented including:

- All cuts must be retained with suitably engineered and drained retaining walls with topography and neighbouring properties taken into consideration. Foundations of retaining walls should extend into the underlying natural materials with bearing capacities in exceedance of 100kPa. This must be checked by a geotechnical engineer, engineering geologist or the site engineer at the time of construction.
- All retaining walls must account for upslope drainage above the walls and a grate drain immediately below the walls must be constructed to avoid saturation of site soils below the wall foundations.
- Use of fill must be limited at the site.
- All earthworks on site must comply with *AS3798-2007 Guidelines on earthworks for commercial and residential developments* and a sediment and erosion control plan must be implemented on site during and after construction.
- The proposed development must be constructed generally in accordance with the Australian Geomechanics Society (2007) *Guidelines for Good Hillside Construction Practices* and must be founded within/adequately anchored to the underlying weathered dolerite rock. Stormwater from both the existing and proposed new dwellings must be connected to reticulated systems, and connected as soon as possible during construction.

Reason for condition

To reduce the risk to life and property, and the cost to the community, caused by landslides.

ENV 2

Sediment and erosion control measures, in accordance with an approved soil and water management plan (SWMP), must be installed prior to the commencement of work and maintained until such time as all disturbed areas have been stabilised and/or restored or sealed to the Council's satisfaction.

A SWMP must be submitted as a Condition Endorsement prior to the issue of any approval under the *Building Act 2016* or the commencement of work, whichever occurs first. The SWMP must be prepared in accordance with the Soil and Water Management on Building and Construction Sites fact sheets (Derwent Estuary Program, 2008), available [here](#).

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

Advice:

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 avoid the pollution and sedimentation of roads, drains and natural watercourses that could be caused by erosion and runoff from the development.

ADVICE

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

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

CONDITION ENDORSEMENT

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 (e.g. placement of skip bin, crane, scissor lift etc). 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.

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.

COUNCIL RESERVES

A Public Spaces By-law permit will be required for installation of the new stormwater outfall into French Street Reserve. Information about these permits, and the application form to undertake works in a public space, can be found [here](#).

FEES AND CHARGES

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

DIAL BEFORE YOU DIG

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

RESIDENTIAL PARKING PERMITS

Multiple dwelling use is not eligible to residential parking permits. Under the current policy for the issuing of residential parking permits, the proposed use would not entitle the property to a residential parking permit.

**9.3 368 Macquarie Street, South Hobart - Change of Use to Visitor
Accommodation
PLN-22-216 - File Ref: F22/46315**

Ref: Open [CPC 7.1.7](#), 23/05/2022
Application Expiry Date: 30 May 2022

That the item be referred to the Council without recommendation.

Attachment A: Original Report CPC Agenda 23 May 2022 - Item 7.1.7 - 368
Macquarie Street

**7.1.7 368 MACQUARIE STREET, SOUTH HOBART - CHANGE OF USE TO
VISITOR ACCOMMODATION
PLN-22-216 - FILE REF: F22/46315**

Address: 368 Macquarie Street, South Hobart
Proposal: Change of Use to Visitor Accommodation
Expiry Date: 30 May 2022
Extension of Time: Not applicable
Author: Michael McClenahan

RECOMMENDATION

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for a change of use to visitor accommodation, at 368 Macquarie Street, South Hobart 7004 for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

GEN

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-22-216 - 368 MACQUARIE STREET SOUTH HOBART TAS 7004 - 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 are in a bushfire prone area there may be a need to create/review the Bushfire Management Hazard Plan for your property.

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-22-216 - 368 MACQUARIE STREET SOUTH
HOBART TAS 7004 - Planning Committee or
Delegated Report ↓ 
- Attachment B: PLN-22-216 - 368 MACQUARIE STREET SOUTH
HOBART TAS 7004 - Attachment B - CPC Agenda
Documents ↓ 



City of HOBART

APPLICATION UNDER HOBART INTERIM PLANNING SCHEME 2015

Type of Report: Committee
 Council: 30 May 2022
 Expiry Date: 30 May 2022
 Application No: PLN-22-216
 Address: 368 MACQUARIE STREET , SOUTH HOBART
 Applicant: Andrew Gelman
 368 Macquarie Street
 Cora Evans
 368 Macquarie Street
 Proposal: Change of Use to Visitor Accommodation
 Representations: Three
 Performance criteria: Planning Directive No. 6
 Parking and Access Code

1. Executive Summary

- 1.1 Planning approval is sought for a change of use to Visitor Accommodation , at 368 Macquarie Street, South Hobart.
- 1.2 More specifically the proposal includes:
 - Complete change of use of an existing two bedroom multiple dwelling from Residential to Visitor Accommodation use
- 1.3 The proposal relies on performance criteria to satisfy the following standards and codes:
 - 1.3.1 Planning Directive No. 6 - Visitor Accommodation
 - 1.3.2 Parking and Access Code - Number of Parking Spaces
- 1.4 Three (3) representations objecting to the proposal were received within the statutory advertising period between 28/04/22 - 12/05/22.
- 1.5 The proposal is recommended for approval subject to conditions.

- 1.6 The final decision is delegated to the Council, because the application has been called-in by an Elected Member and three objections have been received during the statutory advertising period.

2. Site Detail

- 2.1 The subject site is located at 368 Macquarie Street, South Hobart and is a strata title residential lot shared with 370 Macquarie Street. The site is approximately 145m² in size. The site contains a conjoined two storey brick multiple dwelling with a narrow frontage to Macquarie Street. The surrounding area is characterised by a combination of residential, commercial, and business and professional services.



Figure 1: Aerial image of the subject site (marked 368) and parent lot (highlighted in yellow) and surrounding area

3. Proposal

- 3.1 Planning approval is sought for a change of use to Visitor Accommodation, at 368 Macquarie Street, South Hobart.
- 3.2 More specifically the proposal is for:
- Complete change of use of an existing two bedroom multiple dwelling from Residential to Visitor Accommodation use

4. Background

- 4.1 Approval was granted for Partial Demolition, Alterations and Extension to the existing multiple dwelling under PLN-22-72 in April 2022. These works have not been substantially commenced.

5. Concerns raised by representors

- 5.1 Three (3) representations objecting to the proposal were received within the statutory advertising period between 28/04/22 - 12/05/22.
- 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.

I strongly request, that the application for change of visitor use accommodation is refused- on the basis that it doesn't comply with clause (3.1 a) of planning directive number (6) of the Hobart interim planning scheme (2015) (Tasmania). It is not compatible with the character and use of the area, and it would cause unreasonable loss of residential housing.
The Council cannot in good conscience allow further leeching of residential property into the Short Stay market at this time, when locals are sleeping rough due to housing unaffordability and availability access.
Greater Hobart is Australia's least affordable capital city relative to income according to the <i>Rental Affordability Index</i> (RAI). The RAI found that tenants in Greater Hobart spend around 34 per cent of their income on rent - placing the median tenant in rental stress.
Changes to the availability of housing stock can have significant impact on rents. Short stay accommodation has had a negative impact on the Hobart rental market by reducing supply and increasing prices.
We strongly recommend that the application for the proposed 'change of use to visitor accommodation' of premises at 368 Macquarie St, South Hobart is refused. In our opinion, the application does not comply with clause 3.1 (e) of Planning Directive No.6 ... because the proposal is not compatible with the character and use of the area and it would cause an unreasonable loss of residential amenity.

South Hobart should remain a suburb which prioritises long-term residents. The proliferation of short-term accommodation diminishes the "retaining of the primary residential function of the area" as set out in Performance Criteria (d) of clause 3.1 (e) of the Planning Directive No.6.

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 and access to the CBD and surrounding areas, likely by a person or couple that wish to move to this beautiful city

It is the primary residential function of this area to provide long term residents access to housing close to the South Hobart shopping district. 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, appartments, 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.

6. Assessment

- 6.1 The *Hobart Interim Planning Scheme 2015* is a performance based planning scheme. To meet an applicable standard, a proposal must demonstrate compliance with either an acceptable solution or a performance criterion. Where a proposal complies with a standard by relying on one or more performance criteria, the Council may approve or refuse the proposal on that basis. The ability to approve or refuse the proposal relates only to the performance criteria relied on.
- 6.2 The site is located within the Inner Residential Zone of the *Hobart Interim Planning Scheme 2015*.
- 6.3 The existing use is Residential (multiple dwelling). The proposed use is Visitor Accommodation. The existing use is a permitted 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 Interim Planning Directive No.6
- 6.4.2 E6.0 Parking and Access Code
- 6.5 The proposal relies on the following performance criteria to comply with the applicable standards:
 - 6.5.1 Interim Planning Directive No.6
 - Visitor Accommodation - 3.3 (e) P2*
 - 6.5.2 Parking and Access Code:
 - Number of Parking Spaces - E6.6.1 P1*
- 6.6 Each performance criterion is assessed below.
- 6.7 Visitor Accommodation - 3.1 (e) P2
 - 6.7.1 The acceptable solution at clause 3.1 (e) A2 requires that Visitor Accommodation is not for a lot, as defined in the *Strata Titles Act 1998*, that is part of a strata scheme where another lot within that strata scheme is used for a residential use.
 - 6.7.2 The proposal includes a change of use to Visitor Accommodation on a lot that is part of a strata scheme where another lot within that strata scheme is used for a residential use.
 - 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 clause 3.1 (e) P2 provides as follows:
 - Visitor Accommodation within a strata scheme must not cause an unreasonable loss of residential amenity to long term residents occupying other lots within the strata scheme, having regard to:*
 - (a) the privacy of residents;*
 - (b) any likely increase in noise;*

(c) the residential function of the strata scheme;

(d) the location and layout of the lots;

(e) the extent and nature of any other non-residential uses; and

(f) any impact on shared access and common property.

- 6.7.5 The proposed application would seek to change the approved use of an existing two bedroom multiple dwelling from Residential to Visitor Accommodation. The current dwelling is part of a two lot strata scheme, shared with a conjoined multiple dwelling directly on the Macquarie Street frontage. Three representations were received during the statutory advertising period, all raised concerns in objection to compliance with Planning Directive No. 6 citing incompatibility with the objectives of the clause and that such a change of use would cause an unreasonable loss of residential amenity. All representations also cited other matters as reasons for refusal which including impacts upon housing availability and affordability.

The matter of housing availability is understood to remain a pressing concern in the Hobart Municipality, as well as the Greater Hobart Region. As addressed in Section 7 of this report, these concerns cannot be considered under planning assessment as *Planning Directive No.6* does not include the matter as a relevant assessment criteria.

In response to the concern that the change of use would not be consistent with the objective of the clause, specifically the compatibility with the character and use of the area, an insight of the immediate neighbourhood has been provided. It is worth noting that the "character and use of the area" is referred to in the objectives to this standard; given that this analysis is not required pursuant to the performance criteria in clause 3.1 (e) P2, this does not provide a separate basis to refuse the application.

There are approximately 108 properties in a 100m from the subject site, the majority are residential properties along Macquarie, Wynyard, and Adelaide Streets but also include cafes, grocers, retail, and medical services. A cursory review of these properties indicates at least two approvals for a change of use to visitor accommodation have been issued by Council. The area has an established mixed use character, catering for a number of residential, retail, and service needs. The creation of a new Visitor Accommodation use, particularly one of this small scale, is assessed as remaining within the character of the area.

One representation has also raise concern about compliance with all sub-clauses of clause 3.1 (e) P1. As above, the proposal has demonstrated compliance with this clause as it accommodates guest in an existing building and the gross floor area is not more than 200m² per lot. It is also noted that the lodged plans included documentation granted for approval under PLN-22-72. The assessment of the proposed Visitor Accommodation Use would remain unchanged with either plans, as both floor plans will remain under 200m² GFA and remain consistent in scale and use.

With respect to the sub-clauses of clause 3.1 (e) P2 an assessment has been undertaken. Regarding privacy, the subject site does not require access across common property and will not otherwise provide increased opportunity for occupants to impact upon the privacy of other lots within the strata scheme. Given the small size of the subject site, the capacity of the unit will be small and there is unlikely to be a chance of increased noise beyond what would be generated by existing long-term tenants. A condition requiring a Visitor Accommodation Management Plan is recommend to be included in a permit of approval. This Management Plan will formally regulate the generation of noise by guests and the expectation of behaviour in a residential area.

With respect to sub-clause (c), only one additional lot exists on the same strata scheme. The proposed change of use, accounting for the small scale and inclusion of the aforementioned Visitor Accommodation Management Plan, would not see an unreasonable loss of residential amenity having regard to the residential function of the strata scheme. Both lots have their own street frontage and a change of use will not see any impacts to amenity, considering the existing location and layout of the lots. There are no other existing non-residential uses and there is no shared access or common property.

It is also noted that the other property in the strata scheme, 370 Macquarie Street, has also applied for a change of use to visitor accommodation under PLN-22-217. That application is also before the Council for determination, with an officer recommendation for approval.

6.7.6 The proposal complies with the performance criterion.

6.8 Number of Parking Spaces - E6.6.1 P1

6.8.1 The acceptable solution at clause 6.6.1 A1 requires that the number of on-site car parking spaces must be no less than and no greater than the

number specified in Table E6.1, which is one on-site space.

- 6.8.2 The proposal includes no on-site car parking spaces.
- 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 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.

- 6.8.5 Referral was made to Council's Development Engineer who has provided the following assessment:

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;

- As advised by successive CoH traffic engineers the empirical parking assessment (on-street) indicates that use will operate at an adequate level of service to meet likely demands associated with the development. It is acknowledged on-street car parking capacity may become significantly reduced during peak periods however, should still offer an adequate level of service. The customers utilising the visitor accommodation and any visitors will need to compete for available car parking spaces on the public road.

There is limited survey data to indicate the percentage of persons utilising visitor accommodation dwellings that utilise vehicles as a mode of transport.

(b) the availability of on-street and public car parking in the locality;

- There is a relatively large supply of on-street parking in the surrounding road network however, it is in very high demand. Much of the available parking is in the form of time-restricted parking, with authorised residents excepted. Observations indicate that there is a pool of parking that would be available to meet the potential demands including visitors and overflow parking, particularly after normal working hours.

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

- Metro Tasmania operate regular bus service (446 / 447 / 448 / 449) along Macquarie Street which is within 400 metres of the subject site.

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

- The site is located a convenient walking / cycle distance from shops, services.

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

- Not applicable.

(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.

The following advice has been included on the planning permit;

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 transferrable "bed and breakfast" parking permit.

Based on the above assessment and given the submitted documentation, the parking provision may be accepted under Performance Criteria P1:E6.6.1 of the Planning Scheme. This is particularly due to the actual parking demands that will be generated by the development.

6.8.6 The proposal complies with the performance criterion.

7. Discussion

7.1 Planning approval is sought for a change of use to Visitor Accommodation, at 368 Macquarie Street, South 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.

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 the loss of long term residential accommodation. Whilst such concerns have considerable social weight and highlight a growing issue in the Hobart Municipality, and Greater Hobart Region, they are not considered relevant for planning assessment, under the current State Government issued *Planning Directive No. 6* and therefore cannot be considered under the discretionary assessment.

- 7.3 It is also noted that the lodged plans included documentation granted for approval under PLN-22-72. The assessment of the proposed Visitor Accommodation Use would remain unchanged with either plans, as both floor plans will remain under 200m² GFA and remain consistent in scale and use.
- 7.4 It is also noted that the other property in the strata scheme, 370 Macquarie Street, has also applied for a change of use to visitor accommodation under PLN-22-217. That application is also before the Council for determination, with an officer recommendation for approval.
- 7.5 The proposal has been assessed against the relevant provisions of the planning scheme and is considered to perform well. A condition requiring a visitor management plan is recommended.
- 7.6 The proposal has been assessed by other Council officers, including the Council's Development Engineer. The officers have raised no objection to the proposal, subject to conditions.
- 7.7 The proposal is recommended for approval.

8. Conclusion

- 8.1 The proposed change of use to Visitor Accommodation, at 368 Macquarie Street, South Hobart satisfies the relevant provisions of the *Hobart Interim Planning Scheme 2015*, and as such is recommended for approval.

9. Recommendations

That: Pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for a change of use to Visitor Accommodation, at 368 Macquarie Street, South 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-22-216 - 368 MACQUARIE STREET SOUTH HOBART TAS 7004 - 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 are in a bushfire prone area there may be a need to create/review the Bushfire Management Hazard Plan for your property.

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: 16 May 2022

Attachment(s):

Attachment B - CPC Agenda Documents

Planning: #254796

Property

368 MACQUARIE STREET SOUTH HOBART TAS 7004

People**Applicant ***

Andrew Gelman
368 Macquarie Street
SOUTH HOBART TAS 7004
0412 289 224
368macquarie@gmail.com

Applicant *

Cora Evans
368 Macquarie Street
SOUTH HOBART TAS 7004
0416 349 581
368macquarie@gmail.com

Owner *

Andrew Gelman
368 Macquarie Street
SOUTH HOBART TAS 7004
0412 289 224
368macquarie@gmail.com

Entered By

Andrew Gelman
368 Macquarie Street
SOUTH HOBART TAS 7004
0412 289 224
368macquarie@gmail.com

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)? *

Inner Residential

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

Short stay accommodation for local clientele who need/want to stay close to the city. Our target market will not need regular parking, but rather be within walking distance to the city.

Estimated cost of development *

0.00

Existing floor area (m2) Proposed floor area (m2)

Site area (m2)

Carparking on Site

Total parking spaces Existing parking spaces N/A

0 0 ☒ Other (no selection chosen)

Other Details

Does the application include signage? *

☒ No

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

0

Tasmania Heritage Register

Is this property on the Tasmanian Heritage Register? ☒ Yes

Documents

Required Documents

Title (Folio text and Plan and SH02_Copy of Title.pdf
Schedule of Easements) *

Plans (proposed, existing) * PLN-22-72 - 368 MACQUARIE STREET SOUTH HOBART TAS 7004 - Planning Permit Approved (Including Documents) .PDF

Building self assessment Form permitted visitor accommodation Visitor-Accommodation-Standard-Application-Package-1-August-2018.pdf

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
Flinders Planning Scheme 2000	Visitor Accommodation use in a House, House and Ancillary Apartment or Grouped House if...	(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.
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: Planning Authority**The Proposal:**(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:

The change of use to Visitor Accommodation is for the whole building. The target market for the short stay accommodation are Tasmanian residents, and travellers, who need/want to stay close to the city for short durations. The building is on the main road, and shares a fence with the car park of a Hill Street Grocer. The South Hobart strip of Macquarie St is

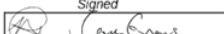
Applicant: Who is making the application?Applicant Name: Business /
Company Name: Postal Address: Phone
No: Email address:


² 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:	368 Macquarie Street
	South Hobart TAS 7004
Certificate of Title Reference No.	56819
Describe the way the land is used now:	
Inner Residential	

The Owner: Owner's name and address, if land is not in applicant's ownership	
<i>(If more than one owner, all names and addresses must be provided)</i>	
Owner Name:	
Business / Company Name:	
Postal Address:	
	Phone No:
Email address:	

The Applicant: Is the applicant the owner of the land?	
<i>(Must tick one)</i>	
<input checked="" type="checkbox"/>	Yes - please complete Section A below.
<input type="checkbox"/>	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):	<div> <div>Name: [print]</div> <div>Signed</div> <div>Date</div> </div> <div>ANDREW GELMAN & CORA HARI</div> <div>  </div> <div>8/4/22</div>

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:	<div> <div>Name: [print]</div> <div>Signed</div> <div>Date</div> </div> <div>ANDREW GELMAN & CORA HARI</div> <div>  </div> <div>8/4/22</div>

Section C: If the application involves land owned or administered by a council	
The <input type="text"/> consents to the making of this permit application.	
General Manager:	<div> <div>Name: [print]</div> <div>Signed</div> <div>Date</div> </div> <div></div> <div></div> <div></div>

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
8/4/22

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: Permit Authority
 Address
 Suburb/postcode

Owner / Occupier details:

(Only an owner or occupier may complete this form)

Owner / ~~Occupier~~:
 (Delete one not applicable)
 Postal Address: Phone No:

 Email address:

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

Street Address:

 Certificate of Title Reference No.

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~~: Name: [print]
 (Delete one not applicable)
 Signed: Date

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.

Michael McClenahan

From: 368 Macquarie <368macquarie@gmail.com>
Sent: Friday, 8 April 2022 6:30 PM
To: CoH Mail
Subject: Re: Application 368 Macquarie St has been submitted to Council for review

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 there,
 I just submitted an Application for planning permit change of use to visitor accommodation form for 368 Macquarie Street, South Hobart, TAS, 7004. I believe the description of the proposed change of use text may have gotten cut off.

The full description text is:

"The change of use to Visitor Accommodation is for the whole building. The target market for the short stay accommodation are Tasmanian residents, and travellers, who need/want to stay close to the city for short durations. The building is on the main road, and shares a fence with the car park of a Hill Street Grocer. The South Hobart strip of Macquarie St is full of shops, cafes and local businesses. The centralised location of South Hobart is an attractive spot for a short stay accommodation due to its proximity to amenities, business district, hospitals, shops, cafes, transport and has ample parking on the main strip (Macquarie St) and within the surrounding area."

Thanks so much,
 Andrew Gelman

> On 8 Apr 2022, at 6:00 pm, coh@hobartcity.com.au wrote:
 >
 > Thank you for your Application. Council will review the application details and advise you within 3 working days if the application has been accepted for processing or it requires modification or correction.
 >
 > This communication and any files transmitted with it are intended for the named addressee, are confidential in nature and may contain legally privileged information.
 >
 > The copying or distribution of this communication or any information it contains, by anyone other than the addressee or the person responsible for delivering this communication to the intended addressee, is prohibited.
 >
 > If you receive this communication in error, please advise us by reply email or telephone on +61 3 6238 2711, then delete the communication.
 > You will be reimbursed for reasonable costs incurred in notifying us.
 >
 >
 > Please consider the environment - Do you really need to print this email?
 >



RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

VOLUME 56819	FOLIO 1
EDITION 9	DATE OF ISSUE 16-Sep-2021

SEARCH DATE : 11-Feb-2022
SEARCH TIME : 03.45 PM

DESCRIPTION OF LAND

City of HOBART
Lot 1 on Strata Plan 56819 (formerly being STR2769) and a
general unit entitlement operating for all purposes of the
Strata Scheme being a 1 undivided 1/2 interest
Derived from Strata Plan 56819
Derivation : Part of 0A-2R-10Ps. Gtd. to J. Moir and Another
Prior CT 4593/70

SCHEDULE 1

M911170 TRANSFER to ANDREW GELMAN and CORA HARRIET CAPP EVANS
Registered 16-Sep-2021 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 56819 folio 0
BENEFITING EASEMENT: a full and free right and liberty for the
Purchasers their heirs and assigns and his and their
agents and servants and the tenants and occupiers for
the time being of the said land within described and
all and every other person or persons for the benefit
and advantage of the Purchasers their heirs and
assigns at all times hereafter by day or by night and
for all purposes with or without horses carts
carriages or waggon laden or unladen to go return
pass and repass over along and upon the right of way
shown on Diagram No. 40974
E274546 MORTGAGE to Australia and New Zealand Banking Group
Limited Registered 16-Sep-2021 at 12.01 PM

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 56819	FOLIO 0
EDITION 3	DATE OF ISSUE 14-Oct-1999

SEARCH DATE : 11-Feb-2022

SEARCH TIME : 03.45 PM

DESCRIPTION OF LAND

City of HOBART

The Common Property for Strata Scheme 56819 (formerly being STR2769)

Derivation : Part of 0A-2R-10Ps. Gtd. to J. Moir and Another
Prior CT 4043/30SCHEDULE 1

STRATA CORPORATION NO. 56819, 368-370 MACQUARIE STREET, HOBART

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

BENEFITING EASEMENT: a full and free right and liberty for the purchasers their heirs and assigns and his and their agents and servants and the tenants and occupiers for the time being of the said land within described and all and every other person or persons for the benefit and advantage of the purchasers their heirs and assigns at all times hereafter by day or by night and for all purposes with or without horses carts carriages or waggons laden or unladen to go return pass or repass over along and upon the right of way shown on Diagram No. 40974

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



Conveyancing and Law of Property Act 1884

STRATUM PLAN

No. 2669

Sheet 1 of 3 Sheets

DIAGRAM NO. AMENDED PURSUANT TO
SECTION 139 OF THE LAND TITLES ACT 1980

City or Town HOBART

Locality SOUTH HOBART

Reference to Title CT 4043/30

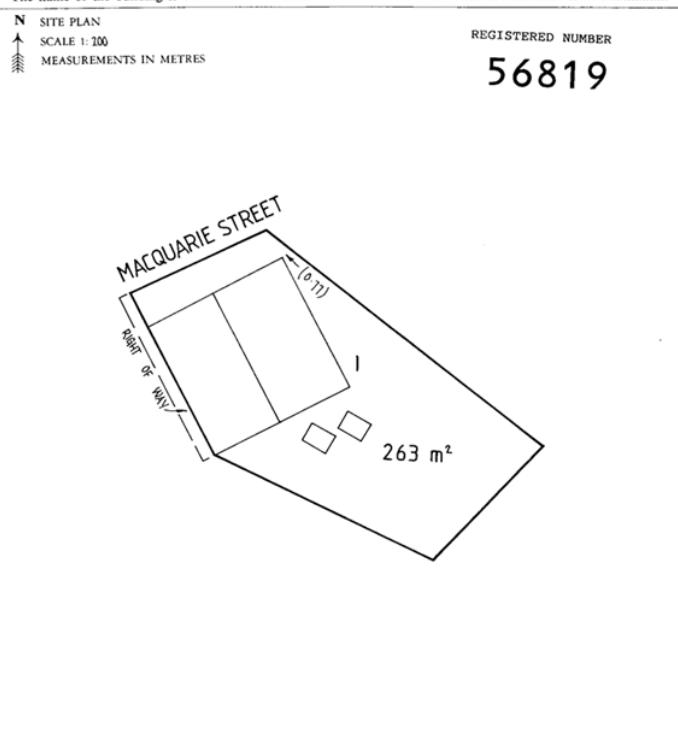
RECORDED OF TITLES
25/7/1991

Site comprises the whole portion of Lot 1 on Plan Diagram No. D 40974 in the

Lands Titles Office

The name of the building is 368-370 MACQUARIE STREET HOBART

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



REGISTERED this 1 day of SEPTEMBER 1981, No. 2769.

This plan is lodged for registration by
G. R. HOWES & CO.

Recorder of Titles

OS D 754



FOLIO PLAN

RECORDER OF TITLES

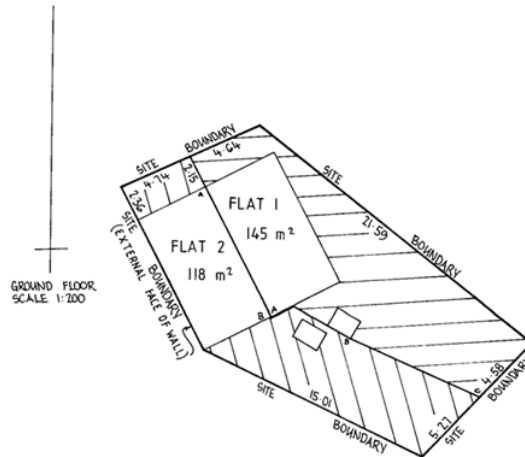
Issued Pursuant to the Land Titles Act 1980



Sheet 2 of 3 Sheets

No. 2769

Town Clerk/Council Clerk



- * ALL HORIZONTAL FLAT BOUNDARIES ARE SHOWN BY HEAVY UNBROKEN LINES.
- * THE BOUNDARIES DESCRIBED BY MEASUREMENTS ARE OPEN AND THE OTHER BOUNDARY IS THE EXTERNAL FACE OF THE WALL. AB IS THE CENTRE OF A WALL AND BC IS A PALLING FENCE.
- * THE HATCHED PORTIONS ARE PRIVATE OPEN SPACE AND EXTEND VERTICALLY FROM GROUND LEVEL TO THE PROLONGATION OF THE RIDGE OF THE ROOF ABOVE.
- * THE REMAINING PORTIONS OF THE FLATS EXTEND VERTICALLY FROM GROUND LEVEL TO THE RIDGE OF THE ROOF ABOVE.



FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



Sheet 3 of 3

Sheet

No. 2769

The address for service of notices on the company is:— 368-370 Macquarie Street South Hobart 7004.			SURVEYOR'S CERTIFICATE I, Anthony Owen Carrick of Hobart a surveyor registered under the Land Surveyor's Act 1909, hereby certify that the building erected on the site described and delineated on sheet 1 of this plan is within the external boundaries of the title stated on sheet 1. Dated this 20 th day of July 1989 <i>Ray Lawick</i> Registered Surveyor
UNIT ENTITLEMENTS			COUNCIL CLERK'S CERTIFICATE I certify that the subdivision shown in this plan has been approved by the HOBBART CITY Council Dated this 11 th day of August 1989 <i>[Signature]</i> Town Clerk/Council Clerk
Flat	Unit Entitlement	FOR OFFICE USE ONLY	FOR OFFICE USE ONLY
1	1	4593 70	
2	1	4593 71	
TOTAL		2	

Hobart Interim Planning Scheme 2015

Land Use Planning and Approvals Act 1993

Planning Permit

APPLICATION NO	PLN-22-72
ADDRESS	368 MACQUARIE STREET, SOUTH HOBART
PROPOSAL	PARTIAL DEMOLITION, ALTERATIONS AND EXTENSION
PERMIT DATE	7 April 2022

The following conditions and restrictions apply to this permit:

The use/development of the land for the purpose of Partial Demolition, Alterations and Extension subject to the following conditions and restrictions.

GEN

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-22-72 - 368 MACQUARIE STREET SOUTH HOBART TAS 7004 - 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 2022/00227-HCC dated 02/03/2022 as attached to the permit.

Reason for condition

To clarify the scope of the permit.

THC

The use and/or development must comply with the requirements of the Tasmanian Heritage Council as detailed in the Notice of Heritage Decision, THC Works Ref: 6829 dated 01 April 2022, as attached to the permit.

Reason for condition

To clarify the scope of the permit.

ENG sw1

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

Advice:

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

Reason for condition

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

ENG 1

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

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

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

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

Reason for condition

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

ENV 1

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

Advice:

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

Reason for condition

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

ADVICE

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

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

BUILDING PERMIT

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

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

PLUMBING PERMIT

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

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.

STORMWATER

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

WORK PLACE HEALTH AND SAFETY

Appropriate occupational health and safety measures must be employed during the works to minimise direct human exposure to potentially-contaminated soil, water, dust and vapours. Click [here](#) for more information.

NOISE REGULATIONS

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

WASTE DISPOSAL

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

Further information regarding waste disposal can also be found on the Council's [website](#).

FEES AND CHARGES

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

DIAL BEFORE YOU DIG

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

7 April 2022

Approved Date



Senior Statutory Planner

IMPORTANT INFORMATION ABOUT THE ATTACHED PERMIT

WHAT HAS BEEN DECIDED?

The Council has granted a permit subject to conditions.

WHEN DOES A PERMIT TAKE EFFECT?

The permit takes effect:

- If there is a right of appeal against the granting of a permit, 14 days from the day on which notice of the granting of the permit was served on the person who has a right appeal.
- Where an appeal has been made against the Council's decision to grant a permit, the determination or abandonment of the appeal.
- Where any other approvals are required under the *Land Use Planning and Approvals Act 1993* or any other Act, when all those approvals have been granted.

WHEN DOES A PERMIT LAPSE?

A permit lapses 2 years from the date on which it was granted if the use or development is not substantially commenced. An application can be made to extend the planning permit for a further 4 years. Such application must be made every 2 years up to 6 months following the expiry date.

WHAT ABOUT APPEALS?

An applicant for a permit may appeal against Council's decision to grant a permit. An appeal must be made within 14 days after the day on which notice of Council's decision was served on them.

Any person who has made a valid representation may appeal against the grant of a permit. Any appeal must be made within 14 days after the day on which notice of the granting of the permit was served on them.

An appeal may only be lodged with the Tasmanian Civil and Administrative Tribunal. Please note that the Tribunal will not directly notify representors if an appeal is lodged by an applicant. You may either look for the notice of appeal, which will be published in The Mercury; or contact the Tribunal directly.

Details about appeals and the fees payable can be obtained from the Tribunal.

The Tribunal's contact details are as follows:

Telephone No: 1800 657 500

Postal Address:

GPO Box 1311
HOBART 7001

Street Address:

38 Barrack Street
HOBART

Web page: www.tascat.tas.gov.au

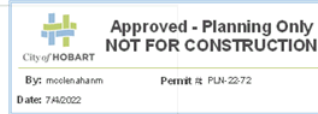
Email address:

resourceplanning@tascat.tas.gov.au

Planning: #250586

Property

368 MACQUARIE STREET SOUTH HOBART TAS 7004

**People****Applicant ***

Perversi-Brooks Architects
Sam Perversi-Brooks
105
Glen Huon Road
HUONVILLE TAS 7109
0421850818
perversibrooks@gmail.com

Owner *

Andrew Gelman
1/60
Wheatley Road
McKinnon Victoria 3204
0412289224
gelman.andy@gmail.com

Owner *

Cora Evans
1/60
Wheatley Road
McKinnon Victoria 3204
0416349581
coraharriet@gmail.com

Entered By

SAM PERVERSI-BROOKS
0421 850 818
perversibrooks@gmail.com

Use

Single dwelling

Details

Have you obtained pre application advice?

☒ Yes

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

Informally sought advice from Sarah Waight - Heritage CoH & Deirdre MacDonald - Heritage Tasmania. (No PAE reference)

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 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)? *

Single residence

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

Partial demolition, alterations and additions, ground floor extension to the rear of the existing dwelling

Estimated cost of development *

175000.00

Existing floor area (m2) Proposed floor area (m2)

66.52 77.58

Site area (m2)

145

Carparking on Site

Total parking spaces Existing parking spaces N/A

0 0

☒ Other (no selection chosen)

Other Details

Does the application include signage? *

☐ No

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

0

Tasmania Heritage Register

Is this property on the Tasmanian Heritage Register? ☐ Yes

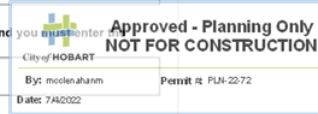
Documents


Required Documents

Title (Folio text and Plan and SH02_Development Application_Copy of Title_368 Macquarie Stree South Schedule of Easements) *	Hobart.pdf
Plans (proposed, existing) *	SH02_Development Application_Existing & Proposed Drawings_368 Macquarie Street South Hobart.pdf
Covering Letter	SH02_Development Application_Cover Letter_368 Macquarie Stree South Hobart.pdf

Supporting Documents

Photos or Montages	SH02_Development Application_Photos & Montages_368 Macquarie Street South
--------------------	---



	Hobart.pdf		
Planning Report	SH02-Development Application_Report_368 Macquarie Street South Hobart_REV 1.pdf		
Shadow Diagrams	SH02_Development Application_Shadow Diagrams_368 Macquarie Street South Hobart.pdf		Approved - Planning Only NOT FOR CONSTRUCTION
Land Survey	SH02_Development Application_Land Survey_368 Macquarie Street South Hobart.pdf	By: molenaham Date: 7/4/2022	Permit #: PLN-22-72



RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



City of HOBART		Approved - Planning Only	
By: mollehanam		NOT FOR CONSTRUCTION	
Date: 7/4/2022		SEARCH OF TORRENS TITLE	
VOLUME	56819	FOLIO	1
EDITION	9	DATE OF ISSUE	16-Sep-2021

SEARCH DATE : 11-Feb-2022
SEARCH TIME : 03.45 PM

DESCRIPTION OF LAND

City of HOBART
Lot 1 on Strata Plan 56819 (formerly being STR2769) and a
general unit entitlement operating for all purposes of the
Strata Scheme being a 1 undivided 1/2 interest
Derived from Strata Plan 56819
Derivation : Part of 0A-2R-10Ps. Gtd. to J. Moir and Another
Prior CT 4593/70

SCHEDULE 1

M911170 TRANSFER to ANDREW GELMAN and CORA HARRIET CAPP EVANS
Registered 16-Sep-2021 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 56819 folio 0
BENEFITING EASEMENT: a full and free right and liberty for the
Purchasers their heirs and assigns and his and their
agents and servants and the tenants and occupiers for the
time being of the said land within described and
all and every other person or persons for the benefit
and advantage of the Purchasers their heirs and
assigns at all times hereafter by day or by night and
for all purposes with or without horses carts
carriages or waggon laden or unladen to go return
pass and repass over along and upon the right of way
shown on Diagram No. 40974
E274546 MORTGAGE to Australia and New Zealand Banking Group
Limited Registered 16-Sep-2021 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



City of HOBART		Approved - Planning Only	
By: molenaham		NOT FOR CONSTRUCTION	
Date: 7/4/2022		SEARCH OF TORRENS TITLE	
VOLUME	56819	FOLIO	0
EDITION	3	DATE OF ISSUE	14-Oct-1999

SEARCH DATE : 11-Feb-2022

SEARCH TIME : 03.45 PM

DESCRIPTION OF LAND

City of HOBART

The Common Property for Strata Scheme 56819 (formerly being STR2769)

Derivation : Part of 0A-2R-10Ps. Gtd. to J. Moir and Another Prior CT 4043/30

SCHEDULE 1

STRATA CORPORATION NO. 56819, 368-370 MACQUARIE STREET, HOBART

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

BENEFITING EASEMENT: a full and free right and liberty for the purchasers their heirs and assigns and his and their agents and servants and the tenants and occupiers for the time being of the said land within described and all and every other person or persons for the benefit and advantage of the purchasers their heirs and assigns at all times hereafter by day or by night and for all purposes with or without horses carts carriages or waggons laden or unladen to go return pass or repass over along and upon the right of way shown on Diagram No. 40974

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Approved - Planning Only
NOT FOR CONSTRUCTION

City of HOBART

Permit # PLN-22-72

Date: 7/6/2022

No. 2269



Conveyancing and Law of Property

STRATUM PLAN

Sheet 1 of 3 Sheets

DIAGRAM NO. AMENDED PURSUANT TO
SECTION 139 OF THE LAND TITLES ACT 1980RECORDED
25/7/1991

D 40974

City or Town HOBART

Locality SOUTH HOBART

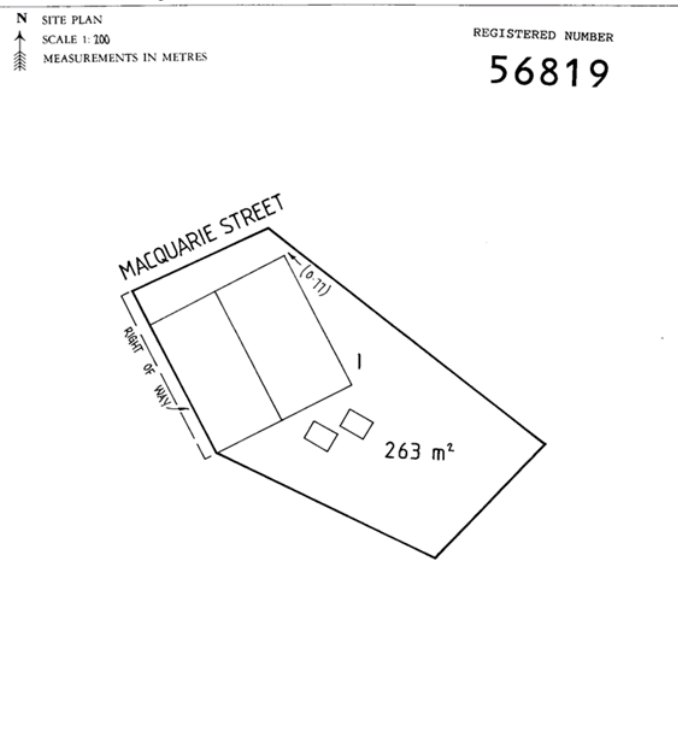
Reference to Title CT 4043/30

Site comprises the whole portion of Lot 1 on Plan Diagram No. D 40974 in the

Lands Titles Office

The name of the building is 368-370 MACQUARIE STREET HOBART

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



REGISTERED this 1 day of SEPTEMBER 1981, No. 2769.

This plan is lodged for registration by
G. R. HOWES & CO.

Recorder of Titles

OS D 754



FOLIO PLAN

RECORDER OF TITLES

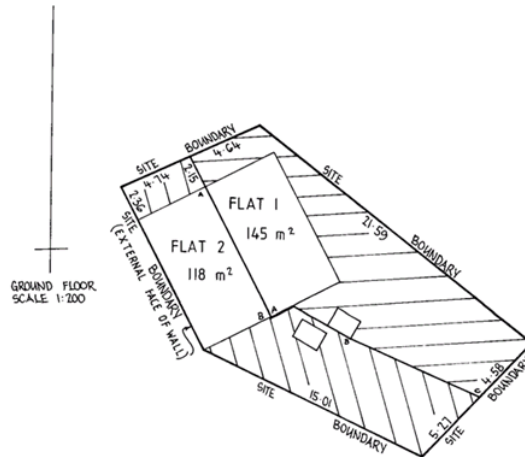
Issued Pursuant to the Land Titles Act 1980



Sheet 2 of 3 Sheets

[Signature]
Town Clerk/Council Clerk

Approved - Planning Only	
NOT FOR CONSTRUCTION	
City of HOBART	
By: <i>[Signature]</i>	Permit #: PLN-22-72
No: 7163	
Date: 7/6/2022	



- * ALL HORIZONTAL FLAT BOUNDARIES ARE SHOWN BY HEAVY UNBROKEN LINES.
- * THE BOUNDARIES DESCRIBED BY MEASUREMENTS ARE OPEN AND THE OTHER BOUNDARY IS THE EXTERNAL FACE OF THE WALL. AB IS THE CENTRE OF A WALL AND BC IS A PALLING FENCE.
- * THE HATCHED PORTIONS ARE PRIVATE OPEN SPACE AND EXTEND VERTICALLY FROM GROUND LEVEL TO THE PROLONGATION OF THE RIDGE OF THE ROOF ABOVE.
- * THE REMAINING PORTIONS OF THE FLATS EXTEND VERTICALLY FROM GROUND LEVEL TO THE RIDGE OF THE ROOF ABOVE.



Search Date: 11 Feb 2022 Search Time: 03:45 PM Volume Number: 56819 Revision Number: 01 Page 3 of 3

Department of Natural Resources and Environment Tasmania www.thelist.tas.gov.au

ALTERATIONS & ADDITIONS - 368 MACQUARIE STREET, SOUTH HOBART, TAS. 7004



DEVELOPMENT APPLICATION - Sheet List					
Orig Prefix SH	Sheet Number	Sheet Name	Current Revision	Current Revision Description	Current Revision Date
DA	00	COVER SHEET & DRAWING REGISTER	1	ISSUED FOR DEVELOPMENT APPLICATION	11/02/2022
DA	01	SITE ANALYSIS PLAN	1	ISSUED FOR DEVELOPMENT APPLICATION	11/02/2022
DA	02	SITE ANALYSIS PHOTOS - SHEET 1	1	ISSUED FOR DEVELOPMENT APPLICATION	11/02/2022
DA	03	SITE ANALYSIS PHOTOS - SHEET 2	1	ISSUED FOR DEVELOPMENT APPLICATION	11/02/2022
DA	04	DESIGN RESPONSE PLAN	1	ISSUED FOR DEVELOPMENT APPLICATION	11/02/2022
DA	05	EXISTING DEMOLITION SITE PLAN	1	ISSUED FOR DEVELOPMENT APPLICATION	11/02/2022
DA	06	EXISTING DEMOLITION FLOOR PLANS	1	ISSUED FOR DEVELOPMENT APPLICATION	11/02/2022
DA	07	EXISTING DEMOLITION ELEVATIONS	1	ISSUED FOR DEVELOPMENT APPLICATION	11/02/2022
DA	08	PROPOSED SITE PLAN	1	ISSUED FOR DEVELOPMENT APPLICATION	11/02/2022
DA	09	PROPOSED FLOOR PLANS	1	ISSUED FOR DEVELOPMENT APPLICATION	11/02/2022
DA	10	PROPOSED ROOF PLAN	1	ISSUED FOR DEVELOPMENT APPLICATION	11/02/2022
DA	11	PROPOSED NORTH & EAST ELEVATIONS	1	ISSUED FOR DEVELOPMENT APPLICATION	11/02/2022
DA	12	PROPOSED SOUTH & WEST ELEVATIONS	1	ISSUED FOR DEVELOPMENT APPLICATION	11/02/2022
DA	13	PROPOSED SECTIONS	1	ISSUED FOR DEVELOPMENT APPLICATION	11/02/2022
DA	14	SHADOW DIAGRAM - JUNE 21, 9am	1	ISSUED FOR DEVELOPMENT APPLICATION	11/02/2022
DA	15	SHADOW DIAGRAM - JUNE 21, 12m	1	ISSUED FOR DEVELOPMENT APPLICATION	11/02/2022
DA	16	SHADOW DIAGRAM - JUNE 21, 3pm	1	ISSUED FOR DEVELOPMENT APPLICATION	11/02/2022
DA	17	MATERIALS SCHEDULE	1	ISSUED FOR DEVELOPMENT APPLICATION	11/02/2022
DA	18	EXTERNAL MONTAGES - SHEET 1	1	ISSUED FOR DEVELOPMENT APPLICATION	11/02/2022
DA	19	EXTERNAL MONTAGES - SHEET 2	1	ISSUED FOR DEVELOPMENT APPLICATION	11/02/2022
DA	20	EXTERNAL MONTAGES - SHEET 3	1	ISSUED FOR DEVELOPMENT APPLICATION	11/02/2022
DA	21	EXTERNAL MONTAGES - SHEET 4	1	ISSUED FOR DEVELOPMENT APPLICATION	11/02/2022
DA	22	ADDITIONAL EXTERNAL VIEWS - SHEET 1	1	ISSUED FOR DEVELOPMENT APPLICATION	11/02/2022
DA	23	ADDITIONAL EXTERNAL VIEWS - SHEET 2	1	ISSUED FOR DEVELOPMENT APPLICATION	11/02/2022
DA	24	ADDITIONAL EXTERNAL VIEWS - SHEET 3	1	ISSUED FOR DEVELOPMENT APPLICATION	11/02/2022
DA	25	ADDITIONAL EXTERNAL VIEWS - SHEET 4	1	ISSUED FOR DEVELOPMENT APPLICATION	11/02/2022
Grand total: 26					



Copyright © PERVERS-BROOKS ARCHITECTS

PERVERS-BROOKS ARCHITECTS does not guarantee, warrant or represent that the information in this document is correct. It may not comply with building regulations or other regulatory requirements. Relevant independent advice should be sought by any interested parties before acting.

PERVERS-BROOKS ARCHITECTS excludes all liability for loss and damage arising therefrom. This drawing / document may not be copied, duplicated, amended, referenced and used in part or whole without the explicit written permission from the author.

ALL DIMENSIONS ARE IN MILLIMETERS. DO NOT SCALE DRAWINGS FOR CRITICAL DIMENSIONS. CHECK DRAWING IS TO SCALE BY MEASURING SCALE BAR BELOW. VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK. SHOP DRAWINGS OR ORDERING MATERIALS.

0 10 20 30 40 50

REV DETAILS
1 ISSUED FOR DEVELOPMENT APPLICATION

DATE
11/02/2022



PERVERS-BROOKS ARCHITECTS
STUDIO: 105 Glen Huon Road, Huonville, TAS. 7109
PHONE: +61 (0) 451 850 819
EMAIL: sam@pervers-brooks.com
WEB: www.pervers-brooks.com

PROJECT
SOUTH HOBART HOUSE

368 MACQUARIE STREET, SOUTH
HOBART, TAS 7004

COVER SHEET & DRAWING
REGISTER

NOT FOR CONSTRUCTION

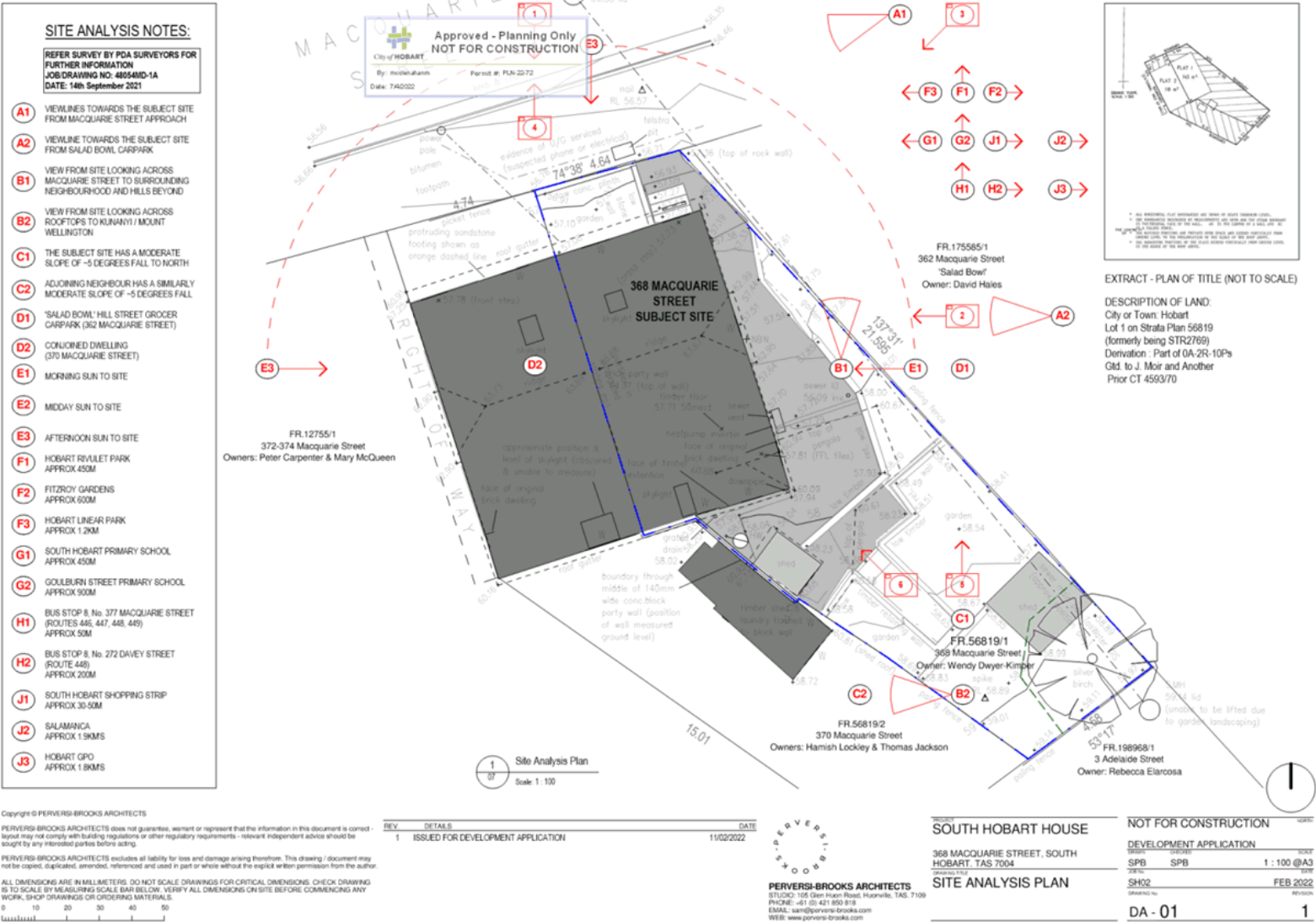
DEVELOPMENT APPLICATION

SPB SPB

SH02 FEB 2022

DA - 00

1





Copyright © PERVERSI-BROOKS ARCHITECTS

PERVERSI-BROOKS ARCHITECTS does not guarantee, warrant or represent that the information in this document is correct. It may not comply with building regulations or other regulatory requirements. Relevant independent advice should be sought by any interested parties before acting.

PERVERSI-BROOKS ARCHITECTS excludes all liability for loss and damage arising therefrom. This drawing / document may not be copied, duplicated, amended, referenced and used in part or whole without the explicit written permission from the author.

ALL DIMENSIONS ARE IN MILLIMETERS. DO NOT SCALE DRAWINGS FOR CRITICAL DIMENSIONS. CHECK DRAWING IS TO SCALE BY MEASURING SCALE BAR BELOW. VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK, SHOP DRAWINGS OR ORDERING MATERIALS.

0 10 20 30 40 50

REV	DETAILS	DATE
1	ISSUED FOR DEVELOPMENT APPLICATION	11/02/2022

PERVERSI-BROOKS ARCHITECTS
STUDIO: 105 Glen Huon Road, Huonville, TAS 7109
PHONE: +61 (0) 451 650 819
EMAIL: sam@perversi-brooks.com
WEB: www.perversi-brooks.com

SOUTH HOBART HOUSE
368 MACQUARIE STREET, SOUTH
HOBART, TAS 7604
PROJECT NO: 2021-001
SITE ANALYSIS PHOTOS - SHEET 1

NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION
SPB SPB @A3
SH02 FEB 2022
DA - 02 1



Copyright © PERVERSI-BROOKS ARCHITECTS

PERVERSI-BROOKS ARCHITECTS does not guarantee, warrant or represent that the information in this document is correct. It may not comply with building regulations or other regulatory requirements. Relevant independent advice should be sought by any interested parties before acting.

PERVERSI-BROOKS ARCHITECTS excludes all liability for loss and damage arising herefrom. This drawing / document may not be copied, duplicated, altered, referenced and used in part or whole without the explicit written permission from the author.

ALL DIMENSIONS ARE IN MILLIMETERS. DO NOT SCALE DRAWINGS FOR CRITICAL DIMENSIONS. CHECK DRAWING IS TO SCALE BY MEASURING SCALE BAR BELOW. VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK, SHOP DRAWINGS OR ORDERING MATERIALS.

0 10 20 30 40 50

REV	DETAILS	DATE
1	ISSUED FOR DEVELOPMENT APPLICATION	11/02/2022



PERVERSI-BROOKS ARCHITECTS
STUDIO: 105 Glen Huon Road, Huonville, TAS. 7109
PHONE: +61 (0) 451 850 819
EMAIL: sam@perversi-brooks.com
WEB: www.perversi-brooks.com

PROJECT
SOUTH HOBART HOUSE
368 MACQUARIE STREET, SOUTH
HOBART, TAS 7604
PROJECT FILE
SITE ANALYSIS PHOTOS -
SHEET 2

NOT FOR CONSTRUCTION	10/01/2022
DEVELOPMENT APPLICATION	
SPB	SPB
SH02	FEB 2022
DA - 03	1

DESIGN RESPONSE NOTES:

REFER SURVEY BY PDA SURVEYORS FOR FURTHER INFORMATION
JOB/DRAWING NO. 480548D-1A
DATE: 14th September 2021

- A1** VIEWLINES TOWARDS THE SUBJECT SITE FROM MACQUARIE STREET APPROACH
- A2** VIEWLINE TOWARDS THE SUBJECT SITE FROM SALAD BOWL CARPARK
- B** PROPOSED ADDITION HAS A HYBRID SKILLION-GABLE ROOF FORM
THE ROOF PITCH MATCHES THE EXISTING HIPPED GABLE ROOF OF THE HERITAGE DWELLING
- C** PROPOSED ADDITION TO MAKE USE OF EXISTING SITE CUT
[MAX SITE CUT OF 0.75M PROPOSED ADJACENT HWIS]
- D** ORIENTATE P.O.S. AND DRINKING AREAS WITH TO MAXIMISE DAYLIGHT AND VIEWS TOWARDS THE NORTH & EAST ACROSS SURROUNDING NEIGHBOURHOOD & TO DISTANT HILLSIDE VIEWS
- E** PROPOSED SOLID WALL ADJACENT EXISTING CONCRETE BLOCK WALL ON WESTERN PROPERTY BOUNDARY FOR FIRE SEPARATION
- F** SOLID WALL TO THE SOUTH FACADE FOR INCREASED PRIVACY TO THE ADJOINING PROPERTIES AS WELL AS MAXIMISING THERMAL PERFORMANCE
- G** PROPOSED ADDITION HAS NO WINDOWS WITHIN PROXIMITY OF ADJACENT NEIGHBOURING DWELLINGS P.O.S. TO AVOID OVERLOOKING
- H** LARGE NORTH-EAST FACING OPERABLE DOORS & FIXED HIGHLIGHT WINDOWS FOR NATURAL LIGHT & ACCESS TO TERRACE
- J** PRIVATE OPEN SPACE ~40m²
(MIN. 24m² WITH MIN. 4m WIDTH)
- K** PROPOSED TERRACE TO KITCHEN/DINING AREAS 6.48m²
- L** MAXIMUM BUILDING HEIGHT OF ~6.25m TO RIDGE REMAINS UNCHANGED THIS IS UNDER THE 9.5m HEIGHT LIMIT SPECIFIED IN THE ZONE
- M** PEAK/HEIGHT OF PROPOSED EXTENSION IS ~3.87m ABOVE N.G.L.
- N** LOWER LINK SECTION OF ROOF WITHIN FOOTPRINT OF EXISTING REAR VERANDAH
- P** FRONT SETBACK REMAINS UNCHANGED
- Q** EXISTING HERITAGE WINDOWS ARE TO BE REPLACED BY PERIOD REPLICA TIMBER FRAMED WINDOWS FOR BETTER ACOUSTIC & THERMAL PERFORMANCE
- R** NO WORKS TO EXISTING HERITAGE FRONT OR SIDE FACADE



SITE INFORMATION:	
LAND TITLE REFERENCE:	LOT 1 ON STRATA PLAN 56819
ZONING:	ZONE 11.0 - INNER RESIDENTIAL
CODE/S:	E13.0 - HERITAGE AREA/PRECINCT HOB-CS 2.10.2 HERITAGE PRECINCT TAS HERITAGE REGISTER ID No. 3160
HERITAGE:	
SOIL CATEGORY:	TBC
CLIMATE ZONE:	7
WIND CLASSIFICATION:	TBC

DEVELOPMENT SUMMARY:	
SITE AREA:	145m ²
EXISTING GROUND FLOOR HOUSE AREA:	42.25m ²
EXISTING FIRST FLOOR HOUSE AREA:	22.10m ²
DEMOLISHED GROUND FLOOR AREA:	4.72m ²
PROPOSED NEW GROUND FLOOR AREA:	19.95m ²
TOTAL COMBINED GROUND FLOOR AREA:	55.48m ² (EXISTING-NEW)
PROPOSED FIRST FLOOR HOUSE AREA:	22.10m ² (NO CHANGE)

EXISTING SHED (LAUNDRY) AREA:	2.175m ²
DEMOLISHED SHED (LAUNDRY) AREA:	2.175m ²
EXISTING PAVED NON-PERMEABLE AREA:	38.13m ²
DEMOLISHED PAVED NON-PERMEABLE AREA:	35.99m ²
PROPOSED TERRACE IMPERMEABLE AREA:	6.48m ²
TOTAL COMBINED IMPERMEABLE AREA (INCLUDING HOUSE):	63.1m ²
TOTAL PERMEABLE AREA:	81.90m ² (56.48%)

REFER ATTACHED SURVEY FOR FURTHER DETAILS

Copyright © PERVERSI-BROOKS ARCHITECTS

PERVERSI-BROOKS ARCHITECTS does not guarantee, warrant or represent that the information in this document is correct - layout may not comply with building regulations or other regulatory requirements - relevant independent advice should be sought by any interested parties before acting.

PERVERSI-BROOKS ARCHITECTS excludes all liability for loss and damage arising therefrom. This drawing / document may not be copied, duplicated, amended, referenced and used in part or whole without the explicit written permission from the author.

ALL DIMENSIONS ARE IN MILLIMETERS. DO NOT SCALE DRAWINGS FOR CRITICAL DIMENSIONS. CHECK DRAWING IS TO SCALE BY MEASURING SCALE BAR BELOW. VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK, SHOP DRAWINGS OR ORDERING MATERIALS.

0 10 20 30 40 50

REV	DETAILS	DATE
1	ISSUED FOR DEVELOPMENT APPLICATION	11/02/2022

PERVERSI-BROOKS ARCHITECTS
STUDIO: 105 Glen Huon Road, Huonville, TAS. 7109
PHONE: +61 (0) 451 850 819
EMAIL: sam@perversi-brooks.com
WEB: www.perversi-brooks.com

SOUTH HOBART HOUSE
368 MACQUARIE STREET, SOUTH
HOBART, TAS 7004
DESIGN RESPONSE PLAN

NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION
SPB SPB 1 : 100 @A3
SH02 FEB 2022
DA - 04 1

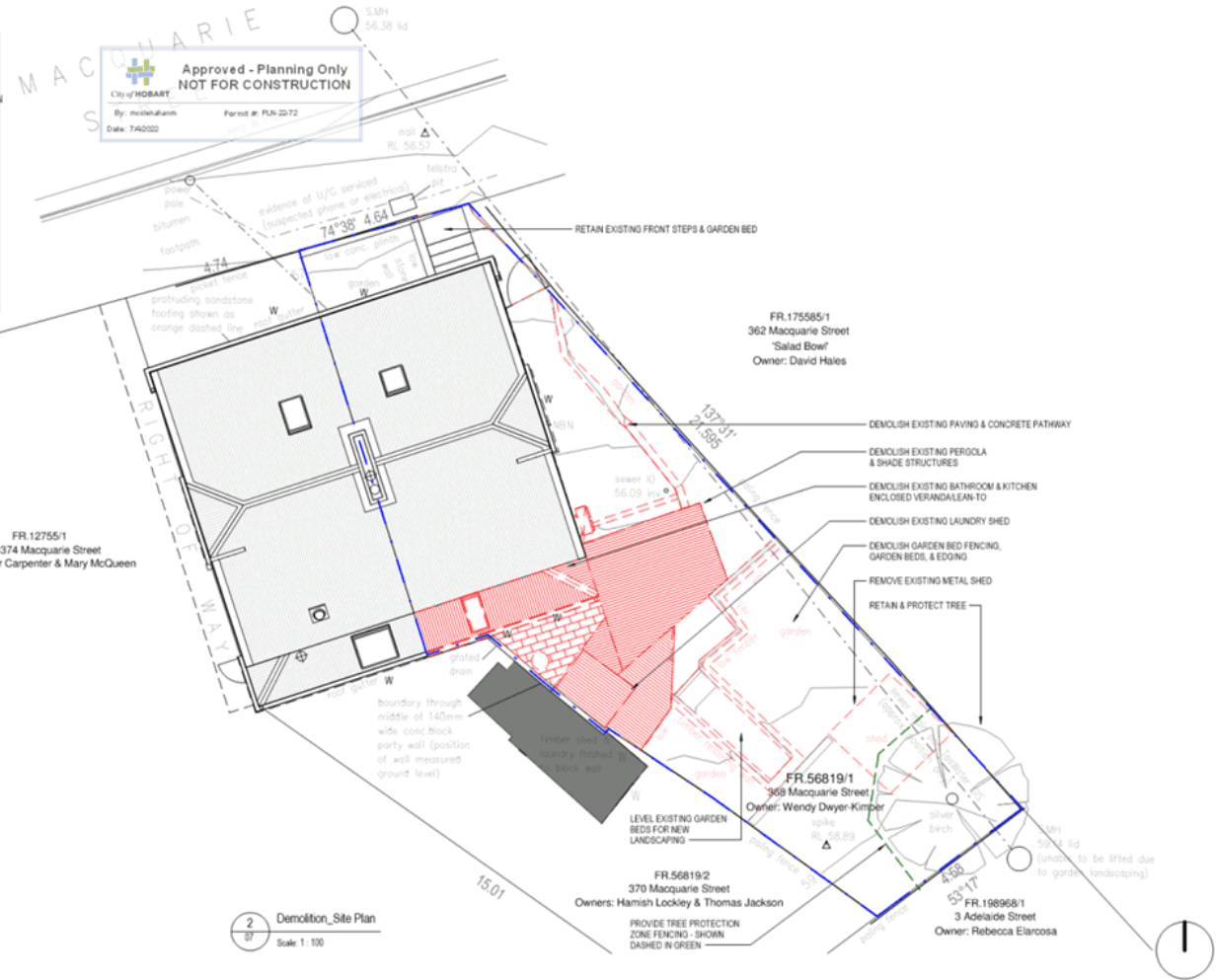
Item No. 7.1.7

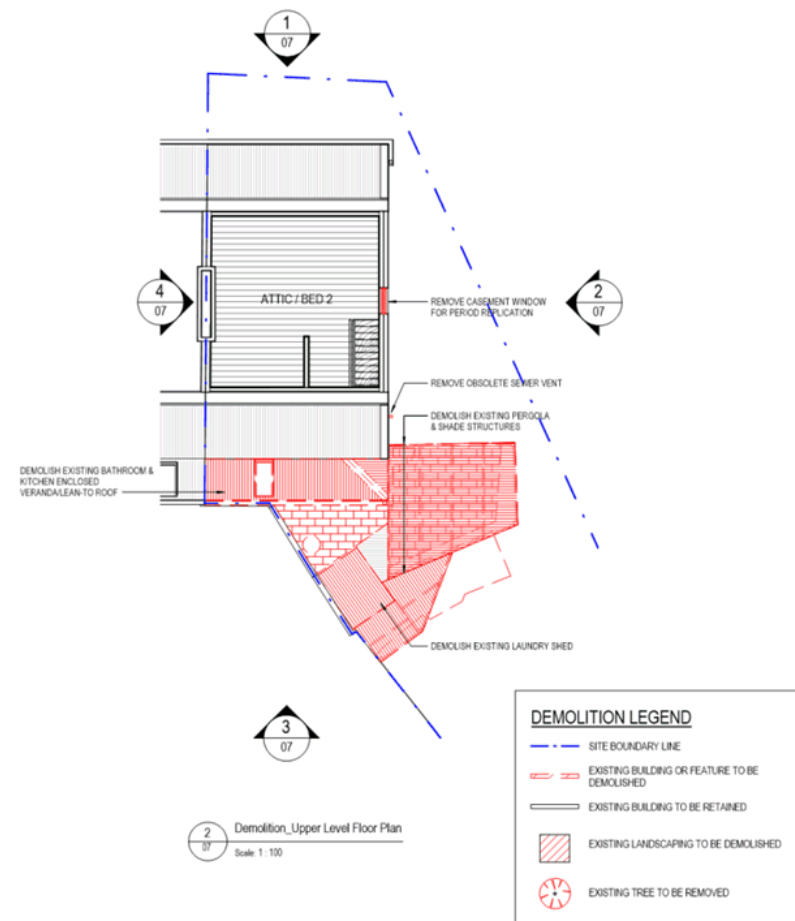
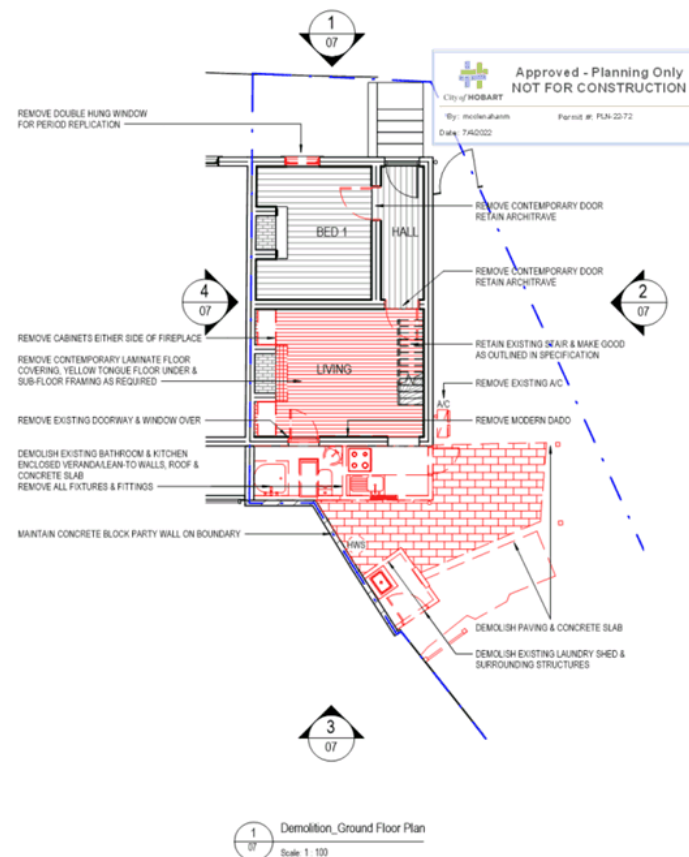
Agenda (Open Portion)
City Planning Committee Meeting - 23/5/2022

REFER SURVEY BY PDA SURVEYORS FOR FURTHER INFORMATION
JOB/DRAWING NO: 48554MD-1A / DATE: 14th September 2021

NOTE:

1. Bearing datum is GDA2020 per calculated bearing from HCC1031 to ST90
2. Horizontal datum is MGA2020 per HCC1031, with coordinates of E 525756.115 N 5251045.652 per the LIST. All other coordinates have been treated as plane (not=0.9996)
3. Vertical datum is AHD per HCC1031 with reputed RL 54.96m
4. Contour Interval 0.20m
5. While reasonable effort has been made to locate all visible above ground services, there may be other services which were not located during survey.
6. Some services have been plotted from council records, and as such are approximate only.
7. Prior to any demolition, excavation, final design or construction on this site, a comprehensive site investigation should be undertaken to locate all above and below ground service infrastructure.
8. All coordinates within this file, although stated to the nearest 0.001 metre, are approximate only and are only within 0.015m of the stated coordinate (horizontally and vertically).
9. The boundaries shown on this plan are compiled from D40974 & STR56819 and as such, are approximate only.
10. Some feature levels are not shown on this plan for clarity.





Copyright © PERVERSI-BROOKS ARCHITECTS

PERVERS-BROOKS ARCHITECTS does not guarantee, warrant or represent that the information in this document is correct - layout may not comply with building regulations or other regulatory requirements - relevant independent advice should be sought by any interested parties before acting.

PEIVERS-BROOKS ARCHITECTS excludes all liability for loss and damage arising therefrom. This drawing / document may not be copied, duplicated, amended, referenced and used in part or whole without the explicit written permission from the author.

ALL DIMENSIONS ARE IN MILLIMETERS. DO NOT SCALE DRAWINGS FOR CRITICAL DIMENSIONS. CHECK DRAWING IS TO SCALE BY MEASURING SCALE BAR BELOW. VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK, SHOP DRAWINGS OR ORDERING MATERIALS.

REV.	DETAILS	DATE
1	ISSUED FOR DEVELOPMENT APPLICATION	11/02/2022

PERVERSI-BROOKS ARCHITECTS
STUDIO: 105 Glen Huon Road, Huonville, TAS. 7109
PHONE: +61 (0) 421 850 818
EMAIL: sam@perversi-brooks.com
WEB: www.perversi-brooks.com

SOUTH HOBART HOUSE
368 MACQUARIE STREET, SOUTH
HOBART, TAS 7004
**EXISTING/DEMOLITION
FLOOR PLANS**

NOT FOR CONSTRUCTION

DEVELOPMENT APPLICATION

TRAIN	CARRIES	SCALE
SPB	SPB	1 : 100 @A3
DATE		

SH02 FEB 2022

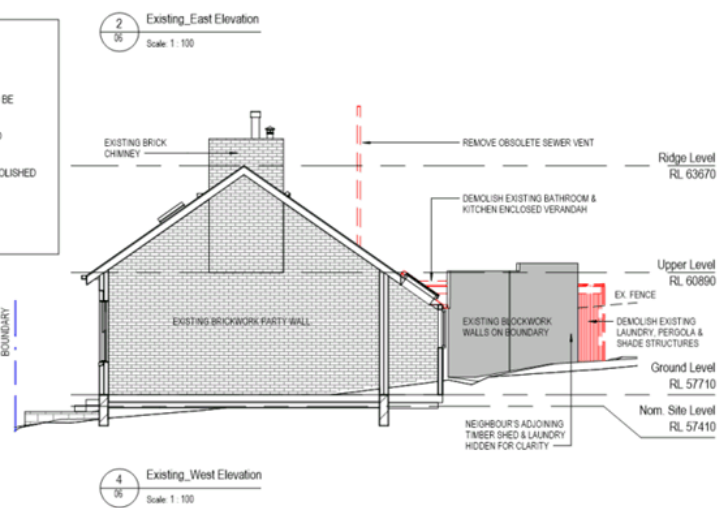
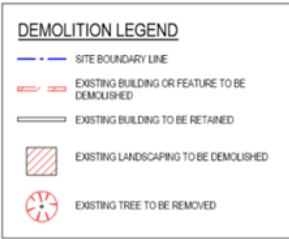
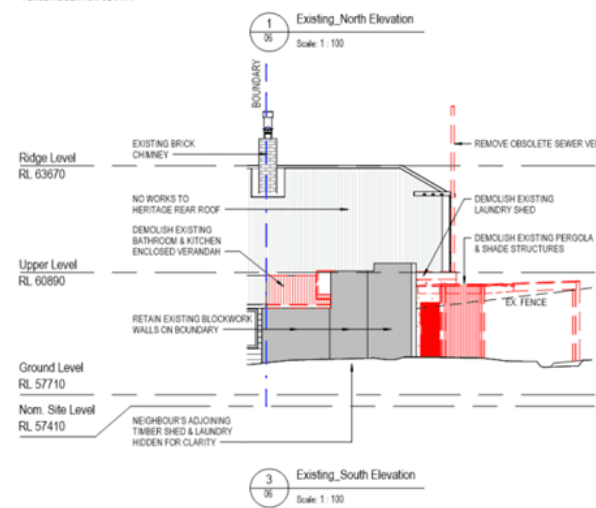
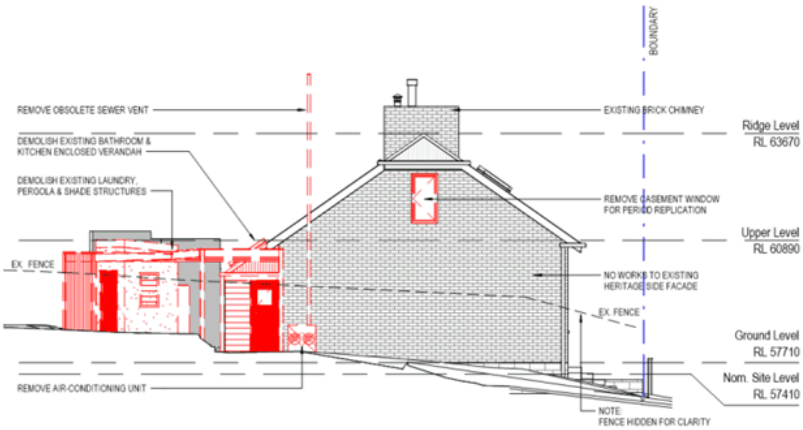
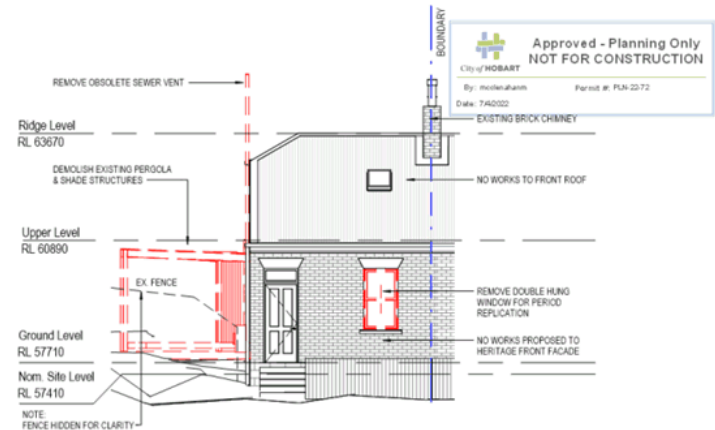
DA - 06

1

Item No. 7.1.7

Agenda (Open Portion)
City Planning Committee Meeting - 23/5/2022

Page 544
ATTACHMENT B



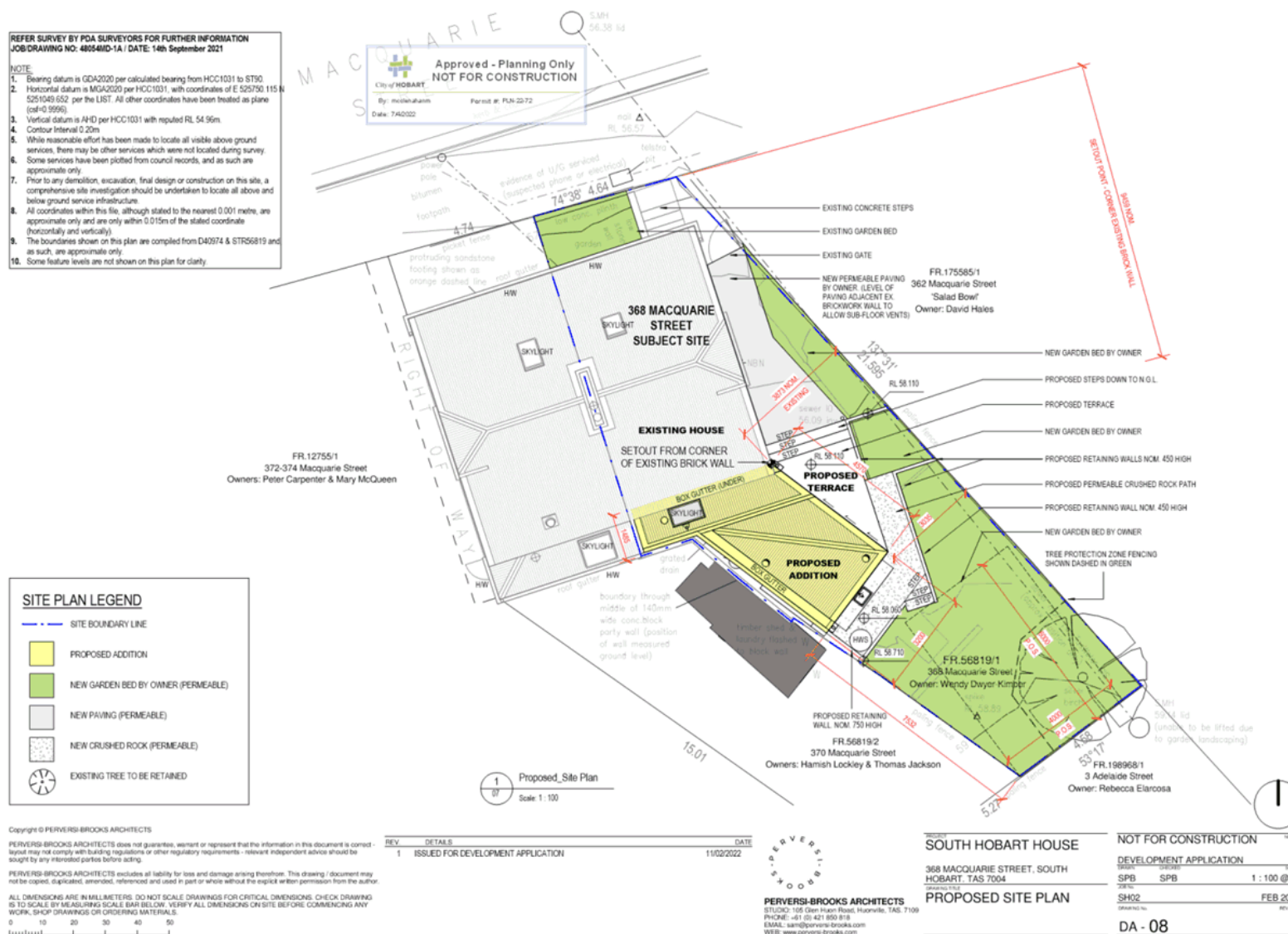
Copyright © PERVERSI-BROOKS ARCHITECTS
PERVERSI-BROOKS ARCHITECTS does not guarantee, warrant or represent that the information in this document is correct - layout may not comply with building regulations or other regulatory requirements - relevant independent advice should be sought by any interested parties before acting.
PERVERSI-BROOKS ARCHITECTS excludes all liability for loss and damage arising therefrom. This drawing / document may not be copied, duplicated, amended, referenced and used in part or whole without the explicit written permission from the author.
ALL DIMENSIONS ARE IN MILLIMETERS. DO NOT SCALE DRAWINGS FOR CRITICAL DIMENSIONS. CHECK DRAWING IS TO SCALE BY MEASURING SCALE BAR BELOW. VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK. SHOP DRAWINGS OR ORDERING MATERIALS.
0 10 20 30 40 50

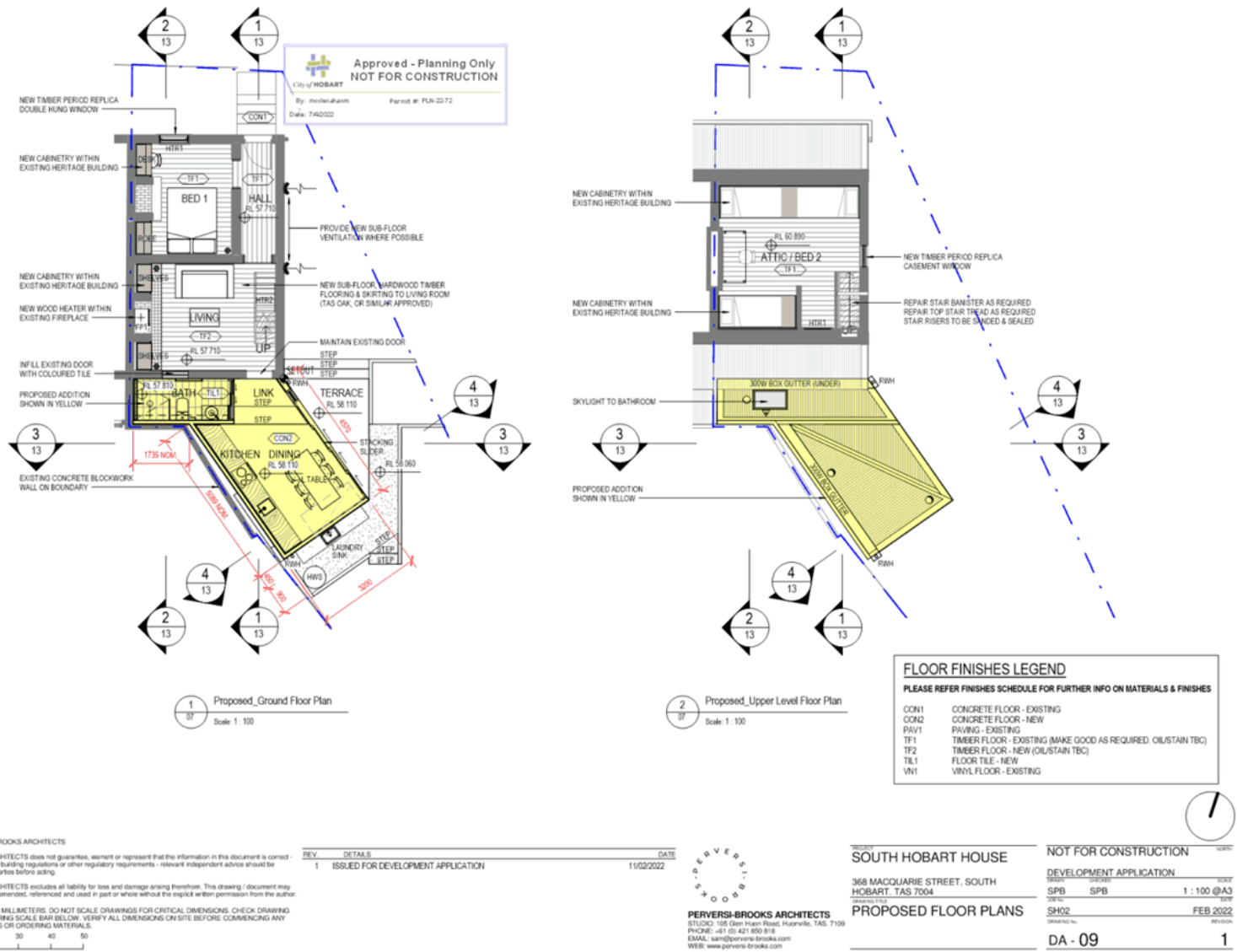
REV	DETAILS	DATE
1	ISSUED FOR DEVELOPMENT APPLICATION	11/02/2022

PERVERSI-BROOKS ARCHITECTS
STUDIO: 105 Glen Huon Road, Huonville, TAS 7109
PHONE: +61 (0) 421 850 819
EMAIL: sam@perversi-brooks.com
WEB: www.perversi-brooks.com

SOUTH HOBART HOUSE
368 MACQUARIE STREET, SOUTH HOBART, TAS 7004
PROJECT FILE
EXISTING/DEMOLITION ELEVATIONS

NOT FOR CONSTRUCTION		SOURCE
DEVELOPMENT APPLICATION		
SPB	SPB	1 : 100 @A3
SH02	FEB 2022	
DA - 07	1	



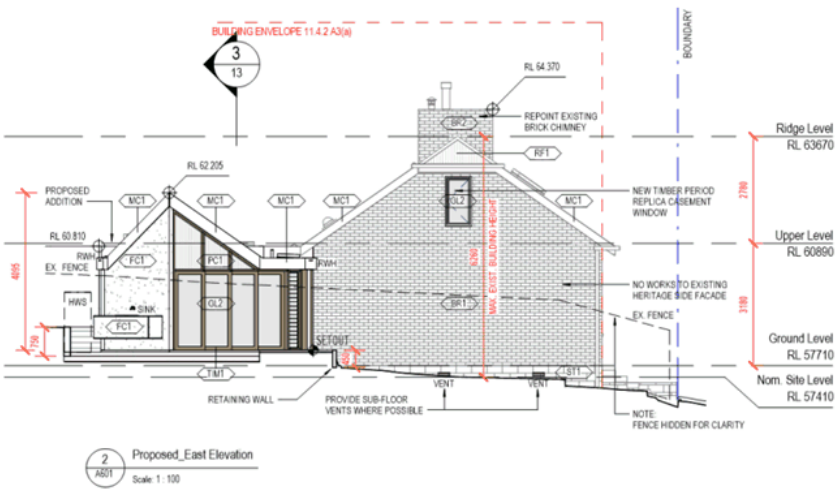
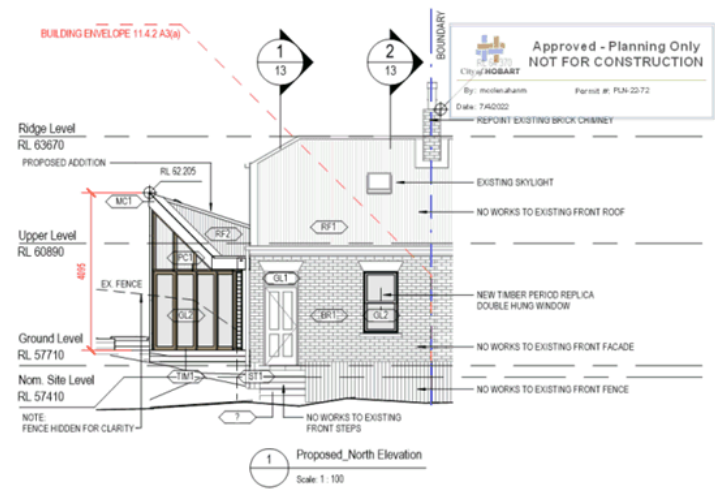




NOT FOR CONSTRUCTION

DEVELOPMENT APPLICATION

TRAFFIC	CHANGES	SCALE
SPB	SPB	1 : 100 @ A3
JOB No.		DATE
SH02		FEB 2022
DRAWING No.		REVISION
DA - 10		1



EXTERNAL FINISHES LEGEND

PLEASE REFER FINISHES SCHEDULE FOR FURTHER INFO ON MATERIALS & FINISHES			
BL1	CONCRETE BLOCK - EXISTING	GL2	CLEAR GLAZING (DOUBLE GLAZED) - NEW
BR1	BRICK (PAINTED) - EXISTING	MC1	GALVANISED METAL CAPPING - NEW
BR2	BRICK (UNPAINTED) - EXISTING	PC1	POLYCARBONATE - NEW
CON1	CONCRETE - EXISTING	RF1	ROOF - GALVANISED CORRUGATED - EXISTING
CON2	CONCRETE - NEW	RF2	ROOF - GALVANISED CORRUGATED - NEW
CS1	CEMENT SHEET - EXISTING	ST1	SANDSTONE BLOCKS - EXISTING
FC1	FIBER CEMENT SHEET - NEW	TM1	TIMBER WINDOW FRAMES - NEW
GL1	CLEAR GLAZING - EXISTING	WB1	WEATHERBOARD - EXISTING

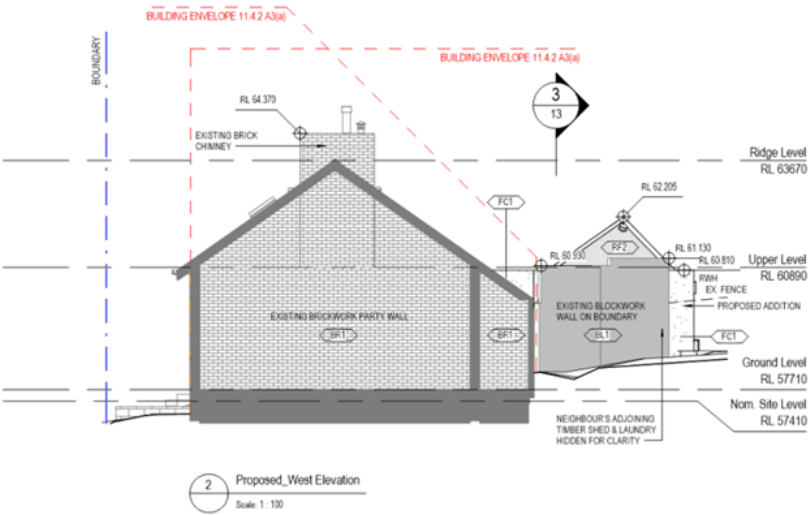
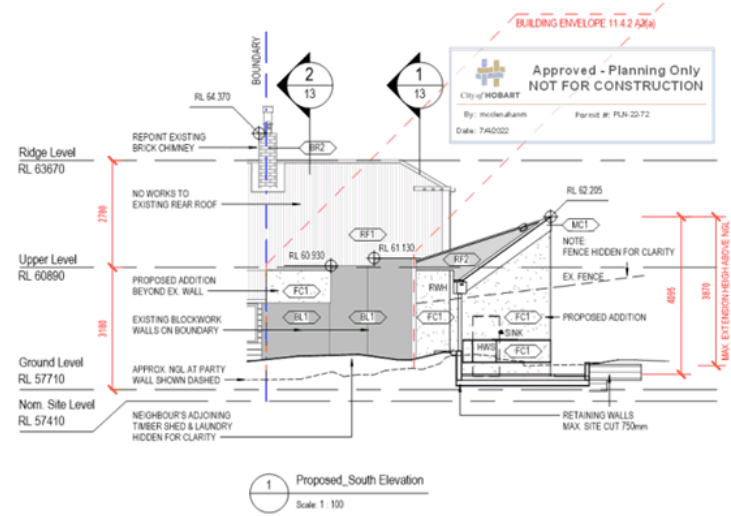
Copyright © PERVERSI-BROOKS ARCHITECTS
PERVERSI-BROOKS ARCHITECTS does not guarantee, warrant or represent that the information in this document is correct - layout may not comply with building regulations or other regulatory requirements - relevant independent advice should be sought by any interested parties before acting.
PERVERSI-BROOKS ARCHITECTS excludes all liability for loss and damage arising therefrom. This drawing / document may not be copied, duplicated, amended, referenced and used in part or whole without the explicit written permission from the author.
ALL DIMENSIONS ARE IN MILLIMETERS. DO NOT SCALE DRAWINGS FOR CRITICAL DIMENSIONS. CHECK DRAWING IS TO SCALE BY MEASURING SCALE BAR BELOW. VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK. SHOP DRAWINGS OR ORDERING MATERIALS.
0 10 20 30 40 50

REV	DETAILS	DATE
1	ISSUED FOR DEVELOPMENT APPLICATION	11/02/2022

PERVERSI-BROOKS ARCHITECTS
STUDIO: 105 Glen Huon Road, Huonville, TAS 7109
PHONE: +61 81 421 850 819
EMAIL: sam@perversi-brooks.com
WEB: www.perversi-brooks.com

SOUTH HOBART HOUSE
368 MACQUARIE STREET, SOUTH
HOBART, TAS 7004
PROPOSED NORTH & EAST
ELEVATIONS

NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION
SPB SPB 1 : 100 @A3
SH02 FEB 2022
DA - 11 1



EXTERNAL FINISHES LEGEND

PLEASE REFER FINISHES SCHEDULE FOR FURTHER INFO ON MATERIALS & FINISHES			
BL1	CONCRETE BLOCK - EXISTING	GL2	CLEAR GLAZING (DOUBLE GLAZED) - NEW
BR1	BRICK (PAINTED) - EXISTING	MC1	GALVANISED METAL CAPPING - NEW
BR2	BRICK (UNPAINTED) - EXISTING	PC1	POLYCARBONATE - NEW
CON1	CONCRETE - EXISTING	RF1	ROOF - GALVANISED CORRUGATED - EXISTING
CON2	CONCRETE - NEW	RF2	ROOF - GALVANISED CORRUGATED - NEW
CS1	CEMENT SHEET - EXISTING	ST1	SANDSTONE BLOCKS - EXISTING
FC1	FIBER CEMENT SHEET - NEW	TM1	TIMBER WINDOW FRAMES - NEW
GL1	CLEAR GLAZING - EXISTING	WB1	WEATHERBOARD - EXISTING

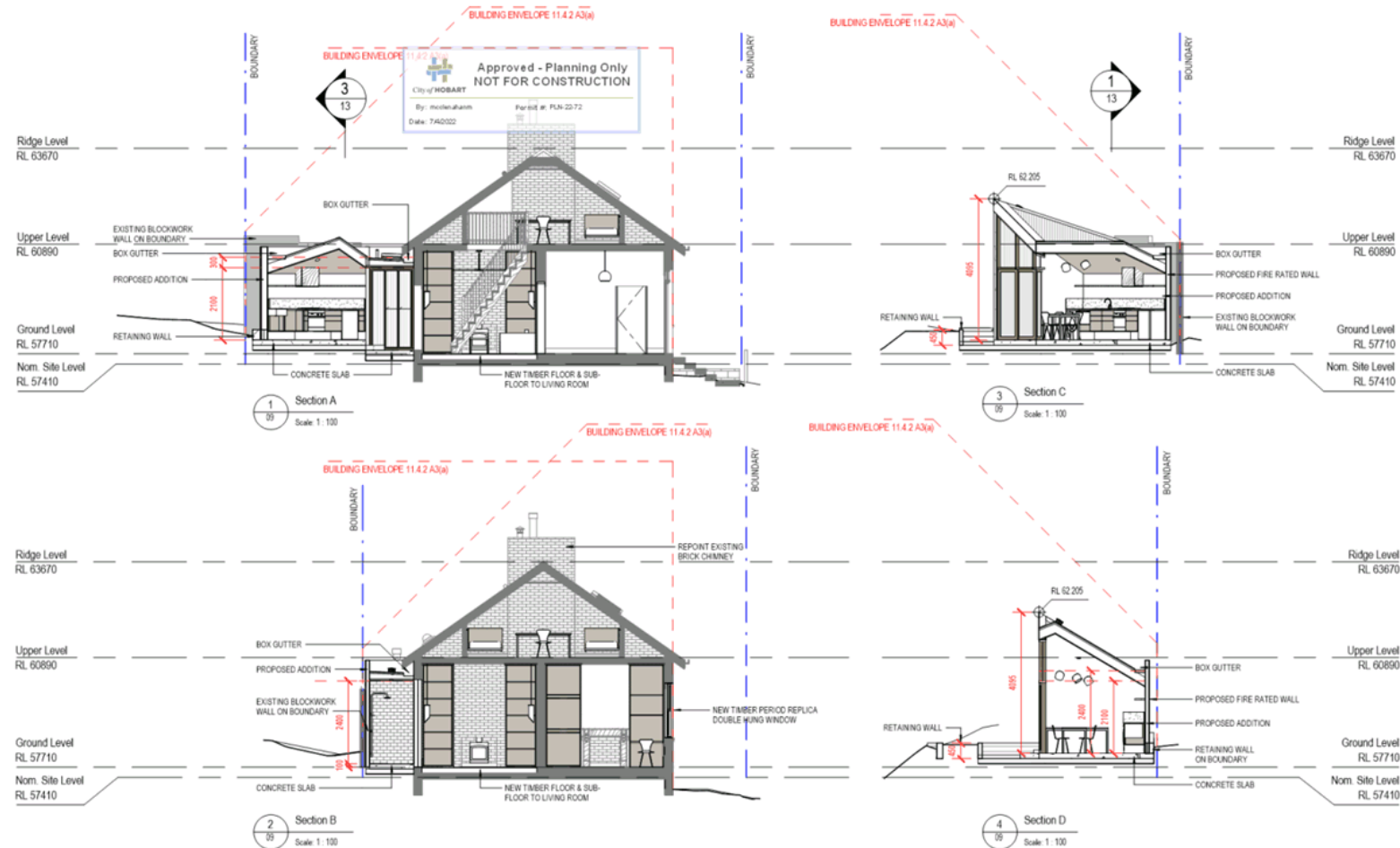
Copyright © PERVERSI-BROOKS ARCHITECTS
PERVERSI-BROOKS ARCHITECTS does not guarantee, warrant or represent that the information in this document is correct - legal may not comply with building regulations or other regulatory requirements - relevant independent advice should be sought by any interested parties before acting.
PERVERSI-BROOKS ARCHITECTS excludes all liability for loss and damage arising therefrom. This drawing / document may not be copied, duplicated, amended, referenced and used in part or whole without the explicit written permission from the author.
ALL DIMENSIONS ARE IN MILLIMETERS. DO NOT SCALE DRAWINGS FOR CRITICAL DIMENSIONS. CHECK DRAWING IS TO SCALE BY MEASURING SCALE BAR BELOW. VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK. SHOP DRAWINGS OR ORDERING MATERIALS.
0 10 20 30 40 50

REV	DETAILS	DATE
1	ISSUED FOR DEVELOPMENT APPLICATION	11/02/2022

PERVERSI-BROOKS ARCHITECTS
STUDIO: 105 Glen Huon Road, Huonville, TAS 7109
PHONE: +61 (0) 421 850 819
EMAIL: sam@perversi-brooks.com
WEB: www.perversi-brooks.com

PROJECT
SOUTH HOBART HOUSE
368 MACQUARIE STREET, SOUTH
HOBART, TAS 7504
DRAWING FILE
**PROPOSED SOUTH &
WEST ELEVATIONS**

NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION
SPB SPB 1 : 100 @A3
DATE
SH02 FEB 2022
DRAWING NO.
DA - 12
1





11th February 2022

City of Hobart - Planning Department
Town Hall, Macquarie Street
GPO Box 503
Hobart, TAS. 7001
coh@hobartcity.com.au

DISCRETIONARY DEVELOPMENT APPLICATION – RESIDENTIAL ALTERATIONS & ADDITIONS:
368 MACQUARIE STREET, SOUTH HOBART, TASMANIA 7004
TITLE REFERENCE: CT 56819/1

Dear Sir/Madam,

We act on behalf of Andy Gelman and Cora Evans, the owners of the above property.

Please find attached in relation to the proposed application:

- Architectural Drawings: DA00 – DA25 (Including Shadow Diagrams, and Photo Montages)
- Written Report, including appendixes; Feature Survey, and current Copy of Title.

If you have any queries regarding the permit application, please do not hesitate to contact me via the below details.

Yours sincerely,

Sam Perversi-Brooks

PERVERSI-BROOKS ARCHITECTS

PHONE: +61 (0) 421 850 818
EMAIL: perversibrooks@gmail.com
WEB: www.perversi-brooks.com
STUDIO: 105 Glen Huon Road, Huonville. TAS. 7109

ARBV REGISTRATION NO. 17831
TAS REGISTRATION NO. 1286
ABN 84 551 780 902





1. PROJECT DEVELOPMENT SUMMARY	3
2. PROJECT DESCRIPTION	4
2.1 GENERAL DESCRIPTION	4
2.2 CONSTRAINTS	5
2.3 OPPORTUNITIES	6
3. DESIGN RESPONSE	6
3.1 GENERAL DESIGN RESPONSE	6
3.2 RESPONSE TO PLANNING POLICY OBJECTIVES	7
4. HERITAGE STATEMENT	8
5. RESPONSE TO HOBART INTERIM PLANNING SCHEME 2015	11
APPENDIX A – FEATURE SURVEY/DETAIL PLAN	19
APPENDIX B – CERTIFICATE OF TITLE & TITLE PLAN	20



1. PROJECT DEVELOPMENT SUMMARY

APPLICANT:	Perversi-Brooks Architects
OWNER:	Andy Gelman and Cora Evans
CONTACT PERSON:	Sam Perversi-Brooks (Perversi-Brooks Architects)
DEVELOPMENT ADDRESS:	368 Macquarie Street, South Hobart, TAS, 7004
BRIEF PROJECT DESCRIPTION:	Residential alterations and additions
MUNICIPALITY:	Council of Hobart
TOWN PLANNING ZONE:	Inner Residential (Zone 11.0)
CODES APPLICABLE TO THE SITE:	E13.0 – HERITAGE AREA/PRECINCT (HOB-C6.2.10.2 HERITAGE PRECINCT)
HERITAGE REGISTER:	TAS HERITAGE REGISTER ID No. 3160
TITLE INFORMATION:	Lot 1 on Strata Plan 56819
SITE AREA:	145 sqm
ASSOCIATED DOCUMENTS:	Development Application documentation, including: DA00 - Cover Sheet & Drawing Register DA01 - Site Analysis Plan DA02 - Site Analysis Photos – Sheet 1 DA03 - Site Analysis Photos – Sheet 2 DA04 - Design Response Plan DA05 – Existing/Demolition Site Plan DA06 - Existing Floor Plans DA07 - Existing Elevations DA08 - Proposed Site Plan DA09 - Proposed Floor Plans DA10 - Proposed Roof Plan DA11 - Proposed North & East Elevations DA12 - Proposed South & West Elevations DA13 - Proposed Sections DA14 - Proposed Shadow Diagrams – June 21, 9 am DA15 - Proposed Shadow Diagrams – June 21, 12 pm DA16 - Proposed Shadow Diagrams – June 21, 3 pm DA17 - Materials Schedule DA18 - External Montages – Sheet 1 DA19 - External Montages – Sheet 2 DA20 - External Montages – Sheet 3 DA21 - External Montages – Sheet 4 DA22 – Additional External Views – Sheet 1 DA23 – Additional External Views – Sheet 2 DA24 – Additional External Views – Sheet 3 DA25 – Additional External Views – Sheet 4

Appendixes, including:

- Feature Survey/Detail Plan – PDA Surveyors
- Certificate of Title & Title Plan



2. PROJECT DESCRIPTION

The development application is for the partial demolition, alterations & addition of a small ~20sqm addition to the rear of the heritage listed 1850s Victorian Georgian conjoined dwelling, along with the associated necessary site works on a 145m2 lot.

2.1 General Description

Refer also drawing 'DA01 Site Analysis Plan'.



Google Maps Image, Google Maps, 2022 [maps.google.com.au]

THE SITE

The site for this project is 368 Macquarie Street, South Hobart. The site is located to the southern/uphill side of Macquarie street, approximately 50m west of the intersection with Elboden Street. The site is located directly adjacent to the carpark of Hill Street Grocer South Hobart (Salad Bowl).

The site is located in the Inner Residential Zone and is subject to E13.0 – Heritage Area/Precinct, (HOB-C6.2.10.2 Heritage Precinct), and is heritage listed in Table E13.1 of the Historic Heritage Code of the *Hobart Interim Planning Scheme 2015*, and is also listed on the Tasmanian Heritage Register Number 3160.

368 Macquarie Street is a significant element in the urban streetscape. No. 368 is the east side of a pair, with No. 370 the west. These conjoined dwellings 'book-end' a series of single storey (with attic) brick conjoined Victorian Georgian cottages, which include the almost identical pair of dwellings at No. 374, and similar dwellings at No.'s 376 & 378 Macquarie Street.



The property is located at an elevation of approximately 57 metres above sea level, and is an irregular tapered rectangular shape, and shares a boundary with the conjoined dwelling directly to the west of the site (370 Macquarie Street). The property has a good north-eastern orientation, which provides excellent solar access. The site for the proposed works falls to the north at a gradient of approx. 5 degrees.

The fully fenced site currently includes the existing 1850s brick house (Class 1a building), a series of lean-to outbuildings including laundry shed and pergola/shade structures, and a stand-alone metal shed (Class 10 buildings), paved and concrete areas adjacent the dwelling and outbuildings, and a series of edged garden beds towards the rear of the site.

SURROUNDING PROPERTIES

The surrounding neighbourhood of Macquarie Street and Cascade Road, South Hobart is within the heritage area/precinct HOB-C6.2.10.2. Macquarie Street is the main commercial and retail strip of South Hobart. With its striking backdrop of Mount Wellington it has a distinctive quality. Shops are concentrated around areas of high residential density, with the majority of shops clustered on Macquarie Street near Elboden Street, whilst a smaller number of shops, commercial and community facilities; Restaurants, Medical Centre, Calvary St John's Hospital, Cascade Brewery, etc., are dotted up Macquarie St and Cascade Rd as far as the Cascade Gardens.

Directly adjacent the eastern property boundary, is No. 362 Macquarie Street, which is the Hill Street Grocer South Hobart (Salad Bowl), the concrete hardstand carpark area includes parking for approximately 8 cars, as well as storage sheds and associated loading areas for the grocer which fronts Macquarie Street at the intersection of Elboden Street.

The property boundary immediately to the south of the subject site is shared with No. 3 Adelaide Street. This property includes a single storey brick dwelling fronting the Adelaide Street, with gardens and a carport to the rear.

The conjoined property to the west, 370 Macquarie Street, shares a party wall with the subject site, and is a mirror-image of the subject dwelling, with the addition of various lean-to structures at the rear, including a timber shed and laundry structure directly adjacent the shared property boundary. The strata title boundary to the rear of the heritage houses runs through the middle of a 140mm wide concrete blockwork party wall which appears to have been constructed in the last couple of decades as a means to fire separate the two dwellings.

THE PROPOSED

The proposed alterations and additions to the heritage listed 1850s conjoined house provides a contemporary architecturally designed response to the existing structure. The proposed ~20sqm addition will provide a bathroom, kitchen and dining facilities contained within a new structure to the rear of the existing dwelling, replacing the dilapidated enclosed verandah and rear laundry shed and associated lean-to pergola/shade structures.

2.2 Constraints

The main constraints that the site presents are:

- The site is located within a Heritage Area/Precinct, is listed as a heritage place, and is listed on the Tasmanian Heritage Register.



- The western wall and boundary is shared with the conjoined dwelling at 370 Macquarie Street.
- The existing 1850s dwelling is, in part, in a poor state of repair – particularly the floor and sub-floor to the living area, and the enclosed rear verandah, along with the various lean-tos; laundry shed, pergola, etc.

2.3 Opportunities

The design opportunities that this site presents are:

- Opportunity to repair and enhance an important historic place and contribute positively to the heritage precinct.
- Good solar access and views to the north-east.
- Rear siting of the proposed works has no detrimental visual or amenity impacts upon adjacent neighbours, or within the heritage precinct more generally.

3. DESIGN RESPONSE

3.1 General Design Response

Please refer to drawing 'DA04-Design Response Plan' for further description of the design response.

- The alterations and additions propose a contemporary counterpoint to the existing heritage listed dwelling.
- The proposed addition is set back from the Macquarie Street frontage to the rear of the existing dwelling.
- The proposed alterations and additions to the dwelling sit comfortably and harmoniously counterpoints the existing building, and does not diminish, detract from, or compete with the surrounding historic precinct and built forms.
- The proposed alterations and addition to the existing dwelling offers a contextual response whereby the additions incorporate an interpretive design approach to the original cottage, derived through comprehensive research and analysis of the existing built fabric, topography, and historic values of the surrounding heritage precinct.
- The design aims to be deeply responsive and sympathetic to the character of the precinct and place, whilst providing a quality design outcome that celebrates and enhances the existing built fabric and the community's sense of place
- The proposal strives to maintain and enhance the historic precinct and heritage place, whilst providing an exemplar of sustainable, contemporary design.
- We believe the proposed design is responsive and respectful of the existing heritage precinct and place, whilst providing an innovative design of high architectural standard.
- The proposed addition is a contemporary interpretive design response to the existing heritage structure, responding to the height and angle of the hip/gable roof of the cottage by way of a small rear structure with a similarly pitched hybrid skillion/gable roof. The design responds to the idea of the silhouette profile of the existing cottage that 'book-ends' the row of similar cottages and which is read as a kind of roofscape profile, or gateway, to the South Hobart precinct against the ever-present backdrop of kunanyi / Mount Wellington.



- Private Open Space (P.O.S.), and the dining/kitchen areas located in the proposed addition are oriented towards the north-east, maximising daylight and views towards the north and east across the surrounding neighbourhood and to distant hillside views.
- Proposed solid wall adjacent existing concrete block wall on western property boundary for fire separation.
- Solid wall to the south façade for increased privacy to the adjoining properties as well as maximising thermal performance.
- The proposed addition has no windows within close proximity of any neighbouring private open space to avoid overlooking.
- Large north-east facing operable doors and fixed highlight windows provide natural light and access to terrace P.O.S.
- A maximum building height of 6.26m to the existing ridge is unchanged. The apex/ridge of the proposed addition is approx. 3.87m high, less than the 9.5m maximum outlined in the zone. A lower link section of roof within footprint of existing rear verandah is proposed.
- Front setback and front fence remains unchanged.
- Existing heritage windows are to be replaced by period replica timber framed windows for better acoustic and thermal performance.
- No works to existing heritage front or side façades.

3.2 Response to Planning Policy Objectives

The following observations are made in relation to the application against State Planning Policy:

- The proposal strives to maintain and enhance the historic precinct and place, whilst providing an exemplar of sustainable development and contemporary design.
- Historic cultural heritage values are recognised, retained and protected within the region for their character, culture, sense of place, contribution to our understanding history and contribution to the townscape.
- The proposal provides a quality design that is safe and functional and responds positively to the surrounding neighbourhood character.
- The proposal maximises solar access with appropriately located windows.

Having regard to the above considerations, the proposed alterations and additions will make an important contribution to achieving the objectives of the State Planning Policy Framework.

In addition to the objectives of State Planning Policies, the proposal is equally consistent with the Local Planning Policy Framework and its objectives for use and development within the Hobart Interim Planning Scheme 2015 as follows:

- The proposed alterations and additions minimises the impact upon the amenity of all neighbouring properties.
- The existing and proposed infrastructure is appropriate to support development and attain the expected environmental and public health outcomes.
- Development is appropriate to the intended function, scale and density of the area and improves its physical character.
- The character of those parts of the City having strong heritage values – whether architectural, aesthetic, community or cultural heritage – or other identified qualities is reinforced.



- Future development is consistent with the forms of development that contribute to the cultural heritage values of an area and is subservient to the preservation of historic townscape and architectural elements.
- Development affecting places or areas of cultural heritage value does not try to imitate or mimic existing styles, but is accommodated without new forms of development becoming dominant.
- The renovation of places and areas of cultural heritage value and the recycling and re-use of materials is encouraged.
- Demolition is limited to that which removes buildings or structures that are unsafe, incongruous or where it is essential to facilitate the desired development of land.

4. Heritage Statement

The following statement outlines the proposed works to the existing dwelling, which is located within the South Hobart 2 Heritage Precinct, and is listed in table E13.1 of the Historic Heritage Code of the Hobart Interim Planning Scheme 2015, and is also listed on the Tasmanian Heritage Register. This statement addresses the proposed works in relation to the Historic Cultural Heritage Act, as well as the objectives and performance criteria of E13.7 Developments Standards for Heritage Places, and E13.8 Development Standards for Heritage Precincts within the Hobart Interim Planning Scheme 2015.

The alterations & additions project is for a small ~20sqm addition to the rear of the heritage listed 1850s Victorian Georgian conjoined dwelling. 368 Macquarie Street is a significant element in the urban streetscape. No. 368 is the east side of a pair, with No. 370 conjoined to the west. These conjoined dwellings 'book-end' a series of single storey (with attic) brick conjoined Victorian Georgian cottages, which include the almost identical pair of dwellings at No. 374, and similar cottages at No.'s 376 & 378 Macquarie Street.

The proposed works are in accordance with the Burra Charter (article 3.1) which promotes a cautious approach of changing as much as necessary, but as little as possible. That is, the extent of change to significant fabric is minimised as far as practicable.

The proposed addition is a contemporary interpretive design response to the existing heritage structure, responding to the height and angle of the hip/gable roof of the existing cottage by way of a small rear structure with a similarly pitched hybrid skillion/gable roof. The design responds to the idea of the silhouette profile of the existing cottage that 'book-ends' the row of similar cottages and which is read as a kind of roofscape profile, or gateway, to the South Hobart precinct against the ever-present backdrop of kunanyi / Mount Wellington.

The design aims to be deeply responsive and sympathetic to the character of the place, whilst providing a quality design outcome that celebrates and enhances the existing built fabric and the community's sense of place.

The addition does not dominate or detract from the original building and is subservient to the historic cottage with a lower link area which is the same footprint of the existing rear verandah. This



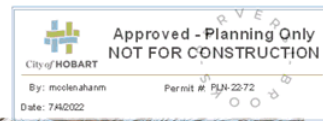
lower link built volume acts to provide relief to the higher form and mass of the proposed addition of the kitchen and dining area, helping reinforce the idea that the new built fabric is subservient to the heritage dwelling. The design is carefully balanced as to not visually dominate or detract from the historic cultural heritage significance of the place and the precinct. The addition is compatible with and sympathetic to the height, bulk, setback, materials and finishes and general character of the heritage listed place. The proposed addition is compatible and visually subservient when viewed from Macquarie Street and the adjacent 'Salad Bowl' Carpark. The structure of the addition is setback from the principal facade to enable the original building form to remain unobscured and prominent within the streetscape.

The existing low timber picket front fence is to be maintained which is appropriate in form, scale, height, and materials appropriate to the architecture of the existing dwelling. The established and visually prominent tree to the rear of the yard is to be maintained with a tree protection zone set up during construction.

Existing built fabric to be demolished is limited to the rear enclosed verandah which is in a poor state of repair and has been subject to several adaptations over the years, as well as unsympathetic lean-to rear additions consisting of a separate laundry shed and attached pergola, and some landscaping works. The elements to be demolished do not result in the loss of any built fabric that contributes to the historic cultural heritage significance of the place or precinct.

Please note we have consulted closely with both Heritage Tasmania (Deirdre MacDonald) and City of Hobart's Heritage Department (Sarah Waight) prior to this application being submitted, particularly in relation to the removal of the rear enclosed verandah. Deirdre MacDonald inspected the property 10th January 2022, making the following comments via email the following day:

"Now that I have had a closer look at the enclosed rear verandah, I am more comfortable about its removal and the proposed new connection to the extension in its place. As I explained yesterday, my thoughts are that it appears very likely that the row of cottages was built by a 'spec' builder and that they were originally 2 sets of identical conjoined houses, including a rear verandah each. It seems all the verandahs have been progressively enclosed and adapted, and in the case of no.368 had several phases of adaptation. To my view the only historic verandah elements left at no.368 are probably the roof structure and the later corrugated iron sheeting (that may be covering over the original shingles). Given this minimal residual fabric, I feel it is insufficient to make the verandah a key heritage element of the place."



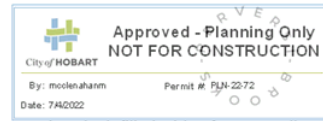
View of existing enclosed verandah, laundry shed and pergola/shade structure, July 2021

Further to this please also note that recent additions to No.'s 376 & 378 Macquarie Street have included rear additions removing any prior existing rear verandahs.

Significant and contributory heritage elements are all to be maintained as per the architectural documentation. No structural work is proposed to heritage fabric other than the removal of the rear enclosed verandah as noted above.

Additionally, please note the below scope in relation to heritage elements:

- An Exemption Certificate (Exemption #3759) was provided by Heritage Tasmania to provide the opportunity for initial exploratory investigations, including the removal of the modern floor lining to the living room/kitchen and the removal of the modern dado panel to the rear wall of the living room/kitchen. This work has subsequently been undertaken and found the floor and sub-floor in the living area will likely need to be replaced in its entirety, as it's in a poor state of repair sinking approximately 50mm to the centre of the room, with contemporary yellow-tongue flooring, or similar, below the vinyl floor covering, there does not appear to be any underlying historic fabric within this area. The modern dado panel was also removed and likewise did not reveal any historic dado underneath. These elements have been captured within the scope of works outlined in the architectural documentation.
- No external painting to existing built fabric is proposed.
- Unpainted brickwork shall remain unpainted.
- Repair and restore stair banister where unsound as required. Repair top stair tread where unsafe as required. Stair risers to be sanded and sealed to match treads.
- Internal cabinetry is all designed to 'float' within existing heritage built fabric with a nom. 30mm shadow line/scribe to adjoining wall surfaces in order to be read as new elements, and for easy installation/removal.
- Remove Airconditioning Condenser Unit from side of house.



- Door and highlight window over to the existing bathroom is to be infilled with a feature wall finish. The finished surface will be set back from the face of the adjoining wall within the living room in order to register the trace of the previous opening.
- Existing windows; front double hung window and attic casement window, which are both in a poor state of repair, are to be replaced with acoustic and/or double glazing, within period replica timber frames to match existing, for thermal and acoustic performance.
- The existing unpainted brick chimney is to be repointed with lime rich mortar, as per Sarah Waight's advice received via email 28th January 2022.
- Existing concrete paving adjacent to the eastern façade wall is to be removed and replaced with permeable paving at a level to allow the existing masonry wall to breathe. Sub-floor vents are to be introduced where possible, and the ground levels will not be built up so the vents to remain open and free to circulate air to the sub floor area, as per Sarah Waight's advice received via email 28th January 2022.

5. Response to Hobart Interim Planning Scheme 2015

Along with the design responses outlined above, particular attention has been given to the Hobart Interim Planning Scheme 2015, Part D Zones 11.0 - Inner Residential Zone. While many of the objectives of the planning scheme are addressed in the responses above and within the architectural documentation, the following items have specifically been addressed during the design process:

11.3.1 & 11.3.2 Use Standards for Non-Residential Use & Visitor Accommodation – Not Applicable

11.4 Development Standards for Dwellings (Refer below table of clauses):

11.4.1 Residential density for multiple dwellings – Not Applicable

11.4.2 Setbacks and building envelope for all dwellings

Objective:

That the siting and scale of dwellings:

- Provides reasonably consistent separation between dwellings and their frontage within a street;
- Provides consistency in the apparent scale, bulk, massing and proportion of dwellings; and
- Provides separation between dwellings on adjoining properties to allow a reasonably opportunity for daylight and sunlight to enter habitable rooms and private open space.

Acceptable Solutions	Compliance (Further details provided where reliant on Performance Criteria)
----------------------	--



<p>A1 Unless within a building area on a sealed plan, a dwelling, excluding garages, carports and protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage that is:</p> <ul style="list-style-type: none"> a) if the frontage is a primary frontage, not less than 3m, or, if the setback from the primary frontage is less than 3m, not less than the setback, from the primary frontage, of any existing dwelling on the site; b) if the frontage is not a primary frontage, not less than 2m, or, if the setback from the frontage is less than 2m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site; c) if for a vacant site and there are existing dwellings on adjoining properties on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; or d) if located above a non-residential use at ground floor level, not less than the setback from the frontage of the ground floor level. 	<p>✓ Complies Existing front setback remains unchanged. Proposed alterations and additions are sited to the rear of existing building.</p>
<p>A2 A garage or carport for a dwelling must have a setback from a primary frontage of not less than:</p> <ul style="list-style-type: none"> a) 4m, or alternatively 1m behind the building line; 	<p>Not Applicable No garage or carport existing or proposed.</p>



<p>b) the same as the building line, if a portion of the dwelling gross floor area is located above the garage or carport; or</p> <p>c) 1m, if the existing ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage.</p>	
<p>A3</p> <p>A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must:</p> <ul style="list-style-type: none"> a) be contained within a building envelope (refer to Figures 11.1, 11.2 and 11.3) determined by: <ul style="list-style-type: none"> i. a distance equal to the frontage setback or, for an internal lot, a distance of 3m from the rear boundary of a property with an adjoining frontage; and ii. projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side and rear boundaries to a building height of not more than 9.5m above existing ground level; and b) only have a setback within 1.5m of a side or rear boundary if the dwelling: <ul style="list-style-type: none"> i. does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or ii. does not exceed a total length of 9m or one-third the length of the side boundary (whichever is the lesser) <p>This acceptable solution does not apply to Battery Point Heritage Precinct (BP1).</p>	<p>✓ Complies with P1</p> <p>The siting and scale of the proposed addition:</p> <ul style="list-style-type: none"> a) does not cause an unreasonable loss of amenity to adjoining properties, having regard to: <ul style="list-style-type: none"> i. reduction in sunlight to habitable rooms of a dwelling on an adjoining property; ii. overshadowing the private open space of a dwelling on an adjoining property; iii. overshadowing of an adjoining vacant property; or iv. visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property; and b) provides separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area. <p>Further notes:</p> <ol style="list-style-type: none"> 1. The proposed addition is contained within the building envelope (refer figure 11), however the existing conjoined heritage listed dwelling does not. Refer architectural documentation, and particularly drawings DA11-DA14 for proposed elevations and sections which illustrate the building envelope. 2. Proposed side setback to the western boundary is within 0.2m of the boundary, and replaces the footprint of existing built structures on site. Please note the timber shed and laundry on adjoining property within 0.2m of boundary, the proposed addition does not extend beyond this shed structure. 3. Please refer architectural documentation, and particularly drawings DA14-DA16 for existing and proposed Shadow Diagrams.

**11.4.3 Site Coverage and private open space for all dwellings****Objective:**

That dwellings are compatible with the amenity and character of the area and provide:

- a) for outdoor recreation and the operational needs of the residents;
- b) opportunities for the planting of gardens and landscaping; and
- c) private open space that is conveniently located and has access to sunlight

Acceptable Solutions	Compliance (Further details provided where reliant on Performance Criteria)
A1 Dwellings must have: <ul style="list-style-type: none"> a) a site coverage of not more than 65% (excluding eaves up to 0.6m wide); and b) for multiple dwellings, a total area of private open space of not less than 40m² associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the ground level (excluding a garage, carport or entry foyer). 	✓ Complies
A2 A dwelling must have private open space that: <ul style="list-style-type: none"> a) is in one location and is not less than: <ul style="list-style-type: none"> i. 24m²; or ii. 12m², if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); b) has a minimum horizontal dimension of: 	✓ Complies



i. 4m; or	
ii. 2m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer);	
c) is located between the dwelling and the frontage only if the frontage is orientated between 30 degrees west of true north and 30 degrees east of true north; and	
d) has a gradient not steeper than 1 in 10.	

11.4.4 Sunlight to private open space of multiple dwellings – Not Applicable**11.4.5 Width of openings for garages and carports for all dwellings – Not Applicable****11.4.6 Privacy for all dwellings****Objective:**

To provide a reasonable opportunity for privacy for dwellings.

Acceptable Solutions	Compliance (Further details provided where reliant on Performance Criteria)
A1 A balcony, deck, roof terrace, parking space, or carport for a dwelling (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1m above existing ground level must have a permanently fixed screen to a height of not less than 1.7m above the finished surface or floor level, with a uniform transparency of not more than 25%, along the sides facing a: <p>a) side boundary, unless the balcony,</p>	✓ Complies



<p>deck, roof terrace, parking space, or carport has a setback of not less than 3m from the side boundary;</p> <p>b) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 4m from the rear boundary; and</p> <p>c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is not less than 6m:</p> <p>i. from a window or glazed door, to a habitable room of the other dwelling on the same site; or</p> <p>ii. from a balcony, deck, roof terrace or the private open space, of the other dwelling on the same site.</p>	
<p>A2</p> <p>A window or glazed door, to a habitable room of a dwelling that has a floor level more than 1m above existing ground level, must satisfy (a), unless it satisfies (b):</p> <p>a) the window or glazed door:</p> <p>i. is to have a setback of not less than 3m from a side boundary;</p> <p>ii. is to have a setback of not less than 4m from a rear boundary;</p> <p>iii. if the dwelling is a multiple dwelling, is to be not less than 6m from a window or glazed door, to a habitable room, of another dwelling on the same site; and</p> <p>iv. if the dwelling is a multiple dwelling, is to be not less than 6m from the private open space of another dwelling on the same site.</p> <p>b) the window or glazed door:</p> <p>i. is to be offset, in the horizontal</p>	<p>✓ Complies</p>



<p>plane, not less than 1.5m from the edge of a window or glazed door, to a habitable room of another dwelling;</p> <p>ii. is to have a sill height of not less than 1.7m above the floor level or have fixed obscure glazing extending to a height of at least 1.7m above the floor level; or</p> <p>iii. is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of not less than 1.7m above floor level, with a uniform transparency of not more than 25%.</p>	
<p>A3</p> <p>A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of not less than:</p> <p>a) 2.5m; or</p> <p>b) 1m if:</p> <p>i. it is separated by a screen of not less than 1.7m in height; or</p> <p>ii. the window, or glazed door, to a habitable room has a sill height of not less than 1.7m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of not less than 1.7m above the floor level.</p>	<p>Not Applicable</p> <p>No driveway or parking space existing or proposed.</p>

11.4.7 Frontage fences for all dwellings

Objective:

The height and transparency of frontage fences:

- a) provides adequate privacy and security for residents;
- b) allows the potential for mutual passive surveillance between the road and the dwelling; and



c) is reasonably consistent with that on adjoining properties.	
Acceptable Solutions	Compliance (Further details provided where reliant on Performance Criteria)
A1 No Acceptable Solution	✓ Complies Existing heritage front fence remains unchanged.

11.4.8 Waste storage for multiple dwellings – Not Applicable

11.4.9 Non-dwelling development – Not Applicable

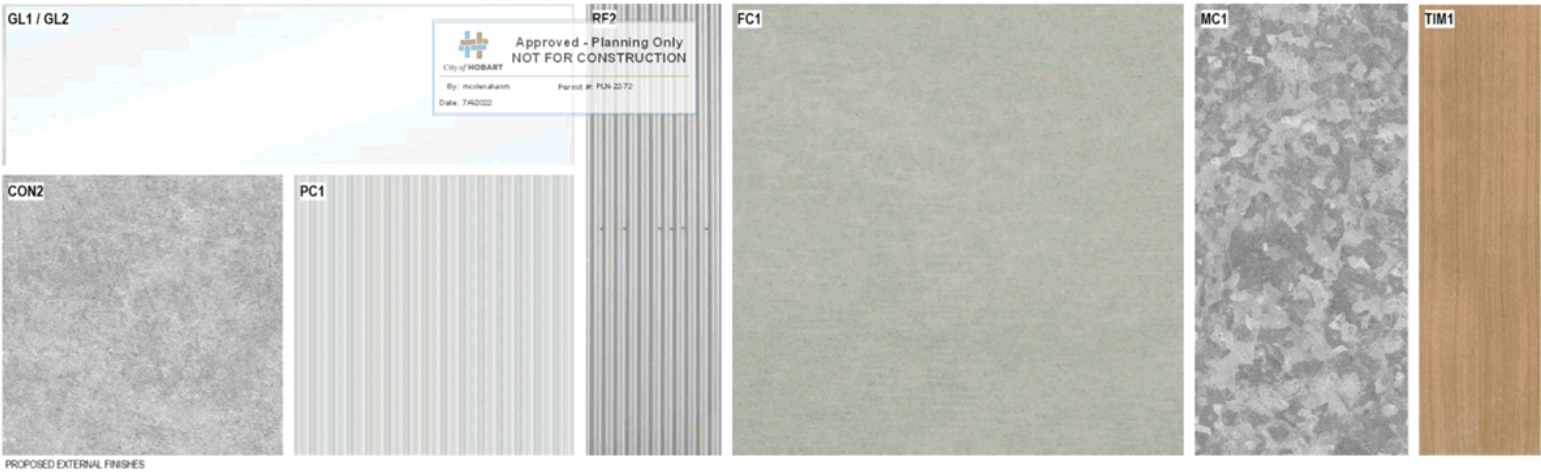
11.5 Development Standards for Subdivision – Not Applicable



APPENDIX A - FEATURE SURVEY/DETAIL PLAN



APPENDIX B - CERTIFICATE OF TITLE & TITLE PLAN



EXTERNAL FINISHES LEGEND

PLEASE REFER FINISHES SCHEDULE FOR FURTHER INFO ON MATERIALS & FINISHES			
BL1	CONCRETE BLOCK - EXISTING	GL2	CLEAR GLAZING (DOUBLE GLAZED) - NEW
BR1	BRICK (PAINTED) - EXISTING	MC1	GALVANISED METAL CAPPING - NEW
BR2	BRICK (UNPAINTED) - EXISTING	PC1	POLYCARBONATE - NEW
CON1	CONCRETE - EXISTING	RF1	ROOF - GALVANISED CORRUGATED - EXISTING
CON2	CONCRETE - NEW	RF2	ROOF - GALVANISED CORRUGATED - NEW
CS1	CEMENT SHEET - EXISTING	ST1	SANDSTONE BLOCKS - EXISTING
FC1	FIBER CEMENT SHEET - NEW	TIM1	TIMBER WINDOW FRAMES - NEW
GL1	CLEAR GLAZING - EXISTING	WB1	WEATHERBOARD - EXISTING

EXISTING EXTERNAL FINISHES



Copyright © PERVERSI-BROOKS ARCHITECTS

PERVERSI-BROOKS ARCHITECTS does not guarantee, warrant or represent that the information in this document is correct - layout may not comply with building regulations or other regulatory requirements - relevant independent advice should be sought by any interested parties before acting.

PERVERSI-BROOKS ARCHITECTS excludes all liability for loss and damage arising therefrom. This drawing / document may not be copied, duplicated, amended, referenced and used in part or whole without the explicit written permission from the author.

ALL DIMENSIONS ARE IN MILLIMETERS. DO NOT SCALE DRAWINGS FOR CRITICAL DIMENSIONS. CHECK DRAWING IS TO SCALE BY MEASURING SCALE BAR BELOW. VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK. SHOP DRAWINGS OR ORDERING MATERIALS.

0 10 20 30 40 50

REV	DETAILS	DATE
1	ISSUED FOR DEVELOPMENT APPLICATION	11/02/2022

PERVERSI-BROOKS ARCHITECTS
STUDIO: 105 Glen Huon Road, Huonville, TAS 7109
PHONE: +61 (0) 421 850 819
EMAIL: sam@perversi-brooks.com
WEB: www.perversi-brooks.com

SOUTH HOBART HOUSE
368 MACQUARIE STREET, SOUTH
HOBART, TAS 7604
MATERIALS SCHEDULE

NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION
SPB SPB 1 : 100 @A3
SH02 FEB 2022
DA - 17 1



Copyright © PERVERSI-BROOKS ARCHITECTS

PERVERSI-BROOKS ARCHITECTS does not guarantee, warrant or represent that the information in this document is correct. It may not comply with building regulations or other regulatory requirements. Relevant independent advice should be sought by any interested parties before acting.

PERVERSI-BROOKS ARCHITECTS excludes all liability for loss and damage arising therefrom. This drawing / document may not be copied, duplicated, amended, referenced and used in part or whole without the explicit written permission from the author.

ALL DIMENSIONS ARE IN MILLIMETERS. DO NOT SCALE DRAWINGS FOR CRITICAL DIMENSIONS. CHECK DRAWING IS TO SCALE BY MEASURING SCALE BAR BELOW. VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK, SHOP DRAWINGS OR ORDERING MATERIALS.

0 10 20 30 40 50

REV	DETAILS	DATE
-----	---------	------

1	ISSUED FOR DEVELOPMENT APPLICATION	11/02/2022
---	------------------------------------	------------



PERVERSI-BROOKS ARCHITECTS
STUDIO: 105 Glen Huon Road, Huonville, TAS, 7109
PHONE: +61 (0) 451 850 819
EMAIL: sam@perversi-brooks.com
WEB: www.perversi-brooks.com

SOUTH HOBART HOUSE

368 MACQUARIE STREET, SOUTH
HOBART, TAS 7004

EXTERNAL MONTAGES -
SHEET 1

NOT FOR CONSTRUCTION

DEVELOPMENT APPLICATION

SPB SPB

SH02 FEB 2022

DA - 18 1



Copyright © PERVERSI-BROOKS ARCHITECTS

PERVERSI-BROOKS ARCHITECTS does not guarantee, warrant or represent that the information in this document is correct. It may not comply with building regulations or other regulatory requirements. Relevant independent advice should be sought by any interested parties before acting.

PERVERSI-BROOKS ARCHITECTS excludes all liability for loss and damage arising therefrom. This drawing / document may not be copied, duplicated, amended, referenced and used in part or whole without the explicit written permission from the author.

ALL DIMENSIONS ARE IN MILLIMETERS. DO NOT SCALE DRAWINGS FOR CRITICAL DIMENSIONS. CHECK DRAWING IS TO SCALE BY MEASURING SCALE BAR BELOW. VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK. SHOP DRAWINGS OR ORDERING MATERIALS.

0 10 20 30 40 50

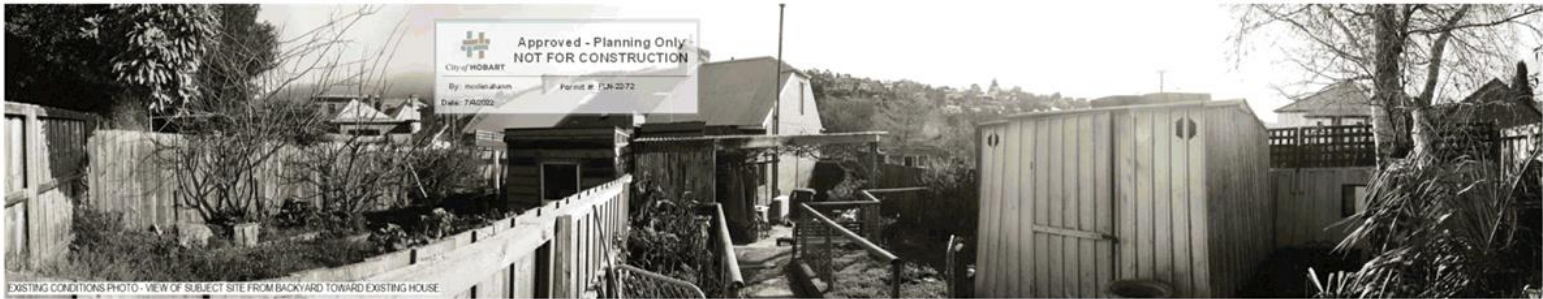
REV	DETAILS	DATE
1	ISSUED FOR DEVELOPMENT APPLICATION	11/02/2022



PERVERSI-BROOKS ARCHITECTS
STUDIO: 105 Glen Huon Road, Huonville, TAS. 7109
PHONE: +61 351 451 850 819
EMAIL: sam@persi-brooks.com
WEB: www.persi-brooks.com

PROJECT
SOUTH HOBART HOUSE
368 MACQUARIE STREET, SOUTH
HOBART, TAS 7004
DRAWING TITLE
EXTERNAL MONTAGES -
SHEET 2

NOT FOR CONSTRUCTION		DATE
DEVELOPMENT APPLICATION		11/02/2022
SPB	SPB	@A3
SH02		FEB 2022
DRAWING NO.		REVISION
DA - 19		1



EXISTING CONDITIONS PHOTO - VIEW OF SUBJECT SITE FROM BACKYARD TOWARD EXISTING HOUSE



ARTIST IMPRESSION - VIEW FROM BACKYARD TO PROPOSED ADDITION (FOR INFORMATION ONLY)

Copyright © PERVERSI-BROOKS ARCHITECTS

PERVERSI-BROOKS ARCHITECTS does not guarantee, warrant or represent that the information in this document is correct. It may not comply with building regulations or other regulatory requirements. Relevant independent advice should be sought by any interested parties before acting.

PERVERSI-BROOKS ARCHITECTS excludes all liability for loss and damage arising therefrom. This drawing / document may not be copied, duplicated, altered, referenced and used in part or whole without the explicit written permission from the author.

ALL DIMENSIONS ARE IN MILLIMETERS. DO NOT SCALE DRAWINGS FOR CRITICAL DIMENSIONS. CHECK DRAWING IS TO SCALE BY MEASURING SCALE BAR BELOW. VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK. SHOP DRAWINGS OR ORDERING MATERIALS.

0 10 20 30 40 50

REV	DETAILS	DATE
1	ISSUED FOR DEVELOPMENT APPLICATION	11/02/2022



PERVERSI-BROOKS ARCHITECTS
STUDIO: 105 Glen Huon Road, Huonville, TAS. 7109
PHONE: +61 80 421 850 819
EMAIL: sam@perversi-brooks.com
WEB: www.perversi-brooks.com

PROJECT
SOUTH HOBART HOUSE
368 MACQUARIE STREET, SOUTH
HOBART, TAS 7504
DRAWING FILE
**EXTERNAL MONTAGES -
SHEET 3**

NOT FOR CONSTRUCTION	10/01/2022
DEVELOPMENT APPLICATION	10/01/2022
SPB	SPB
SH02	FEB 2022
DA - 20	1



Copyright © PERVERSI-BROOKS ARCHITECTS

PERVERSI-BROOKS ARCHITECTS does not guarantee, warrant or represent that the information in this document is correct. It may not comply with building regulations or other regulatory requirements. Relevant independent advice should be sought by any interested parties before acting.

PERVERSI-BROOKS ARCHITECTS excludes all liability for loss and damage arising therefrom. This drawing / document may not be copied, duplicated, altered, referenced and used in part or whole without the explicit written permission from the author.

ALL DIMENSIONS ARE IN MILLIMETERS. DO NOT SCALE DRAWINGS FOR CRITICAL DIMENSIONS. CHECK DRAWING IS TO SCALE BY MEASURING SCALE BAR BELOW. VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK. SHOP DRAWINGS OR ORDERING MATERIALS.

0 10 20 30 40 50

REV	DETAILS	DATE
1	ISSUED FOR DEVELOPMENT APPLICATION	11/02/2022



PERVERSI-BROOKS ARCHITECTS
STUDIO: 105 Glen Huon Road, Huonville, TAS. 7109
PHONE: +61 (0) 451 850 819
EMAIL: sam@perversi-brooks.com
WEB: www.perversi-brooks.com

PROJECT
SOUTH HOBART HOUSE
368 MACQUARIE STREET, SOUTH
HOBART, TAS 7004
ARCHITECT
EXTERNAL MONTAGES -
SHEET 4

NOT FOR CONSTRUCTION		DATE
DEVELOPMENT APPLICATION		11/02/2022
SPB	SPB	@A3
SH02		FEB 2022
DA - 21		1



Copyright © PERVERSI-BROOKS ARCHITECTS
PERVERSI-BROOKS ARCHITECTS does not guarantee, warrant or represent that the information in this document is correct. It may not comply with building regulations or other regulatory requirements. Relevant independent advice should be sought by any interested parties before acting.
PERVERSI-BROOKS ARCHITECTS excludes all liability for loss and damage arising therefrom. This drawing / document may not be copied, duplicated, altered, referenced and used in part or whole without the explicit written permission from the author.
ALL DIMENSIONS ARE IN MILLIMETERS. DO NOT SCALE DRAWINGS FOR CRITICAL DIMENSIONS. CHECK DRAWING IS TO SCALE BY MEASURING SCALE BAR BELOW. VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK. SHOP DRAWINGS OR ORDERING MATERIALS.
0 10 20 30 40 50

REV	DETAILS	DATE
1	ISSUED FOR DEVELOPMENT APPLICATION	11/02/2022

PERVERSI-BROOKS ARCHITECTS
STUDIO: 105 Glen Huon Road, Huonville, TAS 7109
PHONE: +61 81 451 850 819
EMAIL: sam@perversi-brooks.com
WEB: www.perversi-brooks.com

PROJECT
SOUTH HOBART HOUSE
368 MACQUARIE STREET, SOUTH
HOBART, TAS 7504
PROPOSAL NO.
ADDITIONAL EXTERNAL
VIEWS - SHEET 1

NOT FOR CONSTRUCTION	DATE
DEVELOPMENT APPLICATION	11/02/2022
SPB SPB	@A3
SH02	FEB 2022
DA - 22	1



Copyright © PERVERSI-BROOKS ARCHITECTS
PERVERSI-BROOKS ARCHITECTS does not guarantee, warrant or represent that the information in this document is correct. It may not comply with building regulations or other regulatory requirements. Relevant independent advice should be sought by any interested parties before acting.
PERVERSI-BROOKS ARCHITECTS excludes all liability for loss and damage arising therefrom. This drawing / document may not be copied, duplicated, extended, referenced and used in part or whole without the explicit written permission from the author.
ALL DIMENSIONS ARE IN MILLIMETERS. DO NOT SCALE DRAWINGS FOR CRITICAL DIMENSIONS. CHECK DRAWING IS TO SCALE BY MEASURING SCALE BAR BELOW. VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK. SHOP DRAWINGS OR ORDERING MATERIALS.
0 10 20 30 40 50

REV	DETAILS	DATE
1	ISSUED FOR DEVELOPMENT APPLICATION	11/02/2022

PERVERSI-BROOKS ARCHITECTS
STUDIO: 105 Glen Huan Road, Huonville, TAS 7109
PHONE: +61 351 650 819
EMAIL: sam@perversi-brooks.com
WEB: www.perversi-brooks.com

PROJECT
SOUTH HOBART HOUSE
368 MACQUARIE STREET, SOUTH
HOBART, TAS 7604
ADDITIONAL EXTERNAL
VIEWS - SHEET 2

NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION
SPB SPB @A3
SH02 FEB 2022
DA - 23 1



ARTIST IMPRESSION - VIEW FROM BACKYARD TOWARD PROPOSED ADDITION (FOR INFORMATION ONLY)

Copyright © PERVERSI-BROOKS ARCHITECTS

PERVERSI-BROOKS ARCHITECTS does not guarantee, warrant or represent that the information in this document is correct. It may not comply with building regulations or other regulatory requirements. Relevant independent advice should be sought by any interested parties before acting.

PERVERSI-BROOKS ARCHITECTS excludes all liability for loss and damage arising herefrom. This drawing / document may not be copied, duplicated, amended, referenced and used in part or whole without the explicit written permission from the author.

ALL DIMENSIONS ARE IN MILLIMETERS. DO NOT SCALE DRAWINGS FOR CRITICAL DIMENSIONS. CHECK DRAWING IS TO SCALE BY MEASURING SCALE BAR BELOW. VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK. SHOP DRAWINGS OR ORDERING MATERIALS.

0 10 20 30 40 50

REV	DETAILS	DATE
1	ISSUED FOR DEVELOPMENT APPLICATION	11/02/2022



PERVERSI-BROOKS ARCHITECTS
STUDIO: 105 Glen Huon Road, Huonville, TAS 7109
PHONE: +61 351 850 819
EMAIL: sam@perversi-brooks.com
WEB: www.perversi-brooks.com

PROJECT
SOUTH HOBART HOUSE
368 MACQUARIE STREET, SOUTH
HOBART, TAS 7504
ARCHITECT
PERVERSI-BROOKS
ADDITIONAL EXTERNAL
VIEWS - SHEET 3

NOT FOR CONSTRUCTION	10/01/2022
DEVELOPMENT APPLICATION	
SPB SPB	@A3
SH02	FEB 2022
DA - 24	1



ARTIST IMPRESSION - VIEW FROM BACKYARD TOWARD PROPOSED ADDITION (FOR INFORMATION ONLY)

Copyright © PERVERSI-BROOKS ARCHITECTS

PERVERSI-BROOKS ARCHITECTS does not guarantee, warrant or represent that the information in this document is correct. It may not comply with building regulations or other regulatory requirements. Relevant independent advice should be sought by any interested parties before acting.

PERVERSI-BROOKS ARCHITECTS excludes all liability for loss and damage arising therefrom. This drawing / document may not be copied, duplicated, amended, referenced and used in part or whole without the explicit written permission from the author.

ALL DIMENSIONS ARE IN MILLIMETERS. DO NOT SCALE DRAWINGS FOR CRITICAL DIMENSIONS. CHECK DRAWING IS TO SCALE BY MEASURING SCALE BAR BELOW. VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK. SHOP DRAWINGS OR ORDERING MATERIALS.

0 10 20 30 40 50

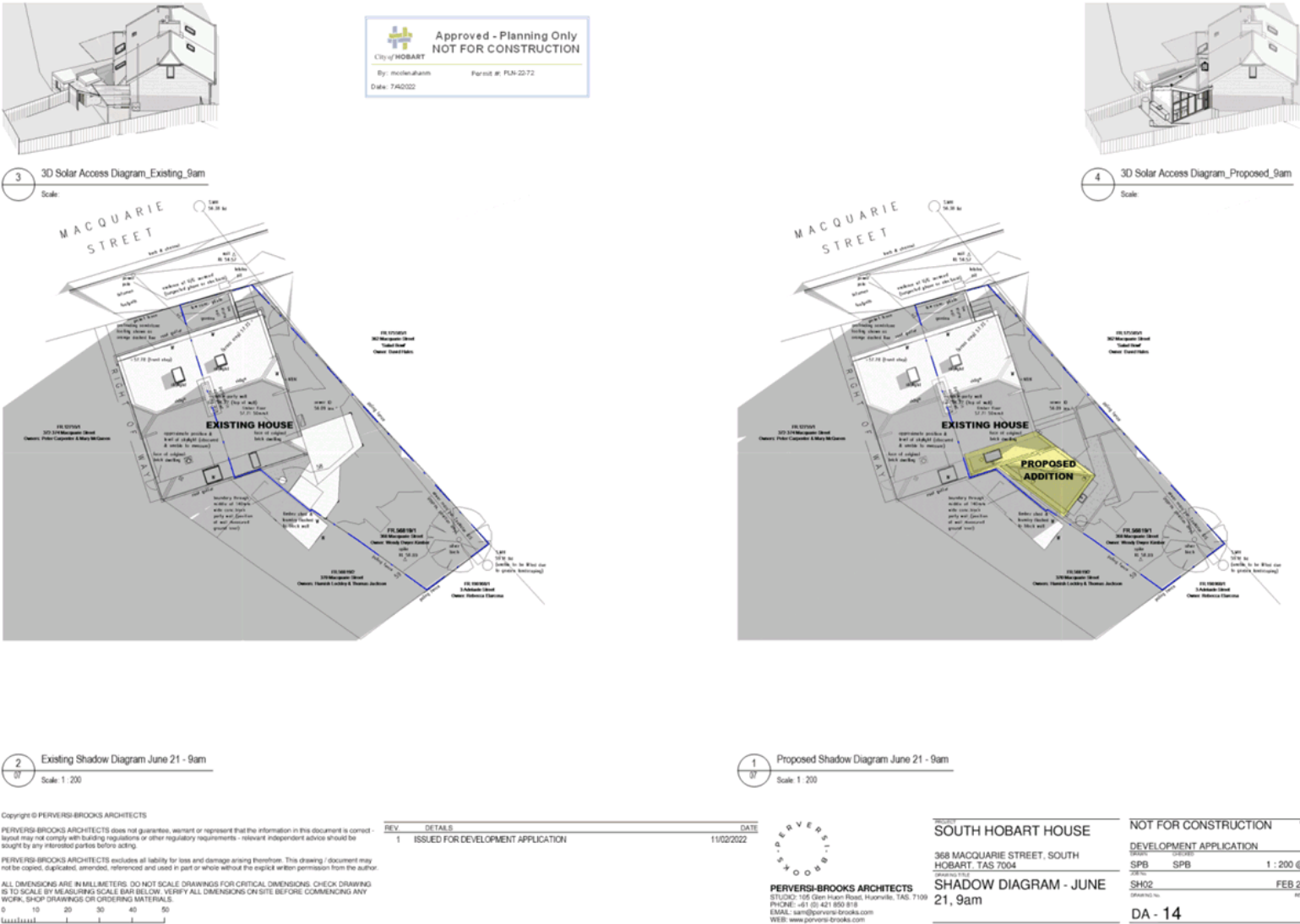
REV	DETAILS	DATE
1	ISSUED FOR DEVELOPMENT APPLICATION	11/02/2022

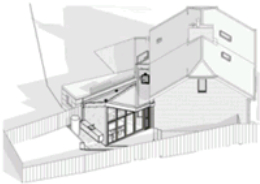
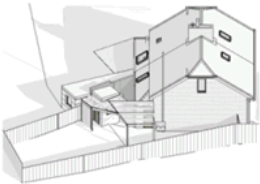


PERVERSI-BROOKS ARCHITECTS
STUDIO: 105 Glen Huon Road, Huonville, TAS, 7109
PHONE: +61 81 431 850 819
EMAIL: sam@perversi-brooks.com
WEB: www.perversi-brooks.com

PROJECT
SOUTH HOBART HOUSE
368 MACQUARIE STREET, SOUTH
HOBART, TAS 7504
DRAWING FILE
ADDITIONAL EXTERNAL
VIEWS - SHEET 4

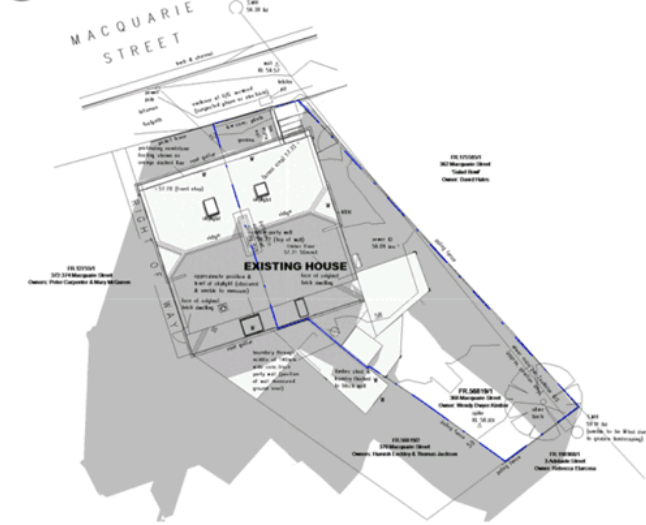
NOT FOR CONSTRUCTION	1
DEVELOPMENT APPLICATION	
SPB	SPB
SH02	FEB 2022
DA - 25	1





3 3D Solar Access Diagram, Existing, 12pm
Scale:

4 3D Solar Access Diagram, Proposed, 12pm
Scale:



2 Existing Shadow Diagram June 21 - 12pm
Scale: 1 : 200

1 Proposed Shadow Diagram June 21 - 12pm
Scale: 1 : 200

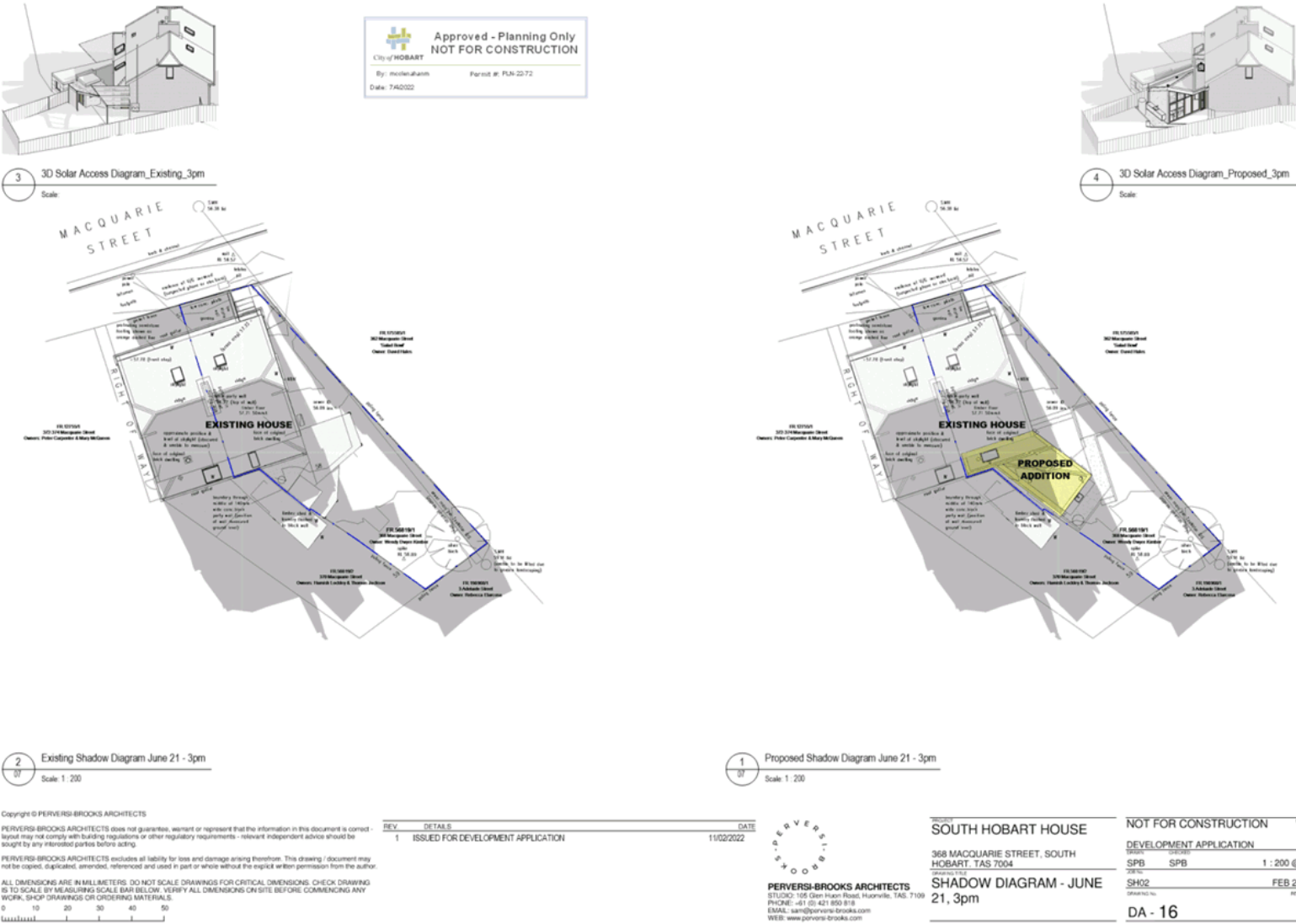
Copyright © PERVERSI-BROOKS ARCHITECTS
PERVERSI-BROOKS ARCHITECTS does not guarantee, warrant or represent that the information in this document is correct - it may not comply with building regulations or other regulatory requirements - relevant independent advice should be sought by any interested parties before acting.
PERVERSI-BROOKS ARCHITECTS excludes all liability for loss and damage arising therefrom. This drawing / document may not be copied, duplicated, amended, referenced and used in part or whole without the explicit written permission from the author.
ALL DIMENSIONS ARE IN MILLIMETERS. DO NOT SCALE DRAWINGS FOR CRITICAL DIMENSIONS. CHECK DRAWING IS TO SCALE BY MEASURING SCALE BAR BELOW. VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK. SHOP DRAWINGS OR ORDERING MATERIALS.
0 10 20 30 40 50

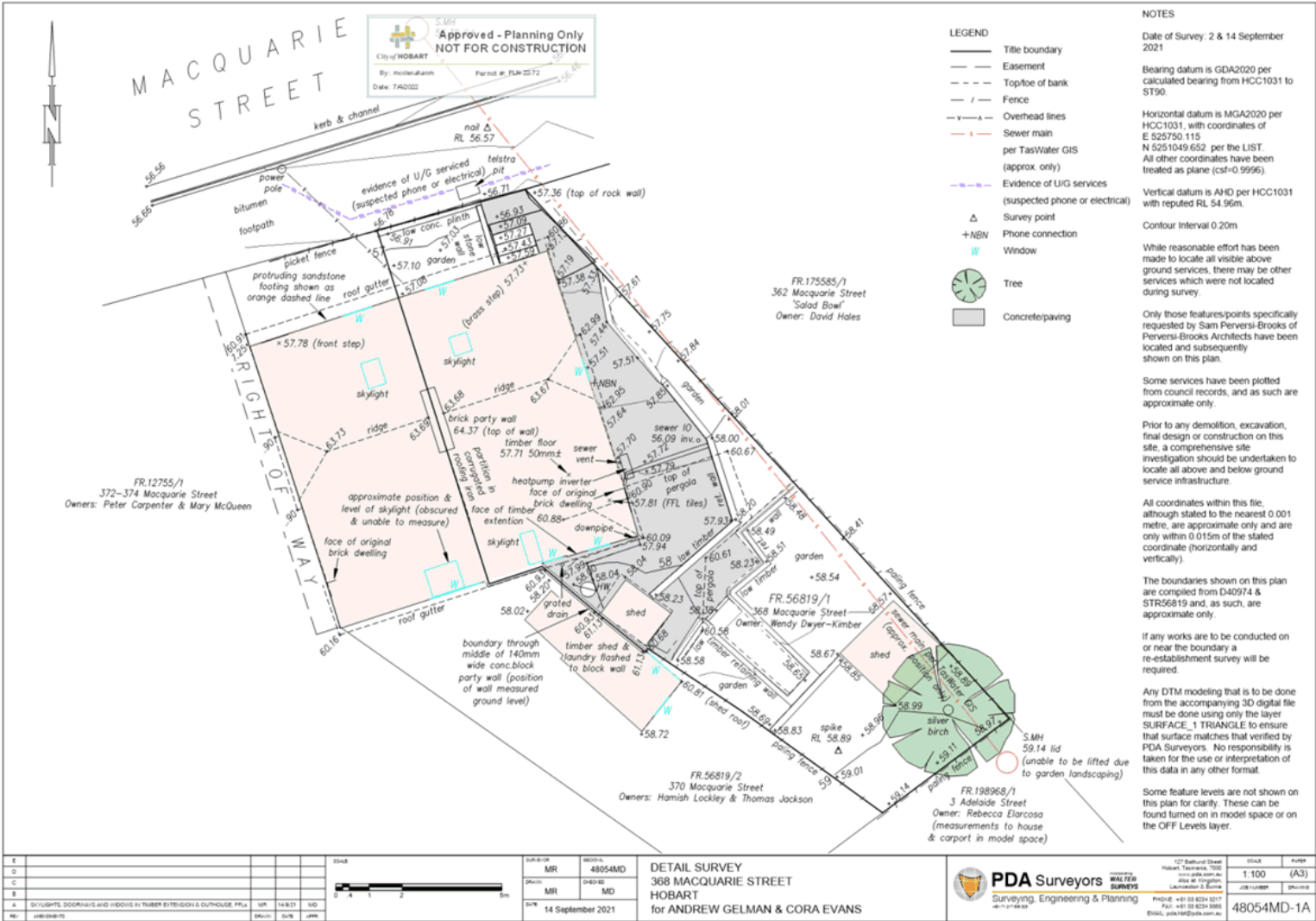
REV	DETAILS	DATE
1	ISSUED FOR DEVELOPMENT APPLICATION	11/02/2022

PERVERSI-BROOKS ARCHITECTS
STUDIO: 105 Glen Huon Road, Huonville, TAS 7109
PHONE: +61 81 431 850 819
EMAIL: sam@perversi-brooks.com
WEB: www.perversi-brooks.com

PROJECT
SOUTH HOBART HOUSE
368 MACQUARIE STREET, SOUTH
HOBART, TAS 7004
DRAWING TITLE
SHADOW DIAGRAM - JUNE
21, 12m

NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION
SPB SPB 1 : 200 @A3
SH02 FEB 2022
DA - 15 1







08th March 2022

City of Hobart - Planning Department
Town Hall, Macquarie Street
GPO Box 503
Hobart, TAS. 7001
coh@hobartcity.com.au

APPLICATION NO. PLN2272:
368 MACQUARIE STREET, SOUTH HOBART, TASMANIA 7004
TITLE REFERENCE: CT 56819/1

Dear Sir/Madam,

Please find attached the following in relation to your request for additional information dated 2nd March 2022:

- Heritage Code - Photos of all built elements proposed to be demolished.
- Stormwater Code – Proposed Stormwater Drainage Plan (Drawing DA26)

If you have any queries regarding the attached, please do not hesitate to contact me via the below details.

Yours sincerely,

Sam Perversi-Brooks

PERVERSI-BROOKS ARCHITECTS

PHONE: +61 (0) 421 850 818
EMAIL: perversibrooks@gmail.com
WEB: www.perversi-brooks.com
STUDIO: 105 Glen Huon Road, Huonville. TAS. 7109

ARBV REGISTRATION NO. 17831
TAS REGISTRATION NO. 1286
ABN 84 551 780 902



SOUTH HOBART HOUSE
368 MACQUARIE STREET, SOUTH
HOBART. TAS 7004

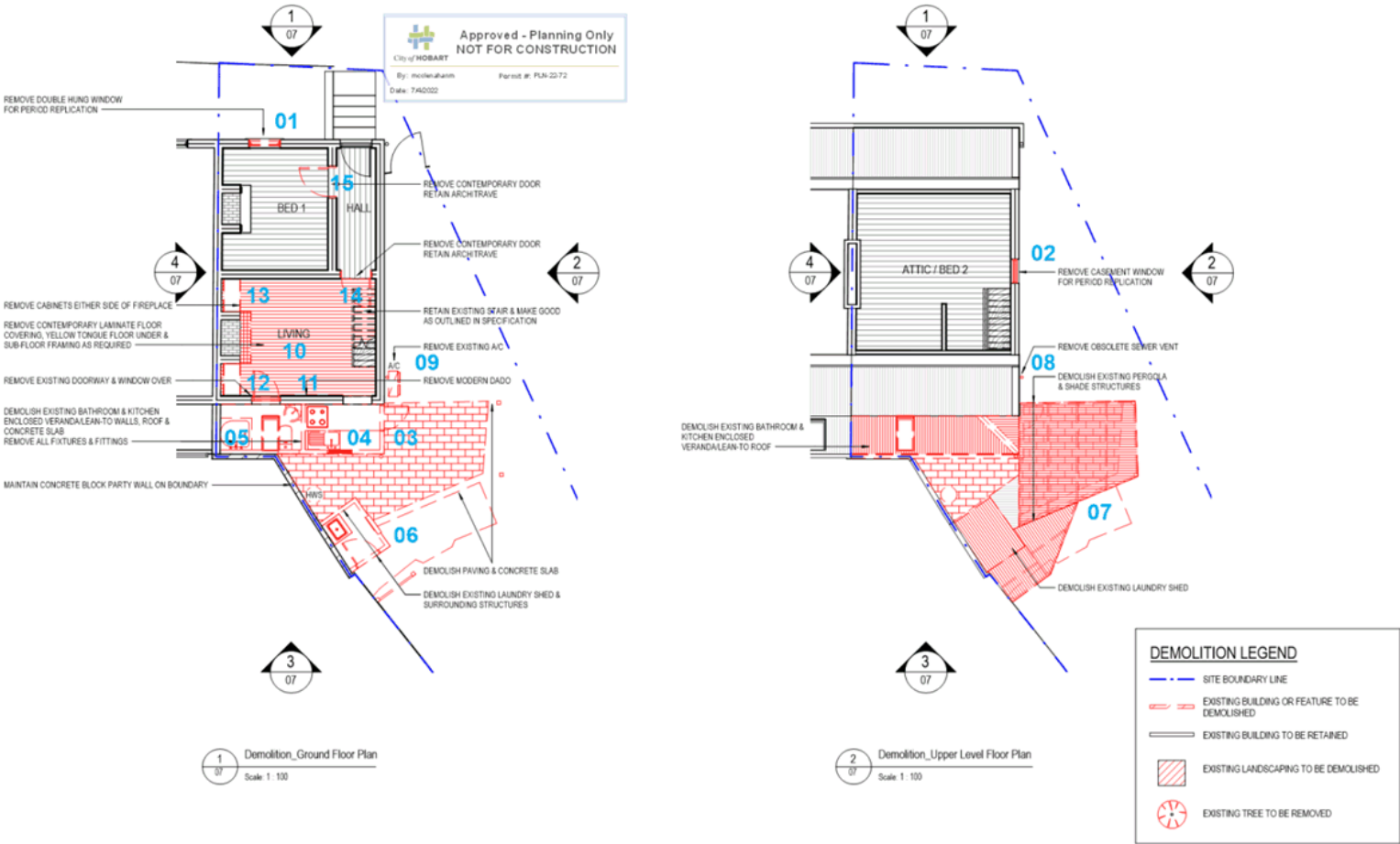
HERITAGE RFI 1 - PHOTOS OF ALL BUILT
ELEMENTS PROPOSED TO BE DEMOLISHED



01	HERITAGE RFI 1	08/03/22
rev	revision description	date

HERITAGE RFI 1 - COVER
SOUTH HOBART HOUSE
368 MACQUARIE STREET, SOUTH
HOBART. TAS 7004

DATE: MAR 2022	
SCALE: N/A	
DWG NO: SH02 - 01	REV 01



CONSULTANTS

01	HERITAGE RPT 1	08/03/22
rev	revision description	date

PHOTO REFERENCE PLAN - EXTRACT OF DA-06	
SOUTH HOBART HOUSE	
388 MACQUARIE STREET, SOUTH HOBART, TAS 7004	

DATE:	MAR 2022
SCALE:	N/A
DWG NO:	SH02 - 02
REV	01



#01 - REMOVE DOUBLE HUNG WINDOW FOR PERIOD REPLICATION



01	HERITAGE RPT 1	08/03/22
rev	revision description	date

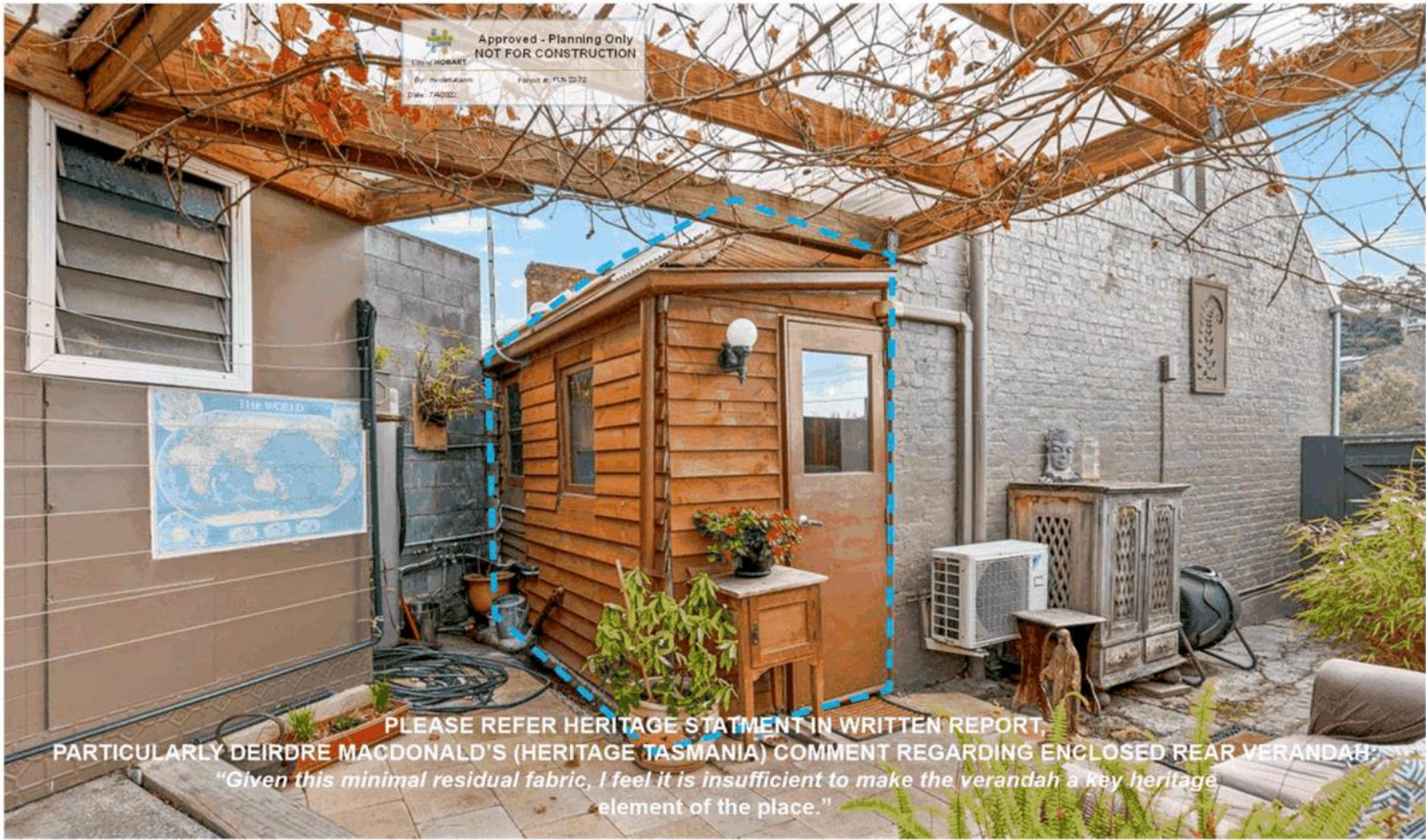
#01 - FRONT WINDOW
SOUTH HOBART HOUSE
368 MACQUARIE STREET, SOUTH
HOBART, TAS 7004

DATE:	MAR 2022
SCALE:	N/A
DWG NO:	SH02 - 03
REV	01



#02 - REMOVE CASEMENT WINDOW FOR PERIOD REPLICATION

S P E R V I S I O N			#02 - ATTIC SIDE WINDOW		DATE: MAR 2022 SCALE: N/A			
01	HERITAGE RFI 1	08/03/22	SOUTH HOBART HOUSE 388 MACQUARIE STREET, SOUTH HOBART, TAS 7004		DWG NO: SH02 - 04 REV 01			
rev	revision description	date						



#03 - DEMOLISH EXISTING BATHROOM & KITCHEN ENCLOSED VERANDAH WALLS, ROOF & CONCRETE SLAB



01	HERITAGE RPT 1	09/03/22
rev	revision description	date

#03 - EXISTING ENCLOSED VERANDAH
SOUTH HOBART HOUSE
368 MACQUARIE STREET, SOUTH
HOBART, TAS 7004

DATE:	MAR 2022
SCALE:	N/A
DWG NO:	SH02 - 05
REV	01



#04 - DEMOLISH EXISTING KITCHEN - REMOVE ALL FIXTURES & FITTING



01	HERITAGE RFI 1	08/03/22
rev	revision description	date

#04 - EXISTING KITCHEN
SOUTH HOBART HOUSE
388 MACQUARIE STREET, SOUTH
HOBART, TAS 7004

DATE:	MAR 2022
SCALE:	N/A
DWG NO:	SH02 - 06
REV	01



#05 - DEMOLISH EXISTING BATHROOM - REMOVE ALL FIXTURES & FITTING

S P E R V I S I O N			#05 - EXISTING BATHROOM		DATE: MAR 2022
			SOUTH HOBART HOUSE		SCALE: N/A
			368 MACQUARIE STREET, SOUTH HOBART, TAS 7004		DWG NO: SH02 - 07
01	HERITAGE RFI 1	08/03/22			REV 01
rev	revision description	date			



#06 - DEMOLISH EXISTING LAUNDRY SHED & SURROUNDING STRUCTURES

S O U T H H O B A R T C I T Y			#06 - EXISTING LAUNDRY SHED & STRUCTURES SOUTH HOBART HOUSE 368 MACQUARIE STREET, SOUTH HOBART, TAS 7004		DATE: MAR 2022 SCALE: N/A DWG NO: SH02 - 08 REV 01
	01	HERITAGE RPT 1	08/03/22		
	rev	revision description	date		



#07 - DEMOLISH EXISTING PERGOLA & SHADE STRUCTURES

K O O K S P E R V I S I O N			#07 - EXISTING PERGOLA & STRUCTURES SOUTH HOBART HOUSE 368 MACQUARIE STREET, SOUTH HOBART, TAS 7004		DATE: MAR 2022 SCALE: N/A DWG NO: SH02 - 09 REV 01
01	HERITAGE RPT 1	08/03/22			
rev	revision description	date			



			#08 - SEWER VENT			DATE: SCALE: MAR 2022 N/A		
01	HERITAGE RFI 1	08/03/22	SOUTH HOBART HOUSE 368 MACQUARIE STREET, SOUTH HOBART, TAS 7004			DWG NO: SH02 - 10	REV:	01
rev	revision description	date						



#09 - REMOVE EXISTING A/C



01	HERITAGE RFI 1	08/03/22
rev	revision description	date

#09 - AIR CONDITIONING
SOUTH HOBART HOUSE
368 MACQUARIE STREET, SOUTH
HOBART, TAS 7004

DATE:	MAR 2022
SCALE:	N/A
DWG NO:	SH02 - 11
REV	01



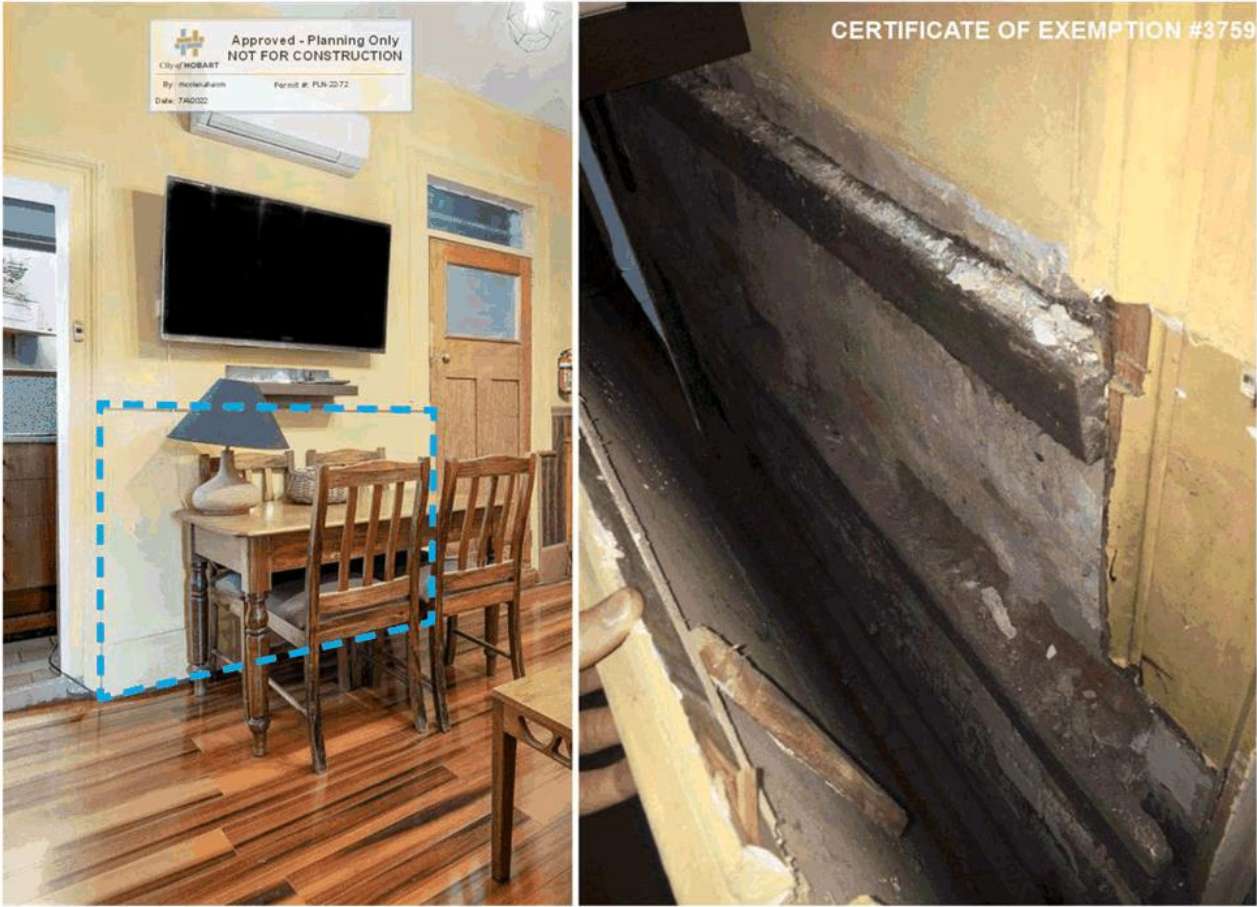
#10 - REMOVE CONTEMPORARY LAMINATE FLOOR COVERING, YELLOW TONGUE FLOOR UNDER & SUB-FLOOR FRAMING



01	HERITAGE RPT 1	08/03/22
rev	revision description	date

#10 - CONTEMPORARY LOUNGE FLOORING
SOUTH HOBART HOUSE
368 MACQUARIE STREET, SOUTH
HOBART, TAS 7004

DATE:	MAR 2022
SCALE:	N/A
DWG NO:	SH02 - 12
REV	01



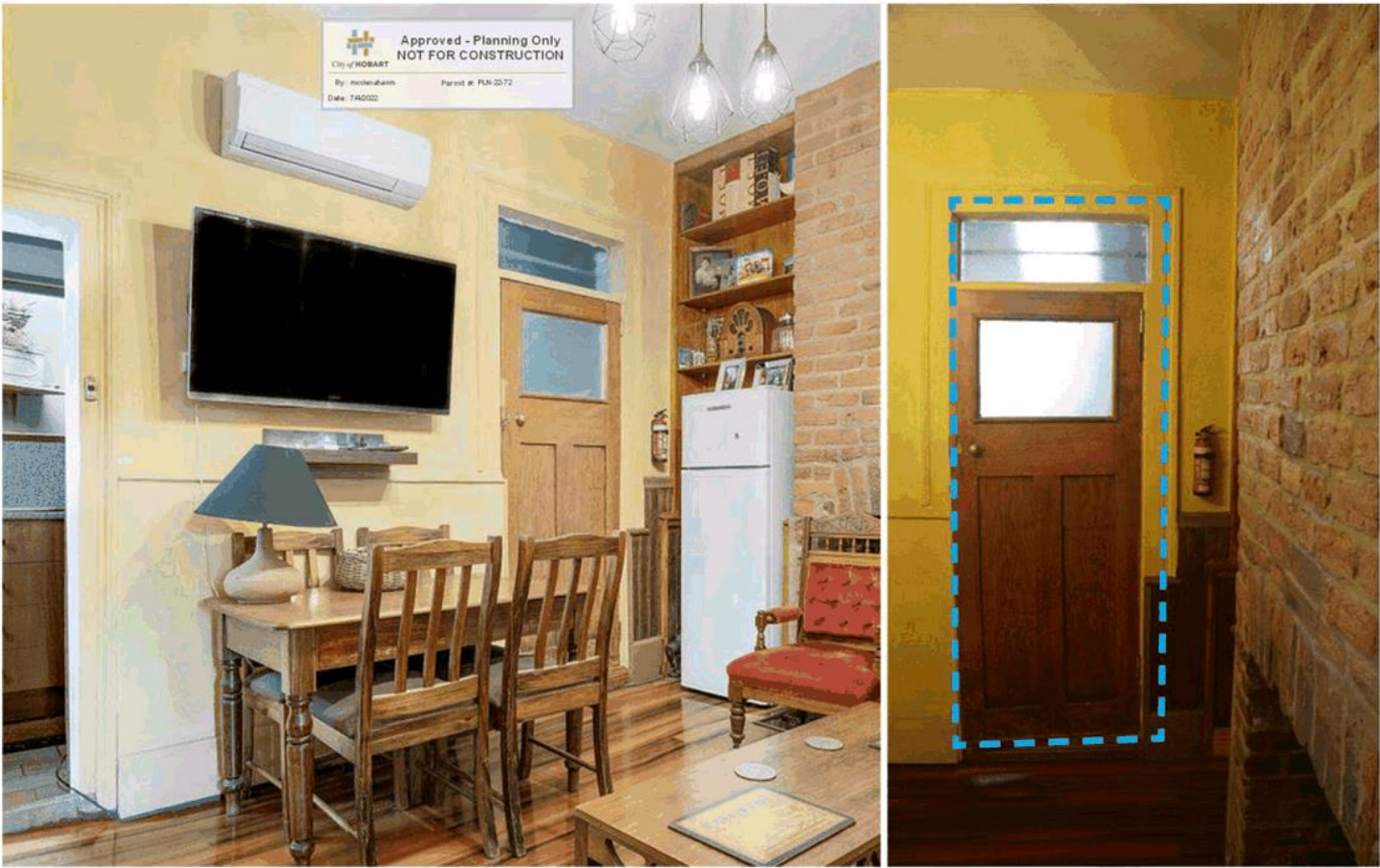
#11 - REMOVE MODERN DADO - LIVING ROOM



01	HERITAGE RFI 1	08/03/22
rev	revision description	date

#11 - MODERN DADO - LOUNGE
SOUTH HOBART HOUSE
368 MACQUARIE STREET, SOUTH
HOBART, TAS 7004

DATE:	MAR 2022
SCALE:	N/A
DWG NO:	SH02 - 13
REV	01



#12 - REMOVE EXISTING BATHROOM DOORWAY & WINDOW OVER

S P E R V I S I O N			#12 - BATHROOM DOORWAY & WINDOW SOUTH HOBART HOUSE 368 MACQUARIE STREET, SOUTH HOBART, TAS 7004	DATE: MAR 2022 SCALE: N/A DWG NO: SH02 - 14 REV 01
	01	HERITAGE RFI 1	08/03/22	
	rev	revision description	date	



#13 - REMOVE CABINETS EITHER SIDE OF FIREPLACE - LIVING ROOM



01	HERITAGE RFI 1	09/03/22
rev	revision description	date

#13 - MODERN CABINETS - LOUNGE
SOUTH HOBART HOUSE
368 MACQUARIE STREET, SOUTH
HOBART, TAS 7004

DATE:	MAR 2022
SCALE:	N/A
DWG NO:	SH02 - 15
REV	01



01	HERITAGE RFI 1	08/03/22
rev	revision description	date

#14 - CONTEMPORARY DOOR - HALLWAY

DATE:	MAR 2022
SCALE:	N/A
DWG NO:	REV
SH02 - 16	01



#15 - REMOVE CONTEMPORARY DOOR, RETAIN ARCHITRAVE

S P E R V I S I O N				#15 - CONTEMPORARY DOOR - BEDROOM		DATE: MAR 2022 SCALE: N/A
01	HERITAGE RFI 1	08/03/22	SOUTH HOBART HOUSE 368 MACQUARIE STREET, SOUTH HOBART, TAS 7004		DWG NO: SH02 - 17 REV 01	
rev	revision description	date				



Copyright © PERVERSI-BROOKS ARCHITECTS

PERVERSI-BROOKS ARCHITECTS does not guarantee, warrant or represent that the information in this document is correct - layout may not comply with building regulations or other regulatory requirements - relevant independent advice should be sought by any interested parties before acting.

PERVERSI-BROOKS ARCHITECTS excludes all liability for loss and damage arising therefrom. This drawing / document may not be copied, duplicated, amended, referenced and used in part or whole without the explicit written permission from the author.

ALL DIMENSIONS ARE IN MILLIMETERS. DO NOT SCALE DRAWINGS FOR CRITICAL DIMENSIONS. CHECK DRAWING IS TO SCALE BY MEASURING SCALE BAR BELOW. VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK. SHOP DRAWINGS OR ORDERING MATERIALS.

0 10 20 30 40 50

REV	DETAILS	DATE
2	ISSUED FOR COUNCIL RFI	08/03/2022

PERVERSI-BROOKS ARCHITECTS
STUDIO: 105 Glen Huan Road, Huonville, TAS. 7109
PHONE: +61 (0) 421 850 819
EMAIL: sam@perversi-brooks.com
WEB: www.perversi-brooks.com

SOUTH HOBART HOUSE
368 MACQUARIE STREET, SOUTH
HOBART, TAS 7604
PROPOSED STORMWATER
DRAINAGE PLAN

NOT FOR CONSTRUCTION	
DEVELOPMENT APPLICATION	
SPB	SPB
SH02	FEB 2022
DA - 26	2



Submission to Planning Authority Notice

Council Planning Permit No.	PLN-22-72	Council notice date	21/02/2022
TasWater details			
TasWater Reference No.	TWDA 2022/00227-HCC	Date of response	02/03/2022
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	368 MACQUARIE ST, SOUTH HOBART	Property ID (PID)	7641484
Description of development	Residential Alterations & Additions		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Perversi-Brooks Architects	SH02 Proposed Site Plan / DA08	1	Feb 2022
Conditions			
Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:			
56W CONSENT			
1. Prior to the issue of the Certificate for Certifiable Work (Building) and/or (Plumbing) by TasWater the applicant or landowner as the case may be must make application to TasWater pursuant to section 56W of the Water and Sewerage Industry Act 2008 for its consent in respect of that part of the development which is built within a TasWater easement or over or within two metres of TasWater infrastructure.			
DEVELOPMENT ASSESSMENT FEES			
2. The applicant or landowner as the case may be, must pay a development assessment fee of \$219.04 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			
Service Locations			
Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure. A copy of the GIS is included in email with this notice and should aid in updating of the documentation. The location of this infrastructure as shown on the GIS is indicative only.			



- (a) A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater
- (b) TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit www.taswater.com.au/Development/Service-location for a list of companies
- (c) TasWater will locate residential water stop taps free of charge
- (d) Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

56W Consent

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

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

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



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

PLANNING REF: PLN-22-72
THC WORKS REF: 6829
REGISTERED PLACE NO: 3160
APPLICANT: Sam Perversi-Brooks
DATE: 01 April 2022

NOTICE OF HERITAGE DECISION

(Historic Cultural Heritage Act 1995)

The Place: 368 Macquarie St, South Hobart.
Proposed Works: Partial demolition, alterations and extension.

Under section 39(6)(a) of the *Historic Cultural Heritage Act 1995*, the Heritage Council gives notice that it consents to the discretionary permit being granted in accordance with the documentation submitted with Development Application PLN-22-72, advertised on 16/03/2022.

Should you require clarification of any matters contained in this notice, please contact Russell Dobie on 0458 326 828.

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

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

**9.4 370 Macquarie Street. South Hobart - Change of Use to Visitor
Accommodation
PLN--22-217 - File Ref: F22/46210**

Ref: Open [CPC 7.1.8](#), 23/05/2022
Application Expiry Date: 1 June 2022

That the item be referred to the Council without recommendation.

Attachment A: Original Report CPC Agenda 23 May 2022 - Item 7.1.8 - 370
Macquarie Street

**7.1.8 370 MACQUARIE STREET. SOUTH HOBART - CHANGE OF USE TO
VISITOR ACCOMMODATION
PLN--22-217 - FILE REF: F22/46210**

Address: 370 Macquarie Street, South Hobart
Proposal: Change of Use to Visitor Accommodation
Expiry Date: 1 June 2022
Extension of Time: Not applicable
Author: Michael McClenahan

RECOMMENDATION:

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for change of use to visitor accommodation, at 370 Macquarie Street, South Hobart 7004 for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

GEN

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-22-217 - 370 MACQUARIE STREET SOUTH HOBART TAS 7004 - 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 are in a bushfire prone area there may be a need to create/review the Bushfire Management Hazard Plan for your property.

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-22-217 - 370 MACQUARIE STREET SOUTH
HOBART TAS 7004 - Planning Committee or
Delegated Report 

Item No. 7.1.8

Agenda (Open Portion)
City Planning Committee Meeting
23/5/2022

Page 610

Attachment B:

PLN-22-217 - 370 MACQUARIE STREET SOUTH
HOBART TAS 7004 - CPC Agenda Documents ↓





City of HOBART

APPLICATION UNDER HOBART INTERIM PLANNING SCHEME 2015

Type of Report: Committee
 Council: 30 May 2022
 Expiry Date: 1 June 2022
 Application No: PLN-22-217
 Address: 370 MACQUARIE STREET , SOUTH HOBART
 Applicant: Remy Tanner
 17 Quandong Street
 Freya Ovington
 17 Quandong St
 Proposal: Change of Use to Visitor Accommodation
 Representations: Three
 Performance criteria: Planning Directive No. 6
 Parking and Access Code

1. Executive Summary

- 1.1 Planning approval is sought for a change of use to Visitor Accommodation , at 370 Macquarie Street, South Hobart.
- 1.2 More specifically the proposal includes:
 - Complete change of use of an existing two bedroom multiple dwelling from Residential to Visitor Accommodation use
- 1.3 The proposal relies on performance criteria to satisfy the following standards and codes:
 - 1.3.1 Planning Directive No. 6 - Visitor Accommodation
 - 1.3.2 Parking and Access Code - Number of Parking Spaces
- Three
- 1.4 (3) representations objecting to the proposal were received within the statutory advertising period between between 28/04/22 - 12/05/22.
- 1.5 The proposal is recommended for approval subject to conditions.

- 1.6 The final decision is delegated to the Council, because the application has been called-in by an Elected Member and three objections have been received during the statutory advertising period.

2. Site Detail

- 2.1 The subject site is located at 370 Macquarie Street, South Hobart and is a strata title residential lot shared with 368 Macquarie Street. The site is approximately 118m² in size. The site contains a conjoined two storey brick multiple dwelling with a narrow frontage to Macquarie Street. The surrounding area is characterised by a combination of residential, commercial, and business and professional services



Figure 1: Aerial image of the subject site (marked 370) and parent lot (highlighted in yellow) and surrounding area

3. Proposal

- 3.1 Planning approval is sought for a change of use to Visitor Accommodation, at 370 Macquarie Street, South Hobart.
- 3.2 More specifically the proposal is for:
- Complete change of use of an existing two bedroom multiple dwelling from Residential to Visitor Accommodation use.

4. Background

- 4.1 There is no relevant background for this application.

5. Concerns raised by representors

- 5.1 Three (3) representations objecting to the proposal were received within the statutory advertising period between 28/04/22 - 12/05/22.
- 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.

I strongly request, that the application for change of visitor use accommodation is refused- on the basis that it doesn't comply with clause (3.1 a) of planning directive number (6) of the Hobart interim planning scheme (2015) (Tasmania). It is not compatible with the character and use of the area, and it would cause unreasonable loss of residential housing.
The Council cannot in good conscience allow further leeching of residential property into the Short Stay market at this time, when locals are sleeping rough due to housing unaffordability and availability access.
Greater Hobart is Australia's least affordable capital city relative to income according to the <i>Rental Affordability Index</i> (RAI). The RAI found that tenants in Greater Hobart spend around 34 per cent of their income on rent - placing the median tenant in rental stress.
Changes to the availability of housing stock can have significant impact on rents. Short stay accommodation has had a negative impact on the Hobart rental market by reducing supply and increasing prices.
We strongly recommend that the application for the proposed 'change of use to visitor accommodation' of premises at 368 Macquarie St, South Hobart is refused. In our opinion, the application does not comply with clause 3.1 (e) of Planning Directive No.6 ... because the proposal is not compatible with the character and use of the area and it would cause an unreasonable loss of residential amenity.

<p>South Hobart should remain a suburb which prioritises long-term residents. The proliferation of short-term accommodation diminishes the "retaining of the primary residential function of the area" as set out in Performance Criteria (d) of clause 3.1 (e) of the Planning Directive No.6.</p>
<p>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 and access to the CBD and surrounding areas, likely by a person or couple that wish to move to this beautiful city</p>
<p>It is the primary residential function of this area to provide long term residents access to housing close to the South Hobart shopping district. 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, appartments, 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.</p>

6. Assessment

- 6.1 The *Hobart Interim Planning Scheme 2015* is a performance based planning scheme. To meet an applicable standard, a proposal must demonstrate compliance with either an acceptable solution or a performance criterion. Where a proposal complies with a standard by relying on one or more performance criteria, the Council may approve or refuse the proposal on that basis. The ability to approve or refuse the proposal relates only to the performance criteria relied on.
- 6.2 The site is located within the Inner Residential Zone of the *Hobart Interim Planning Scheme 2015*.
- 6.3 The existing use is Residential (multiple dwelling). The proposed use is Visitor Accommodation. The existing use is a permitted 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 Interim Planning Directive No.6
- 6.4.2 E6.0 Parking and Access Code
- 6.5 The proposal relies on the following performance criteria to comply with the applicable standards:
 - 6.5.1 Interim Planning Directive No.6
 - Visitor Accommodation - 3.3 (e) P2*
 - 6.5.2 Parking and Access Code:
 - Number of Parking Spaces - E6.6.1 P1*
- 6.6 Each performance criterion is assessed below.
- 6.7 Visitor Accommodation - 3.1 (e) P2
 - 6.7.1 The acceptable solution at clause 3.1 (e) A2 requires that Visitor Accommodation is not for a lot, as defined in the *Strata Titles Act 1998*, that is part of a strata scheme where another lot within that strata scheme is used for a residential use.
 - 6.7.2 The proposal includes a change of use to Visitor Accommodation on a lot that is part of a strata scheme where another lot within that strata scheme is used for a residential use.
 - 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 clause 3.1 (e) P2 provides as follows:
 - Visitor Accommodation within a strata scheme must not cause an unreasonable loss of residential amenity to long term residents occupying other lots within the strata scheme, having regard to:*
 - (a) the privacy of residents;*
 - (b) any likely increase in noise;*
 - (c) the residential function of the strata scheme;*

(d) the location and layout of the lots;

(e) the extent and nature of any other non-residential uses; and

(f) any impact on shared access and common property.

- 6.7.5 The proposed application would seek to change the approved use of an existing two bedroom multiple dwelling from Residential to Visitor Accommodation. The current dwelling is part of a two lot strata scheme, shared with a conjoined multiple dwelling directly on the Macquarie Street frontage. Three representations were received during the statutory advertising period, all raised concerns in objection to compliance with Planning Directive No. 6 citing incompatibility with the objectives of the clause and that such a change of use would cause an unreasonable loss of residential amenity. All representations also cited other matters as reasons for refusal which including impacts upon housing availability and affordability.

The matter of housing availability is understood to remain a pressing concern in the Hobart Municipality, as well as the Greater Hobart Region. As addressed in Section 7 of this report, these concerns cannot be considered under planning assessment as *Planning Directive No.6* does not include the matter as a relevant assessment criteria.

In response to the concern that the change of use would not be consistent with the objective of the clause, specifically the compatibility with the character and use of the area, an insight of the immediate neighbourhood has been provided. It is worth noting that the "character and use of the area" is referred to in the objectives to this standard; given that this analysis is not required pursuant to the performance criteria in clause 3.1 (e) P2, this does not provide a separate basis to refuse the application.

There are approximately 108 properties in a 100m from the subject site, the majority are residential properties along Macquarie, Wynyard, and Adelaide Streets but also include cafes, grocers, retail, and medical services. A cursory review of these properties indicates at least two approvals for a change of use to visitor accommodation have been issued by Council. The area has an established mixed use character, catering for a number of residential, retail, and service needs. The creation of a new Visitor Accommodation use, particularly one of this small scale, is assessed as remaining within the character of the area

One representation has also raise concern about compliance with all sub-

clauses of clause 3.1 (e) P1. As above, the proposal has demonstrated compliance with this clause as it accommodates guest in an existing building and the gross floor area is not more than 200m² per lot.

With respect to the sub-clauses of clause 3.1 (e) P2 an assessment has been undertaken. Regarding privacy, the subject site does not require access across common property and will not otherwise provide increased opportunity for occupants to impact upon the privacy of other lots within the strata scheme. Given the small size of the subject site, the capacity of the unit will be small and there is unlikely to be a chance of increased noise beyond what would be generated by existing long-term tenants. A condition requiring creation of a Visitor Accommodation Management Plan is recommend to be included in a permit of approval. This Management Plan will formally regulate the generation of noise by guests and the expectation of behaviour in a residential area.

With respect to sub-clause (c), only one additional lot exists on the same strata scheme. The proposed change of use, accounting for the small scale and inclusion of the aforementioned Visitor Accommodation Management Plan, would not see an unreasonable loss of residential amenity having regard to the residential function of the strata scheme. Both lots have their own street frontage and a change of use will not see any impacts to amenity, considering the existing location and layout of the lots. There are not other existing non-residential uses and there is no shared access or common property.

It is also noted that the other property in the strata scheme, 368 Macquarie Street, has also applied for a change of use to visitor accommodation under PLN-22-216. That application is also before the Council for determination, with an officer recommendation for approval.

6.7.6 The proposal complies with the performance criterion.

6.8 Number of Parking Spaces - E6.6.1 P1

- 6.8.1 The acceptable solution at clause 6.6.1 A1 requires that the number of on-site car parking spaces must be no less than and no greater than the number specified in Table E6.1, which is one on-site space.
- 6.8.2 The proposal includes no on-site car parking spaces.
- 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 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.

- 6.8.5 Referral was made to Council's Development Engineer who has provided the following assessment:

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;

- As advised by successive CoH traffic engineers the empirical parking assessment (on-street) indicates that use will operate at an adequate level of service to meet likely demands associated with the development. It is acknowledged on-street car parking capacity may become significantly reduced during peak periods however, should still offer an adequate level of service. The customers utilising the visitor accommodation and any visitors will need to compete for available car parking spaces on the public road.

There is limited survey data to indicate the percentage of persons utilising visitor accommodation dwellings that utilise vehicles as a mode of transport.

(b) the availability of on-street and public car parking in the locality;

- There is a relatively large supply of on-street parking in the surrounding road network however, it is in very high demand. Much of the available parking is in the form of time-restricted parking, with authorised residents excepted. Observations indicate that there is a pool of parking that would be available to meet the potential demands including visitors and overflow parking, particularly after normal working hours.

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

- Metro Tasmania operate regular bus service (446 / 447 / 448 / 449) along Macquarie Street which is within 400 metres of the subject site.

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

- The site is located a convenient walking / cycle distance from shops, services.

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

- Not applicable.

(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.

The following advice has been included on the planning permit;

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 transferrable "bed and breakfast" parking permit.

Based on the above assessment and given the submitted documentation, the parking provision may be accepted under Performance Criteria P1:E6.6.1 of the Planning Scheme. This is particularly due to the actual parking demands that will be generated by the development.

6.8.6 The proposal complies with the performance criterion.

7. Discussion

- 7.1 Planning approval is sought for a change of use to Visitor Accommodation, at 370 Macquarie Street, South 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.

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 the loss of long term residential accommodation. Whilst such concerns have considerable social weight and highlight a growing issue in the Hobart Municipality, and Greater Hobart Region, they are not considered relevant for planning assessment, under the current State Government issued *Planning Directive No. 6* and therefore cannot be considered under the discretionary assessment.

- 7.3 It is also noted that the other property in the strata scheme, 368 Macquarie Street, has also applied for a change of use to visitor accommodation under PLN-22-216. That application is also before the Council for determination, with an officer recommendation for approval.
- 7.4 The proposal has been assessed against the relevant provisions of the planning scheme and is considered to perform well.
- 7.5 The proposal has been assessed by other Council officers, including the Council's Development Engineer. The officers have raised no objection to the proposal, subject to conditions.
- 7.6 The proposal is recommended for approval.

8. Conclusion

- 8.1 The proposed change of use to Visitor Accommodation, at 370 Macquarie Street, South Hobart satisfies the relevant provisions of the *Hobart Interim Planning Scheme 2015*, and as such is recommended for approval.

9. Recommendations

That: Pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for change of use to Visitor Accommodation, at 370 Macquarie Street, South 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-22-217 - 370 MACQUARIE STREET SOUTH HOBART TAS 7004 - 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 are in a bushfire prone area there may be a need to create/review the Bushfire Management Hazard Plan for your property.

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: 16 May 2022

Attachment(s):

Attachment B - CPC Agenda Documents

Planning: #253970

Property

370 MACQUARIE STREET SOUTH HOBART TAS 7004

People**Applicant ***

Remy Tanner
17 Quandong Street
O'Connor ACT 2602
0468 685 134
remytanner1@gmail.com

Applicant *

Freya Ovington
17 Quandong St
O'Connor ACT 2602
0468685134
freyaovington@gmail.com

Owner *

Remy Tanner
17 Quandong Street
O'Connor ACT 2602
+61468685134
remytanner1@gmail.com

Owner *

Freya Ovington
17 Quandong St
O'Connor ACT 2602
0468685134
freyaovington@gmail.com

Entered By

REMY TANNER
0468 685 134
remytanner1@gmail.com

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 and office/shopfront

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

Short-stay accommodation within existing building which is less than 200 sqm and does not have car parking

Estimated cost of development *

0.00

Existing floor area (m2) **Proposed floor area (m2)**

60.00 60.00

Site area (m2)

118

Carparking on Site

Total parking spaces **Existing parking spaces** **N/A**

0 0 ☒ Other (no selection chosen)

Other Details

Does the application include signage? *

☐ No

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

0

Tasmania Heritage Register

Is this property on the Tasmanian Heritage Register? ☐ Yes

Documents

Required Documents

Title (Folio text and Plan and 370 Macquarie St - Signed Title and Contract.pdf
Schedule of Easements) *

Plans (proposed, existing) * 370 Macquarie St - Plans.pdf



RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

VOLUME	FOLIO
56819	2
EDITION	DATE OF ISSUE
10	30-Apr-2021

SEARCH DATE : 07-Mar-2022
SEARCH TIME : 10.31 AM

DESCRIPTION OF LAND

City of HOBART
Lot 2 on Strata Plan 56819 (formerly being STR2769) and a
general unit entitlement operating for all purposes of the
Strata Scheme being a 1 undivided 1/2 interest
Derived from Strata Plan 56819
Derivation : Part of OA-2R-10Ps. Gtd. to J. Moir and Another
Prior CT 4593/71

SCHEDULE 1

M801626 TRANSFER to HAMISH JAMES LOCKLEY and THOMAS ADRIAN
JACKSON Registered 19-Feb-2020 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
The registered proprietor holds the lot and unit entitlement
subject to any interest noted on common property
Folio of the Register volume 56819 folio 0
BENEFITTING EASEMENT: a full and free right and liberty for the
Purchasers their heirs and assigns and his and their
agents and servants and the tenants and occupiers for
the time being of the said land within described and
all and every other person or persons for the benefit
and advantage of the Purchasers their heirs and
assigns at all times hereafter by day or by night and
for all purposes with or without horses carts
carriages or waggons laden or unladen to go return
pass and repass over along and upon the right of way
shown on Diagram No. 40974

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

VOLUME	FOLIO
56819	0
EDITION	DATE OF ISSUE
3	14-Oct-1999

SEARCH DATE : 07-Mar-2022
SEARCH TIME : 10.31 AM

DESCRIPTION OF LAND

City of HOBART
The Common Property for Strata Scheme 56819 (formerly being STR2769)
Derivation : Part of OA-2R-10Ps. Gtd. to J. Moir and Another
Prior CT 4043/30

SCHEDULE 1

STRATA CORPORATION NO. 56819, 368-370 MACQUARIE STREET, HOBART

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
BENEFITING EASEMENT: a full and free right and liberty for the purchasers their heirs and assigns and his and their agents and servants and the tenants and occupiers for the time being of the said land within described and all and every other person or persons for the benefit and advantage of the purchasers their heirs and assigns at all times hereafter by day or by night and for all purposes with or without horses carts carriages or waggons laden or unladen to go return pass or repass over along and upon the right of way shown on Diagram No. 40974

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Page 1 of 1

the **List****FOLIO PLAN**
RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



Conveyancing and Law of Property Act 1884

STRATUM PLAN

No.

Sheet 1 of 3 Sheets

DIAGRAM NO. AMENDED PURSUANT TO
SECTION 139 OF THE LAND TITLES ACT 1980

RECORDER OF TITLES
25/1/1991
City or Town **HOBART**Locality **SOUTH HOBART**Reference to Title **CT 4043/30**Site comprises the whole portion of Lot 1 on Plan Diagram No. **D 40974** in the

Lands Titles Office

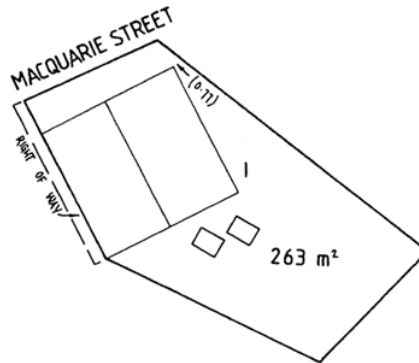
The name of the building is **368-370 MACQUARIE STREET HOBART**

N SITE PLAN
SCALE 1:100
MEASUREMENTS IN METRES

REGISTERED NUMBER

56819

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



REGISTERED this day of 1987, No. 2/82

This plan is lodged for registration by
G. R. HOWES & CO

Recorder of Titles



FOLIO PLAN
RECORDER OF TITLES

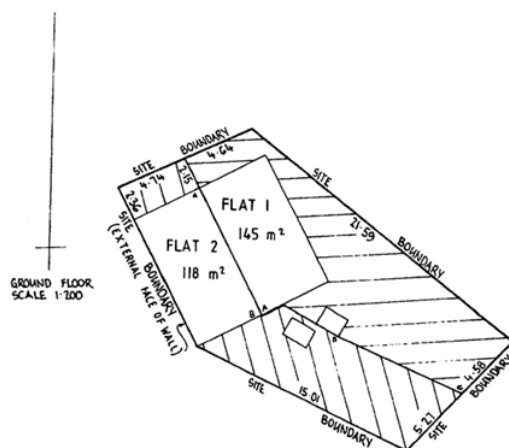
Issued Pursuant to the Land Titles Act 1980



Sheet 2 of 3 Sheets

No. 2169

Town Clerk/Council-Clerk



- THE CENTRE OF
- * ALL HORIZONTAL FLAT BOUNDARIES ARE SHOWN BY HEAVY UNBROKEN LINES.
 - * THE BOUNDARIES DESCRIBED BY MEASUREMENTS ARE OPEN AND THE OTHER BOUNDARY IS THE EXTENSION OF ONE OF THE WALL. AD IS THE CENTRE OF A WALL AND BC IS A PALING FENCE.
 - * THE HATCHED PORTIONS ARE PRIVATE OPEN SPACE AND EXTEND VERTICALLY FROM GROUND LEVEL TO THE PROLONGATION OF THE RIDGE OF THE ROOF ABOVE.
 - * THE REMAINING PORTIONS OF THE FLATS EXTEND VERTICALLY FROM GROUND LEVEL TO THE RIDGE OF THE ROOF ABOVE.

Search Date: 07 Mar 2022 Search Time: 10:40 AM Volume Number: 56819
Department of Natural Resources and Environment Tasmania

Version Number: 03

Page 2 of 3

www.thelist.tas.gov.au

the **List****FOLIO PLAN**
RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1990



Sheet 3 of 3

Sheets

No. 2.167

The address for service of notices on the company is:

38 3rd Macquarie Street
South Hobart
7004

UNIT ENTITLEMENTS

Flat	Unit Entitlement	For Office Use Only
1	1	1593 70
2	1	4593 71
TOTAL		2

SURVEYOR'S CERTIFICATE

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

Dated this 20th day of July 19 89

Ray Bauck
Registered Surveyor

COUNCIL CLERK'S CERTIFICATE

I certify that the subdivision shown in this plan
has been approved by the Hobart
City Council

Dated this 11th day of August 19 89

[Signature]
Town Clerk/Council Clerk

FOR OFFICE USE ONLY

PLANS (PROPOSED, EXISTING)

This application seeks approval for 370 Macquarie St, South Hobart to receive a permit for short-term accommodation use. As Tasmanians living interstate who intend to travel to Hobart frequently for family reasons, we hope to offer our property as short-term accommodation during unoccupied periods.

We purchased 370 Macquarie St on 20 March 2022 and will settle in late April 2022, at which time we will travel to Hobart to finalise furnishings and any required maintenance. We are proactively seeking approval for short-term accommodation (with the knowledge of the previous owners), for time efficiency, considering the permit processing time can take up to six weeks.

Please advise if you have any further questions or would like to discuss our application further.

Thank you for your consideration.

Best regards,



Freya Ovington

Remy Tanner

0432 315 891

0468 685 134

L

I

I



10. Proposal to amend the Southern Tasmania Regional Land Use Strategy by extending the Urban Growth Boundary at Droughty Point ('Skylands')
File Ref: F22/41943

Ref: Open [CPC 8.1](#), 23/05/2022

That: 1. Council not support at this time the proposal for an amendment to the Southern Tasmania Regional Land Use Strategy 2010-2035 (STRLUS) to extend the Urban Growth Boundary to include approximately 58ha of land at Droughty Point. Rather, the Council support the consideration of this proposal as part of the 30-Year Greater Hobart Plan and ultimately a wider review of the STRLUS.

2. Should the Minister agree to determine the proposal at this time then the following considerations be taken into account:
 - (i) Potential impacts of the proposal in light of the 30-Year Greater Hobart Plan;
 - (ii) The wider potential impact of the proposal on traffic into other municipal areas, particularly the Hobart CBD; and
 - (iii) The potential cumulative impacts of extensions to the Urban Growth Boundary.
3. Any future requests to provide feedback about amendments to the Southern Tasmania Regional Land Use Strategy 2010-2035 are delegated to the Chief Executive Officer to provide the following standard feedback:

Should the Minister for Planning determine the proposal prior to completion of the review of the Southern Tasmania Regional Land Use Strategy 2010-2035, then the following considerations be taken into account:

- (i) Potential impacts of the proposal in light of the 30-Year Greater Hobart Plan project;
- (ii) The wider potential impact of the proposal on traffic into other municipal areas, particularly the Hobart CBD; and
- (iii) The potential cumulative impacts of extensions to the Urban Growth Boundary.

FINANCE AND GOVERNANCE COMMITTEE

11. Financial Report as at 31 March 2022

File Ref: F22/42730

Ref: Open [FGC 6.1](#), 24/05/2022

That: 1. The financial report for the nine month period ending 31 March 2022, marked as item 6.1 of the Open Finance and Governance Committee meeting of 24 May 2022, be noted.

2. The changes to the Council's 2021-22 Estimates as detailed in the following tables be approved.

(i) Operational Budget reallocations and amendments:

Budget Increases		Budget Decreases	
Item	Amount	Item	Amount
		Materials & Services	\$0.051M
		Other Expenses	\$0.001M
TOTAL		TOTAL	\$0.052M
NET EXPENDITURE REDUCTION		\$0.052m	
Rates and Charges	\$0.857M	Rents	\$0.005M
Other Fees and Charges	\$0.136M		
TOTAL	\$0.993M	TOTAL	\$0.005M
NET REVENUE INCREASE		\$0.988M	
CHANGE IN UNDERLYING RESULT		\$1.040M	

(ii) Capital works program re-allocations and changes:

Capital Budget Increases		Capital Budget Decreases or Grant Funding	
Item	Amount	Item	Amount
Per tables in report:		Per tables in report:	
Expensed Projects	\$0.342M	Expensed Projects	
New capital works	\$0.367M	New capital works	\$0.870M
Renewal capital works	\$1.658M	Renewal capital works	\$1.571M
Upgrade capital works	\$0.418M	Upgrade capital works	
Capital revenue reduction	\$0.500M	Capital revenue increase	\$0.685M
TOTAL	\$3.285M	TOTAL	\$3.126M
NET EXPENDITURE INCREASE		\$0.159M	

3. Capital Works, as detailed in the table included in section 4.9 of item 6.1 of the Open Finance and Governance Committee agenda of 24 May 2022, and totalling \$19.083M, be deferred for completion in the 2022-23 financial year.

PARKS AND RECREATION COMMITTEE

12. Nature Strip Policy
File Ref: F22/18335

Ref: Open [PRC 6.1](#), 19/05/2022

- That:
1. The Nature Strip Policy, marked as Attachment A to item 6.1 of the Open Parks and Recreation Committee agenda of 19 May 2022, be endorsed by the Council and implemented in January 2023.
 2. The Council endorse the development of a set of guidelines for Landscaping Nature strips and Food Gardens on Nature strips.
 3. A targeted community engagement strategy and comprehensive communication plan be developed and implemented with an additional \$10,000 to be allocated to the Parks and Reserves operations in the 2022-23 budget for the development of materials and advertising of the new policy.
 4. An additional \$30,000 be allocated to the Parks and Reserves operation budget for three years from 2022-23, for the upgrading of nature strips to assist residents to maintain them.
 5. An additional \$16,000 be allocated annually to the Hobart Regional Nursery Budget for additional plants to be grown to assist residents establish landscaped nature strips.

SPECIAL REPORT - LORD MAYOR

**13. Elected Member Professional Development Plan - Deputy Lord Mayor
Councillor Helen Burnet
File Ref: F22/45746**

Memorandum of the Lord Mayor of 25 May 2022 and attachment.

Delegation: Council



City of **HOBART**

MEMORANDUM: COUNCIL

**Elected Member Professional Development Plan - Deputy
Lord Mayor Councillor Helen Burnet**

In accordance with the Elected Member Development and Support Policy, the attached professional development plan for Deputy Lord Mayor Councillor Helen Burnet is provided for information.

In this instance, the City of Hobart is the major sponsor of the Planning Congress 2022, 18-20 May 2022, therefore the costs associated with the professional development plan is nil. The benefit will be disclosed on the Elected Member Gift and Benefits Register and uploaded to the City of Hobart website.

RECOMMENDATION

That the professional development plan for Deputy Lord Mayor Councillor Helen Burnet, as attached to the Open Council Agenda of 30 May 2022, be received and noted.

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

Councillor A M Reynolds
LORD MAYOR

Date: 25 May 2022
File Reference: F22/45746

Attachment A: Professional Development Plan_DLM Burnet ↓

Professional Development Plan for Elected Member DLM Councillor Helen Burnet for the 12 month period commencing Nov 2021

Development need:	Targeted Outcome:	Identified activity / training and location: (if known)	Date of activity (if known):	Cost (if known):	Supporting documentation attached ✓	Date report provided: (office use)
Increased knowledge around housing and planning solutions	Compare how other areas such as southeast Queensland are tackling housing crisis; Learn about urban planning approach from pre-eminent exponent	Attend Planning Institute conference Hobart	Thursday 19 May 2022	Nil	As per invitation in Elected Member's Bulletin	



Elected Member: Deputy Lord Mayor Cr Helen Burnet

Date: 13 May 2022



Approved by Lord Mayor Councillor Anna Reynolds

Date: 13 May 2022

Date plan provided to Council for noting:

SPECIAL REPORT – CHIEF EXECUTIVE OFFICER

14. Response to Notice of Motion - UTAS Move to the City
File Ref: F22/36790

A report will be provided under separate cover.

Delegation: Council

15. Resolutions from Public Meeting in Response to Save UTas Petition
File Ref: F22/47430; 16/119-0009

A report will be provided under separate cover.

Delegation: Council

16. Future of Local Government Review - Phase 1 Submission
File Ref: F22/39016

A report will be provided under separate cover.

Delegation: Council

17. CLOSED PORTION OF THE MEETING

RECOMMENDATION

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

- Confirm the minutes of the closed portion of the meeting
- Leave of absence
- Lease Agreement of Council Property

The following items are listed for discussion:-

- | | |
|------------|--|
| Item No. 1 | Minutes of the last meeting of the Closed Portion of the Council Meeting |
| Item No. 2 | Communication from the Chairman |
| Item No. 3 | Leave of Absence |
| Item No. 4 | Consideration of supplementary Items to the agenda |
| Item No. 5 | Indications of pecuniary and conflicts of interest |
| Item No. 6 | Lease Agreement - Level 4 Council Centre Building - Enterprize Tasmania Ltd
LG(MP)R 15(2)(c)(i), (c)(iii) and (d) |