



CITY OF HOBART

AGENDA

City Planning Committee Meeting

Open Portion

Monday, 8 August 2022

at 5:00 pm

Council Chamber, Town Hall

THE MISSION

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

THE VALUES

The Council is:

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

ORDER OF BUSINESS

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

APOLOGIES AND LEAVE OF ABSENCE

1. CO-OPTION OF A COMMITTEE MEMBER IN THE EVENT OF A VACANCY	4
2. CONFIRMATION OF MINUTES.....	4
3. CONSIDERATION OF SUPPLEMENTARY ITEMS	4
4. INDICATIONS OF PECUNIARY AND CONFLICTS OF INTEREST	5
5. TRANSFER OF AGENDA ITEMS.....	5
6. PLANNING AUTHORITY ITEMS - CONSIDERATION OF ITEMS WITH DEPUTATIONS.....	5
7. COMMITTEE ACTING AS PLANNING AUTHORITY	6
7.1 APPLICATIONS UNDER THE HOBART INTERIM PLANNING SCHEME 2015	7
7.1.1 369 Huon Road, South Hobart - Partial Demolition, Alterations and Swimming Pool	7
7.1.2 393 Huon Road, South Hobart - Partial Demolition, Alterations and Extension	53
7.1.3 2/31 Poets Road, West Hobart and Common Land of Parent Title - Change of Use to Visitor Accommodation	124
8. REPORTS	150
8.1 Monthly Building Statistics - 1 June - 30 June 2022	150
8.2 Monthly Planning Statistics - 1 June - 30 June 2022.....	157
8.3 Fees for Residential Planning Applications	164
8.4 City Planning - Advertising Report.....	170
8.5 Delegated Decision Report (Planning)	179
9. RESPONSES TO QUESTIONS WITHOUT NOTICE.....	183
9.1 30 Year Greater Hobart Plan	184
10. QUESTIONS WITHOUT NOTICE	186
11. CLOSED PORTION OF THE MEETING.....	187

City Planning Committee Meeting (Open Portion) held Monday, 8 August 2022 at 5:00 pm in the Council Chamber, Town Hall.

This meeting of the City Planning Committee is held in accordance with a Notice issued by the Premier on 31 March 2022 under section 18 of the *COVID-19 Disease Emergency (Miscellaneous Provisions) Act 2020*.

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

COMMITTEE MEMBERS

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

Apologies:

Leave of Absence: Nil.

NON-MEMBERS

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

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

2. CONFIRMATION OF MINUTES

The minutes of the Open Portion of the City Planning Committee meeting held on [Monday, 25 July 2022](#) and the Special City Planning Committee meeting held on [Monday, 1 August 2022](#), are submitted for confirming as an accurate record.

3. CONSIDERATION OF SUPPLEMENTARY ITEMS

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

Recommendation

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

4. INDICATIONS OF PECUNIARY AND CONFLICTS OF INTEREST

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

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

5. TRANSFER OF AGENDA ITEMS

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

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

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

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

6. PLANNING AUTHORITY ITEMS - CONSIDERATION OF ITEMS WITH DEPUTATIONS

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

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

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

RECOMMENDATION

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

7. COMMITTEE ACTING AS PLANNING AUTHORITY

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

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

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

7.1 APPLICATIONS UNDER THE HOBART INTERIM PLANNING SCHEME 2015

7.1.1 369 HUON ROAD, SOUTH HOBART - PARTIAL DEMOLITION, ALTERATIONS AND SWIMMING POOL PLN-22-124 - FILE REF: F22/76971

Address:	369 Huon Road, South Hobart
Proposal:	Partial Demolition, Alterations and Swimming Pool
Expiry Date:	7 September 2022
Extension of Time:	Not applicable
Author:	Victoria Maxwell

RECOMMENDATION

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for partial demolition, alterations, and swimming pool at 369 Huon Road South Hobart TAS 7004 for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

GEN

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-22-124 369 HUON ROAD SOUTH HOBART TAS 7004 - Final Planning Documents except where modified below.

Reason for condition

To clarify the scope of the permit.

PLN s1

The northern end of the pool must be:

1. excavated to a depth of 700mm below existing ground level; and
2. the wall height reduced to no more than 2.87m above existing ground level.

Advice:

The amended plans dated 12/07/2022 are considered to meet this condition.

Reason for condition

To reduce the visual impacts of the bulk and scale of the boundary wall to the eastern neighbour.

PLN s2

The existing deck between the patio and pool structure must be retained, and the wall length of the pool structure must be reduced to no more than 9m.

Advice:

The amended plans dated 12/07/2022 are considered to meet this condition.

Reason for condition

To reduce the visual impacts of the bulk and scale of the boundary wall to the eastern neighbour.

PLN s3

The surface on the eastern neighbour's side of the wall must be finished with the same stone-facing as indicated for the north eastern and north western elevations.

Reason for condition

To reduce the visual impacts of the bulk and scale of the boundary wall to the eastern neighbour.

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.

NOISE REGULATIONS

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

WASTE DISPOSAL

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





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

FEES AND CHARGES

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

DIAL BEFORE YOU DIG

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

- Attachment A: PLN-22-124 - 369 HUON ROAD SOUTH HOBART
TAS 7004 - Planning Committee or Delegated
Report ↓ 
- Attachment B: PLN-22-124 - 369 HUON ROAD SOUTH HOBART
TAS 7004 - CPC Agenda Documents ↓ 
- Attachment C: PLN-22-124 - 369 HUON ROAD SOUTH HOBART
TAS 7004 - Planning Referral Officer Cultural
Heritage Report ↓ 
- Attachment D: PLN-22-124 - 369 HUON ROAD SOUTH HOBART
TAS 7004 - Amended Plans ↓ 

**APPLICATION UNDER HOBART INTERIM PLANNING SCHEME 2015**

Type of Report: Committee
Council: 15 August 2022
Expiry Date: 7 September 2022
Application No: PLN-22-124
Address: 369 HUON ROAD , SOUTH HOBART
Applicant: PRIME DESIGN (TAS) PTY LTD
10 GOODMAN COURT
INVERMAY 7248
Proposal: Partial Demolition, Alterations, and Swimming Pool
Representations: Nine (9)
Performance criteria: Inner Residential Zone Development Standards, Historic Heritage Code

1. Executive Summary

1.1 Planning approval is sought for Partial Demolition, Alterations, and Swimming Pool at 369 HUON ROAD SOUTH HOBART TAS 7004.

1.2 More specifically the proposal includes:

- demolition of existing terrace, planter boxes and ancillary structures on eastern side of dwelling,
- construction of raised terrace around a new 7.5m x 3.6m swimming pool to be installed to north east of the dwelling adjacent to two existing terraces,
- the pool will have an infinity overflow on the northern (deep) end;
- construction of a 14.6m long masonry wall along the eastern side boundary,
- glass 1.2m high pool fence and barrier along the internal edges of the pool,
- the boundary wall will range from 1.75m to 3.3m in height,
- the boundary wall is proposed to be cement block with stone facing on the side of the subject site and untreated concrete block on the side of the neighbour.

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

1.3.1 Inner Residential Zone - Side setback and length

1.3.3 Historic Heritage Code - Heritage Place - Demolition and New Works

- 1.4 Nine (9) representation objecting to the proposal were received within the statutory advertising period between 28th March and 11th April 2022.
- 1.5 The proposal is recommended for approval subject to conditions.
- 1.6 The final decision is delegated to the Council, because more than five objections were received.

2. Site Detail

- 2.1 The site is located on the north eastern side Huon Road, with rear frontage to Wellesley Street. Surrounding uses are residential dwellings, predominantly on larger urban lots, however the eastern neighbouring lot has been subdivided in the past, creating two small lots fronting Huon Road and Wellesley Street respectively.



Figure 1: Site plan (Geo Cortex, 2022)

- 2.2 The subject site contains a substantial two storey heritage residence, located close to the Huon Road frontage. Whilst it fronts this road, the dwelling is orientated to the north (rear elevation). It sits within a large lot, which retains respectable proportions of the dwelling to its grounds. The land slopes down to the north. A pedestrian entrance is provided onto Wellesley Street.



Figure 2: 3D Aerial view to West (Bing Maps, 2022)

- 2.3 The building site is located below an existing patio off the main living area. French doors open onto the patio. The patio is at ground level, whilst the existing wooden deck extends over the falling slope to the north. The deck is retained to a level of approximately 1 metre currently, with a wooden enclosed balustrade and planter boxes.



Figure 3: View of building site from Wellesley St - the cubby house has since been removed (Officer photo, 2022)

- 2.4 The building site falls approximately 600mm over 9 metres. The blue marks on the fence shows the change in level in Figure 4 below. A 1.5m high paling fence separates the subject site from its eastern neighbours in the vicinity of the building site. The proposed elevated deck has 1.8m high privacy screening on the boundary.



Figure 4: View of building site (Officer photo, 2022)

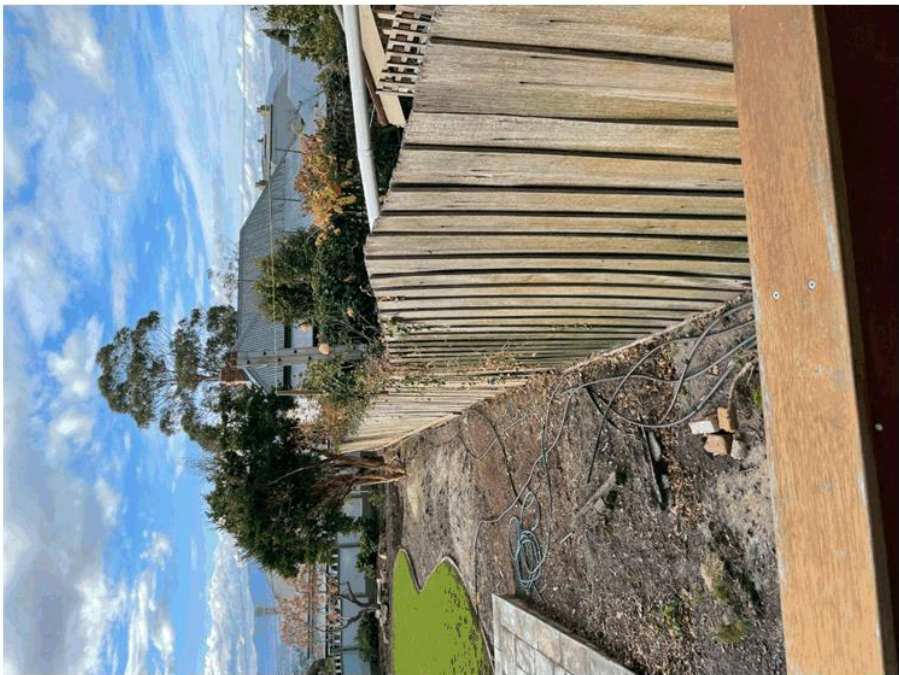


Figure 5: View of building site from deck to be demolished (Officer photo, 2022)

3. Proposal

3.1 Planning approval is sought for Partial Demolition, Alterations, and Swimming Pool at 369 HUON ROAD SOUTH HOBART TAS 7004.

3.2 More specifically the proposal includes:

- demolition of existing terrace, planter boxes and ancillary structures on eastern side of dwelling,
- construction of raised terrace around a new 7.5m x 3.6m swimming pool to be installed to north east of the dwelling adjacent to two existing terraces,
- the pool will have an infinity overflow on the northern (deep) end;
- construction of a 14.6m long masonry wall along the eastern side boundary,
- glass 1.2m high pool fence and barrier along the internal edges of the pool,
- the boundary wall will range from 1.75m to 3.3m in height,
- the boundary wall is proposed to be cement block with stone facing on the side of the subject site and untreated concrete block on the side of the neighbour.

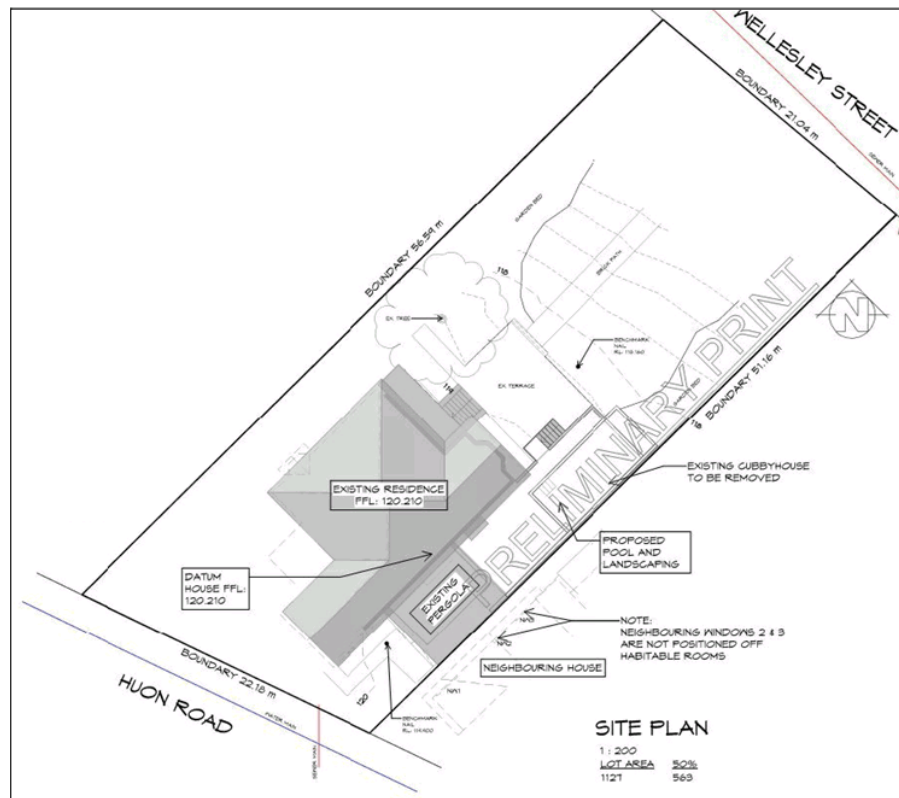


Figure 6: Applicant Site Plan (Prime Design, 2022)

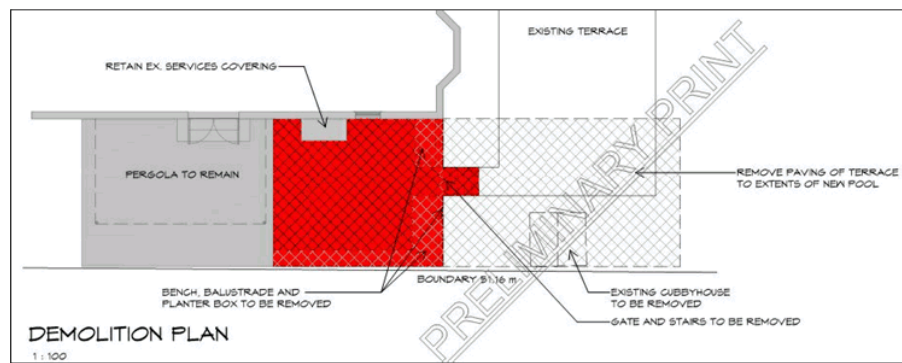


Figure 7: Demolition plan (Prime Design, 2022)

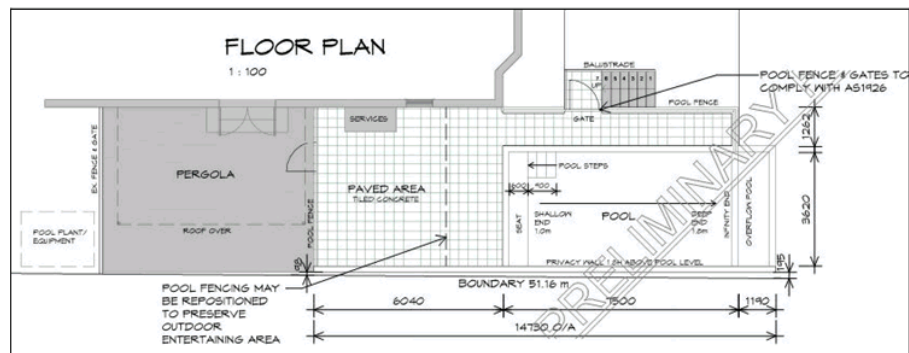


figure 8: Proposed Pool and Deck Plan (Prime Design, 2022)

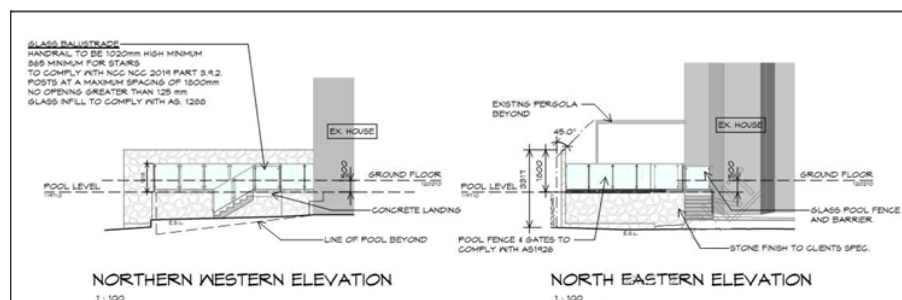


Figure 9: North East and North West Elevations (internal views within site) (Prime Design, 2022)

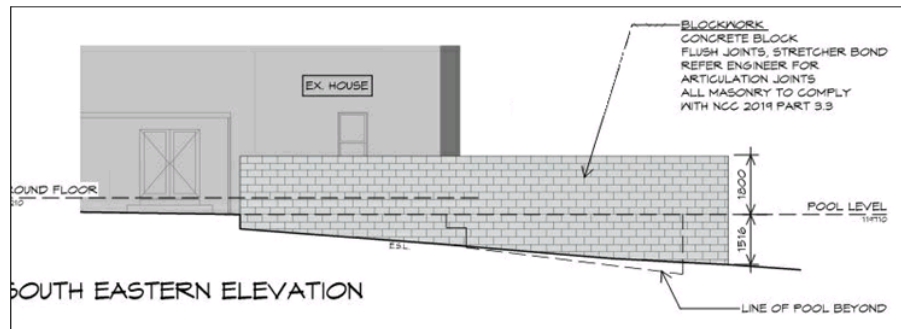


Figure 10: South West Elevation (view from Eastern neighbour's property) (Prime Design, 2022)

4. Background

4.1 Applications relevant to this site and proposal are listed below;

- NBW-19-84 - Internal works removing chimney breast and fireplace
- PLN-09-01579-01 - House extension/addition
- PLN-07-00136-01 - Fencing
- PLN-06-00348-01 (inc BLD-06-00348-01) - House Extension & Fence
- ENF-06-00348-01 - House Extension & Fence

5. Concerns raised by representors

5.1 Nine (9) representations objecting to the proposal were received within the statutory advertising period between 28th March and 11th April 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.

Correction required to plans. The two NNW side windows on the neighboring property are actually to habitable rooms and the sole source of natural light into these rooms.
The plans do not correctly show the rear boundary of 367 Huon Road, which suggests that the south eastern neighbour has more garden than is in reality. That neighbour is only 394m ² .
The Site, Demolition and Floor plans incorrectly locate the existing decking. It is shown extending to the boundary fence, whereas it actually ends 1 metres from the boundary due to the Privet hedge.

The plans incorrectly locate the dwelling on 367 Huon Road, which is only 1.5m off the mutual boundary.
The proposal will reduce all day natural light to 367 Huon Road residence and garden, including the vegetable garden.
It will run at a height of at least 3 metres 15.7m along the NNW side boundary of 367 Huon Road, which is unreasonable.
The proposed wall height will make the loss of light to the living room windows morbid and oppressive, which could affect occupants' mental health and generate additional power costs.
The proposed 3m+ concrete wall will be ugly and create an unreasonable visual impact to the neighbour. The neighbour will be unable to paint or plant to screen the wall as it is not on the mutual boundary.
The selection of material is offensive; sandstone blocks only on the applicant's side of the wall. The degree of impact could have been reduced with some consideration of the amenity of adjacent properties.
The height of the wall along most of the side boundary for 367 Huon Road will create a claustrophobic effect to that property.
The height of the wall will affect the airflow and therefore the micro climate of the backyard for 367 Huon Road, with regard to growing and enjoying that space.
The location of the swimming pool along the boundary fence will increase noise. Given the applicants' very larger garden, there is potential for this pool to be located further from neighbouring boundaries and dwellings, making the proposal more satisfactory to neighbours.
The location of pool pump and maintenance infrastructure will be close to neighbours' outdoor space and will be a constant noise that is unreasonable to subject residents to.
The proposal will devalue 367 Huon Road.
The proposed wall will be only 98mm from the existing timber fence at the south and 195mm at the northern end. This does not provide sufficient space for airflow or maintenance.
The proposal fails in building regulations on boundary walls and shows no consideration to neighbourly or community spirit. Council is requested to provide that all relevant building code provisions to enable further response.
Council is requested to provide an extension to the advertising period as there were only 8 business days in which to respond after receiving the notice in the mail.
Shadow diagrams should be provided.

The swimming pool should be built away from the boundary or as an inground pool, allowing the wall height to be reduced and the wall material should be change to sandstone or timber to provide a more aesthetic appearance to the neighbours.
The plans do not indicate how the wall will impact on 367 Huon Rd, nor does it should the relative sizes of the two properties. The plans do not indicate exactly where the wall will be, or its height in relation to the boundary between the two properties
Concerns over the inaccuracy of the Title plan, that does not show the resubdivision of 367 Huon Rd to create 2 Wellesley St.

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 a Single Dwelling. The proposed use is Single Dwelling. The existing use is a No Permit Required use in the zone. The proposed use is a No Permit Required use in the zone.
- 6.4 The proposal has been assessed against:
- 6.4.1 D11.0 - Inner Residential Zone
- 6.4.4 E13.0 Historic Heritage Code
- 6.5 The proposal relies on the following performance criteria to comply with the applicable standards:
- 6.5.1 Inner Residential Zone:
- Side boundary setback and length – Part D 10.4.2 P3*
- 6.5.3 Historic Heritage Code:

*Demolition and New Works on a Heritage Place - E13.7.1 P1 E13.7.2
P1- P5*

6.6 Each performance criterion is assessed below.

6.7 Setback and Building Envelope Part D 11.4.2 P13

6.7.1 The acceptable solution at clause 11.4.2 A3 requires the combined length of walls within 1.5m of the side boundary to be no more than 9 metres.

6.7.2 The proposal includes a combined wall length of 14.7m located 0.2m off the side boundary.

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

6.7.4 The performance criterion at clause 11.4.2 P3 provides as follows:

The siting and scale of a dwelling must:

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

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

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

(iii) overshadowing of an adjoining vacant property; or

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

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

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

(i) an adjoining property; or

(ii) another dwelling on the same site.

6.7.5 The proposed structure is located on the eastern side boundary of the property, slightly behind the existing dwelling and side patio/deck.

There are only two adjoining properties that are likely to be affected by the proposal. Neighbours to the south (across Huon Road), west (on the

other side of the house) and north (across Wellesley St) are sufficiently removed from the building site to be unaffected in any way by loss of sunlight, overshadowing, out of the established character separation between dwellings, visual impacts, or overshadowing of solar panel installations.

Eastern neighbours 367 Huon Road and 2 Wellesley Street are the result of previous subdivision of 367 Huon Road. The lots now comprise 395m² (2 Wellesley St) and 394m² (367 Huon Rd).

2 Wellesley St is located to the north east of the building site. Given the height of the rear end of the pool structure, it will protrude an additional 1.8m above the height of the existing 1.5metre high fence. This will be visible to the residents of this property when in the rear garden. Views towards the new structure will be oblique with a small section of the wall extending along this neighbour's side boundary. It is considered that the visual impact of this is limited being in the rear south western corner and backdropped by the substantial two storey dwelling on the subject site.

The proposal will not cause a reduction in sunlight to a habitable room or solar installation on site, it will not overshadow the private open space of 2 Wellesley St and it will not cause a significant visual impact and is not out of the established character separation between dwellings for this neighbour.

The neighbour most affected by this proposal is 367 Huon Road, which is a small lot on the south eastern side of the subject lot. This neighbouring lot contains a moderate sized 1920s Californian Bungalow single storey dwelling, located close to the Huon Road frontage and setback approximately 1.5m from the mutual boundary with the subject site. Due to the previous subdivision, the rear garden is very small for this property, with only between 3.5m and 6.5m distance from the rear of the dwelling to the rear boundary. The short distance and abundant vegetation along the northern boundary with 2 Wellesley St restricts sunlight to the garden.

The alignment along the side boundary is similar to the south eastern boundary of the neighbour's (367's) land with the side wall of the dwelling at 365 Huon Road, which also runs along the entire rear side boundary of this neighbour (367). The proposal reflects the existing situation on the south eastern boundary (of 367) and there are many structures to the sides of dwellings along this portion of Huon Road, giving an established character of separation between dwellings and properties.

Representations against the impact on this property, as well as concerns over the lack of detail on the plans were received, due to the 3.3m maximum height of the 14m long concrete wall on the boundary of this lot. Sunshade diagrams were requested to demonstrate the degree of impact, which show that the proposal will cause approximately half of the garden to lose sunlight in the afternoon on 21st June. The subject site existing dwelling and screening structures already shade the living spaces of this neighbouring dwelling from lunch time onwards. The new and increased impact by this proposal is mostly to the neighbour's garden. However, the garden will receive at least three (3) hours of sunlight on 21st June and the southern portion of the garden will not be shaded by the proposal. The layout of the neighbour's garden is such that the proposed wall will mainly overshadow the chicken coop. As such it is hard to justify the loss of sunlight to this.

The neighbour's main concern is the visual bulk of the structure when viewed from the adjoining lot.

Through negotiation, the applicants amended the plans to shorten and slightly lower the proposed boundary wall from 14 metres to 9 metres, this was partially achieved by retaining the existing deck, which had been noted for replacement. However, the wall length on the northern end has also been brought back by digging in the pool some 700mm and reducing the overflow pool. The northern extent of the wall has been reduced by 1.5 metres and lowered by 400mm. Notwithstanding these changes, it is calculated that the wall of the pool will still extend beyond the north western corner of the neighbour's property, creating an almost 3 metre high wall on the north western boundary. In recognition of this, the applicants have agreed to change the appearance of the wall, from cement block to stone finish, in keeping with the wall treatments for the internal elevations on site.

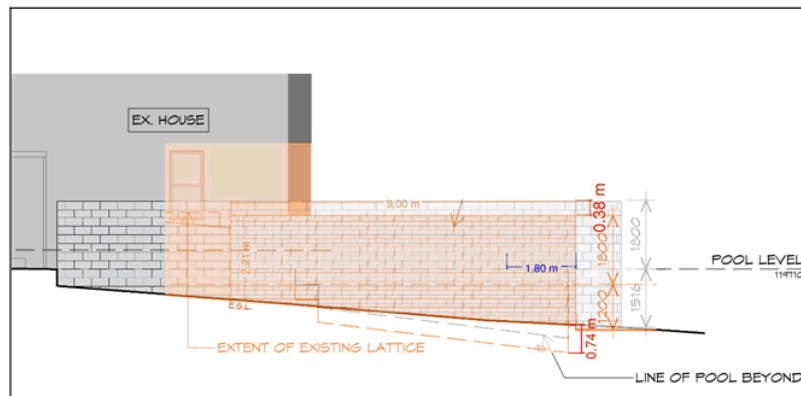


Figure 12: Overlay of Amended plans on Advertised plans (Prime Design, 2022)

- 6.7.6 Whilst the attempts to reduce the impact on the neighbours is laudable, it cannot overcome the fact that there will be a visual impact on this neighbour due to the configuration of that neighbouring lot. The wall will still extend beyond the north west corner of the neighbour's boundary and increases the visual bulk from a 1.5m high fence to 2.7m high at the north west corner.

Notwithstanding the fact that the neighbour considers it an important aspect for the use of the garden, being the shorter portion of fencing, the planning scheme does not provide much justification to force refusal. The proposed wall certainly will create a visual impact caused by the "apparent scale, bulk and proportions" when viewed from the adjoining property, but the question remains; is this an unreasonable impact? The increase in wall height by over a metre from the existing fence upon the small-sized garden is significant, but the distance being less than 4 metres on the side boundary can be argued to reduce the importance of the structural bulk. The neighbour's garden is full of prolific vegetation and plantings, which makes the space appear more confined.

Given that the proposed plans only slightly extended beyond the building envelope and the amended plans with the reduced the wall height wall fit within the building envelope, it suggests that a 3 metre high wall on a side boundary should be acceptable. Of course general development standards cannot address specific site characteristics, nor the expectations that residents have for amenity and enjoyment of their property. It is acknowledged that the planning controls do not always sufficiently protect existing amenity of neighbours; allowing development at the expense and to the detriment of adjacent neighbours. In this instance the site has a substantial garden, with plenty of options for alternative location of the swimming pool, which would cause less impact on neighbours. However, the proposal sufficiently addresses the applicable development standards to be able to be recommended for approval. It is noted that significant improvement through the reduced height, length, relocation of pumps, etc away from the mutual boundary and surface treatment of the neighbour's side of the fence will reduce the impact, but they will not remove all impacts for this neighbour.

Should the application be approved, it is recommended that the permit be conditioned to require amendment that reflects the design of the amended plans, to minimise the impact on the neighbour. The amended plans are

provided as an attachment to this report.

6.7.7 The proposal complies with the performance criterion.

6.8 Historic Heritage Code - Demolition in a Heritage Place - E13.7.1 P1

6.8.1 There is no acceptable solution for E13.7.1.

6.8.2 The proposal includes demolition of the existing wooden deck on the eastern side of the dwelling.

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

6.8.4 The performance criterion at clause E13.7.1 P1 provides as follows:

Demolition must not result in the loss of significant fabric, form, items, outbuildings or landscape elements that contribute to the historic cultural heritage significance of the place unless all of the following are satisfied;

(a) there are, environmental, social, economic or safety reasons of greater value to the community than the historic cultural heritage values of the place;

(b) there are no prudent and feasible alternatives;

(c) important structural or façade elements that can feasibly be retained and reused in a new structure, are to be retained;

(d) significant fabric is documented before demolition.

6.8.5 The application was referred to Council's Cultural Heritage Officer, who advised the following;

Number 369 Huon Road 'Kinnoull' is a listed place in Table E13.1 of HIPS 2015. The two storey brick Federation era property has dual frontages onto both Huon Road and Wellesley Street. The proposed works must be assessed against E13.7 Development Standards for Heritage Places.

Proposal:

- Pool with associated landscaping, fencing, and gates

E13.7 Development Standards for Heritage Places

E13.7.1 Demolition

Objective:

To ensure that demolition in whole or part of a heritage place does not result in the loss of historic cultural heritage values unless there are exceptional circumstances.

Performance Criteria 1

Demolition must not result in the loss of significant fabric, form, items, outbuildings or landscape elements that contribute to the historic cultural heritage significance of the place unless all of the following are satisfied;

- (a) there are, environmental, social, economic or safety reasons of greater value to the community than the historic cultural heritage values of the place;*
- (b) there are no prudent and feasible alternatives;*
- (c) important structural or façade elements that can feasibly be retained and reused in a new structure, are to be retained;*
- (d) significant fabric is documented before demolition.*

The proposed demolition involves removal of landscaping elements and excavation for the in ground pool, there is no demolition of heritage fabric that contributes to the character of the heritage precinct. The proposed demolition works are considered to satisfy Performance Criteria 1 of E13.8.1

6.8.6 The proposal complies with the performance criterion.

6.9 Historic Heritage Code - New Works in a Heritage Place - E13.7.2 P1 - P5

6.9.1 There is no acceptable solution for E13.7.2.

6.9.2 The proposal includes new pool and decking.

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 E13.7.2 P1-P5 provides as follows:

Development must not result in any of the following:

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

the place through loss of significant streetscape elements including plants, trees, fences, walls, paths, outbuildings and other items that contribute to the significance of the place.

- 6.9.5 The application was referred to Council's Cultural Heritage Officer, who advised the following;

E13.7.2 Buildings and Works other than Demolition

Objective:

To ensure that development at a heritage place is:

- (a) undertaken in a sympathetic manner which does not cause loss of historic cultural heritage significance; and*
- (b) designed to be subservient to the historic cultural heritage values of the place and responsive to its dominant characteristics.*

Performance Criteria 1

Development must not result in any of the following:

- (a) loss of historic cultural heritage significance to the place through incompatible design, including in height, scale, bulk, form, fenestration, siting, materials, colours and finishes;*
- (b) substantial diminution of the historic cultural heritage significance of the place through loss of significant streetscape elements including plants, trees, fences, walls, paths, outbuildings and other items that contribute to the significance of the place.*

The proposed in ground pool, associated landscaping, fencing and gate will not result in detriment to the significance of the heritage place as the proposed works are located in the yard to the side of the existing residence. There will be no detrimental impact upon the residence or wider streetscape. Performance Criteria 1 of E13.7.2 is considered satisfied.

In conclusion the proposal is considered to satisfy the relevant provisions of E13 the Historic Heritage Code of HIPS 2015.

- 6.9.6 The proposal complies with the performance criterion.

7. Discussion

- 7.1 Planning approval is sought for Partial Demolition, Alterations, and Swimming Pool at 369 HUON ROAD SOUTH HOBART TAS 7004.

7.2 The application was advertised and received nine (9) representations. The representations raised concerns including inaccuracy of plans, loss of sunlight, loss of airflow and a feeling of claustrophobia to the neighbouring property, unreasonable visual impact through height and materials, location of pool infrastructure, request to extend advertising period and request to reduce the wall structure. The grounds relating to loss of sunlight, visual bulk and height of the wall have been discussed above. The applicants have provided an amended design that goes some way to addressing these concerns the plans showing the amended design are an attachment to this report). The applicant has agreed to provide the same stone treatment on the neighbour's side of the wall to assist in visual softening of the structure. The pool pump, etc has been relocated to the opposite side of the pool and enclosed to reduce noise to surrounding neighbours.

7.3 The representation concerned with loss of airflow through the garden, having two solid structures on both side boundaries is not supported by the planning scheme and in fact is perpetuated by the wording in the planning scheme that development should follow a consistent separation to adjoining properties. Given that a number of properties have development built to the side boundary, including the southern neighbour to 367 Huon Rd, it would appear that this is not a consideration under clause 11.4.2 of the planning scheme.

The representation requesting additional time relates to the fact that Council posts letters to neighbours, which may take more than three working days to be received. In this case the letters were sent Thursday 24th March and advertising commenced Monday 28th March, completing on Monday 11th April. It is not clear how representors only had 8 working days in which to respond. Notwithstanding this, the representation was received within time and did not require additional time.

The representations noting unreasonable bulk and scale, materials, location of pool infrastructure have been addressed by the amended plans. Other representation grounds are not supported by the planning scheme.

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 and Cultural Heritage Officer. 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 Partial Demolition, Alterations, and Swimming Pool at 369 HUON ROAD SOUTH HOBART TAS 7004 satisfies the relevant provisions of the *Hobart Interim Planning Scheme 2015*, and as such is recommended for approval.

9. Recommendations

That: Pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for Partial Demolition, Alterations, and Swimming Pool at 369 HUON ROAD SOUTH HOBART TAS 7004 for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

GEN

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-22-124 369 HUON ROAD SOUTH HOBART TAS 7004 - Final Planning Documents except where modified below.

Reason for condition

To clarify the scope of the permit.

PLN s1

The northern end of the pool must be:

1. **excavated to a depth of 700mm below existing ground level; and**
2. **the wall height reduced to no more than 2.87m above existing ground level.**

Advice:

The amended plans dated 12/07/2022 are considered to meet this condition.

Reason for condition

To reduce the visual impacts of the bulk and scale of the boundary wall to the eastern neighbour.

PLN s2

The existing deck between the patio and pool structure must be retained, and the wall length of the pool structure must be reduced to no more than 9m.

Advice:

The amended plans dated 12/07/2022 are considered to meet this condition.

Reason for condition

To reduce the visual impacts of the bulk and scale of the boundary wall to the eastern neighbour.

PLN s3

The surface on the eastern neighbour's side of the wall must be finished with the same stone-facing as indicated for the north eastern and north western elevations.

Reason for condition

To To reduce the visual impacts of the bulk and scale of the boundary wall to the eastern neighbour.

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.

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.



(Victoria Maxwell)

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



(Ben Ikin)

Senior Statutory Planner

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

Date of Report: 29 July 2022

Attachment(s):

Attachment B - CPC Agenda Documents

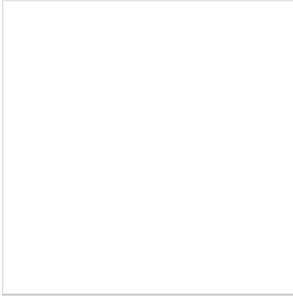
Attachment C - Planning Referral Officer Cultural Heritage Report

Attachment D - Amended Plans

Planning: #252224

Property

369 HUON ROAD SOUTH HOBART TAS 7004

**People****Applicant ***PRIME DESIGN (TAS) PTY LTD
03 6332 3790
info@primedesigntas.com.au**Owner ***Timothy and Bonnie Paine
369 Huon Road
SOUTH HOBART TAS 7004
0437 667 377
nathan@greenviewpoolsandlandscapes.com.au**Entered By**PRIME DESIGN (TAS) PTY LTD
03 6332 3790
info@primedesigntas.com.au**Use**

Single dwelling

Details

Have you obtained pre application advice?

☒ No

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

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

☒ No

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

☒ 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 dwelling

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

Proposed pool and landscape works

Estimated cost of development *

50000.00

Existing floor area (m2)

385.00

Proposed floor area (m2)

72.67

Site area (m2)

1127

Carparking on Site

Total parking spaces

2

Existing parking spaces

2

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 Title - 369 Huon Road.pdf
Schedule of Easements) *

Plans (proposed, existing) * 2022_03_04 PDH21064 (Rev 02) 369 Huon Road, South Hobart.pdf

PROPOSED NEW POOL

369 HUON ROAD

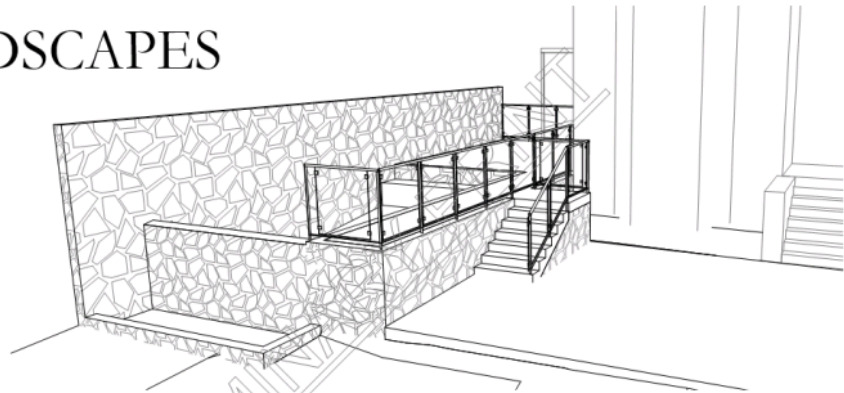
SOUTH HOBART

GREENVIEW POOLS & LANDSCAPES

PDH21064

BUILDING DRAWINGS

No	DRAWING
01	SITE PLAN
02	DEMOLITION PLAN
03	FLOOR PLAN
04	ELEVATIONS



PLANNING

GENERAL PROJECT INFORMATION

TITLE REFERENCE: 96001/7
SITE AREA: 1127 m²
DESIGN WIND SPEED:
SOIL CLASSIFICATION: H1
CLIMATE ZONE: 7
ALPINE AREA: NO
CORROSIVE ENVIRONMENT: NO
BAL RATING: TBA
OTHER KNOWN HAZARDS: NONE KNOWN

POOL AREA	30.00 m ² (3.23 SQUARES)
POOL DECK AREA	42.67 m ² (4.59 SQUARES)
TOTAL AREA	72.67 7.81



10 Goodman Court , Invermay Launceston 7248
p(t) +03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h) +03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au
Accredited Building Practitioner: Frank Gekus -No CC246A

MARCH 2022

GENERAL NOTES

- CHECK & VERIFY ALL DIMENSIONS & LEVELS ON SITE
- WRITTEN DIMENSIONS TO TAKE PREFERENCE OVER SCALED
- ALL WORK TO BE STRICTLY IN ACCORDANCE WITH NCC 2019, ALL S.A.A. CODES & LOCAL AUTHORITY BY-LAWS
- ALL DIMENSIONS INDICATED ARE FRAME TO FRAME AND DO NOT ALLOW FOR WALL LININGS
- CONFIRM ALL FLOOR AREAS
- ALL PLUMBING WORKS TO BE STRICTLY IN ACCORDANCE WITH A.S. 3500 & APPROVED BY COUNCIL INSPECTOR
- BUILDER/PLUMBER TO ENSURE ADEQUATE FALL TO SITE CONNECTION POINTS IN ACCORDANCE WITH A.S. 3500 FOR STORMWATER AND SEWER BEFORE CONSTRUCTION COMMENCES
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ENGINEER'S STRUCTURAL DRAWINGS
- ALL WINDOWS AND GLAZING TO COMPLY WITH A.S. 1288 & A.S. 2047
- ALL SET OUT OF BUILDINGS & STRUCTURES TO BE CARRIED OUT BY A REGISTERED LAND SURVEYOR AND CHECKED PRIOR TO CONSTRUCTION
- IF CONSTRUCTION OF THE DESIGN IN THIS SET OF DRAWINGS DIFFER FROM THE DESIGN AND DETAIL IN THESE AND ANY ASSOCIATED DOCUMENTS BUILDER AND OWNER ARE TO NOTIFY DESIGNER
- BUILDER'S RESPONSIBILITY TO COMPLY WITH ALL PLANNING CONDITIONS
- BUILDER TO HAVE STAMPED BUILDING APPROVAL DRAWINGS AND PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION
- CONSTRUCTION TO COMPLY WITH AS 3959, READ IN CONJUNCTION WITH BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT REPORT.

SITE DETAIL

HORIZONTAL DATUM IS MGA (GDA94)

VERTICAL DATUM IS AHD

WARNINGS:

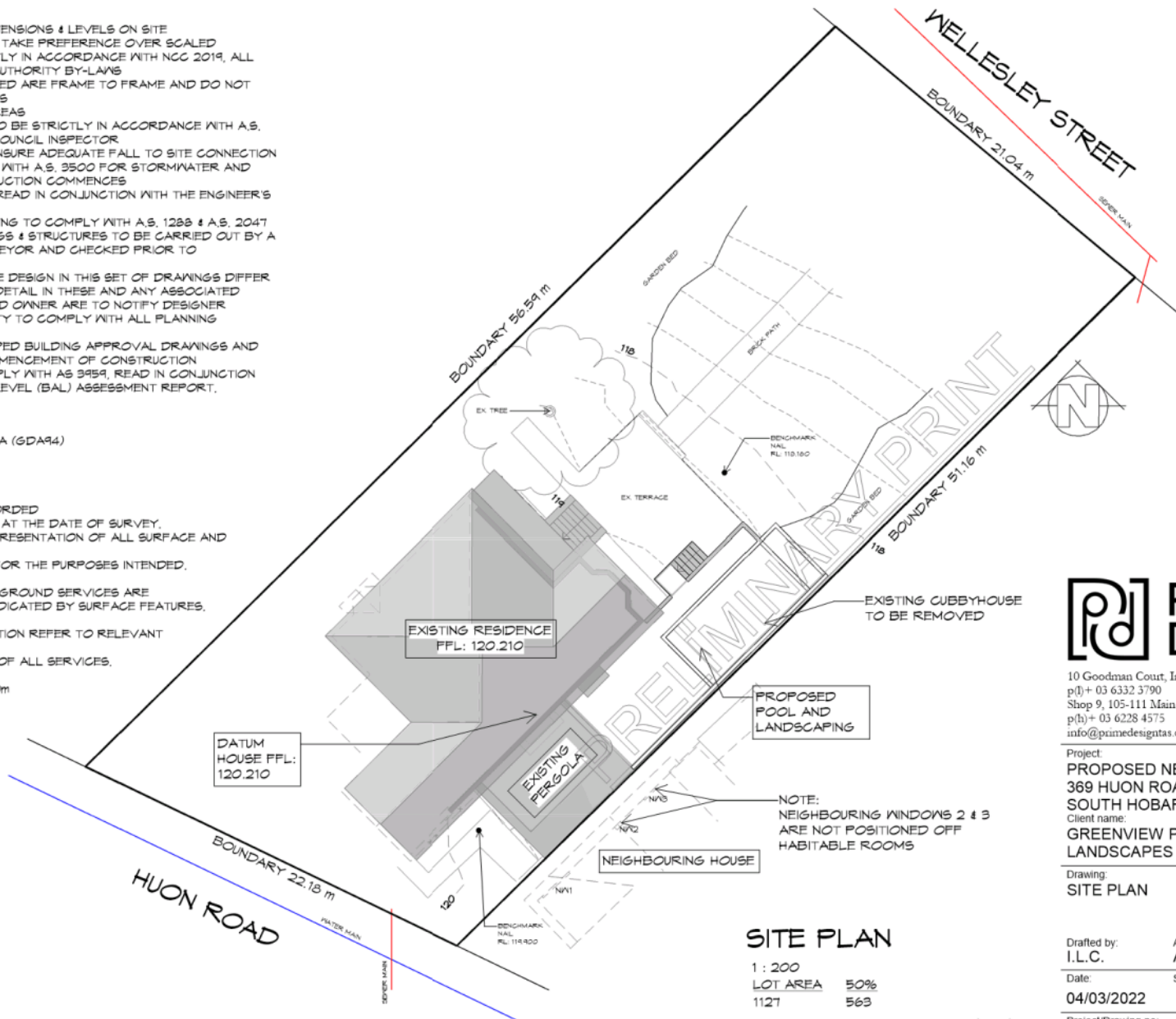
THE DETAIL SHOWN / RECORDED

- MAY ONLY BE CORRECT AT THE DATE OF SURVEY.
- IS NOT A COMPLETE REPRESENTATION OF ALL SURFACE AND UNDERGROUND DETAIL.
- SHOULD ONLY BE USED FOR THE PURPOSES INTENDED.

THE LOCATIONS OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AS INDICATED BY SURFACE FEATURES.

PRIOR TO ANY CONSTRUCTION REFER TO RELEVANT AUTHORITIES FOR DETAILED LOCATION OF ALL SERVICES.

CONTOUR INTERVAL 0.200m



SITE PLAN

1 : 200
LOT AREA 50%
1127 563

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Prime Design

10 Goodman Court, Invermay Tasmania 7248,
p(f)+ 03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:

PROPOSED NEW POOL
369 HUON ROAD
SOUTH HOBART
Client name:
GREENVIEW POOLS &
LANDSCAPES

Drawing:

SITE PLAN

Drafted by:
I.L.C.

Approved by:
A.C.M.

Date:

Scale:

04/03/2022

1 : 200

Project/Drawing no:

Revision:

PDH21064 -01

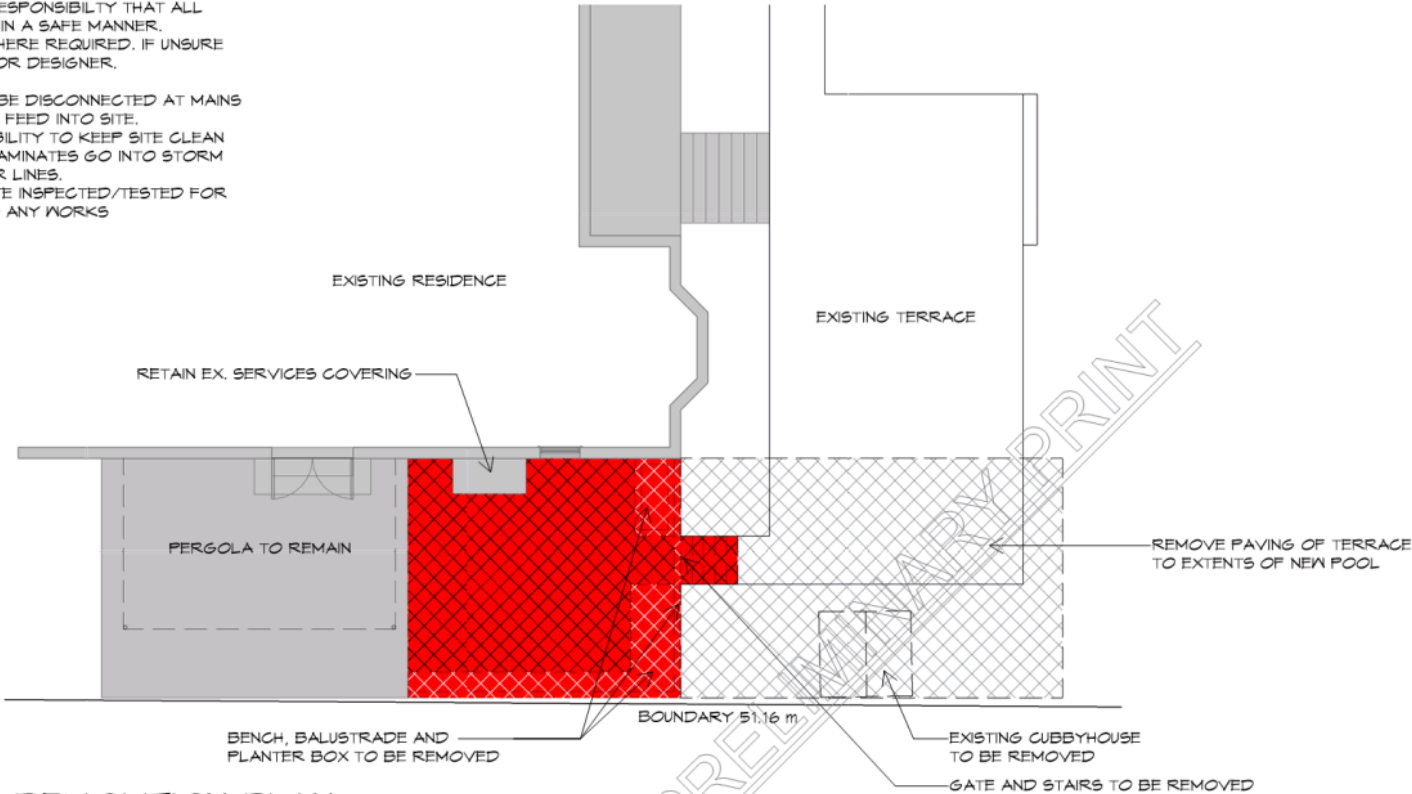
02

bdaa
BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

Accredited building practitioner: Frank Gekus - No CC246A

DEMOLITION NOTE:

- IT IS THE BUILDERS RESPONSIBILITY THAT ALL WORKS TO BE DONE IN A SAFE MANNER.
- BUILDER TO PROP WHERE REQUIRED, IF UNSURE CONTACT ENGINEER OR DESIGNER.
- GAP ALL PLUMBING.
- ALL ELECTRICAL TO BE DISCONNECTED AT MAINS BOARD/STREET 1 OF FEED INTO SITE.
- BUILDERS RESPONSIBILITY TO KEEP SITE CLEAN TO ENSURE NO CONTAMINATES GO INTO STORM WATER/SEWER WATER LINES.
- BUILDER TO HAVE SITE INSPECTED/TESTED FOR ASBESTOS PRIOR TO ANY WORKS



DEMOLITION PLAN
1 : 100

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS



10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED NEW POOL
369 HUON ROAD
SOUTH HOBART

Client name:
GREENVIEW POOLS &
LANDSCAPES

Drafted by:
I.L.C.

Approved by:
A.C.M.



Drawing:
DEMOLITION PLAN

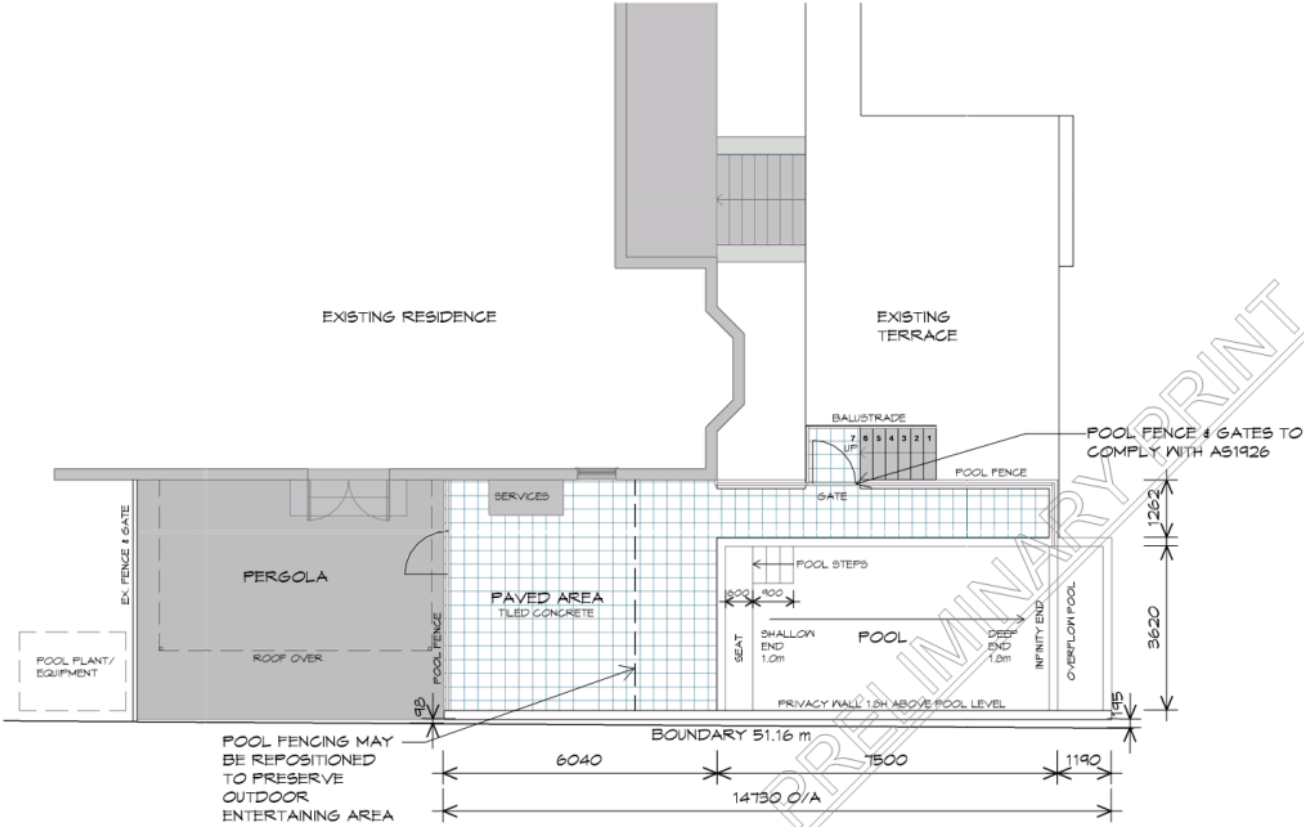
Date:
04/03/2022

Scale:
1 : 100

Project/Drawing no:
PDH21064 -02

Revision:
02

Accredited building practitioner: Frank Gekus -No CC246A



FLOOR PLAN

1 : 100

POOL AREA	30.00 m2 (3.23 SQUARES)
POOL DECK AREA	42.67 m2 (4.59 SQUARES)
TOTAL AREA	72.67 7.81

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF
BUILDING UNLESS OTHERWISE STATED.

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

STAIRS		
No RISERS	RISER H'T	TREAD DEPTH
7	164	280

GOING NON SLIP TO COMPLY NCC 2019



10 Goodman Court, Invermay Tasmania 7248,
p(f)+ 03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED NEW POOL
369 HUON ROAD
SOUTH HOBART
Client name:
GREENVIEW POOLS &
LANDSCAPES

Drawing:
FLOOR PLAN

Drafted by:
A.C.M.

Approved by:
A.C.M.

Date:
04/03/2022

Scale:
1 : 100

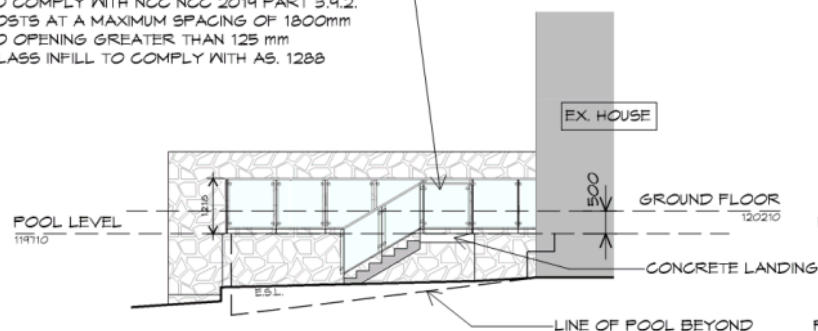
Project/Drawing no:
PDH21064 -03

Revision:
02



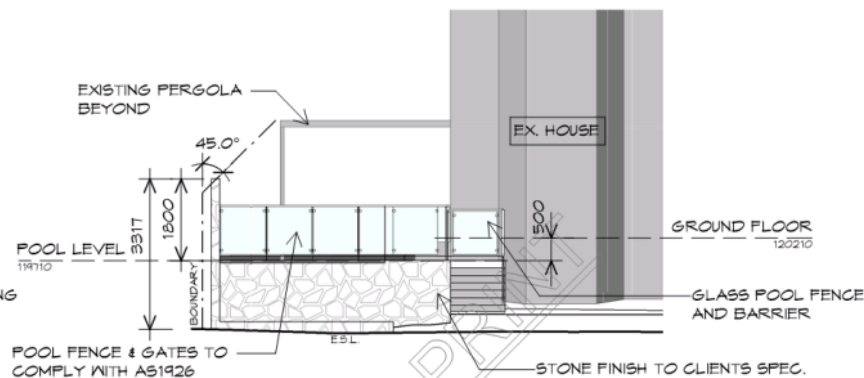
Accredited building practitioner: Frank Gekus -No CC246A

GLASS BALUSTRADE
HANDRAIL TO BE 1020mm HIGH MINIMUM
865 MINIMUM FOR STAIRS
TO COMPLY WITH NCC NCC 2019 PART 3.9.2.
POSTS AT A MAXIMUM SPACING OF 1800mm
NO OPENING GREATER THAN 125 mm
GLASS INFILL TO COMPLY WITH AS. 1288



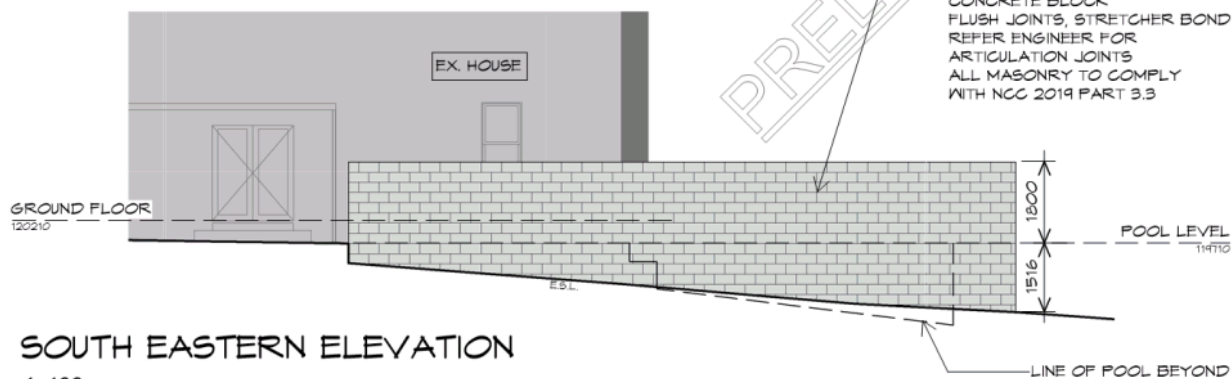
NORTHERN WESTERN ELEVATION

1 : 100



NORTH EASTERN ELEVATION

1 : 100



SOUTH EASTERN ELEVATION

1 : 100

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS



10 Goodman Court, Invermay Tasmania 7248,
p(t)+ 03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED NEW POOL
369 HUON ROAD
SOUTH HOBART
Client name:
GREENVIEW POOLS &
LANDSCAPES

Drawing:
ELEVATIONS

Drafted by: I.L.C. Approved by: A.C.M.

Date: 04/03/2022 Scale: 1 : 100

Project/Drawing no: PDH21064 -04 Revision: 02

Accredited building practitioner: Frank Gekus -No CC246A

**RESULT OF SEARCH**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME 96001	FOLIO 7
EDITION 6	DATE OF ISSUE 07-Dec-2018

SEARCH DATE : 05-Nov-2021

SEARCH TIME : 12.52 PM

DESCRIPTION OF LAND

City of HOBART

Lot 7 on Plan 96001 (formerly being P646)

Derivation : Part of 299 Acres Gtd. to R.L. Murray.

Prior CT 2888/84

SCHEDULE 1

M728458 TRANSFER to TIMOTHY DAVID PAINE and BONNIE GRACE
CAMPBELL PAINE Registered 07-Dec-2018 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

E156176 MORTGAGE to National Australia Bank Limited

Registered 07-Dec-2018 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

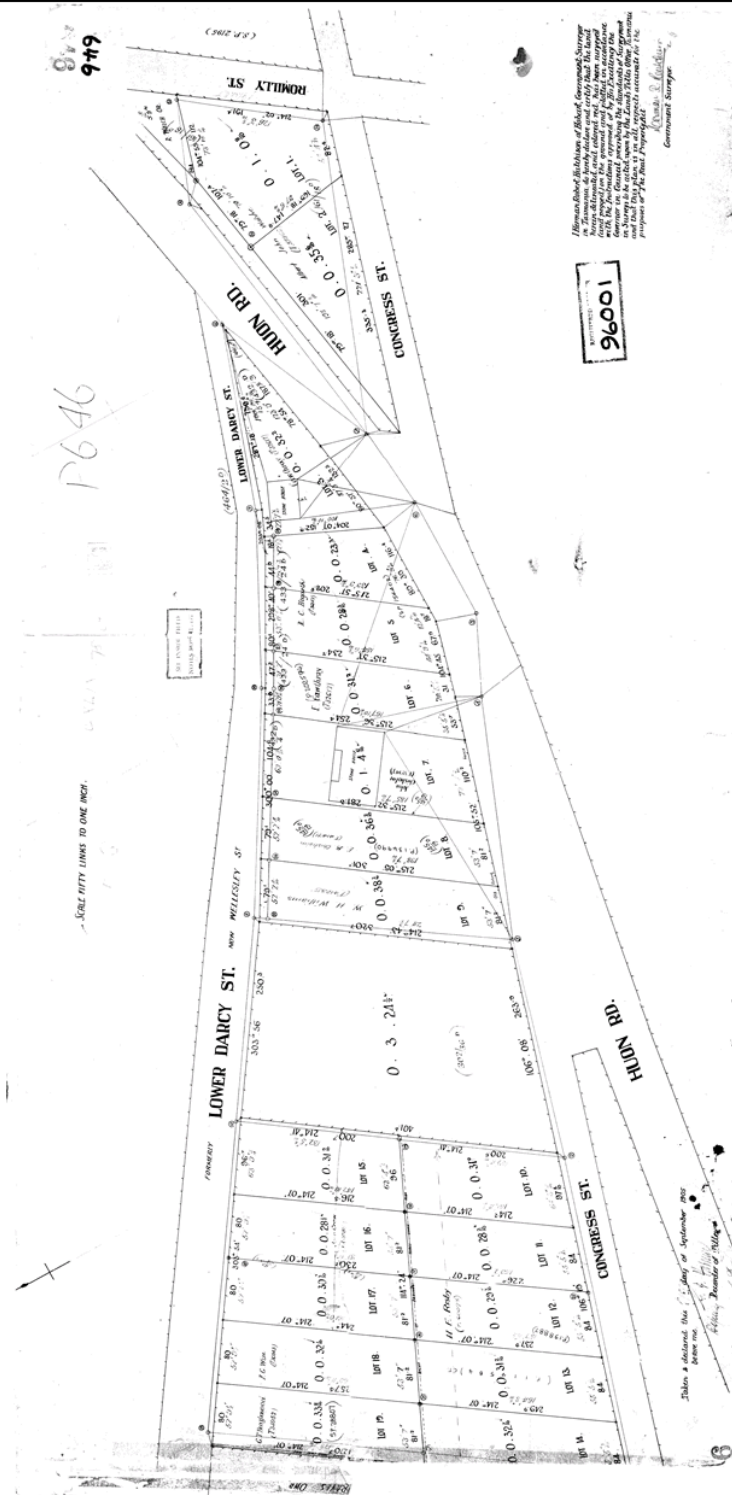
No unregistered dealings or other notations



FOLIO PLAN

RECORDED OF TITLES

Issued Pursuant to the Land Titles Act 1980



Application Referral Cultural Heritage - Response

From:	Allie Costin
Recommendation:	Proposal is acceptable without conditions.
Date Completed:	
Address:	369 HUON ROAD, SOUTH HOBART
Proposal:	Partial Demolition, Alterations, and Swimming Pool
Application No:	PLN-22-124
Assessment Officer:	Victoria Maxwell,

Referral Officer comments:

Number 369 Huon Road 'Kinnoull' is a listed place in Table E13.1 of HIPS 2015. The two storey brick Federation era property has dual frontages onto both Huon Road and Wellesley Street. The proposed works must be assessed against E13.7 Development Standards for Heritage Places.

Proposal:

- Pool with associated landscaping, fencing, and gates

E13.7 Development Standards for Heritage Places

E13.7.1 Demolition

Objective:

To ensure that demolition in whole or part of a heritage place does not result in the loss of historic cultural heritage values unless there are exceptional circumstances.

Performance Criteria 1

Demolition must not result in the loss of significant fabric, form, items, outbuildings or landscape elements that contribute to the historic cultural heritage significance of the place unless all of the following are satisfied;

- (a) there are, environmental, social, economic or safety reasons of greater value to the community than the historic cultural heritage values of the place;*
- (b) there are no prudent and feasible alternatives;*
- (c) important structural or façade elements that can feasibly be retained and reused in a new structure, are to be retained;*
- (d) significant fabric is documented before demolition.*

The proposed demolition involves removal of landscaping elements and excavation for the in ground pool, there is no demolition of heritage fabric that contributes to the character of the heritage precinct. The proposed demolition works are considered to satisfy Performance Criteria 1 of E13.8.1

E13.7.2 Buildings and Works other than Demolition

Objective:

To ensure that development at a heritage place is:

- (a) undertaken in a sympathetic manner which does not cause loss of historic cultural heritage significance; and*
- (b) designed to be subservient to the historic cultural heritage values of the place and*

responsive to its dominant characteristics.

Performance Criteria 1

Development must not result in any of the following:

- (a) loss of historic cultural heritage significance to the place through incompatible design, including in height, scale, bulk, form, fenestration, siting, materials, colours and finishes;*
- (b) substantial diminution of the historic cultural heritage significance of the place through loss of significant streetscape elements including plants, trees, fences, walls, paths, outbuildings and other items that contribute to the significance of the place.*

The proposed in ground pool, associated landscaping, fencing and gate will not result in detriment to the significance of the heritage place as the proposed works are located in the yard to the side of the existing residence. There will be no detrimental impact upon the residence or wider streetscape. Performance Criteria 1 of E13.7.2 is considered satisfied.

In conclusion the proposal is considered to satisfy the relevant provisions of E13 the Historic Heritage Code of HIPS 2015.

Allie Costin
6th of April 2022

PROPOSED NEW POOL

369 HUON ROAD

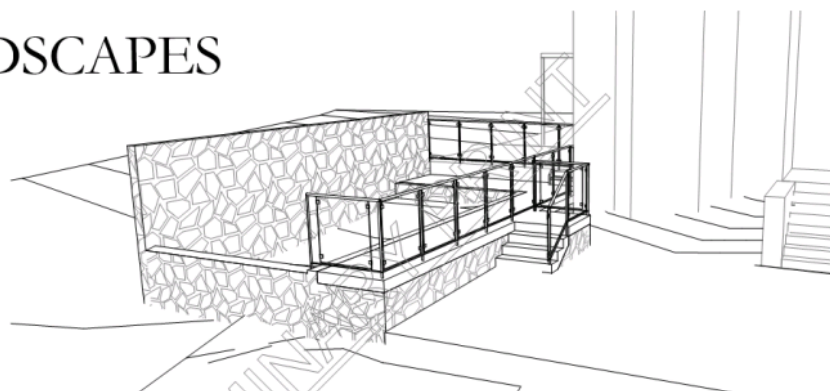
SOUTH HOBART

GREENVIEW POOLS & LANDSCAPES

PDH21064

BUILDING DRAWINGS

No	DRAWING
01	SITE PLAN
02	DEMOLITION PLAN
03	FLOOR PLAN
04	ELEVATIONS
05	SUN SHADOW DIAGRAMS



PLANNING

GENERAL PROJECT INFORMATION

TITLE REFERENCE: 96001/7
 SITE AREA: 1127 m²
 DESIGN WIND SPEED:
 SOIL CLASSIFICATION: H1
 CLIMATE ZONE: 7
 ALPINE AREA: NO
 CORROSIVE ENVIRONMENT: NO
 BAL RATING: TBA
 OTHER KNOWN HAZARDS: NONE KNOWN

POOL AREA	30.00 m ² (3.23 SQUARES)
POOL DECK AREA	42.67 m ² (4.59 SQUARES)
TOTAL AREA	72.67 7.81



10 Goodman Court , Invermay Launceston 7248
 p(d) +03 6332 3790
 Shop 9, 105-111 Main Road, Moonah Hobart 7009
 p(h) +03 6228 4575
 info@primedesigntas.com.au primedesigntas.com.au
 Accredited Building Practitioner: Frank Geskus -No CC246A

JULY 2022

GENERAL NOTES

- CHECK & VERIFY ALL DIMENSIONS & LEVELS ON SITE
- WRITTEN DIMENSIONS TO TAKE PREFERENCE OVER SCALED
- ALL WORK TO BE STRICTLY IN ACCORDANCE WITH NCC 2019, ALL S.A.A. CODES & LOCAL AUTHORITY BY-LAWS
- ALL DIMENSIONS INDICATED ARE FRAME TO FRAME AND DO NOT ALLOW FOR WALL LININGS
- CONFIRM ALL FLOOR AREAS
- ALL PLUMBING WORKS TO BE STRICTLY IN ACCORDANCE WITH A.S. 3500 & APPROVED BY COUNCIL INSPECTOR
- BUILDER/PLUMBER TO ENSURE ADEQUATE FALL TO SITE CONNECTION POINTS IN ACCORDANCE WITH A.S. 3500 FOR STORMWATER AND SEWER BEFORE CONSTRUCTION COMMENCES
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ENGINEER'S STRUCTURAL DRAWINGS
- ALL WINDOWS AND GLAZING TO COMPLY WITH A.S. 1288 & A.S. 2047
- ALL SET OUT OF BUILDINGS & STRUCTURES TO BE CARRIED OUT BY A REGISTERED LAND SURVEYOR AND CHECKED PRIOR TO CONSTRUCTION
- IF CONSTRUCTION OF THE DESIGN IN THIS SET OF DRAWINGS DIFFER FROM THE DESIGN AND DETAIL IN THESE AND ANY ASSOCIATED DOCUMENTS BUILDER AND OWNER ARE TO NOTIFY DESIGNER
- BUILDER'S RESPONSIBILITY TO COMPLY WITH ALL PLANNING CONDITIONS
- BUILDER TO HAVE STAMPED BUILDING APPROVAL DRAWINGS AND PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION
- CONSTRUCTION TO COMPLY WITH AS 3959, READ IN CONJUNCTION WITH BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT REPORT.

SITE DETAIL

HORIZONTAL DATUM IS MGA (GDA94)

VERTICAL DATUM IS AHD

WARNINGS:

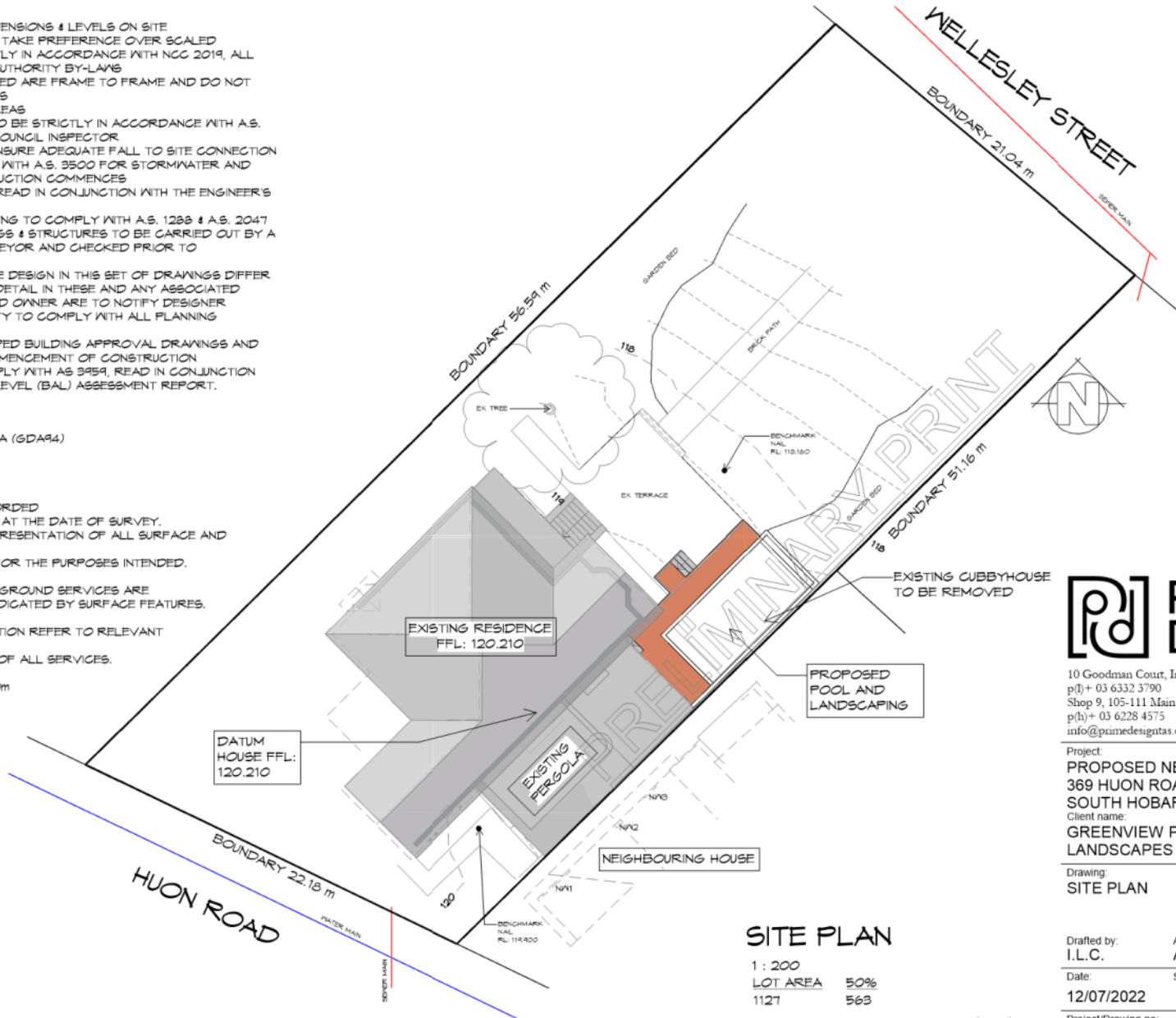
THE DETAIL SHOWN / RECORDED

- MAY ONLY BE CORRECT AT THE DATE OF SURVEY.
- IS NOT A COMPLETE REPRESENTATION OF ALL SURFACE AND UNDERGROUND DETAIL.
- SHOULD ONLY BE USED FOR THE PURPOSES INTENDED.

THE LOCATIONS OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AS INDICATED BY SURFACE FEATURES.

PRIOR TO ANY CONSTRUCTION REFER TO RELEVANT AUTHORITIES FOR DETAILED LOCATION OF ALL SERVICES.

CONTOUR INTERVAL 0.200m

**SITE PLAN**

1 : 200
LOT AREA 50%
1127 563

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Prime Design

10 Goodman Court, Invermay Tasmania 7248,
p(t) + 03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h) + 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:

PROPOSED NEW POOL
369 HUON ROAD
SOUTH HOBART
Client name:
GREENVIEW POOLS & LANDSCAPES

Drawing:**SITE PLAN**

Drafted by:
I.L.C.

Approved by:
A.C.M.

Date:

Scale:

12/07/2022

1 : 200

Project/Drawing no:

Revision:

PDH21064 -01

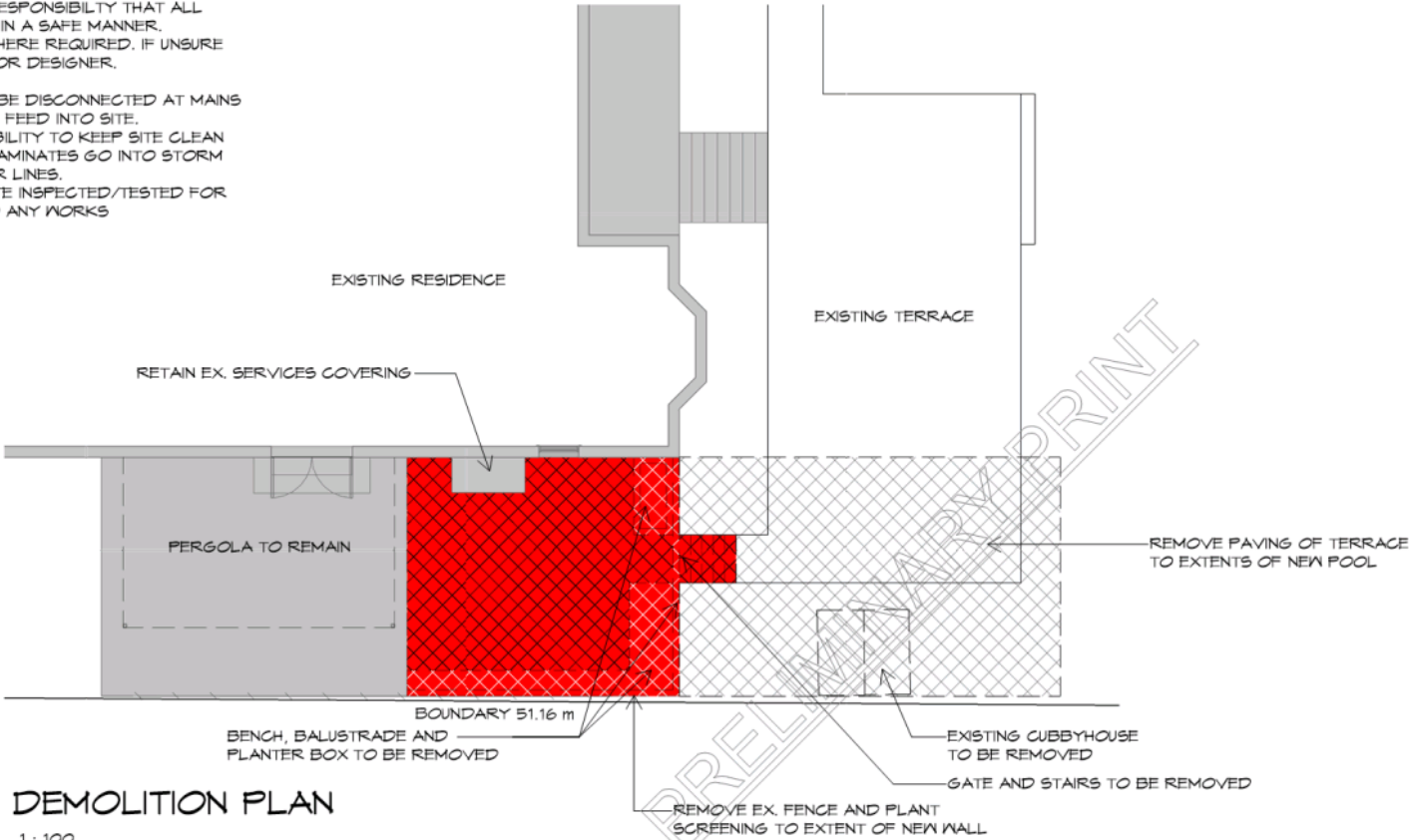
05

bdaa
BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

Accredited building practitioner: Frank Geskus - No CC246A

DEMOLITION NOTE:

- IT IS THE BUILDERS RESPONSIBILITY THAT ALL WORKS TO BE DONE IN A SAFE MANNER.
- BUILDER TO PROP WHERE REQUIRED, IF UNSURE CONTACT ENGINEER OR DESIGNER.
- CAP ALL PLUMBING.
- ALL ELECTRICAL TO BE DISCONNECTED AT MAINS BOARD/STREET 1 OF FEED INTO SITE.
- BUILDERS RESPONSIBILITY TO KEEP SITE CLEAN TO ENSURE NO CONTAMINATES GO INTO STORM WATER/SEWER WATER LINES.
- BUILDER TO HAVE SITE INSPECTED/TESTED FOR ASBESTOS PRIOR TO ANY WORKS



DEMOLITION PLAN
1 : 100

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS



10 Goodman Court, Invermay Tasmania 7248,
p(t)+ 03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED NEW POOL
369 HUON ROAD
SOUTH HOBART

Client name:
GREENVIEW POOLS &
LANDSCAPES

Drafted by: I.L.C. Approved by: A.C.M.

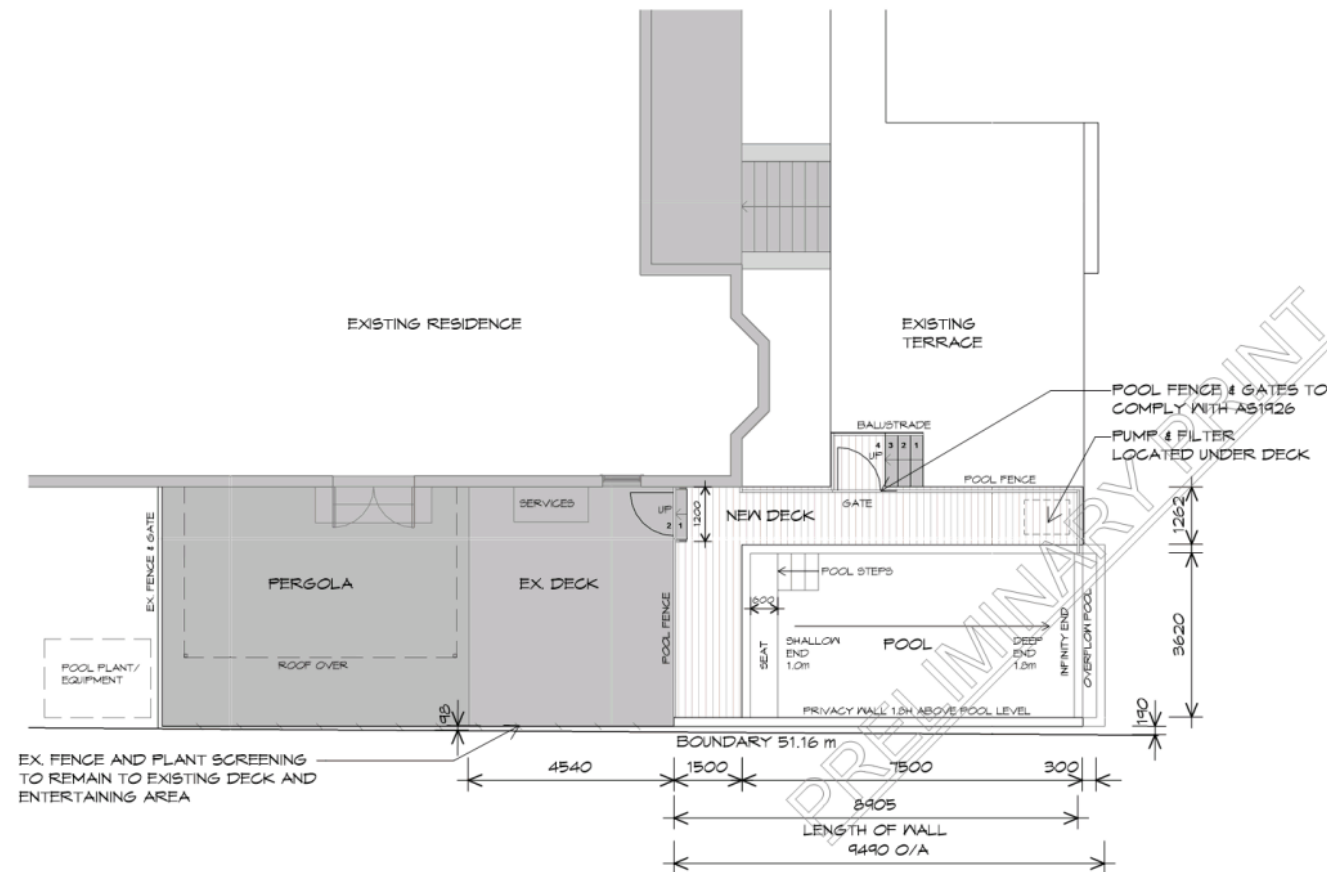


Drawing:
DEMOLITION PLAN

Date: 12/07/2022 Scale: 1 : 100

Project/Drawing no: PDH21064 -02 Revision: 05

Accredited building practitioner: Frank Gekus -No CC246A



FLOOR PLAN

1 : 100

POOL AREA	30.00 m2 (3.23 SQUARES)
POOL DECK AREA	42.67 m2 (4.59 SQUARES)
TOTAL AREA	72.67 7.81

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF
BUILDING UNLESS OTHERWISE STATED.

STAIRS		
NO RISERS	RISER HT	TREAD DEPTH
4	183	280
3	190	250



Prime
Design

10 Goodman Court, Invermay Tasmania 7248,
p(l)+ 03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED NEW POOL
369 HUON ROAD
SOUTH HOBART
 Client name:
GREENVIEW POOLS &
LANDSCAPES

Drawing:
FLOOR PLAN

Drafted by: A.C.M. Approved by: A.C.M.

Date:	Scale:
12/07/2022	1 : 100

Project/Drawing no:	Revision:
PDH21064 -03	05

Accredited building practitioner: Frank Gekus -No CC246A

PLANNING

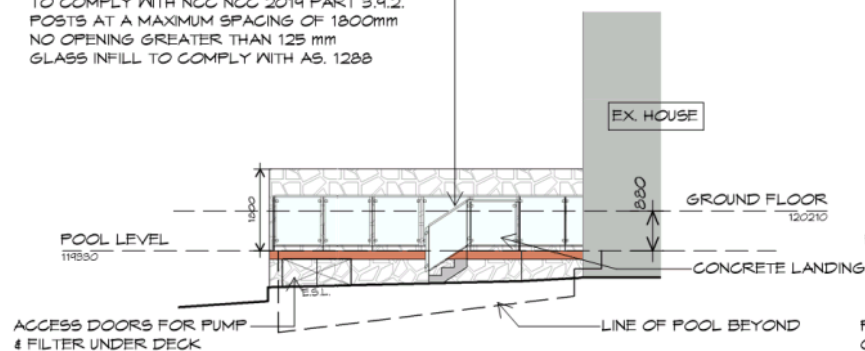
NOTE: DO NOT SCALE OFF DRAWINGS

NOTE: DO NOT SCALE OFF DRAWINGS



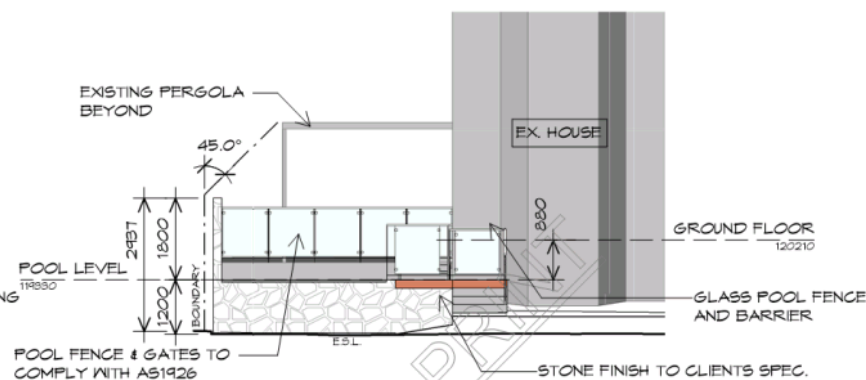
BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

GLASS BALUSTRADE
HANDRAIL TO BE 1020mm HIGH MINIMUM
865 MINIMUM FOR STAIRS
TO COMPLY WITH NCC NCC 2019 PART 3.9.2.
POSTS AT A MAXIMUM SPACING OF 1800mm
NO OPENING GREATER THAN 125 mm
GLASS INFILL TO COMPLY WITH AS. 1288



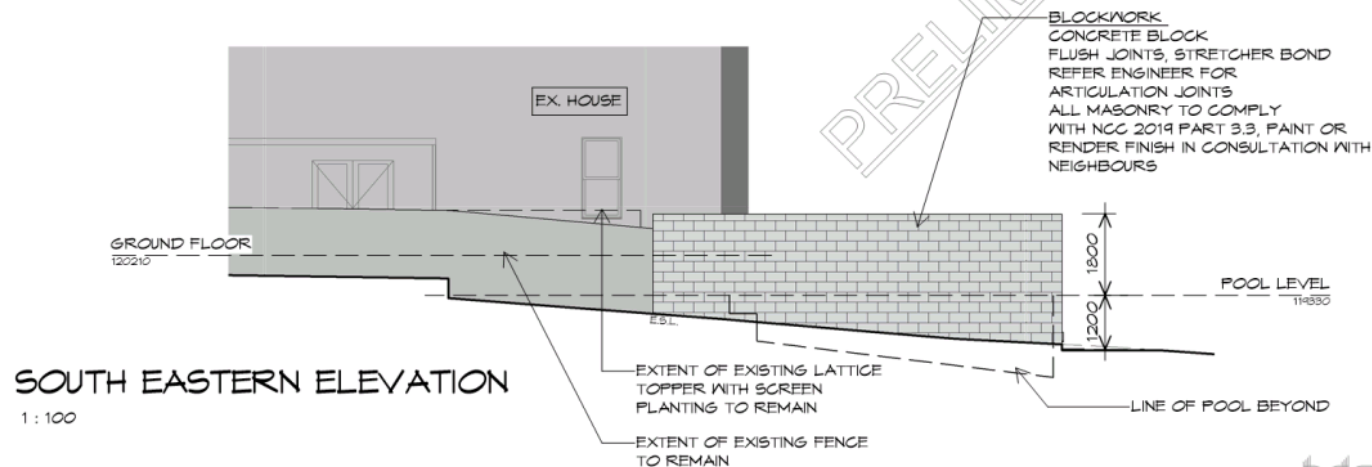
NORTHERN WESTERN ELEVATION

1 : 100



NORTH EASTERN ELEVATION

1 : 100



SOUTH EASTERN ELEVATION

1 : 100

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



10 Goodman Court, Invermay Tasmania 7248,
p(f)+ 03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED NEW POOL
369 HUON ROAD
SOUTH HOBART
Client name:
GREENVIEW POOLS & LANDSCAPES

Drawing:
ELEVATIONS

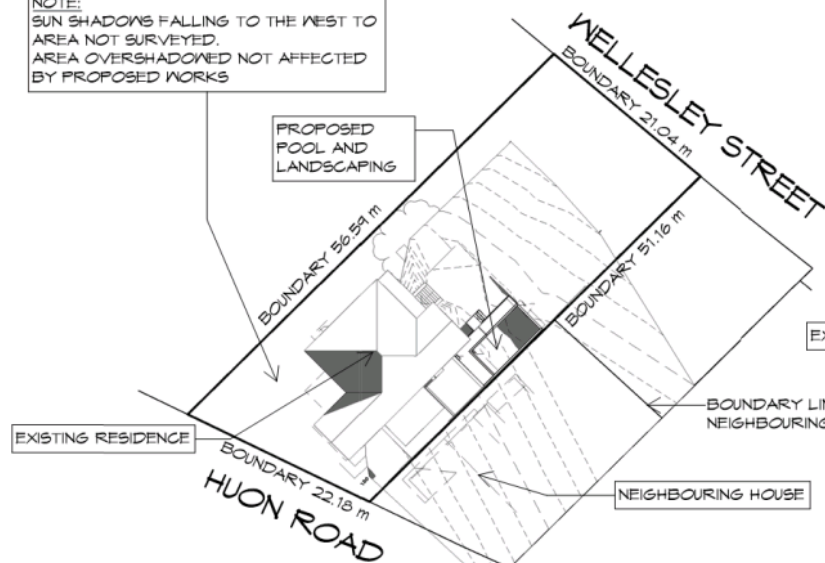
Drafted by: I.L.C. Approved by: A.C.M.

Date: 12/07/2022 Scale: 1 : 100

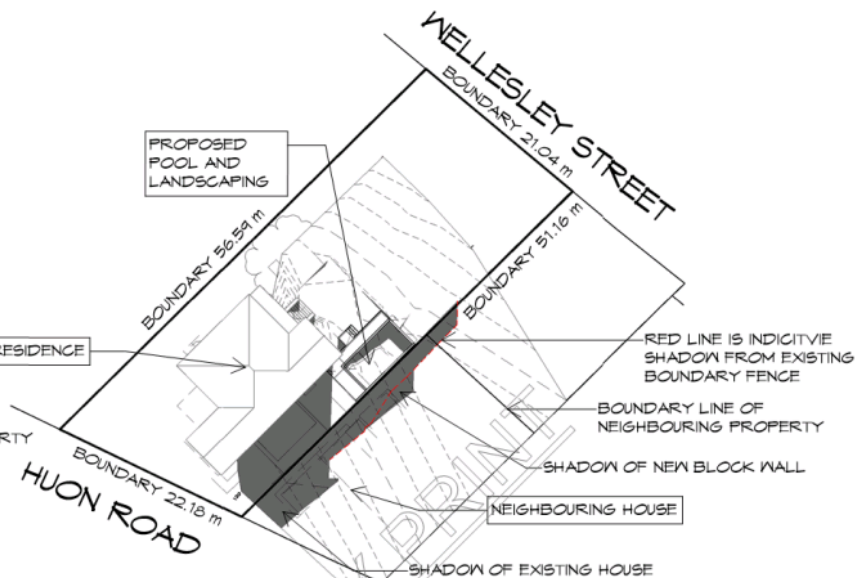
Project/Drawing no: PDH21064 -04 Revision: 05

Accredited building practitioner: Frank Gekus -No CC246A

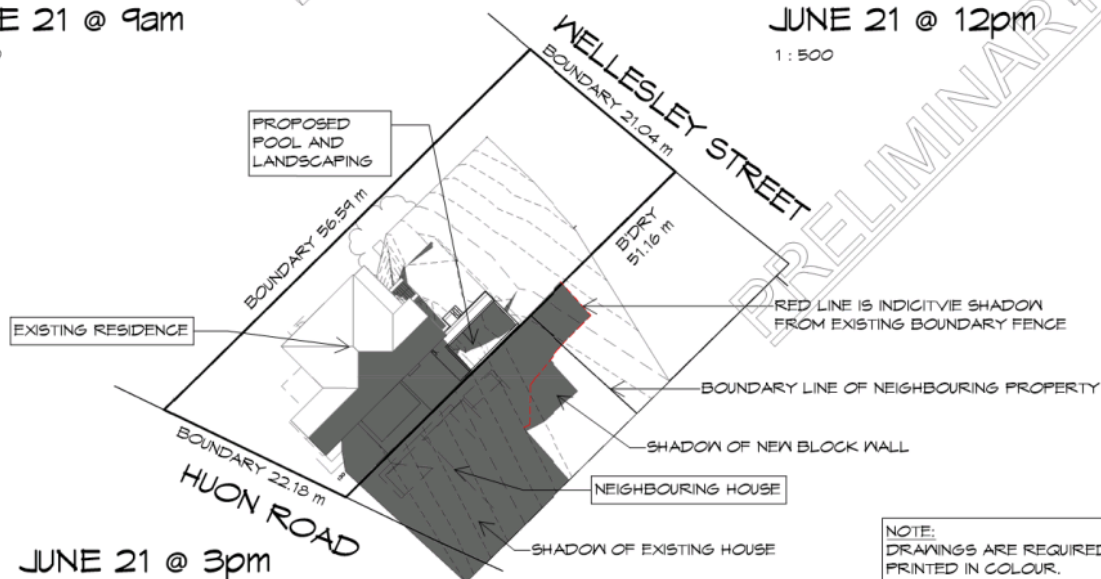
NOTE:
SUN SHADOWS FALLING TO THE WEST TO
AREA NOT SURVEYED.
AREA OVERSHADOWED NOT AFFECTED
BY PROPOSED WORKS



JUNE 21 @ 9am
1:500



JUNE 21 @ 12pm
1:500



JUNE 21 @ 3pm
1:500

NOTE:
DRAWINGS ARE REQUIRED TO BE VIEWED OR
PRINTED IN COLOUR.

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Prime Design

10 Goodman Court, Invermay Tasmania 7248,
p(f)+ 03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED NEW POOL
369 HUON ROAD
SOUTH HOBART
Client name:
GREENVIEW POOLS & LANDSCAPES

Drawing:
SUN SHADOW DIAGRAMS

Drafted by: I.L.C. Approved by: A.C.M.

Date: 12/07/2022 Scale: 1:500

Project/Drawing no: PDH21064 -05 Revision: 05

Accredited building practitioner: Frank Gekus - No CC246A

bdaa
BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

From: Alycia McConalogue <Alycia@primedesigntas.com.au>
Sent: Tuesday, 26 July 2022 1:23 PM
To: Victoria Maxwell
Subject: 369 Huon Road, South Hobart - PLN-022-124

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#)

Hi Victoria,

Confirming that our clients will be happy to provide stone facing the neighbouring side of the boundary wall. Should you need any additional detail please don't hesitate to contact me.

Kind regards,

Alycia
McConalogue
HOBART OFFICE MANAGER | BUILDING DESIGNER
M. Architecture | B. Environmental Design

Prime Design
Shop 9, 105-111 main Road
Moonah TAS 7009
p+ 03 6228 4575
alycia@primedesigntas.com.au
primedesigntas.com.au

CONFIDENTIALITY NOTICE AND DISCLAIMER

In response to the recent Coronavirus (COVID-19) If you are showing symptoms of COVID-19 or a cold/flu please do not come into our office. We can make phone, email or Zoom arrangements to communicate with you. The information in this transmission may be confidential and/or protected by legal professional privilege, and is intended only for the person or persons to whom it is addressed. If you are not such a person, you are warned that any disclosure, copying or dissemination of the information is unauthorised. If you have received the transmission in error, please immediately contact this office by telephone, fax or email, to inform us of the error and to enable arrangements to be made for the destruction of the transmission, or its return at our cost. No liability is accepted for any unauthorised use of the information contained in this transmission.

**7.1.2 393 HUON ROAD, SOUTH HOBART - PARTIAL DEMOLITION,
ALTERATIONS AND EXTENSION
PLN-22-63 - FILE REF: F22/76964**

Address: 393 Huon Road, South Hobart
Proposal: Partial Demolition, Alterations and Extension
Expiry Date: 31 August 2022
Extension of Time: Not applicable
Author: Cameron Sherriff

RECOMMENDATION

That pursuant to the *Hobart Interim Planning Scheme 2015*, the City Planning Committee, in accordance with the delegations contained in its terms of reference, approve the application for partial demolition, alterations and extension, at 393 Huon Road 7004, 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-22-63 - 393 HUON ROAD SOUTH HOBART TAS 7004 - Final Planning Documents except where modified below.

Reason for condition

To clarify the scope of the permit.

ENG sw4

The new stormwater connection must be constructed and existing abandoned connections sealed by the Council at the owner's expense, prior to the first occupation.

Detailed engineering drawings must be submitted and approved as part of an application for a new stormwater connection, prior to the issuing of any approval under the *Building Act 2016* or commencement of works (whichever occurs first). The detailed engineering drawings must include:

1. the location of the proposed connection;
2. the size of the connection appropriate to satisfy the needs of the development; and
3. the long section of the drainage system to address the proposed charge system works properly with the designed driving head.

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

Advice:

The applicant is advised to submit detailed design drawings via the Council's City Life Division's [application for a new stormwater connection](#). If detailed design to satisfy this condition is submitted via the planning condition endorsement process there may be fees associated with the assessment, and once approved the applicant will still need to submit an application for a new stormwater connection with the Council's City Life Division.

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

Reason for condition

To ensure the site is drained adequately.

ENG 5

The number of car parking spaces approved to be used on the site is number two (2).

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 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.

STORMWATER

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


FEES AND CHARGES

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

DIAL BEFORE YOU DIG

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

Attachment A: PLN-22-63 - 393 HUON ROAD SOUTH HOBART
TAS 7004 - Planning Committee or Delegated
Report ↓ 

Attachment B: PLN-22-63 - 393 HUON ROAD SOUTH HOBART
TAS 7004 - CPC Agenda Documents ↓ 

**APPLICATION UNDER HOBART INTERIM PLANNING SCHEME 2015**

Type of Report:	Committee
Committee:	8 August 2022
Expiry Date:	31 August 2022
Application No:	PLN-22-63
Address:	393 HUON ROAD , SOUTH HOBART
Applicant:	Jonathon Blood (loci architecture + planning) PO Box 705
Proposal:	Partial Demolition, Alterations and Extension
Representations:	Four (4)
Performance criteria:	General Residential Zone Development Standards; Parking and Access Code

1. Executive Summary

- 1.1 Planning approval is sought for Partial Demolition, Alterations and Extension, at 393 Huon Road, South Hobart.
- 1.2 More specifically the proposal includes:
 - A small 1.22m x 11.48m (14m²) extension enclosing an upper level deck at the rear corner of the dwelling, enlarging an existing lounge room, bedroom and bathroom.
 - The walls of the proposed extension will match the existing wall material of the dwelling.
 - Minor Internal alterations involving new partition and stud walls, access doors, shutter elements around openings and decks in the lower ground level and the installation of a new laundry in the ground floor level and lift within the street level pedestrian access.
 - New skylights in the roof and alterations to windows and a privacy screen adjacent to existing side access stairs below the pedestrian access at the front of the site.
 - Enclosure and infill of the existing open car port to become a garage with a rear stud wall, a new panel lift door across the front and a roller door to the return side.
 - No additional parking is proposed beyond the two existing approved spaces to be enclosed within the garage.

- 1.3 The proposal relies on performance criteria to satisfy the following standards and codes:
 - 1.3.1 General Residential Zone - Setbacks and Building Envelope; Width of Openings for Garages and Carports for all Dwellings
 - 1.3.2 Parking and Access Code - Design of Vehicular Accesses
- 1.4 Four (4) representations objecting to the proposal were received within the statutory advertising period between 31/05 and 15/06/2022.
- 1.5 The proposal is recommended for approval subject to conditions.
- 1.6 The final decision is delegated to the City Planning Committee as the application received four representations and is recommended for approval.

2. Site Detail



Fig. 1: Aerial view of the subject property and surrounding locality (Source: Council ArcGIS).

- 2.1 393 Huon Road, South Hobart is a 703m² sloping residential property with a north-northeasterly aspect. A large single dwelling and carport are located in the front half of the site, with the carport and front pedestrian access occupying approximately two-thirds of the width of the site and the dwelling lower on the hill behind it. The site is adjoined by other residential properties, with those to either side having the same orientation and similar response to the sloping topography. Across Huon Road is the Skyline Service Station.



Fig. 2: Streetview image of the site within the streetscape. The roof of the dwelling can just be made out to the rear and below the carport. Pedestrian access to the dwelling is the enclosed timber batted area to the left (Source: Google Streetview).

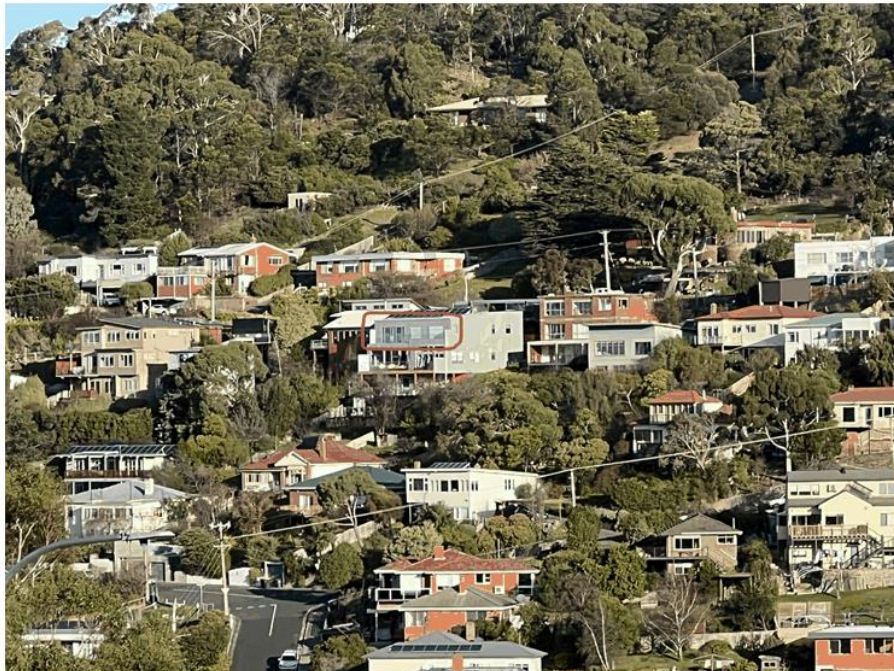


Plate 1: Distant view of the site from Stevens Farm Drive. The area of the proposed extension at the rear of the dwelling has been outlined in red (Source: Planner's photo).

3. Proposal

- 3.1 Partial Demolition, Alterations and Extension, at 393 Huon Road, South Hobart.
- 3.2 More specifically the proposal is for:
- A small 1.22m x 11.48m (14m²) extension enclosing an upper level deck at the rear corner of the dwelling, enlarging an existing lounge room, bedroom and bathroom.
 - The walls of the proposed extension will match the existing wall material of the dwelling.
 - Minor Internal alterations involving new partition and stud walls, access doors, shutter elements around openings and decks in the lower ground level and the installation of a new laundry in the ground floor level and lift within the street level pedestrian access.
 - New skylights in the roof and alterations to windows and a privacy screen adjacent to existing side access stairs below the pedestrian access at the front of the site.
 - Enclosure and infill of the existing open car port to become a garage with a rear stud wall, a new panel lift door across the front and a roller door to the return side.
 - No additional parking is proposed beyond the two existing approved spaces to be enclosed within the garage.

4. Background

- 4.1 In December 2015 Council approved a proposal for Partial Demolition, Extension and Alterations to Single Dwelling, Parking Deck and Associated Hydraulic Infrastructure under PLN-15-00978-01. Notably this permit included conditions requiring deck screening and use of translucent glass for windows on the dwelling's south-eastern elevation. This development has since been completed with acceptable screening installed after it was confirmed that screening that met the permitted standards of the planning scheme could be installed rather than utilising translucent glass. Due to its compliance with permitted standards such screening does not require a permit under the *Hobart Interim Planning Scheme 2015*.
- 4.2 In July 2020 an application for Partial Change of Use to Visitor Accommodation was determined to be No Permit Required Exempt as it met Clause 3.1(b) (ii) of Planning Directive No. 6 Exemption and Standards for Visitor Accommodation in Planning Schemes in that it involved using three bedrooms for the visitor accommodation use in the owner's principal place of residence.

5. Concerns raised by representors

- 5.1 Four (4) representations objecting to the proposal were received within the statutory advertising period between 31/05 and 15/06/2022.
- 5.2 The following table outlines the concerns raised in the representations received. Those concerns which relate to a discretion invoked by the proposal are addressed in Section 6 of this report.

The proposal contains additions that will impact on the amenity, liveability, privacy, traffic safety and general street frontage appeal for adjoining properties.
Excessive Bulk and Shading
The proposal seeks to extend the dwelling beyond the scale that was previously rejected by Council, which at the time lead to the scale of the dwelling now constructed.
The dwelling will be bulky and looming with an excessively large and utterly unnecessary overhang on the north-western side.
The proposal is to rectify a water ingress issue however there are alternative options available to fix the problem without extending the dwelling.
The dwelling is already large, larger than those around it and to extend it further at their detriment seems excessive and unfair.
Shadowing documentation has mixed up the adjoining house numbers.
The existing house overshadows the private open space of my backyard and the lower story of my house.
Privacy
Previously approved and installed window and deck screens have been omitted from the proposal plans.
South-east facing windows look directly into north-facing windows in the adjoining dwelling and overlook nearby decks, yards and dwellings.
The unscreened window in south-eastern side of the extension replaces a deck with screening. This window does not seem necessary. If it cannot be omitted the window should have privacy treatment to comply with the planning scheme provisions.
The DA drawings omit all the existing screens except for the top story window and deck, which is concerning as it appears that the owner's intention is to remove these screens that are required under the building's existing planning permit. All existing privacy screens should be maintained.
Car Parking

The existing planning permit only allows for two car parking spaces, however the owners regularly have four cars parked on their carport deck, all perpendicular to the kerb.
The owners apparently need to park four cars on the carport deck, as they operate an Airbnb which is advertised as having designated parking for one car, and the owners have three cars.
<p>The proposed change to their carport by enclosing it with roller doors is concerning. The drawings show that they are changing from 3 official + 1 unofficial carparking spaces to just two. This generates the following impacts:</p> <ol style="list-style-type: none"> 1. Airbnb guests will have to park on the street, potentially in a no standing zone which will impact the safety and use of accesses on adjoining properties. 2. Additional demand for on street parking in the area, which is already in short supply. 3. If the owners are allowed to enclose the carport with roller doors as proposed, this will add further add bulk to an excessively large and bulky building which is not in keeping with the neighbourhood or streetscape. 4. Allowing a roller door to be installed on the eastern side of the garage strongly implies that the non-approved car parking space will continue to be used without an appropriate vehicle crossover which also contains the properties stormwater outlet underneath.
Use
The proposed development facilitates increased operation of this property as commercial accommodation. When the property was originally expanded, neighbors were assured it would not be used for business purposes. This assurance has not been adhered to.
I know the current operation of the property disturbs the neighbors with late night arrivals and associated noise. My objection seeks to protect my neighbors from further disruption.

6. Assessment

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

- 6.2 The site is located within the General Residential Zone of the *Hobart Interim Planning Scheme 2015*.
- 6.3 The existing use is Residential (single dwelling). The proposal maintains the existing use of the site. A single dwelling residential use is a No Permit Required use in the zone.
- 6.4 The proposal has been assessed against:
- 6.4.1 Part D - 10 General Residential Zone
 - 6.4.2 E6.0 Parking and Access Code
 - 6.4.3 E7.0 Stormwater Management Code
- 6.5 The proposal relies on the following performance criteria to comply with the applicable standards:
- 6.5.1 General Residential Zone:
 - Setbacks and Building Envelope - D10.4.2 P3*
 - Width of openings for garages and carports for all dwellings - D10.4.5 P1*
 - 6.5.2 Parking and Access Code:
 - Design of Vehicular Accesses - E6.7.2 P1*
- 6.6 Each performance criterion is assessed below.
- 6.7 Setbacks and Building Envelope - D10.4.2 P3
- 6.7.1 The acceptable solution A3 at clause D10.4.2 requires development to be sited within the shape of the acceptable building envelope, as it is defined by the characteristics of the site. The envelope commences from the applicable, acceptable front setback. From the side and rear boundaries, the envelope extends to 3m above ground level, then extends upwards and inwards at 45 degrees until it reaches the point 8.5m above ground level, where the envelope is then squared off. The envelope shape extends forward to the front setback line. Minimum setbacks within the envelope are 1.5m, or may be less than 1.5m provided that to side boundaries the length of the wall is no more than 9m or one third the length

of the boundary line (whichever is the lesser), or that the building does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property.

- 6.7.2 The proposal includes a small extension to the rear of the dwelling's upper level, being for the enclosure of an existing deck. This deck is above part of the ceiling and the footprint of the level below, and such does not project into space and is not open below. As the deck has a narrow depth of 1.22m, the extension adds an area of 14.5m² (1.22m x 11.48m), running across the full width of the rear elevation. The extension adds increased floor area to an existing lounge, bedroom and bathroom in between. The extension also adds a section of opposing skillion roof as an eave beyond the new floor space. This eave is tapered, being 300mm deep at the eastern end and 1500mm deep at the western end.
- 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 P3 at clause D10.4.2 provides as follows:

The siting and scale of a dwelling must:

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

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

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

(iii) overshadowing of an adjoining vacant property; or

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

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

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

(i) an adjoining property; or

(ii) another dwelling on the same site.

- 6.7.5 Given the scale, bulk and proportions of the existing dwelling, the size and form of the proposed extension is considered to add minimal additional visual impact, generating little change to existing conditions. The extension essentially fills in a small 'notch' at the top rear edge of the existing dwelling and has no bearing on the dwelling's existing footprint. The new side walls of the extension are clad in a material matching the walls of the existing dwelling. The rear of the existing dwelling is already approximately 2.5m above the maximum permitted height of 8.5m in the zone. A minor increase in overall height will occur given the extension occurs at the dwelling's highest point above existing ground level and the new eave projects upwards towards the rear of the site. To the eastern side the increase in height measured to the outer edge of the new eave is approximately 0.7m. To the west the increase is approximately 1.2m. Whether viewed from below at ground level on adjoining properties or from similar elevated floor levels within the dwellings upon them, the extension is not considered to be of a scale that generates an unreasonable visual impact.

With regard to overshadowing, once again, given the scale, bulk and proportions of the existing dwelling, the extent of additional shadow cast towards adjoining properties is insignificant due to where the extension is located, the minimal amount of change it causes for the existing dwelling, the local topography and the subject site and dwelling's orientation and relationship with adjoining properties and dwellings. Shadow and solar access diagrams submitted with the application clearly demonstrate that in terms of impact upon habitable rooms and private open spaces, the proposed extension does not produce an unreasonable outcome in this regard. For the most part, the existing level of amenity enjoyed by adjoining dwellings with regard to sunlight is not unreasonably diminished.

Additionally, no unreasonable reduction in sunlight will be caused to any existing solar installation on an adjoining property.

The extension maintains the side setbacks of the existing dwelling and does not decrease the dwelling's existing rear setback. As such separation distances are considered to remain acceptable.

- 6.7.6 The proposal complies with the performance criterion.

- 6.8 Width of openings for garages and carports for all dwellings - D10.4.5 P1

- 6.8.1 The acceptable solution A1 at clause D10.4.6 requires the total width of openings for garages and carports within 12m of a frontage to be no more than 6m or half the width of the frontage (whichever is the lesser).
- 6.8.2 The proposal includes a new garage door and side walls replacing the existing open carport opening. The new garage door opening is 6.6m. The opening is reduced from approximately 9.4m.
- 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 P1 at clause D10.4.6 provides as follows:
- A garage or carport for a dwelling must be designed to minimise the width of its openings that are visible from the street, so as to reduce the potential for the openings of a garage or carport to dominate the primary frontage.*
- 6.8.5 The proposed infill of the carport to convert it to a garage at the front of the site assists to reduce the width of opening visible from the street to less than half of the 15.2m wide frontage but 0.6m above the permitted standard in the circumstances. Although the introduction of more solid elements results in a harder street edge on the site, there is minimal influence on the streetscape presence of the dwelling due to its siting behind and below the parking area at the front of the site. There are numerous examples of open carport structures at the front of nearby sites on the same side as Huon Road, however there are also several examples of solid garages, albeit single width, also. Taking the existing conditions into account and the steepness of the sites such that front parking areas dominate the dwellings behind and below, it is considered that the proposed works are acceptable.
- 6.8.6 The proposal complies with the performance criterion
- 6.9 Design of Vehicular Accesses - E6.7.2 P1
- 6.9.1 The acceptable solution A1 at clause E6.7.2 requires the location, sight distance, width and gradient of an access to be designed and constructed to comply with section 3 – “Access Facilities to Off-street Parking Areas and Queuing Areas” of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking
- 6.9.2 The proposal includes a non-compliant access with regard to sight

distance.

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

- 6.9.4 The performance criterion P1 at clause E6.7.2 provides as follows:

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

- (a) avoidance of conflicts between users including vehicles, cyclists and pedestrians;*
- (b) avoidance of unreasonable interference with the flow of traffic on adjoining roads;*
- (c) suitability for the type and volume of traffic likely to be generated by the use or development;*
- (d) ease of accessibility and recognition for users.*

- 6.9.5 The Council's Development Engineer has assessed this aspect of the proposal and advises:

Documentation submitted to date does not satisfy the Acceptable Solution for clause E6.7.2 (a) [sight distance: 2m x 2.5m sight triangles - These areas to be kept clear of obstructions to visibility] and as such, shall be assessed under Performance Criteria.

Submitted plans indicate 2m x 2.5m sight triangle areas abutting the driveway are not kept clear of obstructions to visibility due to enclosing of the existing open carport including roller door.

The sight distance is reduced on both sides of the carport mainly for pedestrians using the footpath due to the enclosure of the carport and provision of a roller door, however the action of the roller door opening should provide sufficient warning to pedestrians.

- 6.9.6 The proposal complies with the performance criterion.

7. Discussion

- 7.1 Partial Demolition, Alterations and Extension, at 393 Huon Road, South Hobart.

- 7.2 The application was advertised and received four (4) representations. The representations raised concerns including the resultant bulk and scale of the development; privacy; carparking; and an intensification of a non-residential use.

The additional bulk and scale proposed has been considered to result in an outcome which is not unreasonable given the size of the current dwelling and its current level of impact. There will be negligible increased visual impact and shadowing. Despite what may have been approved previously, and how it was arrived at, the current application is assessed on its own merits given current conditions. The incorrect labelling of house numbers on the shadow diagrams is clearly an error and does not prevent these diagrams from demonstrating the degree of impact caused.

In terms of privacy, the proposed new window in the south-eastern side of the extension complies with permitted standards. Despite being less than 3m from the boundary line, it is offset in the horizontal plane more than 1.5m from habitable room windows in the corresponding side of the adjacent dwelling. North facing windows in the adjacent dwelling are not relevant to this consideration as they are essentially perpendicular to the outlook of the proposed window. These windows do not correspond with one another and there is no direct outlook between them.

Discussions with the applicant confirm that despite not being shown on the submitted plans, the window screens previously installed to habitable room windows on the south-eastern side of the dwelling have not been intentionally omitted, and there is no intent by the owners to remove them.

In terms of car parking, only two parking spaces have ever been approved on the site. It is noted that current site conditions suggest a total of four cars being parked within the site, perpendicular to the kerb. The current crossover access is also noted as not being wide enough to allow complete and clear access to the four spaces. The current proposal confirms only two parking spaces, as per the previous approval, are to be considered as existing on the site, and proposes no further on site parking spaces. There is also an issue with any potential widening of the existing crossover access to provide clear access to four spaces on the site. Council's Road Engineers have previously advised that any widening of this crossover would not be supported. Council's Development Engineer has also responded to the concerns regarding car parking, advising:

A representation has been received with regard to car parking. The representor has commented that "the existing planning permit only allows for two car parking spaces, however the owners have four cars parked on their carport deck". The representor is concerned that enclosing the carport and providing roller doors will reduce the number of on site carparking spaces to

two which will result in more cars parking in the street and within sign posted no stopping zone creating a safety hazard for other residents accessing their properties by blocking the line of sight to on coming traffic. Also the representor is concerned that vehicles will continue to mount the kerb to access one of the unapproved carparking spaces on the eastern side of the garage.

The property currently has approval for two on site car parking spaces and any more than two vehicles parking on the site is in breach of current planning approvals. This planning application does not trigger the requirement for any on site car parking spaces, however the applicant has shown the location of two on site car parking spaces are to be located within the carport that is proposed to be enclosed, which is in accordance with the current approval for two on site car parking spaces. There is no reduction in the number of approved on site car parking spaces. Any space adjacent to the carport that is proposed to be enclosed, is not approved for on site parking and as such no vehicle should be accessing this space by mounting the kerb. If this space is to be used as a parking space then the applicant will need to make a planning application for the additional car parking space and the widening of the driveway crossover to accommodate access to the additional space. The first drawings submitted by the applicant for the application indicated the widening of the existing crossover that would provide vehicular access to the space adjacent to the enclosed carport, however considering the existing crossover is already greater than the generally acceptable maximum width of 8.0m, the applicant was advised that Council's Road Asset Engineer commented that the widening of the crossover as proposed in this location is not considered to be acceptable and that it would be unlikely to be approved as part of any application for General Manager's consent, affecting the ability for consent to be granted. The applicant was also advised to clearly identify the number of existing approved on-site car parking spaces and the number of proposed on-site car parking spaces. The applicant submitted amended drawings showing that the crossover is not proposed to be widened and showed two car parking spaces within the enclosed carport and no other proposed on site car parking spaces, therefore additional on site car parking spaces and widening of the existing crossover does not form part of the application. If vehicles do mount the kerb and utilize the space adjacent to the enclosed carport as a parking space then this will be a breach of planning permits and is a compliance matter. If vehicles park on the street that may have used the unapproved on site car parking spaces then these vehicles are required to park legally and are not to park within the on street no stopping zone. If vehicles parking illegally on the street then it is a parking compliance or police matter.

With regard to the use of the site, the proposal does not appear to increase the potential for commercial use of the site. Minor internal alterations aside, there is no change which suggests any intensification of use. The previously exempted partial use of the site was based on the only three bedrooms being used for the accommodation within the owner's principal place of residence. This complied and continues to comply with the exemption under Clause 3.1(b) (ii) of Planning Directive No. 6 Exemption and Standards for Visitor Accommodation in Planning Schemes. Additionally with regard to this, on site parking is not a consideration in the meeting of this exemption. Whilst the concerns raised in the representations noted reduced parking given the partial Airbnb use of the site would lead to off-site problems are not necessarily without merit, the current application is simply confirming and relying on the previously approved number of on-site parking spaces. As there is no requirement to consider car parking in the abovementioned exemption, there is little recourse for Council on this basis other than to ensure vehicles are parked legally on the street, which is not a planning matter.

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

8. Conclusion

- 8.1 The proposed Partial Demolition, Alterations and Extension, at 393 Huon Road, 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 City Planning Committee, in accordance with the delegations contained in its terms of reference, approve the application for Partial Demolition, Alterations and Extension, at 393 Huon Road, 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-22-63 - 393 HUON ROAD SOUTH HOBART TAS 7004 - Final Planning Documents except where modified below.

Reason for condition

To clarify the scope of the permit.

ENG sw4

The new stormwater connection must be constructed and existing abandoned connections sealed by the Council at the owner's expense, prior to the first occupation.

Detailed engineering drawings must be submitted and approved as part of an application for a new stormwater connection, prior to the issuing of any approval under the *Building Act 2016* or commencement of works (whichever occurs first). The detailed engineering drawings must include:

1. the location of the proposed connection;
2. the size of the connection appropriate to satisfy the needs of the development; and
3. the long section of the drainage system to address the proposed charge system works properly with the designed driving head.

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

Advice:

The applicant is advised to submit detailed design drawings via a Council City Life Division [application for a new stormwater connection](#). If detailed design to satisfy this

condition is submitted via the planning condition endorsement process there may be fees associated with the assessment, and once approved the applicant will still need to submit an application for a new stormwater connection with Council City Life Division.

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

Reason for condition

To ensure the site is drained adequately.

ENG 5

The number of car parking spaces approved to be used on the site is number two (2).

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 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.

STORMWATER

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

FEES AND CHARGES

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

DIAL BEFORE YOU DIG

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



(Cameron Sherriff)

Development Appraisal Planner

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



(Ben Ikin)

Senior Statutory Planner

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

Date of Report: 26 July 2022

Attachment(s):

Attachment B - CPC Agenda Documents

Planning #250144

Property

393 HUON ROAD SOUTH HOBART TAS 7004

**People****Applicant ***

loci architecture + planning
Jonathon Blood
PO Box 705
NORTH HOBART TAS 7002
0408 383 235
loci.hobart@gmail.com

Owner *

Ross Graham
393 Huon Road
SOUTH HOBART TAS 7004
0438 597 756
2011ridgeway@gmail.com

Entered By

ROSS GRAHAM
0438 597 756
2011ridgeway@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

No advice number, the plans were discussed with planner Liz Wilson

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

☒ No

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

☒ No

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

Details

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

Single dwelling

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

Alterations and additions

Estimated cost of development *

50000.00

Existing floor area (m2)

354.00

Proposed floor area (m2)

376.00

Site area (m2)

703

Carparking on Site

Total parking spaces

4

Existing parking spaces

4

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 FolioPlan-70420-16.pdf
Schedule of Easements) *Title (Folio text and Plan and FolioText-70420-16 (1).pdf
Schedule of Easements) *

Plans (proposed, existing) * 2022.02.01 - 393 Huon Rd, South Hobart - TP01 - TP06.pdf

Covering Letter R and M Graham 393 Huon Rd Alterations and Additions Feb2022.pdf

Hydraulic Drawings 211025 21.0069 HYD 0.pdf

**RESULT OF SEARCH**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

VOLUME 70420	FOLIO 16
EDITION 7	DATE OF ISSUE 09-Aug-2019

SEARCH DATE : 08-Feb-2022

SEARCH TIME : 10.39 PM

DESCRIPTION OF LAND

City of HOBART

Lot 16 on Diagram 70420 (formerly being 93-23NS)

Derivation : Por. of 299 Acres Gtd.to R.L. Murray

Prior CT 2281/25

SCHEDULE 1

M766890 TRANSFER to ROSS LINDSAY GRAHAM and MAREE ANNE GRAHAM
Registered 09-Aug-2019 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
BENEFITING EASEMENT the right of drainage (including the right
of constructing drains) through or under the strip of
land marked "Right of Drainage" passing through Lot
10,17 18 on d. 70407 and through all sewers and
drains which may be hereafter under or passing under
through or along the said strip of land and to the
right of the owner or owners occupiers or occupiers
of the land described herein and their agents
surveyors and workmen from time to time and a t all
times hereafter if he or they think fit to enter into
and upon the said strip of land and to inspect repair
cleanse and amend any sewer or drain under or along
the said strip of land without doing unnecessary
damage to the owners and occupiers of the said land

BURDENING EASEMENT a similar right of drainage through the
land marked Right of Drainage passing through the
said land within described in favour of the owners
and occupiers for the time being of Lots 12 to 15 on
Diagram No. 70420

E189273 MORTGAGE to Australia and New Zealand Banking Group
Limited Registered 09-Aug-2019 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS



RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



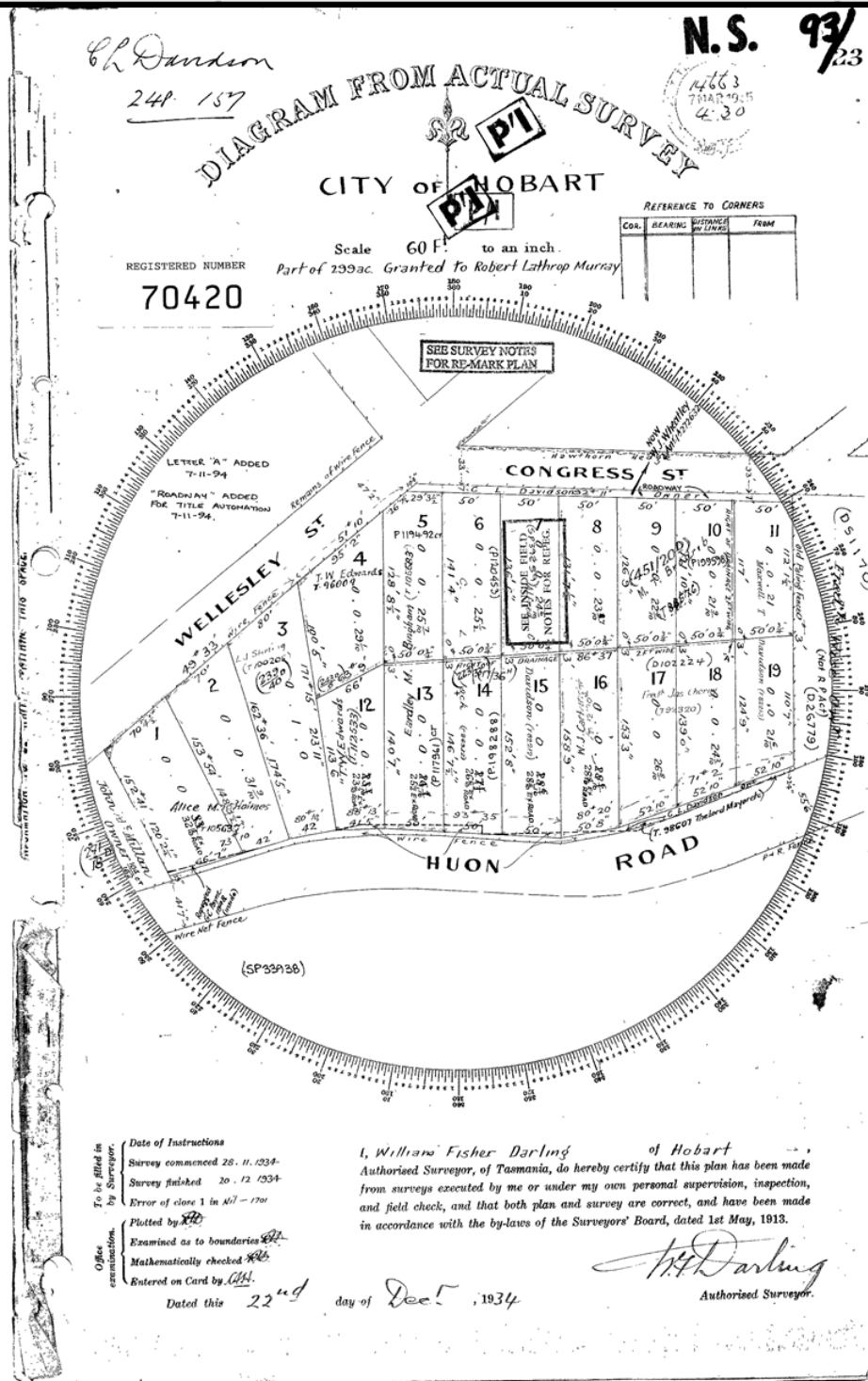
No unregistered dealings or other notations



FOLIO PLAN

RECORDED OF TITLES

Issued Pursuant to the Land Titles Act 1980



29 May 2022

Planning Department
Hobart City Council
GPO Box 503
HOBART TAS 7001
Email: coh@hobartcity.com.au

Dear Planner,

**393 Huon Road, South Hobart – Alterations and Additions – Development Application
Parking spaces**

We wish to amend our Development Application to not change the approved car parking spaces from the existing approval of two. This is in line with the revised drawings submitted by our architect, loci architecture + planning.

The main focus on the application is the enclosure of the rear balcony and the change to the entry to the house so we do not get wet entering the house.

Please contact our architect Jonathon Blood on 0408 383 235 to discuss any enquiries.

Regards,



Ross Graham

393 Huon Road
SOUTH HOBART TAS 7004
Ph: 0438 597 756

9 Feb 2022

Planning Department
Hobart City Council
GPO Box 503
HOBART TAS 7001
Email: coh@hobartcity.com.au

Dear Planner,

393 Huon Road, South Hobart – Alterations and Additions – Development Application

Please find attached our documentation for the development application for our proposed alterations and additions to our residence at 393 Huon Road, South Hobart.

The additions are:

- Upper Floor – enclosing the balcony (DECK 01) off the lounge room and BED 01.
- Upper Floor – creating an airlock at the front door entry.

We met our neighbours of 391 Huon Road, South Hobart to show them the plans. Their concerns were the potential loss of privacy, the shading and the bulk of our place.

Following this we made some changes to the plans to address their concerns, being

- We were planning to make some alterations to the lounge room (east) window which faces their house but in respect of their concerns we are now not changing this window and leaving the existing screen [refer existing east elevation] to maintain their privacy.
- We have reduced the roof overhang on the side of the house which is closest to their house (on the upper floor plan, the roof overhang is shown to be tapered); and
- The additional works to the balcony is shaded in red (refer proposed east elevation) to highlight the minimal extension we are proposing.

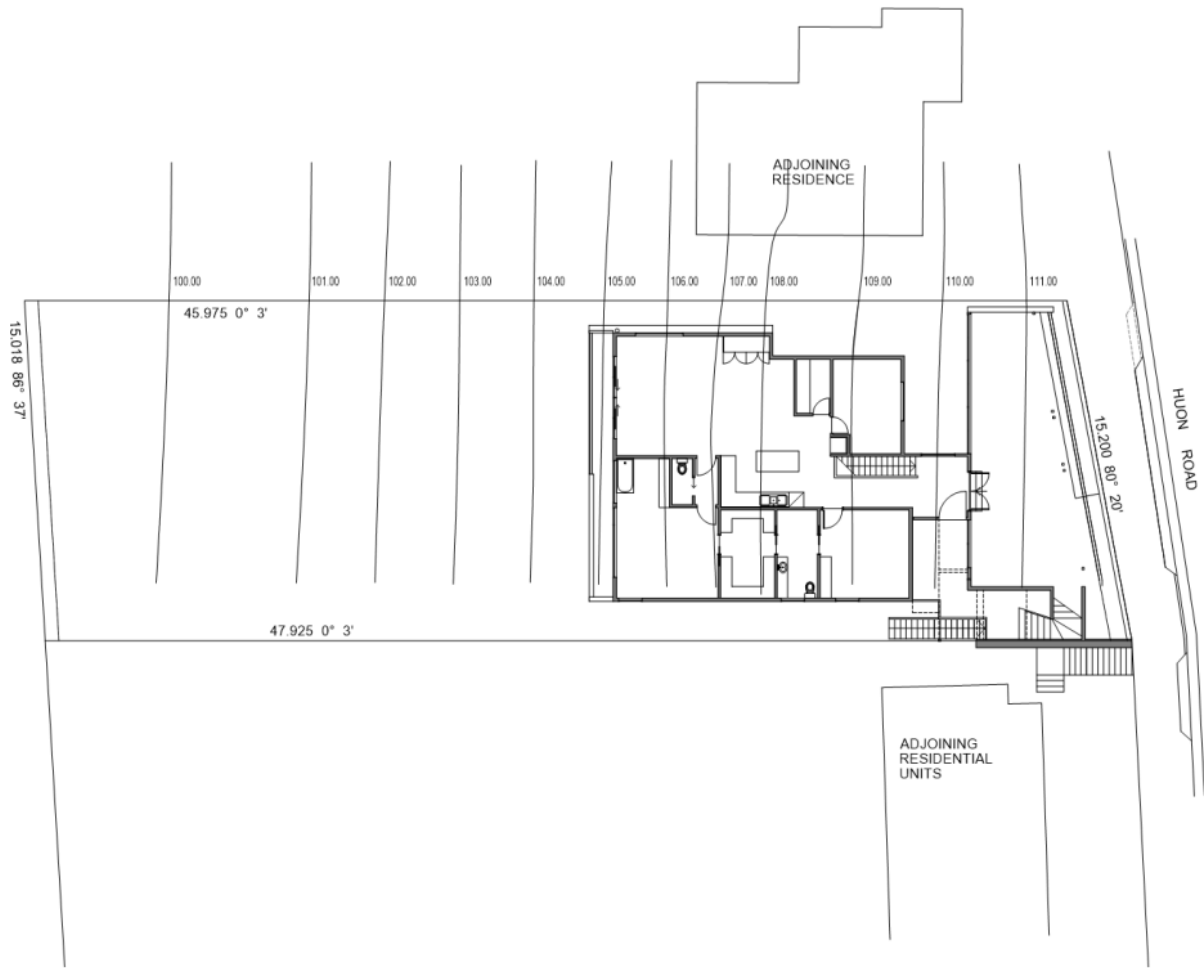
Please contact our architect Jonathon Blood on 0408 383 235 to discuss any enquiries.

Regards,



Ross Graham

393 Huon Road
SOUTH HOBART TAS 7004
Ph: 0438 597 756



EXISTING SITE PLAN

CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT - IF IN DOUBT, ASK!

DRAWINGS BASED ON PLANS AND
ELEVATIONS BY PHILIP CUTHBERTSON
BUILDING DESIGN SOLUTIONS

loci architecture + planning
Mobile: 5406 983 235 Email: loci@lociarch.com
PO BOX 705 NORTH HOBART 7002
Accreditation #: CC5384 H RAIA # 48053

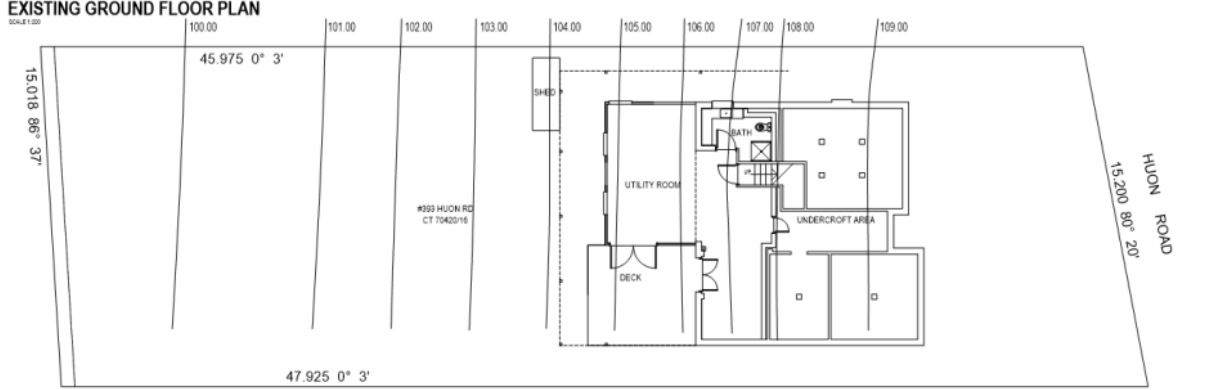
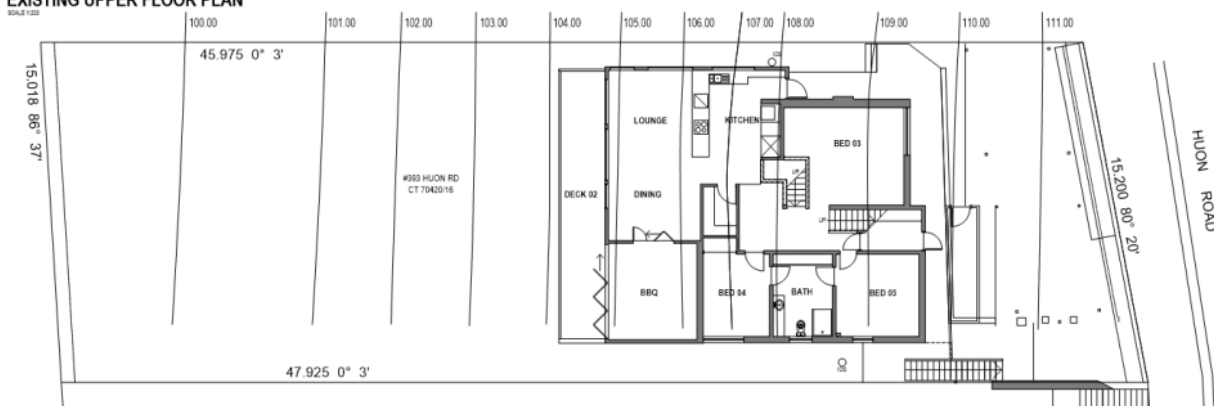
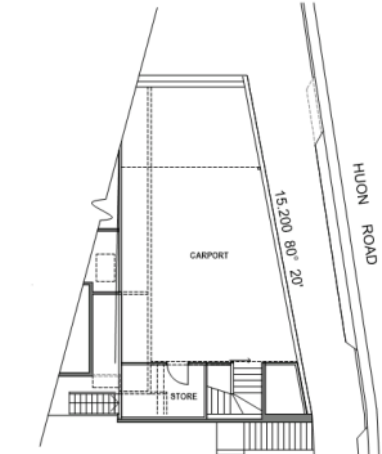
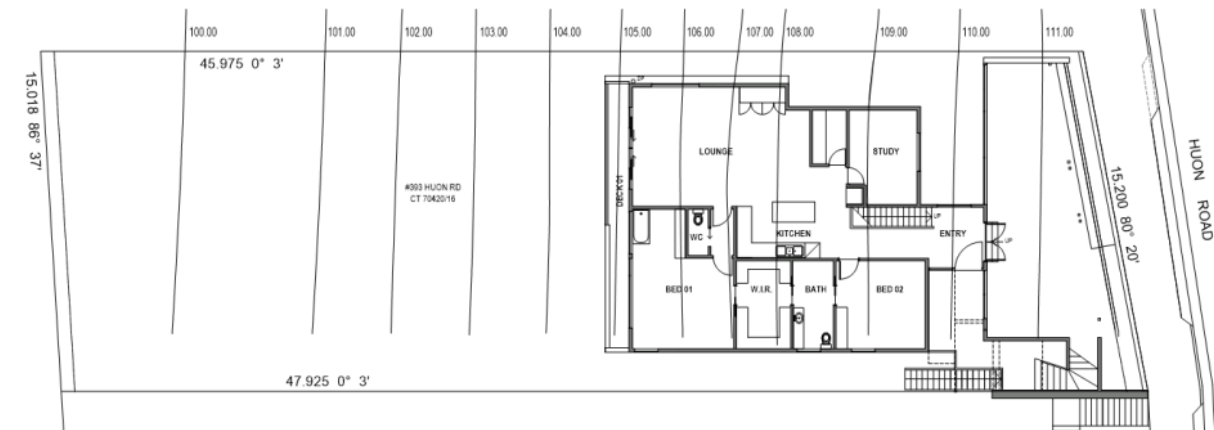
ALTERATIONS & ADDITIONS
393 Huon Road, South Hobart

Graham Family
393 Huon Road, South Hobart

EXISTING SITE PLAN

These drawings are the property of loci architecture + planning and are not to be used for any other purpose without the written consent of loci architecture + planning. The drawings are provided on the basis of the information provided to loci architecture + planning and are not to be used for any other purpose without the written consent of loci architecture + planning.

DATE	BY	SCALE
10.05.22	TP01	1:200 @ A3
21.09	TP01	1:100 @ A4



CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT - IF IN DOUBT, ASK!

DRAWINGS BASED ON PLANS AND
ELEVATIONS BY PHILIP CUTHBERTSON
BUILDING DESIGN SOLUTIONS

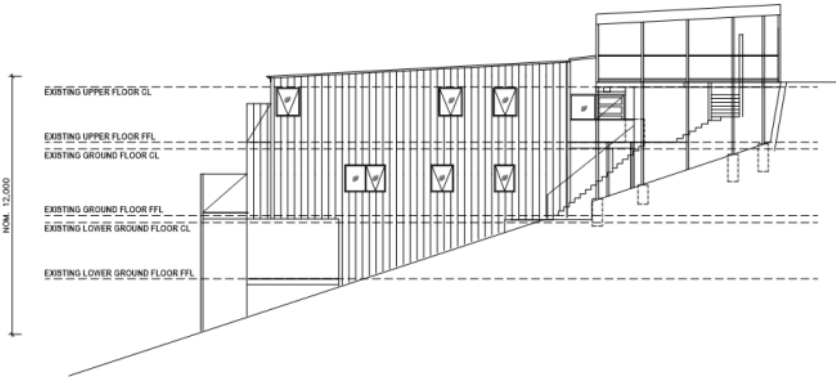
loci architecture + planning
Mobile: 9408 983 235 Email: loci@lociarch.com
PO BOX 705 NORTH HOBART 7002
Accreditation #: CC5384 H - RAIA # 48053

ALTERATIONS & ADDITIONS
393 Huon Road, South Hobart

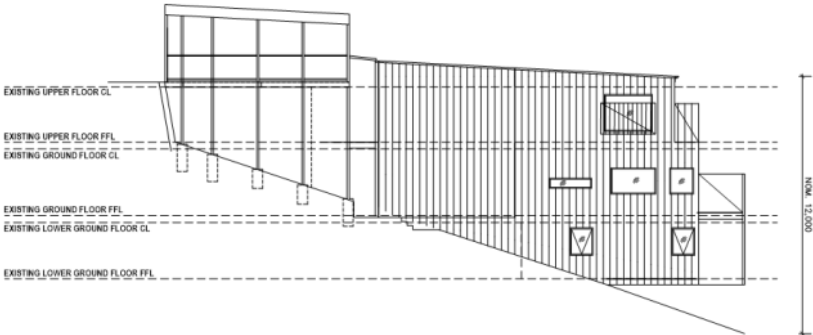
Graham Family
393 Huon Road, South Hobart

EXISTING FLOOR PLANS

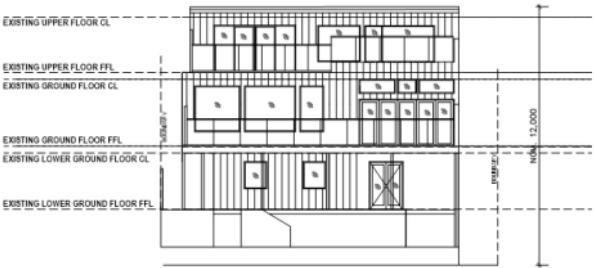
2109 TP02 C



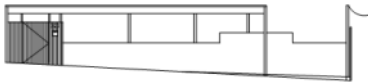
EXISTING WEST ELEVATION
SCALE 1:200



EXISTING EAST ELEVATION
SCALE 1:200



EXISTING NORTH ELEVATION
SCALE 1:200



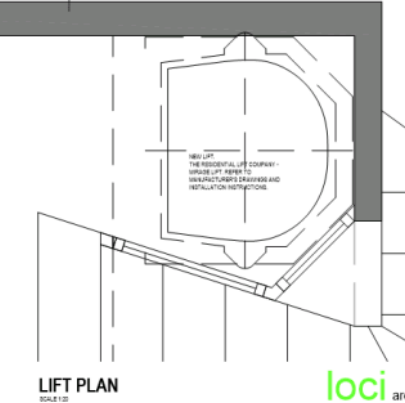
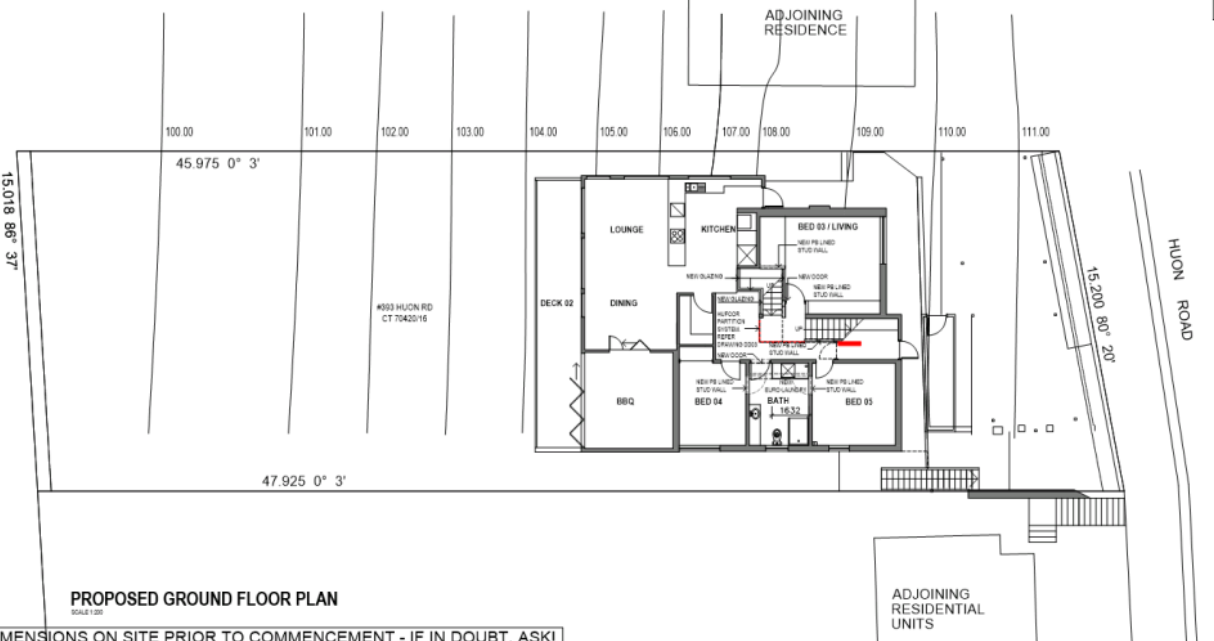
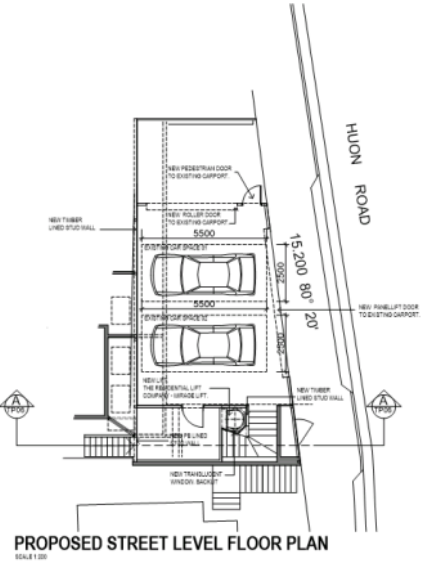
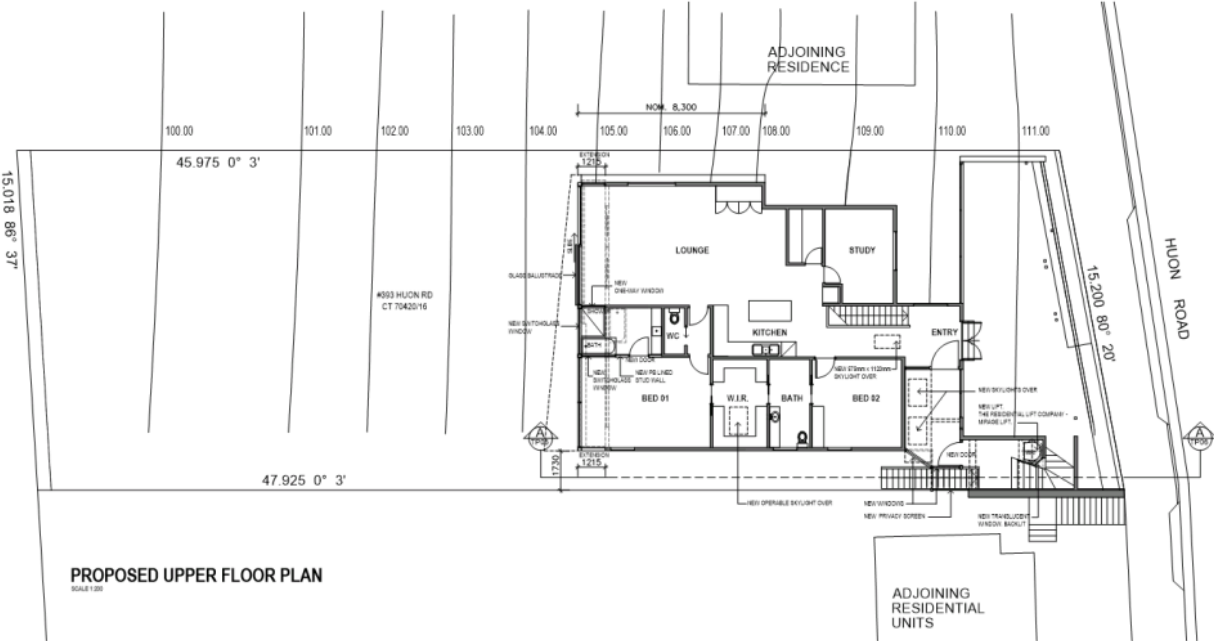
EXISTING SOUTH ELEVATION
SCALE 1:200

CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT - IF IN DOUBT, ASK!

loci architecture + planning
Mobile: 9408 983 235 Email: loci.hobart@gmail.com
PO BOX 705 NORTH HOBART 7002
Accreditation #: CC5384 H RAIA # 48053
ALTERNATIONS & ADDITIONS
393 Huon Road, South Hobart
Graham Family
393 Huon Road, South Hobart
EXISTING ELEVATIONS

DRAWINGS BASED ON PLANS AND
ELEVATIONS BY PHILIP CUTHBERTSON
BUILDING DESIGN SOLUTIONS

As per standard in the open & closed position drawings (if applicable)	
All dimensions are in millimetres. Check all dimensions on site, including	
and for additional or any other to appear in the construction of this drawing.	
© loci architecture + planning. All rights reserved. The design is the property of loci.	
DATE 16.05.22	SCALE 1:200 @ A3 1:100 @ A4
PROJECT 2109	TP03 C



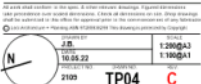
loci architecture + planning
Mobile: 0408 983 235 Email: loci@lociarch.com
PO BOX 705 NORTH HOBBART 7002
Accreditation # CC5384 - RAIA # 48053

ALTERATIONS & ADDITIONS
393 Huon Road, South Hobart

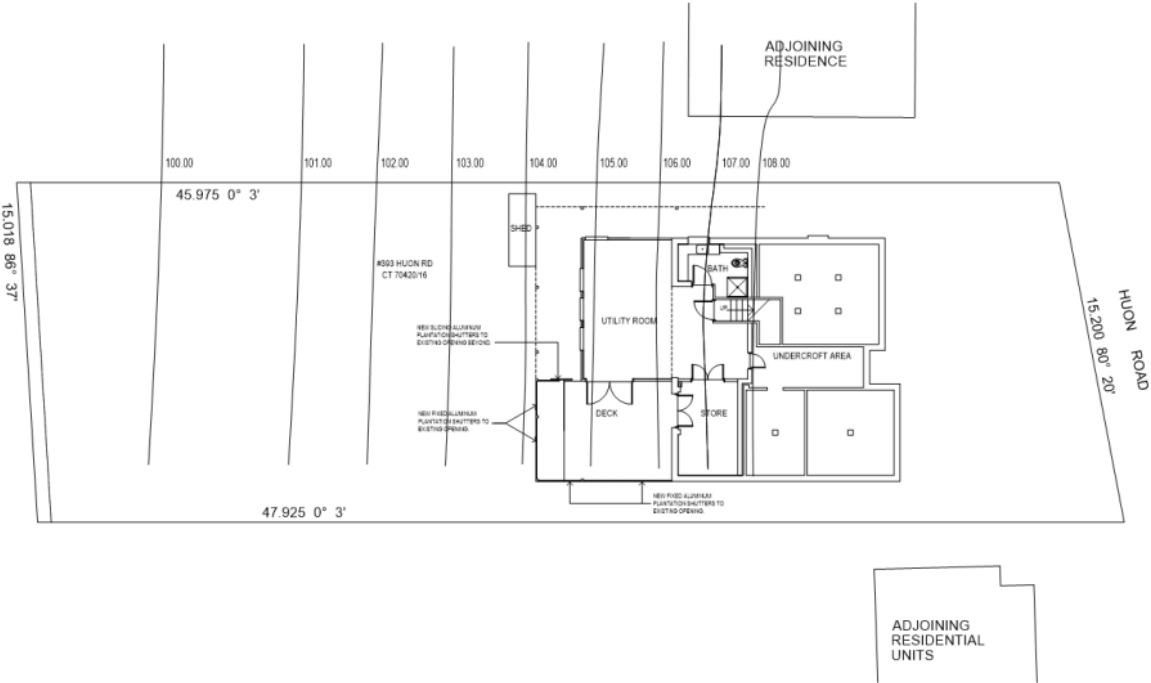
Graham Family
393 Huon Road, South Hobart

PROPOSED FLOOR PLANS

DRAWINGS BASED ON PLANS AND
ELEVATIONS BY PHILIP CUTHBERTSON
BUILDING DESIGN SOLUTIONS



CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT - IF IN DOUBT, ASK!



PROPOSED LOWER GROUND FLOOR PLAN
SCALE 1:500

CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT - IF IN DOUBT, ASK!

DRAWINGS BASED ON PLANS AND
ELEVATIONS BY PHILIP CUTHBERTSON
BUILDING DESIGN SOLUTIONS

loci architecture + planning
Mobile: 9406 983 235 Email: loci@lociarch.com
PO BOX 705 NORTH HOBART 7002
Accreditation #: CC5384 H-RAIA # 48053

ALTERATIONS & ADDITIONS
393 Huon Road, South Hobart

Graham Family
393 Huon Road, South Hobart

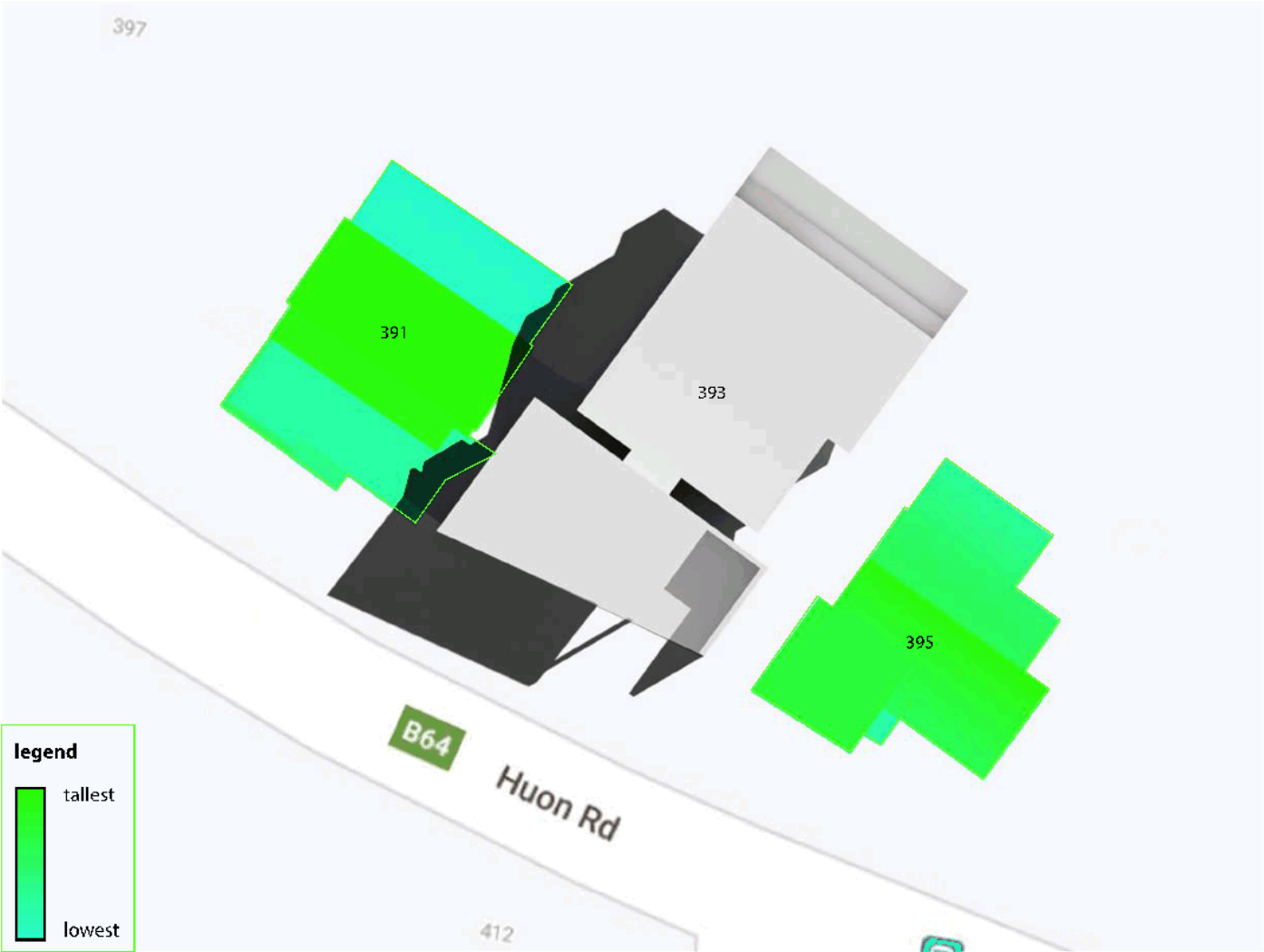
PROPOSED LOWER GROUND FLOOR PLAN

2109 TP05 C



NOTES

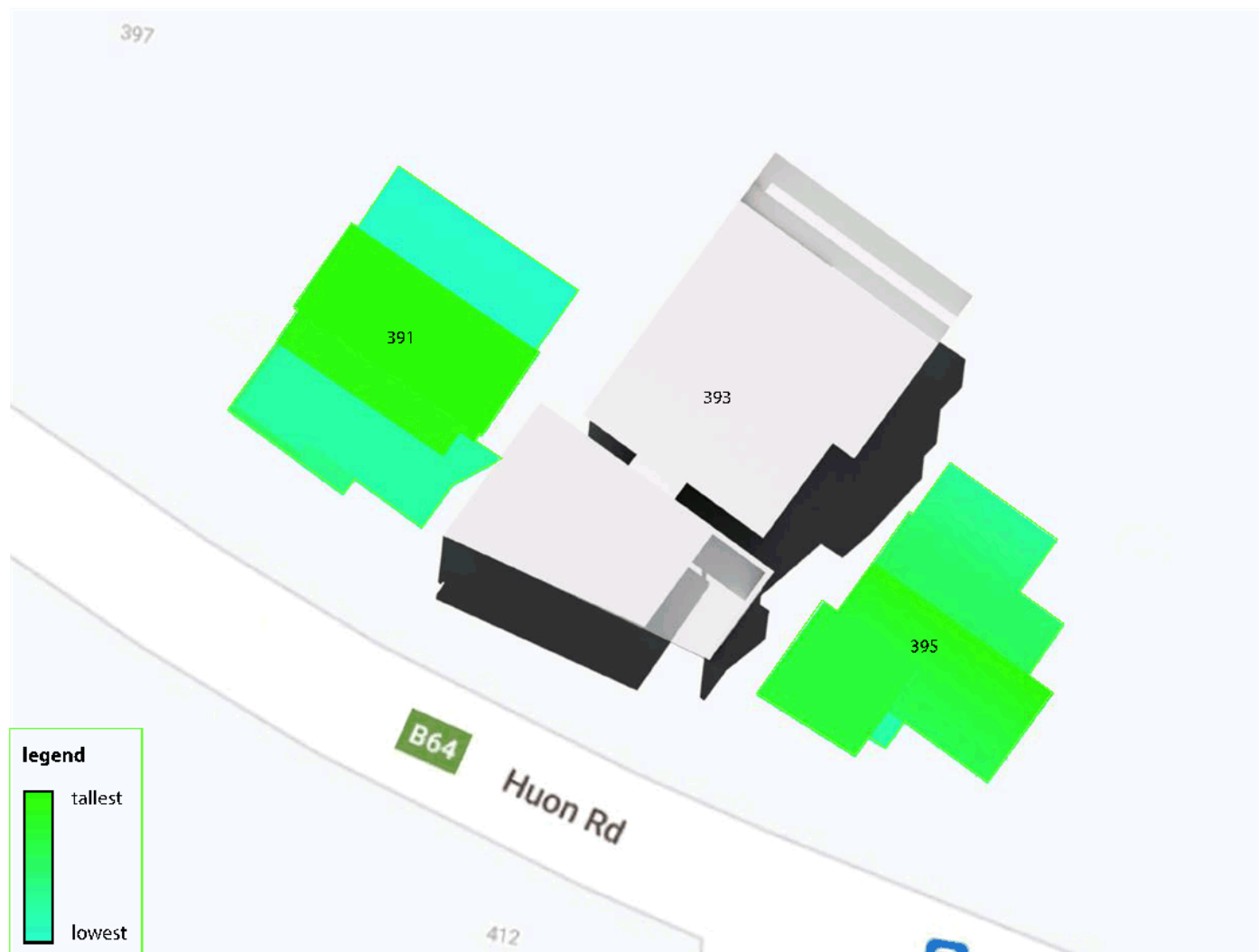
Shadows for 391 and 395 are not rendered, only shadows cast from 393.





NOTES

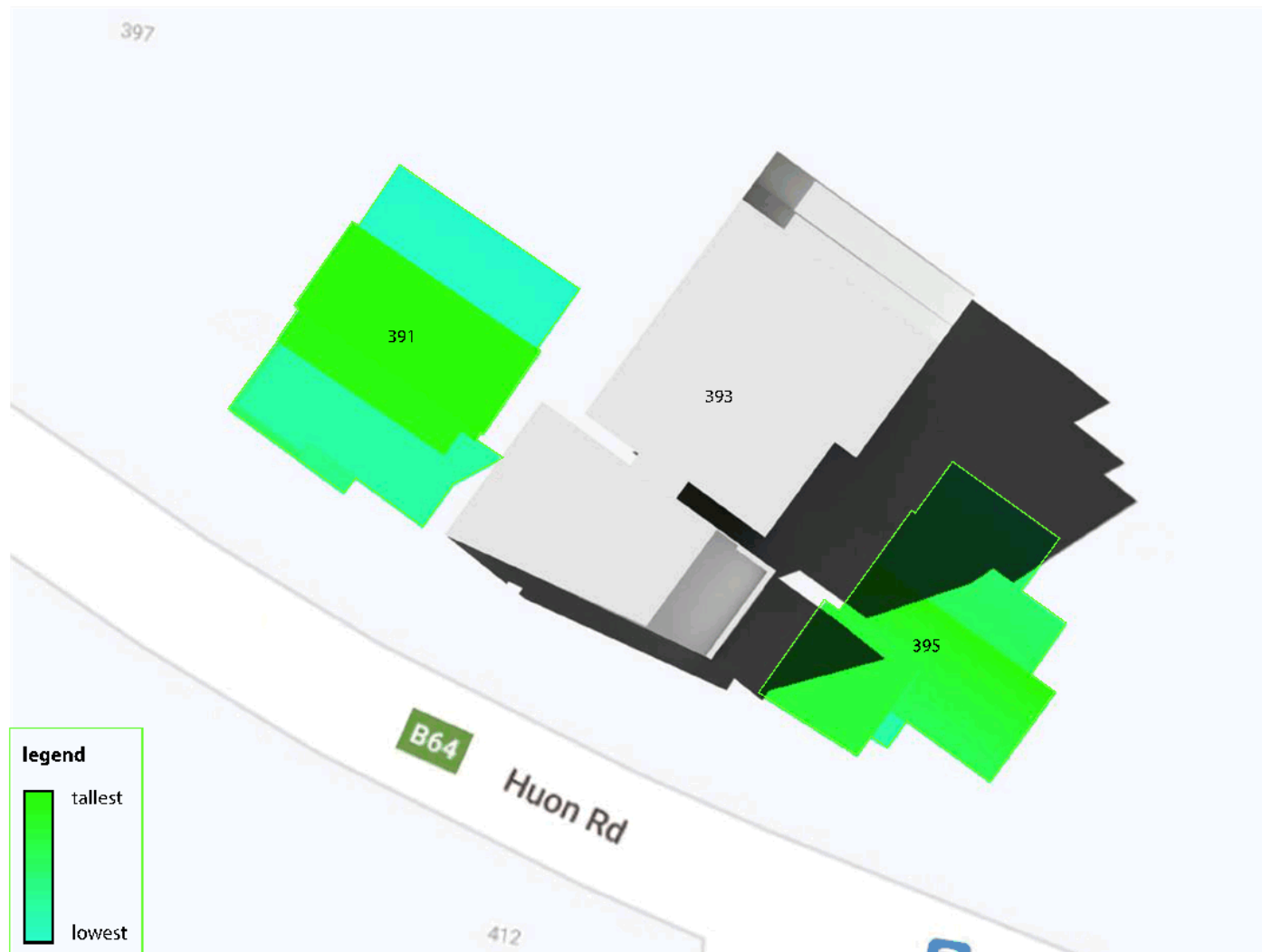
Shadows for 391 and 395 are not rendered, only shadows cast from 393.





NOTES

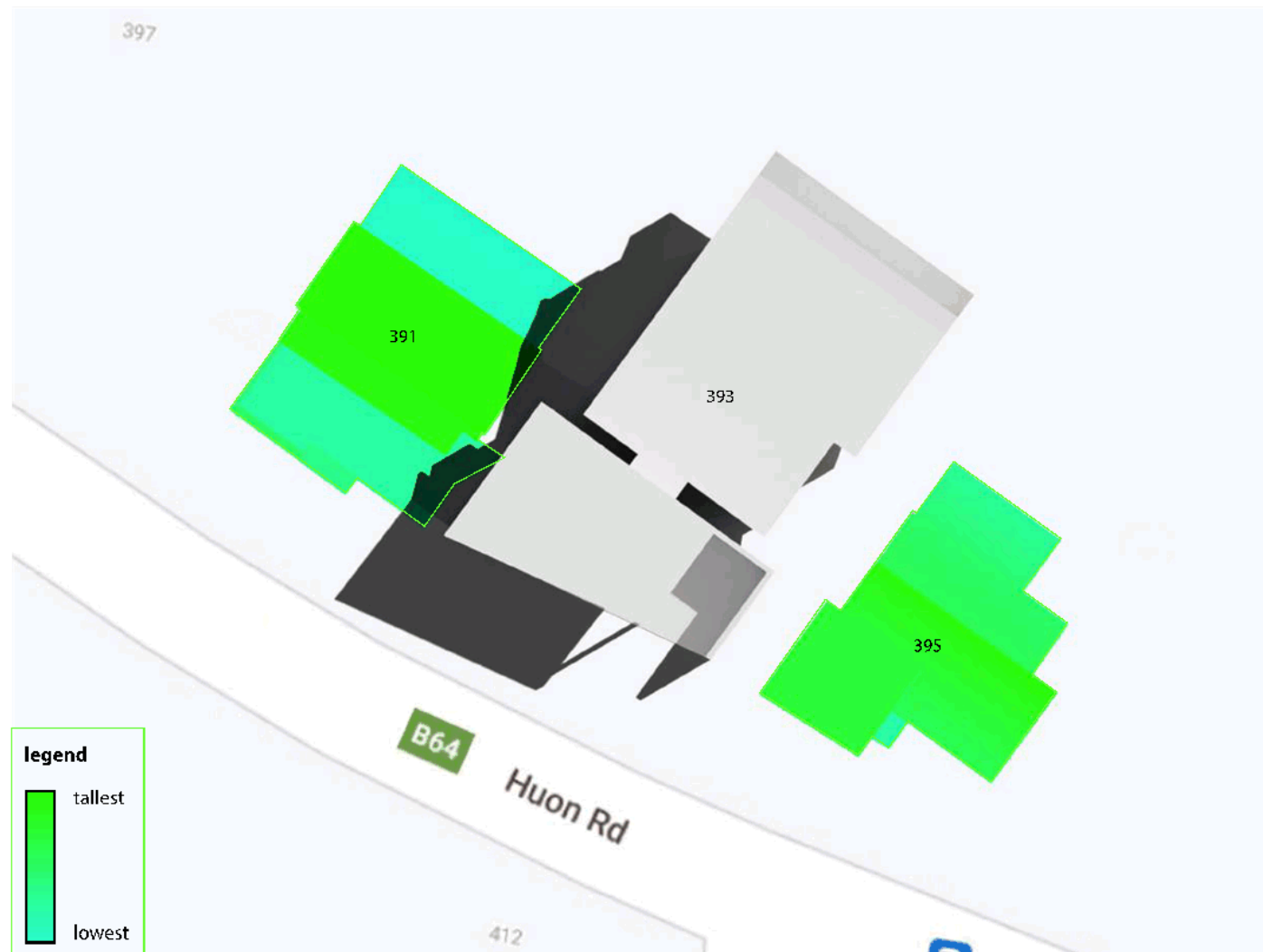
Shadows for 391 and 395 are not rendered, only shadows cast from 393.





NOTES

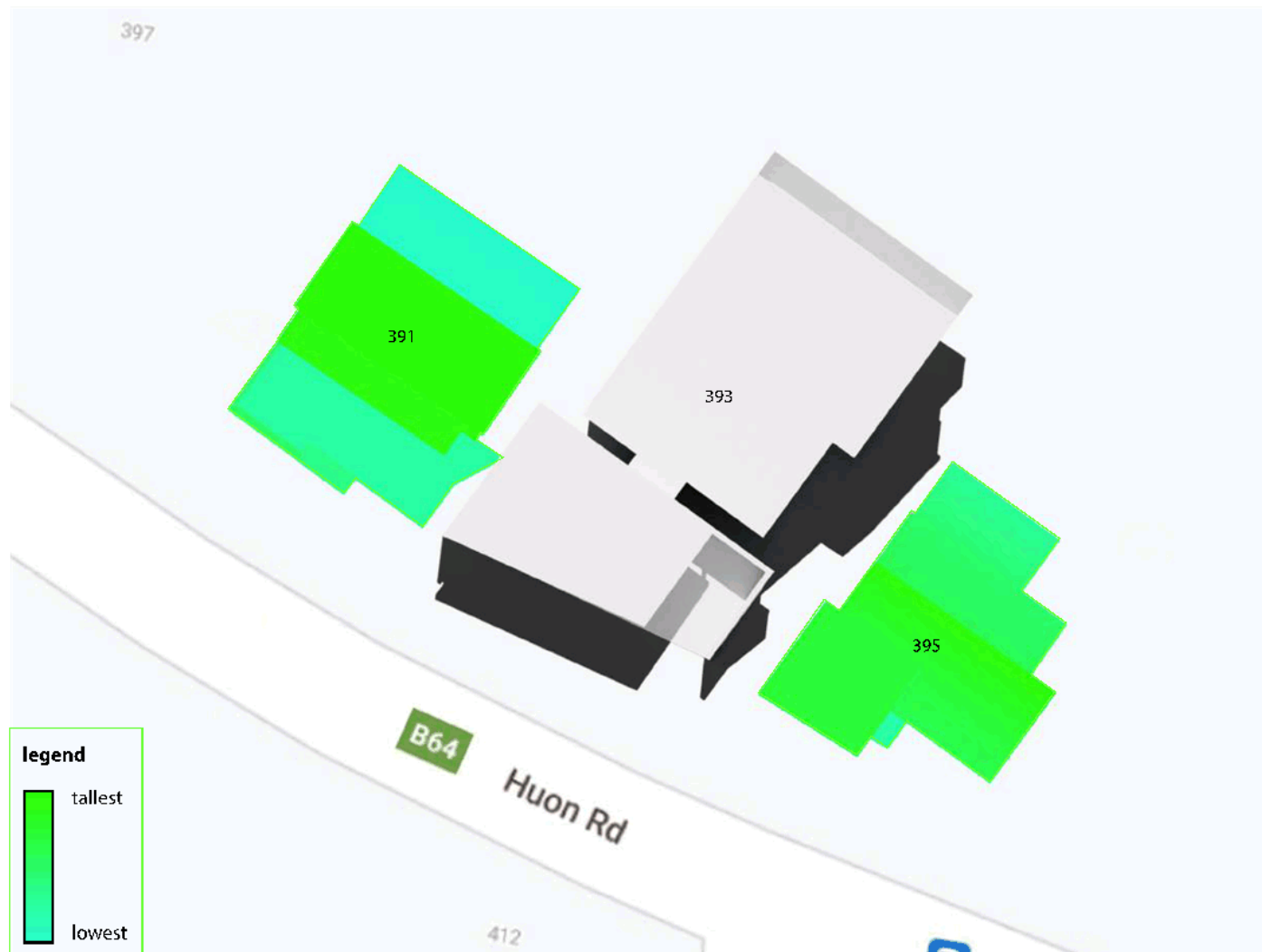
Shadows for 391 and 395 are not rendered, only shadows cast from 393.





NOTES

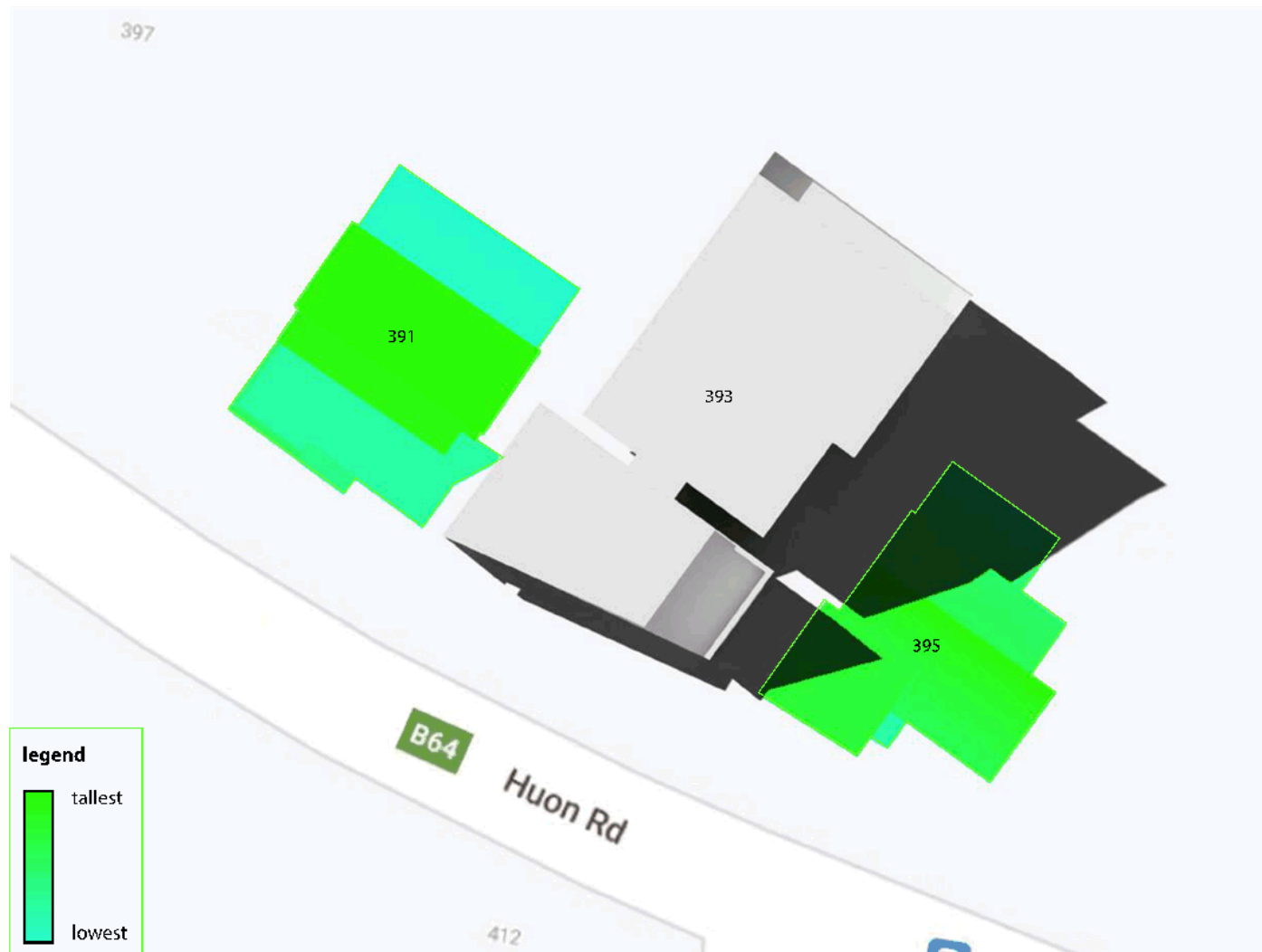
Shadows for 391 and 395 are not rendered, only shadows cast from 393.





NOTES

Shadows for 391 and 395 are not rendered, only shadows cast from 393.





NOTES

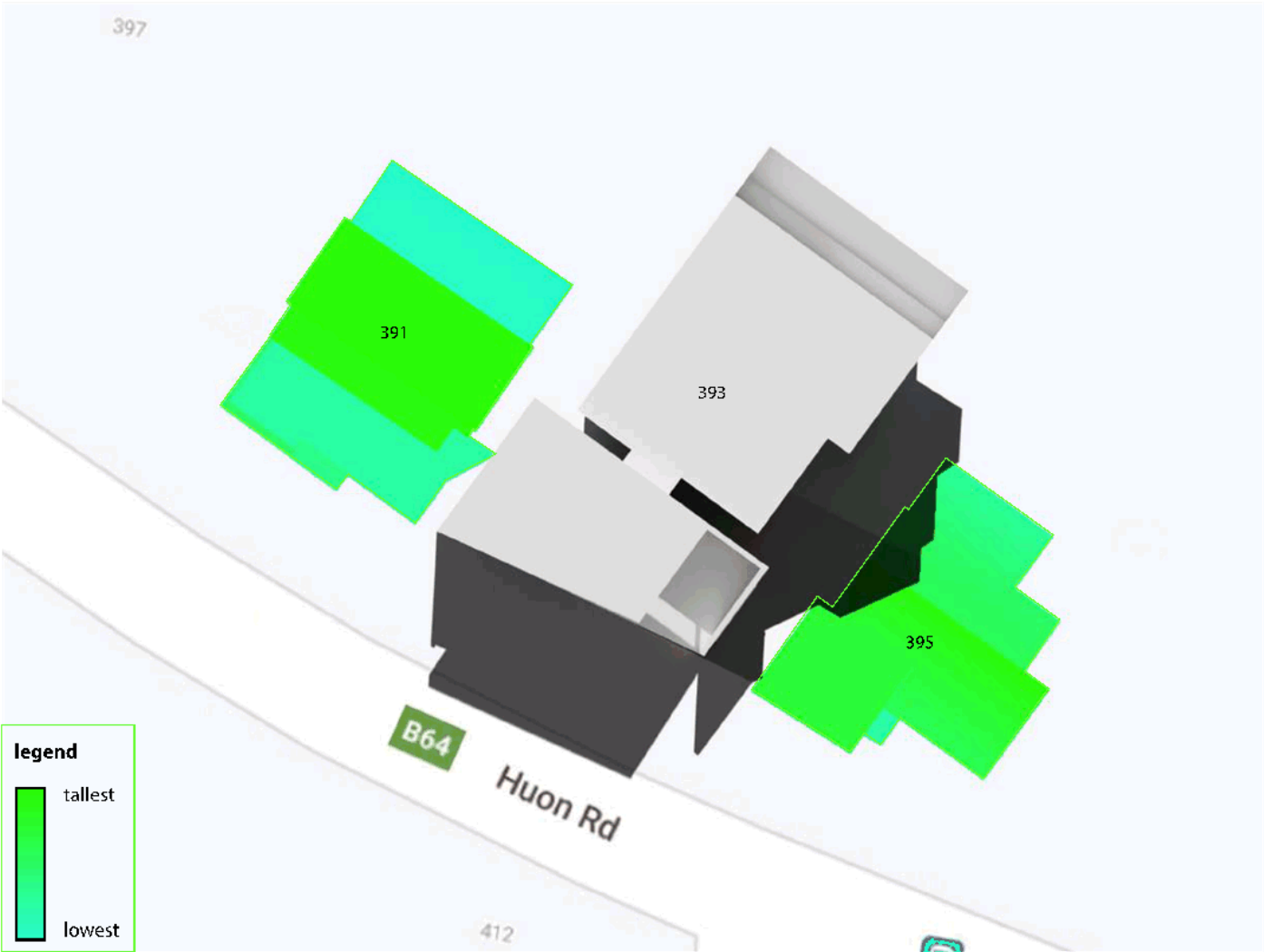
Shadows for 391 and 395 are not rendered, only shadows cast from 393.





NOTES

Shadows for 391 and 395 are not rendered, only shadows cast from 393.





NOTES

Shadows for 391 and 395 are not rendered, only shadows cast from 393.





NOTES

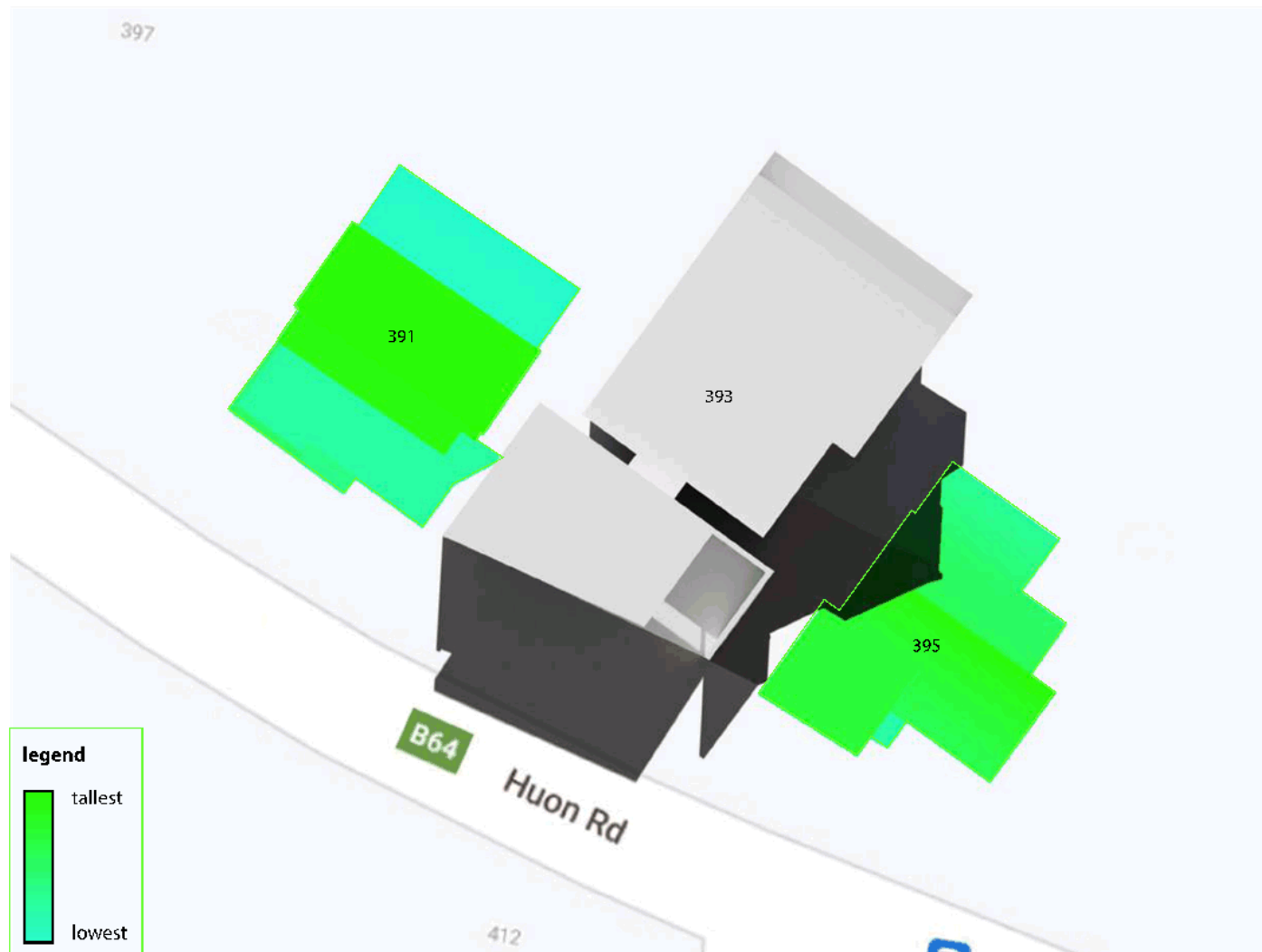
Shadows for 391 and 395 are not rendered, only shadows cast from 393.





NOTES

Shadows for 391 and 395 are not rendered, only shadows cast from 393.





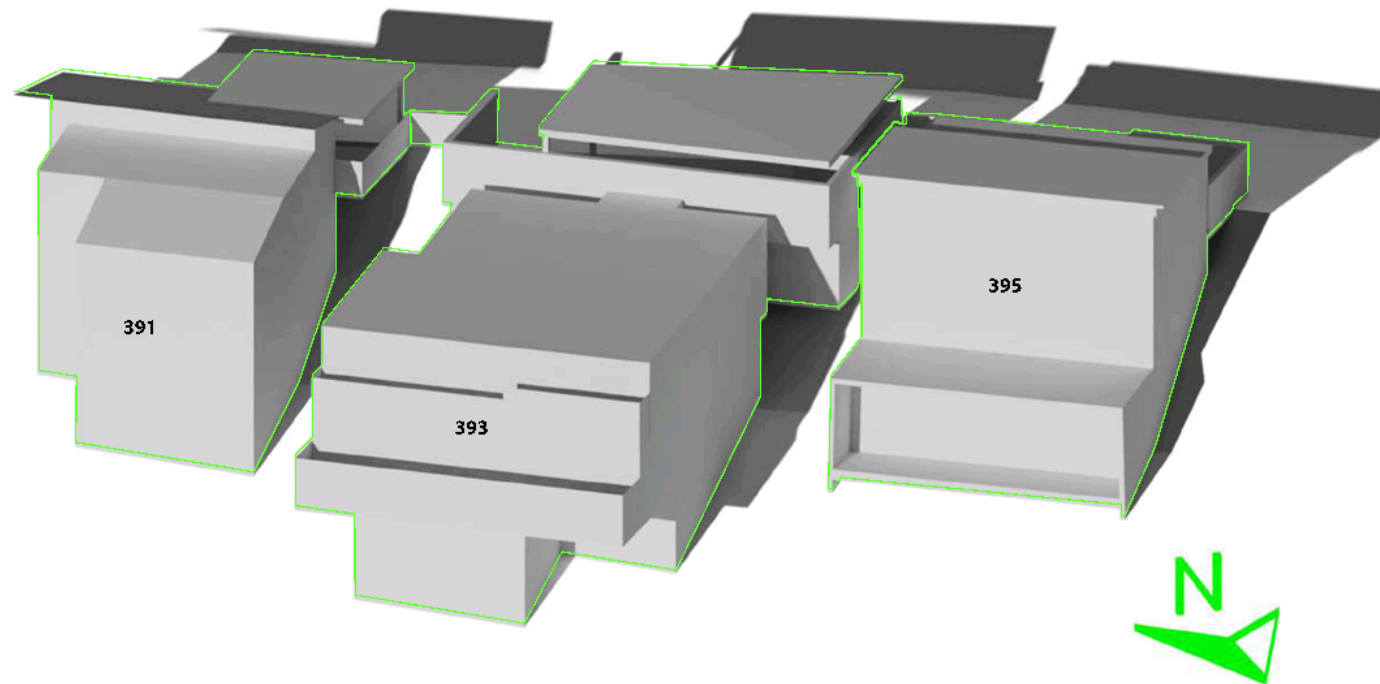
NOTES

Shadows for 391 and 395 are not rendered, only shadows cast from 393.



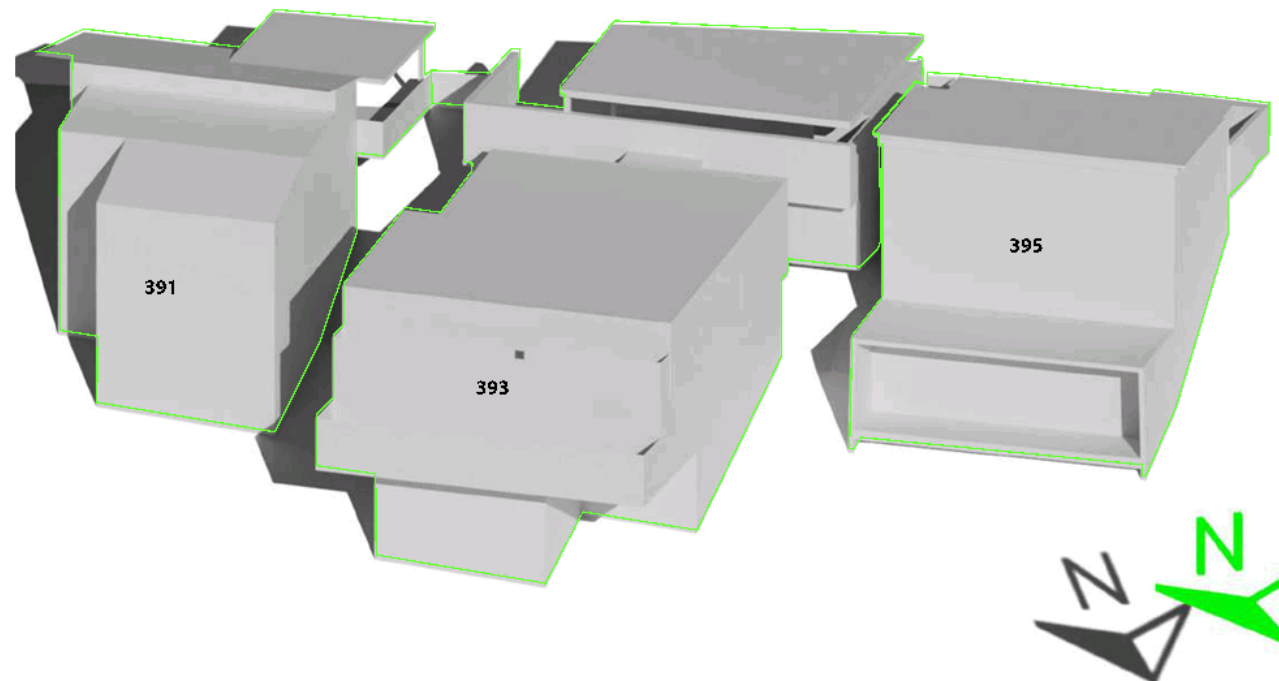
NOTES

Buildings have been simplified to demonstrate shadow impact only.



NOTES

Buildings have been simplified to demonstrate shadow impact only.



loci architecture + planning

Mobile: 0408 383 235 Email: loci.hobart@gmail.com

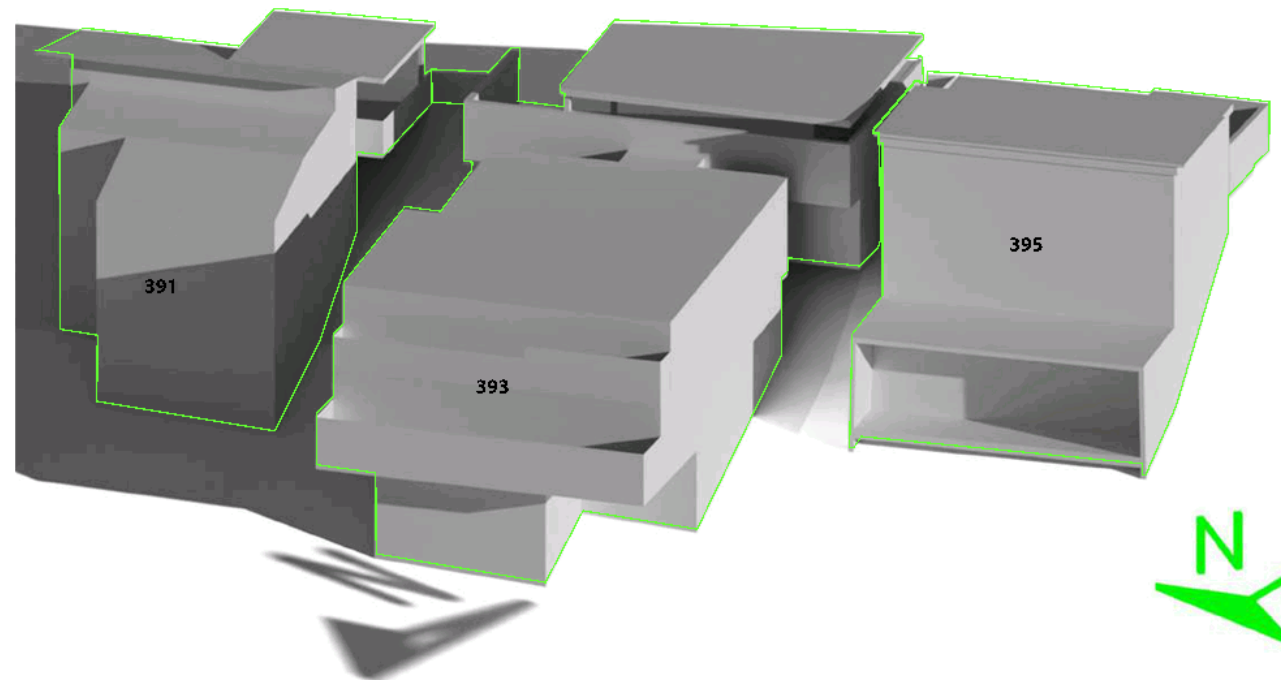
PO BOX 705 NORTH HOBART 7002

Accreditation #: CC5364 H RAlA #: 48053

**June 12pm Shadow Map
(orthographic)
Existing**

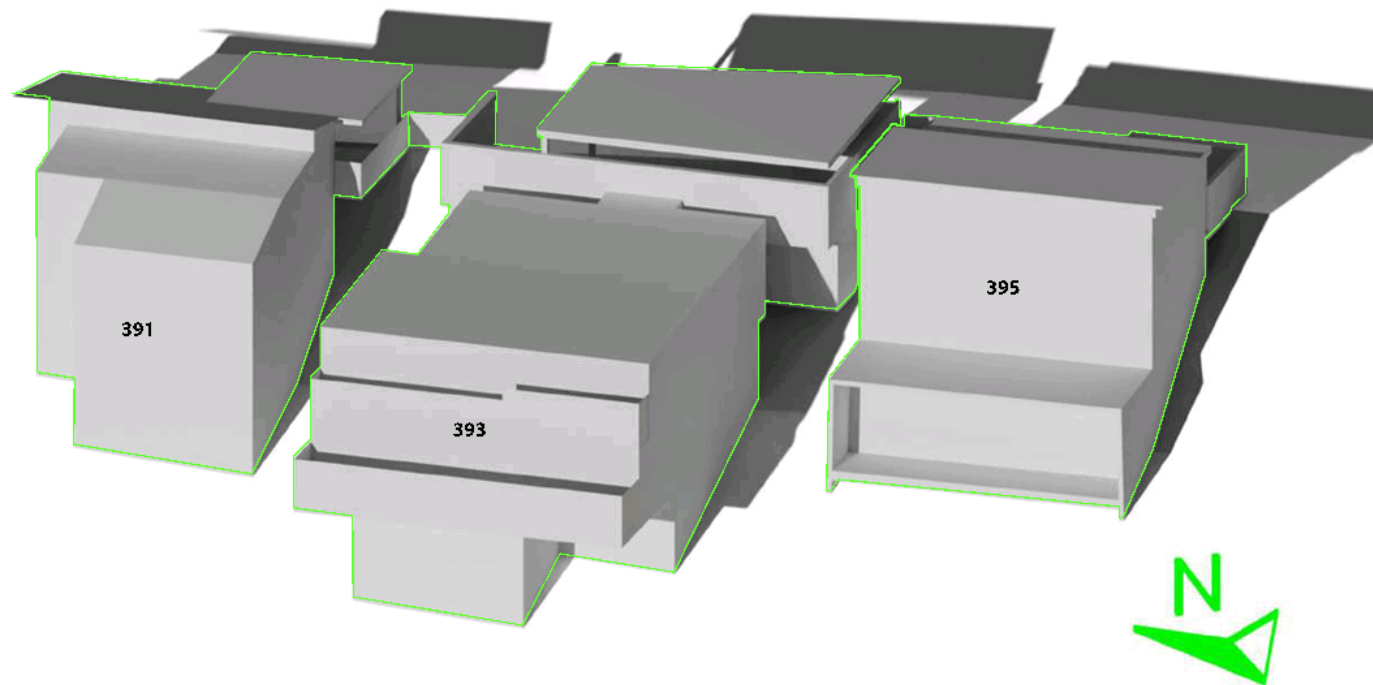
NOTES

Buildings have been simplified to demonstrate shadow impact only.



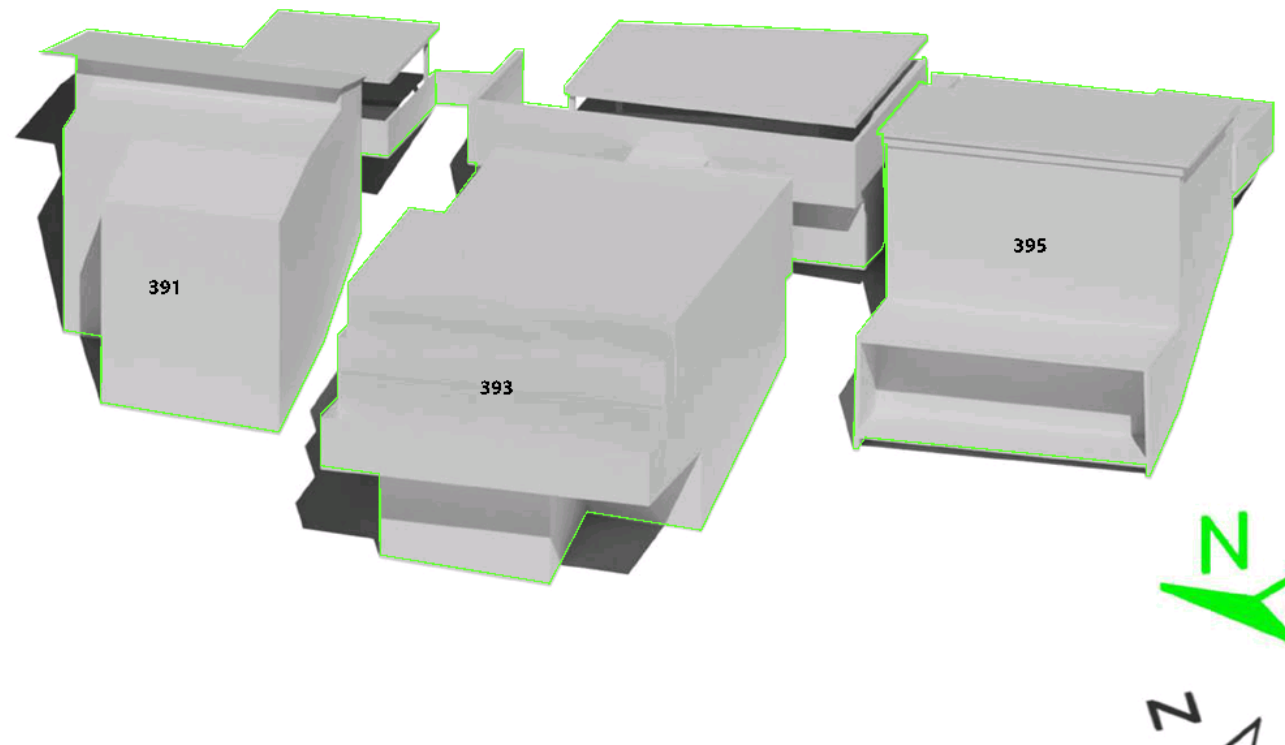
NOTES

Buildings have been simplified to demonstrate shadow impact only.



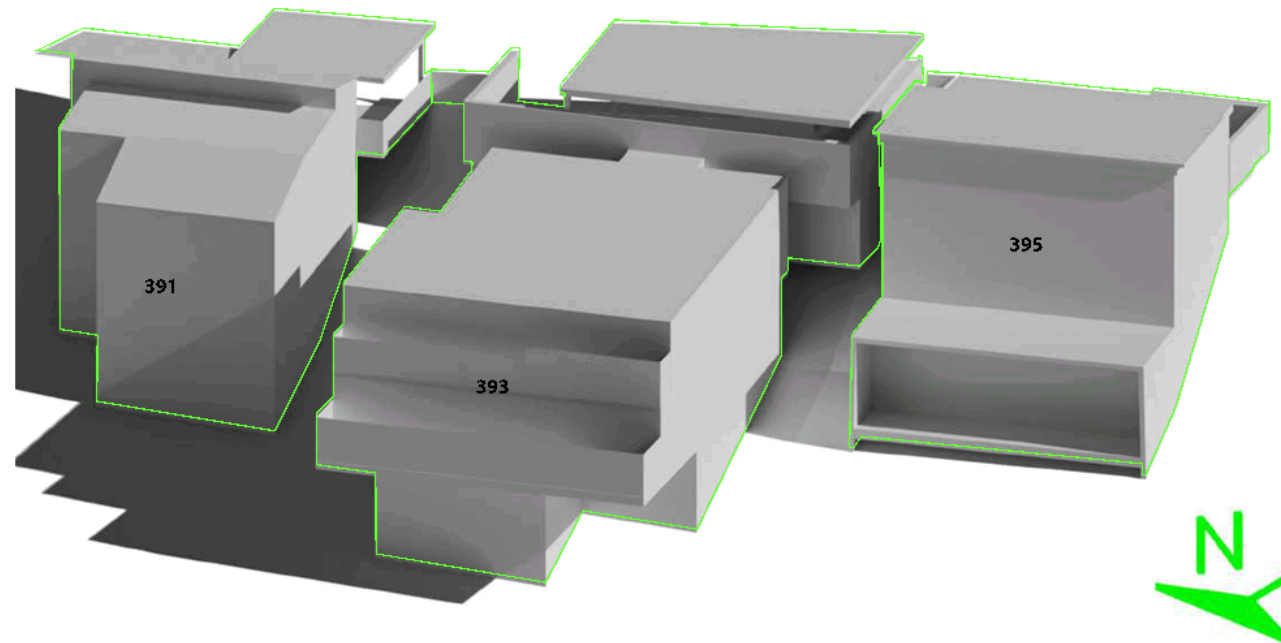
NOTES

Buildings have been simplified to demonstrate shadow impact only.



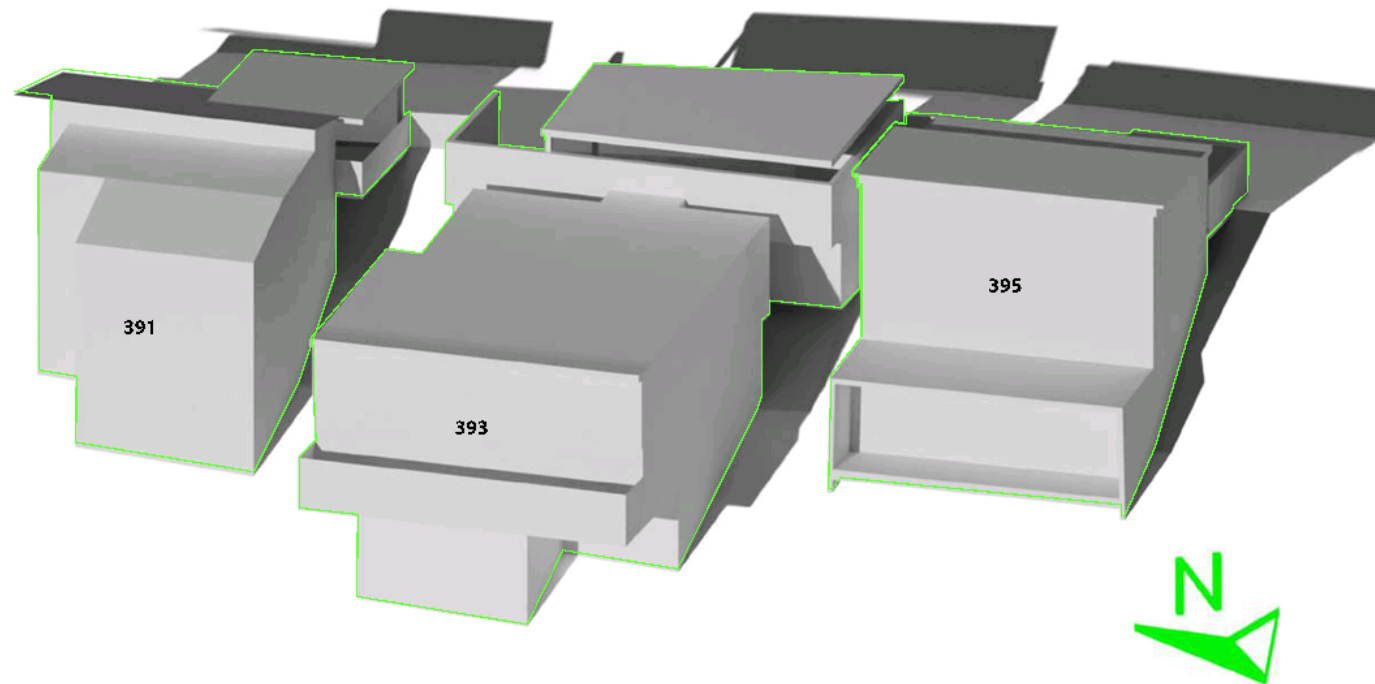
NOTES

Buildings have been simplified to demonstrate shadow impact only.



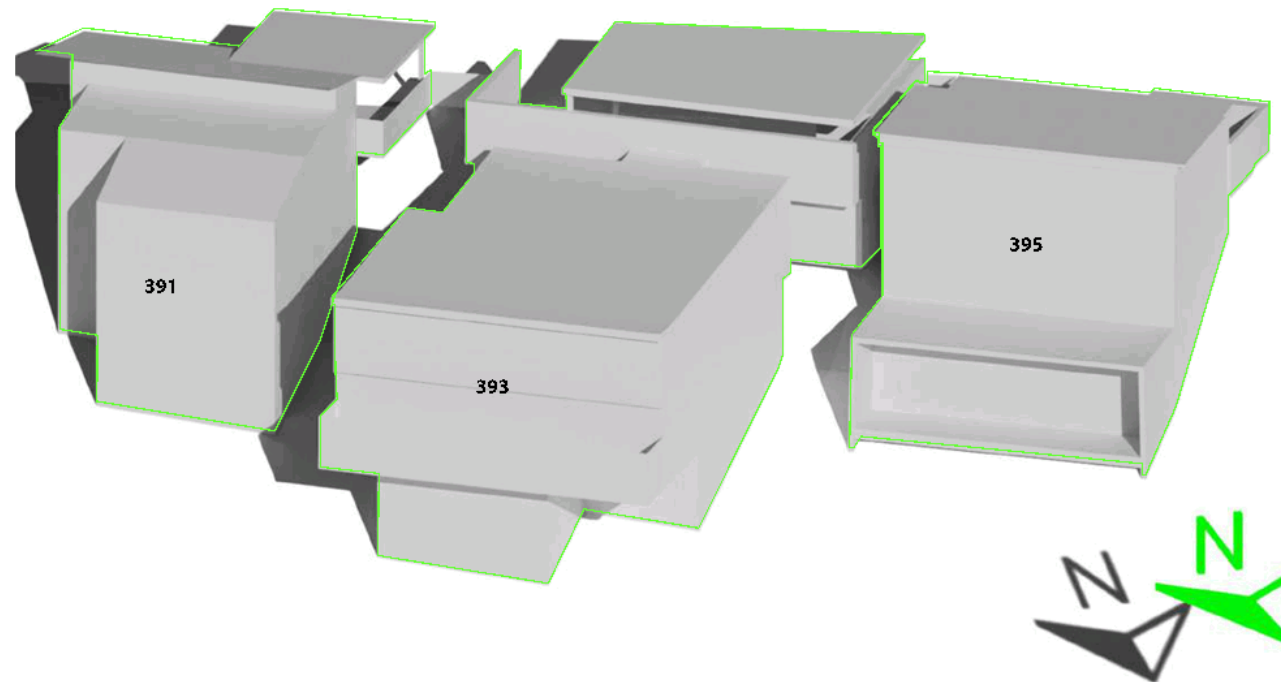
NOTES

Buildings have been simplified to demonstrate shadow impact only.



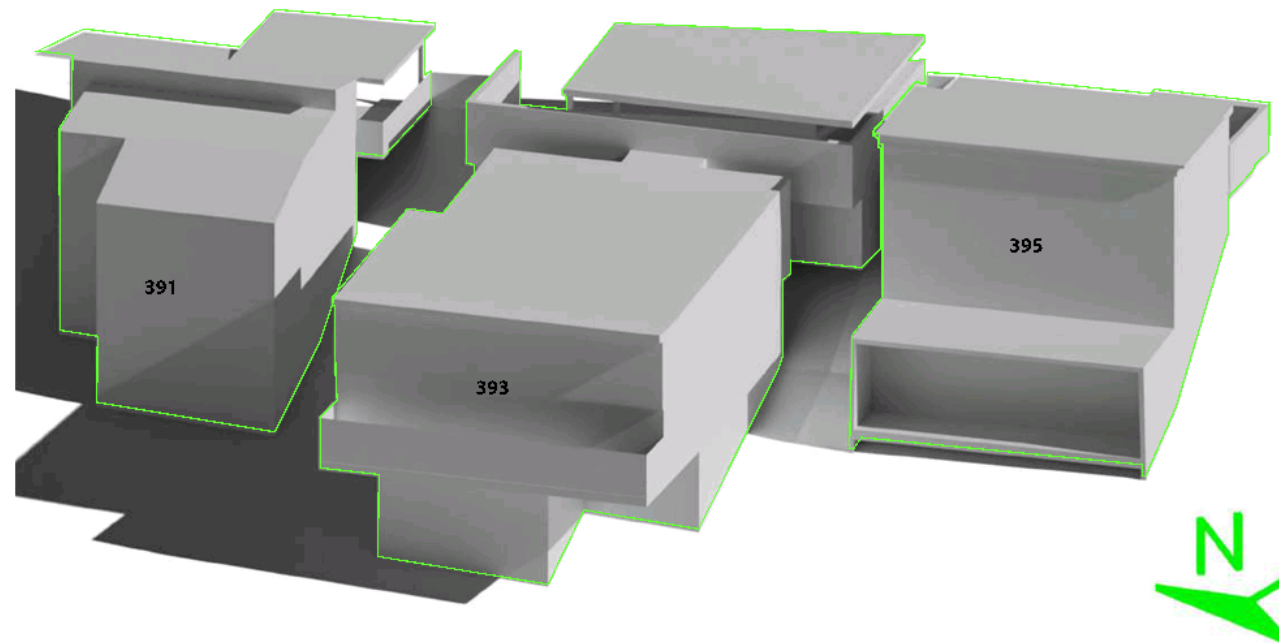
NOTES

Buildings have been simplified to demonstrate shadow impact only.



NOTES

Buildings have been simplified to demonstrate shadow impact only.



loci architecture + planning

Mobile: 0408 383 235 Email: loci.hobart@gmail.com

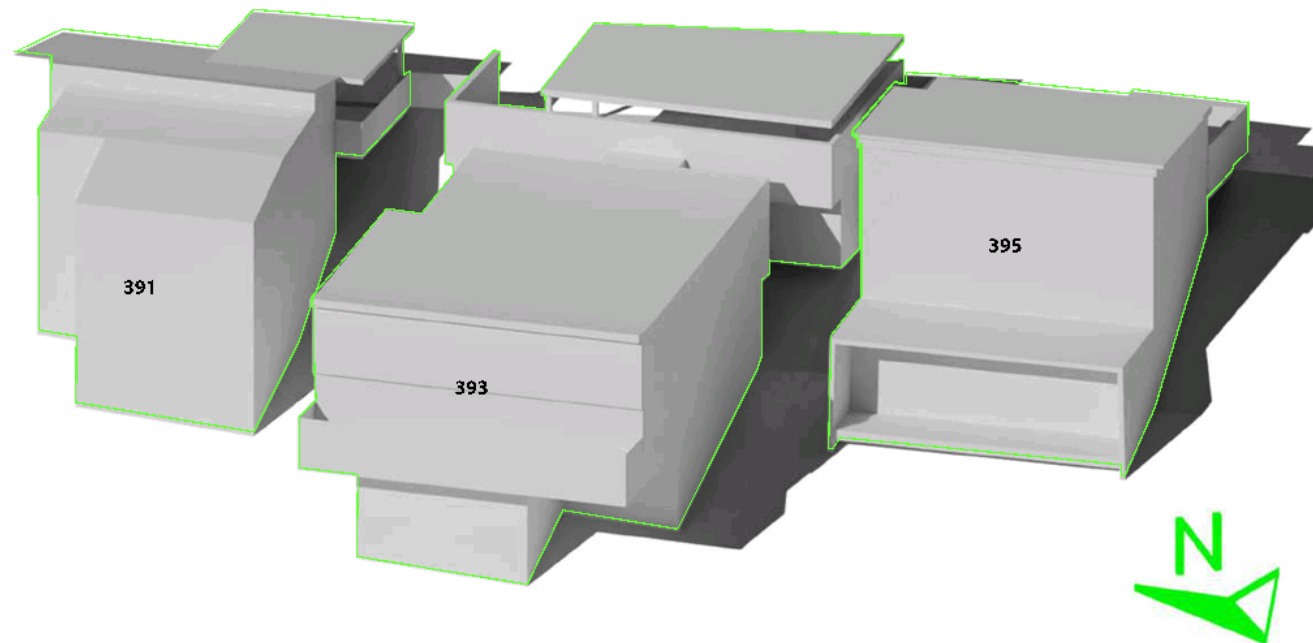
PO BOX 705 NORTH HOBART 7002

Accreditation #: CC5364 H RAlA #: 48053

**June 3pm Shadow Map
(orthographic)
Proposed**

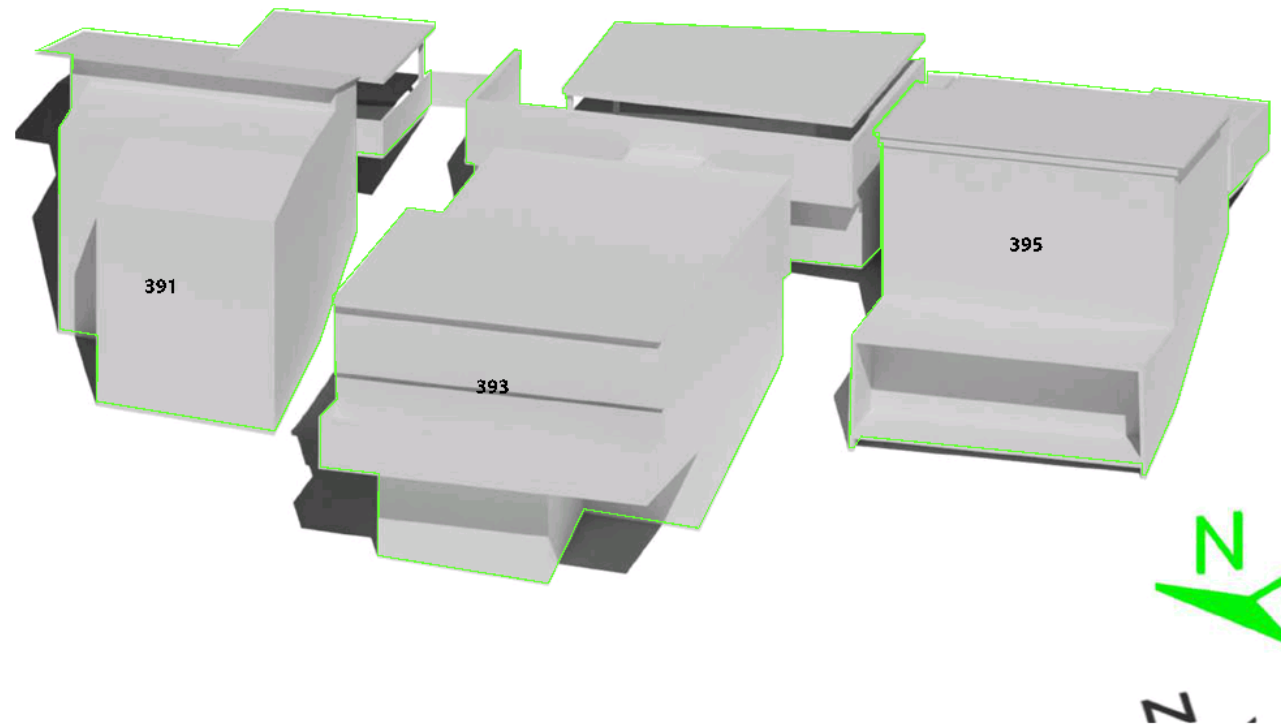
NOTES

Buildings have been simplified to demonstrate shadow impact only.



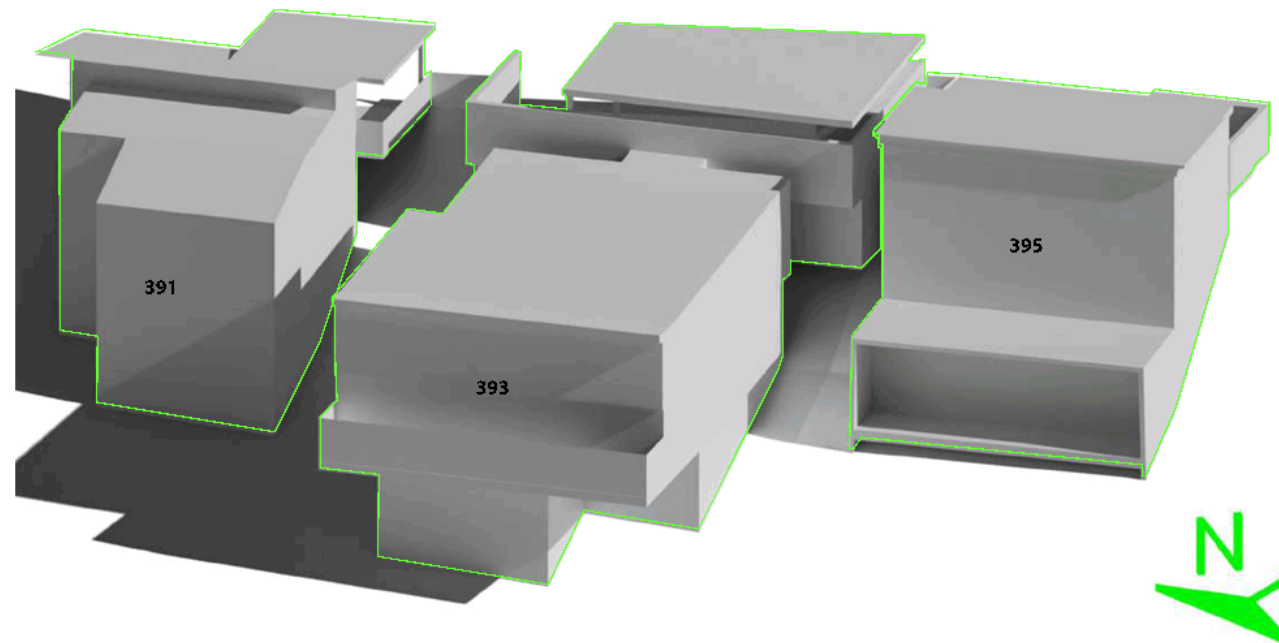
NOTES

Buildings have been simplified to demonstrate shadow impact only.



NOTES

Buildings have been simplified to demonstrate shadow impact only.



loci architecture + planning

Mobile: 0408 383 235 Email: loci.hobart@gmail.com

PO BOX 705 NORTH HOBART 7002

Accreditation #: CC5364 H RAlA #: 48053

**March 3pm Shadow Map
(orthographic)
Proposed**

ROSS & MAREE GRAHAM
393 HUON ROAD
SOUTH HOBART TAS 7004

DRAWING INDEX


H001	INDEX AND LEGEND
H002	HYDRAULIC NOTES
H003	WORKPLACE HEALTH AND SAFETY NOTES
H101	EXISTING LOWER LEVEL
H102	EXISTING UPPER LEVEL
H103	PROPOSED LOWER LEVEL DRAINAGE
H104	PROPOSED UPPER LEVEL DRAINAGE
H105	PROPOSED ROOF DRAINAGE
H106	PROPOSED CHARGED STORMWATER LONG SECTION
H107	DETAIL SHEET

LEGEND

9.55	Existing surface level (surveyed)
• 9.600 ex	Existing surface level (interpolated)
• 9.500	Proposed bulk earthworks level
• 9.800	Proposed finished surface level
— EX W — EX W —	Existing water supply external to building
— W — W —	Proposed water supply external to building
— EX FS — EX FS —	Existing fire supply
— FS — FS —	Proposed fire supply
— EX S — EX S —	Existing sewer drain
— S — S — S —	Proposed sewer drain
— EX SW — EX SW —	Existing stormwater drain
— SW — SW —	Proposed stormwater drain
— CW — CW —	Proposed cold water supply internal to building
— HW — HW —	Proposed hot water supply

DRAWINGS ARE NOT TO BE USED UNLESS APPROVED AND STAMPED BY COUNCIL

REV	DESCRIPTION	DATE		INDEX AND LEGEND	BUILDING APPROVAL			
					SL	SL	SL	23/10/2021
0	BUILDING APPROVAL	23/10/2021	 CEEDS PROPERTY GROUP PTY. LTD. ABN: 89639328322 P.O.Box 70 Sandy Bay Tas 7006 Stuart 0499 998 815 E: ceeds@gbigpond.com	ROSS & MAREE GRAHAM	NTS		A3	
				393 HUON ROAD SOUTH HOBART TAS 7004	21.0069		H001	0

GENERAL NOTES: 1. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS, PROJECT CONTRACT AND SPECIFICATIONS. STANDARDS REFERENCES ARE THE MOST RECENT VERSION. 2. SEWER, STORMWATER AND WATER SERVICES SHALL BE IN ACCORDANCE WITH THE PLUMBING CODE OF AUSTRALIA, AS3500, WSA CODES, TASWATER AND TO LOCAL AUTHORITY APPROVAL. 3. IT IS ASSUMED THAT ADJACENT TO THE DEVELOPMENT SITE IS ADEQUATE INFRASTRUCTURE PROVIDED BY THE LOCAL AUTHORITY AND OTHER STATUTORY AUTHORITIES TO SUPPLY ROAD ACCESS, WATER AND POWER AS REQUIRED BY THIS DESIGN; AND THERE IS ADEQUATE INFRASTRUCTURE OR ENVIRONMENTAL CAPACITY TO RECEIVE STORMWATER AND SEWAGE DRAINAGE. PARTICULAR ASSUMPTIONS ARE DESCRIBED IN THE FOLLOWING SECTIONS. 4. EXISTING LOCATION OF SERVICES SHOWN HAS BEEN DETERMINED FROM VISUAL INSPECTION ON SITE AND RECORD DRAWINGS AVAILABLE. NO CONFIRMATION/PROVING OF SERVICES SHOWN HAS BEEN UNDERTAKEN. THE PLUMBING CONTRACTOR SHALL CONFIRM ALL SERVICES PRIOR TO STARTING WORKS. ANY DISCREPANCIES FOUND SHALL BE REPORTED TO THE HYDRAULIC DESIGNER. 5. FOLLOWING AGREEMENT WITH THE SUPERINTENDENT, TERMINATE AND ABANDON REDUNDANT EXISTING SERVICES DISCOVERED DURING CONSTRUCTION AND MAKE A NOTE ON AS-CONSTRUCTED DRAWING. 6. LOCATE ALL EXISTING GAS, ELECTRICAL, TELECOMMUNICATIONS, WATER MAINS, SEWER MAINS AND STORMWATER MAINS ETC. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, IF FOR ANY REASON DOUBT EXISTS ON WHETHER EQUIPMENT OR WORK SPECIFIED WITHIN THE DOCUMENTS ARE CORRECT THE CONTRACTOR SHALL NOTIFY THE SUPERINTENDENT IN WRITING OF ANY POTENTIAL COMPLIANCE DISCREPANCIES OR ISSUES PRIOR TO UNDERTAKING THE WORKS. 7. CONFIRM ALL LEVELS ON SITE PRIOR TO THE COMMENCEMENT OF WORKS. 8. HYDRAULIC LAYOUT TO BE PROVIDED FOR ALL SERVICES. HYDRAULIC LAYOUT AS SHOWN IS NOTIONAL, LAYOUT TO BE CONFIRMED ON SITE. 9. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT A VALID BUILDING AND PLUMBING PERMIT AND START WORKS NOTICE IS IN PLACE FOR THE WORK AND THAT THE BUILDING SURVEYOR IS NOTIFIED OF ALL SITE INSPECTION REQUESTS. 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES CAUSED BY HIS SUB-CONTRACTORS, ANY SERVICE DAMAGED IS TO BE REINSTATEMENT IMMEDIATELY. 11. ON COMPLETION OF WORKS PROVIDE AS-CONSTRUCTED DRAWINGS AND SERVICE MANUALS ALONG WITH ELECTRONIC DRAWING FILES IN PDF AND DWG FORMATS SUITABLE FOR READING WITH A RECENT VERSION OF ADOBE/AUTOCAD TO THE SUPERINTENDENT. 12. THE CONTRACTOR IS RESPONSIBLE FOR ORGANISING ALL SITE INSPECTIONS AND OBSERVING ALL HOLD POINTS NOMINATED WITHIN THE CONTRACT, BY THE BUILDING SURVEYOR OR PLUMBING SURVEYOR. 13. NOMINAL DIAMETERS FOR PIPES (DN) REFER TO THE INSIDE DIAMETER (ID BORE) 14. CONCEAL ALL PIPEWORK IN CEILING SPACE, DUCTS, CAVITIES, WALL CHASES, CUPBOARDS ETC. UNLESS OTHERWISE APPROVED. 15. THE CONTRACTOR SHALL ALLOW TO COORDINATE WITH MECHANICAL AND REFRIGERATION SERVICES AND PROVIDE TUNISHES CONNECTED TO SEWER OR STORMWATER AS APPROPRIATE TO ALL CONDENSATE DRAINAGE AND RELIEF VALVES. ALLOW TO PROVIDE AND INSTALL MAG IN-WALL TUNISHES WITH STAINLESS STEEL COVER WINDOW (SUPPLIED BY MA GRIFFITH) OR EQUAL APPROVED TYPE. 16. TRENCHING FOR FLEXIBLE PIPEWORK SHALL BE IN ACCORDANCE WITH AS2566 AND AS3500. 17. ALL PIPEWORK UNDER TRAFFICABLE AREAS, SLABS OR PAVEMENTS IS TO BE FULLY BACKFILLED WITH COMPACTED FCR.			STORMWATER NOTES: 1. STORMWATER PIPE INFRASTRUCTURE HAS BEEN DESIGNED TO CONVEY A 20 YEAR AVERAGE RECURRENCE INTERVAL (ARI) AT A 5 MINUTE STORM DURATION, WITH OVERLAND FLOW PATHS PROVIDED FOR 1:100 ARI. IT IS ASSUMED THAT THE DOWNSIDE INFRASTRUCTURE AND/OR ENVIRONMENT CAN SAFELY RECEIVE THE 1:20 ARI EVENT WITH A 5 MINUTE STORM DURATION. 2. ALL MATERIALS AND WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH AS3500, NCCA, PLUMBING CODE OF AUSTRALIA, COUNCIL STANDARD DRAWINGS AND SPECIFICATION AND TO THE SATISFACTION OF COUNCIL'S DEVELOPMENT ENGINEER. 3. ALL ROOF DRAINAGE SHALL BE INSTALLED IN ACCORDANCE WITH AS3500.3 AND THE REQUIREMENT FOR OVERFLOWS DONE TO SATISFY THE REQUIREMENTS OF THE NCCA. 4. ALL PIPEWORK SHALL BE MINIMUM DN100 UPVC S4 AT 1:100 GRADE (1.00%) UNLESS NOMINATED OTHERWISE ON PLANS 5. MINIMUM GRADE OF PAVED AREAS AND PIPEWORK SHALL BE 1 IN 100 UNLESS NOTED OTHERWISE. 6. INSTALL ALL AG DRAINS TO THE REQUIREMENTS OF AS3500 AND PART 3.1.2 OF THE NCCA. 7. PROVIDE INSPECTION OPENINGS TO ALL DRAINAGE PIPEWORK IN ACCORDANCE WITH AS3500 REQUIREMENTS EVEN IF NOT SHOWN IN DRAWINGS. 8. PIPE AND CHANNEL INFRASTRUCTURE HAS BEEN DESIGNED TO CONVEY 20 YEAR AVERAGE RECURRENCE INTERVAL (ARI) STORMS, WITH OVERLAND FLOW PATHS PROVIDED FOR 100 YEAR ARI STORMS. IT IS ASSUMED THAT WATER FLOWING ONTO THE DEVELOPMENT SITE IS CONTAINED WITHIN LOCAL AUTHORITY INFRASTRUCTURE FOR 20 YEAR ARI STORMS AND THE ROAD RESERVE FOR 100 YEAR ARI STORMS. 9. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LOCAL AUTHORITY'S BY-LAWS AND AS/NZS3500. 10. STORMWATER TRENCHES, PIPE BEDDING AND BACK FILLING TO COMPLY WITH THE CONCRETE PIPE ASSOCIATION OF AUSTRALIA INSTALLATION REQUIREMENTS FOR TYPE H52 SUPPORT. 11. BELOW GROUND PIPEWORK AND FITTINGS TO BE UPVC S2, JOINTS SHALL BE OF SOLVENT CEMENT TYPE OR FLEXIBLE JOINTS MADE WITH APPROVED RUBBER RINGS. 12. PIPEWORK SHALL BE LAID IN POSITION AND AT THE GRADES SHOWN. 13. MINIMUM GRADE OF PIPEWORK SHALL BE 1 IN 100 UNLESS NOTED OTHERWISE (U.N.O.). 14. SURFACE WATER DRAINS, CATCHPITS/GRATED PITS, AND JUNCTION BOXES SHALL BE CONSTRUCTED AS DETAILED OR AS SPECIFIED BY THE MANUFACTURER.			SEWER NOTES: 1. ALL MATERIALS AND WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH AS3500, NCCA, PLUMBING CODE OF AUSTRALIA, COUNCIL STANDARD DRAWINGS AND SPECIFICATION AND TO THE SATISFACTION OF COUNCIL'S DEVELOPMENT ENGINEER. 2. CONFIRM THE LOCATION AND LEVEL OF THE NOMINATED OUTLET PRIOR TO TRENCH EXCAVATION OR LAYING OF ANY DRAINS. ASCERTAIN FROM TASWATER ALL NECESSARY CONNECTION REQUIREMENTS AND INSTALL ALL WORK FOR CONNECTION IN ACCORDANCE WITH THESE REQUIREMENTS. 3. SEWER TRENCHES, PIPE BEDDING AND BACK FILLING TO COMPLY WITH AS2566. 4. ALL PIPEWORK SHALL BE ADEQUATELY SUPPORTED TO AS3500. 5. PIPEWORK SHALL BE UNPLASTICISED POLYVINYL CHLORIDE (UPVC), U.N.O. 6. PIPEWORK SHALL HAVE BE MINIMUM CLASS S4 UNLESS NOMINATED OTHERWISE ON PLANS. 7. PIPEWORK SHALL BE PRESSURE TESTED PROGRESSIVELY TO ENSURE NO LEAKS. 8. ALL PIPEWORK SHALL BE CONCEALED IN WALLS, VOID SPACE OR DUCTS UNLESS NOTED OTHERWISE. 9. MINIMUM GRADE OF PIPEWORK SHALL BE 1:40 FOR BRANCHES AND 1 IN 60 FOR DRAINS UNLESS NOTED OTHERWISE. 10. MINIMUM SIZE OF BRANCH DN65 AND MINIMUM SIZE OF DRAINS SHALL BE DN100. 11. ALL FITTINGS TO BE ISOLATED BY AN APPROVED TRAP PRIOR TO CONNECTION TO THE SEWER LINE. 12. PROVIDE AIR ADMITTANCE VALVES AND ATMOSPHERIC VENTS IN ACCORDANCE WITH AS3500 REQUIREMENTS. 13. INSPECTION OPENINGS SHALL BE PROVIDED IN ACCORDANCE WITH AS3500. 14. ONE OVERFLOW RELIEF GULLY SHALL BE PROVIDED FOR THE SITE WHICH SHALL BE PRIMED BY AN EXTERNAL WATER SOURCE. 15. WHERE PIPEWORK PENETRATES FIRE RATED WALLS OR FLOORS, A FIRE STOP COLLAR SHALL BE INSTALLED. ALL WORK SHALL BE STRICTLY INSTALLED TO THE MANUFACTURER'S RECOMMENDATIONS. 16. NO SEWER CONNECTIONS SHALL BE MADE WITHIN RESTRICTED ZONES OF STACKS AS PER AS3500. INSTALL LONG RADIUS BENDS AT THE BASE OF ALL STACKS AS PER AS3500 AND INCLUDE ALL BRACKETS AND SUPPORTS.		
BUILDING HYDRAULICS: 1. ALL MATERIALS AND WORKMANSHIP TO BE DONE IN ACCORDANCE WITH AS3500, THE PLUMBING CODE OF AUSTRALIA AND LOCAL AUTHORITY REQUIREMENTS. 2. ALL DRAINAGE PIPEWORK SHALL BE UPVC CLASS S4 U.N.O., ALL WASTE AND VENT SHALL BE DWV CLASS PIPE. 3. DURING CONSTRUCTION TEMPORARILY SEAL ALL OPEN ENDS OF PIPES AND VALVES TO PREVENT ENTRY OF FOREIGN MATTER, DO NOT USE RAGS, PAPER OR OTHER BUILDING SERVICES. 4. SUPPLY AND INSTALL ALL FIXTURES, VALVES, TAPWARE AND SUNDRY ITEMS AS SCHEDULED WITHIN THE SPECIFICATION. 5. PROVIDE FIRE STOPS AS REQUIRED. 6. CONTRACT DRAWINGS ARE DIAGRAMMATIC AND AS SUCH SHOW THE INTENT OF DESIGN. INSTALLATION TO BE AS PER AS/NZS3500. ALLOW FOR ALL BENDS, OFFSETS AND OTHER MEASURES AS NECESSARY TO AVOID INTERFERENCE WITH THE STRUCTURE AND/OR OTHER BUILDING SERVICES. 7. REFER TO ARCHITECTS DEMOLITION PLAN FOR REMOVAL OF EXISTING FIXTURES AND FITTINGS, THE REMOVAL OF EXISTING PLUMBING FIXTURES SHALL INCLUDE ALL ASSOCIATED WASTE AND VENT PIPES, FLOOR DRAINS, WATER SERVICE PIPEWORK BRACKETS, SUPPORTS, ETC AND SEAL OFF EXISTING SERVICES. SEAL OFF AND MAKE GOOD ALL FLOOR, WALL AND ROOF PENETRATIONS. 8. THE LOCATION OF EXISTING SERVICES WHERE SHOWN ARE APPROXIMATE ONLY AND SHALL BE CONFIRMED ON SITE. WHERE POSSIBLE, DETERMINE LOCATION OF EXISTING POWER, TELSTRA, WATER AND DRAINAGE SERVICES PRIOR TO COMMENCING NEW WORK. 9. ALL PENETRATIONS THROUGH EXISTING SUSPENDED FLOOR SLABS SHALL BE DRILLED TO LOCATIONS APPROVED BY THE STRUCTURAL ENGINEER. DRILL PILOT HOLE PRIOR TO CORE DRILLING TO ENSURE CLEARANCE OF BEAMS AND OTHER SERVICES IN SLAB. ALL PENETRATIONS SHALL BE CORE DRILLED TO SUIT PIPE SIZE. ALLOWANCE FOR 10 mm CLEARANCES SHALL BE MADE FOR FIRE PROOFING. 10. REFER TO ARCHITECTURAL DRAWINGS FOR LOCATION OF FIRE AND SMOKE STOP WALLS. ALL PIPE PENETRATIONS SHALL BE SEALED WITH TWO HOUR FIRE STOP SEALANT. INSTALL FIRE STOP COLLARS TO PVC-U PIPEWORK PASSING THROUGH FLOORS AND FIRE WALLS IN ACCORDANCE WITH THE MANUFACTURERS WRITTEN INSTRUCTIONS. 11. PROVIDE SERVICE IDENTIFICATION AND DIRECTION OF FLOW MARKERS TO PIPEWORK IN ACCORDANCE WITH AS1345. 12. MAKE GOOD ALL DISTURBED SURFACES TO MATCH EXISTING. 13. MAINTAIN SERVICES TO EXISTING FIXTURES AT ALL TIMES. WHERE CHANGEOVER IS REQUIRED, LIAISE WITH THE ARCHITECT PRIOR TO THE SHUTTING DOWN OF ANY SERVICE. 14. CONTRACTOR TO PROVIDE ALL DOCUMENTS, APPROVALS, CERTIFICATES, WARRANTIES, LOG BOOKS, ETC. UPON COMPLETION OF WORKS TO THE ARCHITECT. ALL FEES AND INSPECTIONS TO BE INCLUDED AND ARRANGED BY THE CONTRACTOR. 15. REFER TO THE ARCHITECTS DRAWINGS FOR SANITARY FIXTURE AND TAP SELECTIONS. SUPPLY AND FIX ACCESSORIES NECESSARY FOR THE CORRECT INSTALLATION OF THE FIXTURES AND EQUIPMENT.								
WATER NOTES: 1. WATER SERVICES TO BE CONSTRUCTED IN ACCORDANCE WITH AS3500 PARTS 1 AND 4 AND TO THE SATISFACTION OF COUNCILS (OR TASWATER FOR EXTERNAL) DEVELOPMENT ENGINEER 2. ALL CONNECTIONS TO EXISTING MAINS TO BE CARRIED OUT BY TASWATER AT CONTRACTORS COST UNLESS NOMINATED OTHERWISE ON PLANS. 3. GENERAL MATERIALS, INSTALLATION & TESTING SHALL COMPLY WITH AS3500 PARTS 1 AND 4. 4. AS AN ALTERNATIVE TO SILVER SOLDERED JOINTS, PRESS FITTED JOINTS MAY BE USED. ALLOW TO USE THE VIEGA PROGRESS SYSTEM WITH INSTALLATION IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND SPECIFICATIONS. 5. ALL PIPEWORK SHALL BE CONCEALED WHERE POSSIBLE. WHERE PIPEWORK IS EXPOSED IT SHALL BE CHROME PLATED. 6. WHERE PIPEWORK IS IN CONTACT WITH DISSIMILAR METALS, THE METALS SHALL BE INSULATED AGAINST BI-METAL CORROSION 7. MINIMUM COVER TO BE 750mm UNDER TRAFFICABLE AREAS; 600mm ELSEWHERE UNLESS NOMINATED OTHERWISE ON PLANS. 8. PROVIDE STOP VALVES AT ALL BRANCH OFF TAKES. 9. ALL TRENCHES UNDER TRAFFICABLE AREAS, INCLUDING DRIVEWAYS, TO BE BACKFILLED WITH COMPACTED FCR. 10. ELECTROMAGNETIC TRACKING TAPE TO BE PLACED OVER ALL TRENCHES CONTAINING WATER PIPES 500 OR GREATER ABOVE HAUNCHING 11. ALL ISOLATION VALVES SHALL BE POSITIONED IN APPROVED ACCESSIBLE LOCATIONS. VALVES LOCATED IN DUCTS OR WALLS SHALL BE POSITIONED BEHIND APPROVED TYPE ACCESS COVERS 12. ALL SCREWED STOP VALVES SHALL HAVE UNION COUPLINGS AND BE ACCESSIBLE. GROUP VALVES WHEREVER POSSIBLE 13. ALL COPPER PIPEWORK SHALL BE HARD DRAWN TUBING TYPE 'B' CONFORMING TO AS 1432 14. ALL POLYETHYLENE PIPEWORK SHALL BE PN15 PER100 CONFORMING TO AS 4130 15. THRUST BLOCKS SHALL BE INSTALLED AS REQUIRED BY WSA AND AS3500 16. HOT WATER TO BE STORED AT MINIMUM 50°C WITH TEMPERING DEVICE INSTALLED TO LIMIT OUTLET TEMPERATURE TO 50°C TO ABLUTION AREAS, 50°C TO KITCHEN SINK, CLEANERS SINK AND LAUNDRY THROUGH AND TEMPERED TO 45°C IN DISABLED, CHILD CARE AND AGED CARE FACILITIES 17. COLD, TEMPERED, HOT WATER PIPEWORK AND VALVES SHALL BE LAGGED AS PER AS/NZS 3500 4:2018 SECTION 8 FOR CLIMATE REGION B. HOT WATER CIRCULATING LINE TO BE LAGGED WITH SECTIONAL ROCKWOOL WITH FOIL OUTER COVER. EXTERNAL LAGGING TO BE UV PROTECTED. AND LAGGING EXPOSED TO MOISTURE NEEDS TO BE MOISTURE PROTECTED. SOLAR FLOW AND RETURN LAGGING SHOULD BE RATED FOR TEMPERATURES UP TO 150°C. OTHER LAGGING RATED TO 105°C. ALL LAGGING SHOULD BE FIRE RATED TO NCCA REQUIREMENTS, PVC FREE, ZERO OZONE DEPLETING POTENTIAL, LOW VOLATILE ORGANIC COMPOUNDS 18. ONE PRESSURE LIMITING VALVE SET TO 500 kPa SHALL BE PROVIDED TO ALL WATER PIPES AT THE POINT OF ENTRY INTO A BUILDING 19. HOSE BIB COCKS SHALL BE 600mm ABOVE FINISHED SURFACE LEVEL AND SHALL BE 20mm IN SIZE, U.N.O. AND FITTED WITH APPROVED VACUUM BREAKERS THE PLUMBER SHALL ARRANGE FOR ALL INSPECTIONS AND TESTING OF SERVICES REQUIRED BY THE LOCAL AUTHORITY PRIOR TO CONCEALMENT. PRESSURE TEST HOT AND COLD WATER SERVICES TO 1.5 TIMES NORMAL WORKING PRESSURE AND FIRE SERVICES TO 1700 KPA MINIMUM PRESSURE PRIOR TO CONNECTION TO EXISTING SERVICES. PUMP EQUIPMENT SHALL BE REMOVED WHILE TESTING IS CARRIED OUT. 20. ALL TEMPERING AND THERMOSTATIC MIXING VALVES SHALL BE EASILY LOCATED FOR SAFE O&MS ACCESS. 21. FOLLOWING COMPLETION OF THE WORKS, FLUSH ALL PIPING SYSTEMS AND LEAVE FREE OF FOREIGN MATTER, CLEAN OUT AERATORS, STRAINERS, FILTERS, ETC., FLOW AND PRESSURE TEST ALL HYDRANTS AND HOSE REELS.								
TASWATER: 1. ALL WORKS ARE TO BE IN ACCORDANCE WITH THE WATER SUPPLY CODE OF AUSTRALIA WSA 03 -2011-3.1 2. VERSION 3.1 MRWA EDITION V2.0 AND SEWAGEAGE CODE OF AUSTRALIA MELBOURNE RETAIL WATER AGENCIES 3. CODE WSA 02—2014-3.1 MRWA VERSION 2 AND TASWATER'S SUPPLEMENTS TO THESE CODES								
DRAWINGS ARE NOT TO BE USED UNLESS APPROVED AND STAMPED BY COUNCIL			HYDRAULIC NOTES			BUILDING APPROVAL		
REV	DESCRIPTION	DATE	 CEEDS PROPERTY GROUP PTY. LTD. ABN: 89659328322 P.O.Box 70 Sandy Bay Tas 7006 Stuart 0499 998 815 E: ceeds@bigpond.com	ROSS & MAREE GRAHAM	SL	SL	SL	23/10/2021
0	BUILDING APPROVAL	23/10/2021		393 HUON ROAD SOUTH HOBART TAS 7004	NTS			A3
					21.0069			H002
								0

WORKPLACE HEALTH AND SAFETY NOTES

GENERAL

- THE FOLLOWING RISK MITIGATION NOTES HAVE BEEN PREPARED TO ADVISE THE PERSON CONDUCTING A BUSINESS OR UNDERTAKING WORK ON THE HEALTH AND SAFETY ASPECTS OF THE DESIGN IN ACCORDANCE WITH THE WORK HEALTH AND SAFETY ACT 2011 AND ARE PERTINENT TO ANY TIME WHEN THE BUILDING OPERATES AS A WORKPLACE.
- THESE NOTES MAY NOT NECESSARILY ACCOUNT FOR ALL CONSTRUCTION, OPERATION, MAINTENANCE AND DEMOLITION PRACTICES AND SAFETY RISKS. INCLUSION OR EXCLUSION OF ANY ITEM DOES NOT ABSOLVE THE OWNER, CONTRACTOR, USER, MAINTAINER OR DEMOLISHER OF THEIR OBLIGATIONS TO UNDERTAKE APPROPRIATE RISK MANAGEMENT ACTIVITIES AND IT IS NOT AN ADMISSION THAT ANY ITEM BELOW IS THE RESPONSIBILITY OF CEEDS PROPERTY GROUP.
- ADDITIONAL GUIDANCE ON WORKPLACE HEALTH AND SAFETY IS PROVIDED IN THE FOLLOWING CODES OF PRACTICE, WHICH THE CONTRACTOR IS TO COMPLY WITH AS APPLICABLE:
 - "CONSTRUCTION WORK";
 - "HOW TO MANAGE WORK HEALTH AND SAFETY RISKS";
 - "MANAGING THE WORK ENVIRONMENT AND FACILITIES";
- FURTHER ADDITIONAL AND UPDATED CODES OF PRACTICE AND OTHER GUIDANCE MATERIALS FOR THE MINIMISATION OF RISKS TO WORKPLACE HEALTH AND SAFETY ARE MADE AVAILABLE PERIODICALLY FROM WORKSAFE TASMANIA AT WWW.WORKSAFE.TAS.GOV.AU AND SAFE WORK AUSTRALIA AT WWW.SAFEWORKEAUSTRALIA.GOV.AU AND SHOULD BE CONSULTED PRIOR TO WORKS COMMENCING ON SITE.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO IDENTIFY ALL ASSOCIATED RISKS OF THE CONSTRUCTION PROCESS AND TO PREPARE ADEQUATE SAFE WORK METHOD STATEMENTS AND JOB SAFETY ANALYSIS.
- TEMPORARY STRUCTURES AND CONTRACTOR ERECTION PROCEDURES ARE ONLY INDICATED WHERE ESSENTIAL TO THE EXECUTION OF THE DESIGN AS INTENDED IN THE DOCUMENTS PROVIDED. DETAILED PROCEDURES MUST BE SOUGHT PRIOR TO WORKS COMMENCING. FOR ALL ASSOCIATED TEMPORARY STRUCTURE OR ERECTION DESIGN AND CERTIFICATION THE CONTRACTOR IS TO ENGAGE A THIRD PARTY TO ASSIST, CERTIFY AND OVERSEE THE ERECTION OF THE WORKS.

SITE

RUPTURE OF SERVICES DURING EXCAVATION FOR OTHER ACTIVITY CREATES A VARIETY OF RISKS INCLUDING RELEASE OF HAZARDOUS MATERIAL. EXISTING SERVICES MAY BE LOCATED ON OR AROUND THE BUILDING WHERE KNOWN, THESE ARE IDENTIFIED ON THE DRAWINGS. HOWEVER THE EXACT LOCATION AND EXTENT OF SERVICES MAY VARY FROM THAT INDICATED. SERVICES SHOULD BE LOCATED USING AN APPROPRIATE SERVICE, APPROPRIATE EXCAVATION PRACTICE SHOULD BE USED AND, WHERE NECESSARY, SPECIALIST CONTRACTORS SHOULD BE ENGAGED.

SITE ACCESS / TRAFFIC MANAGEMENT:

- THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODE OF PRACTICE: "TRAFFIC MANAGEMENT IN WORKPLACES" STANDARD CONTROL.
- ESPECIALLY FOR BUILDINGS ON A MAJOR, NARROW, OR STEEPLY INCLINED ROAD, PARKING OF VEHICLES OR LOADING / UNLOADING OF VEHICLES ON THE ROADWAY MAY CAUSE A TRAFFIC HAZARD. DURING CONSTRUCTION, MAINTENANCE OR DEMOLITION OF THE BUILDING, DESIGNATED PARKING FOR WORKERS AND LOADING AREAS SHOULD BE PROVIDED. FOR ALL BUILDINGS, A TRAFFIC MANAGEMENT PLAN SUPERVISED BY TRAINED TRAFFIC MANAGEMENT PERSONNEL SHOULD BE IMPLEMENTED FOR THE WORK SITE.
- PUBLIC ACCESS TO CONSTRUCTION AND DEMOLITION SITES AND TO AREAS UNDER MAINTENANCE CAUSES RISK TO WORKERS AND THE PUBLIC. WARNING SIGNS AND SECURE BARRIERS TO UNAUTHORISED ACCESS SHOULD BE PROVIDED. WHERE ELECTRICAL INSTALLATIONS, EXCAVATIONS, PLANT OR LOOSE MATERIALS ARE PRESENT, THEY SHOULD BE SECURED WHEN NOT FULLY SUPERVISED.
- BUILDING OWNERS AND OCCUPIERS SHOULD MONITOR THE PEDESTRIAN ACCESS WAYS AND, IN PARTICULAR, ACCESS TO AREAS WHERE MAINTENANCE IS ROUTINELY CARRIED OUT, TO ENSURE THAT SURFACES HAVE NOT MOVED OR CRACKED SUCH THAT THEY BECOME UNEVEN AND PRESENT A TRIP HAZARD. SPILLS, LOOSE MATERIAL, STRAY OBJECTS OR ANY OTHER MATTER THAT MAY CAUSE A SLIP OR TRIP HAZARD SHOULD BE CLEANED OR REMOVED FROM ACCESS WAYS.
- CONTRACTORS SHOULD BE REQUIRED TO MAINTAIN A Tidy WORK SITE DURING CONSTRUCTION. MAINTENANCE OR DEMOLITION TO REDUCE RISK OF TRIPS AND FALLS IN THE WORKPLACE. MATERIALS FOR CONSTRUCTION OR MAINTENANCE SHOULD BE STORED IN DESIGNATED AREAS AWAY FROM ACCESS WAYS AND WORK AREAS.
- CONSTRUCTION OF BUILDING ELEMENTS THAT ARE NECESSARY TO CONTRIBUTE TO SAFE ACCESS TO THE BUILDING, SUCH AS HANDRAILS, SCAFFOLDING, ACCESS STAIRS, FALL ARREST SYSTEMS ETC., MUST TAKE PLACE PRIOR TO PROGRESSING WITH ANY OTHER WORKS FOR WHICH THOSE ELEMENTS WILL BE REQUIRED.

WATER:

- IF THE BUILDING SITE IS ADJACENT TO ANY BODY OF WATER ADEQUATE PROTECTION AND ACCESS PREVENTION SHALL BE PROVIDED. THE CONTRACTOR IS TO PREPARE A SAFE WORK METHOD STATEMENT FOR ANY WORKS REQUIRED TO BE UNDERTAKEN OVER WATER. LIGHTING AND VENTILATION

WORK LIGHTING:

- THE CONTRACTOR IS TO PROVIDE ADEQUATE LIGHTING AND VENTILATION TO ALL AREAS REQUIRED TO BE OCCUPIED BY WORKERS DURING CONSTRUCTION. PRIOR TO THE COMMISSIONING OF THE BUILDING, FINAL LIGHTING AND VENTILATION MUST BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE N.C.C.A.

FIRE AND EMERGENCY:

- ADEQUATE SITE SPECIFIC FIRE EQUIPMENT AND EMERGENCY EVACUATION PROCEDURES ARE TO BE PROVIDED AND MAINTAINED BY THE CONTRACTOR DURING WORKS ON SITE ACCORDING TO A SAFE WORK METHOD STATEMENT TO BE PREPARED BY THE CONTRACTOR PRIOR TO WORKS COMMENCING ON SITE. PRIOR TO THE COMMISSIONING OF THE BUILDING, FINAL FIRE PROTECTION EQUIPMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE N.C.C.A.

ELECTRICAL:

- THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODES OF PRACTICE: "WORKING IN THE VICINITY OF OVERHEAD AND UNDERGROUND ELECTRIC LINES" AND "MANAGING ELECTRICAL RISKS IN THE WORKPLACE" AND AS 3012 STANDARD CONTROLS.

NOISE

- THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODE OF PRACTICE: "MANAGING NOISE AND PREVENTING HEARING LOSS AT WORK" STANDARD CONTROL.

EXCAVATION

- THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODE OF PRACTICE: "EXCAVATION WORK" STANDARD CONTROL.
- CONSTRUCTION OF THE BUILDING AND SOME MAINTENANCE ON THE BUILDING MAY REQUIRE EXCAVATION AND INSTALLATION OF ITEMS WITHIN THE EXCAVATION. WHERE PRACTICAL, INSTALLATION SHOULD BE CARRIED OUT USING METHODS THAT DO NOT REQUIRE WORKERS TO ENTER THE EXCAVATION. WHERE THIS IS NOT PRACTICAL, ADEQUATE SUPPORT FOR THE EXCAVATED AREA SHALL BE PROVIDED TO PREVENT COLLAPSE. WARNING SIGNS AND BARRIERS TO PREVENT ACCIDENTAL OR UNAUTHORISED ACCESS TO ALL EXCAVATIONS SHALL BE PROVIDED.
- ANY ASBURING PROCEDURES MAY CAUSE A RISK OF FALLING INTO OPEN BORES. ALL BORES THEREFORE ARE TO BE CONCRETE FILLED AS SOON AS POSSIBLE. IN THE MEANTIME, ADEQUATE PROTECTION AND ACCESS PREVENTION SHALL BE PROVIDED.
- THE CONTRACTOR IS TO CONSULT ANY SITE INVESTIGATION REPORTS ETC. BEFORE CONDUCTING ANY EXCAVATION WORKS. IN THE CASE OF ANY AREAS BEING IDENTIFIED AS HAVING GROUND CONTAMINATION PRESENT, A QUALIFIED SPECIALIST CONSULTANT SHALL BE ENGAGED TO PROVIDE REMEDIAL WORKS DESIGN AND RISK MITIGATION STRATEGIES.

CONSTRUCTION

WORKING AT HEIGHTS:

- THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODES OF PRACTICE: "MANAGING THE RISK OF FALLS AT WORKPLACES", "PREVENTING FALLS IN HOUSING CONSTRUCTION", "SCAFFOLDS AND SCAFFOLDING WORK" AND AS 1557 STANDARD CONTROLS.
- SCAFFOLDING MUST BE SECURED AND BRACED TO RESIST OVERTURNING. SINGLE PROPS MUST NOT BE USED UNLESS A DESIGN CHECK ON STABILITY IS MADE AND THEY ARE FIXED TO A STABLE BASE AT MIDPOINTS.
- CONTRACTOR IS TO USE PASSIVE FALL PREVENTION DEVICE IF POSSIBLE (IE. FIXED PLATFORM, CHERRY PICKERS ETC.)

CRANES AND OTHER MECHANICAL PLANT:

- THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODES OF PRACTICE: "CRANES", "MANAGING THE RISKS OF PLANT IN THE WORKPLACE", "INDUSTRIAL LIFT TRUCKS" AND AS 2550 STANDARD CONTROLS.
- MECHANICAL LIFTING OF MATERIALS AND COMPONENTS DURING CONSTRUCTION, MAINTENANCE OR DEMOLITION PRESENTS A RISK OF FALLING OBJECTS. CONTRACTORS SHOULD ENSURE THAT APPROPRIATE LIFTING DEVICES ARE USED, THAT LOADS ARE PROPERLY SECURED, AND THAT ACCESS TO AREAS BELOW THE LOAD IS PREVENTED OR RESTRICTED.
- CONTRACTOR IS TO ENSURE THAT CRANE SIZE AND LOCATION IS ADEQUATELY ASSESSED FOR CAPACITY BEFORE ANY LIFT. THIS IT TO INCLUDE BUT IS NOT LIMITED TO CRANE SUPPORT BEARING, LOCATION OF UNDERGROUND SERVICES, OVERTURNING, LIFTING CAPACITY, OVERHEARD OBSTRUCTIONS AND TRAFFIC HAZARDS.

EXISTING BUILDINGS

DEMOLITION:

- THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODE OF PRACTICE: "DEMOLITION WORK" (CP106) STANDARD CONTROL.
- LOCATIONS OF EXISTING EMBEDDED LIVE SERVICES ARE TO BE ACCURATELY ESTABLISHED PRIOR TO ANY PENETRATION OF EXISTING STRUCTURE.
- DO NOT CUT OR REMOVE ANY STRUCTURAL MEMBER PRIOR TO INSPECTION BY A SUITABLY QUALIFIED STRUCTURAL ENGINEER.
- SEEK ADVICE FROM A SUITABLY QUALIFIED STRUCTURAL ENGINEER PRIOR TO CORING, CHASING, CUTTING OR REMOVAL OF EXISTING CONCRETE AND REINFORCEMENT.
- EXISTING STRUCTURAL ADEQUACY.
- WHERE EXISTING STRUCTURAL ELEMENTS ARE DAMAGED OR EXHIBIT SIGNIFICANT SECTION LOSS, A SUITABLY QUALIFIED STRUCTURAL ENGINEER SHALL BE ENGAGED TO DESIGN A SYSTEM FOR STABILISING / SUPPORTING THE EXISTING STRUCTURE, SUCH THAT ALL WORK AREAS WILL BE ADEQUATELY SAFE FOR BUILDING WORKS TO COMMENCE. ANY SIGNIFICANT SECTION LOSS OR CORROSION OF EXISTING STRUCTURAL ELEMENTS SHALL BE REPORTED TO THE ENGINEER PRIOR TO PROCEEDING WITH WORKS.
- ANY EXISTING RETAINING STRUCTURES PRESENT ON THE SITE SHALL BE INSPECTED BY A SUITABLY QUALIFIED STRUCTURAL ENGINEER TO ASCERTAIN THE EXTENT OF ANY EXCLUSION ZONES REQUIRED, ESPECIALLY WITH REGARD TO ANY EXCAVATION, THE OPERATION OF HEAVY SURFACE PLANT AND EQUIPMENT, OR STOCKPILING MATERIAL ADJACENT TO EXISTING RETAINING STRUCTURES.
- NO EXCAVATION SHALL BE PERFORMED ADJACENT TO ANY EXISTING STRUCTURE, ESPECIALLY BELOW THE 45° LINE FROM THE UNDERSIDE OF AN EXISTING FOOTING WITHOUT THE EXPRESS PERMISSION OF THE STRUCTURAL ENGINEER.

EXISTING COATINGS:

- PRIOR TO ANY WORKS COMMENCING AN APPROPRIATE METHOD OF PAINT REMOVAL AND DISPOSAL IS TO BE DETERMINED, PARTICULARLY ON HISTORIC STRUCTURES. COATINGS CONTAINING COAL TAR EPOXIES, BITUMEN AND ASPHALTS, ZINC CHROMATE AND LEAD AMONG OTHERS PRESENT A HEALTH RISK. ADEQUATE SCREENING IS TO BE PROVIDED TO THE PUBLIC AND THE SURROUNDING ENVIRONMENT DURING PAINT REMOVAL AND CLEANING OPERATIONS. ENVIRONMENTALLY APPROPRIATE METHODS ARE TO BE EMPLOYED DURING MAINTENANCE AND REPAIR WORK.

ASBESTOS:

- THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODES OF PRACTICE: "HOW TO MANAGE AND CONTROL ASBESTOS IN THE WORKPLACE" AND "HOW TO SAFELY REMOVE ASBESTOS" STANDARD CONTROLS.
- FOR ALTERATIONS TO OR DEMOLITION OF A BUILDING CONSTRUCTED PRIOR TO 1990, IF THE BUILDING WAS CONSTRUCTED PRIOR TO:
 - 1990 - IT MAY CONTAIN ASBESTOS;
 - 1986 - IT IS LIKELY TO CONTAIN ASBESTOS, EITHER IN CLADDING MATERIAL OR IN FIRE-RETARDANT INSULATION MATERIAL. IN EITHER CASE, THE BUILDER SHOULD INSPECT AND, IF NECESSARY, HAVE ANY ASBESTOS REMOVED BY A SUITABLE QUALIFIED PERSON BEFORE DEMOLISHING, CUTTING, SANDING, DRILLING OR OTHERWISE DISTURBING THE EXISTING STRUCTURE.

HAZARDOUS SUBSTANCES

THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODE OF PRACTICE: "MANAGING RISKS OF HAZARDOUS CHEMICALS IN THE WORKPLACE" STANDARD CONTROL.

POWDERED MATERIALS:

- MANY MATERIALS USED IN CONSTRUCTION CAN CAUSE HARM IF INHALED IN POWDERED FORM. PERSONS WORKING ON OR IN THE BUILDING DURING CONSTRUCTION, OPERATIONAL MAINTENANCE OR DEMOLITION SHOULD ENSURE GOOD VENTILATION AND WEAR PERSONAL PROTECTIVE EQUIPMENT, INCLUDING PROTECTION AGAINST INHALATION WHILE USING POWDERED MATERIAL OR WHEN SANDING, DRILLING, CUTTING OR OTHERWISE DISTURBING OR CREATING POWDERED MATERIAL.

TREATED TIMBER:

- THE DESIGN OF THE BUILDING MAY INCLUDE PROVISION FOR INCLUSION OF TREATED TIMBER WITHIN THE STRUCTURE. DUST OR FUMES FROM THIS MATERIAL CAN BE HARMFUL. PERSONS WORKING ON OR IN THE BUILDING DURING CONSTRUCTION, OPERATIONAL MAINTENANCE OR DEMOLITION SHOULD ENSURE GOOD VENTILATION AND WEAR PERSONAL PROTECTIVE EQUIPMENT INCLUDING PROTECTION AGAINST INHALATION OF HARMFUL MATERIAL WHEN SANDING, DRILLING, CUTTING OR USING TREATED TIMBER IN ANY WAY THAT MAY CAUSE HARMFUL MATERIAL TO BE RELEASED. DO NOT BURN TREATED TIMBER.

VOLATILE ORGANIC COMPOUNDS:

- MANY TYPES OF GLUES, SOLVENTS, SPRAY PACKS, PAINTS, VARNISHES AND SOME CLEANING MATERIALS AND DISINFECTANTS HAVE DANGEROUS EMISSIONS. AREAS WHERE THESE ARE USED SHOULD BE KEPT WELL VENTILATED WHILE THE MATERIAL IS BEING USED AND FOR A PERIOD AFTER INSTALLATION. PERSONAL PROTECTIVE EQUIPMENT MAY ALSO BE REQUIRED. THE MANUFACTURERS' RECOMMENDATIONS FOR USE MUST BE CAREFULLY FOLLOWED AT ALL TIMES.

SYNTHETIC MINERAL FIBRE:

- GLASS FIBRE, ROCK WOOL, CERAMIC AND OTHER MATERIAL USED FOR THERMAL OR ACOUSTIC INSULATION MAY CONTAIN SYNTHETIC MINERAL FIBRE WHICH MAY BE HARMFUL IF INHALED, OR IF IT COMES INTO CONTACT WITH THE SKIN, EYES OR OTHER SENSITIVE PARTS OF THE BODY. PERSONAL PROTECTIVE EQUIPMENT, INCLUDING PROTECTION AGAINST INHALATION OF HARMFUL MATERIAL, SHOULD BE USED WHEN INSTALLING, REMOVING OR WORKING NEAR BULK INSULATION MATERIAL.

HAZARDOUS MANUAL TASKS

- THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODE OF PRACTICE: "HAZARDOUS MANUAL TASKS" STANDARD CONTROL.
- COMPONENTS WITHIN THIS DESIGN WITH A MASS IN EXCESS OF 25 KG SHOULD BE LIFTED BY TWO OR MORE WORKERS OR BY A MECHANICAL LIFTING DEVICE. ALL MATERIAL PACKAGING, BUILDING AND MAINTENANCE COMPONENTS SHOULD CLEARLY SHOW THE TOTAL MASS OF PACKAGES AND WHERE PRACTICAL ALL ITEMS SHOULD BE STORED ON SITE IN A WAY THAT MINIMISES BENDING BEFORE LIFTING. ADVICE SHOULD BE PROVIDED ON SAFE LIFTING METHODS IN ALL AREAS WHERE LIFTING MAY OCCUR.

CONFINED SPACES

- THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODE OF PRACTICE: "CONFINED SPACES" AND AS 2865 STANDARD CONTROLS.
- ENCLOSED SPACES WITHIN THE BUILDING MAY PRESENT A RISK TO PERSONS ENTERING FOR CONSTRUCTION, MAINTENANCE OR ANY OTHER PURPOSE. WHERE WORKERS ARE REQUIRED TO ENTER ENCLOSED SPACES, AIR TESTING EQUIPMENT AND PERSONAL PROTECTIVE EQUIPMENT SHALL BE PROVIDED. ONLY TRAINED PERSONNEL ARE TO ENTER A CONFINED SPACE AND THE CONTRACTOR IS TO PREPARE A WORK METHOD STATEMENT ADDRESSING MITIGATION OF RISKS FOR ANY SUCH WORKS. ADEQUATE SIGNAGE IS TO BE PROVIDED TO ALL TEMPORARY AND PERMANENT CONFINED SPACES IN ACCORDANCE WITH AS 2865.

OPERATIONAL USE OF BUILDING

RESIDENTIAL BUILDINGS:

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

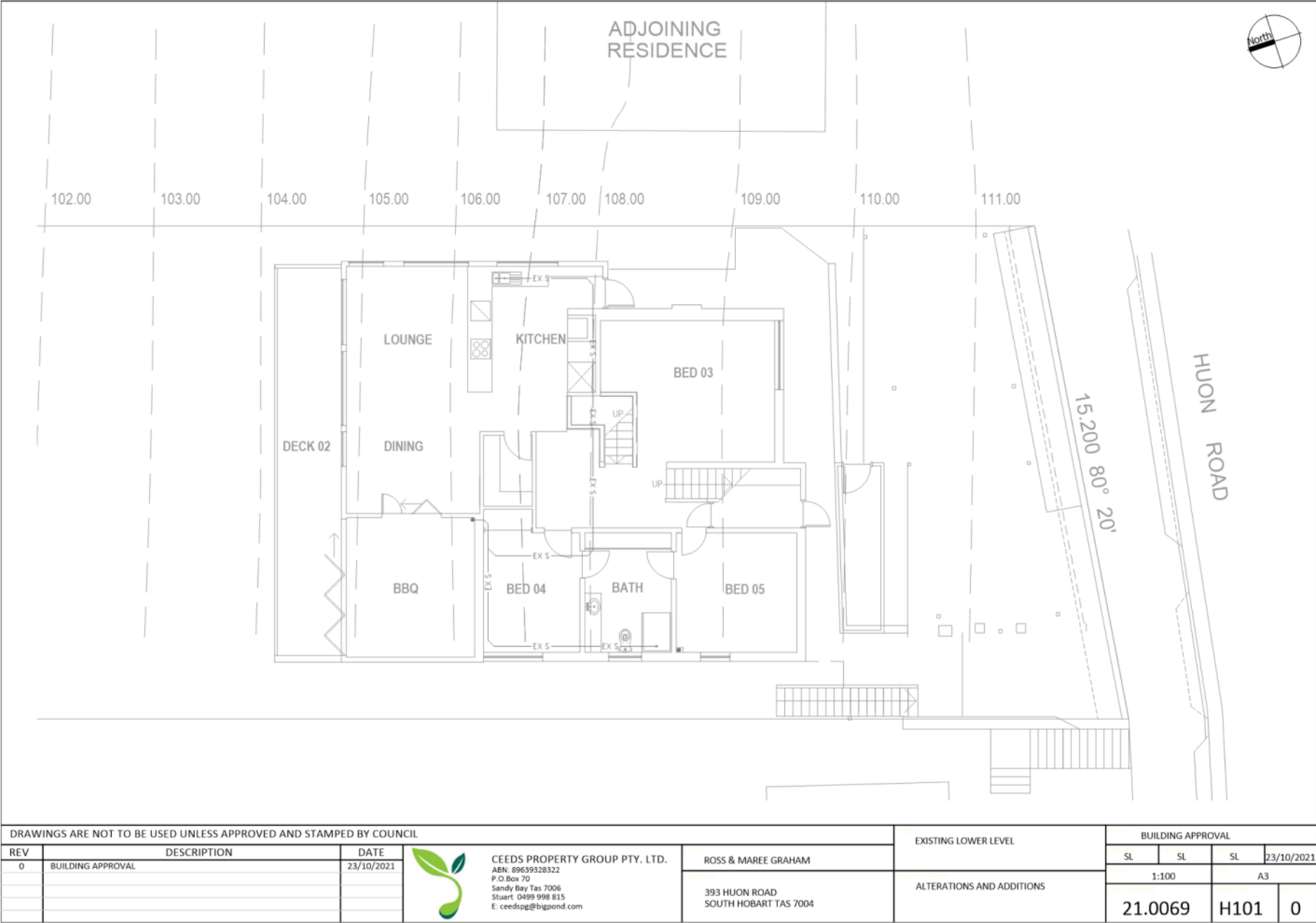
DRAWINGS ARE NOT TO BE USED UNLESS APPROVED AND STAMPED BY COUNCIL

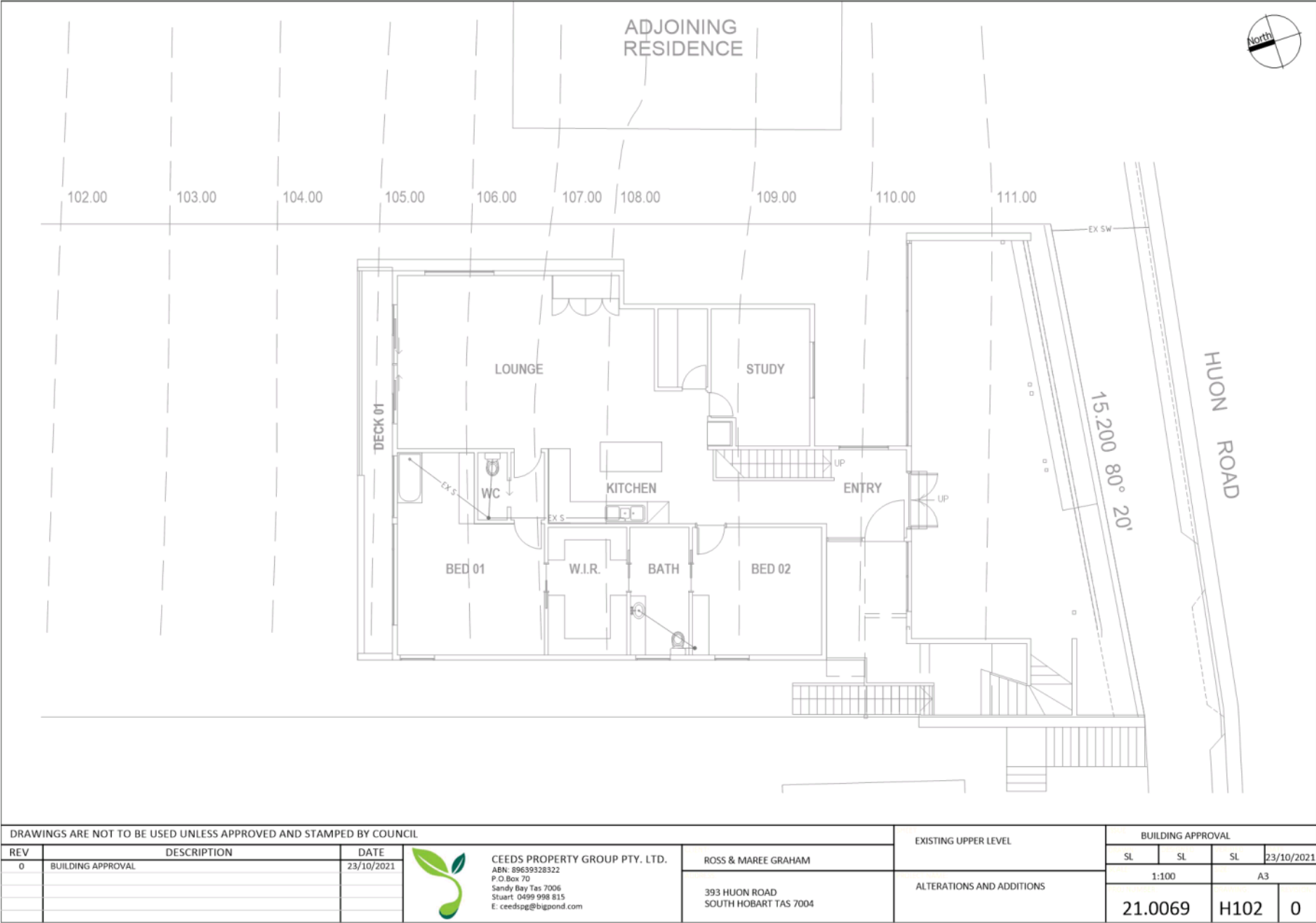
REV	DESCRIPTION	DATE			WORKPLACE HEALTH AND SAFETY NOTES	BUILDING APPROVAL			
						SL	SL	SL	23/10/2021
0	BUILDING APPROVAL	23/10/2021				NTS		A3	
						21.0069		H003	
								0	

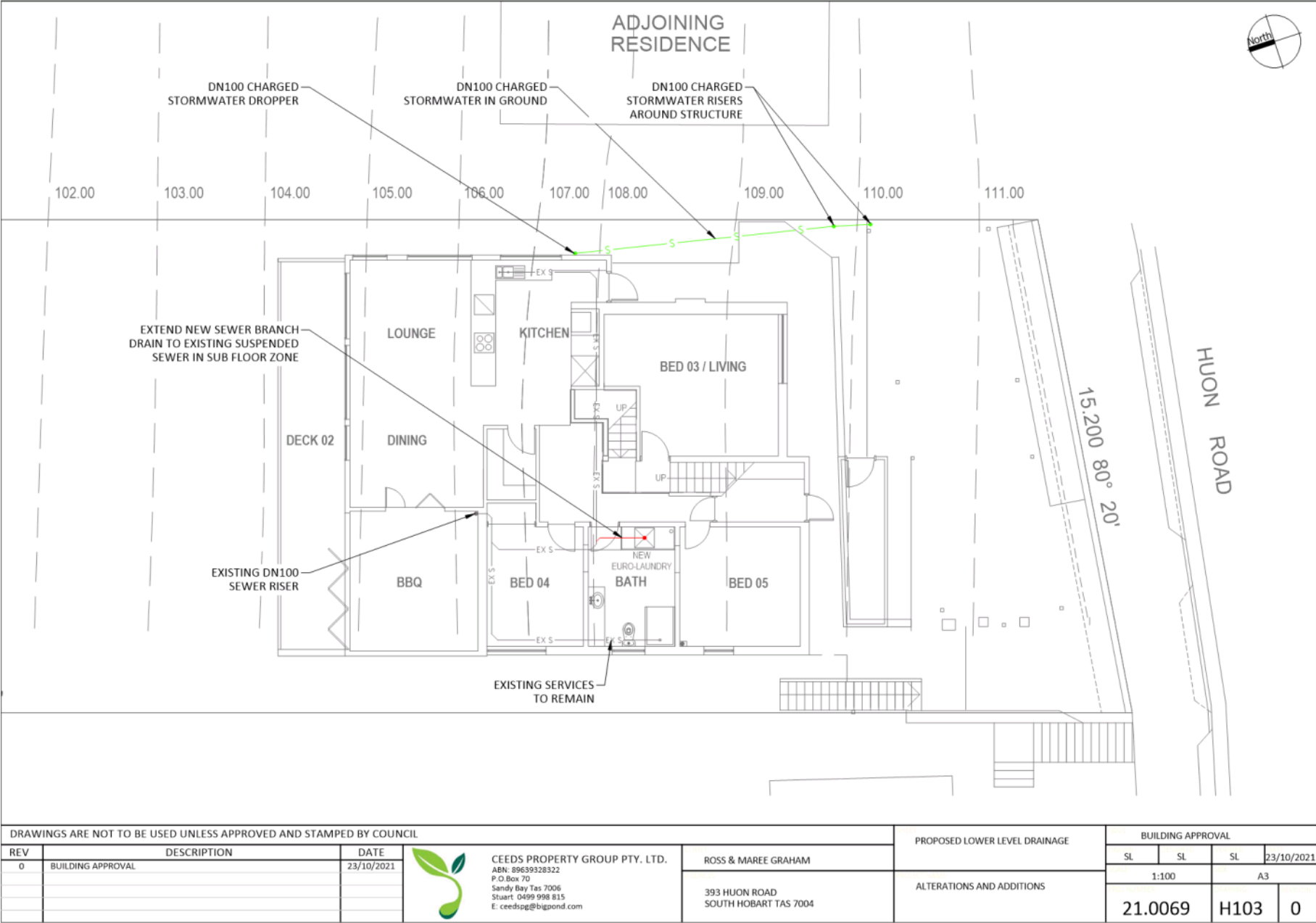


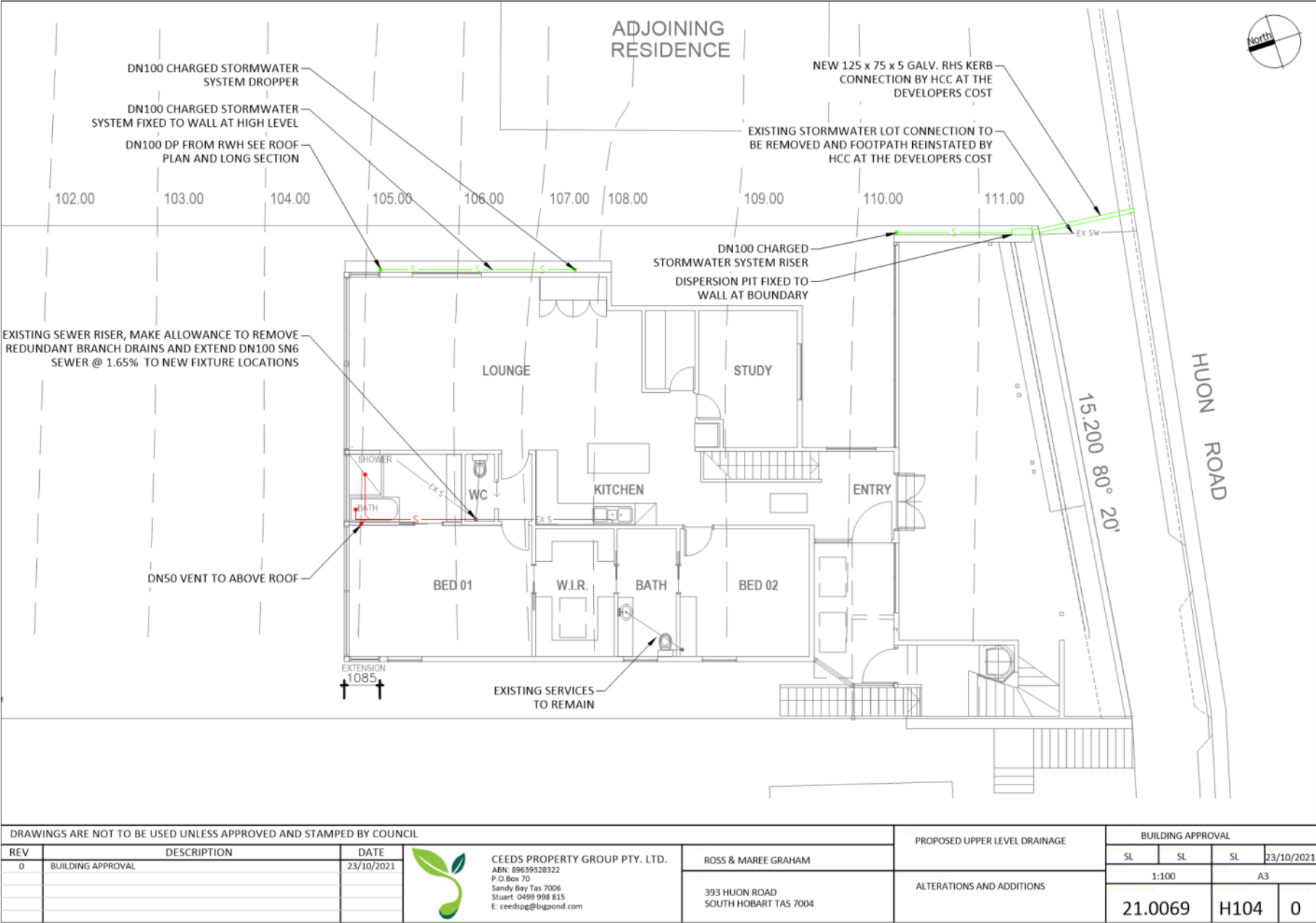
CEEDS PROPERTY GROUP PTY. LTD.
 ABN: 89659328322
 P.O.Box 70
 Sandy Bay Tas 7006
 Stuart 0499 998 815
 E: ceedsgp@bigpond.com

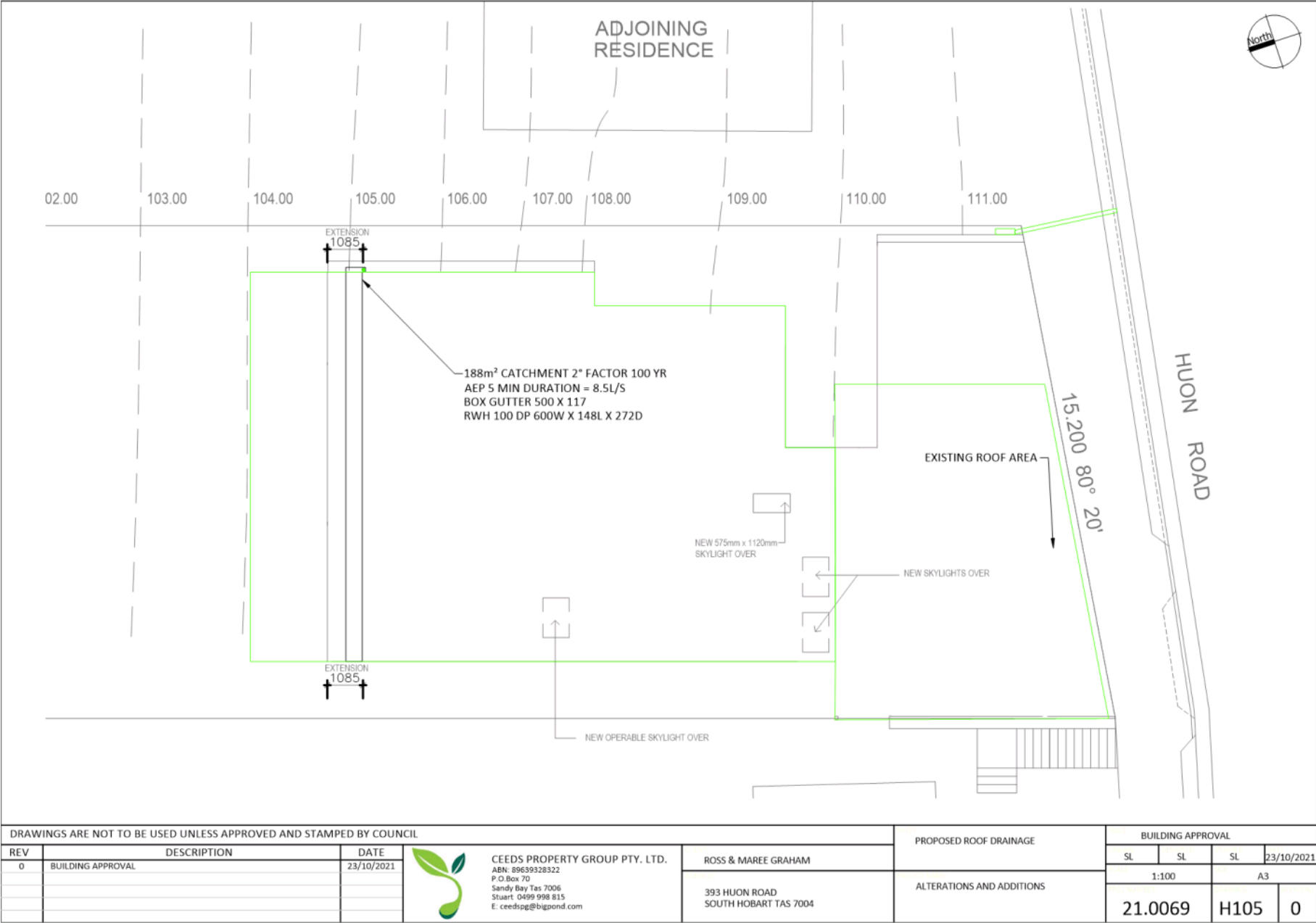
ROSS & MAREE GRAHAM
 393 HUON ROAD
 SOUTH HOBART TAS 7004

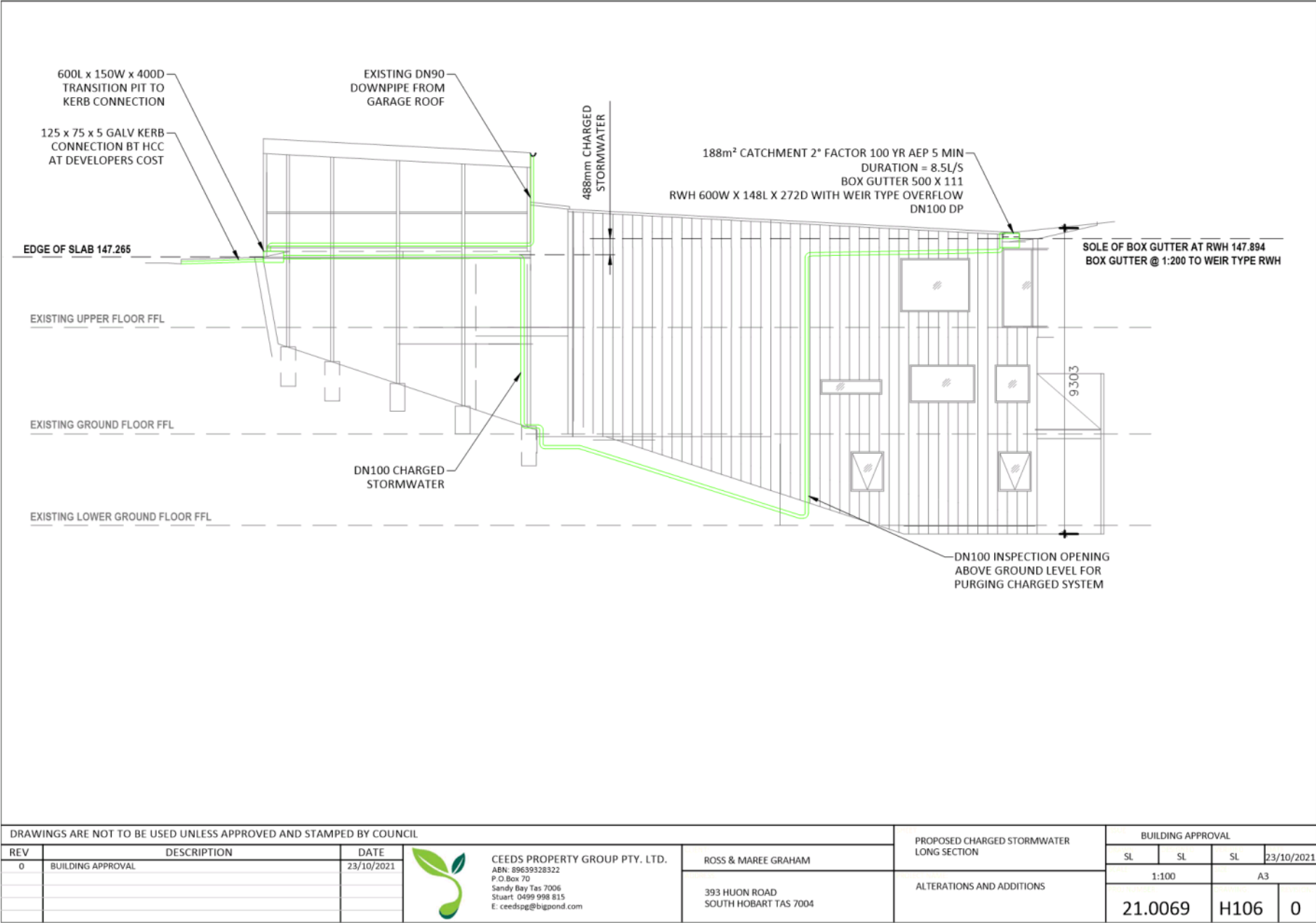


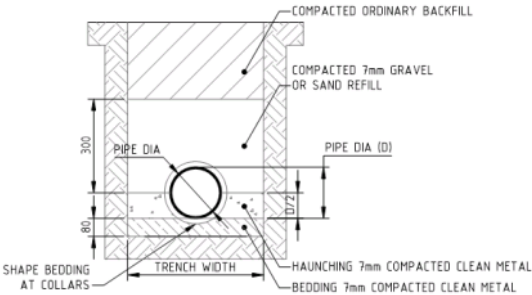




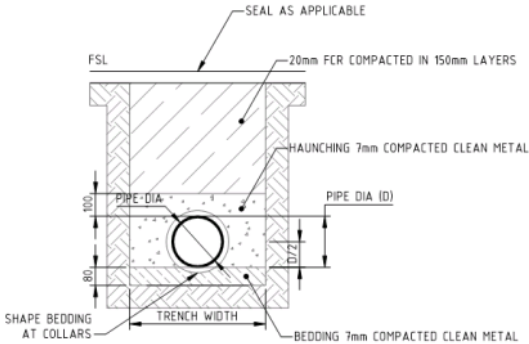









TRENCH WIDTHS	
PIPE DIAMETER	MIN TRENCH WIDTH
LESS THAN 50mm	250
75 - 100mm	450
150 - 300mm	600
ABOVE 300mm	DIA. PLUS 300mm



TYPICAL PIPE TRENCH DETAIL
NON-TRAFFICABLE AREAS
NOT TO SCALE

TYPICAL PIPE TRENCH DETAIL
TRAFFICABLE AREAS
NOT TO SCALE

DRAWINGS ARE NOT TO BE USED UNLESS APPROVED AND STAMPED BY COUNCIL				DETAIL SHEET		BUILDING APPROVAL		
REV	DESCRIPTION	DATE		ROSS & MAREE GRAHAM	ALTERATIONS AND ADDITIONS	SL	SL	SL
0	BUILDING APPROVAL	23/10/2021		393 HUON ROAD SOUTH HOBART TAS 7004		NTS		A3
						21.0069	H107	0

**7.1.3 2/31 POETS ROAD, WEST HOBART AND COMMON LAND OF
PARENT TITLE - CHANGE OF USE TO VISITOR ACCOMMODATION
PLN-22-351 - FILE REF: F22/77376**

Address: 2/31 Poets Road, West Hobart and Common
Land of Parent Title

Proposal: Change of Use to Visitor Accommodation

Expiry Date: 17 August 2022

Extension of Time: Not applicable

Author: Mark O'Brien

RECOMMENDATION

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for change of use to visitor accommodation, at 2/31 Poets Road, West Hobart 7000, for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

GEN

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-22-351 - 2/31 POETS ROAD WEST HOBART TAS 7000 - Final Planning Documents, except where modified below.

Reason for condition

To clarify the scope of the permit.

PLN 18

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

1. To limit, manage, and mitigate noise generated as a result of the visitor accommodation.
2. To limit, manage, and mitigate behaviour issues caused as a

- result of the visitor accommodation.
3. To restrict guests from accommodating pets.
 4. To maintain the privacy and security of the building, include directions that clarify which areas of property can and can't be accessed by guests.
 5. To specify the maximum permitted occupancy of the visitor accommodation.
 6. To specify that guests must utilise the site for the parking of vehicles, that the maximum number of vehicles to be parked on the site is (1), and detail where the parking spaces are located and how the spaces are to be accessed. Additionally, at the booking stage, guests should be discouraged from bringing more than 1 vehicle and the parking of any additional vehicles in nearby streets should also be discouraged.
 7. 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 6. 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.

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](#).

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

NOISE REGULATIONS

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

FEES AND CHARGES

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

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-22-351 - 2/31 POETS ROAD WEST HOBART
TAS 7000 - Planning Committee or Delegated
Report ↓ 
- Attachment B: PLN-22-351 - 2/31 POETS ROAD WEST HOBART
TAS 7000 - CPC Agenda documents ↓ 

**APPLICATION UNDER HOBART INTERIM PLANNING SCHEME 2015**

Type of Report: Committee
Council: 15 August 2022
Expiry Date: 17 August 2022
Application No: PLN-22-351
Address: 2 / 31 POETS ROAD , WEST HOBART
COMMON LAND OF PARENT TITLE
Applicant: Madeleine Roberts
2/31 Poets Road
Proposal: Change of Use to Visitor Accommodation
Representations: Four
Performance criteria: Planning Directive No.6

1. Executive Summary

- 1.1 Planning approval is sought for Change of Use to Visitor Accommodation, at 2/31 Poets Road, West Hobart.
- 1.2 More specifically the proposal includes:
 - Change of use from residential to visitor accommodation for a two bedroom, 87m² unit in a strata complex of two units.
- 1.3 The proposal relies on performance criteria to satisfy the following standards and codes:
 - 1.3.1 Planning Directive 6 - Strata unit
- 1.4 Four (4) representations objecting to the proposal were received within the statutory advertising period between 19 July 2022 and 2 August 2022.
- 1.5 The proposal is recommended for approval subject to conditions.
- 1.6 The final decision is delegated to the Council because the application is of a category of applications called in by an Elected Member.

2. Site Detail

- 2.1 The site is at 2/31 Poets Road, West Hobart. The site forms part of a strata complex containing two units. The site contains a two bedroom dwelling with private open space and one onsite car parking space. The strata complex contains units that are used for residential purposes. The site is in an established residential neighbourhood that contains residential and visitor accommodation use.



Figure 1: Aerial image of site (blue outline) strata complex (orange outline) and surrounding area (source: listmap, accessed 2 June 2022)



Figure 2: View of site (yellow outline) looking south from Poets Road (source: realestate.com, accessed 2 June 2022)



Figure 3: View of site (yellow outline) looking north from backyard (source: realestate.com, accessed 2 June 2022)

3. Proposal

- 3.1 Planning approval is sought for Change of Use to Visitor Accommodation, at 2/31 Poets Road, West Hobart.
- 3.2 More specifically the proposal is for:
- Change of use from residential to visitor accommodation for a two bedroom, 87m² unit in a strata complex of two units.

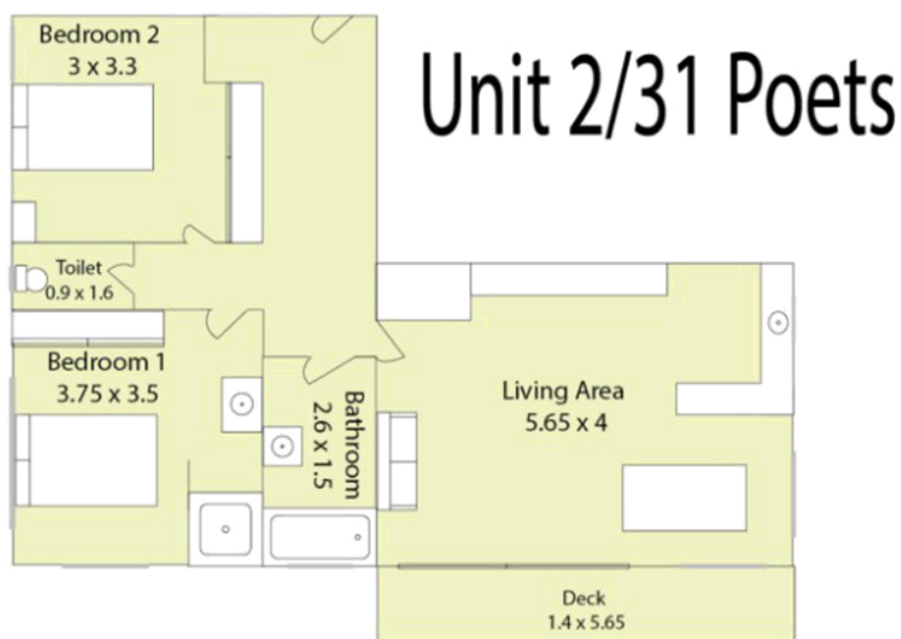


Figure 4: Floor plan (source: applicant)

4. Background

- 4.1 There is no relevant background for this application.

5. Concerns raised by representors

- 5.1 Four (4) representations objecting to the proposal were received within the statutory advertising period between 19 July 2022 and 2 August 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.

Please do not allow pets on the property in consideration of the wildlife.
There are wallabies on the property and there should be something that prohibits pets being allowed. This is also written in the lease agreement for tenants at 1/31 Poets Road.
There will be a loss of privacy for neighbours.
There will be an increase in noise for neighbours.
This is a residential area and visitor accommodation use is not compatible with this.
The safety and efficiency of the local road network will be compromised by the proposal.
There is a housing crisis in Hobart and this proposal exacerbates that issue.

6. Assessment

- 6.1 The *Hobart Interim Planning Scheme 2015* is a performance based planning scheme. To meet an applicable standard, a proposal must demonstrate compliance with either an acceptable solution or a performance criterion. Where a proposal complies with a standard by relying on one or more performance criteria, the Council may approve or refuse the proposal on that basis. The ability to approve or refuse the proposal relates only to the performance criteria relied on.
- 6.2 The site is located within the General Residential Zone of the *Hobart Interim Planning Scheme 2015*.
- 6.3 The existing use is Residential. The proposed use is Visitor Accommodation. The existing and proposed use are permitted in the zone.
- 6.4 The proposal has been assessed against:
- 6.4.1 Part D - 10 General Residential Zone / Planning Directive No.6 Exemption and Standards for Visitor Accommodation in Planning Scheme
 - 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 Planning Directive No.6 - Exemption and Standards for Visitor Accommodation in Planning Schemes:

Strata – 3.1(e) P2

- 6.6 Each performance criterion is assessed below.

- 6.7 Planning Directive No.6 - Exemption and Standards for Visitor Accommodation in Planning Scheme - 3.1(e) P2

- 6.7.1 The acceptable solution at clause 3.1(e) A2 requires visitor accommodation use to not be located in a strata complex where another lot is used for residential use.

- 6.7.2 The proposal includes visitor accommodation use in a strata complex where another lot is used for 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 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 nonresidential uses; and

(f) any impact on shared access and common property

- 6.7.5 The site that is the subject of this change of use application contains a dwelling that is located in a strata scheme of two dwellings. The site is in

an established residential neighbourhood, which is broadly characterised by housing on sloping topography with sweeping views overlooking the city. Although the use of the area is predominantly characterised as residential, limited non-residential use does exist, including visitor accommodation. For example, a hotel exists within 100m of the site with 32 visitor accommodation units.

The objectives of the visitor accommodation provisions are to ensure that visitor accommodation is compatible with the character and use of the area, that it does not cause an unreasonable loss of residential amenity, and that it does not impact on the safety and efficiency of local roads or rights of way. The performance criterion at P2 is also a specific test against the impacts of the proposed change of use on the residential amenity of the other dwelling in the strata scheme.

With respect to compatibility with the character and use in the area, compatibility exists if the proposal is in harmony or broad correspondence with the existing uses that characterise the area. As there is existing visitor accommodation use in the area, and given that the nature of visitor accommodation use is not dissimilar to that of residential use, the proposed use is considered to be compatible with the character and use of the area.

With respect to loss of residential amenity, it is not only important to consider the broad nature of visitor accommodation use, but that which is specific to the site. That is, the site is a two bedroom unit with a private pedestrian entrance, private off-street parking space, and no shared common facilities with the other unit in the strata scheme (there is a single shared crossover but no body corporate in place for this strata scheme). It is also likely that most bookings would occur for two to four persons. Subject to implementation of a visitor accommodation management plan regulating noise, behaviour, access and visitor numbers, the proposed change of use would not generate an unreasonable loss of residential amenity. Although there is potential for the private balcony on the site to overlook the private open space of the unit below, this is not unique to this proposal as it already occurs on the site as part of the residential use, and is typical outcome for a multi-storey unit complex.

With respect to impacts on the safety and efficiency of the local road network, the single on-site parking space available to guests is provided in accordance with the acceptable solution requirements of the Parking and Access Code. This is less parking demand than the existing residential use on the site. As such, the proposal will not have an adverse

impact on the safety and efficiency of the local road network.

Several representations were received during the advertising period objecting to the proposal. In addition to concerns that have been addressed above, specific concerns have been raised regarding housing availability and affordability issues. Whilst it is acknowledged that this is an important issue, these concerns cannot be considered as part of this planning assessment as Planning Directive No.6 does not include the matter as a relevant assessment criteria.

6.7.6 The proposal complies with the performance criterion.

7. Discussion

- 7.1 Planning approval is sought for Change of Use to Visitor Accommodation, at 2/31 Poets Road, West Hobart.
- 7.2 The application was advertised and received four representations. The representations raised concerns including the proposals perceived impact on wildlife, privacy, noise, character, traffic and housing availability.
- 7.3 The proposal has been assessed against the relevant provisions of the planning scheme and is considered to perform well.
- 7.4 The proposal is recommended for approval.

8. Conclusion

- 8.1 The proposed Change of Use to Visitor Accommodation, at 2/31 Poets Road, West Hobart, satisfies the relevant provisions of the *Hobart Interim Planning Scheme 2015*, and as such is recommended for approval.

9. Recommendations

That: Pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for Change of Use to Visitor Accommodation, at 2/31 Poets Road, West Hobart, for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

GEN

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-22-351 - 2/31 POETS ROAD WEST HOBART TAS 7000 - Final Planning Documents, except where modified below.

Reason for condition

To clarify the scope of the permit.

PLN 18

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

1. **To limit, manage, and mitigate noise generated as a result of the visitor accommodation.**
2. **To limit, manage, and mitigate behaviour issues caused as a result of the visitor accommodation.**
3. **To restrict guests from accommodating pets.**
4. **To maintain the privacy and security of the building, include directions that clarify which areas of property can and can't be accessed by guests.**
5. **To specify the maximum permitted occupancy of the visitor accommodation.**
6. **To specify that guests must utilise the site for the parking of vehicles, that the maximum number of vehicles to be parked on the site is (1), and detail where the parking spaces are located and how the spaces are to be accessed. Additionally, at the booking stage, guests should be discouraged from bringing more than 1 vehicle and the parking of any**

- additional vehicles in nearby streets should also be discouraged.
7. 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 6. 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.

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](#).

Once approved, the Council will respond to you via email that the condition has been

endorsed (satisfied).

NOISE REGULATIONS

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

FEES AND CHARGES

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

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.



(Mark O'Brien)

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



(Mark O'Brien)

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

Date of Report: 3 August 2022

Attachment(s):

Attachment B - CPC Agenda Documents

Planning: #254042

Property

2/31 POETS ROAD WEST HOBART TAS 7000

People**Applicant ***

Madeleine Roberts
2/31 Poets Road
WEST HOBART TAS 7000
0423 636 698
madeleine.v.roberts@gmail.com

Owner *

Madeleine Roberts
2/31 Poets Road
WEST HOBART TAS 7000
0423 636 698
madeleine.v.roberts@gmail.com

Entered By

MADELEINE ROBERTS
2 / 31 POETS ROAD
WEST HOBART TAS 7000
0423 636 698
madeleine.v.roberts@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

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

airbnb accommodation

Estimated cost of development *

0.00

Existing floor area (m2)

87.00

Proposed floor area (m2)

87.00

Site area (m2)

365

Carparking on Site

Total parking spaces

1

Existing parking spaces

1

N/A

☒ Other (no selection chosen)

Other Details

Does the application include signage? *

☒ No

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

0

Tasmania Heritage Register

Is this property on the Tasmanian Heritage Register?

☒ No

Documents

Required Documents

Title (Folio text and Plan and 210387 - FolioPlan-57970-2 updated.pdf
Schedule of Easements) *

Plans (proposed, existing) * 31 poets road.pdf

Other 210387 - FolioText-57970-2 updated .pdf

Other 210387 - FolioTextCommonLot-57970-2 updated.pdf

Additional information Additional Information_2_31 Poets Rd.pdf

I am proposing listing my unit (2/31 Poets Road West Hobart) on the short term rental accommodation market (Airbnb) when I relocate to London later in the year.

My unit is one of 2 units in a strata complex at 31 Poets Road. They are essentially townhouses rather than units, with one shared wall.

There is no active body corporate in place for this complex, nor is there any zoning or strata -related reason that short term rental accommodation for this unit should not be approved.

I have spoken to the owners of unit number 1 and they are happy with my proposed accommodation use. Currently, unit 1 is occupied by 2 x tenants.

Separate entrances, separate parking and separate outdoor areas means that there is no inconvenience to unit number 1 based on the use of my unit (whether rented on a short or long term basis).

There is plenty of on-street parking for additional cars, should it be required.


The nature of my apartment renovation means that the unit would not be used for low-cost or affordable rental should it be placed on the long-term rental market. I will be requesting no children stay if it is approved as short term accommodation.

There is holiday accommodation on Poets Road and it would not be inconsistent with the zoning of the area.

Telstra #StaySafe 4G 12:01 pm

2/31 Poets Road 15 of 15

Unit 2/31 Poets Road



The floorplan shows a rectangular unit with the following rooms and dimensions:

- Bedroom 2: 3 x 3.3
- Toilet: 0.9 x 1.6
- Bedroom 1: 3.75 x 3.5
- Bathroom: 2.6 x 1.5
- Living Area: 5.65 x 4
- Deck: 1.4 x 5.65

Disclaimer: Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measure shown is an approximation & no responsibility is taken for an error, omission or mis-statement. This floor plan is for illustrative purposes only & should be used as such by any prospective purchaser. All fixtures & fittings are for illustrative purposes only. Dimensions are in meters.

Floorplan

Email agent



FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



Conveyancing and Law of Property Act 1884

STRATUM PLAN

REGISTERED NUMBER

No. 919

Sheet 1 of 4 Sheets

City or Town HOBART

57970

Locality WEST HOBART

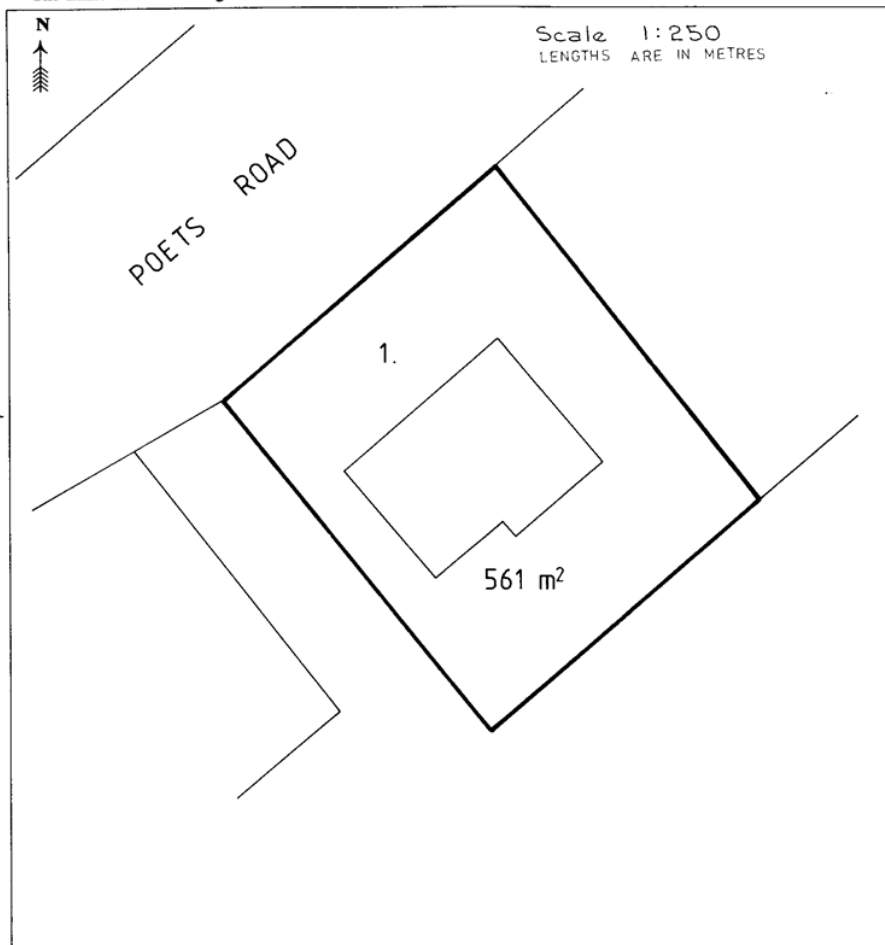
Reference to Title C.T. 3654-25

Site comprises the whole portion of Lot 1 on Plan Diagram No. D.10080 in the

Lands Titles Office

The name of the building is No. 31 Poets Road, West Hobart

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

REGISTERED this 25th day of June 19, No. 919

This plan is lodged for registration by SIMMONS WOLFHAGEN

Recorder of Titles

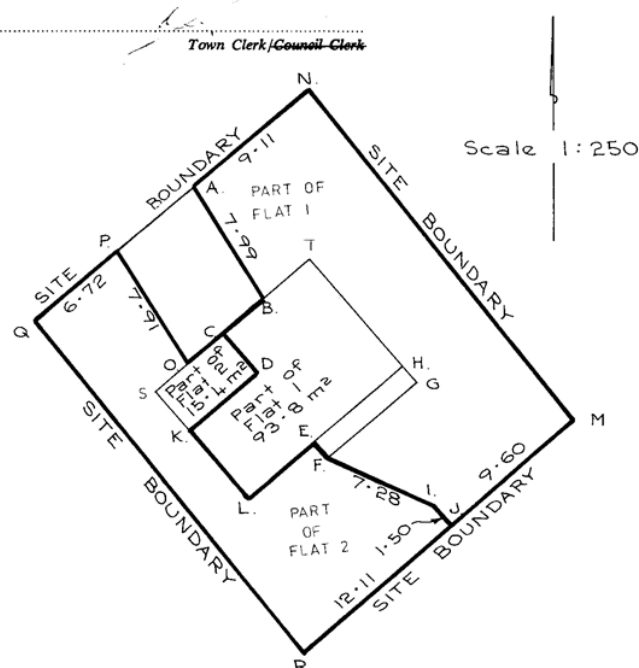
FOLIO PLAN

RECORDED OF TITLES

Issued Pursuant to the Land Titles Act 1980



Sheet 2 of 4 Sheets



GROUND FLOOR.

HORIZONTAL BOUNDARIES ARE SHOWN BY HEAVY BLACK LINES

The common boundary of a flat with another flat or with common property is the centre of the wall floor or ceiling as the case may be or as otherwise described.

Flat 1 comprises the building which occupies the whole of the area marked ABCDLEFJMN north-east of the line marked ABCDLEFJ (hereinafter called the boundary) and no part of the said building is common property.

Flat 2 comprises the building which occupies the whole of the area marked POCKLEFJRO south-west of the boundary and no part of the said building is common property.

~~the whole of the site which is surrounded by a heavy unbroken line is common property.~~

~~The boundary where not defined by walls is identified by measurements.~~

~~whilst the buildings exist :-~~

1. ~~The occupier of Flat 1 has the right to the exclusive enjoyment of that part of the site north-east of the boundary.~~
2. ~~The occupier of Flat 2 has the right to the exclusive enjoyment of that part of the site south-west of the boundary.~~

The portion marked E1GF is a verandah and is defined horizontally by the outer edge of the concrete floor below and extends vertically from ^{ground level} ~~the floor~~ below to the prolongation of the centreline of the ceiling of the ground floor portion of the flat above.

Portion of Flat 1 marked ABTHGFIJMN is an open space and is defined horizontally by the centre of the walls site boundaries and for undefined boundaries by measurement and is a portion of the site and extends vertically from ground level to the prolongation of the centre of the ceiling of the ground floor portion of the Flat above.

Portion of Flat 2 marked POSKLEFIJRO is an open space and is defined horizontally by the centre of the walls site boundaries and for undefined boundaries by measurement and is a portion of the site and extends vertically from ground level to the prolongation of the centre of the ceiling of the ground floor portion of the Flat above.

**FOLIO PLAN**

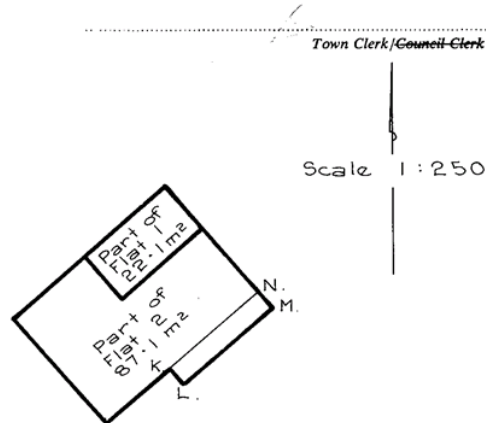
RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



If further sheets are required to illustrate the flats, the sheets should be pinned here. Further sheets must be of paper supplied for the purpose by the Recorder of Titles and bearing his seal, and be numbered consecutively, commencing from sheet 4.

Sheet 3 of 4 Sheets

FIRST FLOOR.

The horizontal boundaries of each flat are shown by heavy unbroken lines.

The common boundary of a flat with another flat or with common property is the centre of the wall floor or ceiling as the case may be.

The portion marked KLMN is a verandah and is defined horizontally by the outer edge of the concrete floor below and extends vertically from the floor below to the prolongation of the centreline of the ceiling of the first floor flat.



FOLIO PLAN

RECORDED OF TITLES

Issued Pursuant to the Land Titles Act 1980



Sheet 4 of 4 Sheets

~~Town Clerk/Council Clerk~~

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

Nº 13 Poets Road
West Hobart
7000

UNIT ENTITLEMENTS

[illegible]

SURVEYOR'S CERTIFICATE

I, Geoffrey William Griggs
of 295 Elizabeth Street,
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 27th day of Aug 19 70

.....
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 29th day of MARCH 1979

~~Town Clerk/Council Clerk~~

FOR OFFICE USE ONLY

**RESULT OF SEARCH**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME 57970	FOLIO 2
EDITION 5	DATE OF ISSUE 31-May-2021

SEARCH DATE : 02-Jun-2022

SEARCH TIME : 11.32 AM

DESCRIPTION OF LAND

City of HOBART

Lot 2 on Strata Plan 57970 (formerly being STR919) and a
general unit entitlement operating for all purposes of the
Strata Scheme being a 1 undivided 1/2 interest

Derived from Strata Plan 57970

Derivation : Part of 10A-2R-0Ps. Gtd. to W. Harris.

Prior CT 3774/22

SCHEDULE 1M888282 TRANSFER to MADELEINE VICTORIA ROBERTS Registered
31-May-2021 at noonSCHEDULE 2Reservations 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 57970 folio 0

E261410 MORTGAGE to Commonwealth Bank of Australia

Registered 31-May-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 57970	FOLIO 0
EDITION 3	DATE OF ISSUE 27-Jul-2001

SEARCH DATE : 02-Jun-2022

SEARCH TIME : 11.32 AM

DESCRIPTION OF LAND

City of HOBART

The Common Property for Strata Scheme 57970 (formerly being STR919)

Derivation : Part of 10A-2R-0Ps. Gtd. to W. Harris.

Prior CT 3654/25

SCHEDULE 1

STRATA CORPORATION NO. 57970, 31 POETS ROAD, HOBART

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

8. REPORTS

8.1 Monthly Building Statistics - 1 June - 30 June 2022 **File Ref: F22/73945**

Memorandum of the Director City Life of 2 August 2022 and attachments.

Delegation: Council



City of **HOBART**

MEMORANDUM: CITY PLANNING COMMITTEE

Monthly Building Statistics - 1 June - 30 June 2022

Attached is the Building Permit Statistics for the period 1 June – 30 June 2022

RECOMMENDATION

That:

The Director City Life reports:

Building Statistical Report:

During the period 1 June 2022 to 30 June 2022, 33 permits were issued to the value of \$18,394,881 which included:

- (i) 21 for extensions/alterations to dwellings to the value of \$13,651,176;
- (ii) 2 new dwellings to the value of \$749,430;
- (iii) 0 new multiple dwellings; and
- (iv) 1 major project:
 - a) 48 Liverpool Street Hobart - Commercial Internal Alterations - \$8,141,589

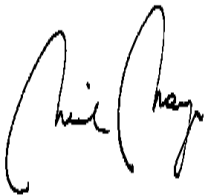
During the period 1 June 2021 to 30 June 2021, 77 permits were issued to the value of \$24,577,711 which included:

- (i) 42 for extensions/alterations to dwellings to the value of \$15,064,851;
- (ii) 7 new dwellings to the value of \$3,278,370;
- (iii) 4 new multiple dwellings to the value of \$2,000,000; and
- (iv) 2 major projects:
 - (a) 66 Burnett Street, North Hobart - Stage 2 - Structural only - \$9,000,000; and
 - (b) 1 Burnett Street, North Hobart - New commercial residential building x 4 - \$2,000,000.

In the twelve months ending June 2022, 521 permits were issued to the value of \$237,387,355; and





In the twelve months ending June 2021, 662 permits were issued to the value of \$198,957,830.

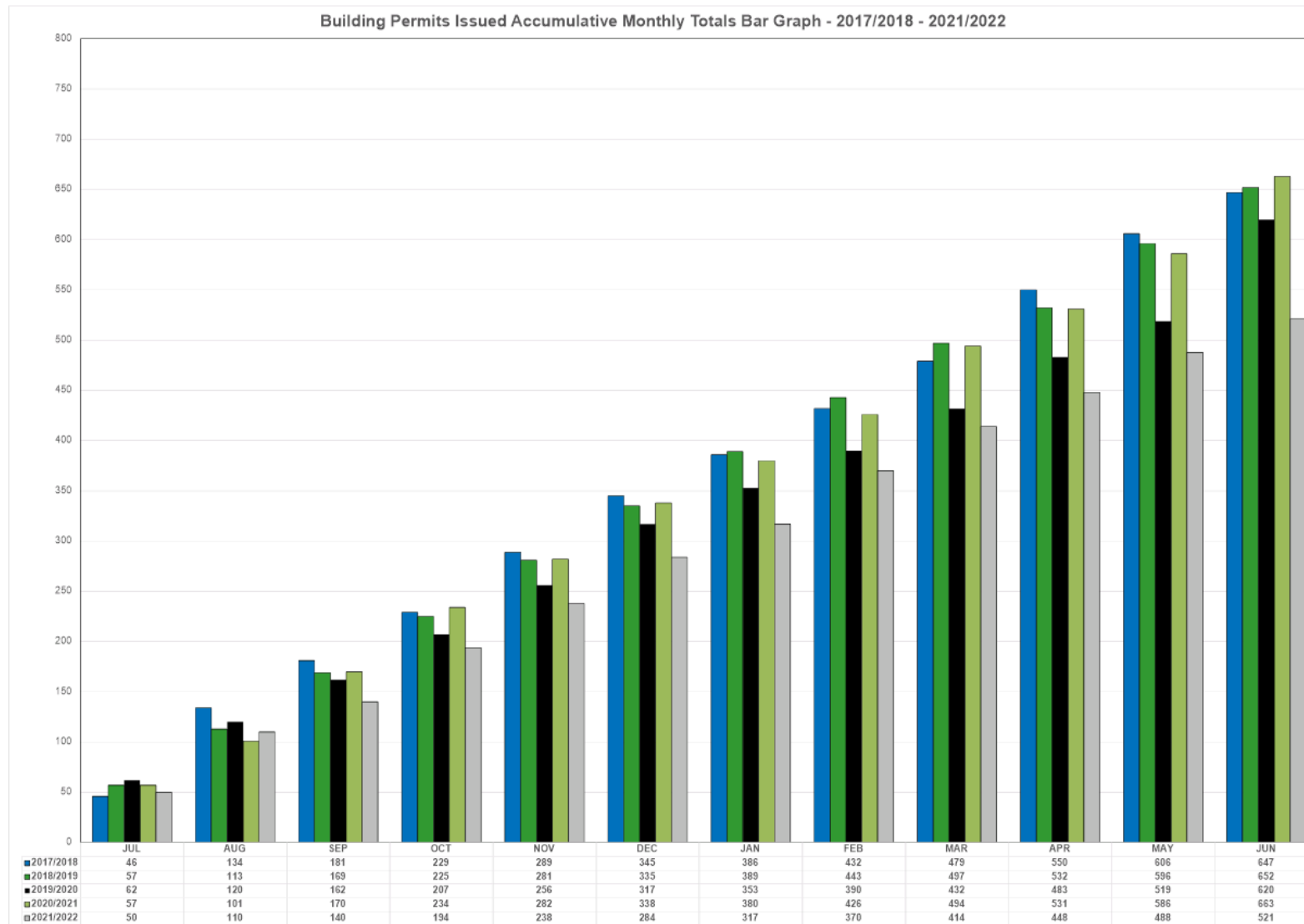
As signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.

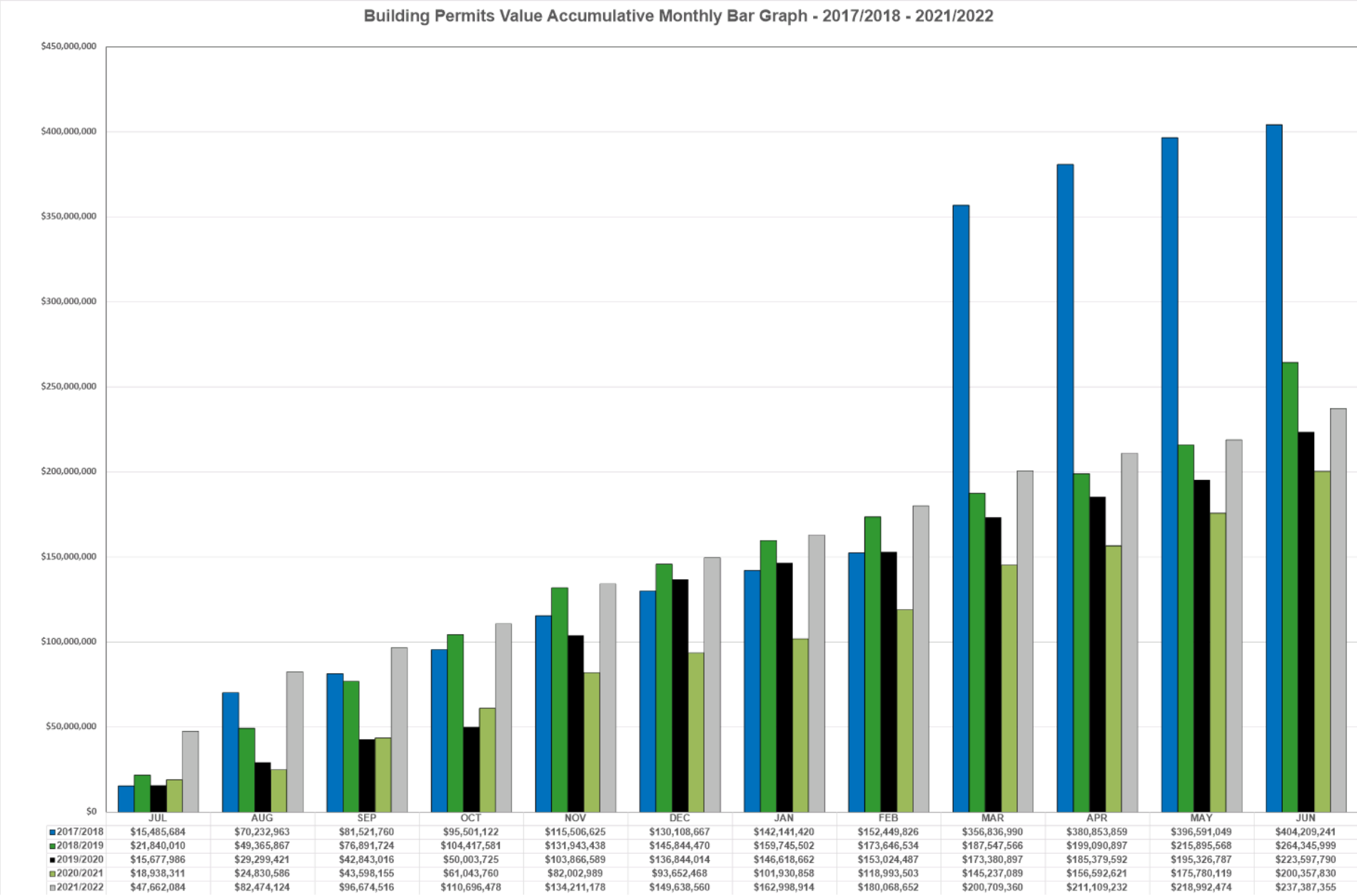


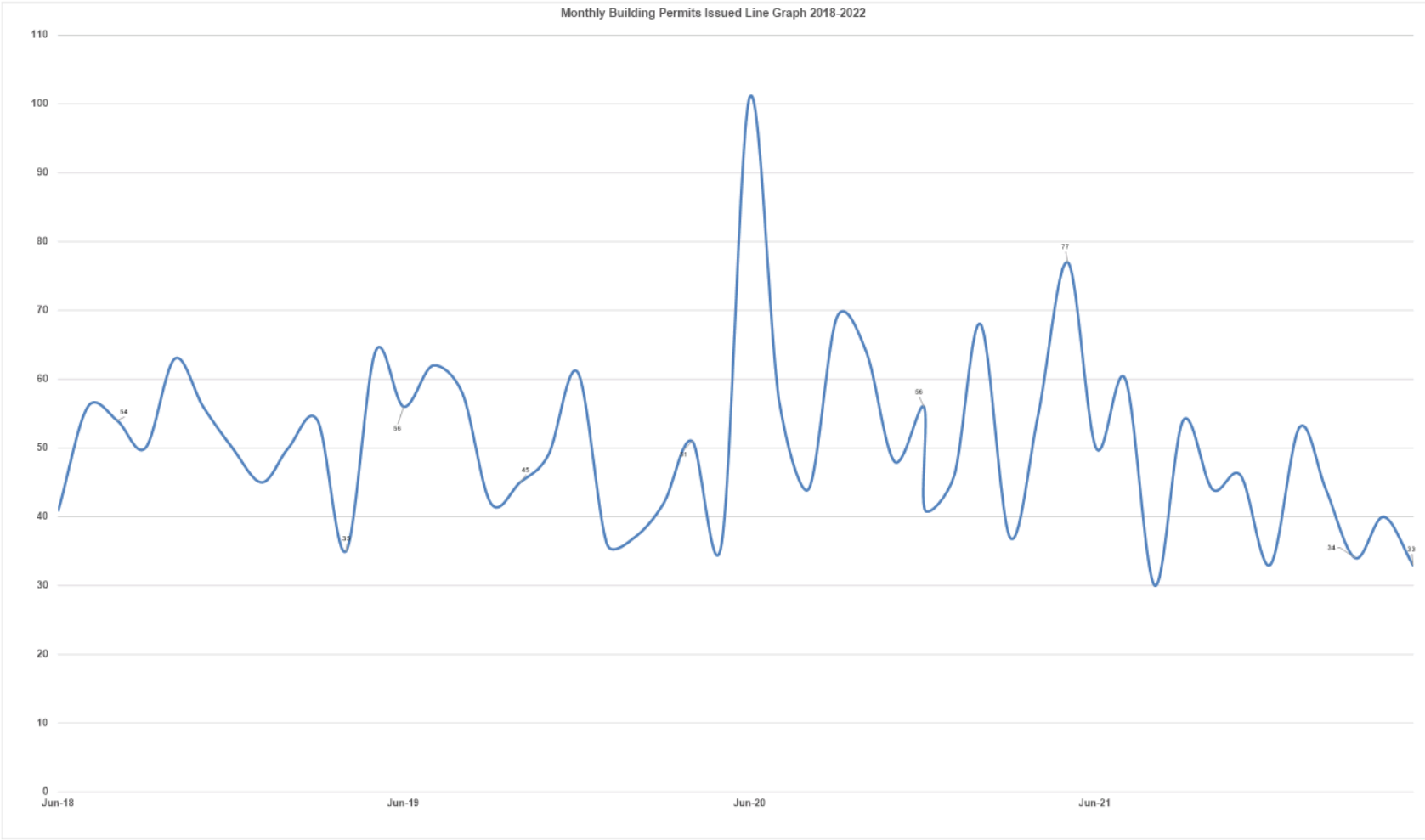
Neil Noye
DIRECTOR CITY LIFE

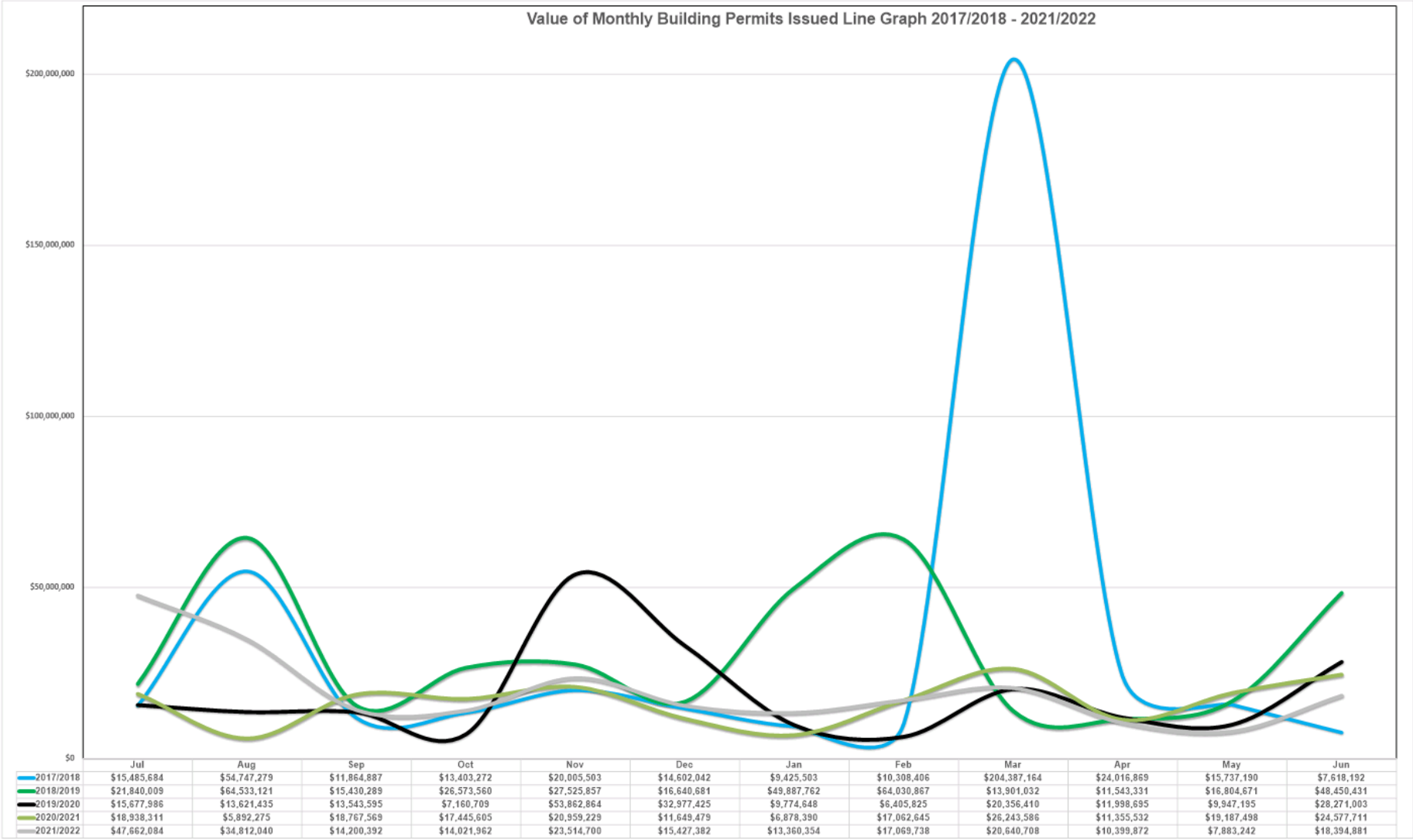
Date: 2 August 2022
File Reference: F22/73945

- Attachment A: Building Permits Issued Accumulative Monthly Totals Bar Graph - June 2022 ↓ 
- Attachment B: Building Permits Value Accumulative Monthly Bar Graph - June 2022 ↓ 
- Attachment C: Monthly Building Permits Issued Line Graph June 2022 ↓ 
- Attachment D: Value of Monthly Building Permits Issued Line Graph June 2022 ↓ 









8.2 Monthly Planning Statistics - 1 June - 30 June 2022
File Ref: F22/73962

Memorandum of the Director City Life of 3 August 2022 and attachments.

Delegation: Council



City of **HOBART**

MEMORANDUM: CITY PLANNING COMMITTEE

Monthly Planning Statistics - 1 June - 30 June 2022

Attached is the Planning Permit statistics for the period 1 June 2022 – 30 June 2022.

RECOMMENDATION

That:

The Director City Life reports:

Planning Statistical Report:

During the period 1 June 2022 to 30 June 2022, 57 permits were issued to the value of \$16,729,324 which included:

- (i) 1 new single dwelling to the value of \$950,000;
- (ii) 21 multiple dwellings to the value of \$7,270,000;
- (iii) 28 extensions/alterations to dwellings to the value of \$3,698,338;
- (iv) 9 extensions/alterations to commercial properties to the value of \$4,594,000;
- (v) 1 major project:
 - (a) 156 New Town Road, New Town - Demolition, Subdivision (Lot Consolidation), and New Building for 19 Multiple Dwellings and Fitness Centre (Sports and Recreation) - \$7,000,000

During the period 1 June 2021 to 30 June 2021, 68 permits were issued to the value of \$23,893,387 which included:

- (i) 5 new single dwellings to the value of \$2,340,000;
- (ii) 72 multiple dwellings to the value of \$15,950,000;

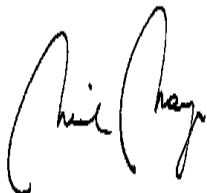
- (iii) 32 extensions/alterations to dwellings to the value of \$3,516,032;
- (iv) 14 extensions/alterations to commercial properties to the value of \$10,363,300;
- (v) 2 major projects:
 - (a) 199 Macquarie Street, Hobart - Partial Demolition, Alterations, Partial Change of Use to Office and Two Multiple Dwellings, New Building for 45 Multiple Dwellings, Signage and Associated Works - \$8,000,000;
 - (b) 98 Argyle Street - Hobart - Demolition and New Building for 20 Multiple Dwellings - \$6,500,000;

In the twelve months ending June 2022, 686 permits were issued to the value of \$305,415,701; and

In the twelve months ending June 2021, 839 permits were issued to the value of \$330,726,629





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

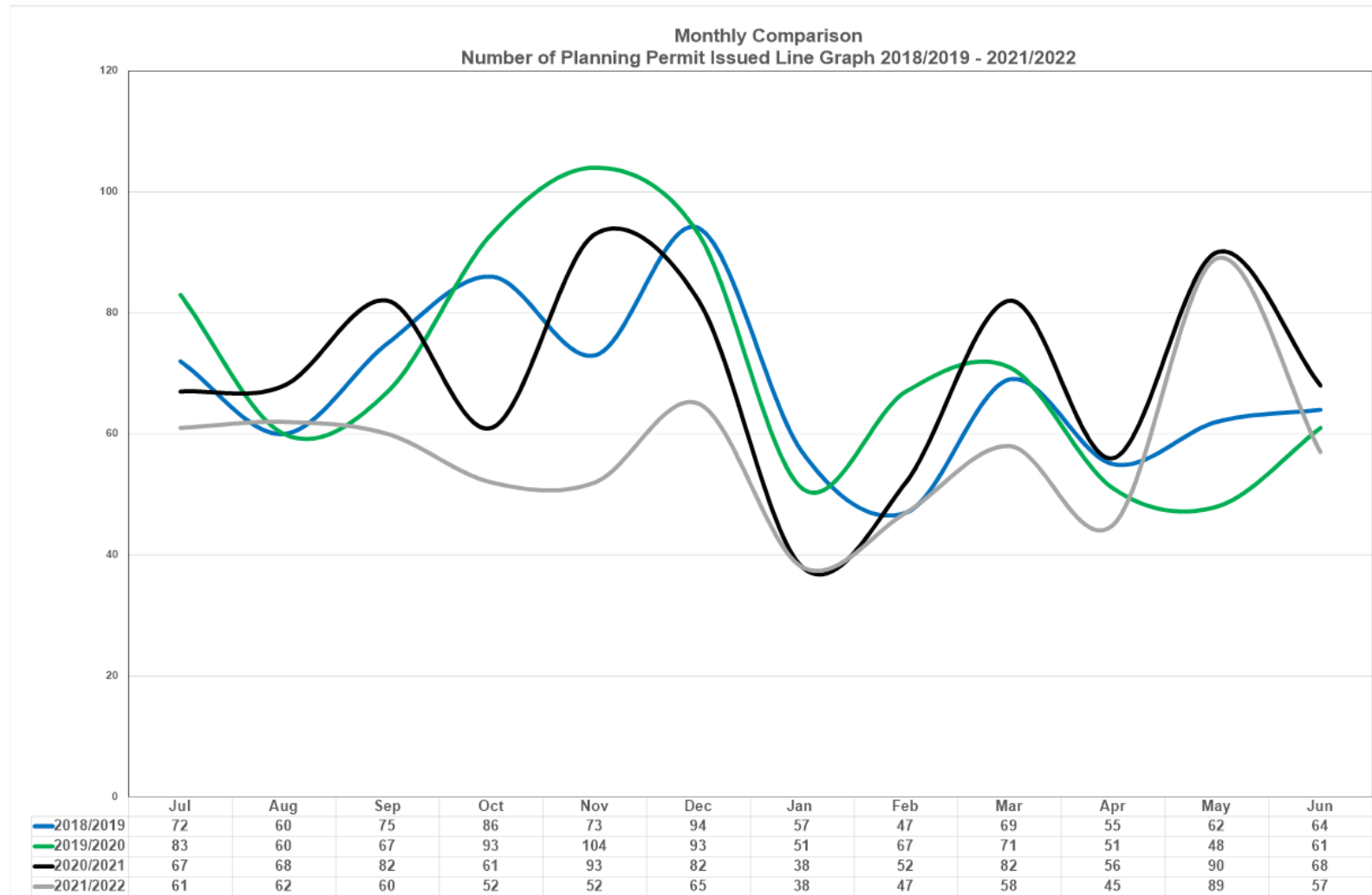
As signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.

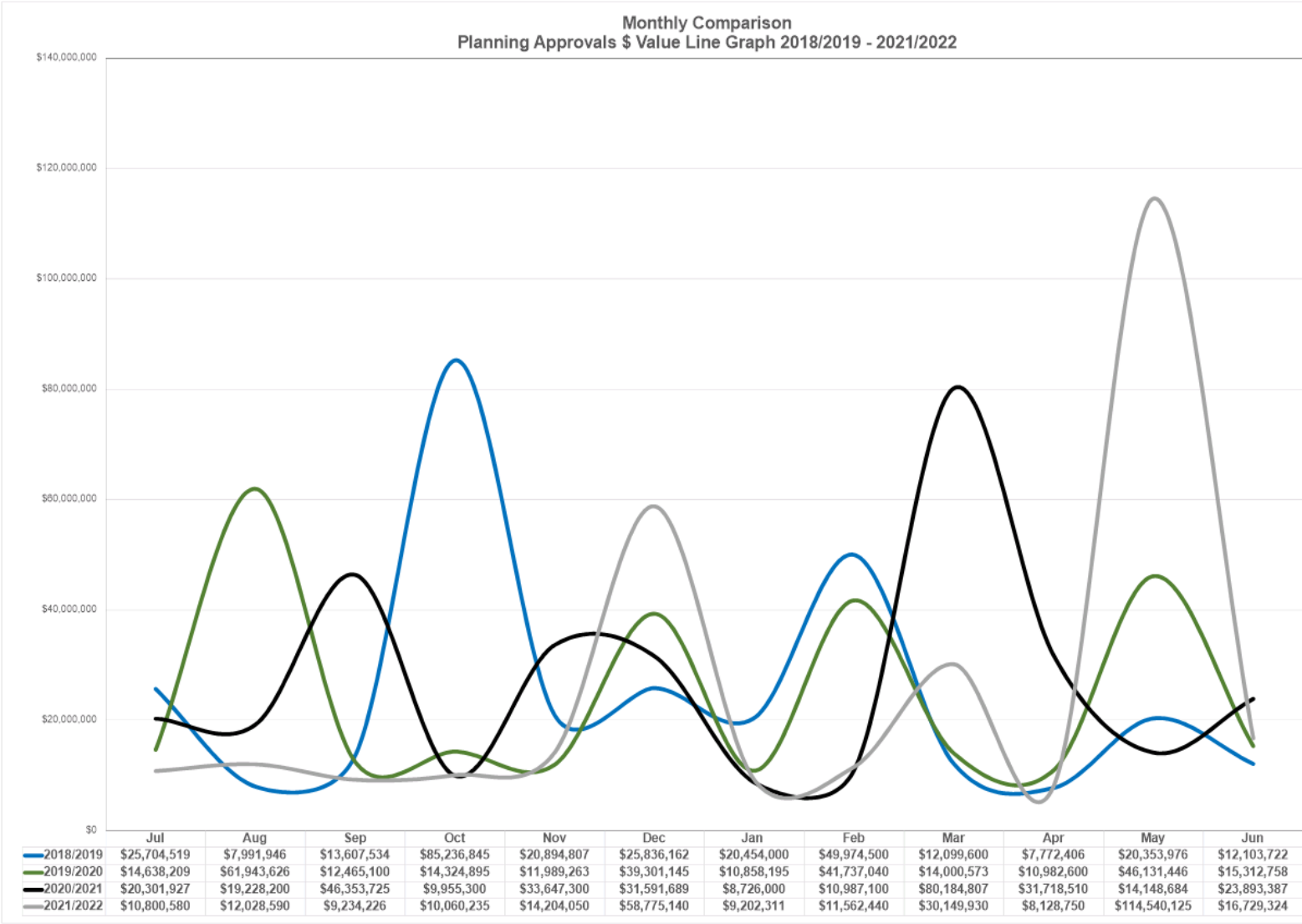


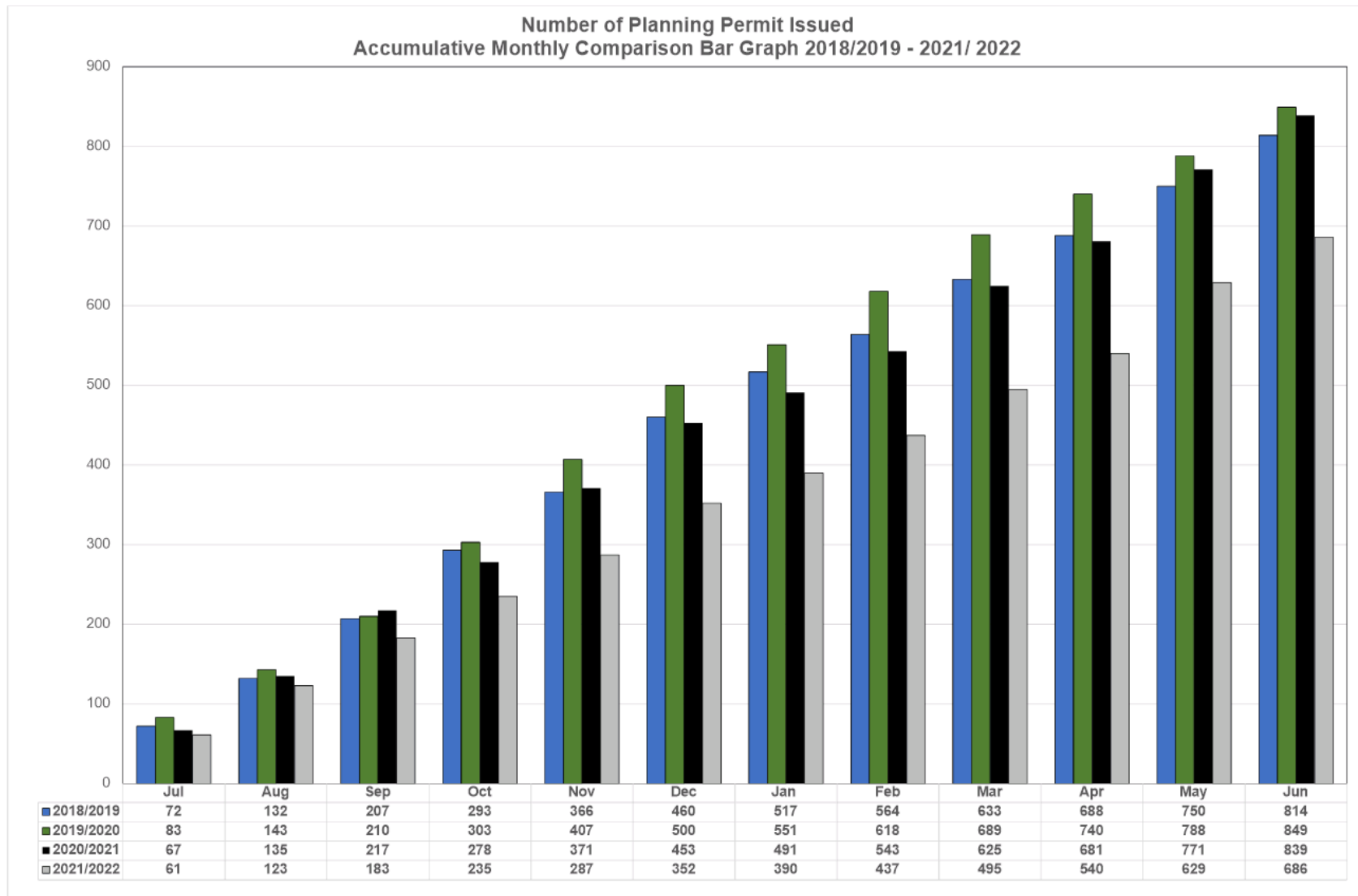
Neil Noye
DIRECTOR CITY LIFE

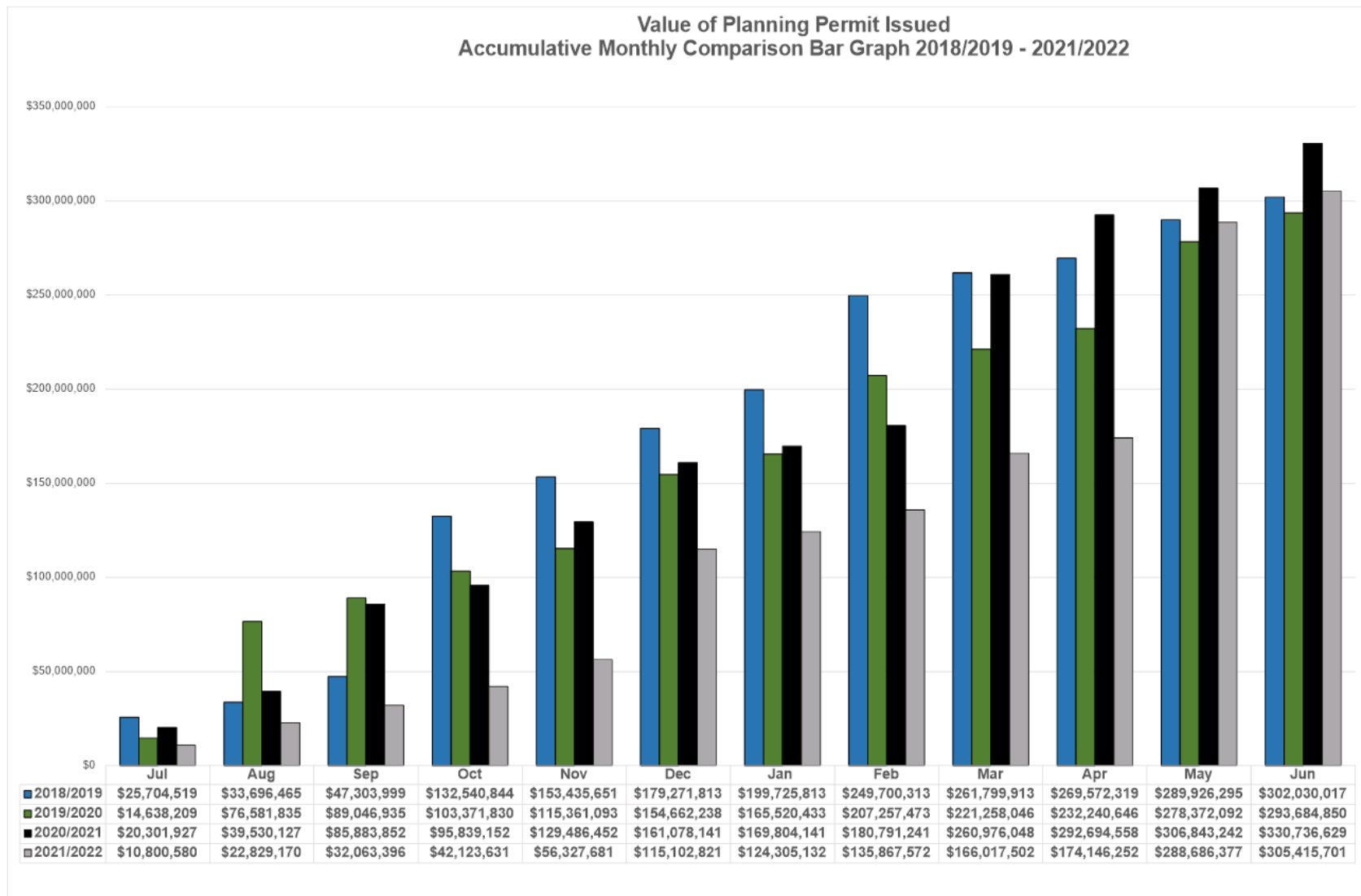
Date: 3 August 2022
File Reference: F22/73962

- Attachment A: Monthly Comparison Number of Planning Permit Issued Line Graph June 2022 ↓ 
- Attachment B: Monthly Comparison Planning Approvals Value Line Graph - June 2022 ↓ 
- Attachment C: Number of Planning Permit Issued Accumulative Monthly Comparison Bar Graph June 2022 ↓ 
- Attachment D: Value of Planning Permit Issued Accumulative Monthly Comparison Bar Graph June 2022 ↓ 









8.3 Fees for Residential Planning Applications
File Ref: F22/70031; 16/117

Report of the Manager Development Appraisal and the Director City Life
of 26 July 2022.

Delegation: Council

REPORT TITLE: FEES FOR RESIDENTIAL PLANNING APPLICATIONS**REPORT PROVIDED BY:** Manager Development Appraisal
Director City Life**1. Report Purpose and Community Benefit**

- 1.1. A resolution was made by the Council on 14 June 2022 as part of the resolution on fees and charges for 2022/2023. It stated that:

Officers prepare a report considering separate fees for residential planning applications for developments costing between \$200,001 and \$600,000 to recognise affordable housing development.

- 1.2. This report responds to that resolution.

2. Report Summary

- 2.1. A revised fee of \$800 (rather than \$1,200) is proposed for applications falling with the cost estimate of \$200,001 and \$600,000.
- 2.2. The intent behind this resolution is clearly to ease the costs for affordable housing projects. The Council may also wish to take a broader approach to address this issue, rather than only limiting it to projects within a particular fee bracket.
- 2.3. It is recommended to make a new delegation to the CEO and authorise the CEO to delegate to the Director City Life, to allow for fees to be waived or refunded for projects which are for affordable housing.

3. Recommendation

That:

- 1. The fee for planning applications for new single dwellings which have a cost estimate of \$200,001 to \$600,000 is \$800.***
- 2. The Council, pursuant to section 22 of the Local Government Act 1993, delegates to the Chief Executive Officer (being the General Manager as appointed by Council pursuant to section 61 of the Local Government Act 1993) the following power:***

To waive fees or refund fees paid for a planning application (up to a maximum of 50% of the application fee otherwise payable) which meets the following criteria, based on satisfactory evidence provided by the applicant:

- (a) the proposal is for one or more new dwellings which are classified as “affordable housing”; that is, a household in the lower 40 per cent by income should not pay more***

than 30 per cent of their gross income on housing; and

(b) the dwelling or dwellings are owned or will be managed by either:

- a not-for-profit community housing provider; or*
- a private person or organisation who is able to demonstrate that the dwelling or dwellings will remain as long term affordable housing stock.*

- 3. The Council authorises the Chief Executive Officer to delegate the same power to the Director City Life pursuant to section 64 of the Local Government Act 1993.*
- 4. Each fee waiver or refund be recorded in the 'Grants, Assistance and Benefits Provided' section of the City of Hobart's Annual Report.*

4. Background

- 4.1. The approved fees and charges for planning fees for 2022 / 2023 include the following fees per application, all of which are GST exempt:

Type of Fee/Charge	Fee (including GST as applicable)
Applications for Planning Permits	
Application for visitor accommodation - permitted	\$250.00
Minimum planning application fee, including applications for development cost up to \$20,000	\$350.00
Applications requiring planning approval for development cost between \$20,001 and \$200,000	\$600.00
Applications requiring planning approval for development cost between \$200,001 and \$600,000	\$1,200.00
Applications requiring planning approval for development cost between \$600,001 and \$1,000,000	\$2,000.00
Applications requiring planning approval for development cost between \$1,000,001 and \$5,000,000	\$7,500.00
Applications requiring planning approval for development cost between \$5,000,001 - \$10,000,000	\$25,000.00
Applications requiring planning approval for development cost in excess of \$10,000,000	\$40,000.00
Applications requiring planning approval for development cost in excess of \$25,000,000	\$40,000 plus \$1.20 per \$1,000 of development costs in excess of \$25M

- 4.2. For the past two financial years, there was a total of 98 single dwelling applications lodged within the fee bracket of \$200,001 to \$600,000 for estimated costs of works (or about 50 applications per year).
- 4.3. It is common that affordable housing projects are in a higher fee bracket. For example, the current application for 1 Queens Walk, for an additional 65 dwellings which will be managed by Housing Choices; the fees paid were \$35,000.
- 4.4. Further, the concept of “affordable housing” is difficult to define. It would be unfortunate if the wording used in the fees and charges either didn’t allow for reduced fees where that is the intent, or allowed projects to qualify for reduced fees in circumstances where there was no genuine affordable housing being created.
- 4.5. In addition to a new fee for this particular bracket, it is recommended that the CEO and Director City Life have a new delegation which would allow them to waive or reduce fees for affordable housing projects. This would allow them to properly consider the substance of an application and seek further clarification from the applicant, if required to determine whether the proposal was for affordable housing.

5. Proposal and Implementation

- 5.1. If this delegation is made then the CEO and Director City Life will have flexibility to waive or refund fees for affordable housing projects. Each request will be considered on its merits.

6. Strategic Planning and Policy Considerations

- 6.1. Addressing the housing crisis is a priority of the Council, as outlined in the *City of Hobart Affordable Housing and Homeless Commitment 2021-23*.
- 6.2. While this is a complex issue and there are many contributing factors, the proposed new fee and delegation may go some way to creating more affordable housing in Hobart.

7. Financial Implications

- 7.1. The financial implications are difficult to predict and will depend on the number and type of applications received.
- 7.2. If a new fee of \$800 is imposed for single dwellings within the \$200,001 to \$600,000 price bracket, instead of the \$1,200 application fee, and assuming that 50 applications are received, the financial implications of this decision would be a reduction in fees of \$20,000 over the financial year.
- 7.3. If the delegation is made to the CEO for fee relief for affordable housing more broadly, it is expected that the fees waived or refunded would not exceed \$50,000 per annum. This is based on an assumption that there would be two projects falling into the fee bracket up to \$25M cost of works, triggering a fee of \$40,000 and that a 50% refund is made in both cases. A further \$10,000 of fees may be made from smaller projects.

8. Legal, Risk and Legislative Considerations

- 8.1. The change in fees doesn't impact on any legal issues or introduce any risks.

9. Environmental Considerations

- 9.1. Nil.

10. Social and Customer Considerations

- 10.1. As mentioned above, the creation of affordable housing is a priority for the Council.

11. Marketing and Media

- 11.1. Nil.

12. Community and Stakeholder Engagement

- 12.1. The new delegation has been reviewed by the Manager Legal Services & Property and he is satisfied that it is appropriate from a legal point of view.

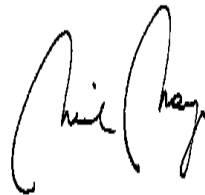
13. Delegation

- 13.1. This matter is to be determined by the Council.

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



Karen Abey
**MANAGER DEVELOPMENT
APPRAISAL**



Neil Noye
DIRECTOR CITY LIFE

Date: 26 July 2022
File Reference: F22/70031; 16/117

8.4 City Planning - Advertising Report
File Ref: F22/74317

Memorandum of the Director City Life of 27 July 2022 and attachment.

Delegation: Committee



City of **HOBART**

MEMORANDUM: CITY PLANNING COMMITTEE

City Planning - Advertising Report

Attached is the advertising list for the period 5 July 2022 to 25 July 2022.

RECOMMENDATION

That:

- 1. That the information be received and noted.**

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

Neil Noye
DIRECTOR CITY LIFE

Date: 27 July 2022
File Reference: F22/74317

Attachment A: City Planning - Advertising Report ↓ 

Application	Street	Suburb	Development	Works Value	Expiry Date	Referral	Proposed Delegation	Advertising Period Start	Advertising Period End
PLN-22-426	242 MACQUARIE STREET	HOBART	Change of Use to Visitor Accommodation	\$0	15/08/2022	ayersh	Director	11/07/2022	25/07/2022
PLN-21-471	179 CAMPBELL STREET	HOBART	Partial Demolition, Alterations, New Building for 31 Multiple Dwellings, Food Services, Business and Professional Services, General Retail and Hire, Subdivision (Lot Consolidation) and Associated Works in the Road Reserve including Tree Removal	\$16,000,000	04/08/2021	ayersh	Council (Major Development)	12/07/2022	26/07/2022
PLN-22-236	100 AUGUSTA ROAD	LENAH VALLEY	Partial Demolition and Alterations	\$800,000	24/08/2022	ayersh	Director	13/07/2022	27/07/2022
PLN-22-437	45 RUNNYMEDE STREET	BATTERY POINT	Alterations (Solar Panels)	\$8,000	18/08/2022	ayersh	Director	22/07/2022	05/08/2022
PLN-22-422	8 WEEMALA COURT	MOUNT NELSON	Partial Demolition, Alterations and Extension	\$180,000	12/08/2022	baconr	Director	13/07/2022	27/07/2022
PLN-22-414	500 NELSON ROAD	MOUNT NELSON	Alterations	\$20,000	19/08/2022	baconr	Director	18/07/2022	01/08/2022

Application	Street	Suburb	Development	Works Value	Expiry Date	Referral	Proposed Delegation	Advertising Period Start	Advertising Period End
PLN-22-446	35 BEDDOME STREET	SANDY BAY	Partial Demolition, Alterations and Extension	\$365,000	25/08/2022	baconr	Director	20/07/2022	03/08/2022
PLN-22-387	56 - 58 MELVILLE STREET	HOBART	Partial Demolition and Alterations	\$200,000	13/08/2022	baconr	Director	21/07/2022	04/08/2022
PLN-22-444	63 - 65 ELIZABETH STREET	HOBART	Signage	\$0	31/08/2022	baconr	Director	25/07/2022	08/08/2022
PLN-22-451	116 AUGUSTA ROAD	LENAH VALLEY	Extension to Operating Hours	\$0	29/08/2022	baconr	Director	25/07/2022	08/08/2022
PLN-22-246	27 PIRIE STREET	NEW TOWN	Outbuilding	\$8,420	04/08/2022	langd	Director	08/07/2022	22/07/2022
PLN-22-413	2 / 86 UPPER FITZROY CRESCENT	SOUTH HOBART	Change of Use to Visitor Accommodation	\$0	11/08/2022	langd	Council (Called In)	08/07/2022	22/07/2022
PLN-22-266	321 - 323A ELIZABETH STREET	NORTH HOBART	Partial Demolition, Alterations, Partial Change of Use to Car Park, and Associated Works	\$900,000	15/08/2022	langd	Council (Council Applicant)	14/07/2022	28/07/2022
PLN-22-409	83 BROOKER AVENUE	GLEBE	Alterations	\$16,000	15/08/2022	langd	Director	18/07/2022	01/08/2022

Application	Street	Suburb	Development	Works Value	Expiry Date	Referral	Proposed Delegation	Advertising Period Start	Advertising Period End
PLN-22-421	134 MACQUARIE STREET	HOBART	Signage	\$0	21/08/2022	maxwellv	Director	15/07/2022	29/07/2022
PLN-22-432	92 REGENT STREET	SANDY BAY	Partial Demolition	\$5,000	20/08/2022	maxwellv	Director	18/07/2022	01/08/2022
PLN-22-58	13 RIALANNAH ROAD	MOUNT NELSON	Dwelling	\$543,000	06/08/2022	maxwellv	Director	19/07/2022	02/08/2022
PLN-22-398	14 SUN STREET	HOBART	Change of Use to Visitor Accommodation	\$0	09/08/2022	maxwellv	Council (Called In)	21/07/2022	04/08/2022
PLN-21-838	426 MACQUARIE STREET	SOUTH HOBART	Two Multiple Dwellings (One Existing and One New)	\$300,000	10/08/2022	mcclenahanm	Director	06/07/2022	20/07/2022
PLN-22-204	30 GRAYLING AVENUE	SOUTH HOBART	Partial Demolition, Alterations and Extension	\$600,000	24/07/2022	mcclenahanm	Director	06/07/2022	20/07/2022
PLN-22-418	174 - 192 LIVERPOOL STREET	HOBART	Alterations	\$0	11/08/2022	mcclenahanm	Director	08/07/2022	22/07/2022
PLN-22-375	17 RATHO STREET	LENAH VALLEY	Partial Demolition, Alterations, and Extension	\$34,000	26/07/2022	mcclenahanm	Director	08/07/2022	22/07/2022

Application	Street	Suburb	Development	Works Value	Expiry Date	Referral	Proposed Delegation	Advertising Period Start	Advertising Period End
PLN-22-430	21 - 27 ELIZABETH STREET	HOBART	Partial Demolition, Alterations, and Partial Change of Use to Education and Occasional Care	\$60,000	16/08/2022	mcclenahanm	Director	08/07/2022	22/07/2022
PLN-22-332	26 WHELAN CRESCENT	WEST HOBART	Partial Demolition, Alterations, Extension and Partial Change of Use to Ancillary Dwelling	\$450,000	12/08/2022	mcclenahanm	Director	11/07/2022	25/07/2022
PLN-22-433	29 ARGYLE STREET	HOBART	Signage	\$4,286	16/08/2022	mcclenahanm	Director	12/07/2022	26/07/2022
PLN-22-425	395 MACQUARIE STREET	SOUTH HOBART	Partial Change of Use to Visitor Accommodation	\$0	15/08/2022	mcclenahanm	Director	20/07/2022	03/08/2022
PLN-22-448	30 A RIALANNAH ROAD	MOUNT NELSON	Carport and Outbuilding	\$15,000	23/08/2022	mcclenahanm	Director	21/07/2022	04/08/2022
PLN-22-400	3 HILLSIDE CRESCENT	WEST HOBART	Partial Demolition, Alterations, Studio, Outbuilding, Driveway and Front Fencing	\$250,000	17/08/2022	mcclenahanm	Director	21/07/2022	04/08/2022
PLN-22-161	4 RUPARA AVENUE	WEST HOBART	Change of Use to Visitor Accommodation	\$70,000	17/08/2022	mcclenahanm	Director	25/07/2022	08/08/2022

Application	Street	Suburb	Development	Works Value	Expiry Date	Referral	Proposed Delegation	Advertising Period Start	Advertising Period End
PLN-21-842	44 FISHER AVENUE	SANDY BAY	Swimming Pool, Pool House and Alterations and Extension to Previously Approved Development	\$250,000	16/08/2022	obrienm	Director	11/07/2022	25/07/2022
PLN-22-351	2 / 31 POETS ROAD	WEST HOBART	Change of Use to Visitor Accommodation	\$0	17/08/2022	obrienm	Director	19/07/2022	02/08/2022
PLN-22-383	176 - 192 BROOKER AVENUE	NORTH HOBART	Signage	\$0	16/08/2022	obrienm	Director	19/07/2022	02/08/2022
PLN-22-392	615 SANDY BAY ROAD	SANDY BAY	Demolition and Removal of Underground Storage Tanks	\$0	04/08/2022	obrienm	Director	19/07/2022	02/08/2022
PLN-22-271	2 / 38 A MACFARLANE STREET	SOUTH HOBART	Partial Demolition, Alterations and Extension	\$125,000	16/08/2022	obrienm	Director	21/07/2022	04/08/2022
PLN-22-411	17 POETS ROAD	WEST HOBART	Front Fencing	\$15,000	08/08/2022	obrienm	Director	22/07/2022	05/08/2022
PLN-22-405	91 SALAMANCA PLACE	BATTERY POINT	Partial Demolition, Alterations and Partial Change of Use to Shop and Eating Establishment	\$250,000	06/08/2022	sherriffc	Director	11/07/2022	25/07/2022

Application	Street	Suburb	Development	Works Value	Expiry Date	Referral	Proposed Delegation	Advertising Period Start	Advertising Period End
PLN-22-226	36 ARGYLE STREET	HOBART	Partial Demolition, Alterations, and Partial Change of Use to Business and Professional Services (Medical Centre)	\$13,000,000	12/08/2022	sherriffc	Director	12/07/2022	26/07/2022
PLN-22-289	221 A CHAUCER ROAD (CT 181061/26)	LENAH VALLEY	Dwelling	\$527,000	04/08/2022	sherriffc	Director	14/07/2022	28/07/2022
PLN-22-419	19 MORRISON STREET	HOBART	Outdoor Dining including Furniture	\$20,000	11/08/2022	sherriffc	Council (Council Land)	15/07/2022	29/07/2022
PLN-22-90	64 / 4 FRANKLIN WHARF	HOBART	Pontoon and Gangway Adjacent to Elizabeth Street Pier	\$300,000	18/08/2022	sherriffc	Director	19/07/2022	02/08/2022
PLN-22-255	112 POTTERY ROAD	LENAH VALLEY	Partial Demolition, Alterations, Extension, Carport, and Outbuilding	\$350,000	28/07/2022	smeea	Director	11/07/2022	25/07/2022
PLN-22-247	247 NELSON ROAD	MOUNT NELSON	Partial Demolition, Alterations, Extension and Ancillary Dwelling	\$150,000	07/08/2022	smeea	Committee Delegation	13/07/2022	27/07/2022
PLN-22-174	272 PARK STREET	NORTH HOBART	Partial Demolition and Outbuilding	\$15,000	09/08/2022	smeea	Director	22/07/2022	05/08/2022

Application	Street	Suburb	Development	Works Value	Expiry Date	Referral	Proposed Delegation	Advertising Period Start	Advertising Period End
PLN-22-342	52 FORSTER STREET	NEW TOWN	Ancillary Dwelling	\$89,000	08/08/2022	smeea	Director	22/07/2022	05/08/2022
PLN-22-435	11 MARY STREET	NORTH HOBART	Partial Demolition and Alterations	\$20,000	18/08/2022	smeea	Director	22/07/2022	05/08/2022

8.5 Delegated Decision Report (Planning)
File Ref: F22/75979

Memorandum of the Director City Life of 1 August 2022 and attachment.

Delegation: Committee



City of **HOBART**

MEMORANDUM: CITY PLANNING COMMITTEE

Delegated Decision Report (Planning)

Attached is the delegated planning decisions report for the period 18 July 2022 to 29 July 2022.

RECOMMENDATION

That:

- 1. That the information be received and noted.***

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

Neil Noye
DIRECTOR CITY LIFE

Date: 1 August 2022
File Reference: F22/75979

Attachment A: Delegated Decision Report (Planning) ↓

1 August 2022

Delegated Decisions Report (Planning)

27 applications found.

					Approved	All
Planning Description	Address	Works Value	Decision	Authority		
PLN-22-118 Alterations and Extension	17 PAULDON DRIVE SANDY BAY TAS 7005	\$ 19,755	Approved	Delegated		
PLN-22-162 Public Art (Mural)	139 ELIZABETH STREET HOBART TAS 7000	\$ 0	Approved	Delegated		
PLN-22-204 Partial Demolition, Alterations and Extension	30 GRAYLING AVENUE SOUTH HOBART TAS 7004	\$ 600,000	Approved	Delegated		
PLN-22-240 Partial Demolition and Alterations	2/1 UNA STREET MOUNT STUART TAS 7000	\$ 55,000	Approved	Delegated		
PLN-22-246 Outbuilding	27 PIRIE STREET NEW TOWN TAS 7008	\$ 8,420	Approved	Delegated		
PLN-22-255 Partial Demolition, Alterations, Extension, Carport, and Outbuilding	112 POTTERY ROAD LENA VALLEY TAS 7008	\$ 350,000	Approved	Delegated		
PLN-22-262 Alterations and Extension to Ancillary Dwelling	9 CORBY AVENUE WEST HOBART TAS 7000	\$ 100,000	Approved	Delegated		
PLN-22-295 Partial Demolition, Alterations, and Extension	17 APSLEY STREET SOUTH HOBART TAS 7004	\$ 500,000	Approved	Delegated		
PLN-22-330 Outbuilding	8B ROMILLY STREET SOUTH HOBART TAS 7004	\$ 80,000	Approved	Delegated		
PLN-22-335 Partial Demolition, Alterations, Extension, Ancillary Dwelling, Outbuilding and Carport	168 WATERWORKS ROAD DYNNRYNE TAS 7005	\$ 100,000	Approved	Delegated		
PLN-22-368 Extension to Operating Hours	644-644A SANDY BAY ROAD SANDY BAY TAS 7005	\$ 0	Approved	Delegated		
PLN-22-375 Partial Demolition, Alterations, and Extension	17 RATHO STREET LENA VALLEY TAS 7008	\$ 34,000	Approved	Delegated		
PLN-22-377 Alterations	1/63 SANDY BAY ROAD BATTERY POINT TAS 7004	\$ 20,000	Approved	Delegated		
PLN-22-380 Partial Change of Use to Visitor Accommodation	385 ELIZABETH STREET NORTH HOBART TAS 7000	\$ 300,000	Approved	Delegated		
PLN-22-385 Partial Demolition and Studio	14 MCDEVITT AVENUE DYNNRYNE TAS 7005	\$ 75,000	Approved	Delegated		
PLN-22-394 Alterations (Solar Panels)	11 NAPOLEON STREET BATTERY POINT TAS 7004	\$ 611	Approved	Delegated		
PLN-22-401 Alterations	2/89 GIBLIN STREET NEW TOWN TAS 7008	\$ 180,000	Approved	Delegated		
PLN-22-418 Alterations	174-192 LIVERPOOL STREET HOBART TAS 7000	\$ 0	Approved	Delegated		
PLN-22-426 Change of Use to Visitor Accommodation	242 MACQUARIE STREET HOBART TAS 7000	\$ 0	Approved	Delegated		
PLN-22-430 Partial Demolition, Alterations, and Partial Change of Use to Education and Occasional Care	21-27 ELIZABETH STREET HOBART TAS 7000	\$ 60,000	Approved	Delegated		
PLN-22-433 Signage	29 ARGYLE STREET HOBART TAS 7000	\$ 4,286	Approved	Delegated		
PLN-22-438 Change of Use to Visitor Accommodation	19 WELLINGTON STREET NORTH HOBART TAS 7000	\$ 0	Approved	Delegated		
PLN-22-462 Change of Use to Visitor Accommodation	387A LENA VALLEY ROAD LENA VALLEY TAS 7008	\$ 0	Approved	Delegated		
PLN-22-469 Change of Use to Visitor Accommodation	198 MELVILLE STREET WEST HOBART TAS 7000	\$ 0	Approved	Delegated		

CITY OF HOBART

Planning Description	Address	Works Value	Decision	Authority
PLN-22-475 Partial Demolition, Alterations, and Extension	2/569 SANDY BAY ROAD SANDY BAY TAS 7005	\$ 15,000	Approved	Delegated
PLN-22-478 Demolition	23 MINALLO AVENUE WEST HOBART TAS 7000	\$ 20,000	Approved	Delegated
PLN-22-480 Change of Use to Visitor Accommodation	5 BRUSHY CREEK ROAD LENA VALLEY TAS 7008	\$ 0	Approved	Delegated

9. RESPONSES TO QUESTIONS WITHOUT NOTICE

Regulation 29(3) *Local Government (Meeting Procedures) Regulations 2015*.
File Ref: 13-1-10

The Chief Executive Officer reports:-

"In accordance with the procedures approved in respect to Questions Without Notice, the following responses to questions taken on notice are provided to the Committee for information.

The Committee is reminded that in accordance with Regulation 29(3) of the *Local Government (Meeting Procedures) Regulations 2015*, the Chairman is not to allow discussion or debate on either the question or the response."

9.1 30 Year Greater Hobart Plan
File Ref: F22/45039; 13-1-10

Memorandum of the Director City Life of 1 August 2022.

That the information be received and noted.

Delegation: Committee



City of **HOBART**

**MEMORANDUM: LORD MAYOR
DEPUTY LORD MAYOR
ELECTED MEMBERS**

30 YEAR GREATER HOBART PLAN

Meeting: City Planning Committee

Meeting date: 9 May 2022

Raised by: Alderman Behrakis

Question:

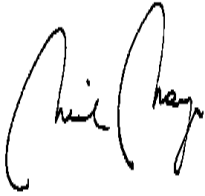
Can the Director advise what involvement the Council has had in the drafting of the document? Before the document was signed off by the Lord Mayor what actual input into the contents was provided by elected members?

Response:

Council staff have been involved in a working group which has provided supporting information and reviewed various drafts of the plan. The plan is yet to be endorsed by the Greater Hobart Committee of which the Lord Mayor is a member. The draft plan was released for consultation for a seven week period ending 27 June 2022. During this period a workshop was held with City of Hobart elected members. This was facilitated by the Department of State Growth along with the Executive Officer for the Greater Hobart Strategic Partnership. As elected members would recall, a submission was considered by the City Planning Committee on 20 June and endorsed by full Council on 27 June. The City's submission will be considered by the Greater Hobart Committee along with other submissions prior to the plan being endorsed.

Elected members may also recall that a 'Draft MetroPlan' workshop was held with elected members and representatives from the Department of State Growth in the Lady Osborne Room in August 2021. An additional 'MetroPlan Update' workshop with elected members was held online in February 2022.

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.

A handwritten signature in black ink, appearing to read 'Neil Noye', with a stylized, cursive script.

Neil Noye
DIRECTOR CITY LIFE

Date: 1 August 2022
File Reference: F22/45039; 13-1-10

10. QUESTIONS WITHOUT NOTICE

Section 29 of the *Local Government (Meeting Procedures) Regulations 2015*.
File Ref: 13-1-10

An Elected Member may ask a question without notice of the Chairman, another Elected Member, the Chief Executive Officer or the Chief Executive Officer's representative, in line with the following procedures:

1. The Chairman will refuse to accept a question without notice if it does not relate to the Terms of Reference of the Council committee at which it is asked.
2. In putting a question without notice, an Elected Member must not:
 - (i) offer an argument or opinion; or
 - (ii) draw any inferences or make any imputations – except so far as may be necessary to explain the question.
3. The Chairman must not permit any debate of a question without notice or its answer.
4. The Chairman, Elected Members, Chief Executive Officer or Chief Executive Officer's representative who is asked a question may decline to answer the question, if in the opinion of the respondent it is considered inappropriate due to its being unclear, insulting or improper.
5. The Chairman may require a question to be put in writing.
6. Where a question without notice is asked and answered at a meeting, both the question and the response will be recorded in the minutes of that meeting.
7. Where a response is not able to be provided at the meeting, the question will be taken on notice and
 - (i) the minutes of the meeting at which the question is asked will record the question and the fact that it has been taken on notice.
 - (ii) a written response will be provided to all Elected Members, at the appropriate time.
 - (iii) upon the answer to the question being circulated to Elected Members, both the question and the answer will be listed on the agenda for the next available ordinary meeting of the committee at which it was asked, where it will be listed for noting purposes only.

11. CLOSED PORTION OF THE MEETING

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

- Confirm the minutes of the Closed portion of the meeting
- Questions without notice in the Closed portion
- Tribunal appeals

The following items were discussed: -

- | | |
|--------------|---|
| Item No. 1 | Minutes of the last meeting of the Closed Portion of the Committee Meeting |
| Item No. 2 | Consideration of supplementary items to the agenda |
| Item No. 3 | Indications of pecuniary and conflicts of interest |
| Item No. 4 | Planning Authority Items – Consideration of Items with Deputations |
| Item No. 5 | City Acting as Planning Authority |
| Item No. 6 | Reports |
| Item No. 6.1 | Planning Authority Decisions Subject to Appeal before the Tasmanian Civil and Administrative Tribunal
LG(MP)R 15(4)(a) |
| Item No. 7 | Questions Without Notice |