



CITY OF HOBART

# **AGENDA**

## **City Planning Committee Meeting**

### **Open Portion**

**Monday, 3 October 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:**

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



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## ORDER OF BUSINESS

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

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**City Planning Committee Meeting (Open Portion) held Monday, 3 October 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**

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**2. CONFIRMATION OF MINUTES**

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The minutes of the Open Portion of the City Planning Committee meeting held on [Monday, 19 September 2022](#), are submitted for confirming as an accurate record.

**3. CONSIDERATION OF SUPPLEMENTARY ITEMS**

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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**

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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**

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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**

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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**

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

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

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

## 7.1 APPLICATIONS UNDER THE SULLIVANS COVE PLANNING SCHEME 1997

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### 7.1.1 3 ARGYLE STREET, HOBART, SALAMANCA PLACE, BATTERY POINT, MORRISON STREET, HOBART, KENNEDY LANE, BATTERY POINT, FRANKLIN WHARF, HOBART, 30 MORRISON STREET, HOBART, 18 HUNTER STREET, HOBART - 15 WATER SUPPLY FACILITIES PLN-22-439 - FILE REF: F22/98663

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Address: 3 Argyle Street, Hobart, Salamanca Place, Battery Point, Morrison Street, Hobart, Kennedy Lane, Battery Point, Franklin Wharf, Hobart, 30 Morrison Street, Hobart, 18 Hunter Street, Hobart

Proposal: 15 Water Supply Facilities

Expiry Date: 17 October 2022

Extension of Time: Not applicable

Author: Michael McClenahan

#### **RECOMMENDATION**

That pursuant to the *Sullivans Cove Planning Scheme 1997*, the Council approve the application for 15 water supply facilities, at 3 Argyle Street, 30 Morrison Street, Morrison Street Road Reservation, 18 Hunter Street, Franklin Wharf, Salamanca Place, and Kennedy Lane 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-22-439 - 3 ARGYLE STREET HOBART TAS 7000 - Final Planning Documents except where modified below.

Reason for condition

To clarify the scope of the permit.

TW

The use and/or development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority

Notice, Reference No. TWDA (TBC) dated (TBC) as attached to the permit.

Reason for condition

To clarify the scope of the permit.

PLN s2

Prior to the installation of any of the water supply facilities, revised plans to the satisfaction of Council's Director of City Life must be submitted and approved as a Condition Endorsement. The revised plans must:

1. Set out the exact number, location, and design of the Water Supply Facilities, to satisfy the above requirement; and
2. Demonstrate that places of cultural significance and places of archeological potential are either avoided entirely or that appropriate strategies are in place to manage impacts.

All work required by this condition must be undertaken in accordance with the approved revised plans

*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 define the scope of the permit

HER 9

The water bubblers must be fully demountable and attached using non- corrosive fittings. eg screws and bolts must be specified rather than chemical adhesives. Surfaces must be made good with matching colors and finishes.

Reason for condition

To ensure that works in Sullivans Cove are fully reversible to ensure that the historically clear space of the working port is not permanently obstructed and new infrastructure does not result in the loss of historic cultural heritage values.

## HER 10

Substitution of artwork is not approved. The artwork must be as per documentation submitted on 2 August 2022 showing blue and white graphics by artist David Edgar.

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

## Reason for condition

To ensure that works in, or adjacent, a place of cultural heritage significance does not result in the loss of historic cultural heritage values.

## HER 6

All onsite excavation and disturbance within places of archeological significance must be monitored. Should any features or deposits of an archaeological nature be discovered on the site during excavation or disturbance:

1. All excavation and/or disturbance must stop immediately; and
2. A qualified archaeologist must be engaged to attend the site and provide advice and assessment of the features and/or deposits discovered and make recommendations on further excavation and/or disturbance; and
3. All and any recommendations made by the archaeologist engaged in accordance with 2. above must be complied with in full; and
4. All features and/or deposits discovered must be reported to the Council with 7 days of the discovery; and
5. A copy of the archaeologist's advice, assessment and recommendations obtained in accordance with 2. above must be provided to Council within 30 days of receipt of the advice, assessment and recommendations.

Excavation and/or disturbance must not recommence unless and until approval is granted from the Council.

## Reason for condition

To ensure that work is planned and implemented in a manner that seeks to understand, retain, protect, preserve and manage significant archaeological evidence.



## OPS 5

Installation works, including plumbing, must be undertaken in a way that avoids impact to all trees including those in gardens, parks, and on Port Authority land. Any excavation works within the Tree Protection Zone of existing trees must be overseen by a project arborist to ensure the tree is retained and protected in accordance with AS4970 Protection of trees on development sites. Installation works, including plumbing, must be undertaken in a way that avoids impact to all other nearby park assets.

Prior to installation, the contractors must confirm the placement and scope of works with the Program Leader Arboriculture and Nursery. Damage to trees and assets must be avoided.

Reason for condition:

To ensure that the amenity, character and cultural heritage values of the Cove's roads and other public spaces are conserved and enhanced.

## ADVICE

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

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

## CONDITION ENDORSEMENT

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

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

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

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

#### BUILDING PERMIT

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

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

#### PLUMBING PERMIT

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

#### OCCUPATION OF THE PUBLIC HIGHWAY

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

You may require an occupational license for structures in the Hobart City Council highway reservation, in accordance with conditions to be established by the Council. Click [here](#) for more information.

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

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

#### GENERAL EXEMPTION (TEMPORARY) PARKING PERMITS

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

#### WORK PLACE HEALTH AND SAFETY

Appropriate occupational health and safety measures must be employed during the works to minimise direct human exposure to

potentially-contaminated soil, water, dust and vapours. Click [here](#) for more information.

## PROTECTING THE ENVIRONMENT

In accordance with the *Environmental Management and Pollution Control Act 1994*, local government has an obligation to "use its best endeavours to prevent or control acts or omissions which cause or are capable of causing pollution." Click [here](#) for more information.

## NOISE REGULATIONS

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

## WASTE DISPOSAL

It is recommended that the developer liaise with the Council's City Resilience 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.

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|---------------|---|
| Attachment A: | PLN-22-439 - 3 ARGYLE STREET HOBART TAS<br>7000 - Planning Committee or Delegated Report ↓                 |
| Attachment B: | PLN-22-439 - 3 ARGYLE STREET HOBART TAS<br>7000 - CPC Agenda Documents ↓                                 |
| Attachment C: | PLN-22-439 - 3 ARGYLE STREET HOBART TAS<br>7000 - Planning Referral Officer Cultural Heritage<br>Report ↓  |

**APPLICATION UNDER SULLIVANS COVE PLANNING SCHEME 1997**

Type of Report: Committee  
 Council: 17 October 2022  
 Expiry Date: 17 October 2022  
 Application No: PLN-22-439  
 Address: 3 ARGYLE STREET , HOBART  
 SALAMANCA PLACE , BATTERY POINT  
 MORRISON STREET , HOBART  
 KENNEDY LANE , BATTERY POINT  
 FRANKLIN WHARF , HOBART  
 30 MORRISON STREET , HOBART  
 18 HUNTER STREET , HOBART  
 Applicant: Jeff Holmes (City of Hobart)  
 Cleary's Gates Depot, Queens Domains  
 Cleary's Gates Depot, Queens Domains  
 Proposal: 15 Water Supply Facilities  
 Representations: Zero  
 Performance criteria: Activity Area Controls, Public Urban Space, Signs

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**1. Executive Summary**

- 1.1 Planning approval is sought for 15 Water Supply Facilities, at 3 Argyle Street, 30 Morrison Street, Morrison Street Road Reservation, 18 Hunter Street, Franklin Wharf, Salamanca Place, and Kennedy Lane.
- 1.2 More specifically the proposal includes:
  - Installation of fifteen (15) water supply facilities (water bubblers and bottle refill) in various locations around three precincts of the Sullivans Cove wharf area, Hunter Street, the waterfront, and Salamanca
  - Three unit sizes are proposed with the proposed facilities to include two (2) wall mounted units, three (3) 1500mm high units, and ten (10) 900mm high units
  - Signage will be affixed to all units and include artwork and details about the water initiative
- 1.3 The proposal relies on performance criteria to satisfy the following standards and codes:

- 1.3.1 Activity Area Controls (Use) – clause 16.2, 19.2, and 21.2
  - 1.3.2 Public Urban Space (Building or Works) – clause 24.4.6
  - 1.3.3 Signs – clauses 25.11, 25.13 and 25.14
- 1.4 No representations were received during the statutory advertising period between 29/08/22 - 12/09/22.
- 1.5 The proposal is recommended for approval subject to conditions.
- 1.6 The final decision is delegated to the Council because the applicant is the Council and the works are proposed on Council managed land.

**2. Site Detail**

- 2.1 The subject site consists of various locations along Franklin Wharf, Hunter Street, and Salamanca, Hobart. This would encompass lots a 3 Argyle Street, Salamanca Place, 30 Morrison Street, Kennedy Lane, Franklin Wharf, and 18 Hunter Street.

The specific locations are indicated in Figure 2 consist of the following:

- Five alongside Hunter Street, Victoria Dock, and the Macquarie Point buildings Maq 01 and Maq 02
- Three alongside Constitution Dock adjacent to Argyle Street, Davey Street, and Franklin Wharf
- Three alongside waterfront of Franklin Wharf between Elizabeth Street Pier and Brook Street Pier
- One outside northern entrance to Parliament House Gardens on Morrison Street
- One in forecourt to Princes Wharf No.1 entrance at 30 Morrison Street
- One adjacent to parking in Salamanca Place
- One affixed to outside of Council toilets in Kennedy Lane



**Figure 1:** Aerial image of Sullivan's Cove with land parcels to contain a proposed Water Supply Facility bordered in blue. *Note: A more detailed map of specific locations can be found in Figure 2.*

### 3. Proposal

- 3.1 Planning approval is sought for 15 Water Supply Facilities, at 3 Argyle Street, 30 Morrison Street, Morrison Street Road Reservation, 18 Hunter Street, Franklin Wharf, Salamanca Place, and Kennedy Lane.
- 3.2 More specifically the proposal is for:
  - Installation of fifteen (15) water supply facilities (water bubblers and bottle refill) in various locations around three precincts of the Sullivan's Cove wharf area, Hunter Street, the waterfront, and Salamanca
  - Three unit sizes are proposed with the proposed facilities to include two (2) wall mounted units, three (3) 1500mm high units, and ten (10) 900mm high units
  - Signage will be affixed to all units and include artwork and details about the water initiative



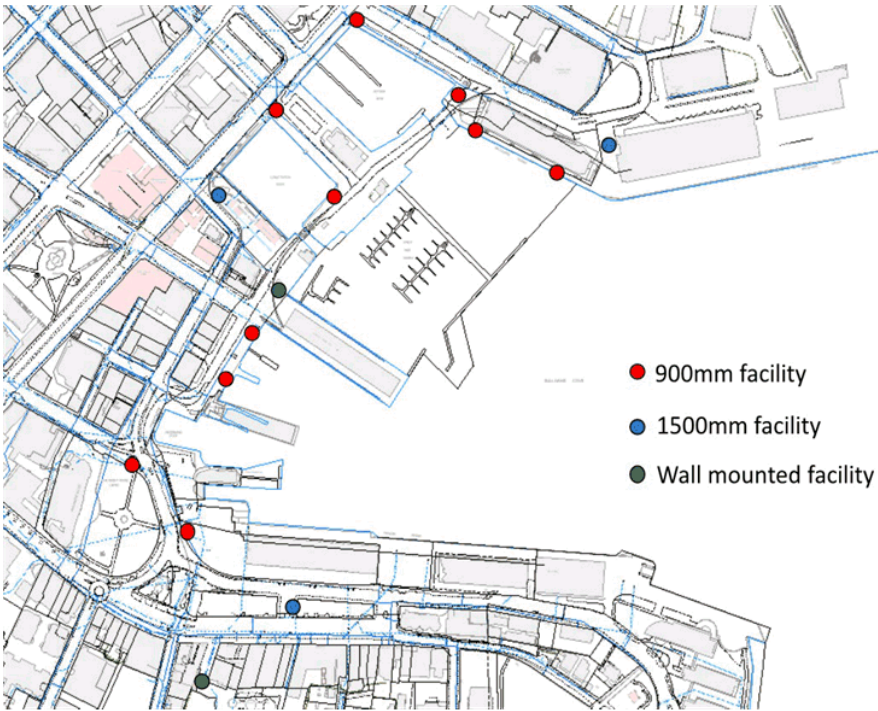


Figure 2: Location and unit size of proposed Water Supply Facilities.

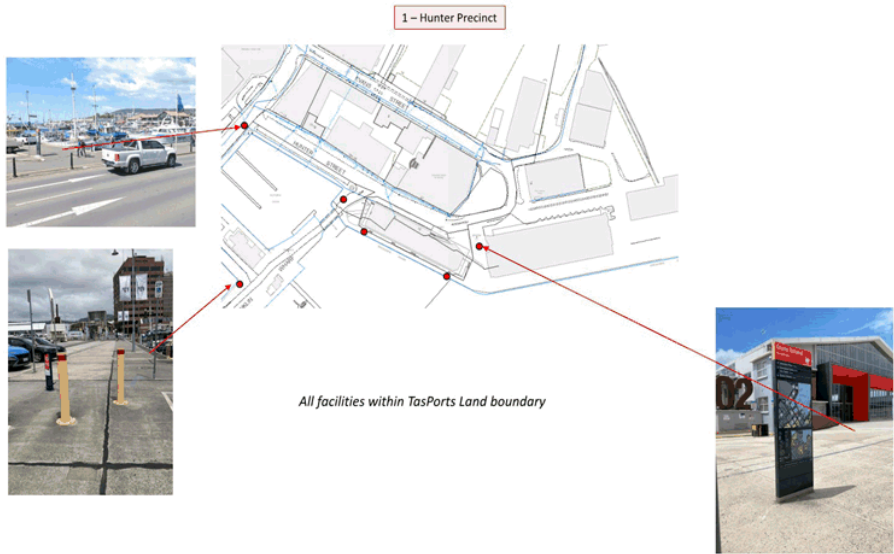
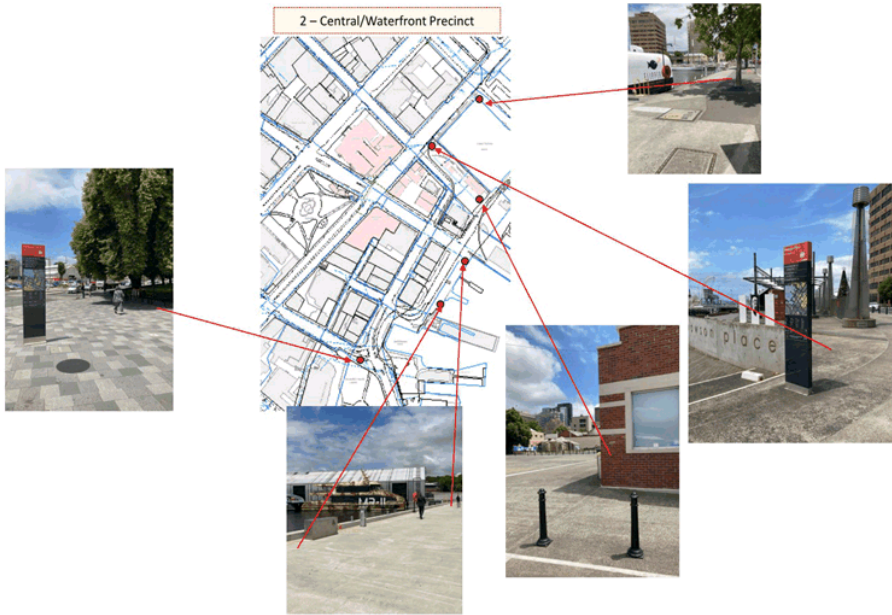
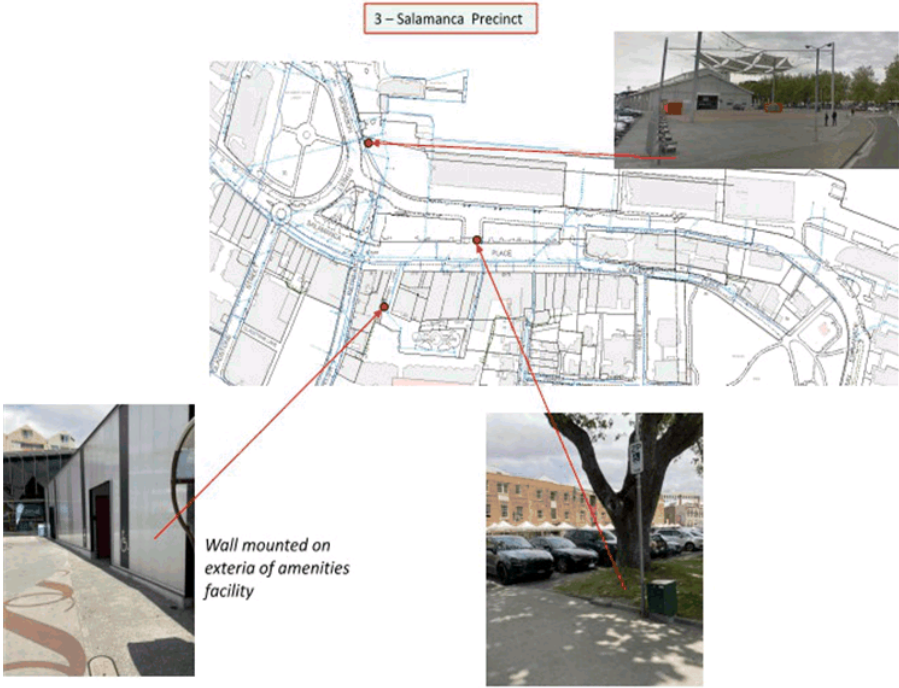


Figure 3: Specific location of proposed Water Supply Facilities around Hunter Street precinct.





**Figure 4:** Specific location of proposed Water Supply Facilities around Waterfront precinct.



**Figure 5:** Specific location of proposed Water Supply Facilities around the Salamanca precinct.



Aquafil Solo 900BF

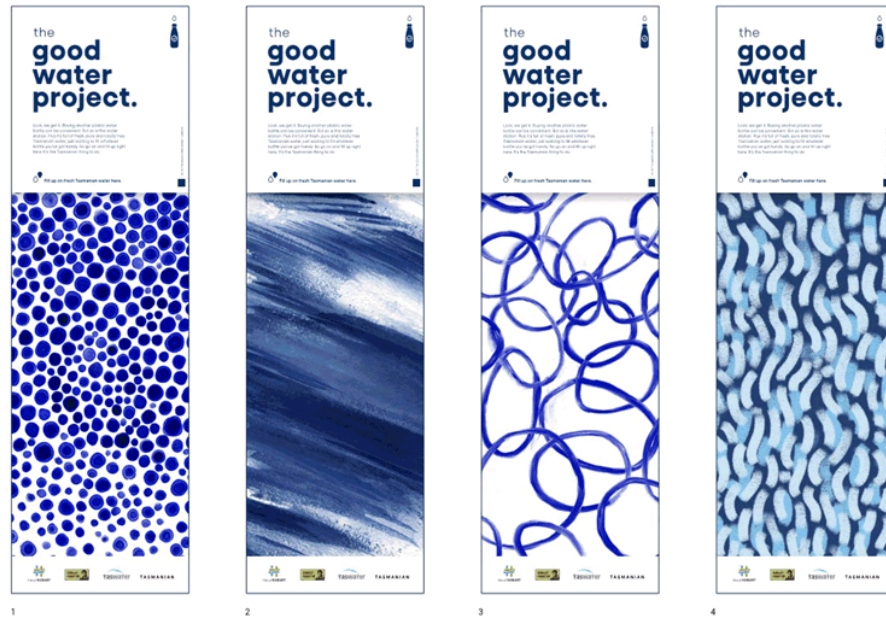


Elkay EZH2O - (wall mounted,  
hands free sensor  
activated)



Aquafil FlexiFountain 1500BF

Figure 6: Details of of proposed unit sizes.



**Figure 7:** Examples of proposed artwork on signage to be affixed to the Water Supply Facilities.

#### 4. Background

- 4.1 The proposed development is lodged by Council as the applicant and will be located partially on Council land. The installation of the water supply facilities is part of a jointly funded project in partnership between the City of Hobart, Pennicott Wilderness Journeys, the State Government, and incorporating Brand Tasmania, TasWater and TasPorts.
- 4.2 Discussions and site visits were undertaken with Council Officers from Planning, Cultural Heritage, and City Place Making relating to the specific details over design, placement and siting of the Water Supply Facilities. Further details regarding these aspects of the proposal will be required prior to the commencement of works and condition requiring a revised detailed design through a condition endorsement process will be recommended.

#### 5. Concerns raised by representors

- 5.1 No representations were received during the statutory advertising period between 29/08/22 - 12/09/22.

## 6. Assessment

- 6.1 The *Sullivans Cove Planning Scheme 1997* is a performance based planning scheme. This approach recognises that there are in many cases a number of ways in which a proposal can satisfy desired environmental, social and economic standards. In some cases a proposal will be 'permitted' subject to specific 'deemed to comply' provisions being satisfied. Performance criteria are established to provide a means by which the objectives of the planning scheme may be satisfactorily met by a proposal. Where a proposal relies on performance criteria, the Council's ability to approve or refuse the proposal relates only to the performance criteria relied on.
- 6.2 The site is located in the Sullivans Cove Mixed Use Activity Area, Sullivans Cove Working Port Activity Area, and Macquarie Point Wharf Activity Area of the *Sullivans Cove Planning Scheme 1997*.
- 6.3 The existing use is wharf and public open space. The proposal is for development only, there would be no change of use and no intensification of the existing use. The existing uses are discretionary uses in the Activity Areas.
- 6.4 The proposal has been assessed against:
- 6.4.1 Parts A and B – Strategic Framework
  - 6.4.2 Part D – Clause 16.2 – Activity Area Controls
  - 6.4.3 Part D – Clause 19.2 – Activity Area Controls
  - 6.4.4 Part D – Clause 21.2 – Activity Area Controls
  - 6.4.5 Part E – Schedule 1 – Conservation of Cultural Heritage Values
  - 6.4.6 Part E – Schedule 3 – Public Urban Space
  - 6.4.7 Part E – Schedule 4 – Signs
- 6.5 The proposal relies on the following performance criteria to comply with the applicable standards:
- 6.5.1 Activity Area Controls (Use) – clause 16.2, 19.2, and 21.2

6.5.2 Public Urban Space (Building or Works) – clause 24.4.6

6.5.3 Signs – clauses 25.11, 25.13, and 25.14

6.6 Each performance criterion is assessed below.

6.7 Activity Area Controls (Use) – clause 16.2, 19.2, and 21.2

6.7.1 The proposal is for fifteen (15) water supply facilities in various public spaces along Salamanca and Sullivans Cove which are in the Mixed Use, Working Port, and Macquarie Point Wharf activity areas.

6.7.2 The objectives for the Mixed Use activity area under clause 16.2 states:

Objectives	Performance Criteria
a) To ensure that activities within the Cove respect the cultural heritage and character of the Activity Area.	<ul style="list-style-type: none"> <li>All use and development within the Activity Area must demonstrably contribute to, and enhance the cultural heritage, built form (bulk, height, volume, urban detail) and spatial characteristics of the activity area.</li> <li>Activities requiring large, undifferentiated floor areas shall be discouraged in the activity area, except where such activities can be accommodated within existing buildings.</li> <li>New development north of Brooker Avenue must be designed in a manner which protects the cultural heritage and landscape qualities of the Domain including the setting of the Cenotaph.</li> </ul>
b) To ensure that the amenity, character and cultural heritage values of the Cove's roads and other public spaces are conserved and enhanced.	<ul style="list-style-type: none"> <li>Use and development on road reserves, public parks and other public spaces within the activity area shall only be 'permitted' where they do not detract from the space's amenity or heritage value. To ensure that the amenity, character and cultural heritage values of the Cove's roads and other public spaces are conserved and enhanced.</li> </ul>

c) To encourage use and development which generate pedestrian movement through the activity area.	<ul style="list-style-type: none"> <li>• Outdoor dining and other outdoor pedestrian activities are encouraged in appropriate locations.</li> <li>• Activities which generate pedestrian traffic are to be encouraged particularly along Salamanca Place, Hunter Street, the western side of Morrison Street and the block bounded by Davey, Elizabeth, Morrison and Argyle Streets.</li> <li>• All use and development shall facilitate pedestrian access, circulation, amenity and safety within the Cove.</li> <li>• All use and development must facilitate access for the disabled and other pedestrians with restricted mobility.</li> <li>• Parking and vehicle movement within public urban spaces intended primarily to facilitate pedestrian movement shall be discouraged where it conflicts with pedestrian movement and safety.</li> </ul>
d) To encourage the further development of the Activity Area as a tourist destination.	<ul style="list-style-type: none"> <li>• The existing mix of tourist-oriented uses and facilities, including shops, restaurants and hotels shall continue to be encouraged.</li> </ul>

**6.7.3 The objectives for the Macquarie Point activity area under clause 21.2 states:**

Objectives	Performance Criteria
(a) To support the continued operation of the Hobart Port as a major cargo handling and distribution centre.	<ul style="list-style-type: none"> <li>• Use and development must relate to the transport and handling of cargo, and associated support activities.</li> <li>• Use and development must facilitate where possible, the increased integration of land and water based transport modes.</li> <li>• Reasonable levels of use and development associated with commercial port operations shall be allowed to occur without the need for permit.</li> <li>• The development and incorporation of an 'Outline Development Plan' for port operations is encouraged as a means to allow greater flexibility in fulfilling the strategic land use directions of the Tasmanian Ports Corporation.</li> <li>• Activities which are ancillary to, and support commercial port activities, shall be encouraged.</li> </ul>

(b) To allow a range of activities which complement the continued and effective operation of the port.	<ul style="list-style-type: none"> <li>• Use and development which support commercial port operations will be encouraged.</li> <li>• Development for the purposes of commercial activities not directly related to commercial port activities, except where they serve the daily convenience needs of the local work-force, is discouraged.</li> </ul>
(c) To encourage development of, and accommodate innovation in the sources of economic growth of the ports.	<ul style="list-style-type: none"> <li>• New industries which involve processing/value adding and export focussed activities and incorporate transport interchange technology which interfaces with the activities of the port will be encouraged.</li> <li>• Activities must incorporate innovative transportation and goods handling technology.</li> </ul>
(d) To enhance and improve the physical environment of the port by minimising disturbance caused by air pollutants, water pollutants, noise pollutants and other pollutants.	<ul style="list-style-type: none"> <li>• Encourage 'world's best environmental practice' standards to the operation of cargo handling and transportation. Use and development within the ports must apply best environmental management practice. Commercial port operations will be encouraged to reduce and minimise off-site environmental and amenity impacts of activities.</li> <li>• This criterion will be implemented in the context of the need for 24 hour port operations, 365 days a year, and the potential for such operations to impose amenity impacts on nearby land.</li> </ul>

6.7.4 The objectives for the Working Port activity area under clause 21.2 states:



Objectives	Performance Criteria
a) To protect and promote public awareness of Sullivans Cove as a unique example of an historic Australian waterfront.	<ul style="list-style-type: none"> <li>• New use and development must demonstrate that it will provide a positive contribution to the character and vitality of the Cove's historic waterfront environs.</li> <li>• New activities must relate to, or at least be complementary to the traditional waterfront port activities of the Cove</li> </ul>
b) To promote the continued use of Sullivans Cove as a port for shipping, transport and other industries, as well as facilities for fishing, yachting and harbour facilities.	<ul style="list-style-type: none"> <li>• New uses and developments within the Cove must not adversely impact the use of the Cove as a port for cargo handling.</li> <li>• New uses in the Cove must preferably be associated with commercial port activities, including cargo handling, passenger ferries, Antarctic research activities, commercial fishing, maritime industries, recreational boating, and a range of other maritime related industries.</li> <li>• The activities associated with the commercial port facility shall receive preference over recreational maritime activities.</li> <li>• A ferry terminal to service trans-Derwent and other passengers seeking to travel to and from the Cove and the Hobart CBD for work, as well as for recreation and other purposes, should be retained in the Activity Area as part of any waterfront development or redevelopment.</li> <li>• New development related to the road network should have regard to the potential impact on the opportunity for providing a tram or other light railway through the Cove</li> </ul>

<p>e) To ensure that the area is further developed as an attractive, comfortable and interesting place for pedestrians.</p>	<ul style="list-style-type: none"> <li>• All use and development of land must incorporate features which enhance pedestrian amenity, safety, comfort and movement across the Cove floor.</li> <li>• Use of land for car parking and vehicle movement must only be encouraged in a manner and form which does not adversely affect pedestrian activities as well as the visual and cultural experience of the Cove.</li> <li>• New uses and development must provide additional opportunities for pedestrian access and views to the water's edge. (However, public access to the water edge in certain sections of the Cove, and at certain times may be restricted due to the operation requirements of the Port)</li> </ul>
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6.7.5 The proposal is for installation of water supply facilities to provide drinking and water bottle refill opportunities to pedestrians in the Sullivans Cove area. It is considered that this would not conflict with the objectives of all relevant Activity Areas because it would provide a facilities to encourage pedestrian movement and tourist activity in the area as well as engage in the environmental significance of the waterways and the character and vitality of the Cove's historic waterfront environs.

6.7.6 The proposal complies with the performance criterion.

6.8 Public Urban Space (Building or Works) – clause 24.4.6

6.8.1 The proposal is for water supply facilities within the Cove Floor Public Urban space type.

6.8.2 Clause 24.4.6 allows the Planning Authority the discretion to approve discretionary buildings provided that the buildings are compatible with the following:

- The 'Civic Works and Public Street Furniture' Guidelines outlined in Clause 24.4.8.
- The function of the Public Urban Space as described in Clause 24.4.10.
- The provisions of clause 24.4.9 apply where appropriate.

6.8.3 The 'Civic Works and Public Street Furniture' Guidelines outlined in

Clause 24.4.8 is considered not to apply to this application as the works do not meet the definition of civic works or public street furniture.

- 6.8.4 Clause 24.4.9 is considered not to apply to this application as the works do not constitute any of the listed buildings or works.
- 6.8.5 Clause 24.4.10 requires the function of the public urban space type to be taken into account for the assessment of discretionary buildings. The relevant public urban space types are detailed below:
- 6.8.6 Public urban space function 1 vehicle movement, is applicable to Davey Street.

*The primary function of this public urban space type is to facilitate major motor vehicle traffic movement. These spaces generally function as primary and secondary arterial roads and they serve a metropolitan transport movement function.*

*The movement of motor vehicles is assigned priority over pedestrian and other movement in these areas. However, the design and layout of these roads must provide for a safe and comfortable environment for pedestrians and cyclists.*

It is proposed that water supply facility "a" would be sited between Victoria Dock and Davey street and water supply facility "g" would be sited between Constitution Dock and Davey Street. The water supply facilities would be sited in the pedestrian walkway and would be separated from the carriageway of Davey Street by a bike lane and metal bollards with a chain. As such it is considered that there would be no detriment to vehicle traffic movement and no conflict with the public urban space function 1.

- 6.8.7 Public Urban Space Function 2 - Mixed is applicable to Morrison Street, Murray Street, and Argyle Street. The functional characteristics of this public urban space are as follows:

*The function of this urban space type is to facilitate a mix of vehicle, pedestrian and cycle movement. These spaces are often classed as 'collector roads'. In the Sullivans Cove context, movement of motor vehicles on these roads is regarded as being of equal importance to cycle and pedestrian activities and movements.*

*The future use and development of these roads needs to recognise the spatial and design demands of each type of movement. Installation of pedestrian crossings, footpath widening, outdoor dining facilities and traffic calming facilities are all consistent with the designation of this road type.*

It is proposed that one water supply facilities will be located on the corner of Argyle and Davey Streets, facility "h", a second water supply facility located on the corner of Murray and Morrison Streets and adjacent to Parliament House Gardens. facility "l". and a third facility at the entrance to Princes Wharf No.1 on the frontage with the Morrison Street footpath, facility "m". These will be located clear of pedestrian walkways and cycleways and will not restrict movement through these "collector road" areas and maintain the hierarchy of movement through these spaces.

- 6.8.7 Public urban space function 3- pedestrian movement, is applicable to Salamanca Place, Hunter Street, Franklin Wharf and the edges of Constitution Dock and Victoria Dock. The functional characteristics of this public urban space are as follows:

*The function of this public urban space type is to primarily facilitate pedestrian movement. Other movements including public transport, private vehicles and cyclists will not be precluded from these spaces. nor will vehicle parking. However priority will be given to the use and development of these roads to improve the safe and efficient movement of pedestrians, and to the creation of a comfortable and aesthetically pleasing pedestrian environment.*

*At certain times, the exclusion of motor vehicles for street festivals, markets, etc is considered appropriate. Vehicle speed in these areas must be restricted to a speed compatible with mixing motor vehicles, cyclists and pedestrians. The total number, siting and design of vehicle parking areas must only be developed after considering their impact on the pedestrian environment.*

It is proposed that a number of water supply facilities would be sited at Salamanca Place, Hunter Street, and Franklin Wharf, beside Constitution Dock (including Mawson Place) and beside Victoria Dock. The facilities would be relatively small with all but three proposed to be either 900mm in height or part of a wall mounted facility and would not restrict pedestrian movement throughout the area. Three 1500mm high facilities are also proposed at Salamanca Place, Mawson Place (adjacent to Argyle

Street), and Hunter Street. It is considered that there would remain sufficient space for the movement of pedestrians in and around the structures.

6.8.8 A condition requiring details of the specific location and siting to the satisfaction of Council prior to installation is recommended to be included in an approved permit, this will ensure appropriate management of the additional features in the public urban space realm

6.8.9 The proposal complies with the performance criterion.

6.9 Schedule 4 - Signs - Signs on Places of Cultural Significance - Clause 25.11

6.9.1 Clause 25.11 requires signage on a place that is adjacent to a place of cultural significance under Table 1 of Schedule 1 of the Sullivans Cove Planning Scheme 1997, to be assessed against the following:

- *A sign on or adjacent to or within a place of cultural significance (as listed in Table 1 of Schedule 1 of this planning scheme) is 'Discretionary'.*
- *A sign in the Cove area must not either by its size, design or content detract from the character and heritage value of buildings both individually and collectively including those groups or buildings comprising some which may not be of particular heritage value.*
- *For modern standardised trademark or propriety logo advertising, corporate image requirements such as specific colours must be adapted to suit the individual location and building.*
- *A sign to be affixed to any place of cultural significance included in Schedule 1 of the Planning Scheme must maintain or reinstate and not detract from its original architecture, heritage value or character.*
- *Signs must be placed to allow the architectural details of the building to remain prominent.*
- *Signs must be placed in locations on the building or item that would traditionally have been used as advertising areas. Historical documentation may be required to justify the placement of any new signs.*
- *No signs shall dominate or obscure any other signs and in particular an historic sign forming an integral part either of a building's architectural treatment of detailing, or its heritage.*
- *Fixtures must not damage historic building fabric, including but not restricted to attachments to masonry and wood. All signs and related fittings are to be fixed using appropriate non-corrosive fixings inserted in mortar joints.*

- *Signs that break an historic parapet or roof line will be prohibited.*
- *Use of side-walls to locate signs is prohibited if the wall does not form a street-frontage, or has not historically been used for signs.*
- *Strings of light bulbs are prohibited.*
- *Internally illuminated signs attached to a building of cultural significance (excluding contemporary buildings and extensions on a place of cultural significance that are not themselves of cultural significance) are prohibited.*

- 6.9.2 The proposal was assessed by the Council's Cultural Heritage Officer who has provided the following comments:

The bubblers will have signage as shown on the imagery by media company 'The20'. The graphics are blue and white with the logos of the participating organisations. The colour and graphic theme provides a degree of continuity. As free standing elements they do not directly impact on the heritage values of listed places and therefore satisfy dot points 4 to 12. Dot point 3 is satisfied and the logos are scaled down and positioned on the base of the sign. When assessed against dot point 2, the bubblers join the general assemblage of infrastructure on the wharf apron and are not inconsistent or more prominent than these elements. It is considered the signage satisfies all the dot points of clause 25.11.

- 6.9.3 The proposal complies with the performance criterion.

6.10 Schedule 4 - Signs - Requirements for Signs - Clause 25.14

- 6.10.1 The proposal is for interpretive signage as part of the proposed development. The signs would be sited on the proposed water supply facilities.
- 6.10.2 There is no acceptable solution for interpretive signs under the Sullivans Cove Planning Scheme 1997. As such, assessment against the alternative performance criteria is relied upon.
- 6.10.3 The alternative performance criteria for interpretive signs under Table 25.1 provides as follows:
- *Must be capable of forming an integral part of the streetscape without appearing dominant.*
  - *Must not detract from the cultural or architectural significance or amenity of a place or building.*

- 6.10.4 The proposed signs would provide interpretive information on the initiative of water refills and reduction in plastic bottles. The signage would be attached to and associated with the structures proposed as part of this application.
- 6.10.5 Whilst the signs may not be considered an integral part of the streetscape, they would be sited on relatively small structures compared with other nearby buildings and/or structures and would not appear dominant on the streetscape. Given their size and design, none of the signs would detract from the cultural or architectural significance of Franklin Wharf or the amenity of the places in which they will be sited.
- 6.10.6 The proposal complies with the performance criterion.
- 6.11 Schedule 4 - Signs - Matters to be Considered - Clause 25.13
- 6.11.1 Clause 25.13 requires the following matters to be considered for assessment of signs in Sullivans Cove.

*In addition to meeting the relevant Alternative Performance Criteria in Table 25 of clause 25.14 of this Schedule, the following matters must be taken into account when considering an application:*

- *The individual or cumulative effect of the sign or signs on the amenity of the area including the need to avoid visual disorder or clutter of signs.*
- *The individual or cumulative effect of the sign or signs on the building and/or surrounding area, considering its effect and means of attachment on places of cultural significance.*
- *The cumulative effect of the sign or signs on existing or approved signs, including signs on buildings and outdoor uses that constitute a sign.*
- *The size and likely impact of the sign having regard to the size of the premises on which it is to be displayed and the scale of surrounding buildings.*
- *The effect of the sign on the safety and security of the premises and the area.*
- *The effect of the sign on the appearance, efficiency and safety of a road, railway waterway or other public way, having particular regard to the sign's colour, brightness and location.*
- *The effect of the sign on pedestrian movement and safety.*
- *Compliance with objectives of this schedule.*

- 6.11.2 The proposal is for a reasonably large number of signs, one will be affixed per water supply station. However as these signs would be sited on structures which would be sited over a relatively large area it is considered that the effect of the signs would not appear visually cluttered and would not detract from the amenity of the area or other existing approved signs.
- 6.11.3 The proposed signs would be affixed to the sides of the proposed water supply facilities and would not project into walkways or roadways, as such it is considered that there would be no detriment to safety security or efficiency of roads, waterways or public ways. It is also considered that this would not be detrimental to pedestrian movement and safety.
- 6.11.4 The Objectives of the signs schedule is as follows:
- *To maintain a balance between the established built form and historic character of the Cove and commercial need to advertise goods and services.*
  - *to ensure that signs do not intrude into and detrimentally affect the visual amenity of the area.*
  - *to ensure that signs are complementary to the overall character of Sullivans Cove, and complement the historic character of the building on which they are mounted.*
  - *to prevent visual clutter through the proliferation of signs by encouraging fewer more effective signs.*
  - *to ensure that signs do not disrupt or compromise safety and efficiency of vehicular or pedestrian movement.*
  - *To ensure signs on places of cultural significance are responsive to the cultural heritage values and the significance of the building or place, both in terms of impact and by means of attachment, by protecting and enhancing those values.*
  - *to prevent multiple signs on a single building, unless the cumulative effect of existing and proposed signs will not adversely affect the character and/or cultural heritage values of the building.*
- 6.11.5 The proposed signage would not conflict with the above objectives. The Council's Cultural Heritage Officer has advised that because the structures on which the signs are located are small in nature and acceptable under the heritage schedule, the proposed signs would not be unreasonably detrimental to places of cultural significance or the historic character of the area.
- 6.11.6 The proposal complies with the performance criterion.



## 7. Discussion

- 7.1 Planning approval is sought for Planning approval is sought for 15 Water Supply Facilities, at 3 Argyle Street, 30 Morrison Street, Morrison Street Road Reservation, 18 Hunter Street, Franklin Wharf, Salamanca Place, and Kennedy Lane.
- 7.2 The application was advertised and no representations were received.
- 7.3 The proposal has been assessed against the relevant provisions of the planning scheme and is considered to perform well.
- 7.4 The proposal has been assessed by other Council officers, including the Council's Place Making Unit, Cultural Heritage Officer, Roads Engineer, and Aboriculturalist. The officers have raised no objection to the proposal, although have expressed a need for detailed plans specifying the exact siting of the water supply facilities. A condition endorsement requiring these details will be recommended.
- 7.5 The application has been referred to TasWater for assessment. A copy of their approval will be tabled at the Committee meeting.
- 7.6 The proposal is recommended for approval.

## 8. Conclusion

- 8.1 The proposed 15 Water Supply Facilities, at 3 Argyle Street, 30 Morrison Street, Morrison Street Road Reservation, 18 Hunter Street, Franklin Wharf, Salamanca Place, and Kennedy Lane satisfies the relevant provisions of the *Sullivans Cove Planning Scheme 1997*, and as such is recommended for approval.

## 9. Recommendations

That: Pursuant to the *Sullivans Cove Planning Scheme 1997*, the Council approve the application for 15 Water Supply Facilities, at 3 Argyle Street, 30 Morrison Street, Morrison Street Road Reservation, 18 Hunter Street, Franklin Wharf, Salamanca Place, and Kennedy Lane 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-22-439 - 3 ARGYLE STREET HOBART TAS 7000 - Final Planning Documents except where modified below.**

Reason for condition

To clarify the scope of the permit.

### TW

**The use and/or development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TWDA (TBC) dated (TBC) as attached to the permit.**

Reason for condition

To clarify the scope of the permit.

### PLN s2

**Prior to the installation of any of the water supply facilities, revised plans to the satisfaction of Council's Director of City Life must be submitted and approved as a Condition Endorsement. The revised plans must:**

1. **Set out the exact number, location, and design of the Water Supply Facilities, to satisfy the above requirement; and**
2. **Demonstrate that places of cultural significance and places of archeological potential are either avoided entirely or that appropriate strategies are in place to manage impacts.**

**All work required by this condition must be undertaken in accordance with the approved revised plans**

*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 define the scope of the permit

#### **HER 9**

**The water bubblers must be fully demountable and attached using non-corrosive fittings. eg screws and bolts must be specified rather than chemical adhesives. Surfaces must be made good with matching colors and finishes.**

Reason for condition

To ensure that works in Sullivans Cove are fully reversible to ensure that the historically clear space of the working port is not permanently obstructed and new infrastructure does not result in the loss of historic cultural heritage values.

#### **HER 10**

**Substitution of artwork is not approved. The artwork must be as per documentation submitted on 2 August 2022 showing blue and white graphics by artist David Edgar.**

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

Reason for condition

To ensure that works in, or adjacent, a place of cultural heritage significance does not result in the loss of historic cultural heritage values.

#### **HER 6**

**All onsite excavation and disturbance within places of archeological significance must be monitored. Should any features or deposits of an archaeological nature be discovered on the site during excavation or disturbance:**

1. **All excavation and/or disturbance must stop immediately; and**

2. **A qualified archaeologist must be engaged to attend the site and provide advice and assessment of the features and/or deposits discovered and make recommendations on further excavation and/or disturbance; and**
3. **All and any recommendations made by the archaeologist engaged in accordance with 2. above must be complied with in full; and**
4. **All features and/or deposits discovered must be reported to the Council with 7 days of the discovery; and**
5. **A copy of the archaeologist's advice, assessment and recommendations obtained in accordance with 2. above must be provided to Council within 30 days of receipt of the advice, assessment and recommendations.**

**Excavation and/or disturbance must not recommence unless and until approval is granted from the Council.**

Reason for condition

To ensure that work is planned and implemented in a manner that seeks to understand, retain, protect, preserve and manage significant archaeological evidence.

#### **OPS 5**

**Installation works, including plumbing, must be undertaken in a way that avoids impact to all trees including those in gardens, parks, and on Port Authority land. Any excavation works within the Tree Protection Zone of existing trees must be overseen by a project arborist to ensure the tree is retained and protected in accordance with AS4970 Protection of trees on development sites. Installation works, including plumbing, must be undertaken in a way that avoids impact to all other nearby park assets.**

**Prior to installation, the contractors must confirm the placement and scope of works with the Program Leader Arboriculture and Nursery. Damage to trees and assets must be avoided.**

Reason for Condition:

To ensure that the amenity, character and cultural heritage values of the Cove's roads and other public spaces are conserved and enhanced.

#### **ADVICE**

The following advice is provided to you to assist in the implementation of the planning

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

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

#### **CONDITION ENDORSEMENT**

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

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

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

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

#### **BUILDING PERMIT**

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

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

#### **PLUMBING PERMIT**

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

#### **OCCUPATION OF THE PUBLIC HIGHWAY**

You may require a permit for the occupation of the public highway for construction or

special event (e.g. placement of skip bin, crane, scissor lift etc). Click [here](#) for more information.

You may require an occupational license for structures in the Hobart City Council highway reservation, in accordance with conditions to be established by the Council. Click [here](#) for more information.

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

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

#### **GENERAL EXEMPTION (TEMPORARY) PARKING PERMITS**

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

#### **WORK PLACE HEALTH AND SAFETY**

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

#### **PROTECTING THE ENVIRONMENT**

In accordance with the *Environmental Management and Pollution Control Act 1994*, local government has an obligation to "use its best endeavours to prevent or control acts or omissions which cause or are capable of causing pollution." Click [here](#) for more information.

#### **NOISE REGULATIONS**

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

#### **WASTE DISPOSAL**

It is recommended that the developer liaise with the Council's City Resilience 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.



(Michael McClenahan)

**Development Appraisal Planner**

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



(Ben Ikin)

**Senior Statutory Planner**

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

Date of Report: 27 September 2022

**Attachment(s):**

Attachment B - CPC Agenda Documents

Attachment C - Planning Referral Officer Cultural Heritage Report



Planning: #259818

**Property**

3 ARGYLE STREET HOBART TAS 7000

**People****Applicant \***

City of Hobart  
Jeff Holmes  
Cleary&#39;s Gates Depot, Queens Domains  
Cleary&#39;s Gates Depot, Queens Domains  
New Town Tasmania 7018  
0400927512  
holmesje@hobartcity.com.au

**Owner \***

City of Hobart  
Jeff Holmes  
Cleary&#39;s Gates Depot, Queens Domains  
Cleary&#39;s Gates Depot, Queens Domains  
New Town Tasmania 7018  
0400927512  
holmesje@hobartcity.com.au

**Entered By**

JEFF HOLMES  
16 ELIZABETH STREET  
HOBART TAS 7000  
0400 927 512  
holmesje@hobartcity.com.au

**Use**

Other

**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. \*

☐ 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)? \*

Road/pavement

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

Installation of water bubblers

Estimated cost of development \*

90000.00

Existing floor area (m2)

Proposed floor area (m2)

Site area (m2)

## Carparking on Site

Total parking spaces

Existing parking spaces

N/A

☒ Other (no selection chosen)

## Other Details

Does the application include signage? \*

☒ No

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

0

## Tasmania Heritage Register

Is this property on the Tasmanian Heritage Register?

☒ No

## Documents

## Required Documents

Title (Folio text and Plan and title plan & text water.pdf  
Schedule of Easements) \*

Plans (proposed, existing) \* Water Availability Masterplan - Planning April 2022.pdf

GM or Crown consent DA-22-27489 GMC-22-37 - KENNEDY LANE BATTERY POINT TAS 7004.PDF

Covering Letter cover letter water project PA.pdf

## Supporting Documents

Photos or Montages existing facilities water - Planning April 2022.pdf

Specification 1500mm unit CIVIQ-Specs-FlexiFountain-1500BF Spec sheet.pdf

Specification - 900mm unit CIVIQ-AquaFil-900BF-Solo-Specification-Sheet.pdf

Specification - wall mounted CIVIQ Elkay EZH2O LZS8WSJOXBF Hands-free Sensor activated Specification Sheet v1.pdf

round bubbler details AB12\_info.pdf

**Installation of water bubblers and refill stations on Hobart Waterfront area.**

This project is a partnership between the City of Hobart, Pennicott Wilderness Journeys, the State Government, and incorporating Brand Tasmania, and TasPorts.

The program involves increasing the availability of drinking water in the Hobart waterfront area, through the installation of fifteen (15) new water supply facilities that will provide for both physical drinking, and for the re-filling of water bottles.

9 facilities are located on TasPorts Land, and 6 on Council owned land. The exact locations of installation will be determined based on proximity to water supply, efficiency of installation, tourist paths, and minimisation of streetscape imposition. For example, a number of facilities within TasPorts land will be stationed immediately adjacent to existing vessel berthing outlets, due to the proximity of water lines, and to minimise pedestrian impacts.

Installation locations are provided in the documentation, along with the details of the bubbler type, and the following provides further information on the project.



## **Free water for a plastic free Hobart!**

An exciting initiative to reduce the use of plastic water bottles in Hobart is launching in 2022 and we'd love to have you involved.

Pennicott Wilderness Journeys and the City of Hobart are working together to install public tap water filling stations around the waterfront in a bid to limit the purchase of single-use plastic water in Hobart.

Supporting these installations will be a publicity campaign and messaging to highlight the quality of Hobart tap water and our desire to position Hobart as a sustainable tourism destination.

The campaign will tap into Hobart's brand as a leader on reducing single-use plastics and a city with access to great tasting tap water from kunanyi /Mount Wellington and Mount Field.

We will also recruit businesses and organisations on the Hobart waterfront area to be part of this campaign through the installation of water filling stations at their own businesses.

### **Why is this important?**

Plastic water bottles generate an enormous amount of waste that is ending up in landfill or even worse in our marine environment.

Most bottled water is packaged in PET (polyethylene terephthalate) plastic bottles which are derived from fossil fuels and it can take up to 3L of water to produce 1L of water.

Litter is a significant issue for Tasmania, where beverage containers contribute 43% of the litter by volume. Littered water bottles are at odds with the Tasmanian tourism industry's marketability of a clean, natural state.

Although plastic bottles are recyclable, a recent Tasmanian report indicated that only 32% of beverage containers are actually recycled in Tasmania. Many end up in landfill or are littered where they often end up in the marine environment where they break up in small pieces, killing marine life that mistake them for food.

### **Inspiring waterfront visitors for a Tasmanian legacy**

We want to inspire visitors to the Hobart waterfront to avoid buying plastic bottled water and instead drink Hobart's great tasting tap water from a reusable bottle. The campaign will be the catalyst for providing more public and businesses based tap refilling facilities for reusable bottles and other options.

Tasmania has some of the purest drinking water in the world running through its water network and existing standard taps direct to the consumer. Hobart's water originates from two inspiring mountain parks in the region, kunanyi/Mt Wellington and Mt Field.

We will use the power of partnership to build this voluntary consumer campaign and we would love you to be a partner to help make an impact.

We believe that Hobart can be a case study for the rest of the state with Tasmania well positioned to roll out this initiative state-wide.

### **How to Support the Project**

Hobart City Council and Pennicott Wilderness Journeys have committed \$30,000 in financial resources to the project plus in-kind contributions which will see the installation of 14 new tap water filling stations resulting in stations able to be accessed every 70 – 160 metres along the high visitor traffic area from Salamanca to Hunter St. The total project cost is \$120,000. We are seeking \$90,000 in financial support for the project which will directly fund the water stations. We are also seeking brand/communication partners to develop the publicity campaign.

### **Steps in the campaign**

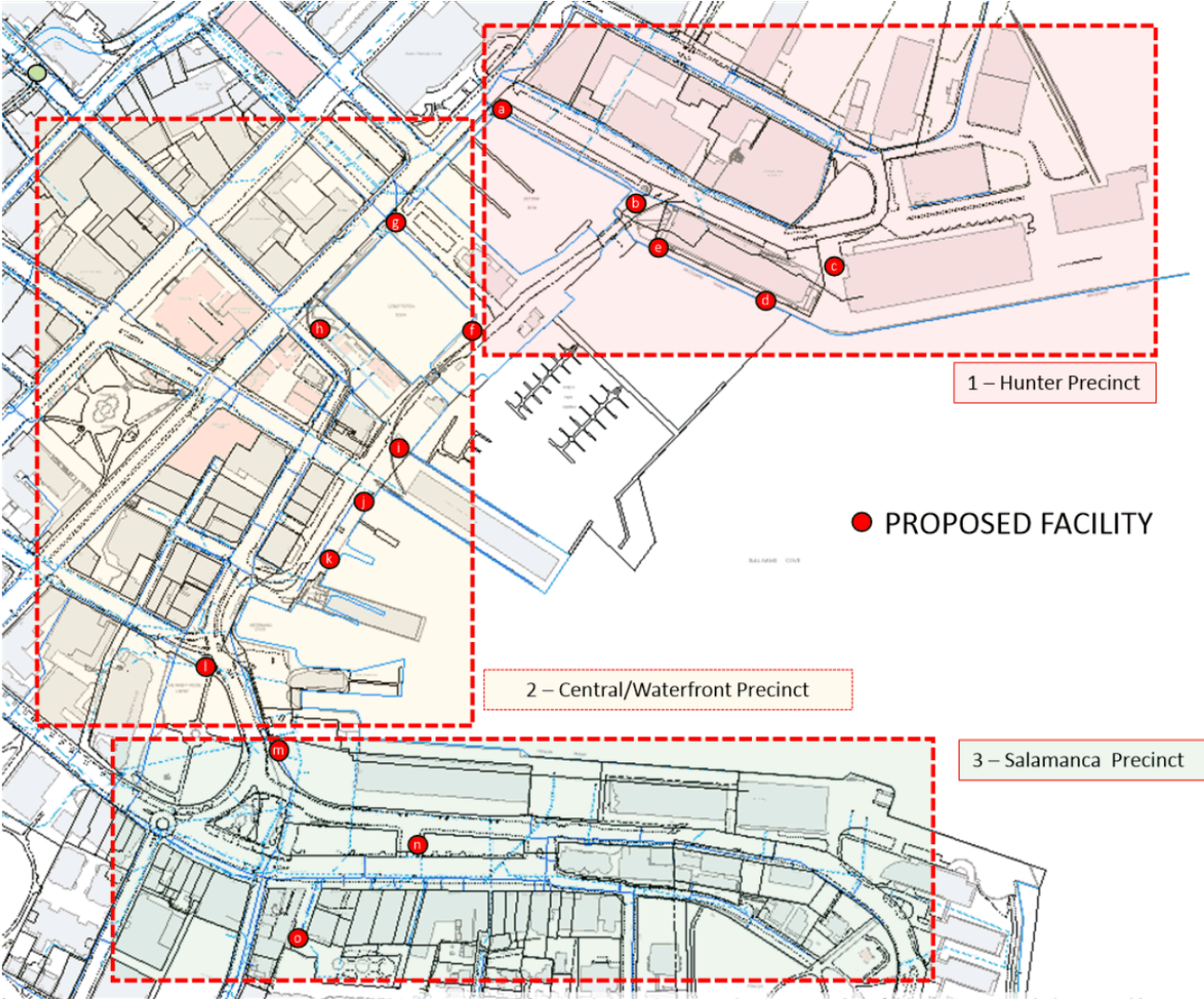
1. Plan developed for installation of 14 new tap water filling stations on the Hobart waterfront to allow a branded station to be accessed every 70 – 160 metres.  
Infrastructure plan follows
2. Recruit project partners to co-sponsor this infrastructure.
3. Develop brand, marketing materials and install water filling stations
4. Engage with and encourage waterfront businesses to become partners
  - Provide information and encouragement for them to install affordable water filling facilities in their premises and if appropriate advise the public of free water filling facilities within their premises (through listing on an App and web platform ([www.findtap.com](http://www.findtap.com)) and placement of a window sticker.)
5. Aim to launch campaign in time for Plastic Free July in 2022



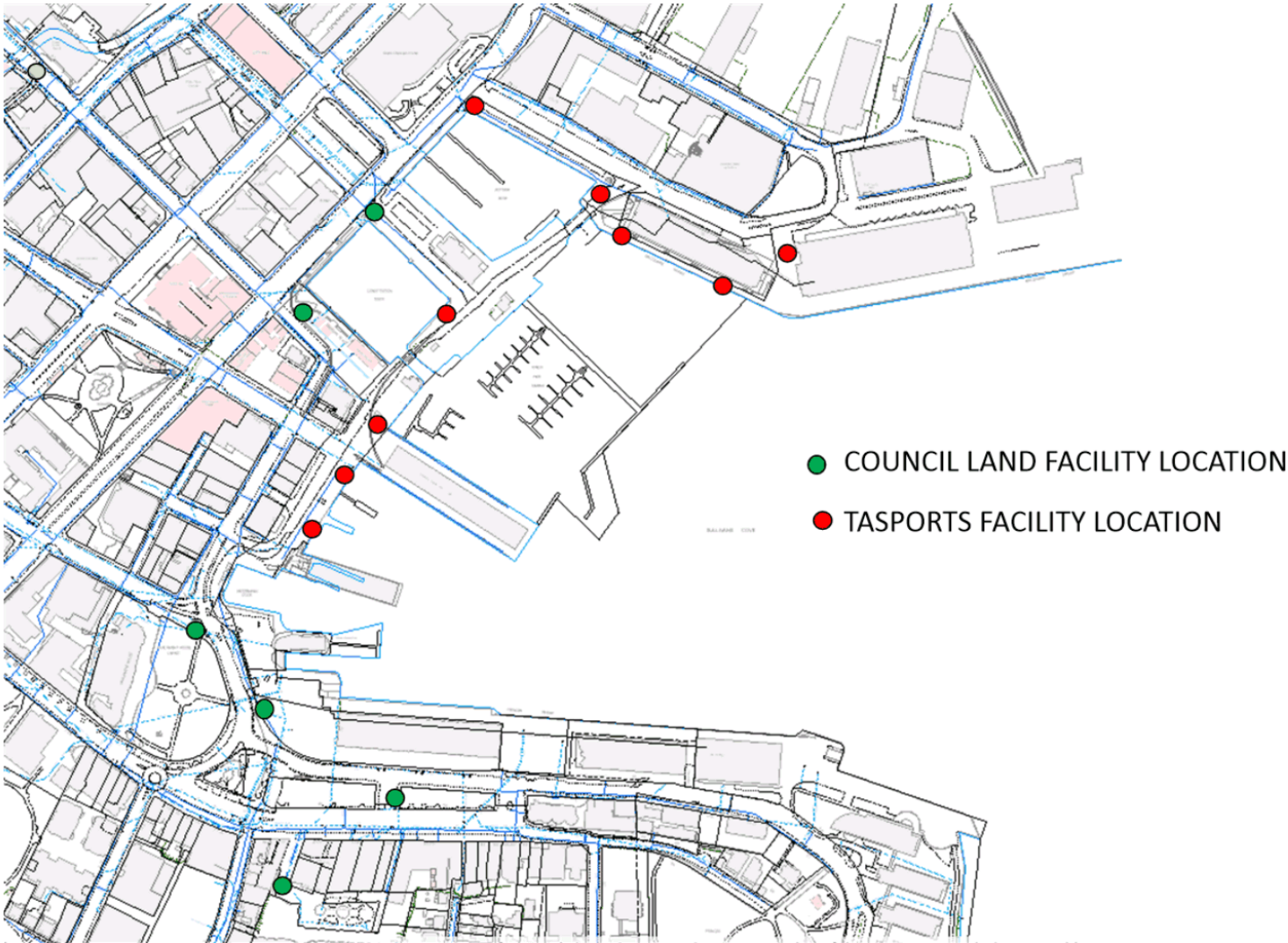
WATER AVAILABILITY MASTERPLAN  
*Hobart waterfront precinct*

Draft Infrastructure Plan  
April 2022



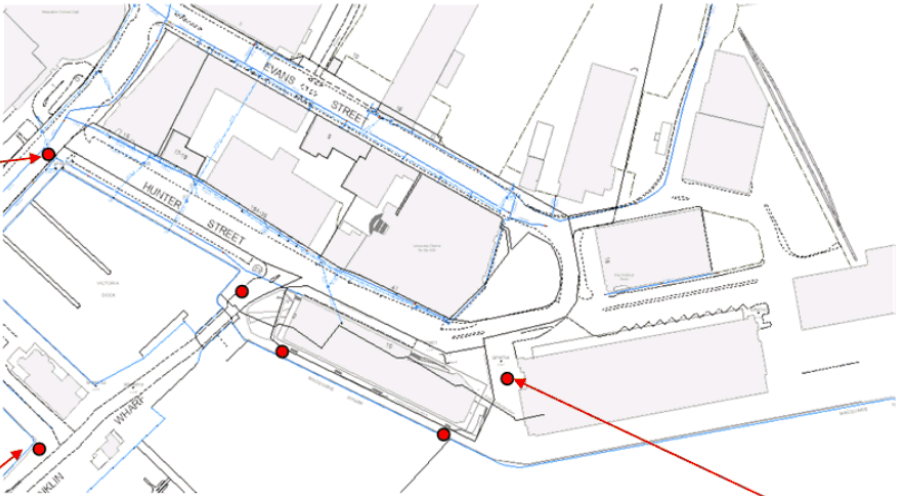








1 – Hunter Precinct

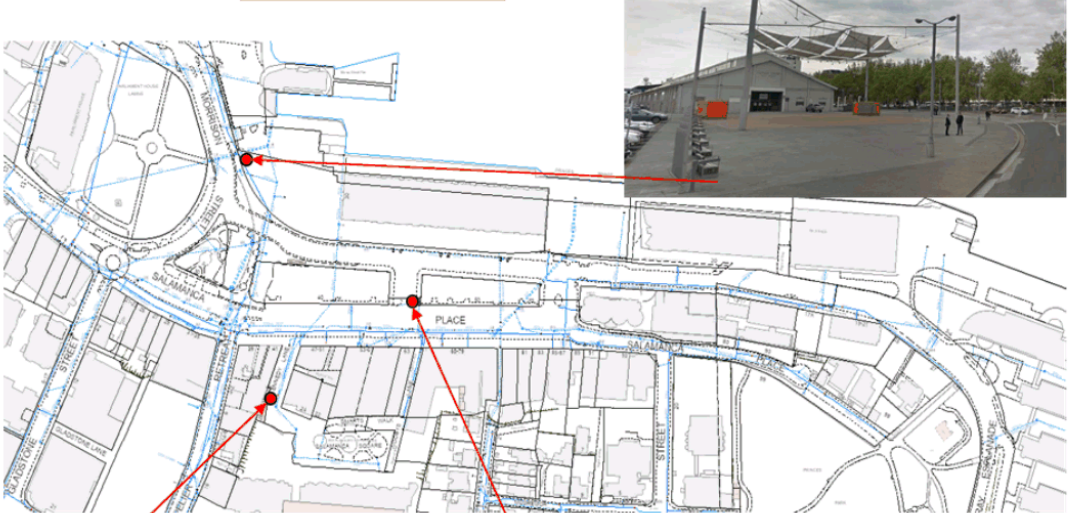


All facilities within TasPorts Land boundary





3 – Salamanca Precinct



Wall mounted on  
exteria of amenities  
facility



UNIT TYPE OPTIONS



Aquafil Solo 900BF



Aqua Bubbler 600mm



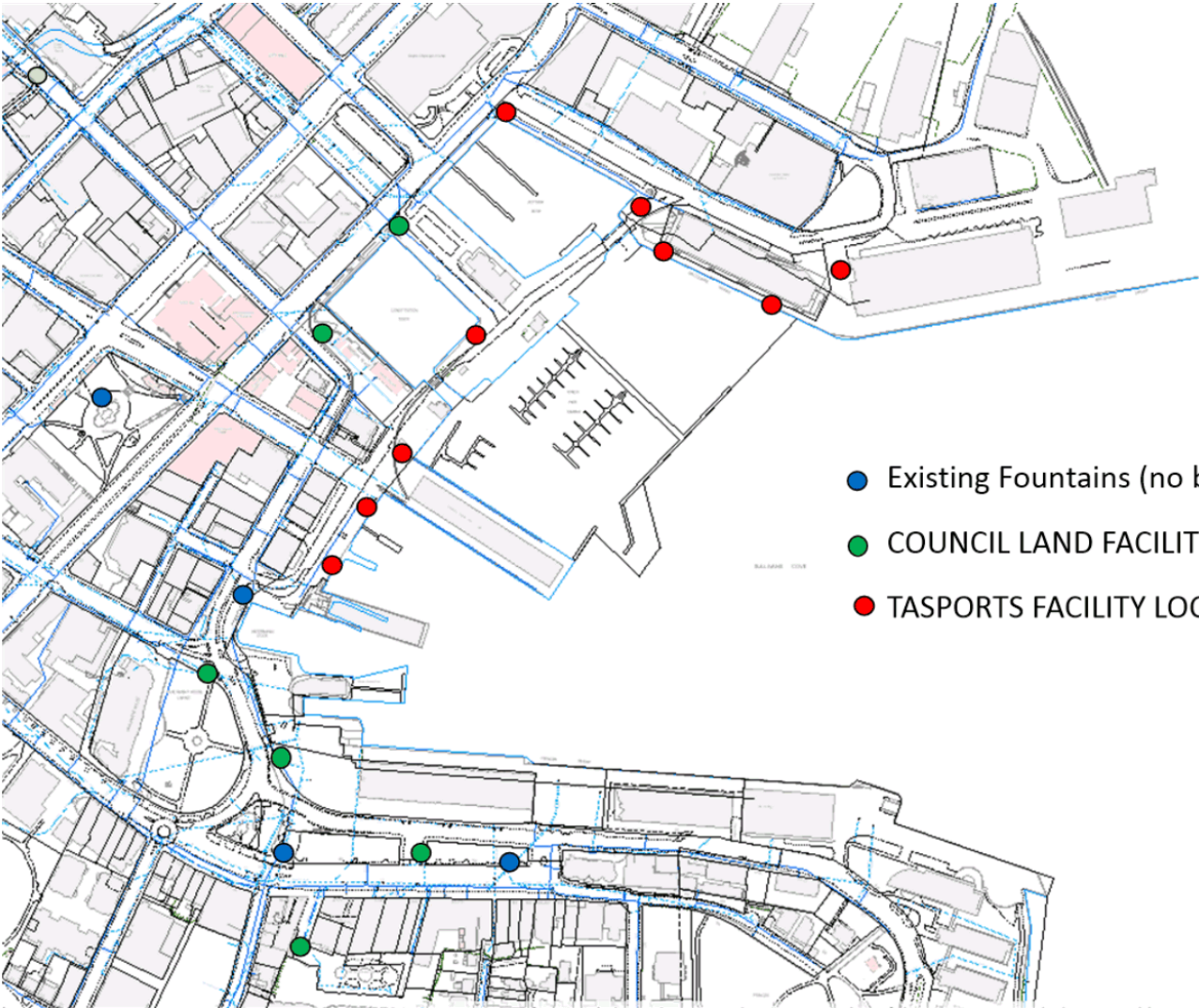
Elkay EZH2O - (wall mounted,  
hands free sensor  
activated)



Aquafil FlexiFountain 1500BF

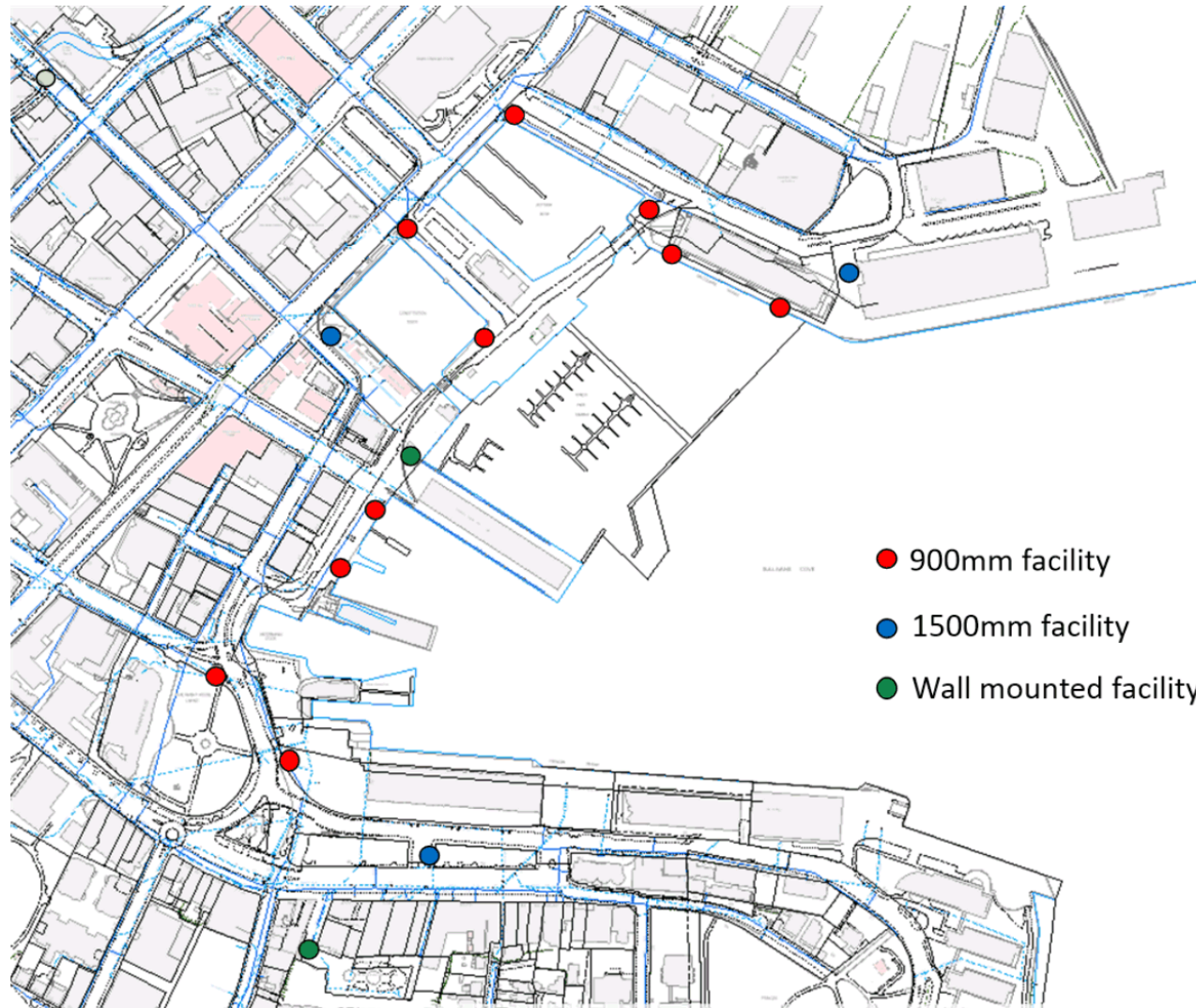


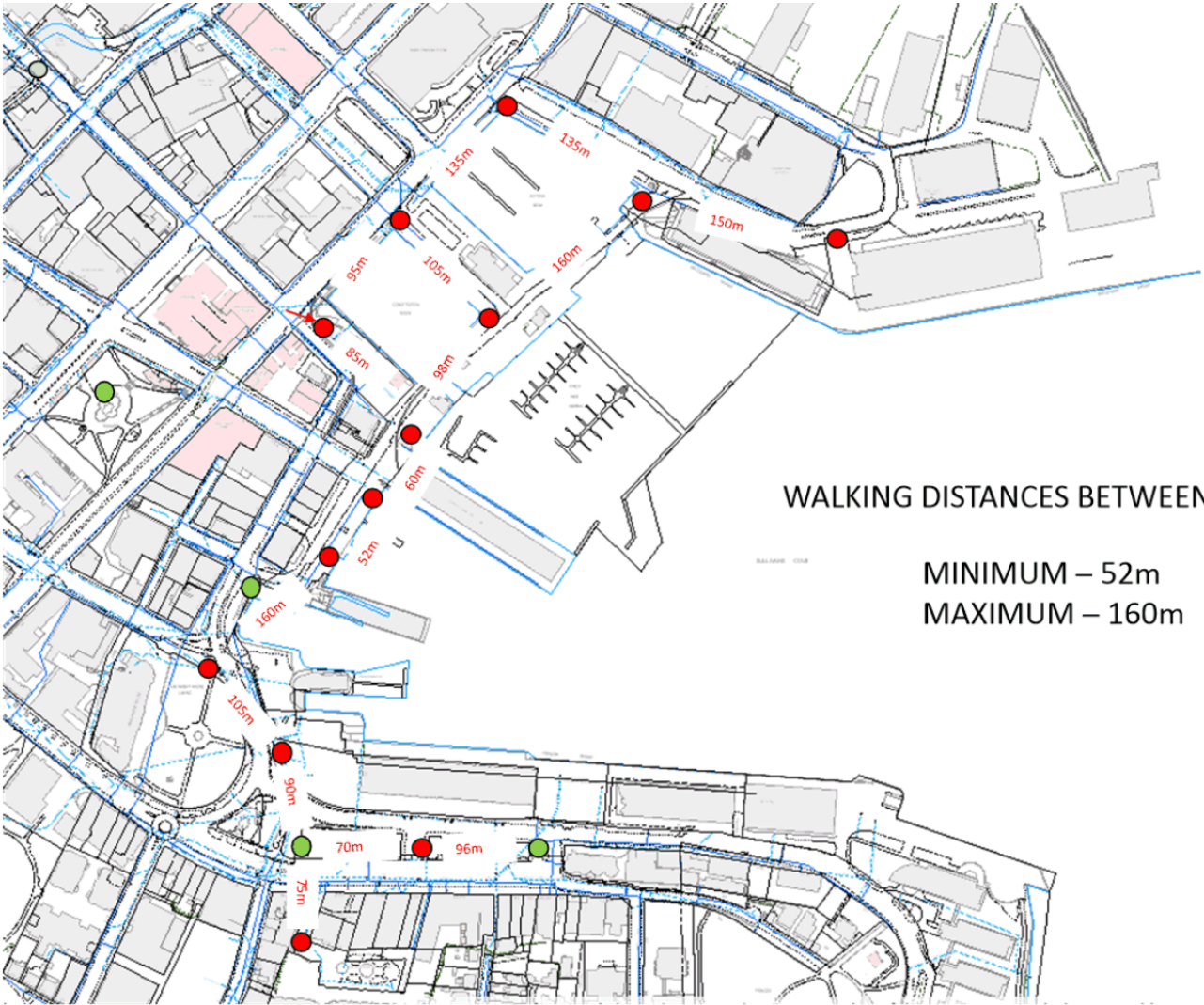
Existing Fountains  
& Proposed facilities



- Existing Fountains (no bottle refill facilities)
- COUNCIL LAND FACILITY LOCATION
- TAsports FACILITY LOCATION

### Water Unit Size





WALKING DISTANCES BETWEEN FACILITIES

MINIMUM – 52m  
MAXIMUM – 160m



**CIVIQ™**  
Public-use ProductsA photograph of a man wearing a bicycle helmet, sunglasses, and a backpack, standing next to a silver Aquafil FlexiFountain 1500BF. He is holding a water bottle to the station's spout. The station is a tall, silver, rectangular unit with a digital display and a water spout. The display shows 'Filtered Water Station', 'City of Ryde', 'EPA', and 'Bottle Refill'. Below the display is a 'Water Fountain' spout. The station also features a 'Smarter Cleaner Greener' logo and a message about reducing, reusing, and recycling water bottles.

**Aquafil FlexiFountain 1500BF**  
Drinking fountain & bottle refill station  
Product Information

Product code: AQ-FF1500BF    Issued: March 2021

**W** [civiq.com.au](http://civiq.com.au) **E** [sales@civiq.com.au](mailto:sales@civiq.com.au) **P** 1300 600 300



Compact and hard-wearing, the 1500mm-high Aquafil FlexiFountain drinking fountain and bottle refill station offers a convenient source of drinking water in public environments.

The unit features two anti-bacterial bottle refill nozzles and a wheelchair-accessible drinking fountain, with the added option of an inbuilt water filter. Customisable signage graphics on the exterior panels, combined with a robust, vandal-resistant design, make the Aquafil FlexiFountain an ideal solution for outdoor community and local council spaces.

#### Product features

- 1500mm height
- Two anti-bacterial bottle refill dispensers
- DDA-compliant wheelchair-accessible design
- Removable panel for easy filter replacement
- Customisable graphic panels with anti-graffiti protection
- Two (2) year warranty on the Product and a further eight (8) year warranty period covering the stainless steel components of the Product.\*

#### Additional options

- Optional inbuilt water filter
- Optional dog drinking bowl
- Optional remote water chiller
- Optional remote chiller with housing for outdoor installations
- Optional sub-floor drainage
- Optional inbuilt water meter
- Auto-sensor activation

#### Technical Details

CIVIQ products are manufactured using brass free parts to ensure that the drinking water dispensed from our fountains is lead free and safe to drink.

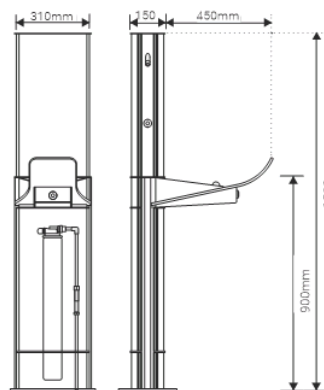
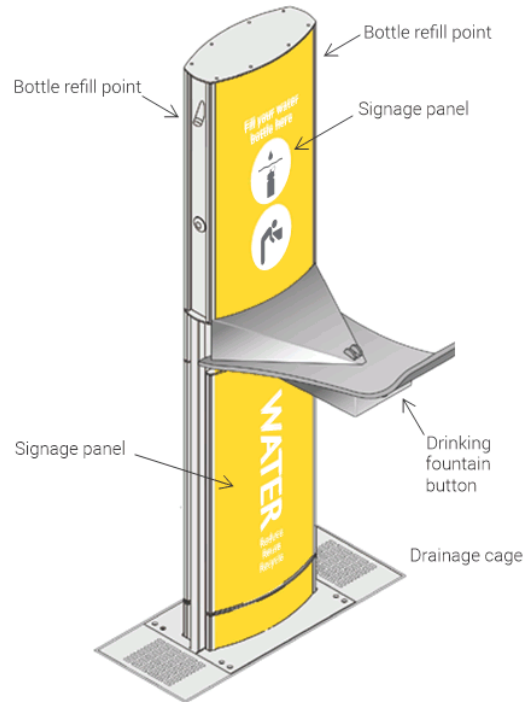
Structural frame	Stainless Steel
Housing frame	Anodised aluminium
Graphic panels	Stainless steel
Filter unit	Sub-micron or 5 micron
Filter unit working pressure	10-125 psi (0.7-8.5 bar), non-shock
Water supply connection	1/2 inch supply line with 1/2 inch Male BSP connection
Drainage	2x90mm PVC

\*Please refer to the Aquafil® Product Warranty for full terms and conditions

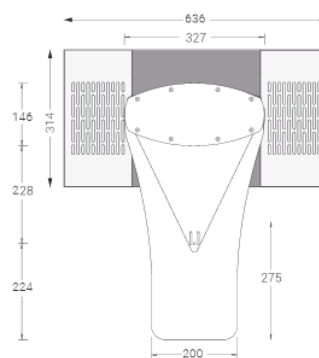


#### WaterMark Certified (Certificate number: 023305)

The WaterMark Certification Scheme (Scheme) is a mandatory certification scheme for plumbing and drainage products to ensure they are fit for purpose and appropriately authorised for use in plumbing and drainage installations.



Front & side view with filter detail



Drinking water station assembly plan view



Healthier, Happier  
Communities

Issued: November 2020

W [civiq.com.au](http://civiq.com.au) E [sales@civiq.com.au](mailto:sales@civiq.com.au) P 1300 600 300



Aquafil® Solo 900BF  
Drinking fountain & bottle refill station  
Product code: AQ-S0900BF



Pictured: Aquafil Solo 900BF, City of Kingston - Dales Park Netball Courts (VIC)

The Solo drinking fountain and bottle refill station is a robust, compact unit built to withstand outdoor public environments.

Two anti-bacterial bottle refill nozzles and a drinking fountain with soft mouth guard ensure that users have access to safe and accessible drinking water. The 900mm height makes the product ideal for middle and senior school campuses, sports precincts and other outdoor grounds.

#### Product features

- 900mm height
- Two anti-bacterial bottle refill points
- One drinking fountain fitted with a soft mouth guard
- DDA-compliant wheelchair-accessible design
- Customisable graphic panels with graffiti protection
- Removable panel for easy filter replacement
- Two year warranty\*

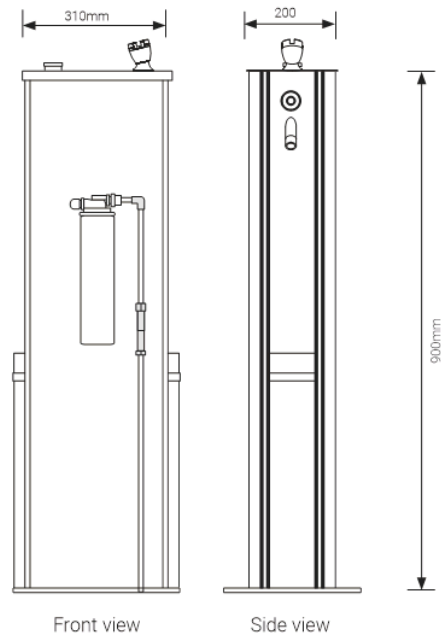
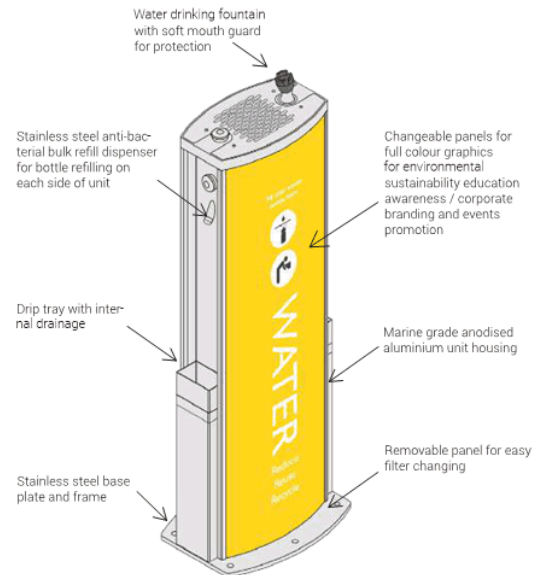
#### Additional options

- Optional inbuilt water filter
- Optional inbuilt water meter
- Optional remote chiller with housing for outdoor installations

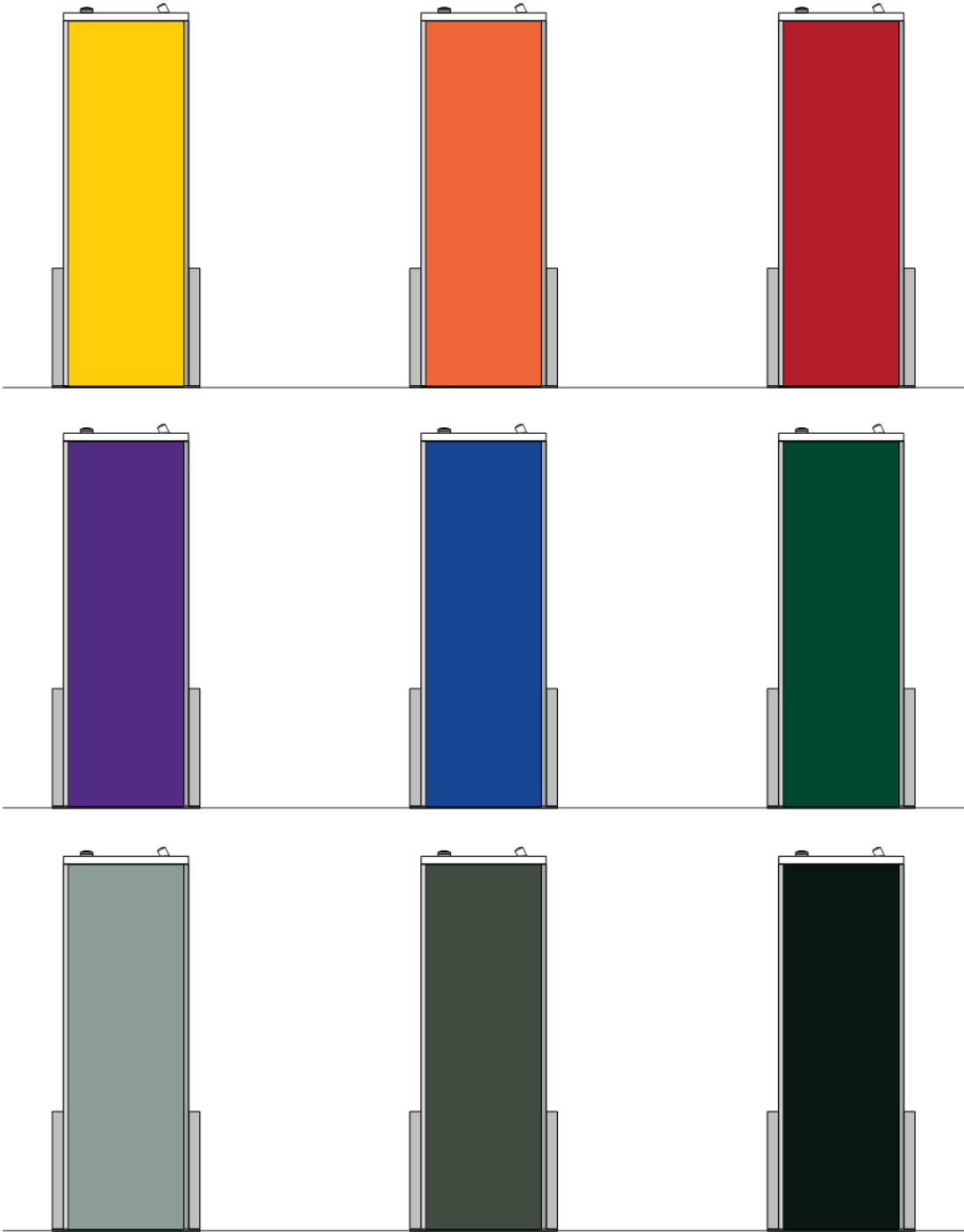
#### Technical Details

Housing frame	Stainless steel
Housing unit	Anodised aluminium
Graphic panels	Stainless steel
Filter unit option	5 micron
Filter unit working pressure	10-125 psi (0.7-8.5 bar), non-shock
Water supply connection	1/2 inch supply line with 1/2 inch Male BSP connection
Drainage	50mm PVC
Installation suitability	Outdoor

\*Please refer to the Aquafil® Product Warranty for full terms and conditions



**Colour options**  
Personalise with custom messaging and branding







Elkay EZH2O Bottle Refill Station Hands-free Sensor-activated  
with Single Drinking Fountain  
Product code: LZS8WSJ0X



The Elkay Filtered EZH2O wall-mounted, chilled drinking fountain and bottle refill station is distinguished by its robust and compact space-saving design.

The unit quickly delivers a smooth water bottle fill whilst enhancing sustainability by reducing the user's dependency on disposable plastic bottles. The filtered EZH2O bottle refill outlet features sanitary no-touch sensor activation with an automatic 20-second shut-off time, while the built-in Green Ticker counts the quantity of bottles saved from waste.

#### Product features

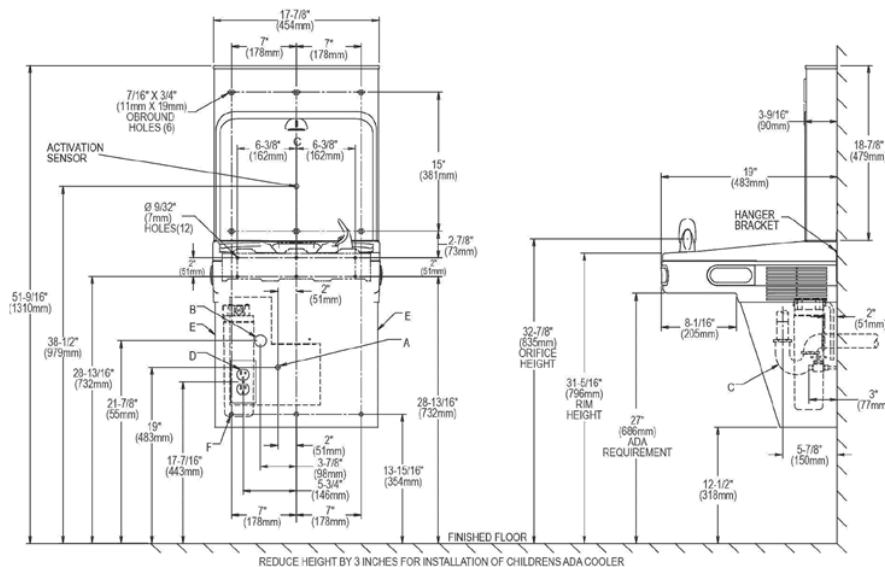
- All-in-one drinking fountain and water bottle refiller
- Sanitary no-touch auto sensor activation
- Filtered & refrigerated water
- Quick fill rate
- Wheel-chair accessible design
- WaterSentry Plus filtration with visual LED filter replacement monitor
- Watermark™ certified
- Up to five year warranty\*

#### Technical Details

Material & Finish	Stainless Steel
Power	220V/50Hz
Drinking fountain style	Flexi-Guard® Safety Bubbler
Mounting option	Wall Mount (on wall)
Chilling option	Refrigerated (as standard) 25LPH**
Filter options	Filtered (as standard) (CIVIQ™ staff will recommend a suitable filter based on installation location)
Dimensions	L: 47cm W: 48.3cm H: 98.5cm
Shipping weight	38.5kgs

\*Please refer to the Elkay® Product Warranty for full terms and conditions

\*\* Based on a 26°C Inlet water temperature and a room temperature of 32°C



# Classic aquaBUBBLER



Product Code : AB12



The Classic aquaBUBBLER features 2 state-of-the-art, drip-free taps including a water bottle refill station. The taps are designed to be used simultaneously without any major reduction in water pressure/flow.

It is ideal for heavy traffic/high activity areas - where time is limited and demand for having a drink and refilling water bottles is high.

The Classic aquaBUBBLER features:

- large self-closing push button (operable by one hand)
- non-squirt water exit nozzle
- water bottle filler
- adjustable water pressure
- hygienic stainless steel dish
- vandal resistant
- graffiti proof
- ergonomic
- contemporary design and hardwearing

EXTRA : Branding and Signage, Dog Bowl options are available. More information on your request

Unit height options:



aquaBUBBLER Colour Range											*PMS CODE
Pacific Blue 2995C*	Sunset Yellow 109C*	Chilli Red 032C*	Denim Blue 533C*	Olive Green 376C*	Charcoal Grey 432C*	Rich Blue 2935C*	Gumleaf Green 554C*	Deep Purple 2603C*	Tiger Orange 7417C*	Aqua 3272C*	Corella (Indoor only) Cool Gray 1U*

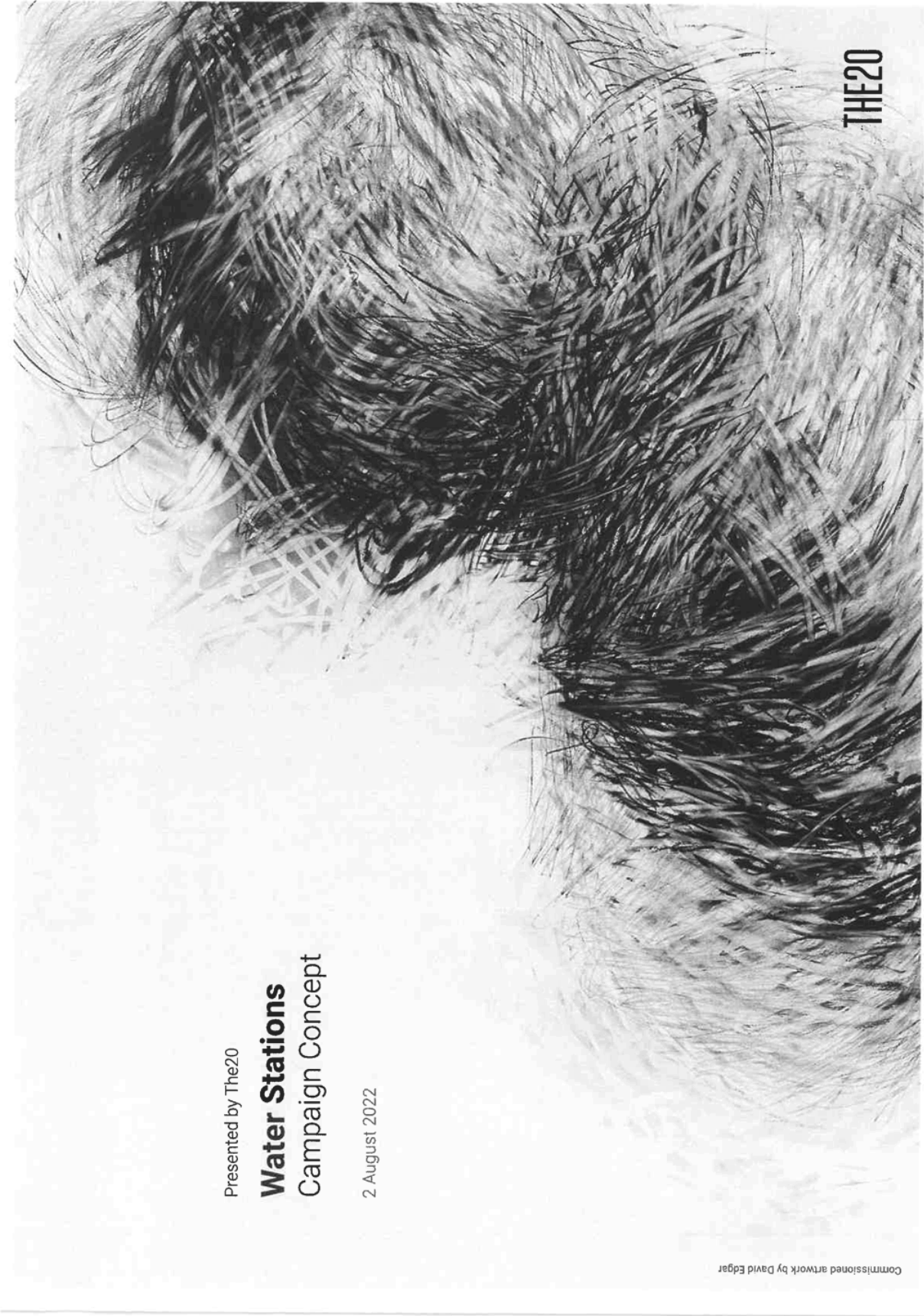


1300 213 774  
www.aquabubbler.com.au

0800 213 774  
www.aquabubbler.co.nz

	Bubbler	Address
1.	A	Franklin Wharf (TP)
2.	B	Franklin Wharf (TP)
3.	C	18 Hunter St (TP)
4.	D	18 Hunter St (TP)
5.	E	18 Hunter St (TP)
6.	F	Franklin Wharf (TP)
7.	G	Franklin Wharf (TP)
8.	H	3 Argyle St (HCC)
9.	I	Franklin Wharf (TP)
10.	J	Franklin Wharf (TP)
11.	K	Franklin Wharf (TP)
12.	L	Morrison St (HCC)
13.	M	30 Morrison St (Crown)
14.	N	Salamanca Pl (HCC)
15.	O	Kennedy Lane (HCC)
	Notes	HCC = Hobart City Council (4no.) Tasmania Police = TasPorts (10no.) Crown = State Gov (1no.)





Presented by The20  
**Water Stations**  
Campaign Concept  
2 August 2022

Commissioned artwork by David Edgar

THE20

## Introduction

## Rationale

First and foremost, we need to communicate just how high the quality of Tasmanian tap water is. After all, nobody's going to fill their bottles with this water if they don't think it's pure, safe and will taste great.

Once we've established how great our water is, we need to remind our audience that drinking it is much better for the planet than buying plastic bottles. That message will feel even more salient than usual, because these refill stations will be surrounded by Tasmania's stunning environment.

And finally, we'll let them know that taking care of the natural world is just what we do down here. This will appeal to any visitor who wants to have the true Tasmanian experience, as well as providing a halo effect on any locals by reminding them of our cultural habit of doing the right thing.

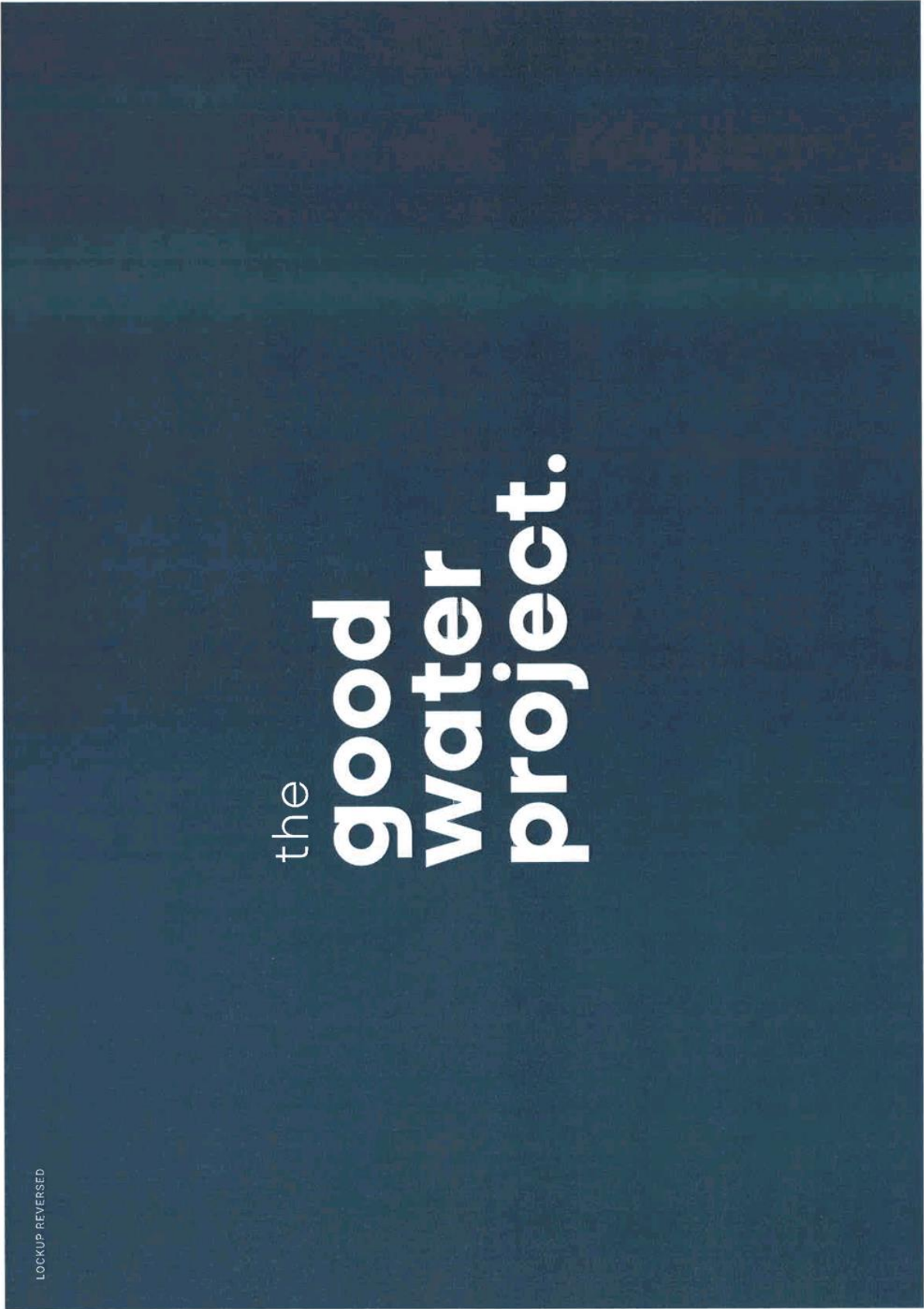
We've come up with a concept that covers those three key points: quality of water, caring for the environment and fitting in with Tasmanian culture.

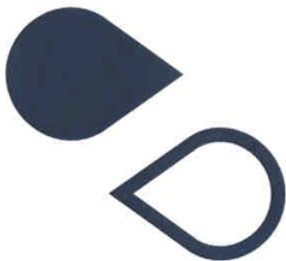
Visually, it can't focus on the negatives of using plastic water bottles which will just put people off. It needs to feel clean, safe and approachable – and it needs to communicate.

**The Good Water Project.**

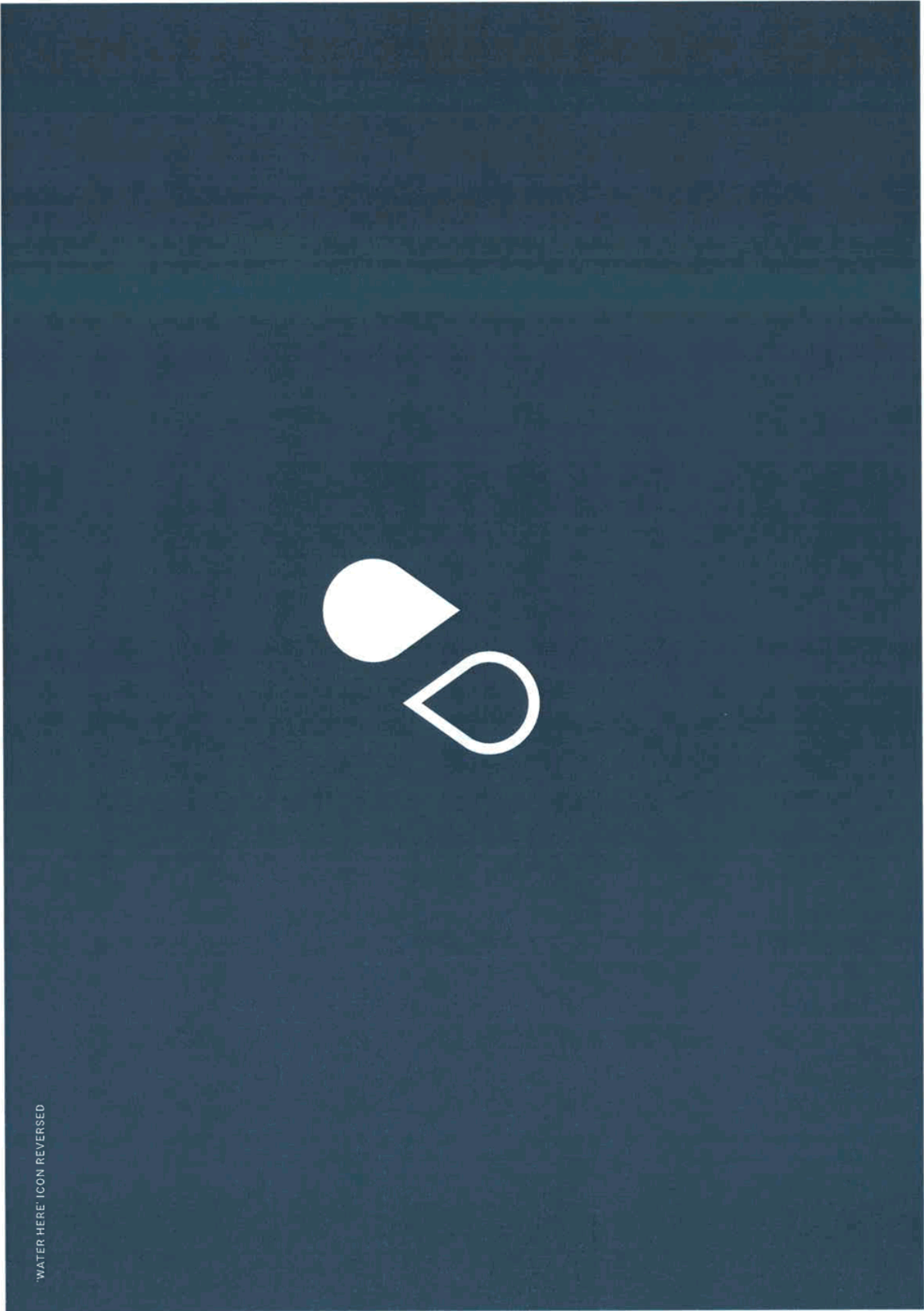
NAME

the  
good  
water  
project.





'WATER HERE' ICON POSITIVE

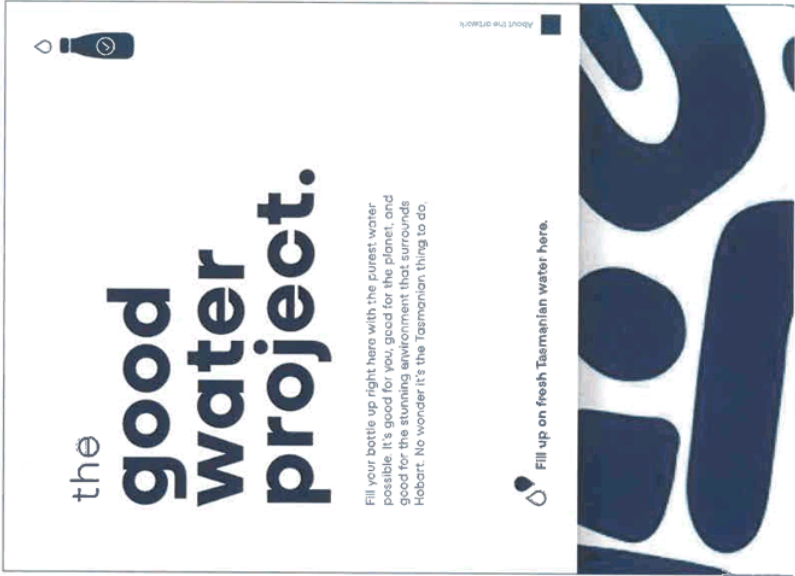




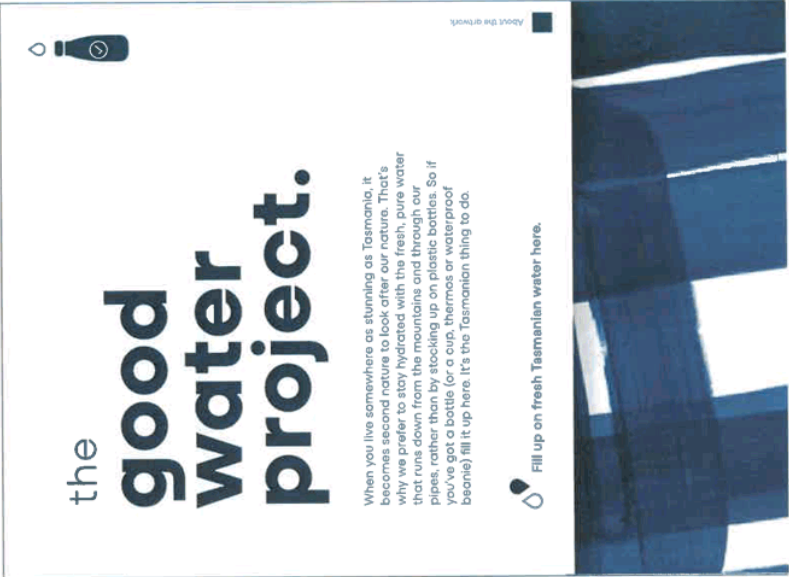
Concept on Solo 900BF Main Message



THE20  
Water Stations  
Campaign Concept



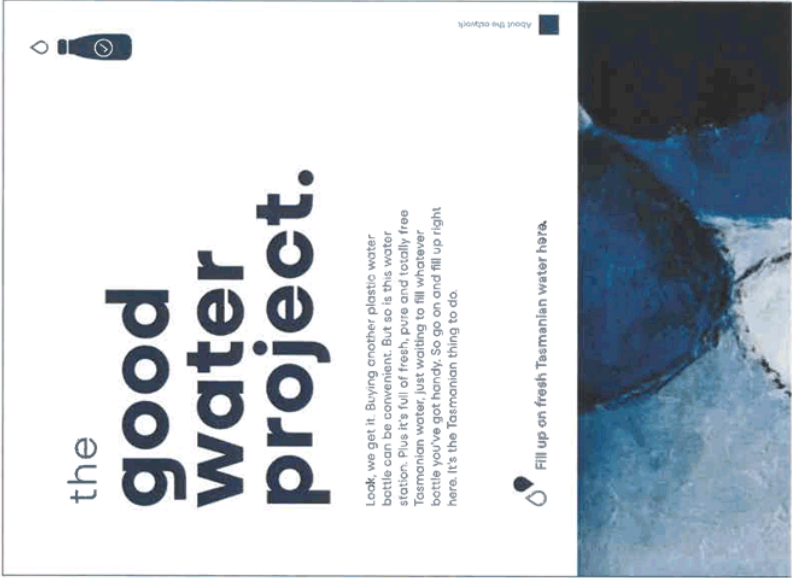
Concept on Solo 900BF Alternative Message 1



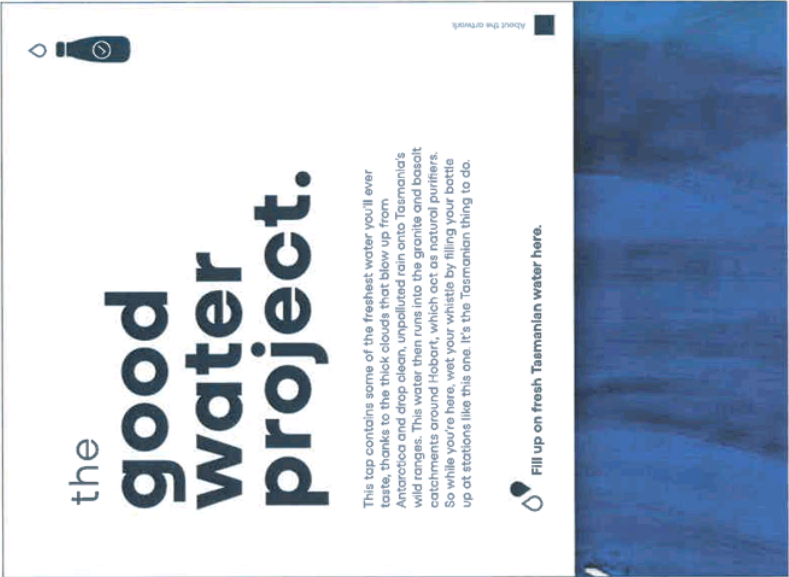
Concept on Solo 900BF Alternative Message 2



THE20 Water Stations  
Campaign Concept



Concept on Solo 900BF Alternative Message 3



Rationale

And since we are putting these stations in an art district, incorporating art feels like the right solution. We'd love to bring this project to life by collaborating with local artists, art schools or school students (this approach could extend into other areas of Tasmania if the project expands).

We'd brief them to interpret the beauty and benefit of fresh, pure water in an artistically appealing way in their own style, or to create work based on the basalt and granite aquifers that make up the Greater Hobart catchments that naturally purify our water.

Concept Series



THE20 Water Stations  
Campaign Concept

Mockup Solo 900



THE20  
Water Stations  
Campaign Concept



Mockup FlexiFountain 1500BF



THE20 Water Stations  
Campaign Concept



The colour pallet will be in a blue/white style.

The text will be the colour and font as shown in these drawings.

The logos will be as shown, for the City of Hobart, Pennicott Wilderness Journeys, and the Tasmanian Government

The designs included are indicative of the artwork that will be placed on the panels of the water facilities - the imagery shown below the text is concept only and will be replaced, however the concept and colour pallet of blue/white will be employed.



Presented by The20

## **Water Stations**

Designs and Copy for Review

Revised 26 August 2022

Commissioned artwork by David Edgar

**THE20**

## Introduction

---

This presentation includes several people's work based on a brief to "interpret the beauty and benefit of Tasmania's fresh, pure water". Keeping the work bold and graphic in a family of blues and being mindful that it will be seen in busy real-world spaces – not a gallery.

We have also set out the copy for you to review and provide feedback. We will then move on to creating the first six files for print.

LOCKUP POSITIVE

the  
**good  
water  
project.**

LOCKUP REVERSED

the  
**good  
water  
project.**

'WATER HERE' ICON POSITIVE





'WATER HERE' ICON REVERSED



**Copy 1**

---

Fill your bottle up right here with the purest water possible. It's good for you, good for the planet, and good for the stunning environment that surrounds Hobart. No wonder it's the Tasmanian thing to do.

**Copy 2**

---

Look, we get it. Buying another plastic water bottle can be convenient. But so is this water station. Plus it's full of fresh, pure and totally free Tasmanian water, just waiting to fill whatever bottle you've got handy. So go on and fill up right here. It's the Tasmanian thing to do.

**Copy 3**

---

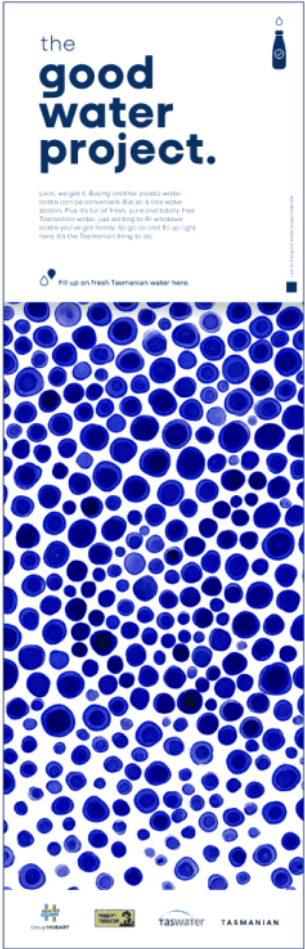
When you live somewhere as stunning as Tasmania, it becomes second nature to look after our nature. That's why we prefer to stay hydrated with the fresh, pure water that runs down from the mountains and through our pipes, rather than by stocking up on plastic bottles. So if you've got a bottle (or a cup, thermos or waterproof beanie) fill it up here. It's the Tasmanian thing to do.

**Copy 4**

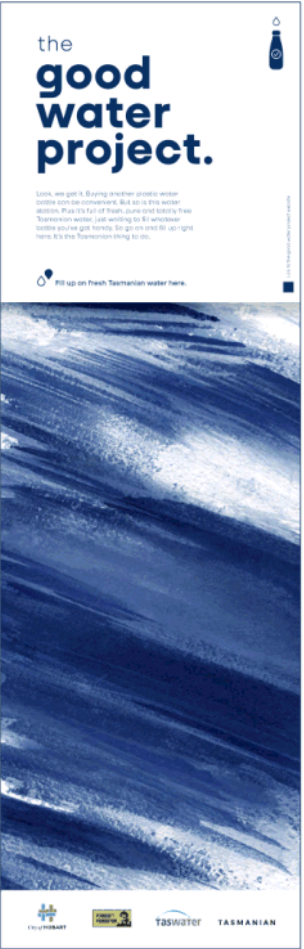
---

This tap contains some of the freshest water you'll ever taste, thanks to the thick clouds that blow up from Antarctica and drop clean, unpolluted rain onto Tasmania's wild ranges. This water then runs into the granite and basalt catchments around Hobart, which act as natural purifiers. So while you're here, wet your whistle by filling your bottle up at stations like this one. It's the Tasmanian thing to do.

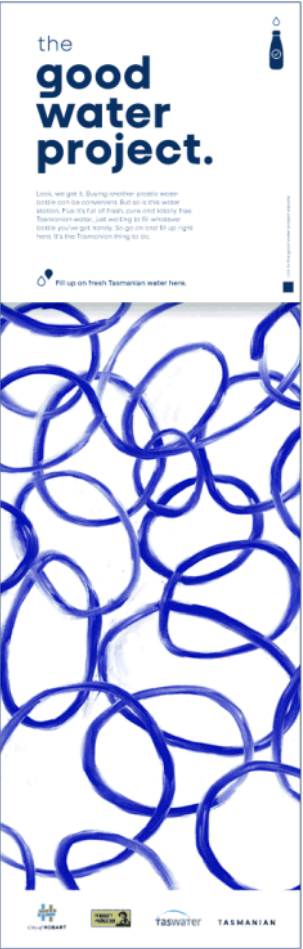
Options 1-4



1



2

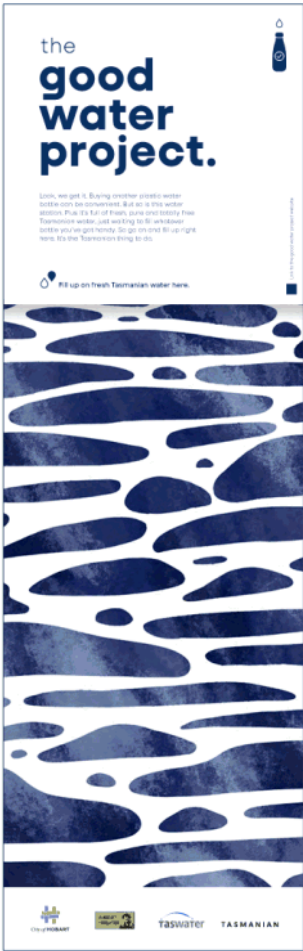


3



4

Options 5-8



5



6



7



8



Matt Fishburn  
Strategy Director

E | [matt@the20.com.au](mailto:matt@the20.com.au)  
M | 0450 033 108  
P | 03 6235 2629

The20 Pty Ltd  
ABN 61 009 554 858

The Old Malthouse  
210 Collins Street, Hobart TAS 7000  
[the20.com.au](http://the20.com.au)

THE20

**RESULT OF SEARCH**

RECORDER OF TITLES

*Issued Pursuant to the Land Titles Act 1980*

## SEARCH OF TORRENS TITLE

VOLUME 40751	FOLIO 1
EDITION 2	DATE OF ISSUE 30-Jun-2015

SEARCH DATE : 29-Jun-2022

SEARCH TIME : 11.34 AM

DESCRIPTION OF LAND

City of HOBART

Lot 1 on Diagram 40751

Derivation : Whole of 4327m2 Vested in The Lord Mayor Aldermen  
and Citizens of the City of Hobart

Prior CT 4622/87

SCHEDULE 1

B281700 HOBART CITY COUNCIL

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



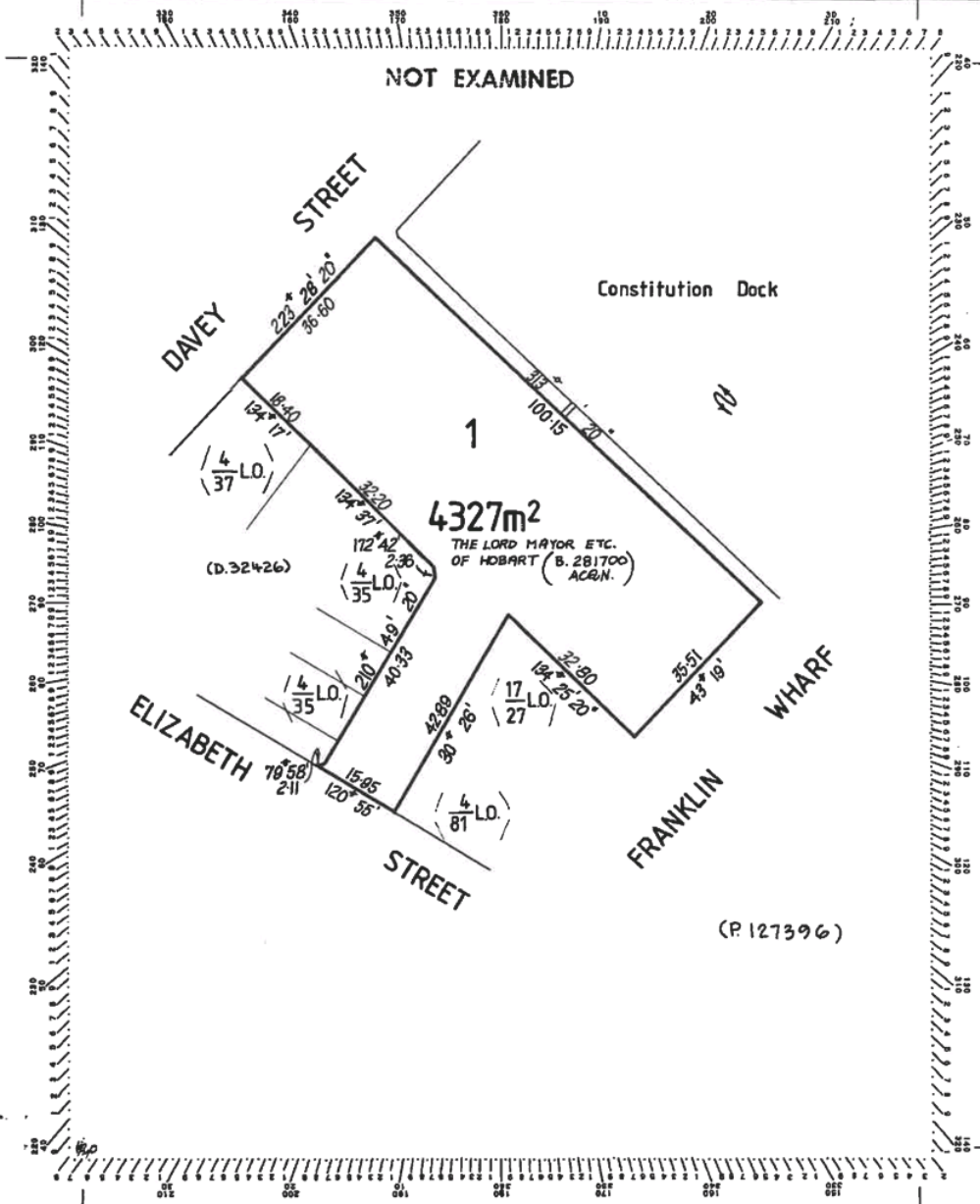
## FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



Owner: <del>The Crown</del> THE LORD MAYOR ETC. OF HOBART	PLAN OF SURVEY by Surveyor R. J. Tattam of land situated in the <b>CITY OF HOBART</b>	Registered Number: <b>D40751</b>
Title Reference: APP. SECTION 120 OF THE LAND TITLES ACT 1980		Approved Effective from: .....
Grantee: WHOLE OF 4327 m <sup>2</sup> VESTED IN THE LORD MAYOR ALDERMEN & CITIZENS OF THE CITY OF HOBART	SCALE 1: 750 MEASUREMENTS IN METRES	Recorder of Titles





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

8 June 2022

JEFF HOLMES  
16 ELIZABETH STREET  
HOBART TAS 7000

mailto:holmesje@hobartcity.com.au

Dear Sir/Madam

**3 ARGYLE STREET & MORRISON STREET, HOBART & SALAMANCA PLACE &  
KENNEDY LANE, BATTERY POINT  
GMC - INSTALLATION OF WATER BUBBLERS AND REFILL STATIONS ON HOBART  
WATERFRONT AREA NOTICE OF LAND OWNER CONSENT TO LODGE A PLANNING  
APPLICATION - GMC-22-37**

**Site Address:**

Kennedy Lane, Morrison Street & Salamanca Place

**Description of Proposal:**

Installation of public water fountains

**Applicant Name:**

Jeff Holmes  
City of Hobart

**PLN (if applicable):**

N/a

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

Hobart Town Hall  
50 Macquarie Street  
Hobart TAS 7000

Hobart Council Centre  
16 Elizabeth Street  
Hobart TAS 7000

City of Hobart  
GPO Box 503  
Hobart TAS 7001

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

CityofHobartOfficial  
ABN 39 055 343 428  
Hobart City Council

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

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

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

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

Yours faithfully



(Glenn Doyle)

**HEAD OF CITY PROJECTS**

Relevant documents/plans:

Draft Infrastructure Plan dated April 2022

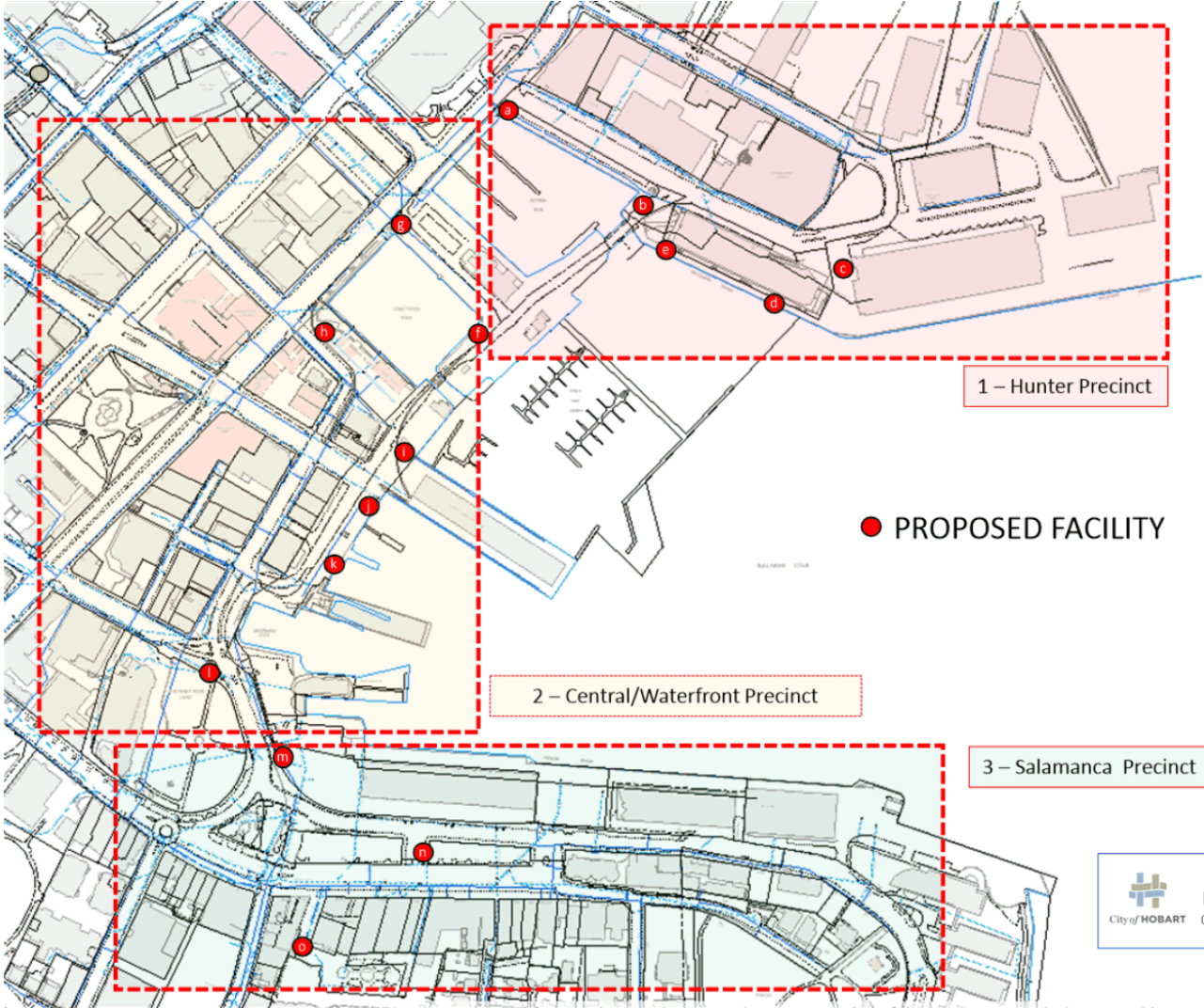


## WATER AVAILABILITY MASTERPLAN *Hobart waterfront precinct*

Draft Infrastructure Plan  
April 2022

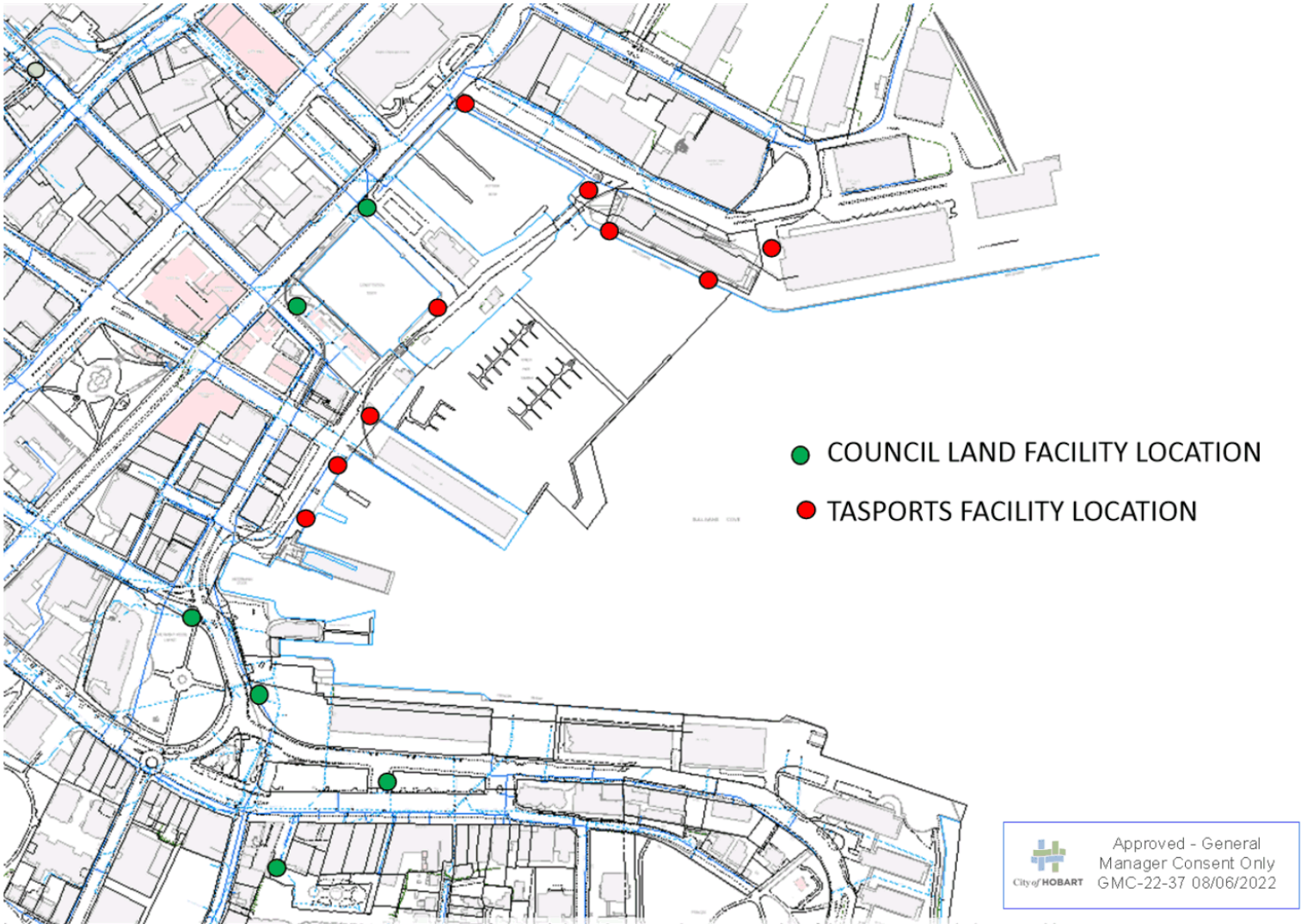


Approved - General  
Manager Consent Only  
GMC-22-37 08/06/2022

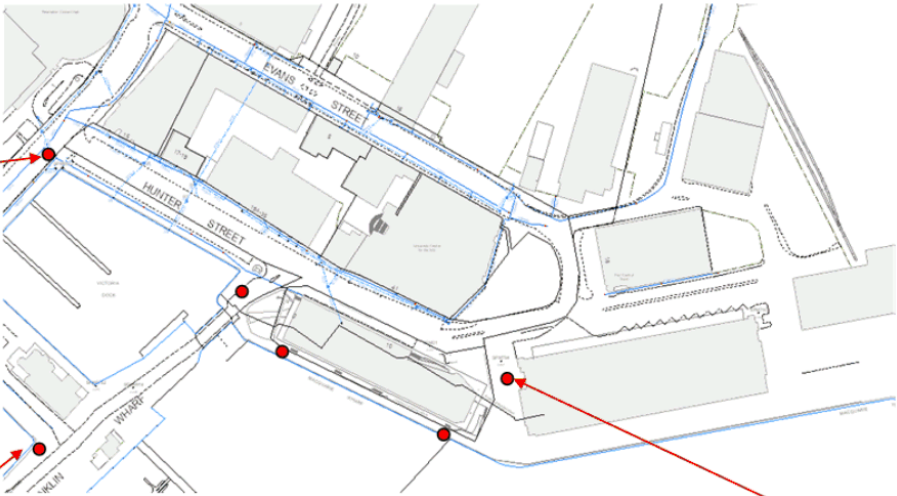


 Approved - General  
Manager Consent Only  
GMC-22-37 08/06/2022





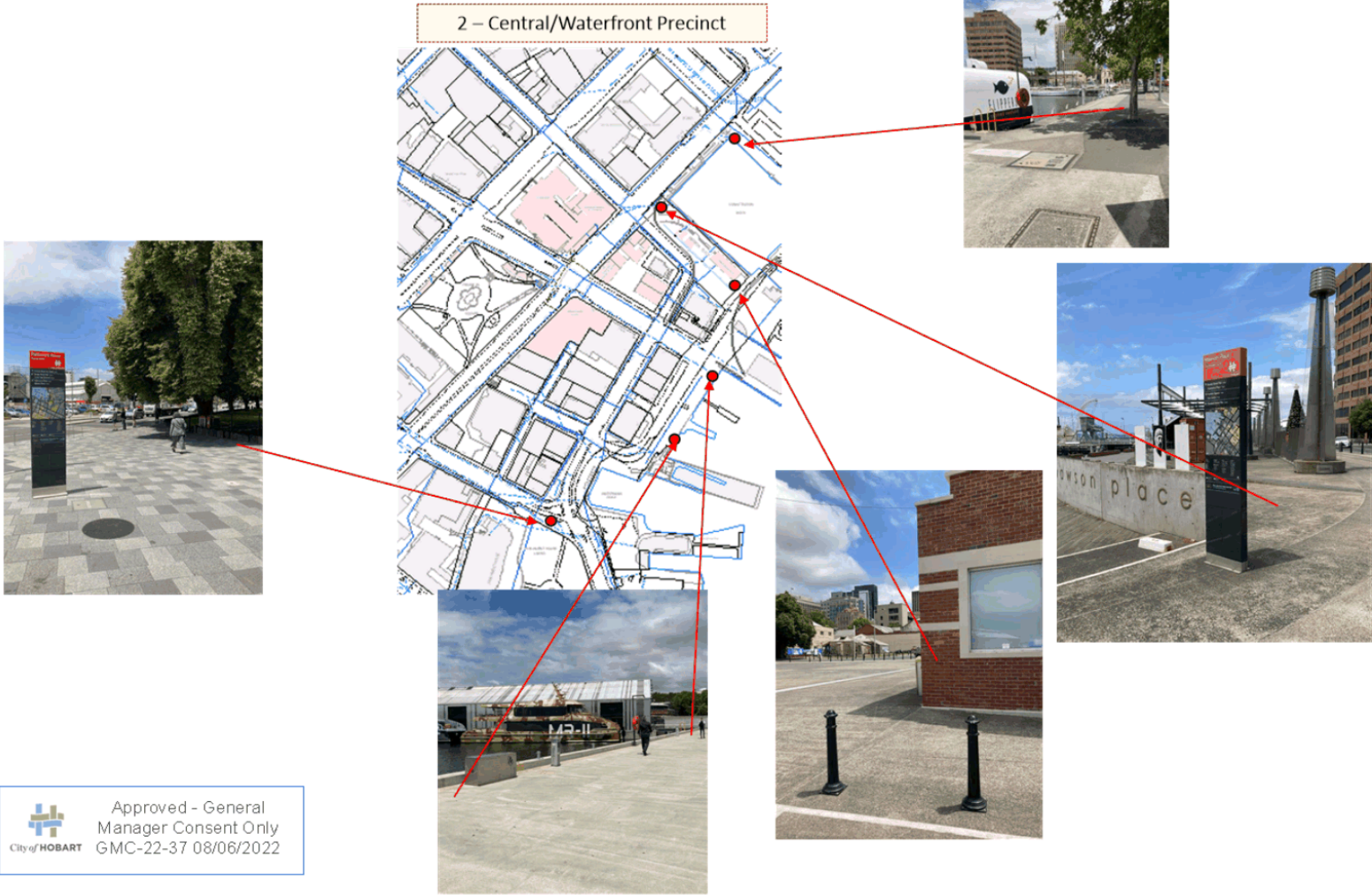
1 – Hunter Precinct



All facilities within TasPorts Land boundary

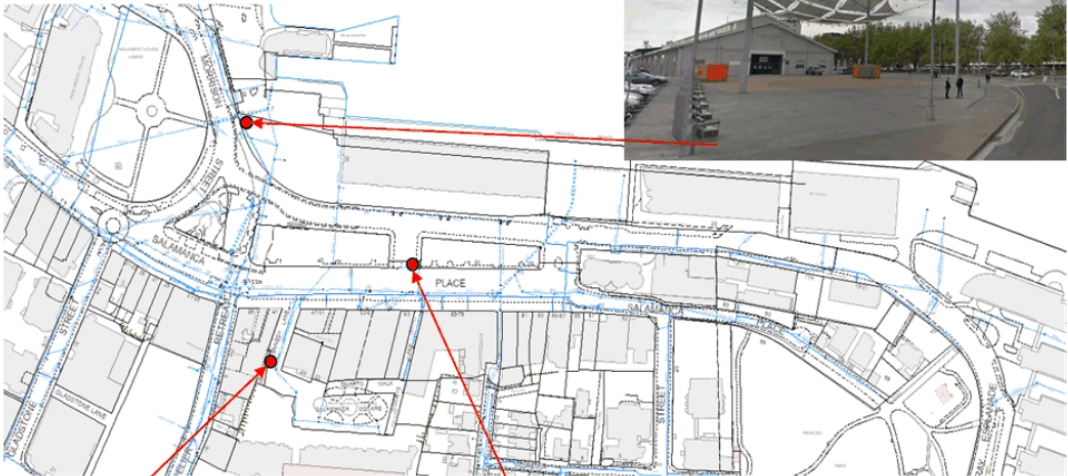


 Approved - General  
Manager Consent Only  
GMC-22-37 08/06/2022





3 – Salamanca Precinct



Wall mounted on  
exteria of amenities  
facility



Approved - General  
Manager Consent Only  
GMC-22-37 08/06/2022

UNIT TYPE OPTIONS



Aquafil Solo 900BF



Aqua Bubbler 600mm



Elkay EZH2O - (wall mounted,  
hands free sensor  
activated)



Aquafil FlexiFountain 1500BF

 Approved - General  
Manager Consent Only  
GMC-22-37 08/06/2022

## Application Referral Cultural Heritage - Response

<b>From:</b>	Sarah Waight
<b>Recommendation:</b>	Proposal is acceptable subject to conditions.
<b>Date Completed:</b>	
<b>Address:</b>	3 ARGYLE STREET, HOBART SALAMANCA PLACE, BATTERY POINT MORRISON STREET, HOBART KENNEDY LANE, BATTERY POINT FRANKLIN WHARF, HOBART 30 MORRISON STREET, HOBART 18 HUNTER STREET, HOBART
<b>Proposal:</b>	15 Water Supply Facilities
<b>Application No:</b>	PLN-22-439
<b>Assessment Officer:</b>	Michael McClenahan,

### Referral Officer comments:

The application is for 15 water bubblers on the Hobart waterfront. The bubblers locations are identified as locations 'a' to 'o'. The chosen bubbler locations were selected to be in close proximity to existing plumbing but there is scant information in regard to the amount of excavation associated with areas of archaeological potential or in proximity to the root systems of trees, although it is noted that many of the sites are located on concrete wharf aprons.

The development is on land adjacent to places of cultural heritage significance and also at places of archeological potential.

Schedule 1 Conservation of Cultural Heritage Values applies.

Site 'c' is exempt from assessment under as it is located within the Activity Area 4.1 under clause 22.5.2 dot point 3 which states:

*The following are 'exempt from the provisions of this clause:*

- *Development on land within the Macquarie Point Wharf, Activity Area 4.1 and Sullivans Cove Gateway – Activity Area 3.0.*

The remaining sites are technically adjacent to places of significance and meet the deemed to comply standards of 22.5.4 which states:

*'Permitted' 'Building or Works'*

*'Permitted' 'Building or Works' 'Building or works' on other land within the planning area is 'permitted' in respect to this Schedule where it can be demonstrated that the following 'deemed to comply' standards can be met:*

*For 'building or works' on sites adjacent (as defined in clause 22.3) to a place of cultural significance:*

- *The height of 'building or works' adjacent to places of cultural significance must not exceed that of any building on the place, at a distance of less than 10 (horizontal) metres from the building; and*
- *The area of the facade of any new 'building or works' must not exceed that of the facade of an adjacent place of cultural*

significance by a factor of 2.

The height of the largest proposed water bubblers is 1500mm with the majority 900mm high.

Bubbler 'a', 'd' 'e' 'h' and 'l' are located within places of archaeological potential as shown in Figure 5a of the Scheme. However, given the proposed bubblers are to be bolted to the concrete wharf apron and in proximity to existing water supply pipes and disturbed ground (ie recent paving) it is not considered that there will be any impact on archaeological values.

All proposed bubblers are located adjacent to places of cultural significance and this triggers clause 25.11 under schedule 4 Signs and makes the signage discretionary.

#### *25.11 Signs on Places of Cultural Significance*

*Signs on Places of Cultural Significance Notwithstanding any Acceptable Solutions or Alternative Performance Criteria allowed for elsewhere in this Schedule, the following provisions apply to the erection of any signs on, adjacent to or within a place of cultural significance (as listed in Table 1 of Schedule 1 of this Scheme):*

- *A sign on or adjacent to or within a place of cultural significance (as listed in Table 1 of Schedule 1 of this planning scheme) is 'Discretionary'.*
- *A sign in the Cove area must not either by its size, design or content detract from the character and heritage value of buildings both individually and collectively including those groups or buildings comprising some which may not be of particular heritage value.*
- *For modern standardised trademark or propriety logo advertising, corporate image requirements such as specific colours must be adapted to suit the individual location and building.*
- *A sign to be affixed to any place of cultural significance included in Schedule 1 of the Planning Scheme must maintain or reinstate and not detract from its original architecture, heritage value or character.*
- *Signs must be placed to allow the architectural details of the building to remain prominent.*
- *Signs must be placed in locations on the building or item that would traditionally have been used as advertising areas. Historical documentation may be required to justify the placement of any new signs.*
- *No signs shall dominate or obscure any other signs and in particular an historic sign forming an integral part either of a building's architectural treatment of detailing, or its heritage.*
- *Fixtures must not damage historic building fabric, including but not restricted to attachments to masonry and wood. All signs and related fittings are to be fixed using appropriate non-corrosive fixings inserted in mortar joints.*
- *Signs that break an historic parapet or roof line will be prohibited.*
- *Use of side-walls to locate signs is prohibited if the wall does not form a street frontage, or has not historically been used for signs.*
- *Strings of light bulbs are prohibited.*
- *Internally illuminated signs attached to a building of cultural significance (excluding contemporary buildings and extensions on a place of cultural significance that are not themselves of cultural significance) are prohibited.*

The bubblers will have signage as shown on the imagery by media company 'The20'. The graphics are blue and white with the logos of the participating organisations. The colour and graphic theme provides a degree of continuity. As free standing elements they do not directly impact on the heritage values of listed places and therefore satisfy dot points 4 to 12. Dot



points 3 is satisfied and the logos are scaled down and positioned on the base of the sign. When assessed against dot point 2, the bubblers join the general assemblage of infrastructure on the wharf apron and are not inconsistent or more prominent than these elements. It is considered the signage satisfies all the dot points of clause 25.11.

However, while the scheme is limited in providing assessment standards to ensure a better cultural heritage outcome, fewer bubblers and less clutter would be an acceptable outcome.

In discussions with the applicant, it has been identified that there is some scope to reduce the number of bubblers and refine the siting and type of bubbler selected for this purpose.

On this basis it is recommended that:

Bubbler 'h' be changes to a 900mm high unit  
Bubbler 'j' and 'k' be replaced with a single 900mm unit.  
Bubbler 'l' be located to line up with the traffic signal box and to keep clearance from the bluestone wall around Parliament house gardens  
Bubbler 'n' be removed from the application and the existing bubbler on the corner of Salamanca Place and Montpelier be replaced.

A condition of permit would achieve this end.

Sarah Waight  
Senior Cultural Heritage Officer  
26 September 2022

## 7.2 APPLICATIONS UNDER THE HOBART INTERIM PLANNING SCHEME 2015

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### 7.2.1 71A LETITIA STREET, NORTH HOBART - 29 MULTIPLE DWELLINGS AND ASSOCIATED WORKS PLN-22-287 - FILE REF: F22/98535

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Address:	71a Letitia Street, North Hobart
Proposal:	29 Multiple Dwellings and Associated Works
Expiry Date:	11 October 2022
Extension of Time:	Not applicable
Author:	Adam Smee

#### **RECOMMENDATION**

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for 29 multiple dwellings and associated works at 71A Letitia Street, North Hobart, for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

#### GEN

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-22-287 - 71A LETITIA STREET NORTH HOBART TAS 7000 - Final Planning Documents except where modified below.

#### Reason for condition

To clarify the scope of the permit.

#### *Advice*

*The approved use is multiple dwellings for social housing, which will be managed as a collective by one entity. Social housing is housing that is provided for individuals that would otherwise face financial hardship if required to secure housing on the open market, or would be unable to secure such housing. The use of this site is not suitable for a strata scheme to create individual lots for each multiple dwelling. Further planning permission would be required to support the creation of a strata scheme of this nature.*

TW

The use and/or development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TWDA 2022/00693-HCC dated 1/7/2022 as attached to the permit.

Reason for condition

To clarify the scope of the permit.

PLN 2

Prior to the first occupation, screening with no more than 25% uniform transparency must be installed and maintained along the edge of the decks that would provide private open space for units 17 and 18 facing the north- western boundary of the site. The screening must be of sufficient height to minimise overlooking of a dwelling on an adjoining property or its private open space.

Prior to the issue of any approval under the *Building Act 2016*, revised plans must be submitted and approved as a Condition Endorsement showing screening in accordance with the above requirement. The revised plans should include sufficient detail, such as sight line diagrams, to demonstrate that the height of the screening will satisfy the above requirement.

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

*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 provide reasonable opportunity for privacy for dwellings.

PLN s4

Additional landscaping must be provided between the development and the site boundaries to reduce the visual and privacy impact of the development.

Prior to the issue of any approval under the *Building Act 2016*, revised plans prepared by a suitably qualified landscape expert must be

submitted and approved as a Condition Endorsement showing additional landscaping. The revised plans should include boundary fences and additional planting between the development and the site boundaries in order to reduce the visual impact of the development when viewed from adjoining properties and the potential for overlooking of adjoining properties from the development.

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

Prior to occupancy or the commencement of the use (whichever occurs first), confirmation from a suitably qualified landscape expert that all landscaping works required by this condition have been implemented, must be submitted.

The vegetation which is planted on the site pursuant to the landscaping plan must be maintained and must not be disturbed. If any vegetation dies or is destroyed, replacement vegetation of a similar size must be planted within 30 days of the death or destruction.

*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 reduce the visual impact of the development and to provide reasonable opportunity for privacy for dwellings.

ENG 12

A construction waste management plan must be implemented throughout construction.

A construction waste management plan must be submitted and approved as a Condition Endorsement, prior to commencement of work on the site. The construction waste management plan must include:

- Provisions for commercial waste services for the handling, storage, transport and disposal of post-construction solid waste and recycle bins from the development; and
- Provisions for the handling, transport and disposal of demolition

material, including any contaminated waste and recycling opportunities, to satisfy the above requirement.

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

*Advice:*

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

*It is recommended that the developer liaise with the Council's City Resilience Unit regarding reducing, reusing and recycling materials associated with demolition on the site to minimise solid waste being directed to landfill. Further information can also be found on the Council's [website](#).*

Reason for condition

To ensure that solid waste management from the site meets the Council's requirements and standards.

ENG sw1

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

Overland surface flow from the 1% AEP events, including from the Brooker

Avenue and its embankment, must be conveyed safely through the site.

*Advice:*

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

Reason for condition

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

SW 9

Prior to occupancy or the commencement of the approved use (whichever occurs first), pre-treatment of stormwater discharges from

the development must be installed.

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

1. include final detailed design of the proposed treatment train, including estimations of contaminant removal, in general accordance with Aldanmark Stormwater Report and engineering plans (i.e. Drainage Plan- Ground Floor H1.01 RevD and Hydraulic Details H4.01 Rev D) submitted under this application;
2. include a supporting maintenance plan, which specifies the required maintenance measures to check and ensure the ongoing effective operation of all systems, such as: inspection frequency; cleanout procedures; descriptions and diagrams of how the installed systems operate; details of the life of assets and replacement requirements.

All work required by this condition must be undertaken and maintained in accordance with the approved stormwater management report and design.

*Advice:*

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

ENG tr2

A construction traffic and parking management plan must be implemented prior to the commencement of work on the site (including demolition).

The construction traffic (including cars, public transport vehicles, service vehicles, pedestrians and cyclists) and parking management plan must be submitted and approved as a Condition Endorsement, prior to commencement work (including demolition). The construction traffic and parking management plan must:

1. Be prepared by a suitably qualified person.

2. Develop a communications plan to advise the wider community of the traffic and parking impacts during construction.
3. Include a start date and finish dates of various stages of works.
4. Include times that trucks and other traffic associated with the works will be allowed to operate.
5. Nominate a superintendent, or the like, to be responsible for the implementation of the approved traffic management plan and available as a direct contact to Council and/or members of the community regarding day to day construction traffic operations at the site, including any immediate traffic issues or hazards that may arise.

All work required by this condition must be undertaken in accordance with the approved construction traffic and parking management plan.

*Advice:*

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

Reason for condition

To ensure the safety of vehicles entering and leaving the development and the safety and access around the development site for the general public and adjacent businesses.

ENG 3a

The access driveway and parking area must be constructed in accordance with the following documentation which forms part of this permit: PLN-22-287 - 71A LETITIA STREET NORTH HOBART 7000 - Civil Drawings (received by the Council on 28th of July 2022). Any departure from that documentation and any works which are not detailed in the documentation must be either:

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

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



Reason for condition

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

ENG 3c

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

*Advice:*

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

*The reason this condition has been imposed as part of your planning permit is that the driveway is outside the Australian Standard gradients or design parameters. If the driveway is not constructed as it has been approved then this may mean that the driveway will either be unsafe or will not function properly. An example certificate is available on our [website](#).*

Reason for condition

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

ENG 5

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

The number of bicycle parking spaces approved on the site is a minimum of twelve (12). All bicycle parking spaces must be designed and constructed in accordance with Australian Standard AS/NZS 2890.3:2015 prior to first occupation/commencement of use.

Reason for condition

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

## ENG 9

All car parking spaces for people with disabilities must be delineated to Australian/NZS Standard, Parking facilities Part 6: Off-street parking for people with disabilities AS/NZS 2890.6: 2009, prior to the commencement of the use.

## Reason for condition

In the interests of vehicle user safety and the amenity of the development.

## ENG 1

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

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

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

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

## Reason for condition

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

## ENG r1

The excavations and footings supporting the highway reservation must not undermine the stability and integrity of the highway reservation and its infrastructure.

Detailed design drawings, structural certificates and associated geotechnical assessments of the footbridge and staircase structure near the Brooker Avenue highway reservation must be submitted and approved as a Condition Endorsement, prior to any approval under the *Building Act 2016*, and must:

1. Be prepared and certified by a suitable qualified person and experienced engineer;
2. Not undermine the stability of the highway reservation;
3. Take into account any additional surcharge loadings as required by relevant Australian Standards;
4. Take into account and reference accordingly any Geotechnical findings;
5. Detail any mitigation measures required;
6. Detail the design and location of the footing adjacent to the Brooker Avenue highway reservation.

The structure certificated and/or drawings should note accordingly the above. All work required by this condition must be undertaken in accordance with the approved select design drawing and structural certificates.

*Advice:*

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

Reason for condition

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

ENG r3

Prior to the commencement of use, the proposed driveway crossover on the Letitia Street highway reservation must be designed and constructed in general accordance with Urban - TSD-R09-v3 – Urban Roads Driveways and TSD R14-v3 Type KC vehicular crossing.

Design drawings must be submitted and approved as a Condition Endorsement prior to any approval under the *Building Act 2016*. The design drawings must:

1. Show the cross and long section of the driveway crossover within the highway reservation and onto the property;

2. Detail any services or infrastructure (ie light poles, pits, awnings) at or near the proposed driveway crossover;
3. Be designed for the expected vehicle loadings. A structural certificate to note that driveway is suitable for heavy vehicle loadings;
4. If the design deviates from the requirements of the TSD, then demonstrate that a B85 vehicle or a B99 depending on use (AS/NZS 2890.1 2004, section 2.6.2), can access the driveway from the road pavement into the property without scraping the vehicle's underside;
5. Show that vehicular and pedestrian sight lines are met as per AS/NZS 2890.1 2004.; and
6. Be prepared and certified by a suitable qualified person, to satisfy the above requirements.

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

*Advice:*

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

*Please note that your proposal does not include adjustment of footpath levels. Any adjustment to footpath levels necessary to suit the design of proposed floor, parking module or driveway levels will require separate agreement from Council's Program Leader Road Services and may require further planning approvals. It is advised to place a note to this effect on construction drawings for the site and/or other relevant engineering drawings to ensure that contractors are made aware of this requirement.*

Reason for condition

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

HER 17c

The external colours, materials and finishes of the approved development must be substantially in accordance with the approved plans. Any substantial change in the colours, materials and finishes requires further approval.

#### Reason for condition

To ensure that development at a heritage place/precinct is undertaken in a sympathetic manner which does not cause loss of historic cultural heritage significance.

#### ENVHE 4

A Construction Environmental Management Plan, prepared by suitably qualified persons, must be implemented.

A Construction Environmental Management Plan must be submitted and approved prior to the commencement of works and prior to the issue of any approval under the *Building Act 2016*.

The plan must include, but is not limited to, the following:

1. Details of the proposed excavation and construction methodologies and expected likely timeframes.
2. The proposed days and hours of work and proposed hours of activities likely to generate significant noise emissions (including volume and timing of heavy vehicles entering and leaving the site, rock breaking and concrete pouring).
3. Details of potential environmental impacts associated with the demolition and construction works including noise, vibration, erosion and pollution (air, land and water).
4. Details of proposed measures to avoid or mitigate all identified potential environmental impacts during demolition and construction works including, but not limited to:
  - a. A noise management plan certified by a suitably qualified person as being generally consistent with AS 2436-2010 - *Guide to Noise and Vibration Control on Construction, Demolition and Maintenance Sites* and the *Interim Construction Noise Guidelines* (New South Wales Department of Environment and Climate Change, July 2009), and with any relevant guidelines or standards referenced by those documents.
  - b. A soil and water management plan including:
    - i. measures to minimise erosion and the discharge of contaminated stormwater off-site;
    - ii. measures to minimise dust emissions from the site;
    - iii. measures to manage the disposal of surface and

- groundwater from excavations (if relevant); and
  - iv. measures to prevent soil and debris being carried onto the street.
5. Details of proposed responsible persons, public communication protocols, compliance, recording and auditing procedures and complaint handling and response procedures.

A copy of the approved Construction Environmental Management Plan must be kept on site for the duration of the works and be available for inspection.

*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 minimise the impact of construction works.

#### 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).

Where building approval is also required, it is recommended that

documentation for condition endorsement be submitted well before submitting documentation for building approval. Failure to address condition endorsement requirements prior to submitting for building approval may result in unexpected delays.

#### BUILDING PERMIT

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

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

#### PLUMBING PERMIT

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

#### STORMWATER

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

#### WORK WITHIN THE HIGHWAY RESERVATION

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

#### DRIVEWAY SURFACING OVER HIGHWAY RESERVATION


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

#### 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-22-287 - 71A LETITIA STREET NORTH  
HOBART TAS 7000 - Planning Committee or  
Delegated Report ↓ 



Attachment B: PLN-22-287 - 71A LETITIA STREET NORTH  
HOBART TAS 7000 - CPC Agenda Documents   


Attachment C: PLN-22-287 - 71A LETITIA STREET NORTH  
HOBART TAS 7000 - Planning Referral Officer  
Road and Environmental Engineering - Enviro  
Report  

**APPLICATION UNDER HOBART INTERIM PLANNING SCHEME 2015**

Type of Report:	Committee
Council:	10 October 2022
Expiry Date:	11 October 2022
Application No:	PLN-22-287
Address:	71 A LETITIA STREET , NORTH HOBART
Applicant:	Sarah Silva (ERA Planning & Environment) L1 125A Elizabeth Street
Proposal:	29 Multiple Dwellings and Associated Works
Representations:	Three representations.
Performance criteria:	Inner Residential Zone: <ul style="list-style-type: none"><li>Residential density for multiple dwellings,</li><li>Setbacks and building envelope for all dwellings,</li><li>Site coverage and private open space for all dwellings,</li><li>Sunlight to private open space of multiple dwellings,</li><li>Privacy for all dwellings,</li><li>Frontage fences for all dwellings, and,</li><li>Waste storage for multiple dwellings.</li></ul>
	Road and Railway Assets Code: <ul style="list-style-type: none"><li>Development adjacent to roads and railways</li></ul>
	Parking and Access Code: <ul style="list-style-type: none"><li>Number of Car Parking Spaces,</li><li>Number of Motorcycle Parking Spaces, and,</li><li>Layout of Parking Areas.</li></ul>
	Stormwater Management Code: <ul style="list-style-type: none"><li>Stormwater Drainage and Disposal</li></ul>
	Attenuation Code: <ul style="list-style-type: none"><li>Development for Sensitive Use in Proximity to Use with Potential to Cause Environmental Harm</li></ul>
	Historic Heritage Code: <ul style="list-style-type: none"><li>Demolition, and,</li><li>Buildings and Works other than Demolition.</li></ul>

## 1. Executive Summary

- 1.1 Planning approval is sought for 29 multiple dwellings and associated works at 71A Letitia Street, North Hobart.
- 1.2 More specifically the proposal includes construction of 29 dwellings on the site. The dwellings would be located in three separate buildings:
  - three dwellings would be within a two storey building located close to the site frontage with Letitia Street,
  - 16 dwellings would be within a four storey building to the rear of the two storey building, and,
  - the remaining 10 dwellings would be within a partly three storey building located within the northern corner of the site.
  - Vehicular access to the development would be via the existing access point at the western corner of the site. Car parking for 22 vehicles would be provided at ground level below the two and four storey buildings. Storage areas and bicycle parking would also be provided at ground level beneath the two storey building. Further storage areas, a lift shaft, and a bin service room would be provided at ground level below the four storey building and the three storey building. The development would rely upon existing service connections.
- 1.3 The proposal relies on performance criteria to satisfy the following standards and codes:
  - 1.3.1 11.0 Inner Residential Zone - 11.4 Development Standards for Dwellings
  - 1.3.2 E5.0 Road and Railway Assets Code - E5.6 Development Standards
  - 1.3.3 E6.0 Parking and Access Code - E6.6 Use Standards and E6.7 Development Standards
  - 1.3.4 E7.0 Stormwater Management Code - E7.7 Development Standards
  - 1.3.5 E9.0 Attenuation Code - E9.7 Development Standards
  - 1.3.6 E13.0 Historic Heritage Code - E13.7 Development Standards for Heritage Places
- 1.4 Three (3) representations objecting to the proposal were received within the statutory advertising period between 5 and 19 September 2022.
- 1.5 The proposal is recommended for approval subject to conditions.
- 1.6 The final decision is delegated to the Council, because buildings with a floor area in excess of 2000m<sup>2</sup> are proposed.

## 2. Site Detail

- 2.1 The site is a larger vacant lot within the North Hobart area. The lot has an area of 1977m<sup>2</sup> and frontage and access to Letitia Street on its south-western boundary. The lot also has frontage to Brooker Avenue on its north-eastern boundary. The land has a mostly sealed surface as it was previously part of the car park provided for the funeral home that operates on the adjoining property to the south-west, on the former Hobart High School site. Landscaping is provided on the site frontages as well as on the north-western boundary of the site. Some excavation has evidently occurred in the northern corner of the site as the surface level in this part is below natural ground level. The site generally slopes upward from its southern corner to its northern corner.
- 2.2 There are houses on the adjoining properties to the north-west of the site. These houses are generally single storey and vary in architectural style but are of generally relatively older housing stock. There is also an established residential area to the south of the site. As noted above, a funeral home operates on the adjoining land to the south-east of the site. The adjacent part of this land is a relatively large car park - the former high school buildings now occupied by the funeral home are further to the south-east. There is a Council owned sports/recreation precinct to the west of the site, on the opposite side of Letitia Street, that includes North Hobart Oval and the North Hobart Bowls and Community Centre. The Queens Domain area of public open space is to the north-east of the site, on the opposite side of Brooker Avenue.



Figure 1: aerial view of site (outlined in blue) and surrounding area.

### 3. Proposal

3.1 Planning approval is sought for 29 multiple dwellings and associated works at 71A Letitia Street, North Hobart.

3.2 More specifically the proposal includes construction of 29 dwellings on the site. The dwellings would be located in three separate buildings:

- three dwellings would be within a two storey building located close to the site frontage with Letitia Street,
- 16 dwellings would be within a four storey building to the rear of the two storey building, and,
- the remaining 10 dwellings would be within a partly three storey building located within the northern corner of the site.

Vehicular access to the development would be via the existing access point at the western corner of the site. Car parking for 22 vehicles would be provided at ground level below the two and four storey buildings. Storage areas and bicycle parking would also be provided at ground level beneath the two storey building. Further storage areas, a lift shaft, and a bin service room would be provided at ground level below the four storey building and the three storey building. The development would rely upon existing service connections.



*Figure 2: Perspectives of proposed building as viewed from Letitia Street.  
(Source: Preston Lane Architects)*





Figure 3: Perspectives of proposed building as viewed from Brooker Avenue.  
(Source: Preston Lane Architects)

#### 4. Background

- 4.1 The site was created as a result of a subdivision approved in June 2019 (PLN-19-79). The officer report on this proposal includes the following comments from Council's Development Engineering Officer and Traffic Engineering Officer:
- "The proposed subdivision will reduce the on-site car parking to below the planning scheme requirements resulting in a parking discretion of 19 spaces. The observational parking surveys indicate good parking availability in the vicinity of the site to accommodate the parking overflow for larger funerals which is considered acceptable".
- 4.2 A site visit was conducted on 20 July 2022.
- 4.3 Subsequent to the application being placed upon public exhibition, the applicant advised that the delegation that had been submitted with the land owner consent provided for the application was incorrect. The correct delegation has been included in the agenda documents provided with this report and would be included in the approved set of documents should the application be approved.

#### 5. Concerns raised by representors

- 5.1 Three representations objecting to the proposal were received within the statutory advertising period.
- 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.

"From my perspective, it is the scale of the PD [Proposed Development] which is of the greatest concern".
" As designed, Building 2 casts early morning shadows over my property during the winter when sunlight in Letitia Street is at a premium".
"Apart from the overarching issue of scale, my chief non-financial concerns are loss of privacy and visual amenity, increased noise levels, and possible damage to my property during the construction phase and after. There will be more pressure on street parking which is often heavily utilised".
"I also enjoy working and relaxing in my back garden without being under observation, however...social housing residents will be able to look into my garden as well as my kitchen, lounge and bedroom windows".
"Whether or not the height of the PD is reduced, as desired, I need the developer and architects to provide better barriers along my back and side fences. The solution might include, for example, a combination of raised / semi opaque screens on the new unit decks and landings, raised / baffled fences, and appropriate plantings".
"I would request they arrange and pay for an arborist's report which covers the survivability of all trees on the southern side".
"The PPA does not sufficiently address the issue of noise pollution".
"Dust and vibration from excavation and construction could cause internal damage to my Federation era weatherboard".



<p>"my objections centre around the issue that the development is simply too big for the area to accept. The consequences of this are demonstrated in the following ways;</p> <ul style="list-style-type: none"> <li>- The overlooking of neighbouring properties from an elevated position</li> <li>- Insufficient POS for the development and its intended occupants</li> <li>- Insufficient car parking on site</li> <li>- Inability of the public streets to cater with the increased parking generated</li> <li>- Greatly exceeding the building envelope, in the case of the building proposed to be built on the southern side it has 1 whole floor outside of the building envelope.</li> <li>- Greatly exceeding the required square metreage per dwelling by 3 x times the permissible amount".</li> </ul>
<p>"It is my opinion the development is inconsistent with that in the area. There are no dwellings in the immediate vicinity that exceed two levels and are of comparable bulk and scale".</p>
<p>"development at odds with planning scheme. By their own admission approximately one third of the proposed building is over the allowable height restrictions".</p>
<p>"Insufficient parking. Under normal planning limitations 29 dwelling would require significantly more than the 21 spaces proposed. The assumption that only 40% of the target group which would take up residence have vehicles is optimistic at best. The proposal suggests 'visitors' would find adequate parking in the surrounding streets. In reality most of the long term parking is taken up by either workers who walk to the city or nearby school".</p>
<p>"to summarise no objection to the use of site as inner city community housing is much preferred to the broad acre alternative but this proposed development is too big for the site. The planning scheme should be followed no matter who the prospective occupants are".</p>

## 6. Assessment

- 6.1 The *Hobart Interim Planning Scheme 2015* is a performance based planning scheme. To meet an applicable standard, a proposal must demonstrate compliance with either an acceptable solution or a performance criterion. Where a

proposal complies with a standard by relying on one or more performance criteria, the Council may approve or refuse the proposal on that basis. The ability to approve or refuse the proposal relates only to the performance criteria relied on.

6.2 The site is located within the Inner Residential Zone of the *Hobart Interim Planning Scheme 2015*.

6.3 There is no existing use as the site is currently vacant. The site appears to be used informally for car parking although it is not clear on what basis this occurs. The proposed use is for multiple dwellings within the planning scheme's residential use class. The proposed use is a permitted use in the zone.

6.4 The proposal has been assessed against:

6.4.1 11.0 Inner Residential Zone

6.4.2 E5.0 Road and Railway Assets Code

6.4.3 E6.0 Parking and Access Code

6.4.4 E7.0 Stormwater Management Code

6.4.5 E9.0 Attenuation Code

6.4.6 E13.0 Historic Heritage Code

6.5 The proposal relies on the following performance criteria to comply with the applicable standards:

6.5.1 11.0 Inner Residential Zone:

*11.4.1 Residential density for multiple dwellings P1,  
11.4.2 Setbacks and building envelope for all dwellings P3,  
11.4.3 Site coverage and private open space for all dwellings P1 and P2,  
11.4.4 Sunlight to private open space of multiple dwellings P1,  
11.4.6 Privacy for all dwellings P1, P2, and P3;  
11.4.7 Frontage fences for all dwellings P1, and,  
11.4.8 Waste storage for multiple dwellings P1.*

6.5.2 E5.0 Road and Railway Assets Code:

*E5.6.1 Development adjacent to roads and railways P1*

- 6.5.3 E6.0 Parking and Access Code:
- E6.6.1 Number of Car Parking Spaces P1,  
E6.6.3 Number of Motorcycle Parking Spaces P1, and,  
E6.7.5 Layout of Parking Areas P1.*
- 6.5.4 E7.0 Stormwater Management Code:
- E7.7.1 Stormwater Drainage and Disposal P2*
- 6.5.5 E9.0 Attenuation Code:
- E9.7.2 Development for Sensitive Use in Proximity to Use with Potential  
to Cause Environmental Harm*
- 6.5.6 E13.0 Historic Heritage Code:
- E13.7.1 Demolition P1, and,  
E13.7.2 Buildings and Works other than Demolition P1, P2, P3, and P5.*
- 6.6 Each relevant performance criterion is assessed below.
- 6.7 *11.4.1 Residential density for multiple dwellings P1*
- 6.7.1 The acceptable solution at clause *11.4.1* requires multiple dwellings to have a site area per dwelling of not less than 200m<sup>2</sup>.
- 6.7.2 The proposal includes a site area per dwelling of less than 200m<sup>2</sup>. A site area per dwelling of 68m<sup>2</sup> is proposed.
- 6.7.3 The proposal does not comply with the above acceptable solution and therefore relies upon assessment against the below performance criterion.
- 6.7.4 The performance criterion at clause *11.4.1* provides as follows:
- Multiple dwellings must only have a site area per dwelling less than 200m<sup>2</sup> if:*
- (a) the development contributes to a range of dwelling types and sizes appropriate to the surrounding area; or*
- (b) the development provides for a specific accommodation need with*

*significant social or community benefit.*

- 6.7.5 The planning report submitted with the application states that it is lodged on behalf of Centacare Evolve Housing (CEH) which is a "Tier 1 Community Housing Provider". The planning report also states that the proposed development is "funded by a collaboration between State Government & CEH in a response to investment of delivering social housing across Tasmania". A supporting letter provided with the application by CEH states that:

"The development is being delivered in partnership between Centacare and the state government. This partnership includes a 30-year operation contract, this means the project is being jointly delivered and Centacare has an ongoing responsibility to manage and operate the facility on behalf of the government as social housing for a minimum of 30-years".

- 6.7.6 The supporting letter suggests that the proposed development will be used for the life of the building as social housing. While social housing is not defined in either the application or the planning scheme, the Department of Communities Tasmania (which is ultimately the client for the project) lists eligibility requirements for social housing on its website including citizenship, age, income, and land ownership status requirements. Social housing is generally accepted as housing that is provided for individuals that would otherwise face financial hardship if required to secure housing on the open market, or would be unable to secure such housing. A social housing development such as that proposed therefore clearly provides for a specific accommodation need. Given the obvious impact of homelessness and housing insecurity on individuals and the community, the proposed development would therefore have social and community benefit. The proposal is therefore considered to be consistent with sub-clause (b) of the above performance criterion. There is no requirement for the proposal to also be consistent with sub-clause (a) of the performance criterion.

- 6.7.7 The proposal complies with the above performance criterion.

6.8 *11.4.2 Setbacks and building envelope for all dwellings P3*

- 6.8.1 The acceptable solution A3(a) at clause 11.4.2 requires a dwelling to be contained within a building envelope. The acceptable solution A3(b) requires a dwelling to only have a setback within 1.5m of a side boundary if it does not exceed a total length of 9m.

6.8.2 The proposal includes multiple dwellings that would not be contained within the prescribed building envelope. As shown on the submitted elevation plans, the proposed development would not be contained within the building envelope determined relative to the site side boundaries. With a height of approximately 12.3m above natural ground level, the proposed four storey building would also exceed the vertical extent of the envelope. The development would have a setback of approximately 1.2m from the site's south-eastern side boundary. The length of the development within 1.5m of this boundary would exceed a total length of 9m.

6.8.3 The proposal does not comply with the above acceptable solution and therefore relies upon assessment against the below performance criterion.

6.8.4 The performance criterion P3 at clause 11.4.2 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; and*

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

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

6.8.5 As noted earlier in the report, the adjacent land to the south-east of the site is a car park. The land to the south-west, on the opposite side of Letitia Street is a bowling green. Therefore, there are no habitable rooms or private open space to the south-east or south-west of the site that would be affected by overshadowing caused by the development. There are houses to the south of the site, on the south-eastern corner of the intersection of Ryde Street and Letitia Street, however, the closest of these is still approximately 30m from the site. These houses are therefore unlikely to be affected by overshadowing from the development.

- 6.8.6 The proposal may have some overshadowing impact upon the dwellings to the west of the site, however, this impact would generally be limited to early morning periods around the summer solstice (that is, if the area receives direct sunlight at this time which may not be the case due to the hill to the east of the site). This limited impact is not considered to be unreasonable. There may be some increased overshadowing impact upon the property at 73 Letitia Street as it would be partly to the south-west of the proposed three storey building. However, the shadow diagrams provided with the application suggest that the dwelling on this property is already overshadowed by the two storey building upon 2 Newport Street at 9am on 21 June. The shadow diagrams also suggest that the proposed development would only overshadow a relatively small part of this adjoining property at this time, and that this impact would reduce throughout the morning until it is negligible at midday on 21 June. The proposal would have no overshadowing impact upon the property at 73 Letitia Street after midday.
- 6.8.7 Therefore, the proposal would not cause an unreasonable loss of amenity by causing a reduction in sunlight to a habitable room or overshadowing the private open space of a dwelling on an adjoining property. The proposal complies with sub-clauses (a)(i) and (a)(ii) of the above performance criterion. The site is not adjacent to a vacant lot so sub-clause (a)(iii) is not relevant.
- 6.8.8 Similarly to the overshadowing impact of the proposed development, the proposal is likely to only have visual impact upon the adjoining properties to the north-west of the site. While there are houses to the south of the site, the separation provided by Letitia Street between the development and even the closest of these houses is considered likely to ensure that any visual impact upon the latter as a result of the proposal is limited.
- 6.8.9 The adjoining properties to the north-west of the site include 2 Newport Street and 73 Letitia Street. The property at 2 Newport Street is an L shaped lot that has frontage to Brooker Avenue and Newport Street. As noted earlier, there is a two storey building on this property. Constructed recently, this building contains two conjoined dwellings and occupies the part of the property closest to Brooker Avenue. The elevation of this building that faces toward the site contains only either highlight windows or windows with obscure glass. The proposal would therefore not have a significant visual impact when viewed from within this building.
- 6.8.10 The proposed development would be visible from the areas of private open space (POS) to the rear of the conjoined dwellings at 2 Newport

Street. Specifically, the proposed three storey building proposed within the northern corner of the site would be visible from these areas. However, due to the difference in ground level between this part of the site and these areas of POS, this part of the development would present as a single storey building when viewed from these areas. The upper level of this part of the proposed development would have a finished floor level (FFL) of RL46.6. Council's records indicate that the ground floor of the conjoined dwellings at 2 Newport Street has an FFL of RL46. While the surface level of the POS is slightly below this FFL, construction of a fence on the boundary between the site and these areas would ensure that only a single storey of the development is visible from this point.

- 6.8.11 The proposed development would also be visible from the area of POS to the rear of the original dwelling on the property at 2 Newport Street. This dwelling occupies the part of this adjoining property that is closest to Newport Street. Council's records indicate that the floor level of this dwelling and the deck which provides part of the POS to the rear is at a similar level as the ground floor of the conjoined dwellings on the property - i.e. an RL of RL46. Therefore, similarly to above, the closest part of the proposed development (i.e. the partly three storey building proposed within the northern corner of the site) would present as a single storey building when viewed from this dwelling and the adjacent POS.
- 6.8.12 The proposed development would be visible from the property at 73 Letitia Street. The dwelling on this property has been built relatively close to its frontage with Letitia Street on its south-western boundary, leaving an area of POS to the rear. The dwelling has several relatively smaller windows that face toward the site. However, any visual impact caused by the development when viewed from these windows would be reduced by the separation provided by both the driveway proposed on the site and the existing driveway on this adjoining property. Similarly, while the proposed development may be visible from windows within the rear of the dwelling, any visual impact here would be reduced by the separation provided by the area of POS between the dwelling and property's rear boundary.
- 6.8.13 The proposed development may have some visual impact upon the area of POS to the rear of the dwelling at 73 Letitia Street. While this impact would be mitigated to some extent by the difference in ground level between this area and the adjacent part of the site, additional landscaping between the development and the site boundary would assist in further reducing this impact. Therefore, if the application is approved, a condition of approval should be that a landscaping plan must be provided that includes



planting and other measures such as boundary fences to reduce the visual impact of the proposed development upon adjoining properties. Provided that this landscaping plan is implemented and maintained, the proposal is not considered likely to have an unreasonable visual impact upon adjoining properties. The proposal therefore complies with sub-clause (a) (iv) for the above clause.

6.8.14 The proposed development would generally be provided with setbacks from the site's side boundaries that are greater than the minimum usually required by the planning scheme, with the exception that a reduced setback from the site's south-eastern side boundary is proposed. As noted earlier, the land adjacent to this boundary is a car park. Therefore, the reduced setback proposed from the site's south-eastern would not significantly reduce the separation between dwellings on adjoining properties. It also noted that there are several examples in the surrounding area where reduced side boundary setbacks are. For example, the dwellings to the north-west of the site all have minimal or even nil side boundary setbacks. Therefore, the proposal complies with sub-clause (b) for the above performance criterion because it would provide separation between dwellings on adjoining properties that is consistent with that found on established properties in the area.

6.8.15 The proposal complies with the above performance criterion.

6.9 *11.4.3 Site coverage and private open space for all dwellings P1*

6.9.1 The acceptable solution A1(b) at clause 11.4.3 requires multiple dwellings to have a total area of private open space of not less than 40m<sup>2</sup> associated with each dwelling, unless the dwelling has a finished floor level (FFL) that is entirely more than 1.8m above finished ground level (FGL).

6.9.2 The proposal includes several multiple dwellings that would have less 40m<sup>2</sup> of associated POS and FFLs less than 1.8m above FGL. Proposed units 1 to 5, which would be on the ground floor of the partly three storey building proposed within the northern corner of the site, would not have 40m<sup>2</sup> of associated POS.

6.9.3 The proposal does not comply with the above acceptable solution and therefore relies upon assessment against the below performance criterion.

6.9.4 The performance criterion P1 at clause 11.4.3 provides as follows:

*Dwellings must have:*

*(a) site coverage consistent with that existing on established properties in the area;*

*(b) private open space that is of a size and with dimensions appropriate for the size of the dwelling and is able to accommodate:*

*(i) outdoor recreational space consistent with the projected requirements of the occupants and, for multiple dwellings, take into account any common open space provided for this purpose within the development; and*

*(ii) operational needs, such as clothes drying and storage; and*

*(c) reasonable space for the planting of gardens and landscaping.*

6.9.5 The site coverage found in the area surrounding the site varies significantly, largely as a result of different land use. For example, the site coverage found to the south-west of the site, where sports and recreational uses occur, is low given that much of the land in this direction is taken up by playing surfaces. Similarly, the site coverage found within the nearby section of the Queens Domain, to the north-east of the site is nil given that this area is public open space.

6.9.6 However, given that residential development is proposed, it is considered more appropriate to compare the proposed site coverage with that found on the residential properties in the area. This site coverage is relatively high given the generally smaller lot sizes found in the area and that the residential development found on these lots is well established. As a result, the majority of most of the residential lots have a site coverage that is greater than 50%. Therefore, the proposed site coverage of approximately 63% is not dissimilar to that found on the established properties in the area and the proposal is consistent with sub-clause (a) for the above performance criterion.

6.9.7 With regard to sub-clause (b) for the above performance criterion, it is noted that proposed units 1 to 5 would have only one bedroom and are therefore unlikely to be occupied by a family or more than two individuals. The reduced areas of POS that would be provided for these dwellings is therefore considered likely to accommodate sufficient outdoor recreational space consistent with the projected requirements for the occupants, as these requirements would be less than those of the

occupants of a larger dwelling.

- 6.9.8 It is noted that units 1 to 5 would each be provided with two separate areas of POS - one on the north-western side of the respective dwelling and one on the south-eastern side, adjacent to the entrance to each dwelling. This arrangement is considered to allow for flexibility in how the POS is used as each area would have different attributes. For example, the POS provided to the north-west of the dwellings may be more suitable for clothes drying given its more favourable solar access, while that provided to south-east may be more suitable for storage, given its convenient location adjacent to the entrance to the dwellings. It is also noted that dwellings would be close to the common open space to be provided adjacent to proposed unit 1. This area would include shared seating and tables and is therefore likely to supplement the individual areas of POS provided for each unit, particularly for outdoor relaxation and dining. The proposal is therefore considered to meet sub-clause (b) of the above performance criterion.
- 6.9.9 With regard to sub-clause (c) for the above performance criterion, similarly to above, the occupants of proposed units 1 to 5 are considered likely to have a reduced requirement for space for planting of gardens and landscaping. This reduced requirement is considered likely to be met by the areas of POS that would be provided for these dwellings. For example, there would be space for the provision of planter box or potted plants within the areas of POS to the north-west of each dwelling. The dwellings would also benefit from any landscaping provided within the adjacent area between the development and site boundaries, noting that landscaping within this area would be required as a condition of approval.
- 6.9.10 The proposal complies with the above performance criterion.
- 6.10 *11.4.3 Site coverage and private open space for all dwellings P2*
- 6.10.1 The acceptable solution A2 at clause 11.4.3 requires a dwelling to have private open space that has a minimum area (either 24m<sup>2</sup> or 12m<sup>2</sup> depending upon the FFL of the dwelling) and a minimum dimension (either 4m or 2m depending upon the FFL of the dwelling).
- 6.10.2 The proposal includes dwellings that would not have the required POS. Proposed units 1 to 5 would not have POS with the required area and dimensions while the POS provided for units 14 to 29 would not have the required area.

- 6.10.3 The proposal does not comply with the above acceptable solution and therefore relies upon assessment against the below performance criterion.
- 6.10.4 The performance criterion P2 at clause 11.4.3 provides as follows:
- A dwelling must have private open space that includes an area capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play and is:*
- (a) conveniently located in relation to a living area of the dwelling; and*  
*(b) orientated to take advantage of sunlight.*
- 6.10.5 As discussed earlier, the occupants of units 1 to 5 are considered likely have a reduced requirement for POS given that these dwellings would have only one bedroom. The POS that would be provided for these dwellings would be adjacent to living areas and would include areas that are orientated to the north-west. The POS that would be provided for units 1 to 5 is therefore considered to comply with the above performance criterion.
- 6.10.6 The occupants of units 14 to 21 are considered likely to also have a reduced requirement for POS given that these dwellings would also have only one bedroom. The POS provided for each of these units would be located adjacent to the living area of the respective dwelling. Units 14, 15, and 16, which would be within the two storey building located closest to the site's Letitia Street frontage, would have areas of POS orientated to the north-east. While the areas of POS provided for units 15 and 16 would receive only limited direct sunlight at the winter solstice, this is not due to the orientation of these areas but to the siting of the proposed four storey building to the north (this issue is discussed further below in response to clause 11.4.4). Units 17 to 21, on level 2 of the partly three storey building proposed within the northern corner of the site, would have POS orientated to the north-west. The POS that would be provided for units 14 to 21 is therefore considered to comply with the above performance criterion.
- 6.10.7 While the occupants of proposed units 22 to 29 would have an increased requirement for POS when compared with the occupants of the other dwellings within the development, this requirement is still relatively low given that these dwellings would have only two bedrooms. The POS provided for these dwellings would be adjacent to the respective living areas and would be orientated to the north-east. The POS that would be

provided for units 22 to 29 is therefore considered to comply with the above performance criterion.

6.10.8 The proposal complies with the above performance criterion.

6.11 11.4.4 *Sunlight to private open space of multiple dwellings* P1

6.11.1 The acceptable solution at clause 11.4.4 requires a multiple dwelling that is to the north of the private open space of another dwelling on the same site to be contained within a line projecting from the northern edge of the POS.

6.11.2 The proposal includes a multiple dwelling that would be to the north of the POS provided for another dwelling on the site and would not be contained within the prescribed line projected from the northern edge of the POS. Proposed unit 13 would be to the north of the POS provided for units 15 and 16 and would not be contained within the prescribed line.

6.11.3 The proposal does not comply with the above acceptable solution and therefore relies upon assessment against the below performance criterion.

6.11.4 The performance criterion at clause 11.4.4 provides as follows:

*A multiple dwelling must be designed and sited to not cause an unreasonable loss of amenity by overshadowing the private open space, of another dwelling on the same site, which is required to satisfy A2 or P2 of clause 11.4.3 of this planning scheme.*

6.11.5 While proposed unit 13 would cause the POS proposed for units 15 and 16 to not receive any direct sunlight on 21 June, it is noted that the POS provided for the remaining dwellings within the development would generally have favourable solar access. Therefore, the development as a whole would provide reasonable opportunity for sunlight to enter private open space, consistent with the objective for the above clause.

6.11.6 The proposal complies with the above performance criterion.

6.12 11.4.6 *Privacy for all dwellings* P1

6.12.1 The acceptable solution A1 at clause 11.4.6 requires a deck that has a finished surface level more than 1m above existing ground level to have a permanently fixed screen along the side facing a side boundary, unless

the deck has a setback of not less than 3m. The acceptable solution also requires an elevated deck to have a screen along the edge facing another dwelling on the same site, unless it is not less than 6m from the POS of the other dwelling.

- 6.12.2 The proposal includes several elevated decks that would not have the required screen along the edge facing a side boundary or the POS of another dwelling on the site. The elevated decks that would provide POS for units 17 to 21 would be less than 3m from the site's north-western side boundary. The elevated decks that would provide POS on the south-eastern side of units 6 to 12 would be less than 3m from the site's south-eastern boundary. The elevated decks that would provide POS for units 13 and 14 would be less than 6m apart.
- 6.12.3 The proposal does not comply with the above acceptable solution and therefore relies upon assessment against the below performance criterion.
- 6.12.4 The performance criterion P1 at clause 11.4.6 provides as follows:
- A balcony, deck, roof terrace, parking space or carport for a dwelling (whether freestanding or part of the dwelling) that has a finished surface or floor level more than 1m above existing ground level, must be screened, or otherwise designed, to minimise overlooking of:*
- (a) a dwelling on an adjoining property or its private open space; or*  
*(b) another dwelling on the same site or its private open space.*
- 6.12.5 As discussed earlier, there is a two storey building on the property at 2 Newport Street that is adjacent to the site's north-western boundary. This building would therefore also be adjacent to units 17 to 21 and the elevated decks that would provide POS for these units. However, as also discussed earlier, the existing building on this adjoining property has only either highlight windows or windows with opaque glass that face toward the site. Therefore, the elevated decks proposed for units 17 to 21 are considered unlikely to have a privacy impact upon the this building.
- 6.12.6 However, the elevated decks proposed for units 17 and 18, on the south-western side of the proposed three storey building, are considered likely to have some privacy impact upon both the area of POS provided to the rear of the two storey building at 2 Newport Street and to the rear of the original dwelling on this property. The proposed decks would be adjacent to these areas of POS and at a similar level. Therefore, if the proposal is

to be approved, a condition of approval should be that a permanently fixed screen must be provided along the north-western edge of these decks. The condition should require plans to be provided that show these screens and demonstrate that they would be of sufficient height to prevent overlooking of any dwelling on an adjoining property or its private open space.

- 6.12.7 As noted earlier, the adjacent land to the south-east of the site is a car park. Therefore, the elevated decks proposed on the south-eastern side of units 6 to 12 would not affect the privacy of a dwelling on an adjoining property.
- 6.12.8 The elevated decks that would provided POS for units 13 and 14 would be relatively close (i.e. less than 3m apart) and at the same level. There is considered to be potential for mutual overlooking as a result of this proximity. Therefore, a similar condition of approval is considered necessary similar to that recommended above that requires screening to be provided between these areas of POS.
- 6.12.9 The proposal complies with the above performance criterion.
- 6.13 11.4.6 Privacy for all dwellings P2
- 6.13.1 The acceptable solution A2 at clause 11.4.6 requires a window to a habitable room of a dwelling that has a floor level more than 1m above existing ground level to have a setback of not less than 3m from a side boundary.
- 6.13.2 The proposal includes window to a habitable room of a dwelling that would have a floor level more than 1m above existing ground level that would have a setback of less than 3m from a side boundary. A kitchen window within the south-western elevation of proposed unit 17 would be less than 3m from the site's side boundary.
- 6.13.3 The proposal does not comply with the above acceptable solution and therefore relies upon assessment against the below performance criterion.
- 6.13.4 The performance criterion P2 at clause 11.4.6 provides as follows:

*A window or glazed door, to a habitable room of dwelling, that has a floor level more than 1m above existing ground level, must be screened, or otherwise located or designed, to minimise direct views to:*



*(a) a window or glazed door, to a habitable room of another dwelling; and  
(b) the private open space of another dwelling.*

6.13.5 The kitchen window proposed for unit 17 would be adjacent to the area of POS provided to the rear of the dwelling on the adjoining property at 73 Letitia Street. The window as proposed would extend from the floor to the ceiling of unit 17. As a result, there would be some potential for direct views of the adjacent area of POS from this window. Therefore, a condition of approval should require the sill height of this window to be increased in order to minimise this potential.

6.13.6 The proposal complies with the above performance criterion.

6.14 11.4.6 Privacy for all dwellings P3

6.14.1 The acceptable solution A3 at clause 11.4.6 requires a shared driveway or parking space to be separated from a window to a habitable room of a multiple dwelling by a horizontal distance of not less than 1m, if the window has a sill height that is at least 1.7m above the shared driveway or parking space.

6.14.2 The proposal includes a shared driveway and parking spaces that would not be separated the required distance from habitable room windows. The habitable room windows for units 6 to 16 and units 22 to 29 would be above the proposed shared driveway and car parking spaces so would not have the required horizontal separation.

6.14.3 The proposal does not comply with the above acceptable solution and therefore relies upon assessment against the below performance criterion is relied on.

6.14.4 The performance criterion P3 at clause 11.4.6 provides as follows:

*A shared driveway or parking space (excluding a parking space allocated to that dwelling), must be screened, or otherwise located or designed, to minimise unreasonable impact of vehicle noise or vehicle light intrusion to a habitable room of a multiple dwelling.*

6.14.5 Given that the habitable room windows for units 6 to 16 and units 22 to 29 would be on the levels above the proposed car park and driveway, they are considered unlikely to be affected by vehicle light intrusion. The construction of the proposed development is considered likely to ensure that the habitable rooms of these units are not significantly impacted by

vehicle noise intrusion.

6.14.6 The proposal complies with the above performance criterion.

6.15 *11.4.7 Frontage fences for all dwellings P1*

6.15.1 There is no acceptable solution for clause 11.4.7, although there is an exemption provided for fences that are within 4.5m of a frontage within the Inner Residential Zone in Table 5.6 of the planning scheme.

6.15.2 The proposal includes a frontage fence that does not meet the relevant exemption provided in Table 5.6. The exemption is not met as the site is listed as a heritage place and an exemption is not provided in the Historic Heritage Code for boundary fences adjoining a road on a heritage place. A 1.2m high fence is proposed along the site's north-eastern frontage with Brooker Avenue.

6.15.3 As there is no acceptable solution for the above clause the proposal therefore relies upon assessment against the below performance criterion.

6.15.4 The performance criterion at clause 11.4.7 provides as follows:

*A fence (including a free-standing wall) for a dwelling within 4.5m of a frontage must:*

*(a) provide for security and privacy while allowing for passive surveillance of the road; and*

*(b) be compatible with the height and transparency of fences in the street, having regard to:*

*(i) the topography of the site; and*

*(ii) traffic volumes on the adjoining road.*

6.15.5 The proposed frontage fence would not obscure the windows of the adjacent dwellings, thereby allowing for passive surveillance of the road while providing some security and privacy. The proposed fence would have a similar height to the existing chain link fence on the site that extends along much of the frontage of the adjoining property to the south-east. The proposed fence would have a similarly high transparency. Therefore, the proposed frontage fence is considered to be compatible with the height and transparency of fences in the street.

6.15.6 The proposal complies with the above performance criterion.

6.16 *11.4.8 Waste storage for multiple dwellings P1*

6.16.1 The acceptable solution at clause *11.4.8* requires multiple dwellings to have a storage area, for waste and recycling bins, that is equivalent to not less than 1.5m<sup>2</sup> per dwelling.

6.16.2 The proposal includes a storage area, for waste and recycling bins, that would be equivalent to less than 1.5m<sup>2</sup> per dwelling.

6.16.3 The proposal does not comply with the above acceptable solution and therefore relies upon assessment against the performance criterion.

6.16.4 The performance criterion at clause *11.4.8* provides as follows:

*A multiple dwelling must have storage for waste and recycling bins that is:*

*(a) capable of storing the number of bins required for the site;*

*(b) screened from the frontage and any dwellings; and*

*(c) if the storage area is a common storage area, separated from any dwellings to minimise impacts caused by odours and noise.*

6.16.5 The proposed development would have a bin service area centrally located at ground level. A waste management plan has been provided with the application which demonstrates that waste management arrangements, including onsite storage of waste prior to collection, have been considered and are adequate for the proposed development. The proposed bin service area would be screened from the site frontage and any dwellings as it would be integrated into the design of the development. The bin service area would be vertically separated from any dwellings as a result of being on the ground floor of the development.

6.16.6 The proposal complies with the above performance criterion.

6.17 *E5.6.1 Development adjacent to roads and railways P1*

6.17.1 The acceptable solution at clause *E5.6.1* requires a new building to be located at least 50m from a category 1 road in an area subject to a speed

limit of more than 60km/h.

- 6.17.2 The proposal includes a new building that would not be located at least 50m from a category 1 road. The proposed development would have a setback of approximately 3m from the site frontage with Brooker Avenue, which is a category 1 road at this point.
- 6.17.3 The proposal does not comply with the above acceptable solution and therefore relies upon assessment against the below performance criterion.
- 6.17.4 The performance criterion at clause E5.6.1 provides as follows:

*The location of development, from the rail network, or a category 1 road or category 2 road in an area subject to a speed limit of more than 60km/h, must be safe and not unreasonably impact on the efficiency of the road or amenity of sensitive uses, having regard to:*

- (a) the proposed setback;*
- (b) the existing setback of buildings on the site;*
- (c) the frequency of use of the rail network;*
- (d) the speed limit and traffic volume of the road;*
- (e) any noise, vibration, light and air emissions from the rail network or road;*
- (f) the nature of the road;*
- (g) the nature of the development;*
- (h) the need for the development;*
- (i) any traffic impact assessment;*
- (j) any recommendations from a suitably qualified person for mitigation of noise, if for a habitable building for a sensitive use; and*
- (k) any written advice received from the rail or road authority.*

- 6.17.5 While a relatively reduced setback from the site's Brooker Avenue frontage is proposed, it would be similar to that provided for the existing residential development to the north-west of the site. The proposed setback is therefore considered unlikely to have any additional impact upon the efficiency of this road. There are no existing buildings on the site with which to compare the proposed setback.
- 6.17.6 The adjacent section of Brooker Avenue has a speed limit of 80km/h. This speed limit is not considered to have a significant bearing on whether the above performance criterion is met given that it is neither relatively high nor relatively low. The adjacent section of the road would

carry a high traffic volume, however, the proposed development would have pre-cast concrete walls and only a few windows facing toward Brooker Avenue. Given current energy efficiency requirements, these windows are likely to be double glazed. The location of the proposed development relatively close to Brooker Avenue is therefore considered unlikely to unreasonably impact on the amenity of the proposed sensitive use, as a result of proximity to noise or other emissions from the road.

6.17.7 As discussed earlier in the report, the proposed development is considered to provide for a specific accommodation need in the community. While a traffic impact assessment was provided with the application it does not comment on the proposed development's proximity to Brooker Avenue. Similarly, while the application was referred to the responsible road authority, i.e. the Department of State Growth, with a request for comment regarding the proposal's compliance with the above clause, a response was not received.

6.17.8 The proposal complies with the above performance criterion.

6.18 *E6.6.1 Number of Car Parking Spaces P1*

6.18.1 The acceptable solution at clause *E6.6.1* requires the number of on-site car parking spaces to be no less than and no greater than the number specified in Table E6.1.

6.18.2 The proposal includes less than the number of on-site car parking spaces specified in Table E6.1. This table specifies that 55 on-site car parking spaces should be provided for the proposed development but 22 spaces are proposed.

6.18.3 The proposal does not comply with the above acceptable solution and therefore relies upon assessment against the below performance criterion.

6.18.4 The performance criterion at clause *E6.6.1* provides as follows:

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

- (a) car parking demand;*
- (b) the availability of on-street and public car parking in the locality;*
- (c) the availability and frequency of public transport within a 400m walking distance of the site;*

- (d) the availability and likely use of other modes of transport;*
- (e) the availability and suitability of alternative arrangements for car parking provision;*
- (f) any reduction in car parking demand due to the sharing of car parking spaces by multiple uses, either because of variation of car parking demand over time or because of efficiencies gained from the consolidation of shared car parking spaces;*
- (g) any car parking deficiency or surplus associated with the existing use of the land;*
- (h) any credit which should be allowed for a car parking demand deemed to have been provided in association with a use which existed before the change of parking requirement, except in the case of substantial redevelopment of a site;*
- (i) the appropriateness of a financial contribution in lieu of parking towards the cost of parking facilities or other transport facilities, where such facilities exist or are planned in the vicinity;*
- (j) any verified prior payment of a financial contribution in lieu of parking for the land;*
- (k) any relevant parking plan for the area adopted by Council;*
- (l) the impact on the historic cultural heritage significance of the site if subject to the Local Heritage Code;*
- (m) whether the provision of the parking would result in the loss, directly or indirectly, of one or more significant trees listed in the Significant Trees Code.*

6.18.5 Council's Senior Development Engineer has assessed the proposed car parking arrangements against the above performance criterion and provided the following comments:

- "The empirical parking assessment indicates that the provision of 22 on-site car parking spaces will sufficiently meet the likely demands associated with the development, with the exception of onsite visitor parking. Letter from the Director of Community Infrastructures Tasmania, Richard Gilmour, provides information on the car ownership rates of existing Tasmanian social housing developments. The information states that in the existing social housing development sites, car ownership rates are reduced referring to a comprehensive survey completed by a qualified traffic engineer for the Department regarding the Walford Apartments (214 Harrington Street). Walford Apartments is a 53 unit complex (40 two bedrooms and 13 one bedrooms units) that provided 43 car spaces in Hobart CBD. The survey found that the average number of parked vehicles on site over the period of the survey was 24, while the maximum number of parked

vehicles at any point in time was 29 (53% and 65% of total capacity, respectively). This indicates that the vehicle ownership is reduced for people in social housing.

The letter gives further evidence to confirm this, with another social housing development at 23-25 Goulburn Street providing 25 residential apartments and a total of 15 car parking spaces. The letter states that the site is fully tenanted and less than 30% of residents own a car. further more, the letter states that anecdotally the occupation of the car park averages 50% of its total capacity. Given the information provided by the Director of Community Infrastructure Tasmania, the number of car parking spaces provided can be accepted to meet the likely demand of the development".

- "The Traffic Impact Assessment provided by Keith Midson states that the surrounding road network can accommodate for the deficiency proposed, given the low rate of car ownership for social housing developments detailed in the submitted documentation".
- "Metro Tasmania operate regular bus services along Argyle Street which is within 400 metres of the subject site".
- "The site is located a convenient walking distance from shops, schools and services".
- "Based on the above assessment and given the submitted documentation, the parking provision may be accepted under Performance Criteria P1, E6.6.1 of the Planning Scheme. This is particularly due to the actual parking demands that will be generated by the development".

6.18.6 The proposal complies with the above performance criterion.

6.19 *E6.6.3 Number of Motorcycle Parking Spaces P1*

6.19.1 The acceptable solution at clause E6.6.3 requires on-site motorcycle parking spaces to be provided at a rate of 1 space for each 20 car parking spaces.

6.19.2 The proposal does not include on-site motorcycle parking spaces.

6.19.3 The proposal does not comply with the above acceptable solution and therefore relies upon assessment against the below performance criterion.

6.19.4 The performance criterion at clause E6.6.3 provides as follows:

*The number of on-site motorcycle parking spaces must be sufficient to*

*meet the needs of likely users having regard to all of the following, as appropriate:*

- (a) motorcycle parking demand;*
- (b) the availability of on-street and public motorcycle parking in the locality;*
- (c) the availability and likely use of other modes of transport;*
- (d) the availability and suitability of alternative arrangements for motorcycle parking provision.*

- 6.19.5 Council's Senior Development Engineer has assessed the proposed motorcycle parking arrangements against the above performance criterion and provided the following comments:

"The surrounding road network is able to accommodate for this deficiency. Based on the above assessment and given the submitted documentation, the motorcycle parking provisions may be accepted under Performance Criteria P1, E6.7.9 of the Planning Scheme. "

- 6.19.6 The proposal complies with the above performance criterion.

6.20 *E6.7.5 Layout of Parking Areas P1*

- 6.20.1 The acceptable solution at clause E6.7.5 requires the layout of car parking spaces to comply with section 2 "Design of Parking Modules, Circulation Roadways and Ramps" of AS/NZS 2890.1:2004 *Parking Facilities Part 1: Off-street car parking*.

- 6.20.2 The proposal includes a layout of car parking spaces that does not comply with the above section of the Australian Standard.

- 6.20.3 The proposal does not comply with the above acceptable solution and therefore relies upon assessment against the below performance criterion.

- 6.20.4 The performance criterion at clause E6.7.5 provides as follows:

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

- 6.20.5 Council's Senior Development Engineer has assessed the proposed car parking layout against the above performance criterion and provided the



following comments:

"Submitted documentation indicated that 300mm clearances are impeded being non-compliant with A1. Submitted documentation appears to meet these parameters and therefore may be accepted under Performance Criteria P1, E6.7.5 given the driveway configuration".

6.20.6 The proposal complies with the above performance criterion.

6.21 *E7.7.1 Stormwater Drainage and Disposal P2*

6.21.1 The acceptable solution A2 at clause *E7.7.1* requires a stormwater system for new development to incorporate water sensitive urban design principles for the treatment and disposal of stormwater if any of the following apply:

- (a) the size of new impervious area is more than 600 m<sup>2</sup>;
- (b) new car parking is provided for more than 6 cars.

6.21.2 The proposal includes new impervious area of more than 600m<sup>2</sup> and new car parking for more than 6 cars but the proposed stormwater system would not incorporate water sensitive urban design.

6.21.3 The proposal does not comply with the above acceptable solution and therefore relies upon assessment against the below performance criterion.

6.21.4 The performance criterion P2 at clause *E7.7.1* provides as follows:

*A stormwater system for a new development must incorporate a stormwater drainage system of a size and design sufficient to achieve the stormwater quality and quantity targets in accordance with the State Stormwater Strategy 2010, as detailed in Table E7.1 unless it is not feasible to do so.*

6.21.5 Council's Technical Officer - Environmental has assessed the proposed stormwater management arrangements and provided conditions of approval for inclusion upon any Planning Permit issued for the proposal.

6.21.6 The proposal complies with the above performance criterion.

6.22 *E9.7.2 Development for Sensitive Use in Proximity to Use with Potential to Cause Environmental Harm*

- 6.22.1 There is no acceptable solution for clause E9.7.2 which applies where sensitive use is proposed within the attenuation distance of a use with potential to cause environmental harm.
- 6.22.2 The proposal includes sensitive use within the attenuation distance of a use with potential to cause environmental harm. The site is within the attenuation distance of the crematorium within the funeral home to the south-east.
- 6.22.3 As there is no acceptable solution for the above clause the proposal therefore relies upon assessment against the below performance criterion.
- 6.22.4 The performance criterion at clause E9.7.2 provides as follows:

*Development for sensitive use, including subdivision of lots within a sensitive zone, must not result in potential to be impacted by environmental harm from use with potential to cause environmental harm, having regard to all of the following:*

*(a) the nature of the use with potential to cause environmental harm; including:*

*(i) operational characteristics;*

*(ii) scale and intensity;*

*(iii) degree of hazard or pollution that may emitted from the activity;*

*(b) the degree of encroachment by the sensitive use into the Attenuation Area or the attenuation distance;*

*(c) measures in the design, layout and construction of the development for the sensitive use to eliminate, mitigate or manage effects of emissions.*

- 6.22.5 Council's Environmental Development Planner has assessed the proposal against the above performance criterion and provided the following comments:
- "Odours and particulates are the listed pollutants of concern associated with crematoria in Table E9.1 of the Code.
  - An air quality impact assessment was submitted with the application for subdivision that created this lot. That assessment indicates that up to three cremations are performed each day, with each cremation taking approximately 120 minutes to complete.

- The impact assessment modelled air emission dispersion and compared predicted levels at the proposed residential lot with air quality criteria sourced from the *Tasmanian Environment Protection Policy (Air Quality) 2004* and the NSW EPA document *Approved Methods for the Modelling and Assessment of Air Pollutants in New South Wales (2017)*. The modelling was based on a worst case scenario of high emission concentrations and cremations every hour.
- The modelling predicts that assessed air pollutants attributable to the cremator would be below the applicable air quality criteria at the site.
- Council records also indicate there is no history of complaints to Council regarding odour or air pollution from the crematorium.
- The site is located a minimum of 95m from the crematorium exhaust stack.
- The modelling has demonstrated that mitigation measures for the proposed sensitive use are not required.
- The application is considered to be consistent with E9.7.2 P1 and the exercise of discretion is recommended".

6.22.6 The proposal complies with the above performance criterion.

6.23 *E13.7.1 Demolition P1*

6.23.1 There is no acceptable solution for *E13.7.1* which applies where demolition is proposed on a heritage place.

6.23.2 The proposal includes demolition and the site is listed in Table E13.1 as a heritage place.

6.23.3 As there is no acceptable solution for the above clause the proposal therefore relies upon assessment against the below performance criterion.

6.23.4 The performance criterion at clause *E13.7.1* 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.*

- 6.23.5 Council's Cultural Heritage Officer has assessed the proposed demolition against the above performance criterion and provided the following comments:

"The proposed demolition is restricted to vegetation, hard stand car parking, a small section of modern boundary walling to north west of the front boundary, and some wire fencing, refer to Fig. 1 below. This demolition is for the purposes of clearing the ground plane for the construction of the new buildings, and widening vehicle access from Letitia Street. There are no trees within the site which are listed under the Significant Tree Code E24.0 of HIPS 2015, and the statements of significance for the site do not reflect any landscaping or vegetation significance. Performance Criteria 1 of E13.7.1 is considered satisfied".

- 6.23.6 The proposal complies with the above performance criterion.

6.24 *E13.7.2 Buildings and Works other than Demolition P1*

- 6.24.1 There is no acceptable solution A1 for clause E13.7.2 which applies where buildings and works other than demolition are proposed on a heritage place.
- 6.24.2 The proposal includes buildings and works other than demolition and the site is listed as a heritage place.
- 6.24.3 As there is no acceptable solution for the above clause the proposal therefore relies upon assessment against the below performance criterion.
- 6.24.4 The performance criterion P1 at clause E13.7.2 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.*

- 6.24.5 Council's Cultural Heritage Officer has assessed the proposal against the above performance criterion and provided the following comments:

"It is considered the proposed development does not result in the loss of historic cultural heritage significance to the listed place. The height, scale, siting, and form of the proposed housing complex is considered appropriate. The new development is positioned approximately 70m to the north of the Former Hobart High School building (see Fig. 2 below showing street section of the proposal). The new development at its tallest point has a height of 12.3 metres above natural ground level, sitting comfortably below the height of the listed building, which has significant emphasised height through the Federation Freestyle parapet gables and rendered brick piers projecting beyond. As stated in the ERA response to E13, the smaller two storey building will be located to the Letitia Street frontage, with the larger buildings positioned beyond, minimising and reducing the visual bulk from Letitia Street. Performance Criteria 1 of E13.7.1 is considered satisfied".

- 6.24.6 The proposal complies with the above performance criterion.

6.25 *E13.7.2 Buildings and Works other than Demolition P2*

- 6.25.1 There is no acceptable solution for clause E13.7.2 which applies where buildings and works other than demolition are proposed on a heritage place.
- 6.25.2 The proposal includes buildings and works other than demolition and the site is listed as a heritage place.
- 6.25.3 As there is no acceptable solution for the above clause the proposal therefore relies upon assessment against the below performance criterion.
- 6.25.4 The performance criterion P2 at clause E13.7.2 provides as follows:

*Development must be designed to be subservient and complementary to the place through characteristics including:*

- (a) scale and bulk, materials, built form and fenestration;*
- (b) setback from frontage;*
- (c) siting with respect to buildings, structures and listed elements;*

*(d) using less dominant materials and colours.*

- 6.25.5 Council's Cultural Heritage Officer has assessed the proposal against the above performance criterion and provided the following comments:

"The proposed new development positions the higher scale units to the rear of the site towards the Brooker Highway, and places the lower scale units to the Letitia Street frontage. The gradient of the site allows the four storey units to the Brooker to have a reduced visual impact and will only be visible as two storeys from this streetscape. As the site slope inclines towards Letitia Street the scale of development is stepped down to better integrate with the scale of the immediate streetscape and heritage listed Former Hobart High School building.

The form of the new units take some subtle cues from the Former Hobart High School building including cream / white finishes, exposed brick, and traditional styled hipped roofs. The new units however are clearly contemporary, but use finishes and materials that provide a recessive visual appearance when viewed in the streetscape alongside the Former Hobart High School.

In regards to the siting of the new development it must be noted that the site for the proposed development was not historically linked with the grounds of the Former Hobart High School site. The site was in fact, partly, a continuation of Ryde Street, connecting through to what was then Park Street refer to Fig. 3 and 4 below. It is not considered the development will result in the loss of significant curtilage or interrupt the original setting of the heritage listed place.

The frontages both along Letitia Street and the Brooker Highway are proposed to feature landscaping and vegetation to soften the impact of the development. This includes native plantings, ferns, small scale hedging, and proposed climber plants to grow on screen walling. A permit condition has been applied that the landscaping be implemented within a practical timeframe upon construction completion.

Performance Criteria 2 of E13.7.2 is considered satisfied subject to the aforementioned condition".

- 6.25.6 The proposal complies with the above performance criterion.

- 6.26 E13.7.2 Buildings and Works other than Demolition P3

- 6.26.1 There is no acceptable solution A3 for clause E13.7.2 which applies where buildings and works other than demolition are proposed on a heritage place.
- 6.26.2 The proposal includes buildings and works other than demolition and the site is listed as a heritage place.
- 6.26.3 As there is no acceptable solution for the above clause the proposal therefore relies upon assessment against the below performance criterion.
- 6.26.4 The performance criterion P3 at clause E13.7.2 provides as follows:
- Materials, built form and fenestration must respond to the dominant heritage characteristics of the place, but any new fabric should be readily identifiable as such.*
- 6.26.5 Council's Cultural Heritage Officer has assessed the proposal against the above performance criterion and provided the following comments:
- "The proposed development is restrained and subdued in regards to materials and colours, and is expressed as an uncomplicated built form. When compared with the highly decorative detailing, contrasting colours and textures, and stately character of the former Hobart High School, the new development will be readily identifiable as new, and will allow the heritage listed place to remain the dominant and prevailing structure on the site.
- The fenestration pattern applied to the new development takes a functional approach but is formal and structured, and is not considered to be at odds with the classical and balanced fenestration of the former Hobart High School.
- Performance Criteria 3 of E13.7.2 is considered satisfied".
- 6.26.6 The proposal complies with the above performance criterion.
- 6.27 *E13.7.2 Buildings and Works other than Demolition P5*
- 6.27.1 The acceptable solution A5 at clause E13.7.2 requires new front fences and gates to accord with original design, based on photographic, archaeological, or other historical evidence.
- 6.27.2 The proposal includes a new front fence that does not accord with original

design.

6.27.3 The proposal does not comply with the above acceptable solution and therefore relies upon assessment against the below performance criterion.

6.27.4 The performance criterion P5 at clause E13.7.2 provides as follows:

*New front fences and gates must be sympathetic in design, (including height, form, scale and materials), to the style, period and characteristics of the building to which they belong.*

6.27.5 Council's Cultural Heritage Officer has assessed the proposed front fence against the above performance criterion and provided the following comments:

"The existing 1.2m chain-link fence along the Letitia Street frontage will be removed and replaced with a 1.2m vertical steel panel fence, the proposed fence is considered to be of an appropriate scale and height, and is contemporary in form to match the new development which is considered suitable in this instance. Performance Criteria 5 of E13.7.2 is considered satisfied".

6.27.6 The proposal complies with the above performance criterion.

## 7. Discussion

7.1 Planning approval is sought for 29 multiple dwellings and associated works at 71A Letitia Street, North Hobart.



7.2 The application was advertised and received three representations. The representations raised concerns regarding:

- the bulk, scale, and density of the development;
- potential overshadowing and overlooking,
- construction impacts,
- insufficient private open space provision, and,
- insufficient car parking provision.

These issues are considered to be addressed earlier in the report where the proposal is considered against the relevant development standards. However, to address some of the specific issues raised in the representations, it is agreed that the visual and privacy impact of the proposal could be reduced via the provision of additional landscaping between the development and the site boundaries. A condition of approval requiring additional landscaping is recommended. Similarly, it is recognised that aspects of the development may have a privacy impact upon adjoining properties and that this impact should be mitigated via the addition of screening. A condition of approval requiring this screening is also recommended.

With regard to potential impacts upon adjoining properties during construction of the development, Council's Environmental Development Planner has recommended a condition of approval that requires a Construction Environmental Management Plan to be prepared. This plan would address potential environmental impacts associated with construction of the development and include measures to avoid or mitigate these impacts.

It is accepted that the private open space provided within the development would provide less amenity for the occupants than is provided in other residential development. However, this level of amenity is considered acceptable given the site's position relatively close to the city centre where other factors will contribute to the amenity of the residents.

The issue of car parking provision was considered at length in Council's assessment of the proposal. Specific details regarding the operation of similar social housing development in the state, particularly details regarding car ownership, were requested and provided. Therefore, while it is recognised that the site is within an area where there is at times a high demand for on-street car parking, the car parking provision for the proposed development is considered acceptable given the future residents' likely low rates of car ownership.

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

7.4 The proposal has been assessed by other Council officers, including the Council's Senior Development Engineer, Cultural Heritage Officer, and its Environmental Development Planner. The officers have raised no objection to the proposal, subject to conditions.

7.5 The proposal is recommended for approval.

## 8. Conclusion

8.1 The proposed 29 multiple dwellings and associated works at 71A Letitia Street, North Hobart, satisfies the relevant provisions of the *Hobart Interim Planning Scheme 2015* and is recommended for approval.

## 9. Recommendations

That: Pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for 29 multiple dwellings and associated works at 71A Letitia Street, North Hobart, for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

### GEN

**The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-22-287 - 71A LETITIA STREET NORTH HOBART TAS 7000 - Final Planning Documents except where modified below.**

Reason for condition

To clarify the scope of the permit.

#### *Advice*

*The approved use is multiple dwellings for social housing, which will be managed as a collective by one entity. Social housing is housing that is provided for individuals that would otherwise face financial hardship if required to secure housing on the open market, or would be unable to secure such housing. The use of this site is not suitable for a strata scheme to create individual lots for each multiple dwelling. Further planning permission would be required to support the creation of a strata scheme of this nature.*

### TW

**The use and/or development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TWDA 2022/00693-HCC dated 1/7/2022 as attached to the permit.**

Reason for condition

To clarify the scope of the permit.

### PLN 2

**Prior to the first occupation, screening with no more than 25% uniform transparency must be installed and maintained along the edge of the decks**

that would provide private open space for units 17 and 18 facing the north-western boundary of the site. The screening must be of sufficient height to minimise overlooking of a dwelling on an adjoining property or its private open space.

Prior to the issue of any approval under the *Building Act 2016*, revised plans must be submitted and approved as a Condition Endorsement showing screening in accordance with the above requirement. The revised plans should include sufficient detail, such as sight line diagrams, to demonstrate that the height of the screening will satisfy the above requirement.

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

*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 provide reasonable opportunity for privacy for dwellings.

#### **PLN s4**

Additional landscaping must be provided between the development and the site boundaries to reduce the visual and privacy impact of the development.

Prior to the issue of any approval under the *Building Act 2016*, revised plans prepared by a suitably qualified landscape expert must be submitted and approved as a Condition Endorsement showing additional landscaping. The revised plans should include boundary fences and additional planting between the development and the site boundaries in order to reduce the visual impact of the development when viewed from adjoining properties and the potential for overlooking of adjoining properties from the development.

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

Prior to occupancy or the commencement of the use (whichever occurs first), confirmation from a suitably qualified landscape expert that all landscaping works required by this condition have been implemented, must be submitted.

**The vegetation which is planted on the site pursuant to the landscaping plan must be maintained and must not be disturbed. If any vegetation dies or is destroyed, replacement vegetation of a similar size must be planted within 30 days of the death or destruction.**

*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 reduce the visual impact of the development and to provide reasonable opportunity for privacy for dwellings.

## **ENG 12**

**A construction waste management plan must be implemented throughout construction.**

**A construction waste management plan must be submitted and approved as a Condition Endorsement, prior to commencement of work on the site. The construction waste management plan must include:**

- **Provisions for commercial waste services for the handling, storage, transport and disposal of post-construction solid waste and recycle bins from the development; and**
- **Provisions for the handling, transport and disposal of demolition material, including any contaminated waste and recycling opportunities, to satisfy the above requirement.**

**All work required by this condition must be undertaken in accordance with the approved construction waste management plan.**

*Advice:*

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

*It is recommended that the developer liaise with the Council's City Resilience Unit regarding reducing, reusing and recycling materials associated with demolition on the site to minimise solid waste being directed to landfill. Further information can also be found on the Council's [website](#).*

Reason for condition

To ensure that solid waste management from the site meets the Council's requirements and standards.

#### **ENG sw1**

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

**Overland surface flow from the 1% AEP events, including from the Brooker Avenue and its embankment, must be conveyed safely through the site.**

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

Reason for condition

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

#### **SW 9**

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

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

1. include final detailed design of the proposed treatment train, including estimations of contaminant removal, in general accordance with Aldanmark Stormwater Report and engineering plans (i.e. Drainage Plan- Ground Floor H1.01 RevD and Hydraulic Details H4.01 Rev D) submitted under this application;
2. include a supporting maintenance plan, which specifies the required

maintenance measures to check and ensure the ongoing effective operation of all systems, such as: inspection frequency; cleanout procedures; descriptions and diagrams of how the installed systems operate; details of the life of assets and replacement requirements.

All work required by this condition must be undertaken and maintained in accordance with the approved stormwater management report and design.

*Advice:*

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

#### **ENG tr2**

A construction traffic and parking management plan must be implemented prior to the commencement of work on the site (including demolition).

The construction traffic (including cars, public transport vehicles, service vehicles, pedestrians and cyclists) and parking management plan must be submitted and approved as a Condition Endorsement, prior to commencement work (including demolition). The construction traffic and parking management plan must:

1. Be prepared by a suitably qualified person.
2. Develop a communications plan to advise the wider community of the traffic and parking impacts during construction.
3. Include a start date and finish dates of various stages of works.
4. Include times that trucks and other traffic associated with the works will be allowed to operate.
5. Nominate a superintendent, or the like, to be responsible for the implementation of the approved traffic management plan and available as a direct contact to Council and/or members of the community regarding day to day construction traffic operations at the site, including any immediate traffic issues or hazards that may arise.

All work required by this condition must be undertaken in accordance with the approved construction traffic and parking management plan.

*Advice:*

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

**Reason for condition**

To ensure the safety of vehicles entering and leaving the development and the safety and access around the development site for the general public and adjacent businesses.

**ENG 3a**

**The access driveway and parking area must be constructed in accordance with the following documentation which forms part of this permit: PLN-22-287 - 71A LETITIA STREET NORTH HOBART 7000 - Civil Drawings (received by the Council on 28th of July 2022). Any departure from that documentation and any works which are not detailed in the documentation must be either:**

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

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

**Reason for condition**

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

**ENG 3c**

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

*Advice:*

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

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



*driveway will either be unsafe or will not function properly.*

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

Reason for condition

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

#### **ENG 5**

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

**The number of bicycle parking spaces approved on the site is a minimum of twelve (12). All bicycle parking spaces must be designed and constructed in accordance with Australian Standard AS/NZS 2890.3:2015 prior to first occupation/commencement of use.**

Reason for condition

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

#### **ENG 9**

**All car parking spaces for people with disabilities must be delineated to Australian/NZS Standard, Parking facilities Part 6: Off-street parking for people with disabilities AS/NZS 2890.6: 2009, prior to the commencement of the use.**

Reason for condition

In the interests of vehicle user safety and the amenity of the development.

#### **ENG 1**

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

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

**Council.**

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

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

**Reason for condition**

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

**ENG r1**

**The excavations and footings supporting the highway reservation must not undermine the stability and integrity of the highway reservation and its infrastructure.**

**Detailed design drawings, structural certificates and associated geotechnical assessments of the footbridge and staircase structure near the Brooker Avenue highway reservation must be submitted and approved as a Condition Endorsement, prior to any approval under the *Building Act 2016*, and must:**

- 1. Be prepared and certified by a suitable qualified person and experienced engineer;**
- 2. Not undermine the stability of the highway reservation;**
- 3. Take into account any additional surcharge loadings as required by relevant Australian Standards;**
- 4. Take into account and reference accordingly any Geotechnical findings;**
- 5. Detail any mitigation measures required;**
- 6. Detail the design and location of the footing adjacent to the Brooker Avenue highway reservation.**

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

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

*Advice:*

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

Reason for condition

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

### **ENG r3**

**Prior to the commencement of use, the proposed driveway crossover on the Letitia Street highway reservation must be designed and constructed in general accordance with Urban - TSD-R09-v3 – Urban Roads Driveways and TSD R14-v3 Type KC vehicular crossing.**

**Design drawings must be submitted and approved as a Condition Endorsement prior to any approval under the *Building Act 2016*. The design drawings must:**

1. **Show the cross and long section of the driveway crossover within the highway reservation and onto the property;**
2. **Detail any services or infrastructure (ie light poles, pits, awnings) at or near the proposed driveway crossover;**
3. **Be designed for the expected vehicle loadings. A structural certificate to note that driveway is suitable for heavy vehicle loadings;**
4. **If the design deviates from the requirements of the TSD, then demonstrate that a B85 vehicle or a B99 depending on use (AS/NZS 2890.1 2004, section 2.6.2), can access the driveway from the road pavement into the property without scraping the vehicle's underside;**
5. **Show that vehicular and pedestrian sight lines are met as per AS/NZS 2890.1 2004.**
6. **Be prepared and certified by a suitable qualified person, to satisfy the above requirements.**

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

*Advice:*

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

*Please note that your proposal does not include adjustment of footpath levels. Any adjustment to footpath levels necessary to suit the design of proposed floor, parking module or driveway levels will require separate agreement from Council's Program Leader Road Services and may require further planning approvals. It is advised to place a note to this effect on construction drawings for the site and/or other relevant engineering drawings to ensure that contractors are made aware of this requirement.*

Reason for condition

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

#### **HER 17c**

**The external colours, materials and finishes of the approved development must be substantially in accordance with the approved plans. Any substantial change in the colours, materials and finishes requires further approval.**

Reason for condition

To ensure that development at a heritage place/precinct is undertaken in a sympathetic manner which does not cause loss of historic cultural heritage significance.

#### **ENVHE 4**

**A Construction Environmental Management Plan, prepared by suitably qualified persons, must be implemented.**

**A Construction Environmental Management Plan must be submitted and approved prior to the commencement of works and prior to the issue of any approval under the *Building Act 2016*.**

**The plan must include, but is not limited to, the following:**

- 1. Details of the proposed excavation and construction methodologies and expected likely timeframes.**
- 2. The proposed days and hours of work and proposed hours of activities likely to generate significant noise emissions (including volume and timing of heavy vehicles entering and leaving the site, rock breaking and**

- concrete pouring).
3. Details of potential environmental impacts associated with the demolition and construction works including noise, vibration, erosion and pollution (air, land and water).
  4. Details of proposed measures to avoid or mitigate all identified potential environmental impacts during demolition and construction works including, but not limited to:
    - a. A noise management plan certified by a suitably qualified person as being generally consistent with AS 2436-2010 - *Guide to Noise and Vibration Control on Construction, Demolition and Maintenance Sites* and the *Interim Construction Noise Guidelines* (New South Wales Department of Environment and Climate Change, July 2009), and with any relevant guidelines or standards referenced by those documents.
    - b. A soil and water management plan including:
      - i. measures to minimise erosion and the discharge of contaminated stormwater off-site;
      - ii. measures to minimise dust emissions from the site;
      - iii. measures to manage the disposal of surface and groundwater from excavations (if relevant); and
      - iv. measures to prevent soil and debris being carried onto the street.
  5. Details of proposed responsible persons, public communication protocols, compliance, recording and auditing procedures and complaint handling and response procedures.

**A copy of the approved Construction Environmental Management Plan must be kept on site for the duration of the works and be available for inspection.**

*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 minimise the impact of construction works.

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

#### **BUILDING PERMIT**

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

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

#### **PLUMBING PERMIT**

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

#### **STORMWATER**

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

#### **WORK WITHIN THE HIGHWAY RESERVATION**

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

#### **DRIVEWAY SURFACING OVER HIGHWAY RESERVATION**

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

#### **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.



(Adam Smee)

**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: 27 September 2022

**Attachment(s):**

Attachment B - CPC Agenda Documents

Attachment C - Planning Referral Officer Report - Cultural Heritage



 PLN-22-287 - 71 A LETITIA STREET

## Application Information

### ▼ Application Details

PLN-22-287 29 Multiple Dwellings and Associated Works 

Submitted on: 10/05/2022

Accepted as Valid on: 10/05/2022

Target Time Frame: 42 Days.

Elapsed Time: 114 Days (*Stopped: 108 Days*) = 6 Days Expiry date: 07/10/2022

Officer: Adam Smeed

### Have you obtained pre application advice?

☒ Yes

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

informal advice from Sarah Waight and Sarah Crawford

### Are you applying for permitted visitor accommodation as defined by the State Government Visitor Accommodation Standards? Click on help information button for definition. \*

☒ 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)? \*

vacant land

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

29 multiple dwellings in three buildings, including understorey carparking and relocation of existing access

### Estimated cost of development \*

6000000.00

### Existing floor area (m2)

0.00

### Proposed floor area (m2)

3756.00

### Site area (m2)

1977

## Carparking on Site

### Total parking spaces

22

### Existing parking spaces

0

### 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?

Edit



## Submission to Planning Authority Notice

<b>Council Planning Permit No.</b>	PLN-22-287	<b>Council notice date</b>	12/05/2022
<b>TasWater details</b>			
<b>TasWater Reference No.</b>	TWDA 2022/00693-HCC	<b>Date of response</b>	01/07/2022
<b>TasWater Contact</b>	Ahmad Khateib	<b>Phone No.</b>	0476 184 094
<b>Response issued to</b>			
<b>Council name</b>	CITY OF HOBART		
<b>Contact details</b>	coh@hobartcity.com.au		
<b>Development details</b>			
<b>Address</b>	71A LETITIA ST, NORTH HOBART	<b>Property ID (PID)</b>	9048143
<b>Description of development</b>	Multiple Dwellings x 29		
<b>Schedule of drawings/documents</b>			
<b>Prepared by</b>	<b>Drawing/document No.</b>	<b>Revision No.</b>	<b>Date of Issue</b>
Aldanmark Consulting Engineers	Site Services Plan - 21E68-7 SH H1.01	A	14/04/2022
<b>Conditions</b>			
<b>SUBMISSION TO PLANNING AUTHORITY NOTICE OF PLANNING APPLICATION REFERRAL</b>			
Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:			
<b>CONNECTIONS, METERING &amp; BACKFLOW</b>			
<ol style="list-style-type: none"> <li>1. A suitably sized water supply with metered connections and sewerage system and connections to each lot of the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit.</li> <li>2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.</li> <li>3. Prior to commencing construction of the subdivision/use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.</li> </ol>			
<b>56W CONSENT</b>			
<ol style="list-style-type: none"> <li>4. In the event that part of the development is built within two metres of TasWater infrastructure (i.e. the demolition works adjacent to Brooker Avenue) the applicant or landowner as the case may be must make application to TasWater pursuant to section 56W of the <i>Water and Sewerage Industry Act 2008</i> for its consent prior to the issue of the Certificate for Certifiable Work (Building) and/or (Plumbing) by TasWater.</li> </ol>			

**DEVELOPMENT ASSESSMENT FEES**

5. The applicant or landowner as the case may be, must pay a development assessment fee of \$699.36 to TasWater, as approved by the Economic Regulator and the fee will be indexed, until the date paid to TasWater.

The payment is required within 30 days of the issue of an invoice by TasWater.

**Advice****General**

For information on TasWater development standards, please visit <https://www.taswater.com.au/building-and-development/technical-standards>

For application forms please visit <https://www.taswater.com.au/building-and-development/development-application-form>

**Service Locations**

Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.

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

**56W Consent**

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

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

**Declaration**

The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.

**TasWater Contact Details**

Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au

**RESULT OF SEARCH**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



## SEARCH OF TORRENS TITLE

VOLUME 180531	FOLIO 1
EDITION 2	DATE OF ISSUE 20-Aug-2021

SEARCH DATE : 05-May-2022

SEARCH TIME : 11.39 AM

DESCRIPTION OF LAND

City of HOBART  
Lot 1 on Sealed Plan 180531  
Derivation : Part of Lot 1, 1.359 ha The Crown  
Prior CT 143297/1

SCHEDULE 1

M890637 TRANSFER to DIRECTOR OF HOUSING Registered  
20-Aug-2021 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
SP180531 EASEMENTS in Schedule of Easements  
SP180531 FENCING PROVISION in Schedule of Easements  
SP143297 FENCING PROVISION in Schedule of Easements  
B884720 & C332318 FENCING PROVISION in Transfer  
C30971 PROCLAMATION under Section 9A and 52A of the Roads  
and Jetties Act 1935 Registered 02-Jun-1997 at noon  
E231212 AGREEMENT pursuant to Section 78 of the Land Use  
Planning and Approvals Act 1993 Registered  
13-Aug-2020 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



## SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



<b>SCHEDULE OF EASEMENTS</b>	Registered Number
<b>NOTE:</b> THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 180531

PAGE 1 OF 4 PAGE/S

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

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

Each lot on the plan is subject to:-

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

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

**EASEMENTS**

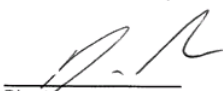
~~The Balance Lot is subject to a Service Easement for the benefit of Lot 2 on Sealed Plan 143297 over that part of the land marked "SERVICE EASEMENT PER (SP143297)" as shown on Sealed Plan 143297.~~


Lot 1 is together with a Pipeline and Services Easement over '2.5 WIDE PIPELINE & SERVICES EASEMENT' as shown on the Balance Lot on the plan. -

~~The Balance Lot is subject to a Pipeline and Services Easement in gross in favour of Lot 1 and the Tasmanian Water and Sewerage Corporation Pty Limited, its successors and assigns ("TasWater") over that part of the land marked "2.5 WIDE PIPELINE & SERVICES EASEMENT" as shown on the plan ("the Easement Land").~~


"Balance Lot" means Lot 1 on Sealed Plan 143297 excluding Lot 1 on the plan at the date of acceptance hereof

~~"Service Easement" means the full free right of every person who is entitled to an estate or interest in possession indicated as the dominant tenement of any part thereof, with which said rights shall be capable of enjoyment in common with the owner of the servient tenement and Aurora Energy Pty Ltd (A.C.N. 082 464 622) to lay, use and maintain forever pipes, wires, cables and other conducting media of such size and number as shall from time to time be required in the strips of land shown on the plan and marked "Service Easement" and the right for their surveyors.~~

  
Director  
Bledisloe Australia Pty Ltd

  
Director/Secretary  
Bledisloe Australia Pty Ltd

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Bledisloe Australia Pty Ltd	PLAN SEALED BY: Hobart City Council
FOLIO REF: 143297/1	DATE: 27-1-2021
SOLICITOR	SUB-20-2 PLN-19-79
& REFERENCE: Simmons Wolfhagen CLH:203162	REF NO. 
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	



## SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 2 OF 4 PAGES	Registered Number <b>SP 180531</b>
SUBDIVIDER: Bledisloe Australia Pty Ltd FOLIO REFERENCE: 143297/1	

~~and workmen from time to time and at all times hereafter to enter into and upon the said strip of land or any part thereof bringing upon the Service Easement such material, machinery and other things as it shall think fit and proper to inspect the condition thereof and to repair, amend and cleanse PROVIDED HOWEVER that any damage occasioned thereby shall be made good.~~

"Pipeline and Services Easement" means:

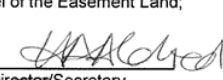
THE FULL RIGHT AND LIBERTY for ~~TasWater~~ <sup>the owner from time to time of Lot 1 on the Plan ('Registered Proprietor')</sup> at all times to:

- (1) enter and remain upon the Easement Land with or without employees, contractors, agents and all other persons duly authorised by it and with or without machinery, vehicles, plant and equipment;
- (2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that ~~TasWater~~ <sup>the Registered Proprietor</sup> is authorised to do or undertake;
- (3) install, retain, operate, modify, relocate, maintain, inspect, cleanse and repair the Infrastructure;
- (4) remove and replace the Infrastructure;
- (5) run and pass sewage, water and electricity through and along the Infrastructure;
- (6) do all works reasonably required in connection with such activities or as may be authorised or required by any law:
  - (i) without doing unnecessary damage to the Easement Land; and
  - (ii) leaving the Easement Land in a clean and tidy condition; and
- (7) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities ~~TasWater~~ <sup>the Registered Proprietor</sup> may with or without employees, contractors, agents and all other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any then existing vehicle entry and cross the Lot to the Easement Land; and
- (8) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, ~~TasWater~~ <sup>the Registered Proprietor</sup> reinstating any damage that it causes in doing so to any boundary fence of the Lot.

PROVIDED ALWAYS THAT:

- (1) The registered proprietors of the Lot in the folio of the Register ("the Owner") must not without the written consent of ~~TasWater~~ <sup>the Registered Proprietor</sup> first had and obtained (which cannot be unreasonably refused) and only in compliance with any conditions which form the consent:
  - (a) alter, excavate, plough, drill or otherwise penetrate the ground level of the Easement Land;

  
 Director  
 Bledisloe Australia Pty Ltd

  
 Director/Secretary  
 Bledisloe Australia Pty Ltd

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





## SCHEDULE OF EASEMENTS


RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



<p align="center"><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p align="center">PAGE 3 OF 4 PAGES</p>	<p align="center">Registered Number</p> <p align="center">SP 180531</p>
<p>SUBDIVIDER: Bledisloe Australia Pty Ltd FOLIO REFERENCE: 143297/1</p>	

- (b) install, erect or plant any building, structure, fence, pit, well, footing, pipeline, paving, tree, shrub or other object on or in the Easement Land;
- (c) remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land;
- (d) do anything which will or might damage or contribute to damage to any of the Infrastructure on or in the Easement Land;
- (e) in any way prevent or interfere with the proper exercise and benefit of the Easement Land by the Registered Proprietor ~~TasWater~~ or its employees, contractors, agents and all other persons duly authorised by it; or
- (f) permit or allow any action which the Owner must not do or acquiesce in that action.
- (2) ~~TasWater~~ the Registered Proprietor is not required to fence any part of the Easement Land.
- (3) The Owner may erect a fence across the Easement Land at the boundaries of the Lot.
- (4) The Owner may erect a gate across any part of the Easement Land subject to these conditions:
- (a) the Owner must provide ~~TasWater~~ the Registered Proprietor with a key to any lock which would prevent the opening of the gate; and
- (b) if the Owner does not provide ~~TasWater~~ the Registered Proprietor with that key or the key provided does not fit the lock, ~~TasWater~~ the Registered Proprietor may cut the lock from the gate.
- (5) If the Owner causes damage to any of the Infrastructure, the Owner is liable for the actual cost to ~~TasWater~~ the Registered Proprietor of the repair of the Infrastructure damaged.
- (6) If the Owner fails to comply with any of the preceding conditions, without forfeiting any right of action, damages or otherwise against the Owner, ~~TasWater~~ the Registered Proprietor may:
- (a) reinstate the ground level of the Easement Land; or
- (b) remove from the Easement Land any building, structure, pit, well, footing, pipeline, paving, tree, shrub or other object; or
- (c) replace anything that supported, protected or covered the Infrastructure.

  
Director  
Bledisloe Australia Pty Ltd

  
Director/Secretary  
Bledisloe Australia Pty Ltd

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**SCHEDULE OF EASEMENTS**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 4 OF 4 PAGES	Registered Number <b>SP 180531</b>
SUBDIVIDER: Bledisloe Australia Pty Ltd FOLIO REFERENCE: 143297/1	

**Interpretation:**

"Infrastructure" means infrastructure owned or for which the Registered Proprietor is responsible and includes but is not limited to:

- (a) sewer pipes and water pipes and associated valves;
- (b) telemetry and monitoring devices;
- (c) inspection and access pits;
- (d) power poles and lines, electrical wires, electrical cables and other conducting media (excluding telemetry and monitoring devices);
- (e) markers or signs indicating the location of the Easement Land, the Infrastructure or any warnings or restrictions with respect to the Easement Land or the Infrastructure;
- (f) anything reasonably required to support, protect or cover any of the Infrastructure;
- (g) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and
- (h) where the context permits, any part of the Infrastructure.

**FENCING PROVISION**

In respect of Lot 1 on the Plan


The Subdivider, Bledisloe Australia Pty Ltd, shall not be required to fence.

**EXECUTION**

**SIGNED BY BLEDISLOE AUSTRALIA PTY LTD, ACN 067 304 545**, in accordance with Section 127 of the *Corporations Act 2001*:

  
 \_\_\_\_\_  
 Director

**DAMIEN MACRAE**  
 \_\_\_\_\_  
 Print Full Name

  
 \_\_\_\_\_  
 Director/Secretary

**HEIDI ALDRED**  
 \_\_\_\_\_  
 Print Full Name

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



## FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



OWNER: BLEDISLOE AUSTRALIA PTY LTD  FOLIO REFERENCE: 143297/1  GRANTEE: PART OF LOT 1, 1.359 HA AND THE WHOLE OF LOT 10, 10.8m <sup>2</sup> GRANTED TO THE CROWN	<b>PLAN OF SURVEY</b>  BY SURVEYOR: C. M. TERRY of  PDA Surveying, Engineering & Planning 127 BATHURST STREET, HOBART  LOCATION: CITY OF HOBART  SCALE 1: 500 LENGTHS IN METRES SURVEYORS REF 44362CT	REGISTERED NUMBER <b>SP180531</b>  APPROVED EFFECTIVE FROM ...25 MAR 2021...  Recorder of Titles
--	--	---

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

 Registered Land Surveyor 20/11/2020 Date	 Council Delegate 27.1.2021 Date
--	---

**TASMANIAN LAND TITLES OFFICE**  
**Notification of Agreement**  
**under the**  
**Land Use Planning and**  
**Approvals Act 1993**  
**(Section 71)**



E231212

DESCRIPTION OF LAND			
Folio of the Register			
Volume	Folio	Volume	Folio
143297	1		

REGISTERED PROPRIETOR:

**BLDISLOE AUSTRALIA PTY LTD, ACN 067 304 545 of Level 2, 40 Miller Street, North Sydney  
 2060 in New South Wales**

PLANNING AUTHORITY:  
**HOBART CITY COUNCIL**

Dated this 03 day of August 2020

I **PAUL AUBREY JACKSON**

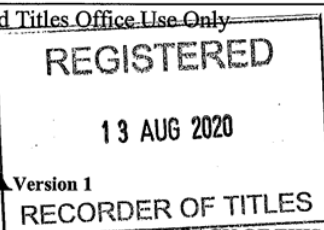
of **TOWN HALL, MACQUARIE STREET, HOBART IN TASMANIA, SOLICITOR ON  
 BEHALF OF**

the abovenamed Planning Authority, certify that the above particulars are correct and that attached is a certified executed copy of the agreement between the abovenamed parties, notice of which is to be registered against the abovementioned folio of the Register.

The abovenamed Planning Authority holds the original executed Agreement.

Signed   
 (on behalf of the Planning Authority)

Land Titles Office Use Only

**LUA**

THE BACK OF THIS FORM MUST NOT BE USED

Stamp Duty

**Deed - Part 5 Agreement****Land Use Planning and Approvals Act 1993**

Date: 23 July, 2020

I, Paul Aubrey Jackson,  
solicitor, certify this to be  
a true copy of the original.

 3/8/20

**Parties:**

1. Hobart City Council, a body corporate incorporated under the provisions of the *Local Government Act* 1993, of 16 Elizabeth Street, Hobart in Tasmania (the Planning Authority).
2. Bledisloe Australia Pty Ltd, ACN 067 304 545 whose registered address is at Level 2, 40 Miller Street, North Sydney in New South Wales (the Owner)

**Recitals:**

- A. The Owner is the registered proprietor of an estate in fee simple of the Land.
- B. The Hobart City Council is the Planning Authority under the Act and for the purposes of the Planning Scheme.
- C. The Owner has submitted the Planning Application to the Planning Authority and the Planning Authority has issued the Planning Permit.
- D. Condition 'Part 5 1' of the Planning Permit requires:
  - (a) that the Owner covenants with the Planning Authority as more fully specified in clause 3 of this deed; and
  - (b) this deed be entered into by the parties.
- E. The Owner acknowledges that:
  - (a) the Land is subject to the Planning Scheme;
  - (b) this deed is being entered into pursuant to Part 5 of the Act and for the purpose of satisfying the condition stated in recital D;
  - (c) the Planning Authority will register this deed pursuant to the provisions of the *Land Titles Act* 1980 and that the effect of registration will be that the burden and benefit of any covenant contained in this deed will run with the Land as if it were a covenant to which section 102 (2) of the *Land Titles Act* 1980 applies; and
  - (d) this deed must be registered on the title to the Land prior to the commencement of any works undertaken as part of the Development.

**Operative Provisions:**

1. Interpretation
- 1.1 Definitions

Our Ref: CLH:PHOBA\_CIT\_201833\_001

SIMMONS WOLFHAGEN

In this deed, unless the contrary intention appears:

**Act** means *Land Use Planning and Approvals Act 1993*.

**Development** means the use and development of the Land for the purpose of partial demolition, subdivision (one additional lot) and alterations to car parking as more fully specified in the Planning Application.

**Land** means the Land comprised in Lot 1 shown on the Plan for the Development, being part of the land known as "71 Letitia Street, North Hobart in Tasmania" and being more particularly described in Certificate of Title Volume 143297 Folio 1.

**Multiple Dwelling Use and Development** means multiple dwelling use and development in accordance with the Planning Scheme including but not limited to compliance with the requirements of table 10.1 in the Planning Scheme.

**Owner** means the person or persons specified in this deed and include the person or persons from time to time registered or entitled to be registered by the Recorder of Titles as proprietor or proprietors of an estate in fee simple in the Land or any part of the Land and include a mortgagee in possession.

**Plan** means the draft plan of survey attached hereto and marked "A".

**Planning Application** means application number PLN-19-79 lodged with the Planning Authority.

**Planning Permit** means the permit dated 17 June 2019 approving the Planning Application subject to certain conditions and restrictions as contained in the permit a copy of which is attached hereto and marked "B".

**Planning Scheme** means the Hobart Interim Planning Scheme 2015.

## 1.2 Rules for interpreting this deed

In this deed, unless the contrary intention appears:

- (a) one gender includes the other;
- (b) the singular number include the plural and vice versa;
- (c) a reference to a person includes a corporation, unincorporated body or authority;
- (d) clause headings are inserted for convenience only and will be ignored in the interpretation of this deed;
- (e) where any word or phrase is given a defined meaning, any other part of speech or other grammatical form of that word or phrase has a corresponding meaning;
- (f) the schedule and annexures to this deed form part of this deed; and
- (g) a party includes its successors, assigns, executors and administrators.

## 2. Confirmation of recitals

Each of the parties to this deed confirms the recitals that relate to that party.

SIMMONS WOLFHAGEN

**3. Covenants by Owner**

In consideration of the Planning Authority granting the Planning Permit, the Owner hereby covenants with the Planning Authority that the Owner will use the Land for Multiple Dwelling Use and Development only.

**4. Effect of the deed upon registration****4.1 Covenants to run with Land**

The parties agree and declare that the obligations imposed on the Owner under this deed are intended to take effect as covenants:

- (a) the burden of which will run with the Land as if they were covenants to which section 102 (2) of the *Land Titles Act* 1980 applies; and
- (b) which shall bind the Owner, its successors, transferees and permitted assigns, and the registered proprietor or proprietors for the time being of the Land.

**4.2 Agreement Under Section 71 of Part 5 of the Act**

The parties agree that without limiting or restricting the respective powers to enter into this deed and, in so far as it can be so treated, this deed is made pursuant to section 71 of the Act.

**4.3 Commencement of Agreement**

This deed shall commence on the day that the deed is signed by all parties.

**5. Registration & costs**

The Owner agrees that:

- (a) an application, pursuant to section 78 of the Act shall be made by the Planning Authority to the Recorder of Titles for the registration of this deed on the folio of the Register constituting the title to the Land (and any other land to which this deed relates); and
- (b) the Owner must bear the costs and disbursements associated with the preparation, negotiation and registration of this deed including any costs or disbursements incurred or to be incurred by the Planning Authority.

**6. No fettering of the Planning Authority's powers**

The parties acknowledge and agree that this deed does not fetter or restrict the power or discretion of the Planning Authority in any way, including to make any decision or impose any requirements or conditions in connection with the granting of any planning approval or certification of any plans of subdivision relating to the Land or relating to any use or development of the Land.



**7. Notices**

Any notice under this deed may be served by delivering, either personally or by registered mail, to the parties.

SIMMONS WOLFHAGEN

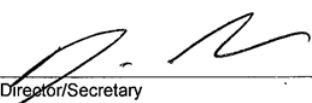
**Execution:**

Executed as a deed.

The Common Seal of the Hobart City Council was  
hereunto affixed in the presence of:  
Deputy General Manager/Director Corporate Services  
Manager Legal & GovernanceSIGNED BY Bledisloe Australia Pty Ltd (ACN 067  
304 545) in accordance with Section 127 of the  
Corporations Act 2001:  
Director

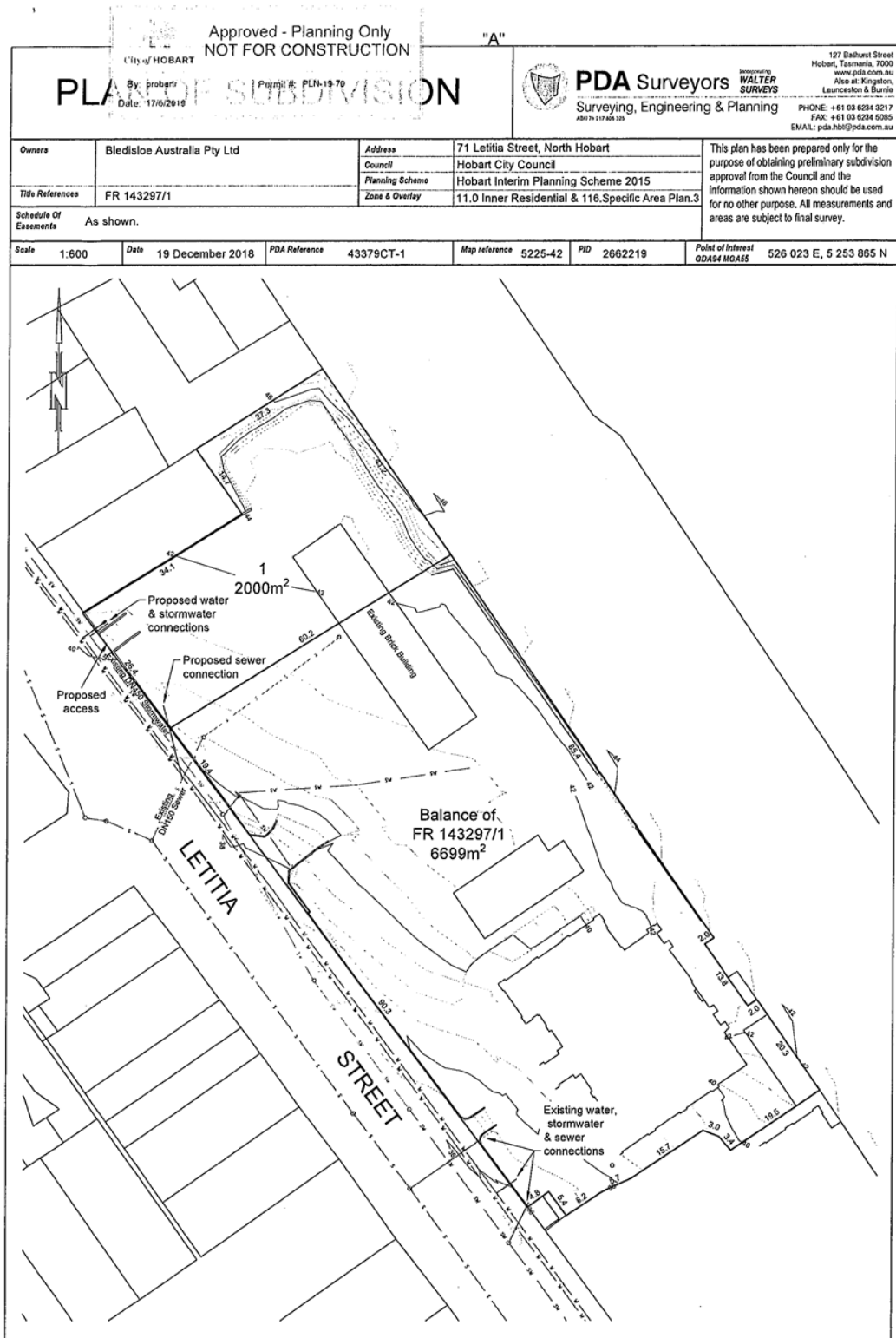
Martin Alistair John Earp

Print Full Name

  
Director/Secretary

Damien John MacRae

Print Full Name





"B"

**Hobart Interim Planning Scheme 2015**

*Land Use Planning and Approvals Act 1993*

## Planning Permit

APPLICATION NO    PLN-19-79

ADDRESS            71 LETITIA STREET, NORTH  
                             HOBART

PROPOSAL           PARTIAL DEMOLITION,  
                             SUBDIVISION (ONE  
                             ADDITIONAL LOT) AND  
                             ALTERATIONS TO  
                             CARPARKING

PERMIT DATE        17 June 2019

**The following conditions and restrictions apply to this permit:**

The use/development of the land for the purpose of Partial Demolition, Subdivision (One Additional Lot) and Alterations to Carparking subject to the following conditions and restrictions.

---

**GEN**

**The use and development must be substantially in accordance with the documents and drawings that comprise PLN-19-79 - 71 LETITIA STREET NORTH HOBART TAS 7000 - FINAL PLANNING DOCUMENTS, except where modified below.**

Reason for condition

To clarify the scope of the permit.

**TW**

**The use and development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TWDA 2019/00225-HCC dated 17 April 2019, as attached to the permit.**

Reason for condition

To clarify the scope of the permit.

**THC**

**The use and development must comply with the requirements of the Tasmanian Heritage Council as detailed in the Notice of Heritage Decision, THC Works Ref: 5845 dated 22 May 2019, as attached to the permit.**

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 sealing of the final plan.

Detailed engineering drawings must be submitted and approved, prior to commencement of work. The detailed engineering drawings must include:

1. The location of the proposed connection; and
2. The size of the connection appropriate to satisfy the needs of the development.

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 Infrastructure 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 Infrastructure 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 sw6**

All stormwater from the proposed development (including hardstand runoff) must be discharged to the Council's stormwater infrastructure with sufficient receiving capacity prior to sealing of the final plan. All costs associated with works required by this condition are to be met by the owner.

Design drawings and calculations of the proposed stormwater drainage and connections to the Council's stormwater infrastructure must be submitted and approved prior to the commencement of work. The design drawings and calculations must:

1. Prepared by a suitably qualified person; and
2. Include long section(s)/levels and grades to the point of discharge.

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

*Advice:*

- *The applicant is advised to submit detailed design drawings and calculations as part of their Plumbing Permit Application. 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 obtain a plumbing permit for the works.*

**Reason for condition**

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

ENG tr2

A construction traffic and parking management plan must be implemented prior to the commencement of work on the site (including demolition).

The construction traffic (including cars, public transport vehicles, service vehicles, pedestrians and cyclists) and parking management plan must be submitted and approved, prior to commencement work (including demolition). The construction traffic and parking management plan must:

1. Be prepared by a suitably qualified person.
2. Develop a communications plan to advise the wider community of the traffic and parking impacts during construction.
3. Include a start date and finish dates of various stages of works.
4. Include times that trucks and other traffic associated with the works will be allowed to operate.
5. Nominate a superintendent, or the like, to advise the Council of the progress of works in relation to the traffic and parking management with regular meetings during the works.

All work required by this condition must be undertaken in accordance with the approved construction traffic and parking management plan.

*Advice:*

- *Once the construction traffic and parking management plan has been approved, the Council will issue a condition endorsement (see general advice on how to obtain condition endorsement).*
- *Where building approval is also required, it is recommended that documentation for condition endorsement be submitted well before submitting documentation for building approval. Failure to address condition endorsement requirements prior to submitting for building approval may result in unexpected delays.*

Reason for condition

To ensure the safety of vehicles entering and leaving the development and the safety and access around the development site for the general public and adjacent businesses.

**ENG 2a**

Prior to first occupation or commencement of use (whichever occurs first), vehicular barriers compliant with the Australian Standard AS/NZS1170.1:2002 must be installed to prevent vehicles running off the edge of an access driveway or parking module (parking spaces, aisles and manoeuvring area) where the drop from the edge of the trafficable area to a lower level is 600mm or greater, and wheel stops (kerb) must be installed for drops between 150mm and 600mm. Barriers must not limit the width of the driveway access or parking and turning areas approved under the permit.

*Advice:*

- *The Council does not consider a slope greater than 1 in 4 to constitute a lower level as described in AS/NZS 2890.1:2004 Section 2.4.5.3. Slopes greater than 1 in 4 will require a vehicular barrier or wheel stop.*
- *Designers are advised to consult the National Construction Code 2016 to determine if pedestrian handrails or safety barriers compliant with the NCC2016 are also required in the parking module this area may be considered as a path of access to a building.*

**Reason for condition**

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

**ENG 3a**

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

*Advice:*

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

**Reason for condition**

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

**ENG 3c**

The access driveway, circulation roadways, ramps and parking module (parking spaces, aisles and manoeuvring area) must be constructed in accordance with the Pitt & Sherry Proposed Parking Lot design drawing received by the Council on the 19th February 2019, except that the parking module must be amended to the satisfaction of the Director City Planning to include:

- motorcycle parking to satisfy clause E.6.6.3 A1 of the *Hobart Interim Planning Scheme 2015*; and
- bicycle parking to satisfy the requirements of Table E6.2 of the *Hobart Interim Planning Scheme 2015* for 'Business and Professional Services'.

Prior to the sealing of the final plan, documentation by a suitably qualified engineer certifying that the access driveway and parking module has been constructed in accordance with the above condition must be lodged with Council.

*Advice:*

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

**Reason for condition**

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

**ENG 4**

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

**Reason for condition**

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

**ENG 5**

The minimum number of car parking spaces (including two accessible parking spaces for people with a disability) approved on the site for use, is sixty two (62).

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

**Reason for condition**

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

**ENG 9**

All car parking spaces for people with disabilities must be delineated to Australian/NZS Standard, Parking facilities Part 6: Off-street parking for people with disabilities AS/NZS 2890.6: 2009, prior to the commencement of the use.

Reason for condition

In the interests of vehicle user safety and the amenity of the development.

**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.



**SURV 1**

The applicant must submit to the Council a copy of the surveyor's survey notes at the time of lodging the final plan.

Reason for Condition

To enable the Council to accurately update cadastral layers on the corporate Geographic Information System.

**SURV 2**

The final plan and schedule of easements must be submitted and approved in accordance with section 89 of the *Local Government (Building & Miscellaneous Provisions) Act 1993*.

Reason for Condition

To ensure that the subdivision/boundary adjustment is carried out in accordance with the Council's requirements under the provisions of Part 3 of the *Local Government (Building & Miscellaneous Provisions) Act 1993*.

**ENG 14**

Prior to the sealing of the final plan, private sewer, stormwater (including surface drainage) and water services/connections are to be entirely separate to each lot in order to ensure that they are contained wholly within the lots served (or appropriate easements).

Reason for condition

To ensure that the subdivision of land provides adequate services to meet the projected needs of future development.

**ENG15**

In order to satisfy condition ENG 14 on the separation of services, the developer must verify compliance by supplying the Council with an as-installed services plan clearly indicating the location and details of all relevant services (entirely contained within their respective lots or appropriate easements). The as-installed services plan must be accompanied by certification from a suitably qualified person that all engineering work required by this permit has been completed.

Advice:

- Any final plan submitted for sealing will not be processed unless it is accompanied by documentation by a qualified person that clearly certifies that this condition has been satisfied and that all the work required by this condition has been completed. A "qualified person" must be a Professional Engineer or Professional Surveyor or other persons acceptable to Council.

Reason for condition

To ensure that the Developer provides the Council with clear written confirmation that the separation of services is complete.

**Part 5 1**

Prior to the commencement of work, the owner(s) of the property must enter into an agreement with the Council pursuant to Part 5 of the *Land Use Planning and Approvals Act 1993* and which provides for the following:

1. That Lot 1 is designated for multiple dwelling use and development only.

All costs for the preparation and registration of the Part 5 Agreement must be met by the owner.

The owner must comply with the Part 5 Agreement which will be placed on the property title.

*Advice:*

- *Please contact the Council's Development Appraisal Unit on 6238 2715 to request the Part 5 Agreement process be started. Once the request to start the process has been made, the Council will have its solicitors prepare the Part 5 Agreement for signing by property owners. Council will then lodge the Agreement with the Lands Titles Office to be placed on the title of the property. The cost of preparing the Part 5 and registration with the Recorder of titles is to be met by the applicant.*
- *Where building approval is also required, it is recommended that the Part 5 Agreement process be started well before submitting documentation for building approval. Failure to start the Part 5 Agreement process prior to submitting for building approval may result in unexpected delays.*

**Reason for condition**

To clarify the intended future use and development of the lot and to ensure compliance with the requirements of Table 11.1 of the *Hobart Interim Planning Scheme 2015* with regard to acceptable lot size.

**OPS 1**

The owner must pay a cash contribution to the Council for contribution to public open space, prior to sealing of the final plan.

The open space contribution is equal to 5% of the undeveloped value of Lot 1, in lieu of the provision of public open space within the subdivision.

*Advice:*

- *The value is to be determined by a registered valuer commissioned by the Council at the developer's cost. Please contact the Council's Development Appraisal Unit on 6238 2715 to instigate the valuation process.*

**Reason for condition**

Approval of the subdivision will create further demand upon Hobart's Public Open Space System. The funds obtained will be used for future expenditure on the purchase or improvement of land for public open space in Hobart.

**SUB s1**

The existing brick building straddling the south-eastern boundary of Lot 1 is to be removed, prior to the sealing of the final plan.

Reason for condition

To ensure that there are no building encroachments over the boundary of Lot 1.

**SUB s2**

A stormwater drainage design must be submitted and approved, prior to the commencement of use.

To satisfy the above requirement, the stormwater drainage design must:

1. Be prepared by a suitably qualified person;
2. Accommodate a storm with an average recurrence interval (ARI) of 20 years; and
3. Ensure that stormwater runoff will be no greater than pre-existing runoff or any increase can be accommodated within existing or upgraded public stormwater infrastructure.

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

*Advice:*

- *Once the stormwater drainage design has been approved Council will issue a condition endorsement (see general advice on how to obtain condition endorsement).*

Reason for condition

To ensure that the subdivision of land provides adequate services to meet the projected needs of future development.

**ADVICE**

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

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

**CONDITION ENDORSEMENT ENGINEERING**

All engineering drawings required to be submitted and approved by this planning permit must be submitted to the City of Hobart as a CEP (Condition Endorsement) via the City's Online Service Development Portal. When lodging a CEP, please reference the PLN number of the associated Planning Application. Each CEP must also include an estimation of the cost of works shown on the submitted engineering drawings. Once that estimation has been confirmed by the City's Engineer, the following fees are payable for each CEP submitted and must be paid prior to the City of Hobart commencing assessment of the engineering drawings in each CEP:

**Value of Building Works Approved by Planning Permit Fee:**

- Up to \$20,000: \$150 per application.
- Over \$20,000: 2% of the value of the works as assessed by the City's Engineer per assessment.

These fees are additional to building and plumbing fees charged under the Building and Plumbing Regulations.

Once the CEP is lodged via the Online Service Development Portal, if the value of building works approved by your planning permit is over \$20,000, please contact the City's Development Engineer on 6238 2715 to confirm the estimation of the cost of works shown on the submitted engineering drawings has been accepted.

Once confirmed, please call one of the City's Customer Service Officers on 6238 2190 to make payment, quoting the reference number (ie. CEP number) of the Condition Endorsement you have lodged. Once payment is made, your engineering drawings will be assessed.

**BUILDING PERMIT**

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

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

**PLUMBING PERMIT**

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

**OCCUPATION OF THE PUBLIC HIGHWAY**

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

**TREES**

Works are to ensure that any impact on the three trees on Letitia Street along the frontage of the balance lot is minimised. For example, there should be no storage of materials, parking of cars or compaction within the Tree Protection Zone.

**STORM WATER**

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

**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.

**SUBDIVISION ADVICE**

For information regarding standards and guidelines for subdivision works click here.

All conditions imposed by this permit are in accordance with the *Local Government Building & Miscellaneous Provisions) Act 1993* and the *Conveyancing and Law of Property Act 1884*.

**PUBLIC OPEN SPACE - CASH IN LIEU VALUATION**

Please contact the Council's Development Appraisal Unit on 6238 2715 to instigate the valuation process.

---

17 June 2019

---

Approved Date



---

Senior Statutory Planner

## IMPORTANT INFORMATION ABOUT THE ATTACHED PERMIT

### WHAT HAS BEEN DECIDED?

The Council has granted a permit subject to conditions.

### WHEN DOES A PERMIT TAKE EFFECT?

The permit takes effect:

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

### WHEN DOES A PERMIT LAPSE?

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

### WHAT ABOUT APPEALS?

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

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

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

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

The Tribunal's contact details are as follows:

**Telephone No:** (03) 6165 6794

**Postal Address:**

GPO Box 2036

HOBART 7001

**Street Address:**

Level 6

144-148 Macquarie Street

HOBART

**Email address:** [rmpat@justice.tas.gov.au](mailto:rmpat@justice.tas.gov.au) **Web page:** [www.rmpat.tas.gov.au](http://www.rmpat.tas.gov.au)

## Department of Communities Tasmania

GPO Box 65, HOBART TAS 7001 Australia  
Ph: 1300 135 513  
Web: [www.communities.tas.gov.au](http://www.communities.tas.gov.au)



Contact: Kristy Warren  
Phone: (03) 6166 3617  
Email: [kristy.warren@communities.tas.gov.au](mailto:kristy.warren@communities.tas.gov.au)

City of Hobart  
GPO Box 503  
Hobart TAS 7001

**Subject: Development Application Pursuant to S.52(1F) of the Land Use Planning and Approvals Act 1993 – 71a Letitia Street, North Hobart**

Pursuant to S.52(1F) of the *Land Use Planning and Approvals Act 1993* I, Richard Gilmour, as an authorised delegate under Section 6AB of the *Homes Act 1935*, hereby give permission to ERA Planning and Environment on behalf and for Centacare Evolve Housing to lodge development application, building surveyor application, and building and plumbing application over 71a Letitia Street, being land in the ownership of the Director of Housing.

The subject land at 71a Letitia Street is comprised of;

Certificates of Title:	180531/1, and
PIDs	9048143

If you have any questions regarding this letter, please don't hesitate to contact me via telephone on 6166 3616.

Yours sincerely

A handwritten signature in blue ink, appearing to read "R. Gilmour".

Richard Gilmour  
Director, Community Infrastructure  
Communities Tasmania

31 May 2022

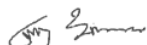
**LAND USE PLANNING AND APPROVALS ACT 1993****INSTRUMENT OF DELEGATION**

I, Guy Barnett MP, being the Minister for Housing and the Minister of the Crown administering land administered or owned by the Director of Housing by or under, or for the purposes of the *Homes Act 1935* for and on behalf of the Crown, pursuant to section 52(1F) of the *Land Use Planning and Approval Act 1993* and section 23AA of the *Acts Interpretation Act 1931*, hereby:

1. Revoke the delegation made by Michael Darrel Joseph Ferguson of functions under section 52(1B) of the *Land Use Planning and Approvals Act 1993* on 21 September 2021, and
2. Delegate my functions under section 52(1B) of the *Land Use Planning Approval Act 1993* to the person or persons for the time being holding, occupying or acting in the offices or positions with the position number set out in Column 1 of the below Schedule and the office or position title set out in Column 2 of the below Schedule:

SCHEDULE	
Column 1	Column 2
	Secretary Department of Communities
	Director of Housing
500018	Deputy Secretary – Community Services, Infrastructure and Housing
517891	Director - Community Infrastructure
520545	State Manager - Maintenance Services
513352	Manager - Asset Management and Planning

Dated this 1st day of August 2022



Guy Barnett MP

Minister for Housing





#### LETTER OF EXPLANATION

##### 71a Letitia Street – Centacare Evolve Housing Development

Centacare Evolve Housing wish to provide the following brief description of the proposed project that has been lodged for approval at 71a Letitia Street North Hobart. The content of this letter provides an overview and understanding of why the project is being proposed, who it will provide housing for, and how the accommodation will be managed.

The provision of housing options within our community is an issue that persists and continues to grow. All levels of government continue to tackle the issue and seek to support community needs and expectations. The Tasmanian Governments Action Plan on Affordable Housing is one such initiative aimed at breaking down barriers and ensuring access to safe and secure housing. This project is being delivered in the wider context of this Plan.

Centacare Evolve Housing are working closely with the Tasmanian Government to ensure our organisation can assist in serving the community through the provision of safe, secure and accessible housing. Centacare Evolve Housing have been involved in social and community endeavours to address housing stress and support people to find secure accommodation for many years. The proposed Letitia Street project is one such development that will significantly contribute to providing access to safe and secure social housing within an established and diverse community.

##### Who We Are?

Centacare Evolve Housing are a Tier 1 Community Housing Provider who owns or manages over 2100 social and affordable housing properties throughout Tasmania. We believe our business is about much more than managing and building properties. So, as well as providing a comprehensive and responsive tenancy management service, we have a strong social commitment to enhancing the wellbeing of our tenants and the communities in which we work.

Centacare Evolve Housing is committed to relieving housing stress for 4,418 Tasmanians state-wide and provides tenancy management services in 2,103 individual social and affordable homes. In addition to providing tenancy and community support, Centacare Evolve Housing has a significant new build and construction program, with over 670 new social and affordable homes in the pipeline for construction. A key component of Centacare Evolve Housing is our maintenance division, who are continually overseeing major upgrades and refurbishments to existing homes. By increasing both the quality and supply of available housing options, our property development work is having a positive impact on the lives and wellbeing of thousands of Tasmanians.

We believe our business and opportunity to contribute, is about much more than managing and building properties, we have a strong social commitment to enhancing the wellbeing of



Community minded, Community driven

Shop 2, 28 Green Point Rd  
Bridgewater TAS 7030  
(next to Centrelink)

Affordable Community Housing Alliance Tasmania Limited  
trading as Centacare Evolve Housing ABN 23 154 824 969

General enquiries: 6173 0060

Maintenance enquiries: 6173 0061

[www.centacareevolve.com.au](http://www.centacareevolve.com.au)

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our tenants and the communities in which we work. Centacare Evolve Housing runs a range of Community Wellbeing initiatives to support tenants and community members to thrive. A key community program is Build Up Tassie, our unique pre-employment and job coaching program which supports local young job seekers with an interest in the construction industry and provides significant pathways to apprenticeships and other work opportunities. Build Up Tassie works with our construction partners to increase the number of employees who are life-ready, skill-ready, and work-ready.

*For more information on what we do, please see below link to our website:  
<https://centacareevolve.com.au/>*

#### **Our Proposed Letitia Street Development**

Our proposed Letitia Street development is a key building initiative that has arisen directly from the identified need in the local area and wider North Hobart precinct. The development is being delivered in partnership between Centacare and the state government.

This partnership includes a 30-year operation contract, this means the project is being jointly delivered and Centacare has an ongoing responsibility to manage and operate the facility on behalf of the government as social housing for a minimum of 30-years. The agreement structure is configured to ensure the property will be used for the life of the building as social housing. The project is part of the State Governments commitment to the Community Housing Growth Program (CHGP). This program is about providing long term social housing assets to the community and this project will remain a government asset for this purpose.

North Hobart and the wider area have seen considerable pressure on access to social housing. Increasing property prices and rental market stress has meant people are no longer able to continue to live in the local area.

The proposed Letitia Street development looks to create a specific accommodation option and long-term housing solution for social housing recipients. The development will allow people to access secure homes within a vibrant local community.

#### **Who will be the residents?**

North Hobart is centrally located and provides excellent access to several key Hobart central zones. The proximity provides residents with access to the busiest public transport corridor in Hobart, servicing south into Hobart CBD and north to Glenorchy City. The location is well positioned to provide walkability to places of employment, shopping, and entertainment areas. This project provides secure housing options that support people to live in their local community and maintain convenient and sustainably access to services.

The development proposal aims to provide social housing recipients who would benefit most from living in a well-connected centralised Hobart suburb.



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The residents proposed will be social housing recipients and likely to be broadly within the following demographic cohorts:

- Young individuals and couples who are looking to live within the areas of Hobart CBD, North Hobart, and surrounding areas. Typically, we have seen this cohort have reliance on public transport rather than committing to the expense of private vehicle ownership
- Single middle aged or older people who require secure homes that can offer certainty of affordability within the Government's social housing framework. The development supports this type of assistance and allows individuals to establish long term home life with certainty
- Small families comprising a parent with 1 child would suit the development. The central location allows access to schools and other services. We typically expect low car ownership in this group and the ease of access to public transport and active transport options make this development well suited to establish a long-term home certainty
- The development is not suited to larger family units and is not a project that aims to cater for this demographic

The development aims to provide long term homes for a broad mix of social housing recipients. The development does not form part of a transitional housing complex and will not be used to support this type of community service. Further to this, Centacare Evolve Housing is proud of our in-depth property allocation process which ensures that tenants suit the complexes and communities they are allocated to.

#### **Car Ownership**

Throughout Tasmania (as with all states of Australia) governments are working to provide social housing options that provide suitable housing for a wide mix of recipients. Traditionally social housing has been standalone dwellings in outer suburban contexts. In recent years there has been a need to diversify property options with medium density development situated in well-connected centralized locations. This has resulted in social housing developments occurring as infill projects within established areas. Letitia Street is a good example of an infill project providing social housing in such a format.

Our experience in managing social housing has shown us that car ownership is low when compared to other demographic cohorts. This is due to the affordability of private vehicle ownership. Some residents will prioritise the expense of a car but for most the luxury of private car ownership is unattainable and unsustainable.

As an example, we know our colleges who manage similar buildings in Hobart have found parking adequate or more than their residents needs in the following developments

- Queens walk Cornelian Bay – Traffic demand survey found a max demand of 0.72 parking spaces per dwelling



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- Goulburn Street social housing – provides 15 parking spaces for 25 dwellings – ratio of 0.6 per dwelling.
- Anglicare social housing corner of Liverpool and Barrack Street – currently provides 9 parking spaces for 47 dwellings. (2 of these 9 spaces are currently allocated for staff use) - this is a ratio of 0.19 per dwelling. These parking numbers are managed with resident need, selection of tenants and communication of expectations. This has provided a development with a practical and workable ratio of parking spaces to dwellings.

The numbers referenced above, and experience of these developments is in line with our anecdotal experience from the social housing dwellings we manage across the state. This being that a car ownership ratio of between 0.5-0.7 cars per dwelling is appropriate and suitable for the tenant cohort. This range includes a sensible comfort factor to ensure the development provides sufficient vehicle parking facilities.

This level of ownership is further validated by:

- findings in the "review of Social Housing Car Parking Demands – Car parking Study" undertaken by GTA consultants for the Victorian Department of Health and Human Services. It concludes that the car ownership for social housing dwellings 1-bed dwellings to be 1:6.3 and for 2-bed dwellings 1:2.5.
- the QLD government social housing design standard would suggest for a site like Letitia Street a ratio for 1-bed dwellings to be 1:2 and for 2-bed dwellings 2:3

At the Letitia Street project, it is proposed to provide 22 parking spaces for 29 units. This meets a ratio of 0.76 spaces per dwelling. This number we believe provides a functional outcome for our resident needs and offers a comfortable buffer to the minimum requirement we would anticipate.

#### How will the site be managed?

Centacare Evolve Housing provide a range of community and social support networks in conjunction with the housing and tenancy management services. Many of the social housing recipients will have personal barriers that prevent full time employment and limit their networks and social wellbeing. Recipients will be reliant on welfare payments as their primary income.

For the Letitia Street project, we will establish programs to assist in enabling resident engagement. These aim to strengthen connections to neighbours within the complex and engagement with groups in the wider community.

We achieve this through our network of established support and community program initiatives including:

- Community wellbeing supports – offering individual assistance in a range of services to meet needs including household management, establishing support networks, and building individual capacities to develop a home in a community
- Tenant engagement groups – used to establish a high level of resident engagement in the day-to-day operations of the development including decisions around the use, maintenance, and function of the common spaces of the development.



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- Community leadership programs – these assist resident groups and individuals in developing community connection and linking leadership/mentoring for individual development and group initiatives
- Employment and training programs – these assist local young people to gain skills and identify pathways to meaningful employment, including apprenticeships in building and construction

Centacare Evolve Housing will remain the management team responsible for the entirety of the development's operation and tenant suitability management. We have an extensive maintenance and building services team and would undertake all the usual property owner responsibilities from enforcement of development rules, building up-keep, and garden maintenance.

Our tenancy management allow the flexibility to have a 'hands-on' approach to the allocation of tenants to dwellings to ensure a tenant group that compliments the development and fellow tenants. Our management of some 3000 properties throughout Tasmania provides us certainty and expertise to support and grow communities. The Letitia Street development is a key project that Centacare can achieve sustained and meaningful assistance to individuals to achieve a secure home that supports building community networks and enriching lives.

***We would welcome the opportunity to discuss any aspects of the proposed project and our vision for its contribution to providing homes and growing communities.***



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# 71a Letitia Street, North Hobart

## Planning permit application

Supporting Planning Report

5 May 2022



ERA Planning Pty Ltd trading as ERA Planning and Environment

ABN 67 141 991 004

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Job Number: 2122-040

**Document Status**

Document Version	Date	Author	Reviewer
DRAFT_V1	26.04.22	Sarah Silva	Emma Riley
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# 1 Introduction

## 1.1 Purpose of the report

ERA Planning and Environment have been engaged by Preston Lane Architects, on behalf of Housing Tasmania, and Centacare Evolve Housing (CEH), to seek a planning permit for the use and development of multiple dwellings at 71A Letitia Street, North Hobart. CEH is a Tier 1 Community Housing Provider that is committed to contributing to an increase in the supply of housing in Tasmania. CEH owns or manages over 3000 social or affordable housing properties throughout Tasmania. The proposed development at Letitia Street is funded by a collaboration between State Government & CEH in a response to investment of delivering social housing across Tasmania.

This report is a supporting planning submission providing relevant background material, project details and an assessment against the relevant planning scheme provisions.

## 1.2 Name of Planning Authority

The Planning Authority is the Hobart City Council.

## 1.3 Statutory controls

The site is subject to the provisions of the *Hobart Interim Planning Scheme 2015* (planning scheme).

## 1.4 Subject site

The subject site is known as 71A Letitia Street, North Hobart, and is contained within lot CT 180531/1 (formally known as CT 143297/1), as seen in Figure 1 below. The lot is under the ownership of the Director of Housing, Housing Tasmania.



**Figure 1: Subject Site outlined in blue (Source: [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au))**

The Certificate of Title is provided in Appendix A.

#### 1.5 Enquiries

Enquiries relating to this planning report should be directed to

Sarah Silva

Senior Planner

ERA Planning and Environment

Level 1, 125a Elizabeth Street, Hobart TAS 7000

Office: 03 6165 0443. Mobile: 0407 005 295.

E: [sarah@eraplanning.com.au](mailto:sarah@eraplanning.com.au)

**71a Letitia Street, North Hobart**  
Planning permit application

## 2 The Proposal

The proposed development is for the construction of 29 community housing units (multiple dwellings). The units are split between three individual buildings and includes the following:

- A two-storey building fronting Letitia Street with carparking, residential storage, bicycle parking, and service infrastructure at ground level. Units 14-16 will be located at first floor level (each containing one bedroom).
- Adjacent to the southern side boundary, a four-storey building containing carparking and bin service room at ground level. Units 6-13 (each containing one bedroom) will be located at first floor level, and Units 22-29 will be split between levels two and three (these units all contain two bedrooms).
- Adjacent to the northern side boundary of the site, a three-storey building containing carparking, individual residential storage, and service infrastructure at ground level, Unit 1-5 are located at first floor level (each containing one bedroom), and Units 17-21 at second level (each containing one-bedroom).

The development includes a total of:

- 29 secure individual storage cages per unit;
- 22 carparking spaces (including two accessible bays);
- 12 bicycle parking spaces.

Each dwelling will have a private open space balcony area ranging from 8.1 m<sup>2</sup> to 13.8 m<sup>2</sup> in area. The private open space is accessed directly via the living area.

A 34 m<sup>2</sup> communal open space is provided at Level 1, between the two rear buildings. The communal open space area will include bbq facilities, shared tables and seating. A lift and stairwells will provide access from parking areas to the upper level dwellings and communal space area.

External colours and materials include colorbond roofing (in either Surfmist or Shale Grey). The external walls will be a mixture of painted cement sheeting, vertical cladding, natural finish blockwork, and painted brick. A 'hit and miss' brick screen will provide both screening and ventilation to the understorey carparking areas.

The existing ramp access into the site is to be demolished and a new single, two-way access to the site will be created further to the south-east from Letitia Street. There will be no access from Brooker Avenue. All driveways will be sealed and drained to Council's existing stormwater infrastructure located on Letitia Street.

In order to accommodate the new development, all existing vegetation along the perimeter of the site will require removal. None of the vegetation appears to be significant or native. Landscaping is proposed throughout the site, specifically along both street frontages and adjacent to the shared driveway, to soften the development from both road frontages.

The proposed development plans are at Appendix B. The supporting documentation provided with the application includes:

- A Traffic Impact Assessment, prepared by Midson Traffic at Appendix C; and
- Stormwater Report and Site Services Plan has been prepared by Aldenmark Consulting Engineers at Appendix D.



*Figure 2: Perspectives of proposed building as viewed from Letitia Street (source: Preston Lane Architects)*



*Figure 3: Perspectives of proposed building as viewed from Brooker Avenue (source: Preston Lane Architects)*

71a Letitia Street, North Hobart  
Planning permit application

## 3 Subject Site and Surrounds

### 3.1 Site description

The subject site is contained within title reference CT 180531/1. The site has an overall area of approximately 1,977 m<sup>2</sup> and has frontage to Letitia Street to the southwest and Brooker Avenue to the northeast. Existing buildings on the site have recently been demolished and the lot is currently vacant of built structures. The site is connected to reticulated water, sewer and stormwater services and slopes up towards the northeast boundary with a height difference of approximately 5 m from Letitia Street and Brooker Avenue. Refer to Figure 1 for the site location.

The surrounding area is characterised by a mix of residential, commercial and recreation uses with the North Hobart oval and bowls club located directly opposite the site on Letitia Street, the re-purposed 'Former Hobart High School' site to the southeast and residential dwellings to the north and south. The Brooker Avenue north-bound lanes adjoins northeast boundary of the site.

### 3.2 Title Information

The details for this property are shown below.

Address	Title Reference	Land Owner	Title Area
71a Letitia Street, North Hobart	CT180531/1	Director of Housing – Housing Tasmania	1977m <sup>2</sup>

The title has a benefitting service easement across CT 180532/1 and is also subject to a Part 5 Agreement with Hobart City Council. The Part 5 Agreement specifies that the 'land' is only to be used for multiple dwelling use and development. The 'land', as defined in the Part 5 Agreement instrument, is the subject site. The proposal is therefore consistent with the Part 5 Agreement as it involves developing the site for multiple dwellings.

### 3.3 Servicing

The site is connected to reticulated water, sewer and stormwater services.



## 3.4 Site photos



*Figure 4: View of site from Letitia Street*



*Figure 5: View of site looking towards north*

71a Letitia Street, North Hobart  
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*Figure 6: View of site looking towards the south-east towards the Former Hobart High School/Matriculation College site.*



*Figure 7: Internal View of the site from the Letitia Street access*

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Planning permit application





*Figure 8: View of the Former Hobart High School/Matriculation College from the site (location of previous demolished building visible in the foreground)*



*Figure 9: View of Brooker Avenue from the site*



*Figure 10: View to the south-west looking towards Letitia Street*



*Figure 11: View of neighbouring property to the north-east from the site*

**71a Letitia Street, North Hobart**  
Planning permit application

## 4 Planning Controls

### 4.1 Statutory controls

The site is subject to the provisions of the *Hobart Interim Planning Scheme 2015* (the Scheme).

The subject site is zoned Inner Residential under the Scheme as shown in Figure 12, and is subject to the Royal Hobart Hospital Helipad Airspace Specific Area Plan overlay (Outer Area 100m AHD).



Figure 12: Subject site outlined blue (Source: [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)).

### 4.2 Relevant Codes

The following codes from the Scheme are applicable to the application:

- E5.0 Road and Railway Assets Code
- E6.0 Parking and Access Code
- E7.0 Stormwater Management Code
- E13.0 Historic Heritage Code

### 4.3 Specific Area Plan

The site is subject to the Royal Hobart Hospital Helipad Airspace Specific Area Plan (outer area 100m AHD).

The Specific Area Plan has restrictions around building height, requiring buildings to not interfere with safe aircraft operations in the vicinity of the Royal Hobart Hospital helipad. Given the site is located within the outer area, building height, including minor protrusions, masts or aerials must be no more than 100m AHD. At a total

building height of 12.3 m above natural ground level, the development is easily below the 100m AHD requirement and complies with the Royal Hobart Hospital Helipad Airspace Specific Area Plan.



## 5 Inner Residential zone

### 5.1 Local Area Objectives

There are no Local Area Objectives in this zone.

### 5.2 Desired Future Character Statements

There are no Desired Future Character Statements for this zone.

### 5.3 Use Status

The proposed use is residential (multiple dwellings). Pursuant to Table 11.2 of the Inner Residential zone of the Scheme, residential (multiple dwellings) is classified as a permitted use.

### 5.4 Use Standards

The use standards only apply to non-residential uses, visitor accommodation and local shop, therefore, the standards are not applicable to this application which is for a residential use (multiple dwellings).

### 5.5 Development Standards for dwellings

PLANNING SCHEME REQUIREMENT	
Acceptable Solutions	Performance Criteria
<b>11.4.1 Residential density for multiple dwellings</b>	
<p><b>A1</b></p> <p><i>Multiple dwellings must have a site area per dwelling of not less than 200m<sup>2</sup>.</i></p>	<p><b>P1</b></p> <p><i>Multiple dwellings must only have a site area per dwelling less than 200 m<sup>2</sup> if:</i></p> <p>(a) <i>The development contributes to a range of dwelling types and sizes appropriate to the surrounding area; or</i></p> <p>(b) <i>The development provides for a specific accommodation need with significant social or community benefit.</i></p>
<p><u>Planner Response:</u></p> <p>The proposal is for 29 multiple dwelling units. The total site area is 1977m<sup>2</sup>, which would equate to a site area per dwelling of 68 m<sup>2</sup>. The proposal does not accord with Acceptable Solution A1 and therefore must be assessed against Performance Criteria P1.</p> <p>The proposal is for community housing units, to be provided by CEH on land owned by Housing Tasmania. The proposed development at Letitia Street is funded by a collaboration between State Government &amp; CEH in a response to investment of delivering social housing across Tasmania. For this reason, the proposal is considered to be in accordance with Clause 11.4.1 P1 (b) of the Scheme.</p>	

PLANNING SCHEME REQUIREMENT	
The performance criteria (P1) can be satisfied.	
<b>11.4.2 Setbacks and building envelope for all dwellings</b>	
<p><b>A1</b></p> <p><i>Unless within a building area on a sealed plan, a dwelling, excluding garages, carports and protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage that is:</i></p> <ul style="list-style-type: none"> <li><i>(a) if the frontage is a primary frontage, not less than 3m, or, if the setback from the primary frontage is less than 3m, not less than the setback, from the primary frontage, of any existing dwelling on the site;</i></li> <li><i>(b) if the frontage is not a primary frontage, not less than 2m, or, if the setback from the frontage is less than 2m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site;</i></li> <li><i>(c) if for a vacant site and there are existing dwellings on adjoining properties on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; or</i></li> <li><i>(d) if located above a non-residential use at ground floor level, not less than the setback from the frontage of the ground floor level.</i></li> </ul>	<p><b>P1</b></p> <p><i>A dwelling must have a setback from a frontage that is compatible with the streetscape having regard to any topographical constraints.</i></p>
<p><u>Planner Response:</u></p> <p>The Letitia Street frontage is the primary frontage, as it is the frontage with the shortest dimensions measured parallel to the road. Brooker Avenue is the secondary frontage. The site is considered a vacant site.</p> <p>The existing dwellings adjoining the site to the north (73 – 79 Letitia Street) have front setbacks ranging from 1 m to approximately 2.5 m. The proposed setback is 2.43 m to Letitia Street. The proposal is therefore considered to be in accordance with Clause 11.4.2 A1 (c) of the Scheme.</p> <p>The dwellings adjoining the site to the north, with secondary frontage to the Brooker Avenue (2 and 4 Newport Street), have setbacks ranging from approximately 1.8 m to 3.6 m from this road. The former Hobart Highschool building to the south-east has a setback of approximately 6.5 m from Brooker Avenue. A 3.57m setback is proposed to the Brooker Highway frontage for the new dwellings. The proposal is therefore considered to also be in accordance with Clause 11.4.2 (c) of the Scheme.</p> <p><b>The acceptable solution (A1) is met.</b></p>	

PLANNING SCHEME REQUIREMENT	
<p><b>A2</b></p> <p><i>A garage or carport for a dwelling must have a setback from a primary frontage of not less than:</i></p> <ul style="list-style-type: none"> <li>(a) <i>4m, or alternatively 1m behind the building line;</i></li> <li>(b) <i>the same as the building line, if a portion of the dwelling gross floor area is located above the garage or carport; or</i></li> <li>(c) <i>1m, if the existing ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage</i></li> </ul>	<p><b>P2</b></p> <p><i>A garage or carport for a dwelling must have a setback from a primary frontage that is compatible with the setbacks of existing garages or carports in the street, having regard to any topographical constraints.</i></p>
<p><u>Planner Response:</u></p> <p>The carparking area is located at ground level, with the dwellings located above at first floor level. The setback is the same as the building line in compliance with A2(b).</p> <p><b>The acceptable solution (A2) is met.</b></p>	
<p><b>A3</b></p> <p><i>A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must:</i></p> <ul style="list-style-type: none"> <li>(a) <i>be contained within a building envelope (refer to Figures 11.1, 11.2 and 11.3) determined by:</i> <ul style="list-style-type: none"> <li>(i) <i>a distance equal to the frontage setback or, for an internal lot, a distance of 3m from the rear boundary of a property with an adjoining frontage; and</i></li> <li>(ii) <i>projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side and rear boundaries to a building height of not more than 9.5m above existing ground level; and</i></li> </ul> </li> <li>(b) <i>only have a setback within 1.5m of a side or rear boundary if the dwelling:</i> <ul style="list-style-type: none"> <li>(i) <i>does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or</i></li> </ul> </li> </ul>	<p><b>P3</b></p> <p><i>The siting and scale of a dwelling must:</i></p> <ul style="list-style-type: none"> <li>(a) <i>not cause an unreasonable loss of amenity to adjoining properties, having regard to:</i> <ul style="list-style-type: none"> <li>(i) <i>reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property;</i></li> <li>(ii) <i>overshadowing the private open space of a dwelling on an adjoining property;</i></li> <li>(iii) <i>overshadowing of an adjoining vacant property; or</i></li> <li>(iv) <i>visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property; and</i></li> </ul> </li> <li>(b) <i>provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area.</i></li> </ul>

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<p>(ii) does not exceed a total length of 9m or one-third the length of the side boundary (whichever is the lesser)</p> <p><i>This acceptable solution does not apply to Battery Point Heritage Precinct (BP1)L1</i></p>	
<p><u>Planner Response:</u></p> <p>The site has two frontages and no rear boundary. The site is not an internal lot. The proposed dwellings would have a height of approximately 12.3 m. The development does not comply with A3(a)(ii) as, along the south-eastern side boundary, the building encroaches outside on the building envelope, as demonstrated in the development plans at Appendix B (Drawing No. A04-00). The setback to the south-eastern side boundary is approximately 1.4m, which does not comply with A3(b)(ii), as the total length of building along this side is approximately 47.16m (a third of the boundary is 18.42 m and 9m is the lesser). As the proposal is not in accordance with Clause 11.4.2 (A3) of the Scheme and therefore must be assessed against Performance Criteria P3.</p> <p>The following response is provided in response to P3:</p> <p><b>Overshadowing</b></p> <p>In relation to overshadowing, there are no dwellings located on the adjoining parcel to the south-east. This is the site of the former Hobart High School and White Lady Funerals. A large carpark is located adjacent to the boundary with 71a Letitia Street. For these reasons there will be no overshadowing of any dwelling, private open space (POS) areas, or vacant land because of the reduced side setback.</p> <p><b>Visual Impacts</b></p> <p>The visual impact of a development application is generally a combination of its visual effects and visual sensitivity.</p> <p>Visual sensitivity for residential properties will be higher because of the duration of views compared to non-residential uses or views from public spaces. For the purpose of this performance criteria, we have confined consideration of visual impacts to the adjoining properties at 73 Letitia Street and Units 1 and 2 Newport Street, as these are the only residential properties adjoining the site.</p> <p>Visual effect is determined by considering the visual quantity and the visual quality of a development. The visual quantity relates to the scale of the development in the context of a view. In this instance, views from the adjoining property at 73 Letitia Street will be limited due to the position of the dwelling, closer to the street frontage. While there are some smaller windows that face the shared boundary, there are a number of existing large trees located along the boundary on the neighbouring property, which offer a good amount of screening along the shared boundary, limiting views of the subject site. In relation to Unit 1/2 Newport Street, there a limited number of windows facing the subject site, as the openings are mainly orientated to the west to maximise views to kunanyi /Mt Wellington. Therefore, views of the proposal will be in within the periphery of their view field. In relation to Unit 2/2 Newport Street, the position of Unit 1 on the same site largely obscures the visibility of the subject site. The only potential for views is considered to be from a rear deck area, but again the orientation of views is towards kunanyi/Mt Wellington and any new building will be in the peripheral field view.</p>	



**PLANNING SCHEME REQUIREMENT**

In our opinion the visual quantity is low.

The visual quality is determined by the visual compatibility of the development with the intent for the area and the proposal's visual contrast and integration or how visually consistent the proposal is with the established character of an area.

The site sits adjacent to the Recreation Zone (North Hobart Bowls & Community Centre, North Hobart Football Club and Oval) as well as the former Hobart High School complex. These buildings have a commercial scale and are much higher and bulkier than a dwelling. Also in proximity to the site is the Light Industrial Zone (approximately 130 m to the south-east). In this area are larger unarticulated warehouse style buildings.

The surrounding area is therefore characterised by diverse building stock, ranging from smaller residential buildings to a mix of larger commercial and industrial style buildings. Given the variability in existing built character the proposed apartment building is considered capable of existing without jarring or discordant visual effects.

In addition, the streetscape elevations (Drawing No. A04-01) showing the broader area, demonstrate that the building is compatible with the surrounding street scape and development pattern in the area. The proposal is in our opinion harmonious with the character of the built form in the surrounding area.

**Separation**

In terms of the separation between buildings, the existing buildings on this side of Letitia Street primarily have only a small separation between dwellings unless in some instances when there is a driveway located along a boundary providing additional separation. Given this, the separation between buildings is compatible with that of other residential dwellings in the surrounding area.

**The performance criteria (P3) can be satisfied.**

**11.4.3 Site coverage and private open space for all dwellings****A1**

*Dwellings must have:*

- (a) *a site coverage of not more than 65% (excluding eaves up to 0.6m wide); and*
- (b) *for multiple dwellings, a total area of private open space of not less than 40m<sup>2</sup> associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the ground level (excluding a garage, carport or entry foyer)*

**P1**

*Dwellings must have:*

- (a) *site coverage consistent with that existing on established properties in the area;*
- (b) *private open space that is of a size and with dimensions appropriate for the size of the dwelling and is able to accommodate:*
  - (i) *outdoor recreational space consistent with the projected requirements of the occupants and, for multiple dwellings, take into account any common open space provided for this purpose within the development; and*
  - (ii) *operational needs, such as clothes drying and storage; and*

PLANNING SCHEME REQUIREMENT	
	(c) <i>reasonable space for the planting of gardens and landscaping.</i>
<p><u>Planner Response:</u></p> <p>The subject site coverage is approximately 62.87%, it is therefore considered that the proposal complies with Clause 11.4.3 A1 (a) of the Scheme.</p> <p>Due to the topography of the site, the extent of excavation required, and the siting of the undercroft parking and storage areas, all of the proposed dwellings will have an FFL of more than 1.8 m above ground level, with the exception of Units 1 to 5. Units 1 to 5 have a POS area of only 10.3 m<sup>2</sup>; less than the 40 m<sup>2</sup> required. Accordingly, the proposal must be considered against the performance criteria P1. In response to P1:</p> <ul style="list-style-type: none"> <li>- the proposed site coverage is less than 65%, meeting the acceptable solution of the planning scheme. There is a mix of different uses surrounding the site, but the site coverage appears to be generally consistent with other residential uses on established properties in the area;</li> <li>- the POS for the other proposed units on the site (with an FFL of more than 1.8 m above ground level) ranges from 8.1 m to 13.8 m. With an area of 10.3 m<sup>2</sup>, the POS areas proposed for Units 1 to 5 is in the middle of this range. All POS areas have a north-western orientation which will assist with operational activities such as clothes drying and provide better conditions for the growth of any individual pot plants to beautify each space for the enjoyment of any residents. It is noted that a 34 m<sup>2</sup> communal open space area is provided at Level 1 which will act as an extension to the POS areas of any future residents. The communal open space area includes bbq facilities and shared seating and tables. A total of 29 individual secure storage cages (ranging from 2.34 m<sup>2</sup> to 4.2m<sup>2</sup> in size) are provided for each unit at ground level, in addition to bicycle storage. These storage areas will help ensure that any reliance on storage within the POS areas is minimised.</li> <li>- As discussed above, the north-western orientation of the POS areas will assist the growth of any pot plant additions in each individual space, given the ground will be impervious and any other form of planting will not be viable. Landscaping is proposed to be included throughout the complex. Details of this landscaping is intended to be finalized post-approval. Additionally, there will be sufficient room to incorporate pot plants within the shared communal open space area.</li> </ul> <p><b>The performance criteria (P1) can be satisfied.</b></p>	
<p><b>A2</b></p> <p><i>A dwelling must have private open space that:</i></p> <p>(a) <i>is in one location and is not less than:</i></p> <p>(i) 24m<sup>2</sup>; or</p> <p>(ii) 12m<sup>2</sup>, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer);</p>	<p><b>P2</b></p> <p><i>A dwelling must have private open space that includes an area capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play and is:</i></p> <p>(a) <i>conveniently located in relation to a living area of the dwelling; and</i></p> <p>(b) <i>orientated to take advantage of sunlight</i></p>

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<p>(b) has a minimum horizontal dimension of:</p> <p>(i) 4m; or</p> <p>(ii) 2m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer);</p> <p>(c) is located between the dwelling and the frontage only if the frontage is orientated between 30 degrees west of true north and 30 degrees east of true north; and</p> <p>(d) has a gradient not steeper than 1 in 10.</p>	
<p><b>Planner Response:</b></p> <p>Units 1 to 5 have a FFL that is not entirely more than 1.8m above the finished ground level and subsequently require a POS area of 24m<sup>2</sup>. Each of these units have a POS area of 10.3 m<sup>2</sup> which is 13.7 m<sup>2</sup> smaller than required and subsequently <b>does not comply with the acceptable solution</b></p> <p>Units 6 to 29 have FFL that is entirely more than 1.8m above the finished ground level and require a POS area of 12 m<sup>2</sup>. These proposed units provide the following POS areas:</p> <ul style="list-style-type: none"> <li>- Units 6 to 13 have a POS area of 13.8 m<sup>2</sup> which complies.</li> <li>- Units 14 to 16 each have a POS area of 10.3 m<sup>2</sup>, which is 1.3 m<sup>2</sup> smaller than required and <b>does not comply with the acceptable solution.</b></li> <li>- Units 17 to 21 each have a POS of 8.3 m<sup>2</sup> which is 3.7 m<sup>2</sup> smaller than required and <b>does not comply with the acceptable solution.</b></li> <li>- Units 22 to 29 each have a POS of 8.1 m<sup>2</sup> which is 3.9 m<sup>2</sup> smaller than required and <b>does not comply with the acceptable solution.</b></li> </ul> <p>Units 1 to 5 do not have a minimum horizontal dimension of 4 m and <b>does not comply with the acceptable solution.</b> Units 6 to 29 all have horizontal dimensions of 2 m and comply.</p> <p>No POS areas are located between the dwelling and the frontage.</p> <p>All POS areas are flat.</p> <p>Due to the dimensions and area of the POS of Units 1 to 5 and the area of Units 14 to 29, the proposal must be considered against the performance criteria. In response to the performance criteria, all POS areas are conveniently located and are accessible directly from the living areas of each unit. For this reason, each area is considered capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and supervised children's play. All POS areas are orientated to the north-west to take advantage of sunlight.</p> <p><b>The performance criteria (P2) can be satisfied.</b></p>	
<b>11.4.4 Sunlight to private open space of multiple dwellings</b>	

PLANNING SCHEME REQUIREMENT	
<p><b>A1</b></p> <p><i>A multiple dwelling that is to the north of the private open space of another dwelling on the same site, required to satisfy A2 or P2 of clause 11.4.3, must satisfy (a) or (b), unless excluded by (c):</i></p> <p>(a) <i>the multiple dwelling is contained within a line projecting (see Figure 11.4):</i></p> <p>(i) <i>at a distance of 3m from the northern edge of the private open space; and</i></p> <p>(ii) <i>vertically to a height of 3m above existing ground level and then at an angle of 45 degrees from the horizontal.</i></p> <p>(b) <i>the multiple dwelling does not cause 50% of the private open space to receive less than 3 hours of sunlight within the hours of 9.00am to 3.00pm on 21st June.</i></p> <p>(c) <i>this Acceptable Solution excludes that part of a multiple dwelling consisting of:</i></p> <p>(i) <i>an outbuilding with a building height not more than 2.4m; or</i></p> <p>(ii) <i>protrusions that extend not more than 0.9m horizontally from the multiple dwelling.</i></p>	<p><b>P1</b></p> <p><i>A multiple dwelling must be designed and sited to not cause an unreasonable loss of amenity by overshadowing the private open space, of another dwelling on the same site, which is required to satisfy A2 or P2 of clause 11.4.3 of this planning scheme.</i></p>
<p><u>Planner Response:</u></p> <p>The building containing Units 1 to 5 and Units 17 to 21 is sited to the north of the POS of Units 6 to 11 and Units 22 to 25; situated in the building located to the south. Given that the subject buildings are separated by approximately 8.36 m and that the residential areas of the southern building are raised higher above the ground level (due to undercroft parking areas), the development can comply with the requirements of 11.4.4 A1(a).</p> <p>In relation to A1(b) and overshadowing, shadow diagrams have been included in the drawing package, that demonstrate that at least 50% of the POS areas of the southern units will receive at least three hours of sunlight within the hours of 9.00am to 3.00pm on 21st June, except for Unit 10 due to the overshadowing of a lift core and access walkway above. For this reason, the development needs to be considered against the performance criteria.</p> <p>In response to the performance criteria, Unit 10 - has a POS area of 13.8 m<sup>2</sup> with minimum horizontal dimension of 4 m which complies with A2 of clause 11.4.3 of the planning scheme. Technically Unit 10 is not overshadowed by another dwelling on the same site. The POS area is orientated to the north-west to take</p>	

PLANNING SCHEME REQUIREMENT	
<p>advantage of sunlight and will still receive some level of exposure. It is noted that communal open space is also incorporated in the development.</p> <p><b>The performance criteria (P1) can be satisfied.</b></p>	
11.4.5 Width of openings for garages and carports for all dwellings	
<p><b>A1</b></p> <p><i>A garage or carport for a dwelling within 12m of a primary frontage, whether the garage or carport is free-standing or part of the dwelling, must have a total width of openings facing the primary frontage of not more than 6m or half the width of the frontage (whichever is the lesser).</i></p>	<p><b>P1</b></p> <p><i>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.</i></p>
<p><b>Planner Response:</b></p> <p>The proposal would comply with the acceptable solution A1 as no carport openings face the street. The ground level carparking areas will not open towards the road and will be screened by both the existing brick retaining wall and proposed clay brick along the Letitia Street frontage. Any parking areas within 12 m of the Brooker Avenue will be below street level and enclosed.</p> <p><b>The acceptable solution (A1) is met.</b></p>	
11.4.6 Privacy for all dwellings	
<p><b>A1</b></p> <p><i>A balcony, deck, roof terrace, parking space, or carport for a dwelling (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1m above existing ground level must have a permanently fixed screen to a height of not less than 1.7m above the finished surface or floor level, with a uniform transparency of not more than 25%, along the sides facing a:</i></p> <p>(a) <i>side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 3m from the side boundary;</i></p> <p>(b) <i>rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 4m from the rear boundary; and</i></p> <p>(c) <i>dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is not less than 6m:</i></p>	<p><b>P1</b></p> <p><i>A balcony, deck, roof terrace, parking space or carport for a dwelling (whether freestanding or part of the dwelling) that has a finished surface or floor level more than 1m above existing ground level, must be screened, or otherwise designed, to minimise overlooking of:</i></p> <p>(a) <i>a dwelling on an adjoining property or its private open space; or</i></p> <p>(b) <i>another dwelling on the same site or its private open space.</i></p>

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<p>(i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or</p> <p>(ii) from a balcony, deck, roof terrace or the private open space, of the other dwelling on the same site.</p>	
<p><u>Planner Response:</u></p> <p>Units 17 to 21 have POS balconies that are within 3 m of the north-western side boundary and have an FFL of more than 1 m above existing ground level. These units have a solid 1.7 m blockwork wall to the sides of the POS facing the subject side boundary, which complies.</p> <p>Units 6 to 13 and Units 22 to 29 have balconies within 3 m of the southern side boundary. These balconies propose a 1.7m brick, hit and miss brick screen, and wooden gate, all with a transparency of less than 25% which complies.</p> <p>The balconies of Units 14 and 16 and within 6 m of balconies located at Units 13 and 29, although all of these balconies are screened with a 1.7 m blockwork wall with less than 25% transparency.</p> <p><b>The acceptable solution (A1) is met.</b></p>	
<p><b>A2</b></p> <p><i>A window or glazed door, to a habitable room of a dwelling that has a floor level more than 1m above existing ground level, must satisfy (a), unless it satisfies (b):</i></p> <p>(a) the window or glazed door:</p> <p>(i) is to have a setback of not less than 3m from a side boundary;</p> <p>(ii) is to have a setback of not less than 4m from a rear boundary;</p> <p>(iii) if the dwelling is a multiple dwelling, is to be not less than 6m from a window or glazed door, to a habitable room, of another dwelling on the same site; and</p> <p>(iv) if the dwelling is a multiple dwelling, is to be not less than 6m from the private open space of another dwelling on the same site.</p> <p>(b) the window or glazed door:</p> <p>(i) is to be offset, in the horizontal plane, not less than 1.5m from the edge of a window</p>	<p><b>P2</b></p> <p><i>A window or glazed door, to a habitable room of dwelling, that has a floor level more than 1m above existing ground level, must be screened, or otherwise located or designed, to minimise direct views to:</i></p> <p>(a) a window or glazed door, to a habitable room of another dwelling; and</p> <p>(b) the private open space of another dwelling.</p>

PLANNING SCHEME REQUIREMENT	
<p><i>or glazed door, to a habitable room of another dwelling;</i></p> <p>(ii) <i>is to have a sill height of not less than 1.7m above the floor level or have fixed obscure glazing extending to a height of at least 1.7m above the floor level; or</i></p> <p>(iii) <i>is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of not less than 1.7m above floor level, with a uniform transparency of not more than 25%.</i></p>	
<p><u>Planner Response:</u></p> <p>There are no habitable windows proposed, with a floor level more than 1 m above existing ground level, with a setback of less than 3 m from any side boundary, or within 6m from a window or glazed door, to a habitable room, of another dwelling on the same site. There is no rear boundary, as the site has two frontages.</p> <p><b>The acceptable solution (A2) is met.</b></p>	
<p><b>A3</b></p> <p><i>A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of not less than:</i></p> <p>(a) <i>2.5m; or</i></p> <p>(b) <i>1m if:</i></p> <p>(i) <i>it is separated by a screen of not less than 1.7m in height; or</i></p> <p>(ii) <i>the window, or glazed door, to a habitable room has a sill height of not less than 1.7m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of not less than 1.7m above the floor level.</i></p>	<p><b>P3</b></p> <p><i>A shared driveway or parking space (excluding a parking space allocated to that dwelling), must be screened, or otherwise located or designed, to minimise unreasonable impact of vehicle noise or vehicle light intrusion to a habitable room of a multiple dwelling.</i></p>
<p><u>Planner Response:</u></p> <p>No part of the shared driveway nor parking space is within 2.5 m of any window or a glazed door to a habitable room of a dwelling on the site.</p> <p><b>The acceptable solution (A3) is met.</b></p>	

PLANNING SCHEME REQUIREMENT	
11.4.7 Frontage fences for all dwellings	
<p><b>A1</b></p> <p><i>No Acceptable Solution.</i></p>	<p><b>P1</b></p> <p><i>A fence (including a free-standing wall) for a dwelling within 4.5m of a frontage must:</i></p> <ul style="list-style-type: none"> <li><i>(a) provide for security and privacy while allowing for passive surveillance of the road; and</i></li> <li><i>(b) be compatible with the height and transparency of fences in the street, having regard to:</i> <ul style="list-style-type: none"> <li><i>(i) the topography of the site; and</i></li> <li><i>(ii) traffic volumes on the adjoining road.</i></li> </ul> </li> </ul>
<p><u>Planner Response:</u></p> <p>No new fence is proposed to the Letitia Street frontage and an existing retaining wall is to be utilised. A 1.2 m high steel fence is proposed for the Brooker Avenue frontage. Fences (including free-standing walls) within 4.5m of a frontage, if located in the Inner Residential Zone can be exempt from the planning scheme if not more than a height of:</p> <ul style="list-style-type: none"> <li>(a) 1.2m above existing ground level if the fence is solid; or</li> <li>(b) 1.8m above existing ground level, if the fence has openings above the height of 1.2m which provide a uniform transparency of at least 30% (excluding any posts or uprights).</li> </ul> <p>However, as the site is subject to the Historic Heritage Code, the exemption cannot apply. The adjoining site to the south at 71 Letitia Street contains a state listed heritage place known as the Former Hobart High School/Matriculation College. Under the Historic Heritage Code, 71 Letitia Street is listed as a heritage place, with the heritage register within the code referring to the old title prior to the land being subdivided (CT 143297/1).</p> <p>The Historic Heritage Code includes development standards for front fences, which override the standards within the zoning and no further assessment against clause 11.4.7 Frontage fences for all dwellings is required. The Historic Heritage Code is addressed in section 6 of this report.</p> <p><b>Not applicable</b></p>	
11.4.8 Waste storage for multiple dwellings	
<p><b>A1</b></p> <p><i>A multiple dwelling must have a storage area, for waste and recycling bins, that is not less than 1.5m<sup>2</sup> per dwelling and is within one of the following locations:</i></p> <ul style="list-style-type: none"> <li><i>(a) in an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or</i></li> </ul>	<p><b>P1</b></p> <p><i>A multiple dwelling must have storage for waste and recycling bins that is:</i></p> <ul style="list-style-type: none"> <li><i>(a) capable of storing the number of bins required for the site;</i></li> <li><i>(b) screened from the frontage and dwellings; and</i></li> </ul>



PLANNING SCHEME REQUIREMENT	
<p>(b) <i>in a common storage area with an impervious surface that:</i></p> <p>(i) <i>has a setback of not less than 4.5m from a frontage;</i></p> <p>(ii) <i>is not less than 5.5m from any dwelling; and</i></p> <p>(iii) <i>is screened from the frontage and any dwelling by a wall to a height not less than 1.2m above the finished surface level of the storage area</i></p>	<p>(c) <i>if the storage area is a common storage area, separated from dwellings on the site to minimise impacts caused by odours and noise.</i></p>
<p><u>Planner Response:</u></p> <p>A communal 'bin service room' is proposed on the ground floor, which would be located in the car park. It is considered that the proposal would comply with Acceptable Solution Clause 11.4.8 (b) of the Scheme, as it is not within 4.5 m of any frontage, is not less than 5.5 m from any dwelling, and is screened from any frontage and dwelling.</p> <p><b>The acceptable solution (A1) is met.</b></p>	

## 6 Codes

### 6.1 Applicable codes

The relevant codes that apply to the proposal are as follows:

- E5.0 Road and Railway Assets Code
- E6.0 Parking and Access Code
- E7.0 Stormwater Management Code
- E13.0 Historic Heritage Code

### 6.2 Road and Railway Assets Code

The Road and Railway Assets Code applies to the application given the proposed use and development of the land will create a new access point on Letitia Street.

An assessment against this code is provided within the Traffic Impact Assessment prepared by Midson Traffic Pty Ltd in Appendix C.

The TIA concludes that:

- *The traffic generation by the proposed development on the site is estimated to be:*
  - *AM peak eight trips per hour*
  - *PM peak six trips per hour*
  - *Daily 71 trips per day*
- *The development providing one access point onto Letitia Street for both entry and exit movements is supported.*
- *The requirements of Table E5.1 for a vehicle in a speed limit of 60-km/h or less is 80 metres. The available sight distance at the access's junction with Letitia Street exceeds this minimum requirement in both directions.*
- *A relatively high standard of pedestrian infrastructure is provided on all roads connecting to the site. Existing pedestrian infrastructure in the surrounding road network near the subject site consists of footpaths on both sides Letitia Street. The nature of the development is likely to result in pedestrian movements to/ from the site to areas such as North Hobart and Hobart's CBD. Pedestrian access to the site is separated from the vehicular access.*
- *There is sufficient spare capacity in Letitia Street and the surrounding road network to absorb the predicted increase in peak hour traffic generated from the proposed development. No change to the level of service of the road network would be expected as a result of the development.*
- *The crash history in the surrounding road network near the subject site does not indicate that there are any existing road safety issues that may be exacerbated by the increased traffic generated by the proposed development.*

In summary the Acceptable Solution A1.2 of clause E5.6.1 Development adjacent to roads and railways, Acceptable Solutions A1 and A2 of clause E5.6.2 Road accesses and junctions, and A1 of E5.6.4 Sight distance at accesses, junctions and level crossings of the code can be met.

### 6.3 Parking and Access Code

This code applies to all use and development. An assessment against this code is provided within the Traffic Impact Assessment prepared by Midson Traffic Pty Ltd in Appendix C.

#### 6.3.1 Use Standards

PLANNING SCHEME REQUIREMENTS	
Acceptable Solutions	Performance Criteria
E6.6.1 Number of Car Parking Spaces	
<p><b>A1</b></p> <p>The number of on-site car parking spaces must be:</p> <p>(a) no less than the number specified in Table E6.1;</p> <p>(b) no less than and no greater than the number specified in Table E6.1;</p> <p>except if:</p> <p>(i) the site is subject to a parking plan for the area adopted by Council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan;</p>	<p><b>P1</b></p> <p>The number of on-site car parking spaces must be sufficient to meet the reasonable needs of users, having regard to all of the following:</p> <p>(a) car parking demand;</p> <p>(b) the availability of on-street and public car parking in the locality;</p> <p>(c) the availability and frequency of public transport within a 400m walking distance of the site;</p> <p>(d) the availability and likely use of other modes of transport;</p> <p>(e) the availability and suitability of alternative arrangements for car parking provision;</p> <p>(f) any reduction in car parking demand due to the sharing of car parking spaces by multiple uses, either because of variation of car parking demand over time or because of efficiencies gained from the consolidation of shared car parking spaces;</p> <p>(g) any car parking deficiency or surplus associated with the existing use of the land;</p> <p>(h) any credit which should be allowed for a car parking demand deemed to have been provided in association with a use which existed before</p>

PLANNING SCHEME REQUIREMENTS	
	<p><i>the change of parking requirement, except in the case of substantial redevelopment of a site;</i></p> <p>(i) <i>the appropriateness of a financial contribution in lieu of parking towards the cost of parking facilities or other transport facilities, where such facilities exist or are planned in the vicinity;</i></p> <p>(j) <i>any verified prior payment of a financial contribution in lieu of parking for the land;</i></p> <p>(k) <i>any relevant parking plan for the area adopted by Council;</i></p> <p>(l) <i>the impact on the historic cultural heritage significance of the site if subject to the Local Heritage Code;</i></p>
<p><u>Planner Response:</u></p> <p>Pursuant to Table E6.1 a total of 45 car parking spaces are required. The site plan demonstrates 22 car parking spaces; a shortfall of 23 spaces. Therefore, the proposal is not in accordance with Acceptable Solution 6.6.1 A1 and must comply with Performance Criteria P1.</p> <p>Refer to the Traffic Impact Statement prepared by Midson Traffic at Appendix C for an assessment against the performance criteria.</p> <p><b>The performance criteria (P1) can be satisfied.</b></p>	
E6.6.2 Number of accessible car parking spaces for people with a disability	
<p><b>A1</b></p> <p><i>Car parking spaces provided for people with a disability must:</i></p> <p>(a) <i>satisfy the relevant provisions of the Building Code of Australia;</i></p> <p>(b) <i>be incorporated into the overall car park design;</i></p> <p>(c) <i>be located as close as practicable to the building entrance.</i></p>	<p><b>P1</b></p> <p><i>No Performance Criteria.</i></p>
<p><u>Planner Response:</u></p> <p>BCA Table D3.5 Car parking numbers for people with a disability, requires no accessible parking bays are required for a Class 2 building (a building containing two or more sole-occupancy units each being a separate dwelling). Nonetheless the development proposed two accessible (DDA) parking bays, located in proximity to the lift, exceeding the requirements of the planning scheme.</p> <p><b>Not required.</b></p>	

PLANNING SCHEME REQUIREMENTS	
E6.6.3 Number of Motorcycle Parking Spaces	
<p><b>A1</b></p> <p><i>The number of on-site motorcycle parking spaces provided must be at a rate of 1 space to each 20 car parking spaces after the first 19 car parking spaces except if bulky goods sales, (rounded to the nearest whole number). Where an existing use or development is extended or intensified, the additional number of motorcycle parking spaces provided must be calculated on the amount of extension or intensification, provided the existing number of motorcycle parking spaces is not reduced.</i></p>	<p><b>P1</b></p> <p><i>The number of on-site motorcycle parking spaces must be sufficient to meet the needs of likely users having regard to all of the following, as appropriate:</i></p> <ul style="list-style-type: none"> <li>(a) <i>motorcycle parking demand;</i></li> <li>(b) <i>the availability of on-street and public motorcycle parking in the locality;</i></li> <li>(c) <i>the availability and likely use of other modes of transport;</i></li> <li>(d) <i>the availability and suitability of alternative arrangements for motorcycle parking provision.</i></li> </ul>
<p><u>Planner Response:</u></p> <p>In accordance with Table 6.1, 44 car parking spaces are required and therefore three motor cycle parking spaces are also required. The site plan does not demonstrate parking for motorcycles and therefore the proposal must be assessed against performance criteria P1.</p> <p>As per the justification for the reduced carparking provision in the TIA at Appendix C, in response to P1, a reduction of three motorcycle parking spaces is supported for the following reasons:</p> <ul style="list-style-type: none"> <li>- the car parking demands for community housing are likely to be lower. Many of the residents are likely to have no car/motorcycle ownership.</li> <li>- The proximity of the site to North Hobart and public transport will result in the ability for residents to not require a private motor vehicle. Metro Tasmania operates bus services along Elizabeth Street, within a reasonable walking distance from the site, on a frequent basis.</li> <li>- On-street parking is available in the surrounding road network. Observations indicate that there is a relatively large pool of parking available in Letitia Street near the subject site.</li> </ul> <p><b>The performance criteria (P1) can be satisfied.</b></p>	

## 6.4 Development Standards

PLANNING SCHEME REQUIREMENTS	
Acceptable Solution	Performance Criteria
E6.7.1 Number of Vehicular Accesses	
<p><b>A1</b></p> <p><i>The number of vehicle access points provided for each road frontage must be no more than 1 or the existing</i></p>	<p><b>P1</b></p>

PLANNING SCHEME REQUIREMENTS	
number of vehicle access points, whichever is the greater.	<p>The number of vehicle access points for each road frontage must be minimised, having regard to all of the following:</p> <ul style="list-style-type: none"> <li>(a) access points must be positioned to minimise the loss of on-street parking and provide, where possible, whole car parking spaces between access points;</li> <li>(b) whether the additional access points can be provided without compromising any of the following: <ul style="list-style-type: none"> <li>(i) pedestrian safety, amenity and convenience;</li> <li>(ii) traffic safety;</li> <li>(iii) residential amenity on adjoining land;</li> <li>(iv) streetscape;</li> <li>(v) cultural heritage values if the site is subject to the Local Historic Heritage Code;</li> <li>(vi) the enjoyment of any 'al fresco' dining or other outdoor activity in the vicinity.</li> </ul> </li> </ul>
<p>Planner Response:</p> <p>Only one access is proposed for the site.</p> <p><b>The acceptable solution (A1) is met.</b></p>	
E6.7.2 Design of vehicular accesses	
<p><b>A1</b></p> <p>Design of vehicle access points must comply with all of the following:</p> <ul style="list-style-type: none"> <li>(a) in the case of non-commercial vehicle access; the location, sight distance, width and gradient of an access must be designed and constructed to comply with section 3 – "Access Facilities to Off-street Parking Areas and Queuing Areas" of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking;</li> <li>(b) in the case of commercial vehicle access; the location, sight distance, geometry and gradient</li> </ul>	<p><b>P1</b></p> <p>Design of vehicle access points must be safe, efficient and convenient, having regard to all of the following:</p> <ul style="list-style-type: none"> <li>(a) avoidance of conflicts between users including vehicles, cyclists and pedestrians;</li> <li>(b) avoidance of unreasonable interference with the flow of traffic on adjoining roads;</li> <li>(c) suitability for the type and volume of traffic likely to be generated by the use or development;</li> <li>(d) ease of accessibility and recognition for users.</li> </ul>

PLANNING SCHEME REQUIREMENTS	
<p><i>of an access must be designed and constructed to comply with all access driveway provisions in section 3 "Access Driveways and Circulation Roadways" of AS2890.2 - 2002 Parking facilities Part 2: Off-street commercial vehicle facilities</i></p>	
<p><b>Planner Response:</b></p> <p>Refer to the Traffic Impact Statement prepared by Midson Traffic at Appendix C for an assessment against this clause. The TIA states the following:</p> <p style="padding-left: 40px;"><i>The car park is classified as Class 1 parking facility (User Class 1A parking facility with 22 spaces fronting onto an arterial road). Class 1 parking facilities require an entry width of 3.0 to 5.5 metres. The access width is 5.77 metres wide along the main access into the car park. A separate 1.0 metre footpath is also provided that connects adjacent to the access.</i></p> <p style="padding-left: 40px;"><i>The access width therefore complies with the requirements of AS2890.1, thus complying with Acceptable Solution A1 of Clause E6.7.2 of the Planning Scheme.</i></p> <p><b>The acceptable solution (A1) is met.</b></p>	
E6.7.3 Vehicular passing areas along an access	
<p><b>A1</b></p> <p>Vehicular passing areas must:</p> <p>(a) be provided if any of the following applies to an access:</p> <p style="padding-left: 40px;">(i) it serves more than 5 car parking spaces;</p> <p style="padding-left: 40px;">(ii) is more than 30 m long;</p> <p style="padding-left: 40px;">(iii) it meets a road serving more than 6000 vehicles per day;</p> <p>(b) be 6 m long, 5.5 m wide, and taper to the width of the driveway;</p> <p>(c) have the first passing area constructed at the kerb;</p> <p>(d) be at intervals of no more than 30 m along the access.</p>	<p><b>P1</b></p> <p>Vehicular passing areas must be provided in sufficient number, dimension and siting so that the access is safe, efficient and convenient, having regard to all of the following:</p> <p>(a) avoidance of conflicts between users including vehicles, cyclists and pedestrians;</p> <p>(b) avoidance of unreasonable interference with the flow of traffic on adjoining roads;</p> <p>(c) suitability for the type and volume of traffic likely to be generated by the use or development;</p> <p>(d) ease of accessibility and recognition for users.</p>
<p><b>Planner Response:</b></p> <p>The proposed access and driveway would be 5770 mm wide and would allow for simultaneous entry and exit. It is therefore considered that the proposal is in accordance with Acceptable Solution Clause E6.7.3 A1 of the Scheme.</p> <p><b>The acceptable solution (A1) is met.</b></p>	

PLANNING SCHEME REQUIREMENTS	
6.7.4 On-Site Turning	
<p><b>A1</b></p> <p><i>On-site turning must be provided to enable vehicles to exit a site in a forward direction, except where the access complies with any of the following:</i></p> <ul style="list-style-type: none"> <li>(a) <i>it serves no more than two dwelling units;</i></li> <li>(b) <i>it meets a road carrying less than 6000 vehicles per day.</i></li> </ul>	<p><b>P1</b></p> <p><i>On-site turning may not be required if access is safe, efficient and convenient, having regard to all of the following:</i></p> <ul style="list-style-type: none"> <li>(a) <i>avoidance of conflicts between users including vehicles, cyclists, dwelling occupants and pedestrians;</i></li> <li>(b) <i>avoidance of unreasonable interference with the flow of traffic on adjoining roads;</i></li> <li>(c) <i>suitability for the type and volume of traffic likely to be generated by the use or development;</i></li> <li>(d) <i>ease of accessibility and recognition for users;</i></li> <li>(e) <i>suitability of the location of the access point and the traffic volumes on the road.</i></li> </ul>
<p><u>Planner Response:</u></p> <p>Refer to the Traffic Impact Statement prepared by Midson Traffic at Appendix C for an assessment against this clause which state the acceptable solution is achieved.</p> <p><b>The acceptable solution (A1) is met.</b></p>	
6.7.5 Layout of parking areas	
<p><b>A1</b></p> <p><i>The layout of car parking spaces, access aisles, circulation roadways and ramps must be designed and constructed to comply with section 2 "Design of Parking Modules, Circulation Roadways and Ramps" of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking and must have sufficient headroom to comply with clause 5.3 "Headroom" of the same Standard.</i></p>	<p><b>P1</b></p> <p><i>The layout of car parking spaces, access aisles, circulation roadways and ramps must be safe and must ensure ease of access, egress and manoeuvring on-site.</i></p>
<p><u>Planner Response:</u></p> <p>Refer to the Traffic Impact Statement prepared by Midson Traffic at Appendix C for an assessment against this clause which state the acceptable solution is achieved.</p> <p><b>The acceptable solution (A1) is met.</b></p>	



PLANNING SCHEME REQUIREMENTS	
6.7.6 Surface treatment of parking areas	
<p><b>A1</b></p> <p><i>Parking spaces and vehicle circulation roadways must be in accordance with all of the following;</i></p> <ul style="list-style-type: none"> <li>(a) <i>paved or treated with a durable all-weather pavement where within 75m of a property boundary or a sealed roadway;</i></li> <li>(b) <i>drained to an approved stormwater system, unless the road from which access is provided to the property is unsealed.</i></li> </ul>	<p><b>P1</b></p> <p><i>Parking spaces and vehicle circulation roadways must not unreasonably detract from the amenity of users, adjoining occupiers or the quality of the environment through dust or mud generation or sediment transport, having regard to all of the following:</i></p> <ul style="list-style-type: none"> <li>(a) <i>the suitability of the surface treatment;</i></li> <li>(b) <i>the characteristics of the use or development;</i></li> <li>(c) <i>measures to mitigate mud or dust generation or sediment transport.</i></li> </ul>
<p><u>Planner Response:</u></p> <p>Parking areas are to be sealed and drained to an approved stormwater system.</p> <p><b>The acceptable solution (A1) is met.</b></p>	
6.7.7 Lighting of parking areas	
<p><b>A1</b></p> <p><i>Parking and vehicle circulation roadways and pedestrian paths serving 5 or more car parking spaces, used outside daylight hours, must be provided with lighting in accordance with clause 3.1 "Basis of Design" and clause 3.6 "Car Parks" in AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Part 3.1: Pedestrian area (Category P) lighting.</i></p>	<p><b>P1</b></p> <p><i>Parking and vehicle circulation roadways and pedestrian paths used outside daylight hours must be provided with lighting to a standard which satisfies all of the following:</i></p> <ul style="list-style-type: none"> <li>(a) <i>enables easy and efficient use of the area;</i></li> <li>(b) <i>minimises potential for conflicts involving pedestrians, cyclists and vehicles;</i></li> <li>(c) <i>reduces opportunities for crime or anti-social behaviour by supporting passive surveillance and clear sight lines and treating the risk from concealment or entrapment points;</i></li> <li>(d) <i>prevents unreasonable impact on the amenity of adjoining users through light overspill;</i></li> <li>(e) <i>is appropriate to the hours of operation of the use.</i></li> </ul>
<p><u>Planner Response:</u></p> <p>All parking and vehicle circulation roadways and pedestrian paths will be provided with lighting in accordance with clause 3.1 "Basis of Design" and clause 3.6 "Car Parks" in AS/NZS 1158.3.1:2005 Lighting for roads and</p>	

PLANNING SCHEME REQUIREMENTS	
public spaces Part 3.1: Pedestrian area (Category P) lighting. While no lighting plan is provided, compliance can be ensured through a condition of any approval.	
<b>The acceptable solution (A1) can be met.</b>	
6.7.8 Landscaping of Parking Areas	
<b>A1</b>  <i>Landscaping of parking and circulation areas must be provided where more than 5 car parking spaces are proposed. This landscaping must be no less than 5 percent of the area of the car park, except in the Central Business Zone where no landscaping is required.</i>	<b>P1</b>  <i>Landscaping of parking and circulation areas accommodating more than 5 cars must satisfy all of the following:</i> <ul style="list-style-type: none"> <li>(a) <i>relieve the visual impact on the streetscape of large expanses of hard surfaces;</i></li> <li>(b) <i>soften the boundary of car parking areas to reduce the amenity impact on neighbouring properties and the streetscape;</i></li> <li>(c) <i>reduce opportunities for crime or anti-social behaviour by maintaining passive surveillance opportunities from nearby public spaces and buildings.</i></li> </ul>
<p><u>Planner Response:</u></p> <p>The carparking area will be screened from Letitia Street by a wall however landscaping is proposed to be planted along the street frontage to soften the appearance of the development on the streetscape. Details of the landscaping can be resolved by way of condition.</p> <p><b>The acceptable solution (A1) is met.</b></p>	
6.7.12 Siting of car parking	
<b>A1</b>  <i>Parking spaces and vehicle turning areas, including garages or covered parking areas in the Inner Residential Zone, Urban Mixed Use Zone, Village Zone, Local Business Zone and General Business Zone must be located behind the building line of buildings located or proposed on a site except if a parking area is already provided in front of the building line of a shopping centre.</i>	<b>P1</b>  <i>Parking spaces and vehicle turning areas, including garages or covered parking areas in the Inner Residential Zone, Urban Mixed Use Zone, Village Zone, Local Business Zone and General Business Zone may be located in front of the building line where topographical or other site constraints dictate that this is the only practical solution because of one or more of the following:</i> <ul style="list-style-type: none"> <li>(a) <i>there is a lack of space behind the building line to enable compliance with A1;</i></li> <li>(b) <i>it is not reasonably possible to provide vehicular access to the side or rear of the property;</i></li> </ul>

PLANNING SCHEME REQUIREMENTS	
	<p>(c) the gradient between the front and the rear of existing or proposed buildings is more than 1 in 5;</p> <p>(d) the length of access or shared access required to service the car parking would constitute more than 75% of the depth of the relevant lot;</p> <p>(e) the access driveway cannot be located at least 2.5 m from a habitable room window of a building defined as a residential building in the Building Code of Australia;</p> <p>(f) the provision of the parking behind the building line would result in the loss of landscaped open space and gardens essential to the values or character of a Heritage Place or Precinct listed in the Heritage Code in this planning scheme;</p> <p>(g) the provision of the parking behind the building line would result in the loss directly or indirectly of one or more significant trees listed in the Significant Trees Code in this planning scheme,</p> <p>and only if designed and located to satisfy all of the following:</p> <p>(i) does not visually dominate the site;</p> <p>(ii) maintains streetscape character and amenity;</p> <p>(iii) does not result in a poor quality of visual or audio amenity for the occupants of immediately adjoining properties, having regard to the nature of the zone in which the site is located and its preferred uses;</p> <p>(iv) allows passive surveillance of the street.</p>
<p><u>Planner Response:</u></p> <p>The proposed carparking area will be located behind the building line.</p> <p><b>The acceptable solution (A1) is met.</b></p>	
6.7.14 Access to a road	
<b>A1</b>	<p><b>P1</b></p> <p>No Performance Criteria.</p>

PLANNING SCHEME REQUIREMENTS	
Access to a road must be in accordance with the requirements of the road authority.	
Planner Response:  The access to Letitia Street will be in accordance with the requirements of the road authority.  <b>The acceptable solution (A1) is met.</b>	

### 6.5 Stormwater Management Code

The Stormwater Management Code applies to all use and development.

A Stormwater Report and Site Services Plan has been prepared by Aldanmark Consulting Engineers which provides an assessment against this code. This is included within Appendix D. This states the following:

- Stormwater will be collected and directed to existing public stormwater infrastructure on Letitia Street via gravity.
- As a requirement of City of Hobart stormwater guidelines, the sites post-development peak discharge must not exceed the pre-development peak discharge for stormwater runoff and the project must incorporate the principles of Water Sensitive Urban Design (WSUD). As the majority of the existing site is a tarmac carpark and remainder existing building, the proposed post-development stormwater flows will be no greater than the existing site. In addition to this, as the proposed development is reducing the area of carparking, this will significantly improve the quality of stormwater runoff into council's stormwater infrastructure.

For these reasons it is considered that the provisions of the Stormwater Management Code can be satisfied.

### 6.6 E13.0 Historic Heritage Code

This code applies to development involving land defined in this code as any of the following: a Heritage Place; a Heritage Precinct; a Cultural Landscape Precinct; a Place of Archaeological Potential.

The adjoining site to the south at 71 Letitia Street contains a state listed heritage place known as the Former Hobart High School/Matriculation College (ref. 2858). Under the Historic Heritage Code of the planning scheme, 71 Letitia Street is listed as a heritage place with the heritage register (ref. 1708) within the code referring to the old title prior to the land being subdivided (CT 143297/1). The Tasmania Heritage Council (THC) have confirmed that the title reference for the state listing has not been amended since the recent subdivision and therefore the subject land would still be considered to form part of the heritage place (71 Letitia Street) and the code applies.

PLANNING SCHEME REQUIREMENTS	
Acceptable Solutions	Performance Criteria
<b>E13.7.1 Demolition</b>	
<b>A1</b>  No acceptable solution.	<b>P1</b>  Demolition must not result in the loss of significant fabric, form, items, outbuildings or landscape

PLANNING SCHEME REQUIREMENTS	
	<p><i>elements that contribute to the historic cultural heritage significance of the place unless all of the following are satisfied;</i></p> <ul style="list-style-type: none"> <li><i>(a) there are, environmental, social, economic or safety reasons of greater value to the community than the historic cultural heritage values of the place;</i></li> <li><i>(b) there are no prudent and feasible alternatives;</i></li> <li><i>(c) important structural or façade elements that can feasibly be retained and reused in a new structure, are to be retained;</i></li> <li><i>(d) significant fabric is documented before demolition.</i></li> </ul>
<p><u>Planner Response:</u></p> <p>No demolition is proposed as part of this development. Any building on-site has been removed previously.</p> <p><b>Not applicable.</b></p>	
E13.7.2 Buildings and Works other than Demolition	
<p><b>A1</b></p> <p><i>No Acceptable Solution.</i></p>	<p><b>P1</b></p> <p><i>Development must not result in any of the following:</i></p> <ul style="list-style-type: none"> <li><i>(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;</i></li> <li><i>(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.</i></li> </ul>
<p><u>Planner Response:</u></p> <p>There is no acceptable solution and the performance criteria must be considered. In relation to P1(a) the proposed development is unlikely to result in the loss of historic cultural heritage significance to the place, given that the proposed buildings are set well away from the listed place and on a separate site. Although the tallest proposed building has a height of four-storeys, the ground level includes a carparking area that is largely excavated into the natural ground level, reducing the overall visual height of the building, which is still much lower than the height of the listed place. The external colours proposed include white, natural brick,</p>	

**PLANNING SCHEME REQUIREMENTS**

and greys. The external facades will have a simple fenestration with no intricate detailing and, while texture will be included using various external materials, these will be modest and subservient to the neighbouring buildings. The proposed dwellings have been separated into three separate buildings to minimise the overall bulk of the development on the streetscape and neighbouring sites.

In relation to P1(b) there is unlikely to be any substantial diminution of the historic cultural heritage significance of the place through loss of significant streetscape elements, given that the subject site was previously used as a carpark and any buildings that previously existed have since been demolished. While some plants are to be removed along the street frontages, these areas will be replanted post construction.

**The performance criteria (P1) can be satisfied.**

**A2**

*No Acceptable Solution.*

**P2**

*Development must be designed to be subservient and complementary to the place through characteristics including:*

- (a) scale and bulk, materials, built form and fenestration;*
- (b) setback from frontage;*
- (c) siting with respect to buildings, structures and listed elements;*
- (d) using less dominant materials and colours.*

Planner Response:

There is no acceptable solution and the performance criteria must be considered. The existing Former Hobart High School/Matriculation College buildings are highly prominent visually from both Brooker Avenue and Letitia Street, due to their scale, prominent external colours and architectural features.

In relation to the Brooker Avenue frontage, due to the topography of the site and the steep slope away from the road, the proposed buildings will appear less visually dominant. From this side the proposed buildings will appear only one and two-storeys in height. The facades facing this road are blank and architecturally subservient and complementary to the place in that the buildings will not visually compete with the intricate fenestration and prominent red brick and white of the Historic place.

In relation to the Letitia Street frontage, the smaller two-storey building will be located at this frontage, with the larger buildings set behind. This will assist in minimising the bulk of the built form on the streetscape. The proposed stepping of the roof line is unlikely to detract from the grandeur of the existing Former Hobart High School/Matriculation College which, while having a greater setback from the road, has a height of three to four storeys above ground level. Again, with the red brick, white paint, and detailed architectural detailing, the Heritage buildings are highly prominent, and the proposed buildings can only be subservient given the much more demure architectural design.

For the reasons above and in combination with a large (50 m plus) setback from the historical buildings it is considered that the development is subservient to the neighboring development. In addition, some features including the use of some brick in the external facades and use of a hip styled roof, may be considered

PLANNING SCHEME REQUIREMENTS	
<p>complementary to the place as these elements are reflective of design used in the place. It is noted that landscaping is proposed to both the Brooker Avenue and Letitia Street frontages, to assist in softening the appearance of the proposed buildings from the road frontages, the details of which can be resolved by way of condition.</p> <p><b>The performance criteria (P2) can be satisfied.</b></p>	
<p><b>A3</b></p> <p><i>No Acceptable Solution.</i></p>	<p><b>P3</b></p> <p><i>Materials, built form and fenestration must respond to the dominant heritage characteristics of the place, but any new fabric should be readily identifiable as such.</i></p>
<p><u>Planner Response:</u></p> <p>There is no acceptable solution and the performance criteria must be considered. The proposed new buildings will be set back more than 50 m from any of the former Hobart High School/Matriculation College buildings located to the south-east. While the fabric of the new buildings is easily identifiable as being separate to that of the historic building on the adjacent parcel, there are some similarities including the use of brick within the external building façade and the use of a hip styled roof. Nonetheless, the proposed development is now on a separate title to the original Heritage listing and the planning scheme and Heritage Council register have not yet been updated to reflect this. Given the separation of the existing and proposed buildings, it is unlikely that the new development will unduly impact the Heritage values of the neighbouring site.</p> <p><b>The performance criteria (P3) can be satisfied.</b></p>	
<p><b>A4</b></p> <p><i>No Acceptable Solution.</i></p>	<p><b>P4</b></p> <p><i>Extensions to existing buildings must not detract from the historic cultural heritage significance of the place.</i></p>
<p><u>Planner Response:</u></p> <p>There is no acceptable solution and the performance criteria must be considered. The proposal is not for an extension to an existing building.</p> <p><b>The performance criteria (P4) can be satisfied.</b></p>	
<p><b>A5</b></p> <p><i>New front fences and gates must accord with original design, based on photographic, archaeological or other historical evidence.</i></p>	<p><b>P5</b></p> <p><i>New front fences and gates must be sympathetic in design, (including height, form, scale and materials), to the style, period and characteristics of the building to which they belong.</i></p>
<p><u>Planner Response:</u></p> <p>There is an existing retaining wall located at the Letitia Street frontage. This wall is to be retained as part of the development. There is an existing chainmesh fence fronting Brooker Avenue, which is approximately 1.2</p>	

PLANNING SCHEME REQUIREMENTS	
<p>m in height. This fence is to be replaced with a 1.2 m high vertical steel panel fencing with integrated landscaping.</p> <p><b>The acceptable solution (A5) can be met.</b></p>	
<p><b>A6</b></p> <p><i>Areas of landscaping between a dwelling and the street must be retained.</i></p>	<p><b>P6</b></p> <p><i>The removal of areas of landscaping between a dwelling and the street must not result in the loss of elements of landscaping that contribute to the historic cultural significance of the place.</i></p>
<p><u>Planner Response:</u></p> <p>The site is currently vacant. Landscaping is proposed to be located adjacent to the street frontages.</p> <p><b>Not applicable.</b></p>	



## 7 Conclusion

ERA Planning and Environment have been engaged by Preston Lane Architects, on behalf of Housing Tasmania, and Centacare Evolve Housing (CEH), to seek a planning permit for the use and development of 29 multiple dwellings at 71A Letitia Street, North Hobart. The proposed development at Letitia Street is funded by a collaboration between State Government & CEH in a response to investment of delivering social housing across Tasmania.

The proposal relies upon the following performance criteria:

- 11.4.1 Residential density for multiple dwellings (P1)
- 11.4.2 Setbacks and building envelope for all dwellings (P3)
- 11.4.3 Site coverage and private open space for all dwellings (P1, P2)
- 11.4.4 Sunlight to private open space of multiple dwellings (P1)
- E6.6.1 Number of Car Parking Spaces (P1)
- E6.6.3 Number of Motorcycle Parking Spaces (P1)
- E13.7.2 Buildings and Works other than Demolition (A1 – A4)

The proposal has been assessed against the corresponding performance criteria and is considered acceptable for the below reasons:

- The purpose of the development is to provide for community housing units.
- In relation to overshadowing, there are no dwellings located on the adjoining parcel to the south-east. The buildings have a staggered building façade and several individual roof lines, which assist in breaking up the building line when viewed from an adjoining property. Blank walls are minimised through the inclusion of windows to the south-eastern facades. A variety of external materials are to be used including cement sheet cladding, vertical colorbond cladding, blockwork, brick, and hit and miss brickwork screening, all which will assist in creating visual interest and minimise the bulk of the building, when viewed from the adjoining carpark.
- There is a mix of different uses surrounding the site, but the site coverage appears to be generally consistent with other residential uses on established properties in the area.
- All POS areas have a north-western orientation which will assist with operational activities such as clothes drying. These areas are conveniently located and are accessible directly from the living areas of each unit. In addition, a 34 m<sup>2</sup> communal open space area is provided at Level 1 which will act as an extension to the POS areas of any future residents. An individual storage cage is provided for each unit at ground level, in addition to bicycle storage. These storage areas will help ensure that any reliance on storage within the POS areas is minimised. Additionally, landscaping is proposed to be included throughout the complex.
- The car parking demands for community housing are likely to be lower. Many of the residents are likely to have no car/motorcycle ownership. The proximity of the site to North Hobart and public transport will result in the ability for residents to not require a private motor vehicle. Metro Tasmania operates bus services along Elizabeth Street, within a reasonable walking distance from the site, on a frequent

basis. On-street parking is available in the surrounding road network. Observations indicate that there is a relatively large pool of parking available in Letitia Street near the subject site.

- The proposed new buildings will be set back more than 50 m from any of the former Hobart High School/Matriculation College buildings located to the south-east. While the fabric of the new buildings is easily identifiable as being separate to that of the historic building on the adjacent parcel, there are some similarities including the use of brick within the external building façade and the use of a hip styled roof. Nonetheless, the proposed development is now on a separate title to the original Heritage listing and the planning scheme and Heritage Council register have not yet been updated to reflect this. Given the separation of the existing and proposed buildings, it is unlikely that the new development will unduly impact the Heritage values of the neighbouring site.

The proposal is considered to be consistent with the objectives of the *Hobart Interim Planning Scheme 2015* and is recommended for approval.

## Appendix A Title Documentation

## Appendix B Proposed Development Plans

## Appendix C    Traffic Impact Assessment

## Appendix D Stormwater Report and Site Services Plan

**71a Letitia Street, North Hobart**  
Planning permit application







a: L1, 125A Elizabeth Street, Hobart, 7000

p: (03) 6165 0443

e: enquiries@eraplanning.com.au

abn: 67 141 991 004

28 July 2022

Adam Smee  
Planning Department  
City of Hobart  
16 Elizabeth Street  
HOBART TAS 7001

By development portal

Dear Adam,

PLN-22-287 – 71A LETITIA STREET, NORTH HOBART  
RESPONSE TO FURTHER INFORMATION REQUEST

Please find the attached additional information in response to Council's request for further information letter dated 14 June 2022.

1. TasWater - It is noted that TasWater have withdrawn their request for further information and no further response is required.
2. Road and Railway Assets Code and Parking and Access Code.
  - E5.6.4 – refer to the updated TIA and supporting letter from Midson Traffic in response to this request.
  - E6.6.1 – refer to the updated TIA, supporting letter from Midson Traffic, and supporting letter from Centacare Evolve Housing in response to this request.
  - E6.7.2 –
    - o A1(a) – refer to amended civil drawings, architectural drawings, updated TIA, and Midson Traffic supporting letter, in response to this request.
    - o A1(b) – refer to amended architectural drawings, updated TIA, and Midson Traffic supporting letter, which demonstrate that the waste truck collection point has no vertical obstructions.
  - E6.7.5 – refer to updated TIA and Midson Traffic supporting letter in response to this request. The attached amended plans include the height dimension of carpark entry (architectural drawings A05-01).
  - E6.7.7 – the amended plans include a notation on the right-hand side in response to this request.
  - E6.7.10 – the amended plans demonstrate that the access to the bike parking has been increased in width to 1350mm.
3. Waste storage for multiple dwellings in the Inner Residential Zone

p2

- W1 – the amended plans demonstrate that the size of the bin store area is 43m<sup>2</sup> which meets the acceptable solution for 1.5m<sup>2</sup> per unit. This will enable the site to cater for the expected waste generation. Additionally:
  - o Drainage is included in the bin area.
  - o Rodent pest control measures will be included in the bin store area.
  - o Bin area is naturally ventilated and away from apartments which are on a separate level.
  - o Bin area will be regularly cleaned to minimise odours.
  - o Refer to attached supporting letter from Veolia that states that they have reviewed the development plans and confirm that the site can be serviced.

4. Stormwater

- SW 1, SW5, and SW7 – Refer to updated Hydraulic drawings, report and supporting email from Aldanmark attached in response to this request.

I trust this satisfies your further information request. I can be contacted on 03 6165 0443 or at [sarah@eraplanning.com.au](mailto:sarah@eraplanning.com.au) if further clarification is required.

Yours sincerely,



Sarah Silva  
**Senior Planner**

Attachments    *updated architectural plans*  
*updated civil plans*  
*updated Traffic Impact Assessment, prepared by Midson Traffic*  
*supporting letter prepared by Midson Traffic*  
*supporting letter prepared by Centacare Evolve Housing*  
*updated Hydraulic drawings, report and supporting email, prepared by Aldanmark*



Keith Midson  
Midson Traffic Pty Ltd  
28 Seaview Avenue  
Taroona TAS 7053  
0437 366 040

19<sup>th</sup> July 2022

Ryan Gates  
Preston Lane Architects  
60 Barrack Street  
Hobart TAS 7000

Dear Ryan,

**71A LETITIA ST SOCIAL HOUSING DEVELOPMENT – RESPONSE TO COUNCIL RFI**

Further to our recent discussions this letter provides a response to the traffic and parking matters raised by Council in their request for further information regarding the abovementioned project.

**1. E5.6.4 – Sight Distance**

The available sight distance exceeds the requirements of Acceptable Solution A1 of Clause E5.6.4 of the Planning Scheme. More detail has been provided in Section 4.5 of the TIA.

The available sight distance at the access's junction with Letitia Street exceeds this minimum SISD requirement in both directions. The geometry of Letitia Street is straight, with clear sight distance available in both directions from the site's access.

**2. E6.6.1 – Parking Provision**

More detail has been provided in Section 5.2 of the TIA regarding parking demands associated with social housing. This includes comparisons with similar developments in Hobart, as well as research in Victoria.

It is noted that Council have concerns regarding on-street car parking availability. Some parking occupancy surveys indicated that there is generally on-street parking available on weekdays and weekends. The development is unlikely to rely upon the availability of on-street car parking due to the low car ownership of residents who will live in the units.

### 3. E6.7.2 – Access Design

More detail is provided in Section 4.3.2 of the TIA that addresses the access design of the development.

An assessment of the requirements of AS2890.2 (commercial vehicle parking) has also been provided in the TIA, along with swept paths of a waste removal truck accessing the site.

### 4. 6.7.5 – Design of Car Park

The typical car parking dimensions within the on-site car park are as follows:

- Space width 2.5 metres, some spaces measure 2.6 metres
- Space length 5.4 metres
- Aisle Width 6.0 metres

These spaces therefore exceed the minimum dimension requirements of User Class 1A in Australian Standards, AS2890.1:2004 (Residential, domestic and employee parking).

Note that the compliance of the dimensions of the car parking layout, in combination with the standard layout of the car park, results in the car park automatically complying with swept path analysis.

Council have requested the testing of B99 vehicle swept paths for all parking spaces. Based on the above assessment of the physical dimensions of the parking spaces this is not required. Swept path analysis of a B85 vehicle template has provided in the civil engineering plans prepared by Aldanmark.

AS2890.1 provides the requirements of the type of vehicles used in off-street car parking areas. There are two 'car' vehicle types contained in AS2890.1: B85 and B99 vehicles. These vehicles represent the 85<sup>th</sup> and 99<sup>th</sup> percentile cars in the Australian fleet respectively.

Section B2.2 of AS2890.1 states the following with respect to B99 vehicles:

*"Design dimensions based on the B99 vehicle are required at all locations where failure of a vehicle to be able to physically fit into the facility would occasion intolerable congestion and possible hazard. Such locations shall include all access driveways, ramps and circulation roadways, unless there are special circumstances of severe space limitation coupled with relatively low traffic volumes in which case the B85 vehicle dimensions may be used".*

In this case the development proposal provides car parking for residential use and will not provide public car parking. With a peak generation of 8 vehicles per hour it would not be possible to create 'intolerable' congestion. The width of the access driveway (6.2 metres) is sufficiently wide enough to cater for B99 vehicles without issue.

It is further noted in Section B2.3 of AS 2890.1:

*"Except as permitted in Clause 2.5.2(c) and Paragraph B2.2, design dimensions based on the B85 vehicle shall be limited to parking spaces and parking aisles. NOTE: This is based on the philosophy that the statistical chance of two or more longer vehicles seeking to occupy adjacent parking spaces at the one time is relatively low, and where this does occur, a driver can divert to an alternative space with only minor disruption to other users".*

Please contact me on 0437 366 040 if you require any further information.

Yours sincerely,



Keith Midson BE MTraffic MTransport FIEAust CPEng EngExec NER

**DIRECTOR**

**Midson Traffic Pty Ltd**



**St Josephs Affordable Homes**  
**71A Letitia Street**  
**Traffic Impact Assessment**  
**July 2022**





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## 1. Introduction

### 1.1 Background

Midson Traffic were engaged by St Josephs Affordable Homes to prepare a traffic impact assessment for a proposed residential unit development at 71A Letitia Street, North Hobart.

### 1.2 Traffic Impact Assessment (TIA)

A traffic impact assessment (TIA) is a process of compiling and analysing information on the impacts that a specific development proposal is likely to have on the operation of roads and transport networks. A TIA should not only include general impacts relating to traffic management, but should also consider specific impacts on all road users, including on-road public transport, pedestrians, cyclists and heavy vehicles.

This TIA has been prepared in accordance with the Department of State Growth (DSG) publication, *Traffic Impact Assessment Guidelines*, August 2020. This TIA has also been prepared with reference to the Austroads publication, *Guide to Traffic Management*, Part 12: *Traffic Impacts of Developments*, 2019.

Land use developments generate traffic movements as people move to, from and within a development. Without a clear understanding of the type of traffic movements (including cars, pedestrians, trucks, etc), the scale of their movements, timing, duration and location, there is a risk that this traffic movement may contribute to safety issues, unforeseen congestion or other problems where the development connects to the road system or elsewhere on the road network. A TIA attempts to forecast these movements and their impact on the surrounding transport network.

A TIA is not a promotional exercise undertaken on behalf of a developer; a TIA must provide an impartial and objective description of the impacts and traffic effects of a proposed development. A full and detailed assessment of how vehicle and person movements to and from a development site might affect existing road and pedestrian networks is required. An objective consideration of the traffic impact of a proposal is vital to enable planning decisions to be based upon the principles of sustainable development.

This TIA addresses E5.0, *Road and Railway Assets Code*, and E6.0, *Parking and Access Code*, of the Hobart Interim Planning Scheme, 2015.

### 1.3 Statement of Qualification and Experience

This TIA has been prepared by an experienced and qualified traffic engineer in accordance with the requirements of Council's Planning Scheme and The Department of State Growth's, *Traffic Impact Assessment Guidelines*, August 2020, as well as Council's requirements.

The TIA was prepared by Keith Midson. Keith's experience and qualifications are briefly outlined as follows:

- 26 years professional experience in traffic engineering and transport planning.
- Master of Transport, Monash University, 2006
- Master of Traffic, Monash University, 2004



- Bachelor of Civil Engineering, University of Tasmania, 1995
- Engineers Australia: Fellow (FIEAust); Chartered Professional Engineer (CPEng); Engineering Executive (EngExec); National Engineers Register (NER)

#### **1.4 Project Scope**

The project scope of this TIA is outlined as follows:

- Review of the existing road environment in the vicinity of the site and the traffic conditions on the road network.
- Provision of information on the proposed development with regards to traffic movements and activity.
- Identification of the traffic generation potential of the proposal with respect to the surrounding road network in terms of road network capacity.
- Review of the parking requirements of the proposed development. Assessment of this parking supply with Planning Scheme requirements.
- Traffic implications of the proposal with respect to the external road network in terms of traffic efficiency and road safety.

#### **1.5 Subject Site**

The subject site is located at 71A Letitia Street, North Hobart. The site has a total area of 1,940 m<sup>2</sup>. The site is currently a component of a car park.

The subject site and surrounding road network is shown in Figure 1.



**Figure 1 Subject Site & Surrounding Road Network**



*Image Source: LIST Map, DPIPW*

## 1.6 Reference Resources

The following references were used in the preparation of this TIA:

- Hobart Interim Planning Scheme, 2015 (Planning Scheme)
- Austroads, *Guide to Traffic Management*, Part 12: *Traffic Impacts of Developments*, 2019
- Austroads, *Guide to Road Design*, Part 4A: Unsignalised and Signalised Intersections, 2021
- Department of State Growth, *Traffic Impact Assessment Guidelines*, 2020
- Roads and Maritime Services NSW, *Guide to Traffic Generating Developments*, 2002 (RMS Guide)
- Roads and Maritime Services NSW, *Updated Traffic Surveys*, 2013 (Updated RMS Guide)
- Australian Standards, AS2890.1, *Off-Street Parking*, 2004 (AS2890.1:2004)
- GTA Consultants, *Review of Social Housing Car Parking Demands, Car Parking Study*, 2017 (GTA Report)



## 2. Existing Conditions

### 2.1 Transport Network

For the purpose of this report, the transport network consists of Letitia Street, Newport Street and Ryde Street.

Letitia Street connects between Burnett Street at its south-eastern end and Park Street at its north-western end. It is a minor collector road running parallel to Brooker Avenue that provides access to residential and commercial properties along its length. It carries approximately 6,000 vehicles per day near the subject site. The general urban speed limit of 50-km/h is applicable to Letitia Street.

Letitia Street near the subject site is shown in Figure 2.

**Figure 2 Letitia Street**



Newport Street is a short residential cul-de-sac that connects between Letitia Street and Lewis Street. It provides a service road access that runs parallel to the Brooker Avenue that accesses a number of residential properties.

Ryde Street is a minor collector connecting between Letitia Street and Carr Street. It provides access to residential properties along its length, also running adjacent to the North Hobart Oval.

### 2.2 Road Safety Performance

Crash data can provide valuable information on the road safety performance of a road network. Existing road safety deficiencies can be highlighted through the examination of crash data, which can assist in determining whether traffic generation from the proposed development may exacerbate any identified issues.



Crash data was obtained from the Department of State Growth for a 5+ year period between 1<sup>st</sup> January 2017 and 31<sup>st</sup> January 2022 for Letitia Street between Federal Street and Park Street.

The findings of the crash data is summarised as follows:

- A total of 9 crashes were reported during this time.
- Severity. 1 crash involved serious injury; 3 crashes involved minor injury; 5 crashes involved property damage only.
- Time of day. 7 crashes were reported between 7:00am and 7:00pm. 2 crashes were reported prior to 7:00am (midnight and 1:54am).
- Day of week. No trends were noted by day of week. Crashes were relatively evenly distributed, with no crashes reported on Tuesdays; 1 crash on a Wednesday, Thursday and Friday, and 2 crashes reported on Mondays; Saturdays and Sundays.
- Crash types. No clear crash trends were noted by crash type. 2 crashes involved parked vehicle crashes. Various other crash types were noted of varying types that are consistent with intersection and midblock collisions in an urban corridor.
- Crash locations. 2 crashes were reported at the Ryde Street junction; 2 crashes were reported at the Federal Street junction; 5 crashes were reported at midblock locations.
- Vulnerable road users. No crashes were reported that involved pedestrians, cyclists or motorcyclists.

The crash data is considered reasonably typical of a busy urban collector road. The crash data does not provide an indication that there are any pre-existing road safety deficiencies that may be exacerbated by traffic generated by the proposed development.





### 3. Proposed Development

#### 3.1 Development Proposal

The project is part of the State Governments commitment to the Community Housing Growth Program (CHGP). The program is about providing long term social housing assets to the community. The proposed development intends to create a specific accommodation option and long-term housing solution for social housing recipients. The development will allow people to access secure homes within a vibrant local community.

The residents will be social housing recipients broadly fitting within the following demographic categories:

- Young individuals and couples who are looking to live within the areas of Hobart CBD, North Hobart, and surrounding areas.
- Single middle aged or older people who require secure homes that can offer certainty of affordability within the Government's social housing framework. The develop supports this type of assistance and allows individuals to establish long term home life with certainty.
- Small families comprising a parent with 1 child would suit the development. The central location allows access to schools and other services.

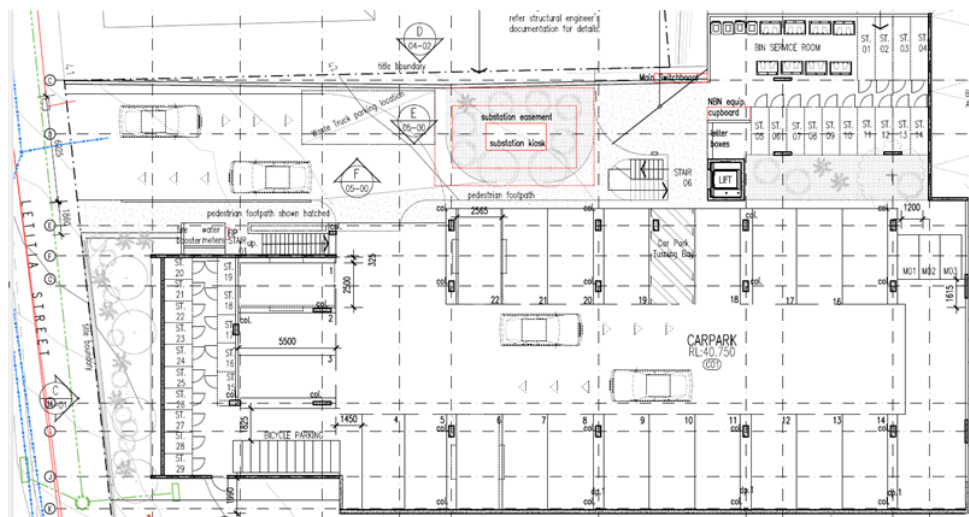
The development is not suited to larger family units and is not a project that aims to cater for this demographic. The development aims to provide long term homes for a broad mix of social housing recipients. The development does not form part of a transitional housing complex and will not be used to support this type of community service.

The proposal involves the construction of 29 residential units. It is intended that the units will be social housing for people with low incomes. The units consist of:

- 8 x 2-bedroom units
- 21 x 1-bedroom units

A total of 22 on-site car parking spaces are provided in a basement car park. Access to the car park is via a driveway at Letitia Street.

The proposed car parking layout of the proposed development is shown in Figure 3.





## 4. Traffic Impacts

### 4.1 Trip Generation

The trip generation at the site's access with Letitia Street will be constrained by the number of on-site car parking spaces. For high density residential dwellings, the RMS Guide recommends the following trip generation rates:

- AM peak per car space                      0.35 trips per space per hour
- PM peak per car space                      0.26 trips per space per hour
- Daily per car space                          3.22 trips per space per day

This equates to the following trip generation:

- AM peak                      8 trips per hour
- PM peak                      6 trips per hour
- Daily                          71 trips per day

### 4.2 Trip Assignment

The trip distribution is likely to be relatively evenly split in both directions along Letitia Street.

### 4.3 Access Impacts

The proposed development will be accessed via a driveway connecting to Letitia Street.

#### 4.3.1 Number of Accesses

The Acceptable Solution A2 of Clause E5.6.2 of the Planning Scheme states "*No more than one access providing both entry and exit, or two accesses providing separate entry and exit, to roads in an area subject to a speed limit of 60km/h or less*".

The development provides one access providing both entry and exit movements, therefore satisfying the Acceptable Solution A2 of Clause E5.6.2 of the Planning Scheme.

#### 4.3.2 Access Design

The Acceptable Solution A1 of Clause E6.7.2 of the Planning Scheme states that the design of a vehicle access must comply with the following "*in the case of non-commercial vehicle access; the location, sight distance, width and gradient of an access must be designed and constructed to comply with section 3 – "Access Facilities to Off-street Parking Areas and Queuing Areas" of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking*".





#### 4.3.3 Location

The access is classified as a Category 1 access (servicing less than 25 parking spaces accessing an arterial road).

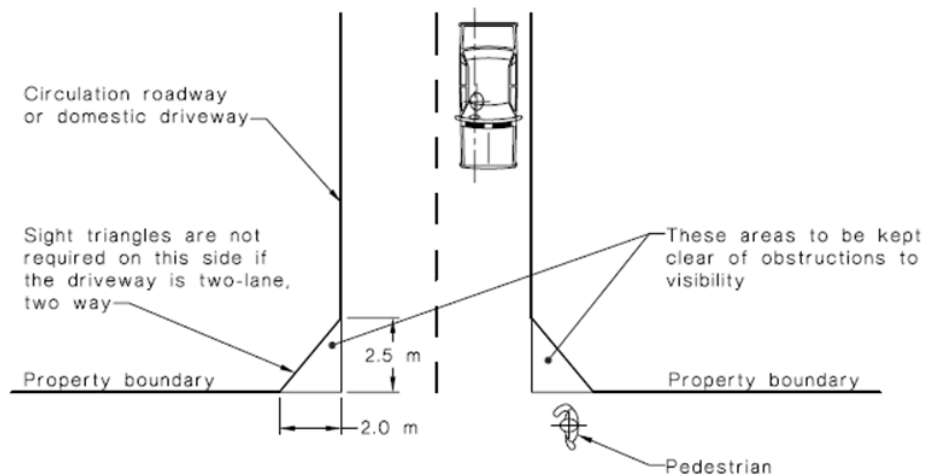
The access is not located opposite a signalised or unsignalised intersection. The access location requirements in Section 3.2.3 of AS2890.1 are met.

#### 4.3.4 Sight Distance

AS2890.1 requires the provision of appropriate Entering Sight Distance and Pedestrian Sight Distance. For a frontage road of 50-km/h the minimum sight distance provision of 45 metres is required. The available sight distance exceeds this requirement, therefore the requirements in Section 3.2.4 of AS2890.1 are met.

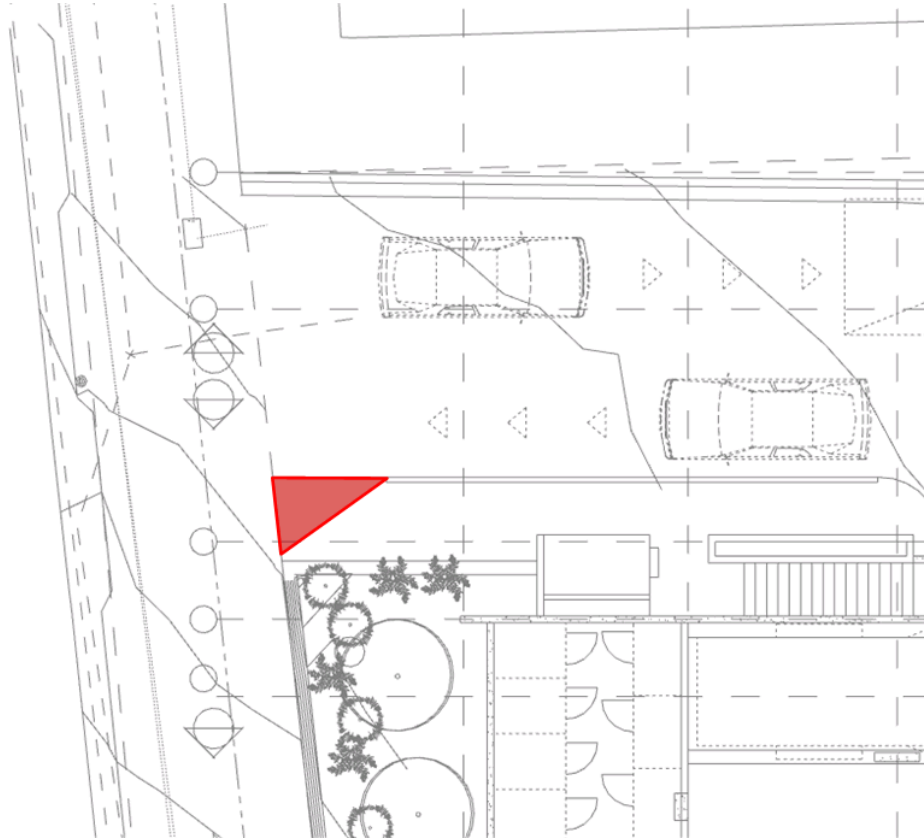
The pedestrian sight distance requirements are provided in AS2890.1 as shown Figure 4. Pedestrian sight lines are provided in accordance with AS2890.1 requirements at the site's access with Letitia Street, as shown in Figure 5. It is noted that pedestrian sight lines are not required on the north-western side of the driveway as the access is two-lane/ two-way. The pedestrian sight distance requirements of AS2890.1 are therefore met.

**Figure 4 AS2890.1 Pedestrian Sight Distance Requirements**





**Figure 5 Pedestrian Sight Line Provision**



#### **4.3.5 Access Width**

In this case the development provides access to 22 car parking spaces via a driveway connecting to Letitia Street. The car park is classified as Class 1 parking facility (User Class 1A parking facility with 22 spaces fronting onto an arterial road). Class 1 parking facilities require an entry width of 3.0 to 5.5 metres. The access width is 5.77 metres wide along the main access into the car park. A separate 1.0 metre footpath is also provided that connects adjacent to the access.

The access width therefore complies with the requirements of AS2890.1, thus complying with Acceptable Solution A1 of Clause E6.7.2 of the Planning Scheme.



#### 4.3.6 Gradient

The maximum gradient at the property line of an access is 1:20 (5%). The maximum grade within the first 6 metres into the access can increase to 1:8 (12.5%) subject to various conditions.

In this case the access complies with AS2890.1 requirements, satisfying Section 3.3 of AS2890.1.

#### 4.3.7 AS2890.1 Access Assessment Summary

The location, sight distance, width and gradient of the proposed access has been designed 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.

The Acceptable Solution A1 of Clause E6.7.2 of the Planning Scheme is therefore met.

#### 4.4 On Site Turning

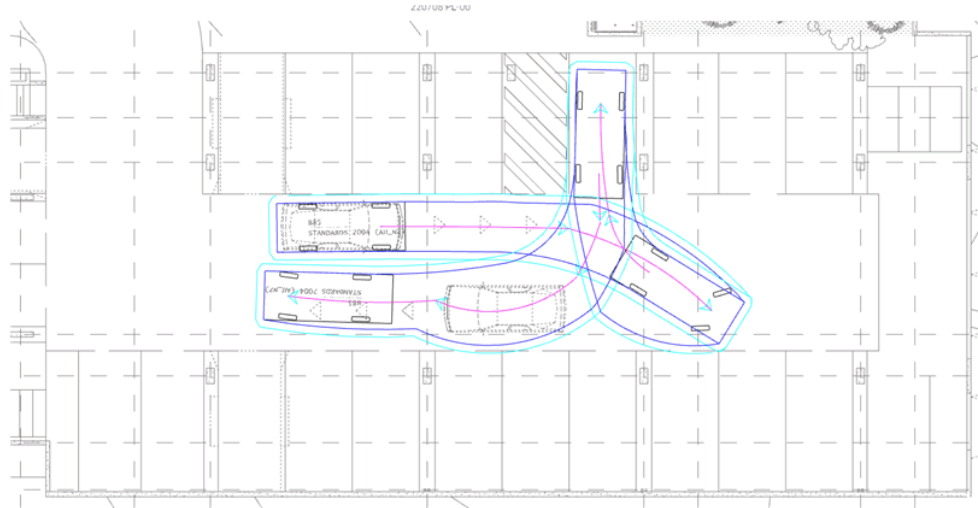
The Acceptable Solution A1 of Clause E6.7.4 of the Planning Scheme states "*On-site turning must be provided to enable vehicles to exit a site in a forward direction, except where the access complies with any of the following: (a) it serves no more than two dwelling units; (b) it meets a road carrying less than 6000 vehicles per day*".

In this case, the development enables on-site turning for all vehicles to enter and exit the site in a forward direction. The swept paths of a vehicle entering the site and exiting (in the event that all car parking spaces are fully occupied) is shown in Figure 6. The provision of a dedicated turning bay between spaces 18 and 19 facilitates on-site turning.

The proposal therefore complies with the requirements of Acceptable Solution A1 of Clause E6.7.4 of the Planning Scheme.



### Figure 6 On-Site Turning

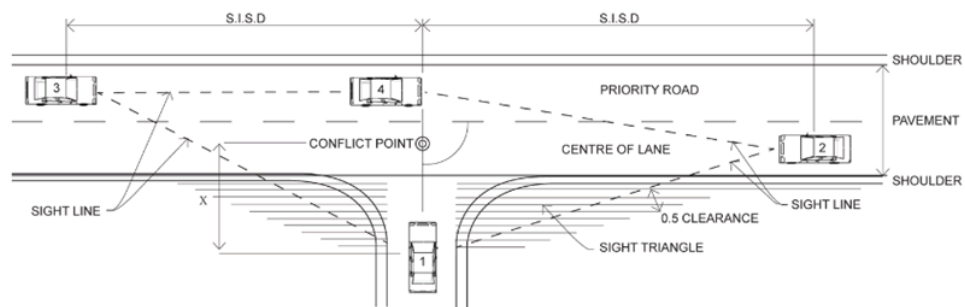


#### 4.5 Sight Distance

The Acceptable Solution A1 of Clause E5.6.4 of the Planning Scheme states "*Sight distances at an access or junction must comply with the Safe Intersection Sight Distance shown in Table E5.1*".

The requirements of Table E5.1 for a vehicle speed of 50-km/h in a speed limit of 60-km/h or less is 80 metres. The physical SISD requirements are reproduced in Figure 7.

**Figure 7**    **SISD Requirements**





The available sight distance at the access's junction with Letitia Street exceeds this minimum requirement in both directions, noting that 5 metres back from the conflict point places the driver eye position of the exiting vehicle within the footpath area, well clear of physical obstructions. The geometry of Letitia Street is straight, with clear sight distance available in both directions from the site's access.

The available sight distance therefore complies with the requirements of Acceptable Solution A1 of Clause E5.6.4 of the Planning Scheme.

#### **4.6 Pedestrian Impacts**

A relatively high standard of pedestrian infrastructure is provided on all roads connecting to the site. Existing pedestrian infrastructure in the surrounding road network near the subject site consists of footpaths on both sides Letitia Street.

The nature of the development is likely to result in pedestrian movements to/ from the site to areas such as North Hobart and Hobart's CBD.

The pedestrian access to the site is separated from the driveway access.

#### **4.7 Road Safety Impacts**

The proposed development was assessed against key road safety considerations. Road safety predominantly relates to the access conditions for all road users.

The following points are relevant for the proposed development:

- Pedestrian access to the site is separated from the vehicular access.
- Access conditions at Letitia Street is considered safe in terms of the speed environment and sight distance provision.
- There is sufficient spare capacity in Letitia Street and the surrounding road network to absorb the predicted increase in peak hour traffic generated from the proposed development. No change to the level of service of the road network would be expected as a result of the development.
- The crash history in the surrounding road network near the subject site does not indicate that there are any existing road safety issues that may be exacerbated by the increased traffic generated by the proposed development.



## 5. Parking Assessment

### 5.1 Parking Provision

The proposed development provides a total of 22 on-site car parking spaces. This includes provision of 1 disabled parking space. This is a provision of 0.76 spaces per dwelling.

The development also provides a total of 3 motorcycle parking spaces, located at the northern end of the car park. Bicycle parking is also provided within the car park (12 bicycle spaces).

### 5.2 Empirical Parking Demand

The proposal is a social housing residential unit development. As a result the parking demands are typically lower than private residential development due to various socio-economic factors.

The parking demands associated with the proposed development were therefore determined using several methods:

- RMS Guide recommendations.
- Comparisons with similar developments in the Hobart area.
- Review of social housing parking demand studies.

These are detailed in the following sections.

#### 5.2.1 RMS Guide

The RMS Guide does not provide parking rates specifically related to social housing for people with low incomes. The RMS Guide defines high density residential as "*a multi-level building containing 20 or more dwellings. These buildings are usually more than five levels, have secure basement level car parking and are located in close proximity to public transport services*".

The RMS Guide recommends the following parking provision for high density residential dwellings in a metropolitan regional centre:

- Metropolitan sub-regional centres (non-CBD)
- 0.4 spaces per 1-bedroom unit
- 0.7 spaces per 2-bedroom unit
- 1.2 spaces per 3-bedroom unit
- + 1 space per 7 units (visitor parking)

This equates to a residential parking demand of 18 spaces. The provision of 22 spaces exceeds this requirement with respect to the RMS Guide recommendations.



### 5.2.2 Comparisons with similar developments

The development will provide social housing for people that are likely to have low car ownership (for many residents no car ownership). The RMS Guide relates to high density housing, and the car parking demands for social housing are likely to be lower. Many of the residents are likely to have no car ownership. The proximity of the site to North Hobart and public transport will result in the ability for residents to not require a private motor vehicle.

There are several examples of social housing developments in the Hobart area that demonstrate low car ownership. These include:

- Queens Walk, Cornelian Bay (85 social housing units consisting of a combination of 1 and 2 bedrooms). Surveys undertaken by Hubble Traffic at the site indicate the maximum parking demand is 0.72 spaces per unit.
- Goulburn Street social housing. This development provides a total of 15 spaces for 25 dwellings (0.6 spaces per dwelling).
- Anglicare social housing located on the corner of Liverpool Street and Barrack Street. This development provides a total of 9 spaces for 47 dwellings (of which two of these spaces are allocated for staff use). These spaces are managed with resident need, selection of tenants and communication of expectations.

The provision of 0.76 spaces per unit is therefore consistent with similar developments in the Hobart area.

### 5.2.3 Social Housing Parking Studies

A report was prepared by GTA Consultants in 2017, titled 'Review of Social Housing Car Parking Demands, Car Parking Study' for the Victorian Government's Department of Health and Human Services. The report aimed to identify car parking demands associated with social housing through surveys of public housing operators, ABS car ownership data and other publicly available data.

The GTA Report showed that there were significantly different car ownership characteristics between public and private housing developments. A summary of car ownership by social housing type is provided in Table 1.

**Table 1** GTA Report – Car Ownership by Housing Type

Housing Type	Number of Sites	Average car parking rate (spaces per dwelling)	Range (car spaces per dwelling)
Rooming House	8	0.06	0 – 0.44
High Rise	9	0.46	0.01 – 0.70
Detached Building	2	0	0
Apartment/ Townhouse/ Other	48	0.44	0 – 1.43
TOTAL	67	0.44	0 – 1.43

The Letitia Street development would be classified within 'apartment/ townhouse/ other' category, which had an average car parking provision per unit was 0.44 and an 85<sup>th</sup> percentile car parking provision of 0.58 spaces per dwelling.

The provision of 0.76 spaces per unit caters for the parking demands calculated in the GTA Report, noting that it exceeds the 85<sup>th</sup> percentile parking rate.

#### 5.2.4 Summary of Parking Demands

The proposed development will provide a total of 22 on-site car parking spaces. This is a provision of 0.76 spaces per unit. This parking provision is consistent with findings of the RMS Guide, similar developments in the Hobart area, and Victorian social housing research. Comparisons of these parking demands are summarised in Table 2.

**Table 2** Summary of Social Housing Parking Demands

Reference	Parking Rate	Equivalent Spaces for Letitia St Development
Proposed Development	0.76 spaces/ unit	<i>22 spaces proposed</i>
RMS Guide	0.62 spaces/ unit	18 spaces
Similar Hobart developments	0.6 – 0.72 spaces/ unit	18 - 21 spaces
GTA Report	Average 0.44 spaces/ unit 85 <sup>th</sup> percentile 0.58 spaces/ unit	13 – 17 spaces





It can be seen that the provision of 22 spaces exceeds the parking demands calculated by the various methods summarised in Table 2. In this regard, the provision of 22 spaces is considered to be appropriate for the likely demands associated with the social housing development.

### 5.3 On-Street Car Parking

There is a relatively large pool of on-street parking in the surrounding area. This consists of the following:

- Predominantly 2-hour parking (authorised residents excepted) in Letitia Street between Newport Street and Wignall Street – approximately 14 spaces.
- Unrestricted parking in Letitia Street between Newport Street and Wignall Street – approximately 18 spaces.
- Short-term parking in Letitia Street – 1 x 30-minute parking & 2 x 5-minute parking.
- Large pool of unrestricted and time-restricted parking in Ryde Street.

Parking occupancy surveys were undertaken in Letitia Street on Tuesday 5<sup>th</sup> July and Saturday 9<sup>th</sup> July in Letitia Street. The results are summarised in Table 3. Note that only unrestricted and 2-hour parking was reported. Short-term on-street parking spaces were not surveyed (30-minute and 5-minute time restrictions).

It was noted that sporting activity was occurring during the Saturday surveys. On-street car parking demand was high during the Saturday survey due to the demands associated with sporting activity.

**Table 3 Letitia Street Parking Survey**

Day/ Time	Occupied Spaces	Spare Spaces
5 <sup>th</sup> July, 10:30am	22 spaces	10 spaces
5 <sup>th</sup> July, 2:00pm	24 spaces	8 spaces
5 <sup>th</sup> July, 5:00pm	16 spaces	16 spaces
9 <sup>th</sup> July, 12:00pm	26 spaces	6 spaces
9 <sup>th</sup> July, 3:00pm	24 spaces	8 spaces

The availability of on-street parking is generally due to the provision of time-restricted parking (2-hour parking).

It is further noted that there is a large pool of on-street parking beyond the surveyed area in Letitia Street as well as Ryde Street. There is a large pool of available on-street car parking if required.



#### 5.4 Planning Scheme Requirements

The Acceptable Solution A1 of Clause E6.6.1 of the Planning Scheme states "*The number of on-site car parking spaces must be no less than and no greater than the number specified in Table E6.1*".

Table E6.1 requires the following car parking provision:

- 1 space per 1-bedroom dwelling
- 2 spaces per 2-bedroom dwelling
- 1 visitor parking space per 4 dwellings

This equates to a parking requirement for 45 on-site car parking spaces. The provision of 22 spaces does not meet this requirement.

The Performance Criteria P1 of Clause E6.6.1 of the Planning Scheme states:

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

- (a) *car parking demand;*
- (b) *the availability of on-street and public car parking in the locality;*
- (c) *the availability and frequency of public transport within a 400m walking distance of the site;*
- (d) *the availability and likely use of other modes of transport;*
- (e) *the availability and suitability of alternative arrangements for car parking provision;*
- (f) *any reduction in car parking demand due to the sharing of car parking spaces by multiple uses, either because of variation of car parking demand over time or because of efficiencies gained from the consolidation of shared car parking spaces;*
- (g) *any car parking deficiency or surplus associated with the existing use of the land;*
- (h) *any credit which should be allowed for a car parking demand deemed to have been provided in association with a use which existed before the change of parking requirement, except in the case of substantial redevelopment of a site;*
- (i) *the appropriateness of a financial contribution in lieu of parking towards the cost of parking facilities or other transport facilities, where such facilities exist or are planned in the vicinity;*
- (j) *any verified prior payment of a financial contribution in lieu of parking for the land;*
- (k) *any relevant parking plan for the area adopted by Council;*
- (l) *the impact on the historic cultural heritage significance of the site if subject to the Local Heritage Code;*
- (m) *whether the provision of the parking would result in the loss, directly or indirectly, of one or more significant trees listed in the Significant Trees Code".*



The following is relevant with respect of the development proposal:

- a. Car parking demand. The actual parking demands of the development are lower than the Planning Scheme Acceptable Solution. The likely parking demands are set out in Section 5.2. There is sufficient parking provision to cater for the likely parking demands of the development based on demands associated with social housing.
- b. Availability of on-street and public car parking. On-street parking is available in the surrounding road network. Observations indicate that there is a relatively large pool of parking available in Letitia Street near the subject site. Car parking surveys indicate that there is on-street car parking available in the surrounding area most of the time. On-street car parking is detailed in Section 5.3.
- c. Public transport. Metro Tasmania operates bus services along Argyle Street and Elizabeth Street (routes 560, 540, 562, 501, 512, 503, and others) on a frequent basis (buses travel along Elizabeth Street at a frequency of less than 10 minute intervals during normal business hours). The walking distance to the nearest bus stops is approximately 550 metres.
- d. Other modes of transport. The location of the site is likely to result in many residents walking and utilising public transport to access services/ shops, etc. On-road bicycle facilities have been installed in the surrounding road network, including Argyle Street and Campbell Street. The development also provides a total of 3 motorcycle parking spaces and 12 bicycle parking spaces within the car park. This provides the ability for some residents to utilise motorcycles and bicycles over cars.
- e. Alternative parking arrangements. Alternative parking arrangements are not considered necessary as the development provides sufficient parking to cater for the likely needs of the site (as noted in a above).
- f. Shared parking. The development consists of a homogenous land use. The principles of shared parking are not applicable.
- g. Parking deficiency or surplus. Not applicable.
- h. Previous use parking credit. Not applicable.
- i. Cash in lieu. Not applicable.
- j. Cash in lieu contribution. Not applicable.
- k. Parking plan. Not applicable.
- l. Cultural heritage significance. Not applicable.
- m. Significant trees. Not applicable.

Based on the above assessment, the development meets the requirements of Performance Criteria P1 of Clause E6.6.1 of the Planning Scheme. Specifically the development will provide social housing for people



that are likely to have low car ownership (for many residents no car ownership). The provision of 22 car parking spaces is deemed to meet the likely demands of the development.

## 5.5 Car Parking Layout

The Acceptable Solution A1 of Clause E6.7.5 of the Planning Scheme states "*The layout of car parking spaces, access aisles, circulation roadways and ramps must be designed and constructed to comply with section 2 "Design of Parking Modules, Circulation Roadways and Ramps" of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking and must have sufficient headroom to comply with clause 5.3 "Headroom" of the same Standard*".

Typical car parking dimensions within the on-site car park are as follows:

- Space width 2.5 metres, some spaces measure 2.6 metres
- Space length 5.4 metres
- Aisle Width 6.0 metres

These spaces therefore exceed the minimum dimension requirements of User Class 1A in Australian Standards, AS2890.1:2004 (Residential, domestic and employee parking).

Ramp grades within the car park are less than the maximum grade of 20% permitted under AS2890.1.

The car parking design therefore complies with the requirements of Acceptable Solution A1 of Clause E6.7.5 of the Planning Scheme.

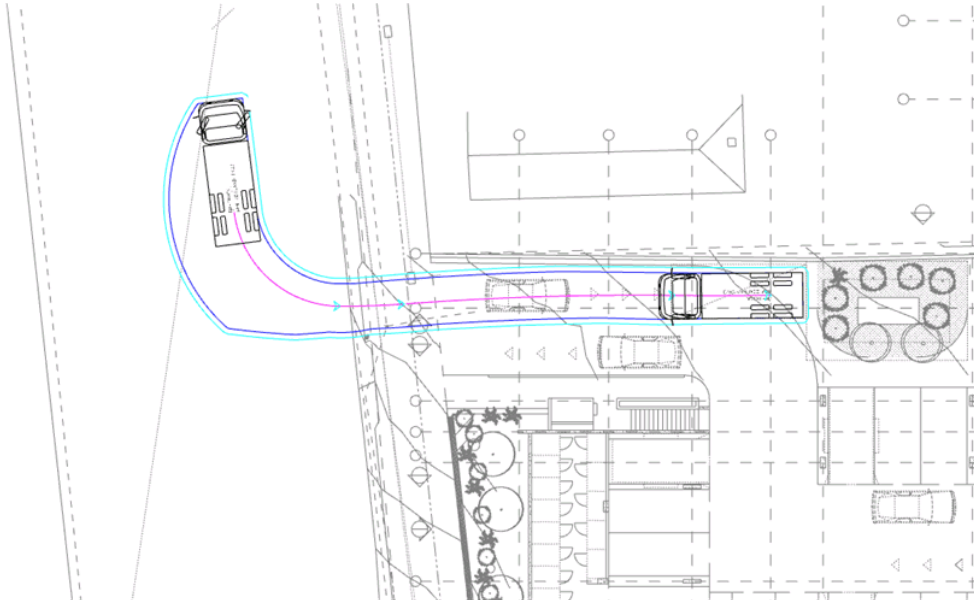
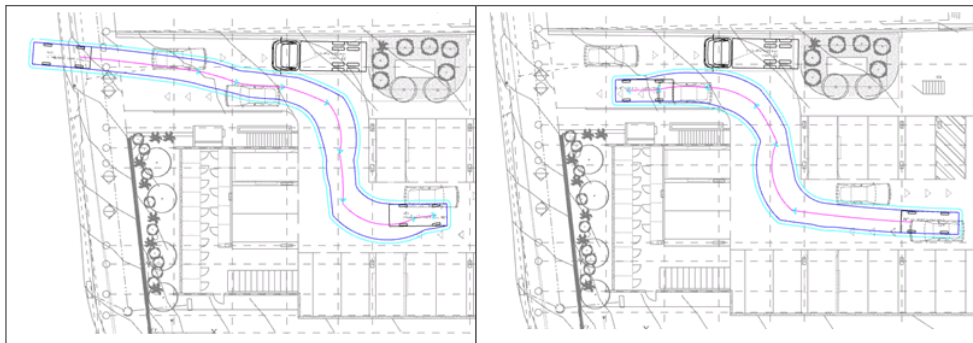
## 5.6 Commercial Vehicles

The development will have on-site garbage collection. This will be undertaken by a Veolia truck with the following dimensions:

- Length 7.4 metres
- Width 2.4 metres
- Height 2.7 – 3.2 metres

Access to the site will be via a reverse-entry/ forward-exit manoeuvre. The swept path of the reversing manoeuvre is shown in Figure 8. Note that the swept path of a commercial truck with length of 8.0 metres was tested (ie. larger than the specified Veolia vehicle).

Garbage collection will be undertaken once per week, typically early morning when traffic movements associated with the car park are very low. The swept paths of B85 vehicles past the garbage truck are shown in Figure 9. Note that there is no vertical restriction within the access to the car park where the garbage truck will travel.

**Figure 8 Service Vehicle Access****Figure 9 B85 Swept Paths past Garbage Truck**

The Acceptable Solution A1 of Clause E6.7.13 of the Planning Scheme states:

*"Commercial vehicle facilities for loading, unloading or manoeuvring must be provided on-site in accordance with Australian Standard for Off-street Parking, Part 2 : Commercial. Vehicle Facilities AS 2890.2:2002, unless:*



- (a) *the delivery of all inward bound goods is by a single person from a vehicle parked in a dedicated loading zone within 50 m of the site;*
- (b) *the use is not primarily dependent on outward delivery of goods from the site".*

In this case the garbage truck is considered a commercial vehicle. AS2890.2 requires that the loading bay service area is dependent on a combination of:

- (a) The maximum size of vehicle likely to use the facility.
- (b) The frequency with which vehicles of different classification use the facility; and
- (c) Whether the public road from which the facility is accessed is a major or minor road.

The following points are relevant for the site:

- The swept paths of a 8.0 metre minibus demonstrate that the truck can reverse-enter and forward-exit the site in a single swept movement.
- The frequency of access to the site will be typically once per week. There will minimal conflict between different vehicles attempting to utilise the access at any time.
- The frontage road (Letitia Street) is a minor road.

AS2890.2 states the following regarding access to a minor road:

*"Where providing regular service from a minor road, manoeuvring on-street, if permitted by the relevant authority, shall be strictly limited to one reverse movement either onto or off the street, and be subject to determination of both safety and obstruction to on-street traffic.*

*The swept path of the maximum size design vehicle using the facility may be allowed to occupy the entire width (less specified clearances) of a two-way access driveway when the vehicle is entering or leaving the minor road".*

In this case the access driveway provides access to a garbage collection area. There is sufficient room for the truck to reverse from the street without having any significant impact on traffic flow on Letitia Street during the times when garbage collection will be undertaken (typically prior to 8:00am when hourly traffic flow in Letitia Street will be very low).

On this basis the commercial parking complies with the requirements of AS2890.2, and thus complies with the requirements of Acceptable Solution A1 of Clause E6.7.13 of the Planning Scheme.



## 6. Conclusions

This traffic impact assessment (TIA) investigated the traffic and parking impacts of a proposed 29-unit social housing residential development at 71A Letitia Street, North Hobart.

The key findings of the TIA are summarised as follows:

- The proposal will generate approximately 71 vehicles per day with a peak of 8 vehicles per hour.
- Access to the site is via a single driveway with a separated footpath. The design of the access meets the requirements of Acceptable Solution A1 of Clause E6.7.2 of the Planning Scheme.
- The development complies with Performance Criteria P1 of Clause E6.6.1 in terms of parking provision.

Based on the findings of this report the proposed development is supported on traffic grounds.





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**Document Status**

Revision	Author	Review	Date
0	Keith Midson	Zara Kacic-Midson	8 March 2022
1	Keith Midson	Zara Kacic-Midson	18 July 2022





19th July 2022

To whom it may concern,

**Service Assessment - 71a Letitia Street North Hobart.**

A site assessment and service review of the plans has been conducted for the proposed 71a Letitia Street North Hobart development to determine the most appropriate methodology in relation to the provision of a waste and recycling collection service at the above address. The assessment conclusions/recommendations are as follows:

- A medium size Rear lift truck is considered the most appropriate method for the provision of the service/s.
- Veolia would service the bins from Letitia Street reversing to the end of the driveway to access the bin compound. Access for cars to/from the carpark will still be available.
- The Veolia operator/s would access the waste compound to service the bins.
- The site at Letitia Street North Hobart has a moderate gradient.
- Visibility is good.
- Trucks will have flashing safety beacon lights operating and reversing cameras.
- Peak traffic times will be avoided when providing collection services.
- A formal Risk Assessment / Work Instruction will be provided to Veolia operators detailing the above requirements and restrictions, prior to commencing the service/s.

Should further information be required in relation to the above, please contact the undersigned on 0419 374 380.

Regards

A handwritten signature in black ink, appearing to read 'MH', is written over a faint, circular, light-grey background.

**Harold Halton**  
**Manager, Commercial Services**





a: L1, 125A Elizabeth Street, Hobart, 7000

p: (03) 6165 0443

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abn: 67 141 991 004

25 August 2022

Adam Smee  
Planning Department  
City of Hobart  
16 Elizabeth Street  
HOBART TAS 7001

By development portal

Dear Adam,

PLN-22-287 – 71A LETITIA STREET, NORTH HOBART  
RESPONSE TO FURTHER INFORMATION REQUEST

Please find the attached additional information in response to Council's request for further information letter dated 3 August 2022.

Road and Railway Assets Code and Parking and Access Code.

*E6.6.1 - To satisfy the Hobart Interim Planning Scheme 2015 clause E6.6.1, please address each of the requirements in the performance criterion P1 for this clause. To assist in the assessment please provide:*

- *Evidence that people who require social housing are "less likely" to own a vehicle or motorcycle, and,*
- *Details of on street parking availability of the surrounding road network, including peak times during the week and weekend.*

In response to point #1 above, please find attached:

- A letter from both Centacare Evolve Housing providing the requested data relating to car ownership across several social housing developments throughout Southern Tasmania. The data identifies a trend of vehicle ownership of approximately one third of tenancies. Based on the 29 tenancies proposed for 71A Letitia Street, the data would indicate 10-12 tenancies would require and utilise parking facilities, the proposed 22 carparking spaces would provide more than adequate parking to suit these requirements.
- A letter from the Director of Housing with details of comparable social housing developments in the Hobart municipality, all approved with a reduction in the number of car parking spaces required by E6.6.1 of the *Hobart Interim Planning Scheme 2015*; reflective of the low car ownership rates among tenants of these inner city dwellings.

In response to point #2 of Council's letter, based on the information provided in both the response from Centacare Evolve Housing and the Director of Housing, this is no longer considered to be applicable as the data clearly indicates that car ownership is low for people that require social housing. The proposed development at 71A Letitia Street will not rely on off site parking within the surrounding road network.

p2

I trust this satisfies your further information request. I can be contacted on 03 6165 0443 or at [sarah@eraplanning.com.au](mailto:sarah@eraplanning.com.au) if further clarification is required.

Yours sincerely,



Sarah Silva  
**Senior Planner**

Attachments    *letter prepared by Centacare Evolve Housing*

*letter prepared by Director of Housing*

## Department of Communities Tasmania

GPO Box 65, HOBART TAS 7001 Australia  
Ph: 1300 135 513  
Web: [www.communities.tas.gov.au](http://www.communities.tas.gov.au)



Contact: Anna Balmforth – Manager Community Partners and Projects  
Phone: 0438 067 960  
Email: [anna.balmforth@communities.tas.gov.au](mailto:anna.balmforth@communities.tas.gov.au)

Attention: Adam Smee

Development Appraisal Unit

City of Hobart  
GPO Box 503

HOBART TAS 7001

**Subject: Car parking demand – 71A Letitia Street**

The Director of Housing, constituted as a corporation's sole by Section 6A of the *Homes Act 1935* owns the land at 71A Letitia Street, North Hobart. This land is being developed by Centacare Evolve Housing on behalf of the Director to provide 29 new social housing dwellings under the Community Housing Growth Program. This development will provide much needed housing supply in the Hobart municipality and is due to be delivered in early 2024.

To support City of Hobart's assessment of this development application, I provide the following evidence to reiterate the reduced demand for car parking in social housing developments in inner-city sites.

The Letitia Street development will provide a total of 22 car parking spaces for 29 units. The majority of these (21) are single bedroom units. Communities Tasmania has successfully completed a number of comparable social housing developments in the Hobart municipality. This includes multi-unit complexes at Goulburn Street, Brisbane Street, Bathurst Street, Harrington Street and Campbell Street. All developments have been approved with a reduction in the number of car parking spaces provided, reflective of the low car ownership rates among tenants of these inner-city dwellings.

Most recently, the Wintringham social housing development at 23-25 Goulburn Street provided 25 residential apartments, and a total of 15 car parking spaces. This site is fully tenanted and less than 30 per cent of residents own a car. Anecdotally, the occupation of the car park averages 50% of its total capacity. Close proximity to the CBD, accessible public transport and affordability of car ownership are all key factors contributing to low car ownership rates amongst residents of these developments. The Letitia Street development will be no exception to this.

Further evidence is documented in a formal car parking survey undertaken by a qualified traffic engineer for the Department regarding the Walford Apartments (216 Harrington Street). This is a 53 unit complex comprising 40 two bedroom and 13 one bedroom units. The comprehensive survey found the parking demand was a maximum of 0.55 parked cars/unit and 0.31 parked cars/bedroom. The average number of parked vehicles on site over the period of the survey was 24 (around 53% of capacity) while the maximum number of parked vehicles at any point in time was 29 or 65% of the total car park capacity. The car park was never more than 2/3 occupied at any point in the survey period. The site is located where there are no passing bus services, but it is within one-kilometre walking distance of the Hobart CBD main city block.

Tenancy allocations to these unit developments are based on a suitability assessment to ensure that the location and type of housing suits the individual needs of the resident. Effective allocations and tenancy management is a further mechanism used to manage car parking demand.

I would strongly encourage Council to observe the existing social housing unit complexes within the Hobart municipality and evidence confirming low car ownership rates and parking demand at these sites.

If you have any further questions regarding this matter, please don't hesitate to contact Anna Balmforth, Manager Community Partners and Projects via telephone on 0438 067 960.

Yours sincerely



Richard Gilmour  
Director, Community Infrastructure  
Communities Tasmania

19 August 2022



Adam Smee  
Development Appraisal Unit  
Hobart City Council  
HOBART TAS 7001

**Re: 71 Letitia Street, North Hobart – Car Ownership**

Dear Adam,

I refer to our online meeting on Thursday 18<sup>th</sup> August and wish to provide some data relating to car ownership across several social housing developments.

Please see below table, representing car ownership across numerous developments managed by Centacare Evolving Housing throughout Southern Tasmania. The developments are a typical cross-section of our portfolio and vary in terms of density and bedroom configurations and are representative of the 3000+ homes that we manage state wide as a Tier 1 Community Housing Provider.

Property	Number of Dwellings	Time period the properties have been managed by CEH	Car Ownership on site over management period
A	9	1.5 years	3-4 cars
B	55	2 years	20-24 cars
C	15	2 years	6-7 cars
D	8	3 years	2-3 cars
E	9	3 years	2-3 cars
F	7	25 years	1-2 cars

The data would indicate a trend of vehicle ownership of approximately one third of tenancies. Based on the 29 tenancies proposed for 71 Letitia Street, the data would indicate 10-12 tenancies would require and utilise parking facilities, the proposed 22 carparking spaces would provide adequate parking to suit these requirements.

Also discussed in our meeting was the provision of data from the Priority Social Housing Waitlist for North Hobart. Please see below a table demonstrating the data as at week ending 18<sup>th</sup> August 2022.



Community minded, Community driven

Shop 2, 28 Green Point Rd  
Bridgewater TAS 7030  
(next to Centrelink)

Affordable Community Housing Alliance Tasmania Limited  
trading as Centacare Evolve Housing ABN 23 154 824 969

General enquiries: 6173 0060

Maintenance enquiries: 6173 0061

[www.centacareevolve.com.au](http://www.centacareevolve.com.au)

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Priority Housing wait list for  
North Hobart

Age	1 bed	2 bed
16-24	178	82
55+	81	55

Please let me know if you have any questions relating to car ownership and our observations across our portfolio.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Ben Wilson'.

Ben Wilson  
Chief Executive Officer  
Centacare Evolve Housing



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(next to Centrelink)

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[Tim Watson](#)

[Ryan Gates; Daniel Lane](#)

[Mark Gardner; Neil Lowry](#)

Letitia St - Hydraulic drawings and stormwater report

Sunday, 10 July 2022 6:40:49 AM

[image001.png](#)

[220701 SR 21E68-7.pdf](#)

[FW TasWater Submission to Planning Authority Notice TWDA 202200693-HCC for Council permit PLN-22-](#)

[287.msg](#)

[220701 HYD 21E68-7 D.pdf](#)

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Hi Ryan,

Please find attached updated Hydraulics and stormwater report. We respond directly to the relevant council RFI's as follows:

TW1 – sorted as per attached email from TasWater.

SW1 – please refer to attached hydraulic drawings demonstrating how stormwater from the proposed development will be disposed of via gravity to the existing site stormwater connection. All areas of the site can be drained to this single site stormwater connection as the invert level of connection is at 38.86 (nearly 2m below proposed carpark FFL).

SW5 – updated stormwater report attached showing proposed stormwater treatment to meet Council's stormwater quality requirements.

SW7 – please refer to updated hydraulic drawing H1.01 that indicates how a 1:100 year storm event safely passes through the site to Letitia St as overland flow.

If you happen to have any queries on the above, please contact Neil Lowry (copied into this email) as I am on leave until Monday 22<sup>nd</sup> August.

Thanks.

Regards,

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

Structural Engineer



**COVID19 UPDATE** – We have a COVID-19 Safety Plan, and a Case & Outbreak Management Plan in place for the safety of our staff and clients, please follow any requests from our staff to comply with these plans.

Your safety is as important as ours. From 10<sup>th</sup> January 2022, to enter our office, Aldanmark would prefer you to be vaccinated against COVID-19. If this is not the case, please contact the office on 6234 8666 or [mail@aldanmark.com.au](mailto:mail@aldanmark.com.au) to discuss how we can best work together.

*Thank you for your understanding.*

Lower Ground - 199 Macquarie Street, Hobart TAS 7000  
GPO Box 1248, Hobart TAS 7001  
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[tw@aldanmark.com.au](mailto:tw@aldanmark.com.au)

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## **STORMWATER REPORT**

67-71 Letitia Street  
NORTH HOBART TAS

Preston Lane Architects

Aldanmark Reference: **21 E 68 - 7**



**ALDANMARK**  
CONSULTING ENGINEERS

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ABN 79 097 438 714

1/7/2022



## 1. INTRODUCTION AND SCOPE OF ENGAGEMENT

Aldanmark have been engaged to design a stormwater system for the proposed multi-unit development at 67-71 Letitia Street Hobart. As a requirement of City of Hobart stormwater guidelines, the sites post-development peak discharge must not exceed the pre-development peak discharge for stormwater runoff and the project must incorporate the principles of Water Sensitive Urban Design (WSUD). The following report outlines the methodology and assumptions used to ensure the proposed development complies with the council's planning conditions.

## 2. DETENTION MODEL

As the majority of the existing site is a tarmac carpark and remainder existing building, the proposed post-development stormwater flows will be no greater than the existing site. In addition to this, as the proposed development is reducing the area of carparking, this will significantly improve the quality of stormwater runoff into council's stormwater infrastructure.

## 3. MUSIC MODEL

Model for Urban Stormwater Improvement Conceptualisation (MUSIC) was used to model the site and the effectiveness of various treatment devices to achieve the stormwater quality targets outlined in the State Stormwater Strategy (2010) of:

- An 80% reduction in the average annual load of total suspended solids (TSS)
- An 45% reduction in the average annual load of total phosphorous (TP)
- An 45% reduction in the average annual load of total nitrogen (TN)

The MUSIC model is shown in Figure 2. All source nodes were modelled using the default parameters using the mixed source node. Proprietary products (Ocean Protect Stormfilter System and Ocean Guard pit inserts) were modelled using data and treatment nodes obtained directly from the manufacturer.

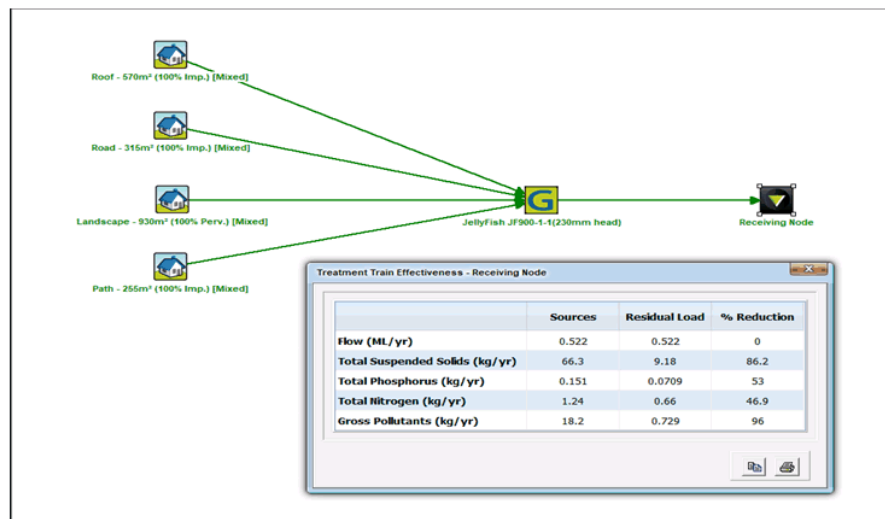


FIGURE 1: MUSIC MODELLING OUTPUT

1/7/2022



Due to the limited space available on the site incorporating swales or bioretention systems was deemed impracticable. Therefore, proprietary devices were utilised to meet the water quality targets. The arrangement of these devices is shown in Figure 2. The propriety devices include one Ocean Protect Ocean Guard - a gross pollutant screen which can be inserted into grated pits and two Ocean Protect Stormfilters - a tertiary treatment cartridge filter system which treats stormwater through sedimentation, filtration, adsorption and precipitation

The results of the model as shown in Figure 2 demonstrate that the required water quality targets are met and the development at 67-71 Letitia Street Hobart will comply with the WSUD requirements of the planning permit.

#### 4. CONCLUSION

This report has demonstrated that the proposed development at 67-71 Letitia StreetProjectCity>> complies with the stormwater quantity and quality conditions of the City of Hobart's stormwater guidelines.

**Note:**

- No assessment has been undertaken of Council's stormwater infrastructure and its capacity.
- This report assumes the Council stormwater main has capacity for the pre-development peak discharge.
- It is the responsibility of Council to assess their infrastructure and determine the impact (if any) of altered inflows into their stormwater network.

Please contact me at [tw@aldanmark.com.au](mailto:tw@aldanmark.com.au) if you require any additional information.



Yours faithfully,

A handwritten signature in blue ink, appearing to read 'Tim Watson', on a light blue rectangular background.

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

HYDRAULIC SERVICES DRAWINGS  
ST JOSPHS  
71a LETITIA STREET  
NORTH HOBART TAS 7000

H0.01	HYDRAULIC INDEX	D	01/07/2022
H0.02	HYDRAULIC NOTES	D	01/07/2022
H0.03	LEGEND & ABBREVIATIONS	D	01/07/2022
H1.02	DRAINAGE SERVICES - GROUND FLOOR	D	01/07/2022
H1.02	DRAINAGE SERVICES - LEVEL 1	D	01/07/2022
H1.03	DRAINAGE SERVICES - LEVEL 2	D	01/07/2022
H1.04	DRAINAGE SERVICES - LEVEL 3	D	01/07/2022
H2.01	WATER SERVICES - GROUND FLOOR	D	01/07/2022
H2.02	WATER SERVICES - LEVEL 1	D	01/07/2022
H2.03	WATER SERVICES - LEVEL 2	D	01/07/2022
H2.04	WATER SERVICES - LEVEL 3	D	01/07/2022
H4.01	HYDRAULIC SERVICES - ROOF	D	01/07/2022
H4.01	HYDRAULIC DETAILS	D	01/07/2022

		DESIGN:	K/J	 <div>ALDANMARK CONSULTING ENGINEERS</div> <div>Lower Ground 199 Macquarie Street Hobart TAS 7000 03 5234 6666 mail@aldanmark.com.au www.aldanmark.com.au</div>	PROJECT: PROPOSED MULTI - RESIDENTIAL DEVELOPMENT	ADDRESS: 71a LETITIA STREET NORTH HOBART TAS 7000	SHEET: HYDRAULIC INDEX		
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B	PRELIMINARY ISSUE	03/06/2022	CHECKED: TW						
A	DA ISSUE	14/04/2022	VERIFIED:						
REV	ISSUE	DATE	APPROVAL						

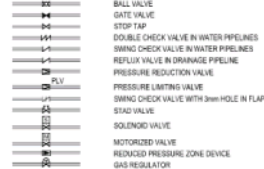


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## SYMBOLS



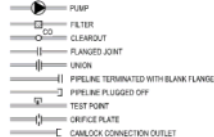
## VALVES (SCHEMATIC)



## VALVES/SCHEMATIC



## SYSTEM ACCESSORIES



### ABBREVIATIONS

VALVES  
DATE

AVT	RIGHT ANGLE STOP TAP
BHT	BRAZED HOSE TAP
BV	BALANCING VALVE
CV	CHECK VALVE
DCV	DOUBLE CHECK VALVE
DDCV	DOUBLE DETECTOR CHECK VALVE
GRV	GAS BYPASS VALVE (BALL OR FLATE MOUNTED)
GV	GATE VALVE
GVB	GATE VALVE FOR BOILER
GVTOM	GATE VALVE FOR D. - HAMMERFIST
HT	HOT TAP
NRV	NON RETURN VALVE
PLT	PLUNGER HOIST VALVE
PHY	PRESSURE LIFTING VALVE
PRV	PRESSURE REDUCTION VALVE
RPZD	REDUCED PRESSURE ZONE DEVICE
RST	RECESSED STOP VALVE
RV	RELIEF VALVE
SV	STOP VALVE
TMP	THERMOSTATIC MIXING VALVE
TMRP	THERMOSTATIC MIXING VALVE / VALVE CONTROL GROUP
TAPR	TEMPERATURE / PRESSURE RELIEF VALVE
VB	VALVE BOX

**SANITARY PLUMBING AND DRAINAGE**  
BY **REYNOLDS & TAYLOR**

CO	CLEANOUT
CCO	CONDENSATE DRAIN
CS	CONDENSATE STACK
CVP	CONDENSATE VENT PIPE
CP	COUPLER
DS	DRAINAGE STACK
DSU	DRAINAGE STACK URINAL
DTU	DRAINAGE TURN UP
FSTD	PIPE SPINNER TEST DRAIN
GA	GRASS ARRESTOR
GU	GRAVEL DRAIN
GO	GUTTER OUTLET
GRU	GRASS RELIEF VENT
GV	GRASS VENT PIPE
GP	GRATE
HD	HEAVY DUTY COVER OR GRATE WITH FRAME
	CLASS D (JACK TIGHT) FOR BEVERAGE
	CLASS D (JACK TIGHT) FOR BEVERAGE
LO	LOCKING (OPENING)
KE	KEY BENT
LTD	LONGITUDINAL TRENCH GRATE
	CLASS C (JACK TIGHT) COVER OR GRATE WITH FRAME
	CLASS C (JACK TIGHT) FOR BEVERAGE
	SYSTEMS CONFORMING TO AS 3998-1992
OS	OVERFLOW
DL	OLEO BURNER
PPO	PLASTER DRAIN OUTLET
PW	PIPE PLUG WASTE
RWC	RANWATER OUTLET
RV	RELIEF VENT
RUP	RELIEF VALVE PIPE
SDP	SYNCHRONIC DRAIN PIPE
SBR	SEWER MANHOLE
SPU	SYNCHRONIC OUTLET
SP	SOIL PIPE
SPU	SOIL PIPE URINAL
SRS	SEWER SIZING MANHOLE
SUB	SUB-SOIL, REPAIR MANHOLE
STW	STORMWATER
STWD	STORMWATER PIPE WITH BOLT DOWN COVER
ST	STORMWATER
TS	TRENCH
TV	TRENCH VENT
V	VENT
VC	VERTICAL DRAINAGE CELL
WCP	WASTE PIPE
WST	WASTE STACK

WATER PIPING SYSTEM  
RCH ROTABLE CO

PCW	POTABLE COLD WATER
PCWRM	POTABLE COLD WATER RISING MAIN
D	DRAIN
PHW	POTABLE HOT WATER
R	RELIEF
PTCW	POTABLE TANK COLD WATER
PPCW	PUMPED POTABLE COLD WATER

## FLUID FLOW

FU	FIXTURE UNITS
kPa	PRESSURE IN KILOPASCALS
L/s	FLOW IN LITRES PER SECOND
LU	LOADING UNITS
m HEAD	PRESSURE IN METRES HEAD
m/s	VELOCITY OF FLOW IN METRES PER SECOND

## GAS PIPING SYSTEMS

GM	GAS METER
KW	KILOWATT
MJ/hr	MEGAJoule PER HOUR
NG	NATURAL GAS
NGTP	NATURAL GAS TAIL PIPE

**FIGURES & FITTINGS**

[illegible]

## FIRE PROTECTION PIPING SYSTEMS

DE	DIESEL EXHAUST
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE SPRINKLER
IFS	INCOMING FIRE SPRINKLER

## MATERIALS

BI	BRASS
CI	CAST IRON
CICL	CAST IRON CEMENT LINED
CONC	CONCRETE
CP	CHROMIUM PLATED
CU	COPPER
DICL	DUCTILE IRON CEMENT LINED
FRC	FIBRE REINFORCED CEMENT
GMS	GALVANIZED MILD STEEL
PE	POLYETHYLENE
PP	POLYPROPYLENE
RC	REINFORCED CONCRETE
RCP	REINFORCED CONCRETE PIPE
RHS	RECTANGULAR HOLLOW SECTION
SS	STAINLESS STEEL
PVC	UNPLASTICIZED POLYVINYL CHLORIDE

## LEVELS

AHD	AUSTRALIAN HEIGHT DATA
CL	CEILING LEVEL
FFL	FINISHED FLOOR LEVEL
GL	GROUND LEVEL
HL	HIGH LEVEL
IL	INVERT LEVEL
LL	LOW LEVEL
ML	MID LEVEL
RL	REDUCED LEVEL
US	UNDERSIDE
USFL	UNDERSIDE FLOOR
TK	TOP OF KERB

### MISCELLANEOUS

ABC	AIR CONDITIONING
BLP	BLIND PLANTER
CCL	CENTRE LINE
COC	CAST IN COLUMN
CIS	CAST IN SLAB
DIA	DIAMETER
DRAW	DRAINING
DTB	DROPPING TO BELOW
ECP	PUMP ELECTRICAL CONTROL PANEL
EJ	EXPANSION JOINT
EX	EXISTING
FALL	PIPELINE FALL
GRD	GROUND
HP	HIGH POINT
JU	JUMP UP
MPC	MULTI-PART COVER
MPG	MULTI-PART GRATE
NTS	NOT TO SCALE
RFB	RISEING FROM BELOW
SQ	SQUARE
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL

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REV	ISSUE	DATE	APPROVAL	



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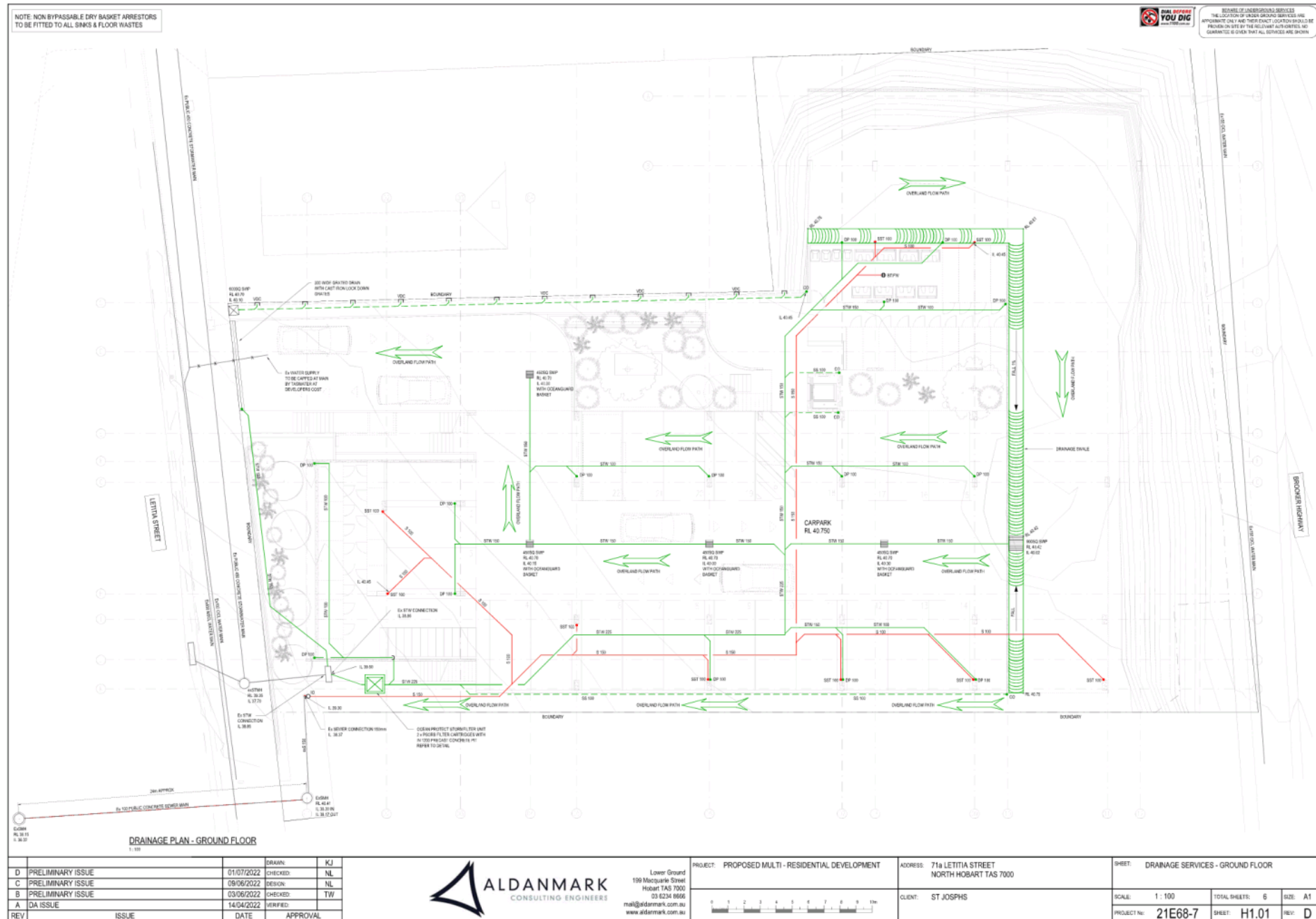
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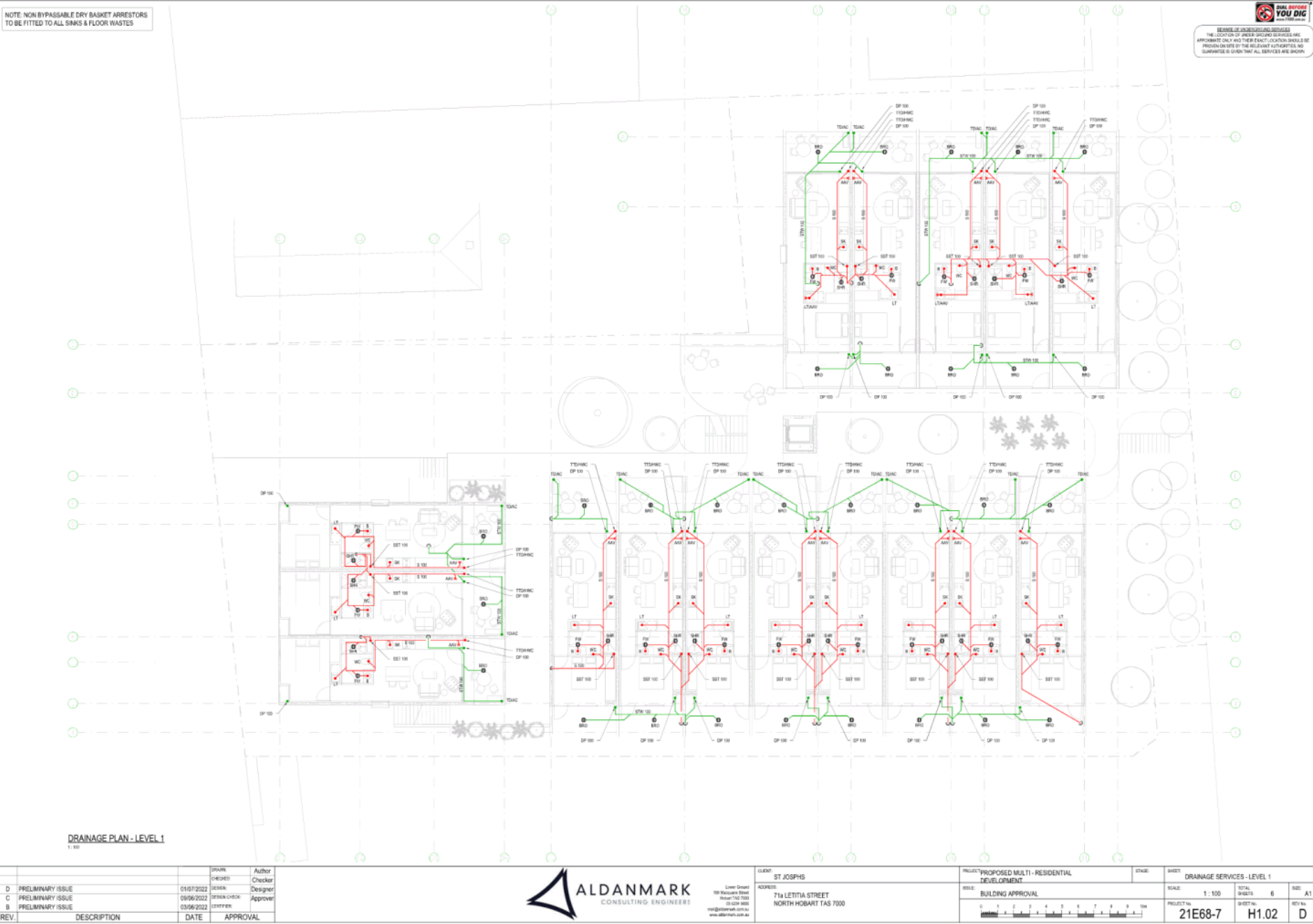
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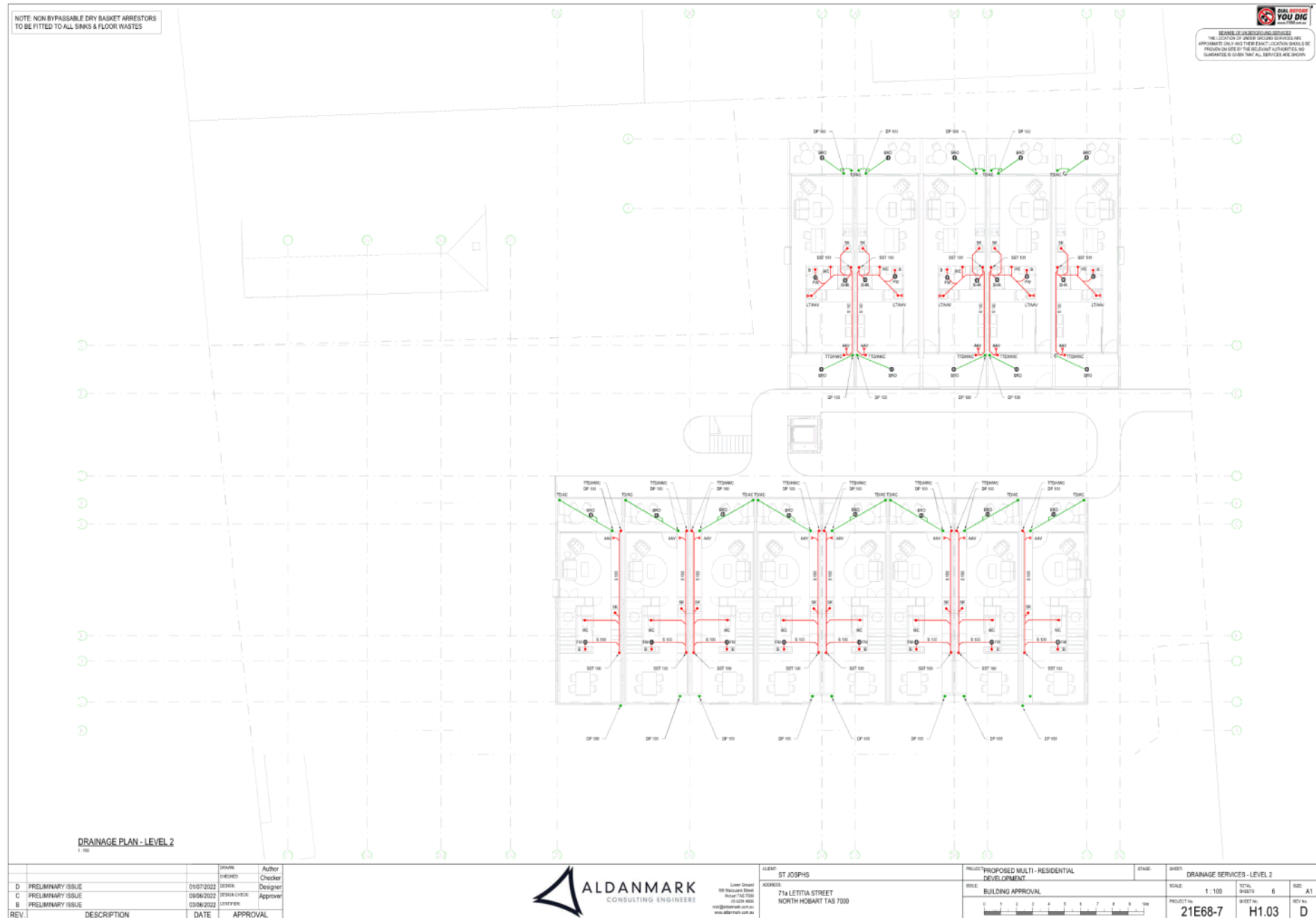
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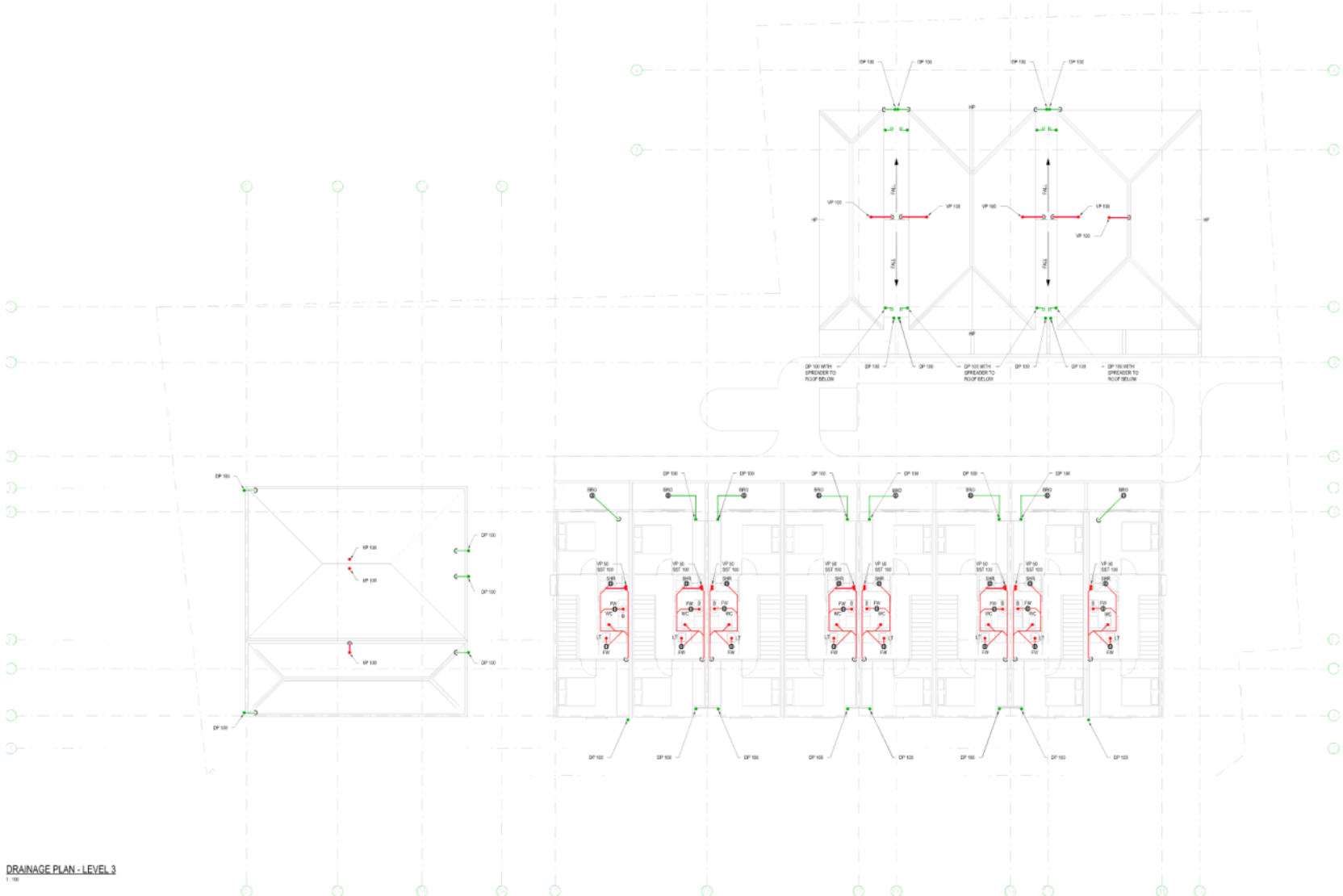






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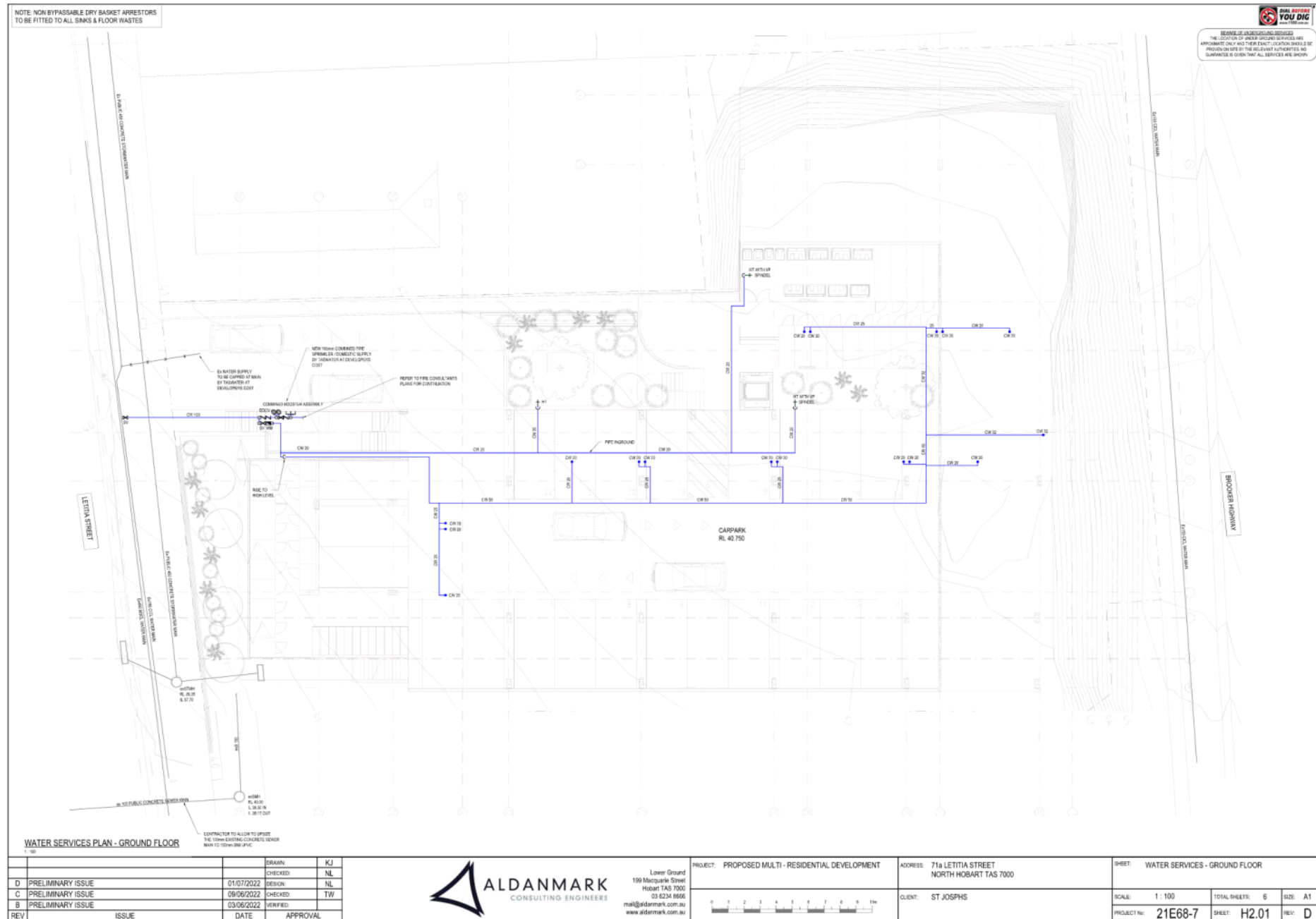
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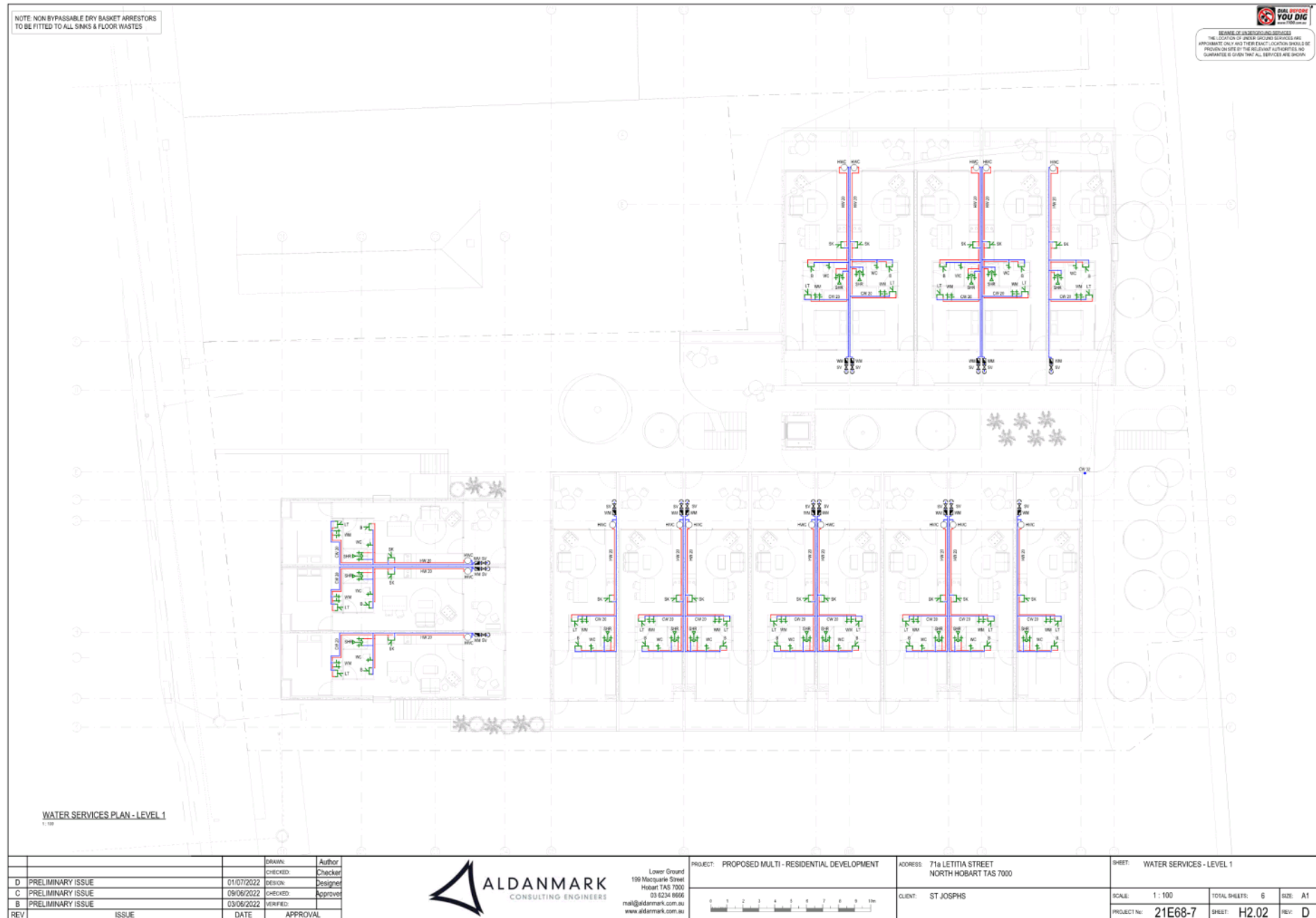
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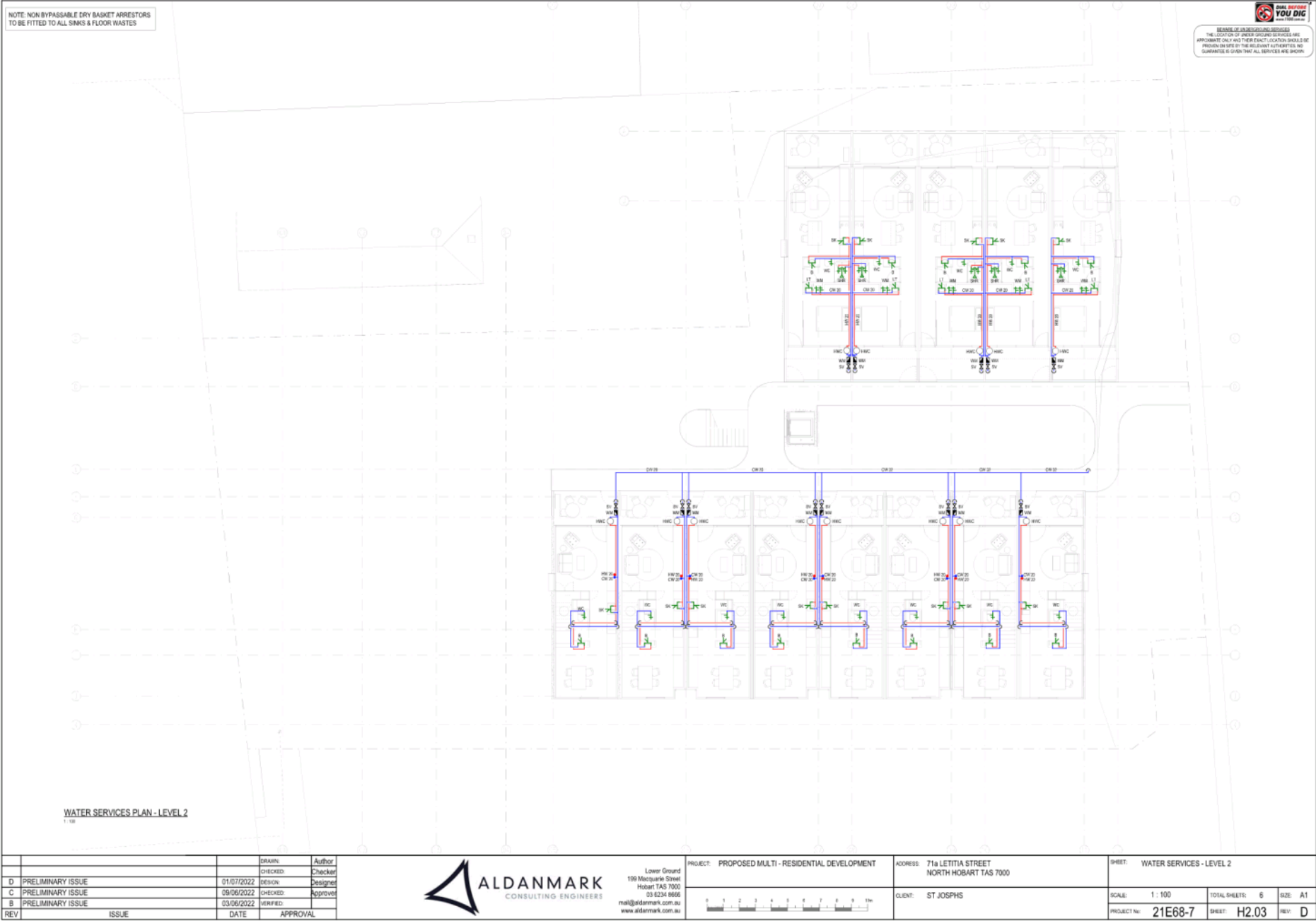
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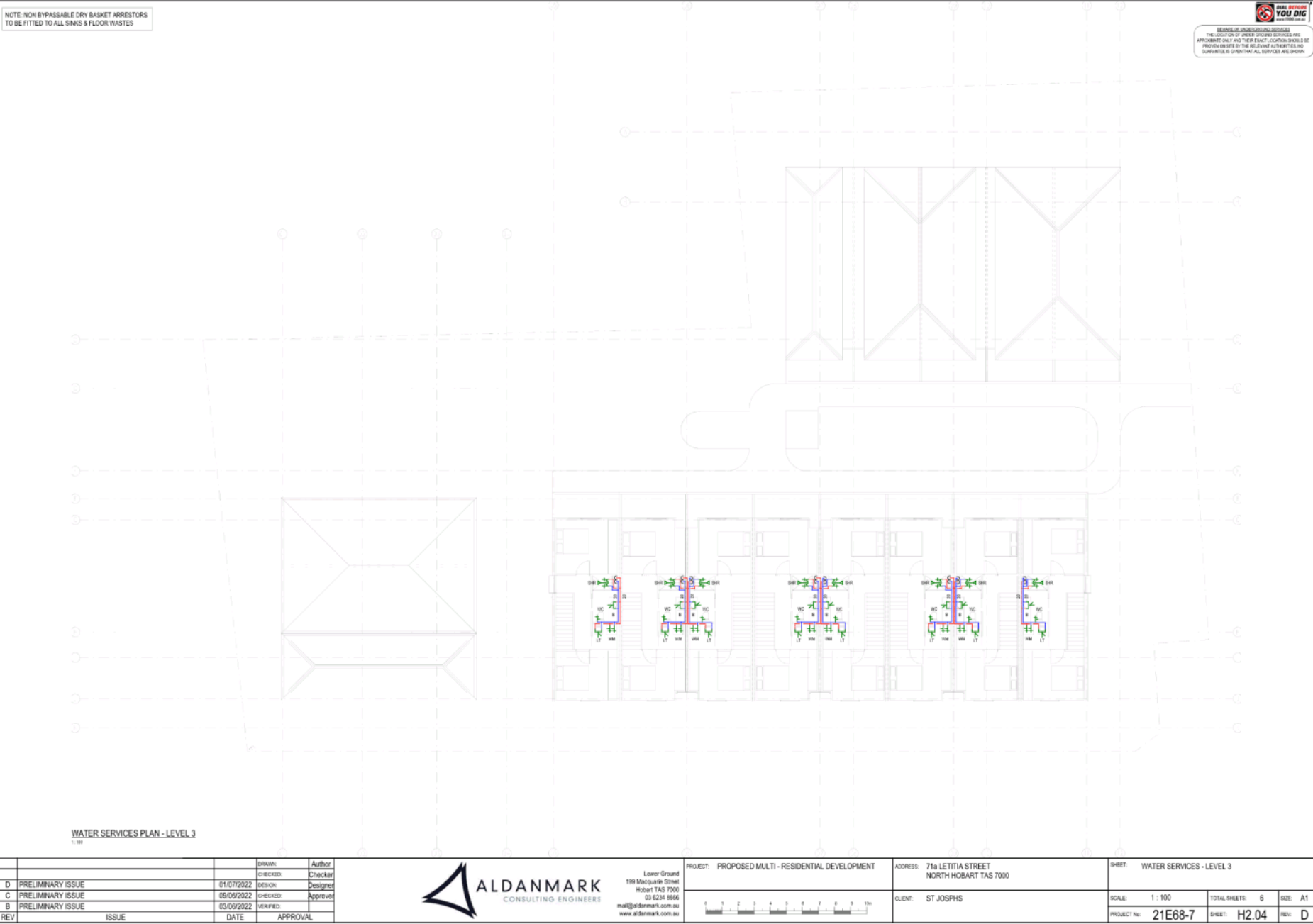
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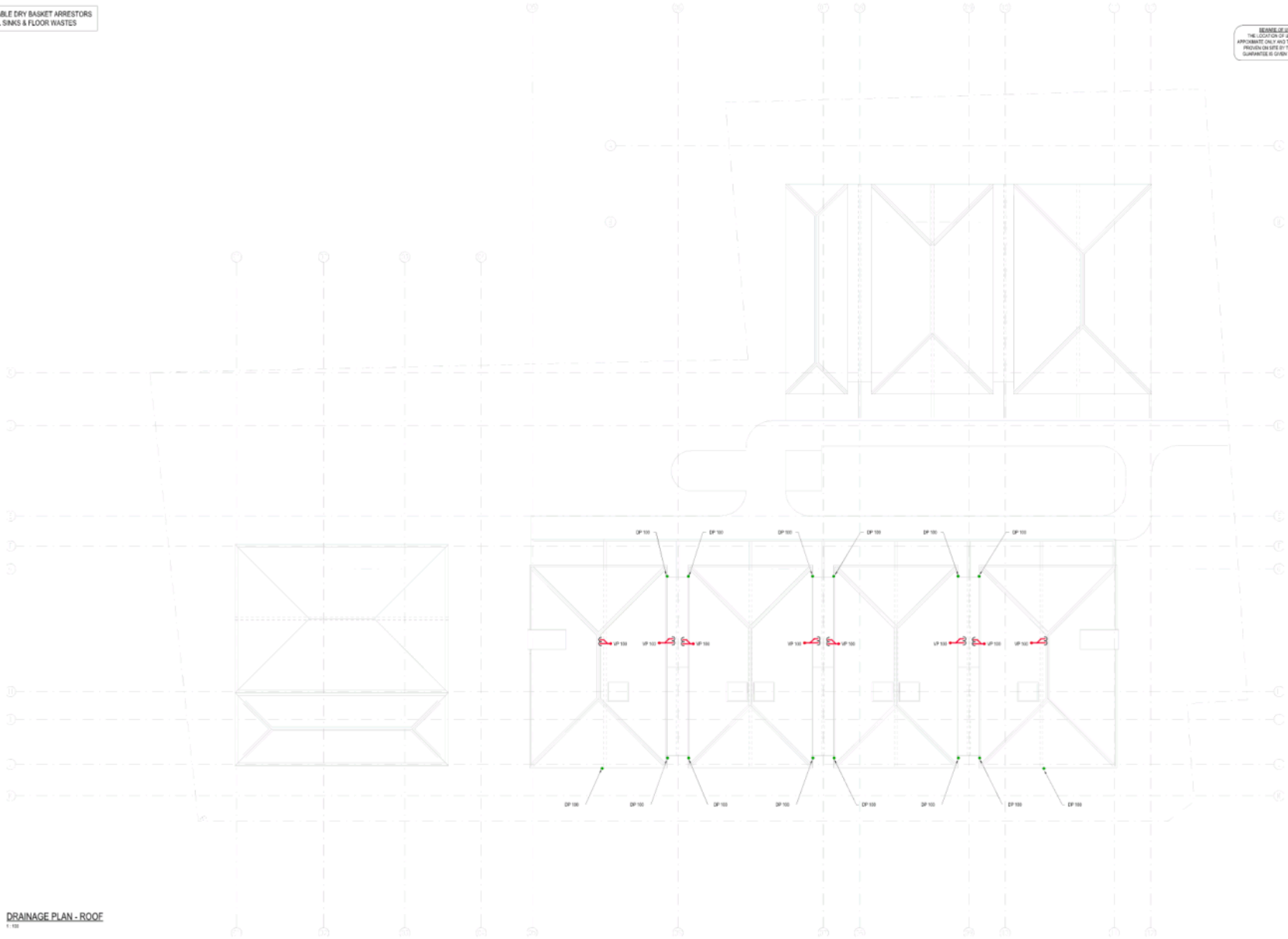




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THE LOCATION OF ANY SERVICES ARE  
APPROXIMATE ONLY AND THEIR EXACT LOCATION SHOULD BE  
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DRAINAGE PLAN - ROOF

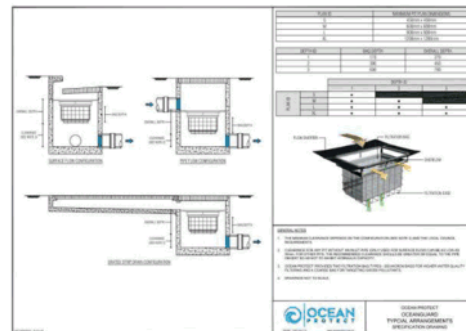
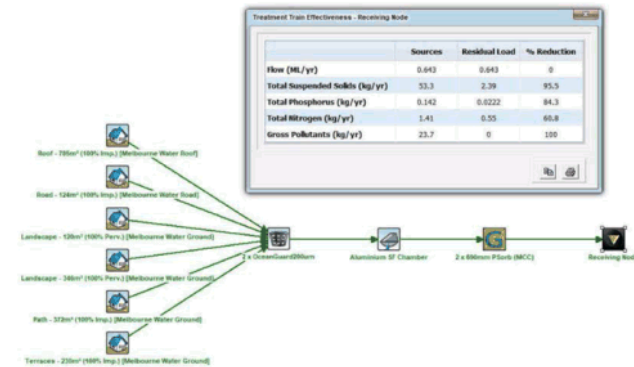
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C	PRELIMINARY ISSUE	06/06/2022	Checker
B	PRELIMINARY ISSUE	03/06/2022	Designer
A	PRELIMINARY ISSUE	03/06/2022	Approver



CLIENT: ST JOSEPHS  
ADDRESS: 71A LETITIA STREET  
NORTH HOBART TAS 7000

PROJECT	PROPOSED MULTI-RESIDENTIAL DEVELOPMENT	STAGE	SHEET	HYDRAULIC SERVICES - ROOF
SCALE	1:100	TOTAL SHEETS	6	SHEET
PROJECT No.	21E68-7	H3.01	D	




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				CHECKED	NL
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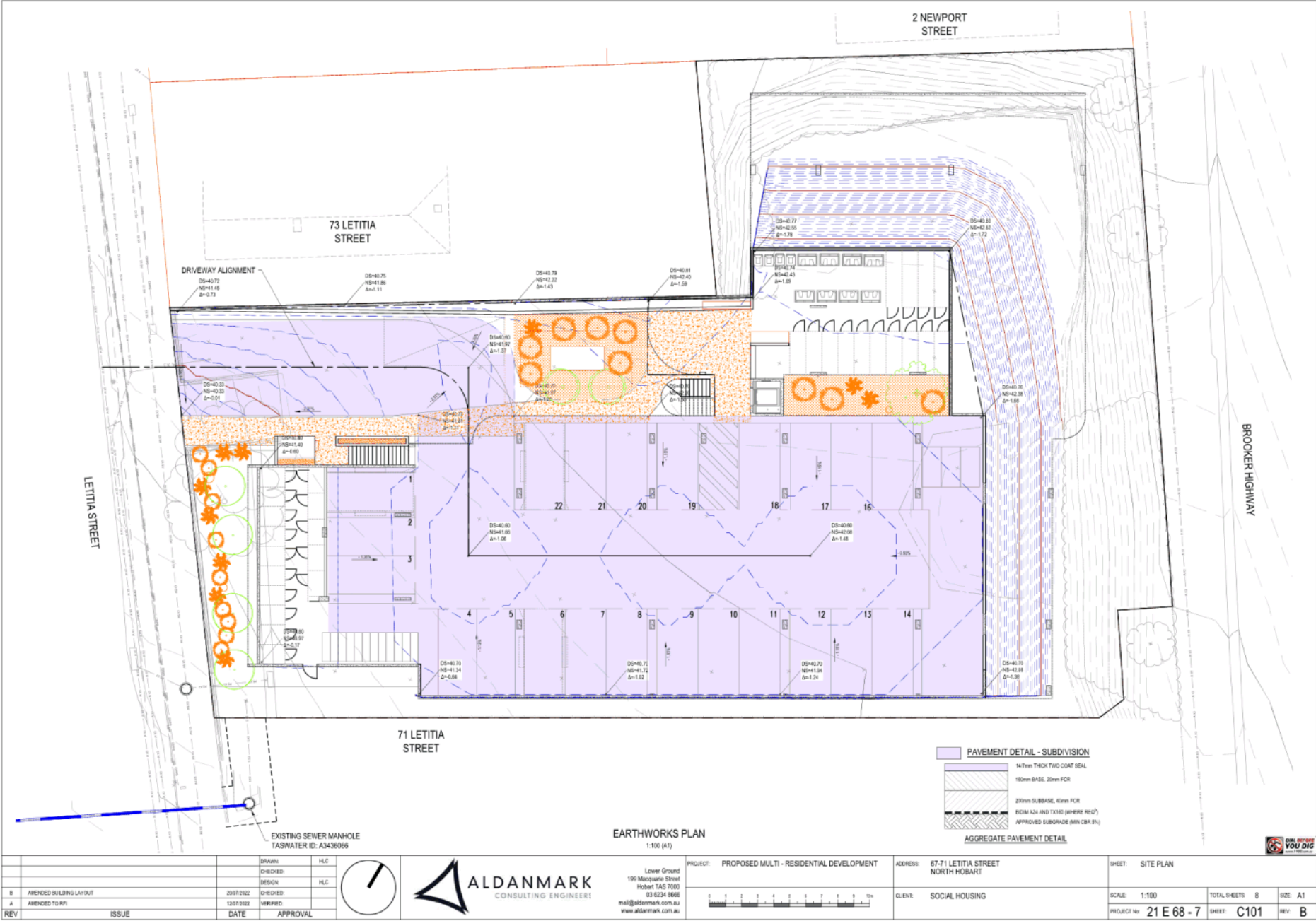
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713-6254 9000  
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ADDRESS:	71a LETITIA STREET NORTH HOBART TAS 7000

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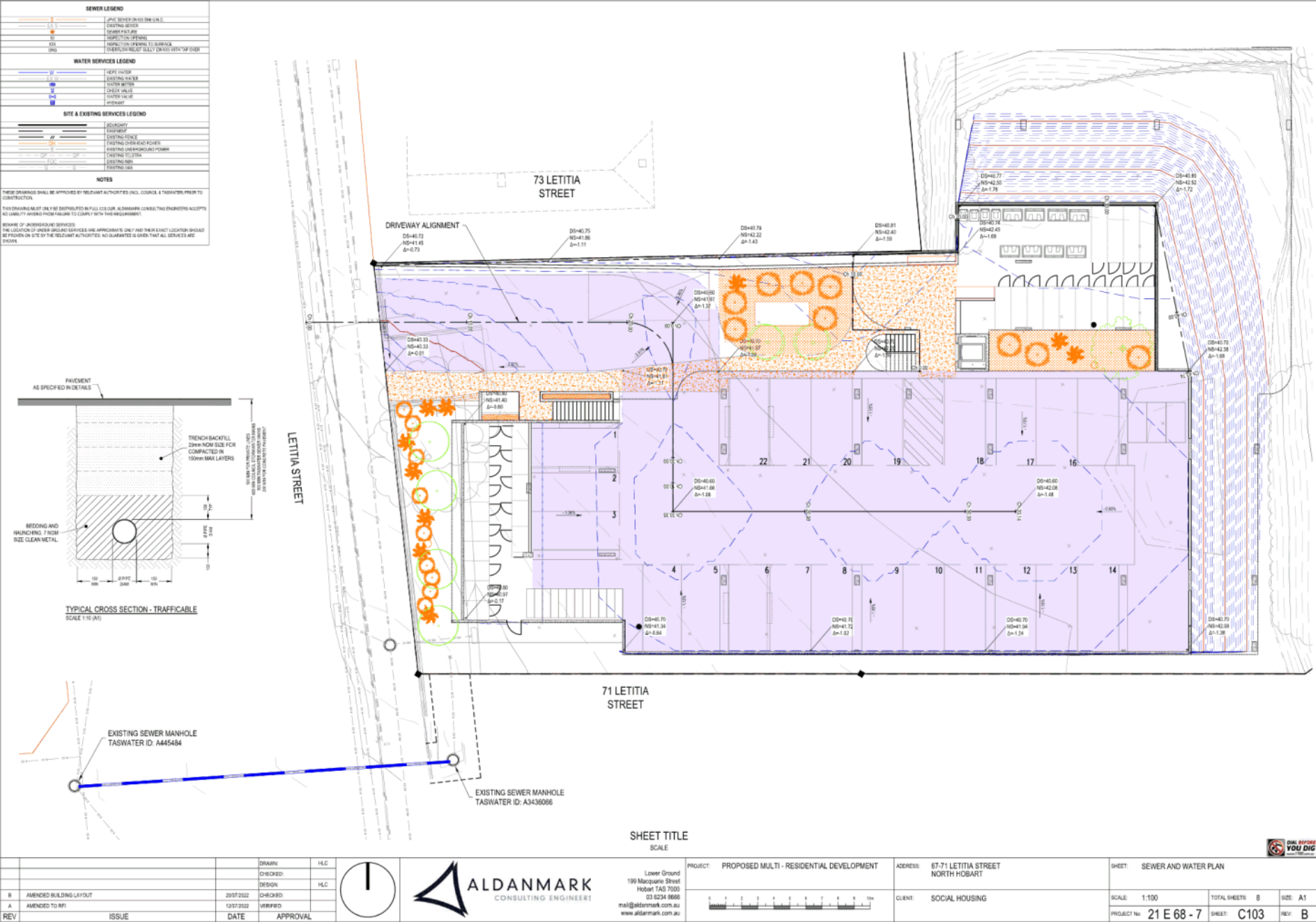
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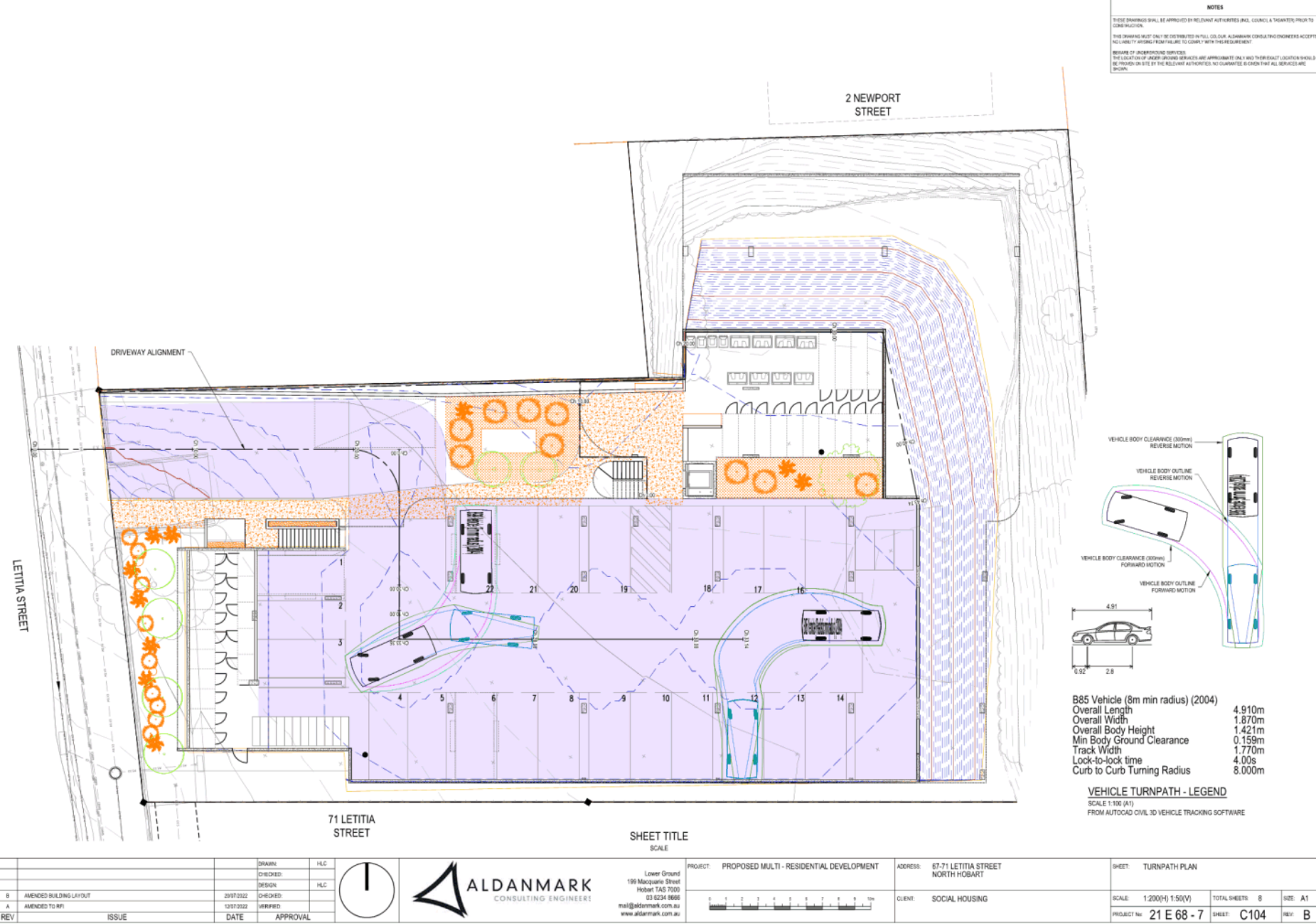
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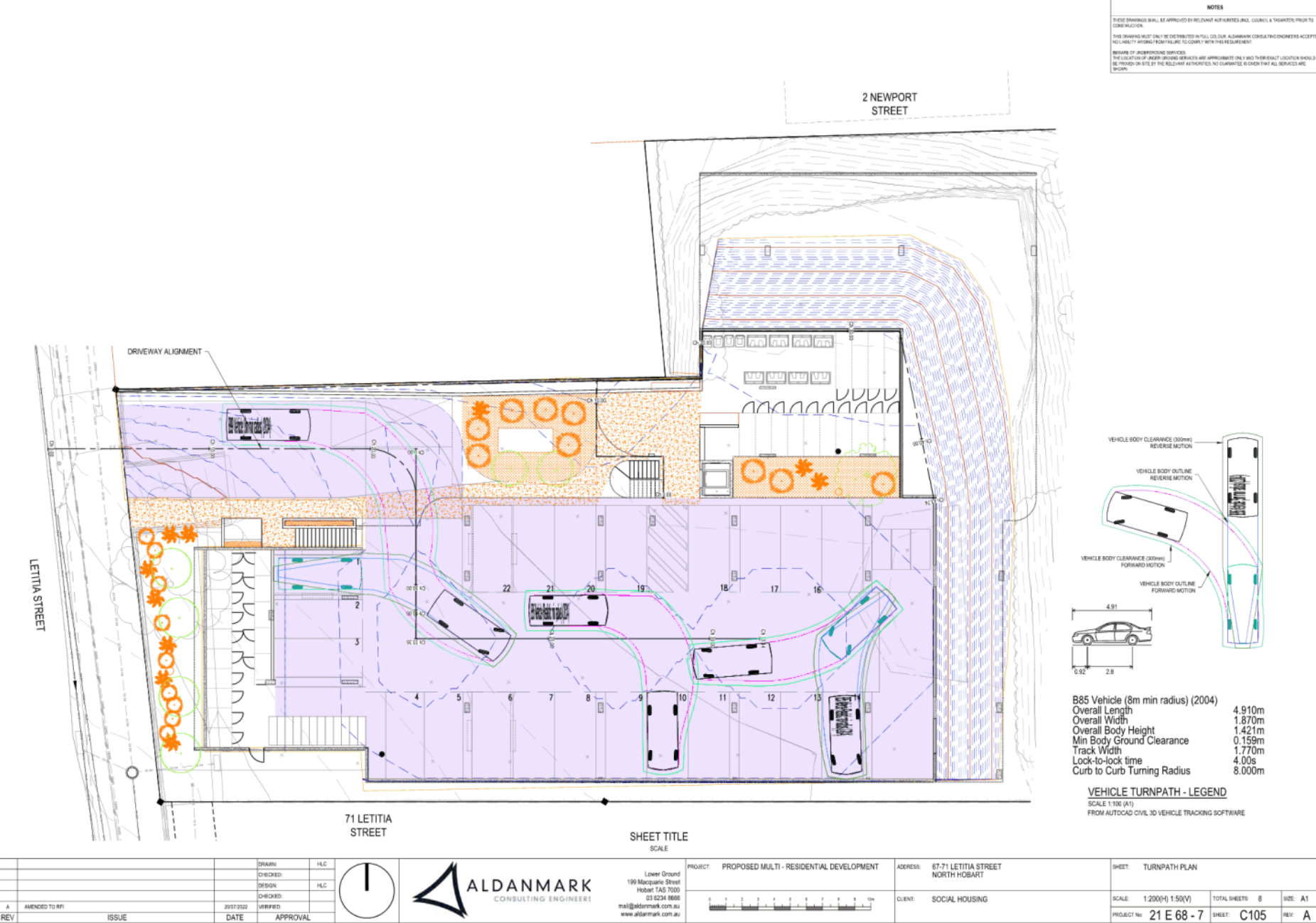


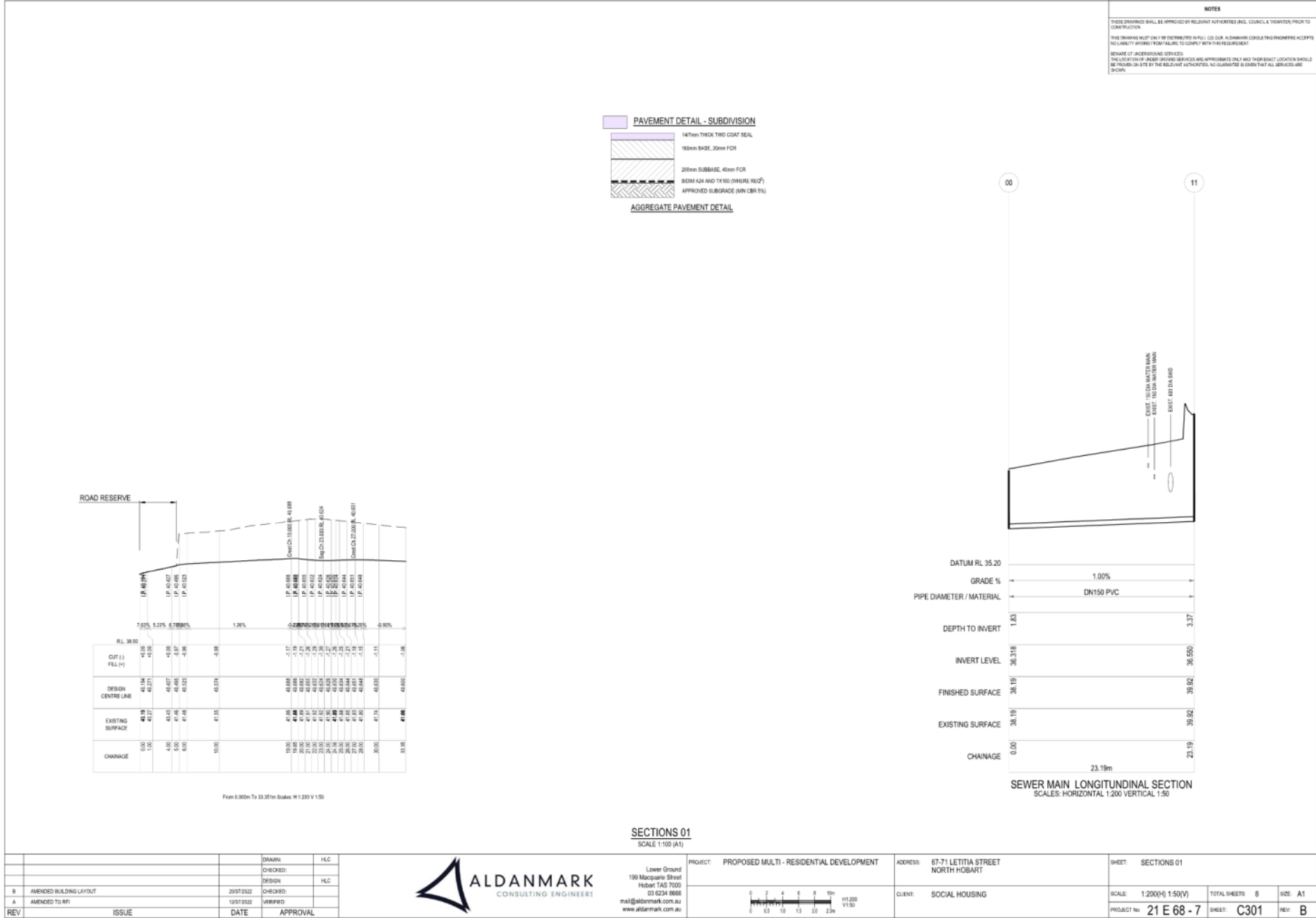


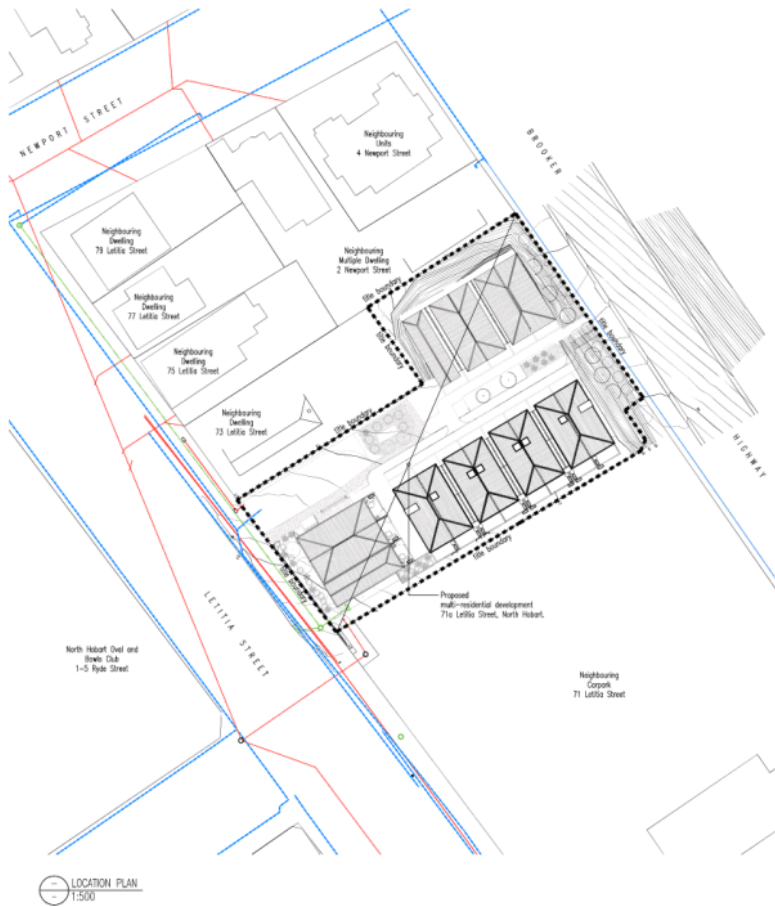












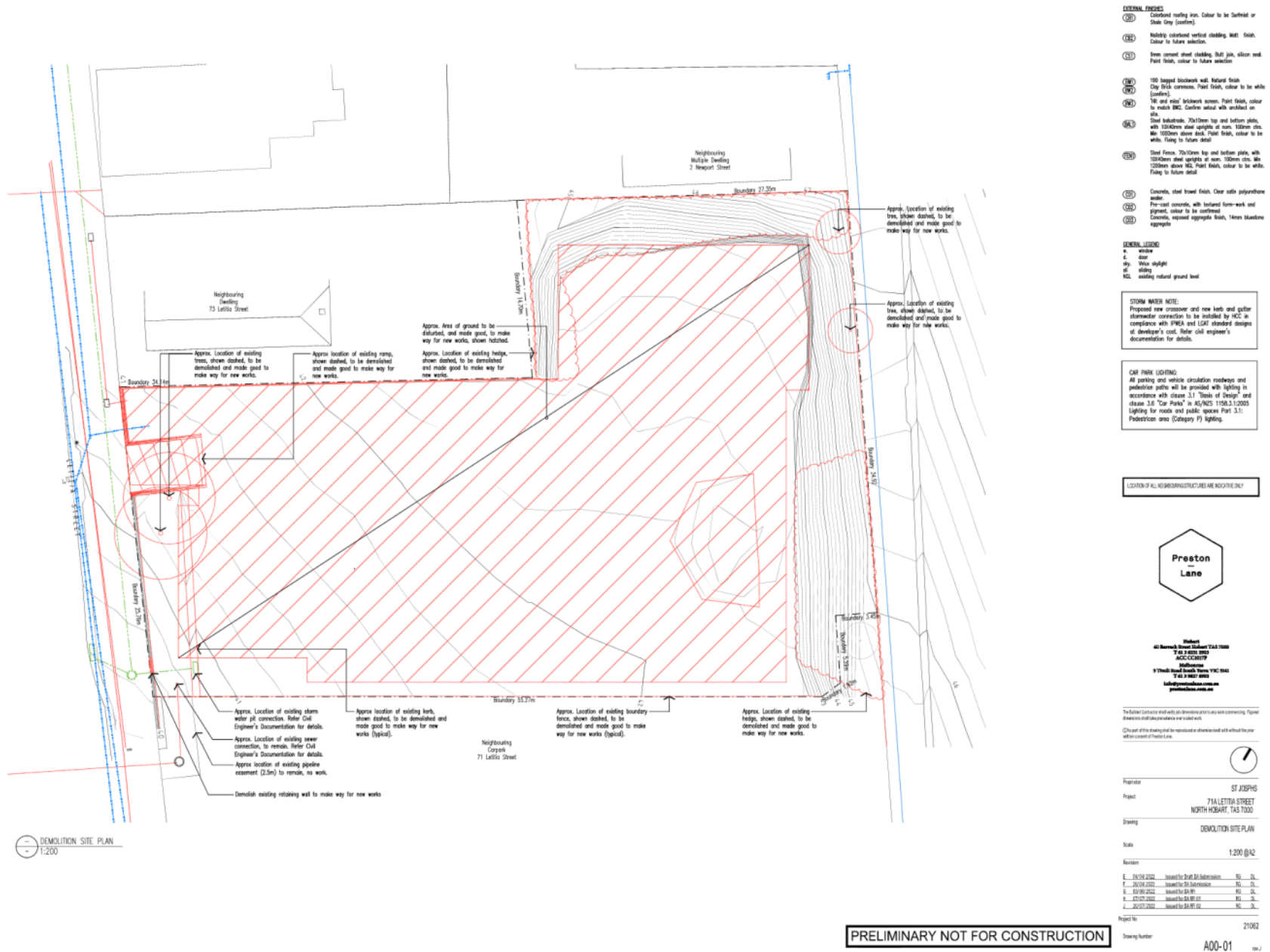
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PROPOSED LEVEL 01	1243	m <sup>2</sup>
PROPOSED LEVEL 02	841	m <sup>2</sup>
PROPOSED LEVEL 03	815	m <sup>2</sup>
PROPOSED TOTAL FLOOR AREA	3589	m <sup>2</sup>
CARPARKING		
CARPARKING	22	spaces
MOTORCYCLE SPACES	3	spaces
BICYCLE PARKING	12	spaces
STORAGE CAGES	29	cages
STORAGE CAGE AREAS		
ST 01-04	3.0	m <sup>2</sup>
ST 05-14	2.7	m <sup>2</sup>
ST 15-19	1.76	m <sup>2</sup>
ST 20-29	1.65	m <sup>2</sup>
PROPOSED TOTAL GROUND FLOOR PARKING/STORAGE SURFACES (INC DRIVEWAYS, PATIOS AND COURTS)		
	10.06 (100%)	m <sup>2</sup>
DENSITY (SITE AREA PERCENT)	68	m <sup>2</sup>
DESIGNING CLASSIFICATION		
DESIGNING CLASSIFICATION	TBC	
DESIGNING VELOCITY CLASS	N/S	N/S
DESIGNING VELOCITY CLASS	N/S	N/S
SOIL CLASSIFICATION		
SOIL CLASSIFICATION	TBC	
CLIMATE ZONE	7	
SEA RISK	N/A	
ALPHA AREA	N/A	
CONSTRUCTION ENVIRONMENT	TBC	
OTHER HAZARDS	-	

DRAWING SCHEDULE - ARCHITECTURAL												
DRAWING NUMBER	TITLE	10/02/2021	11/02/2021	12/02/2021	13/02/2021	14/02/2021	15/02/2021	16/02/2021	17/02/2021	18/02/2021	19/02/2021	20/02/2021
AD0-00	Cover Sheet & Location Plan	-	B	C	D	E	F	G	H	I	J	
AD0-01	Site Plan	-	B	C	D	E	F	G	H	I	J	
AD0-02	Site Plan	-	B	C	D	E	F	G	H	I	J	
AD0-03	Landscaping Plan	-	-	-	-	E	F	G	H	I	J	
AD0-04	Floor Plan - Ground Floor	A	B	C	D	E	F	G	H	I	J	
AD0-05	Floor Plan - Level 01	A	B	C	D	E	F	G	H	I	J	
AD0-06	Partial Floor Plan - Level 01	-	B	C	D	E	F	G	H	I	J	
AD0-07	Floor Plan - Level 02	A	B	C	D	E	F	G	H	I	J	
AD0-08	Partial Floor Plan - Level 02	-	B	C	D	E	F	G	H	I	J	
AD0-09	Floor Plan - Level 03	A	B	C	D	E	F	G	H	I	J	
AD0-10	Partial Floor Plan - Level 03	-	B	C	D	E	F	G	H	I	J	
AD0-11	Roof Plan	-	B	C	D	E	F	G	H	I	J	
AD0-12	Elevations	-	B	C	D	E	F	G	H	I	J	
AD0-13	Elevations	-	B	C	D	E	F	G	H	I	J	
AD0-14	Elevations	-	B	C	D	E	F	G	H	I	J	
AD0-15	Sections	-	B	C	D	E	F	G	H	I	J	
AD0-16	Sections	-	-	C	D	E	F	G	H	I	J	

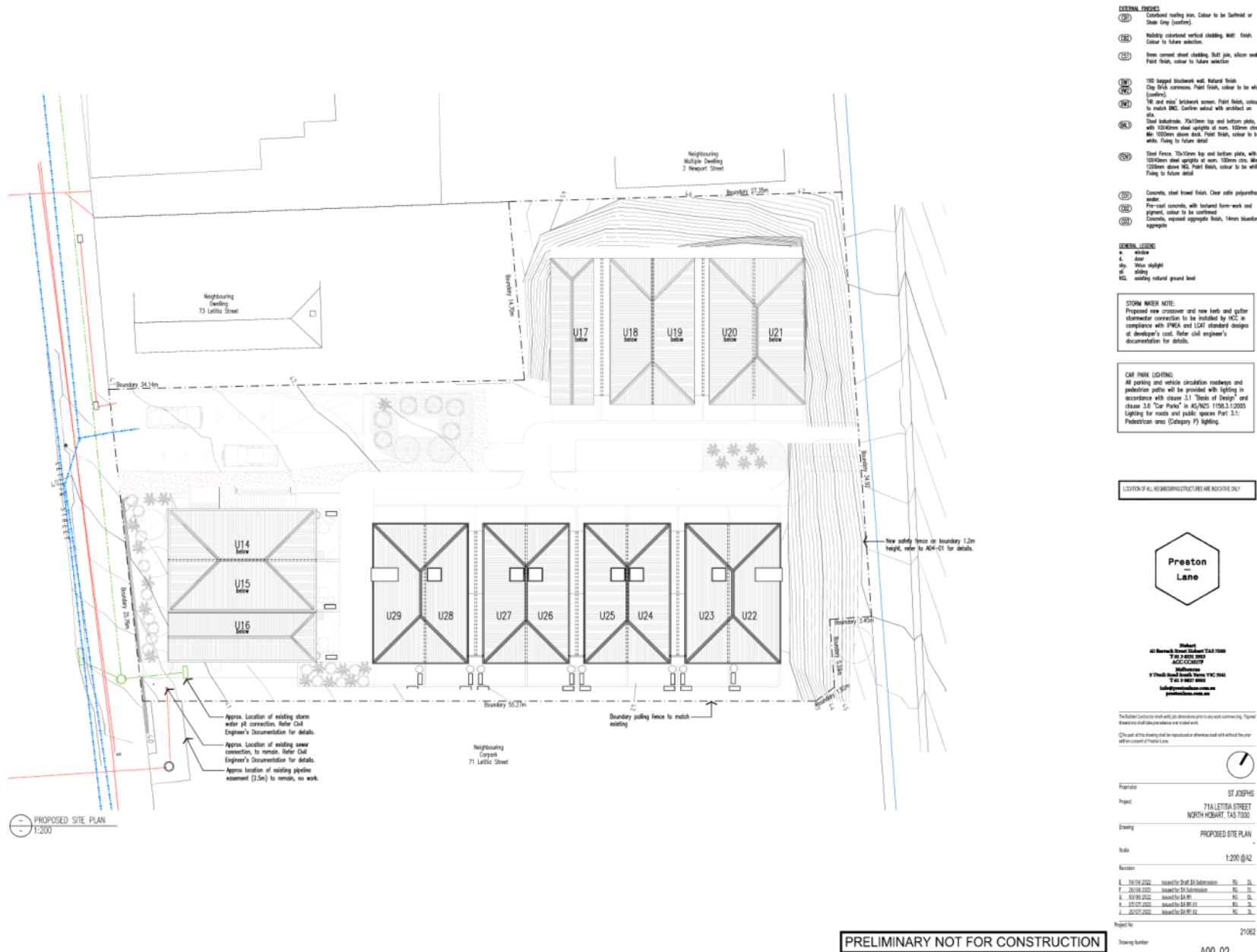
LOCATION OF ALL NEIGHBOURING STRUCTURES ARE INDICATIVE ONLY



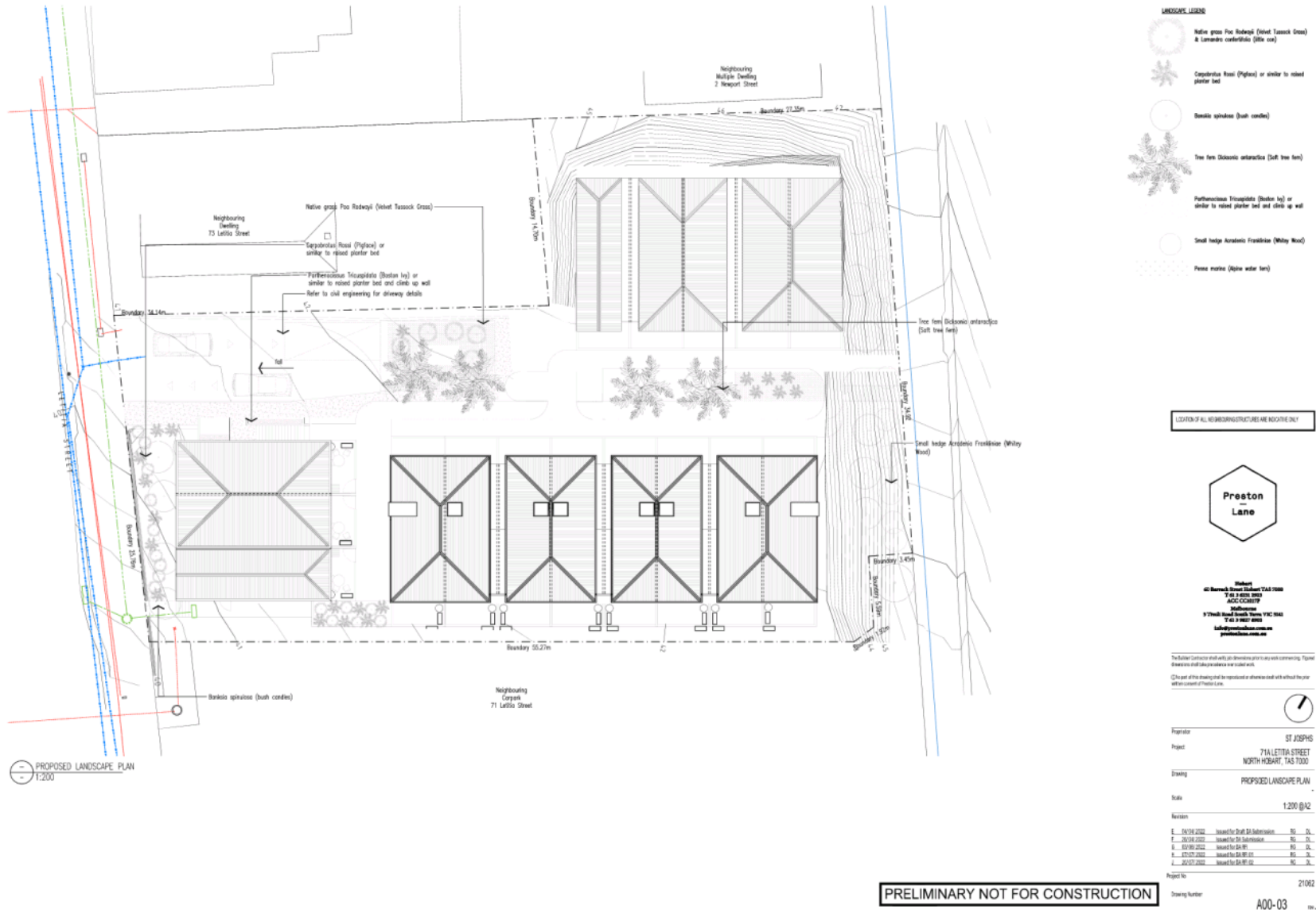
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PRELIMINARY NOT FOR CONSTRUCTION







PRELIMINARY NOT FOR CONSTRUCTION



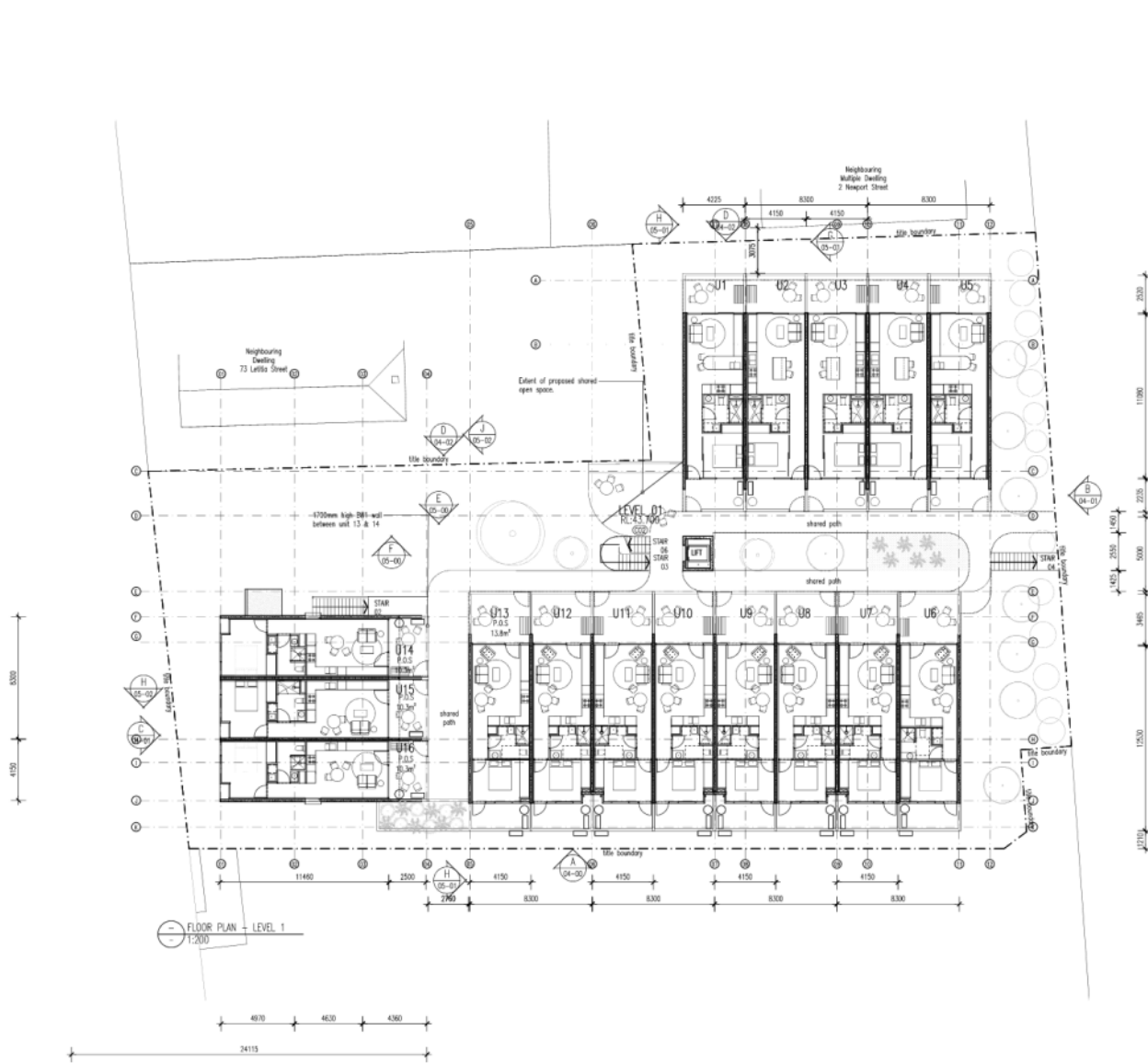
- Robert  
40 Barrack Street Hobart TAS 7000  
T 61 3 6231 2933  
ACC CC8179
- Melbourne  
37 Trunk Road South Yarra VIC 3141  
T 61 3 9827 8993
- info@protonline.com.au  
protonline.com.au



E	04/04/2022	Issued for Draft DA Submission	RG	DL
F	26/04/2022	Issued for DA Submission	RG	DL
G	03/05/2022	Issued for DA #1	RG	DL
H	07/07/2022	Issued for DA #1 01	RG	DL
I	20/07/2022	Issued for DA #1 02	RG	DL

Drawing Number: A02-00

PRELIMINARY NOT FOR CONSTRUCTION



PRELIMINARY NOT FOR CONSTRUCTION

**EXTERNAL FINISHES**

- (01) Galvalume roofing iron. Colour to be Seaford or Shade Grey (confirm).
- (02) Masonry coloured vertical cladding. Matt finish. Colour to future selection.
- (03) Green cement sheet cladding. Flat join, silicon seal. Paint finish, colour to future selection.
- (04) 150 Sapped blockwork wall, feature finish. Clay brick corners. Paint finish, colour to be white (confirm).
- (05) 100 mm wide brickwork corner. Paint finish, colour to match BWC. Corridor window with architrave on site.
- (06) Steel substructure. 70x100mm top and bottom plate, with 100x100mm steel uprights at 1000mm centres. Min 1000mm above slab. Paint finish, colour to be white. Flang to future detail.
- (07) Steel Fences. 70x100mm top and bottom plate, with 100x100mm steel uprights at 1000mm centres. Min 1000mm above slab. Paint finish, colour to be white. Flang to future detail.
- (08) Concrete, steel framed finish. Clear safe polyurethane under.
- (09) Pre-cast concrete, with feature form-work and exposed, colour to be confirmed.
- (10) Concrete, exposed aggregate finish. 10mm bluestone aggregate.

**GENERAL LEGEND**

- W window
- D door
- STY Stair
- STY Stair
- STY Stair
- NGL existing natural ground level

**STORM WATER NOTE:**

Proposed new crossover and new curb and gutter diameter connection to be installed by ACC in compliance with PWMA and LGAT standard design of developer's cost. Refer civil engineer's documentation for details.

**CAR PARK LIGHTING:**

All parking and vehicle circulation roadways and pedestrian paths will be provided with lighting in accordance with clause 3.1 'Roads of Design' and clause 3.6 'Car Parks' in AS/NZS 1555.3.1.2005. Lighting for roads and public spaces Part 3.1.2. Pedestrian area (Category F) lighting.

**LOCATION OF ALL NEIGHBOURING STRUCTURES ARE INDICATIVE ONLY**

**Preston Lane**

**Project**  
401 Burrell Street, Preston TAS 7206  
71A Letitia Street  
ACC-CCBTP  
977000 Road South TNC 966  
71A Letitia Street  
info@prestonlane.com.au  
prestonlane.com.au

The Author Contractor shall retain all dimensions shown on this drawing. Tolerances and dimensions shall be as indicated on the drawing.

Project No: 21082

Project Name: ST JOSEPH'S

Project Address: 71A LETITIA STREET NORTH HOBBART, TAS 7206

Drawing: FLOOR PLAN LEVEL 1

Scale: 1:200 @ A2

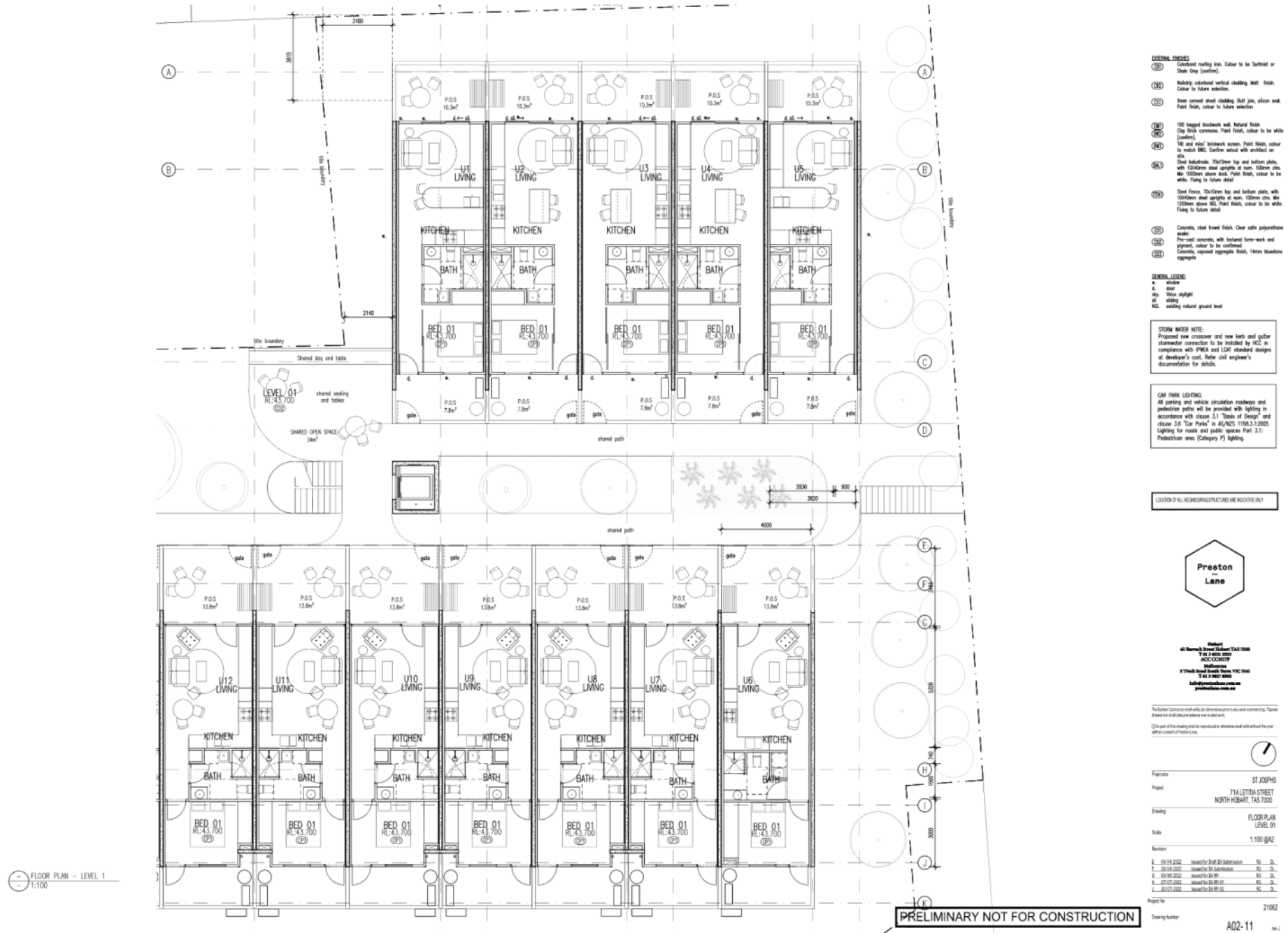
Revision:

Rev	Date	Description	By	Chk
1	14/04/2022	Issued for Draft DA Submission	RS	RS
2	20/04/2022	Issued for DA Submission	RS	RS
3	01/05/2022	Issued for DA-95	RS	RS
4	17/07/2022	Issued for DA-95 (1)	RS	RS
5	20/07/2022	Issued for DA-95 (1)	RS	RS

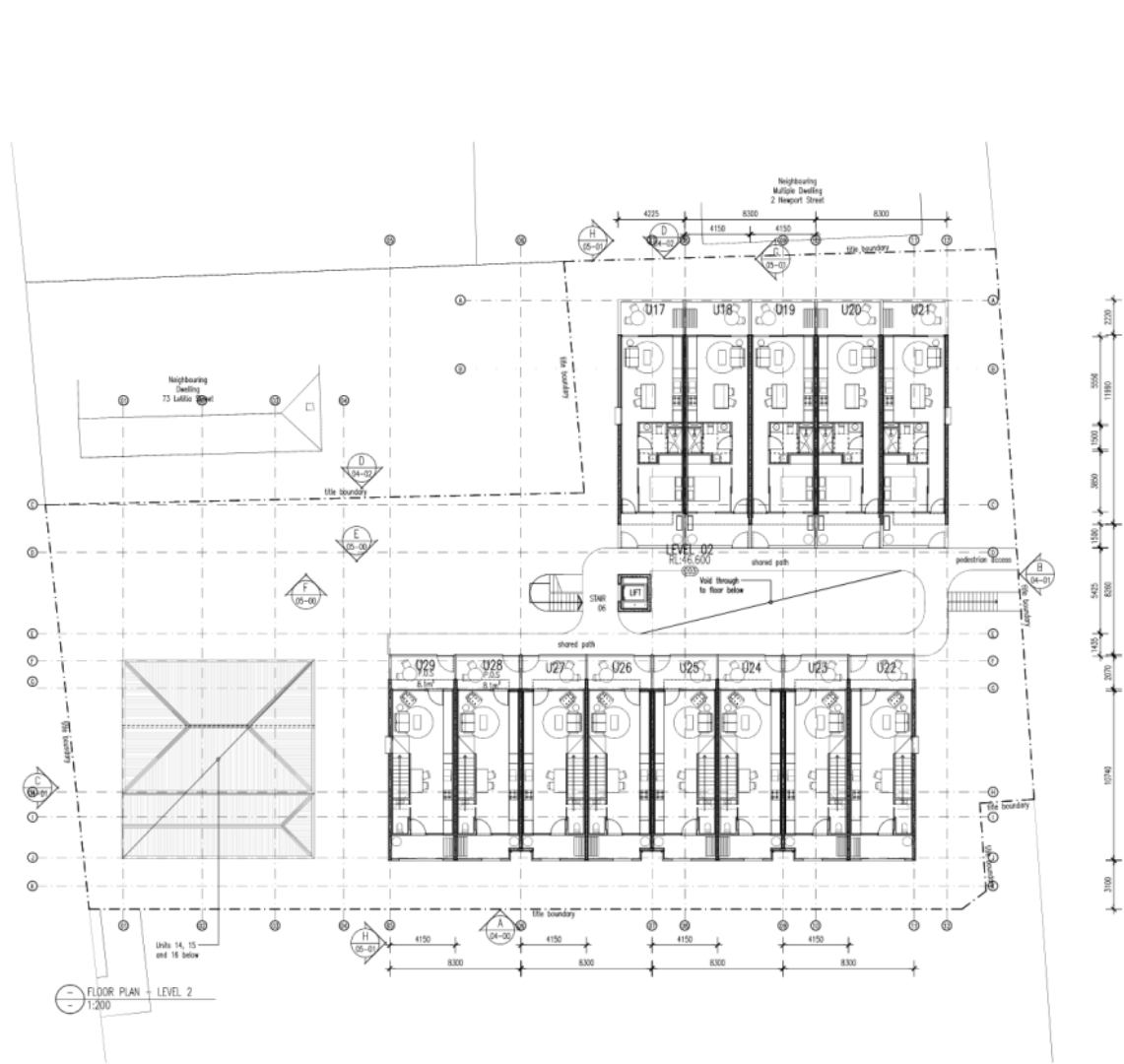
Project No: 21082

Drawing Number: A02-10





PRELIMINARY NOT FOR CONSTRUCTION



- EXTERNAL FINISHES**
- (01) Galvalume roofing iron. Colour to be Surfsteel or Shade Grey (confirm).
  - (02) Rubbery coloured vertical cladding. MET finish. Colour to future selection.
  - (03) Green cement sheet cladding. Flat join, silicon seal. Paint finish, colour to future selection.
  - (04) 150 Sapped blockwork wall, feature finish. Clay brick corners. Paint finish, colour to be white (confirm).
  - (05) 100 and 150mm brickwork corners. Paint finish, colour to match BWC. Corners sealed with urethane on site.
  - (06) Steel balustrade. 70x10mm top and bottom plate, with 120x10mm steel uprights at 900mm. 120mm rise. Min 1000mm above deck. Paint finish, colour to be white. Flang to future detail.
  - (07) Steel Fences. 70x10mm top and bottom plate, with 120x10mm steel uprights at 900mm. 120mm rise. Min 1200mm above RD. Paint finish, colour to be white. Flang to future detail.
  - (08) Concrete, steel bowl finish. Clear safe polyurethane sealant.
  - (09) Pre-cast concrete, with feature form-work and exposed, colour to be confirmed.
  - (10) Concrete, exposed aggregate finish, 15mm bluestone aggregate.

- GENERAL LEGEND**
- window
  - door
  - sky. View skylight
  - ceiling
  - NGL existing natural ground level

**STORM WATER NOTE:**  
Proposed new crossover and new bath and gutter downspout connection to be installed by ACC in compliance with IPWA and LGAT standard designs of developer's cost. Refer civil engineer's documentation for details.

**CAR PARK LIGHTING:**  
All parking and vehicle circulation roadways and pedestrian paths will be provided with lighting in accordance with clause 3.1 'Tests of Design' and clause 3.6 'Car Parks' in AS/NZS 1580.3.1:2005 Lighting for roads and public spaces Part 3.1: Pedestrian area (Category F) lighting.

LOCATION OF ALL NEIGHBOURING STRUCTURES ARE INDICATIVE ONLY

**Preston Lane**

**Architect**  
40 Burwood Street, Burwood VIC 3100  
T 03 9397 1000  
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www.prestonlane.com.au

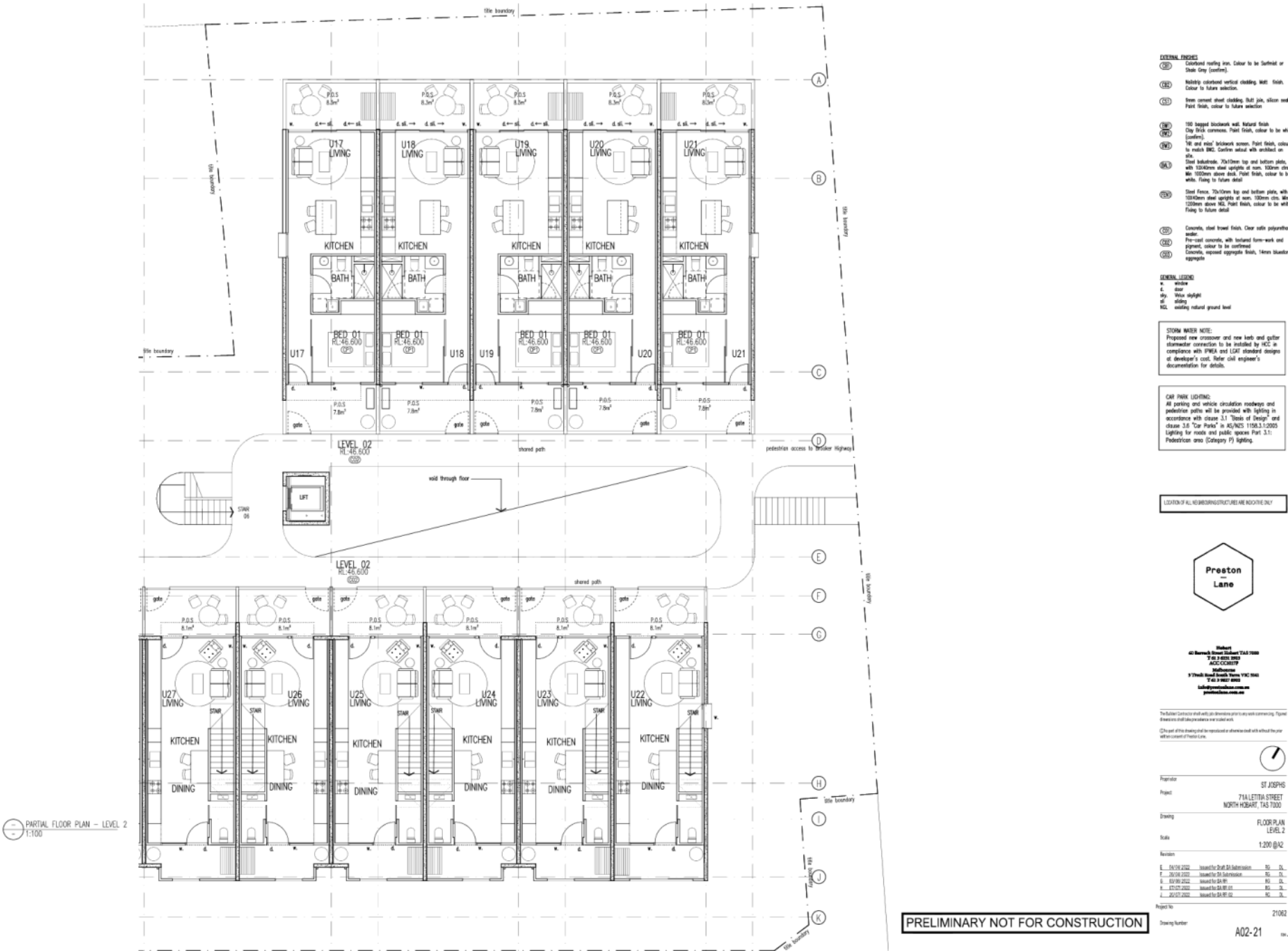
**Structural Engineer**  
97 Webb Road, South Yarra VIC 3141  
T 03 9397 1000  
E info@prestonlane.com.au  
www.prestonlane.com.au

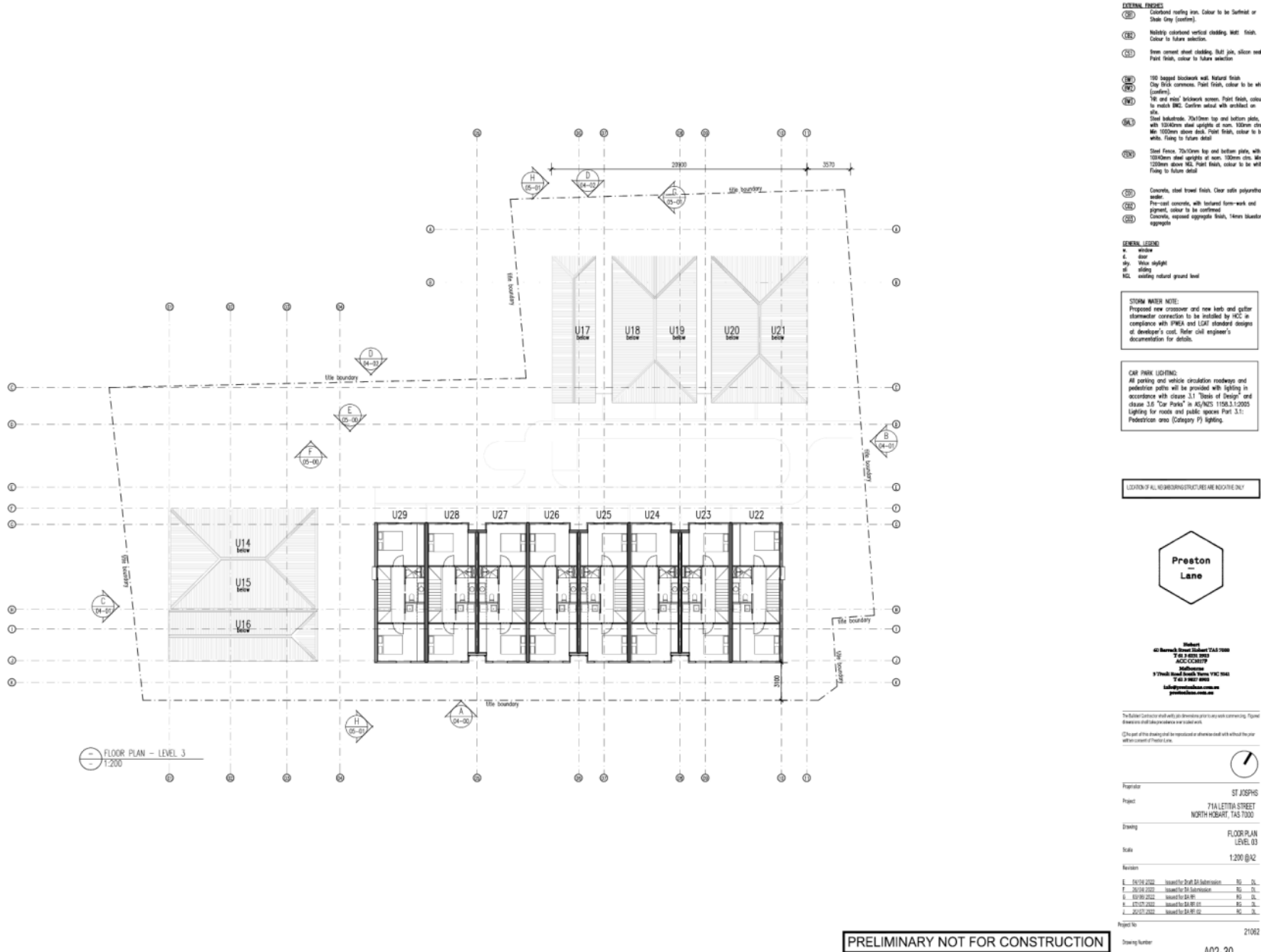
The Author's Certificate shall not be a condition of any other certificate or approval. It is the responsibility of the Author to ensure that the design complies with all applicable laws and regulations.

**Project:** ST JOSEPH'S  
**Address:** 71A LITTLE STREET, NORTH HOBBART, TAS 7000  
**Drawing:** FLOOR PLAN LEVEL 02  
**Scale:** 1:200 @ A2  
**Revision:**

E	16/04/2022	Issued for Draft DA Submission	RS	20
F	20/04/2022	Issued for DA Submission	RS	20
G	01/05/2022	Issued for DA DA	RS	20
H	17/07/2022	Issued for DA DA DA	RS	20
I	20/07/2022	Issued for DA DA DA DA	RS	20

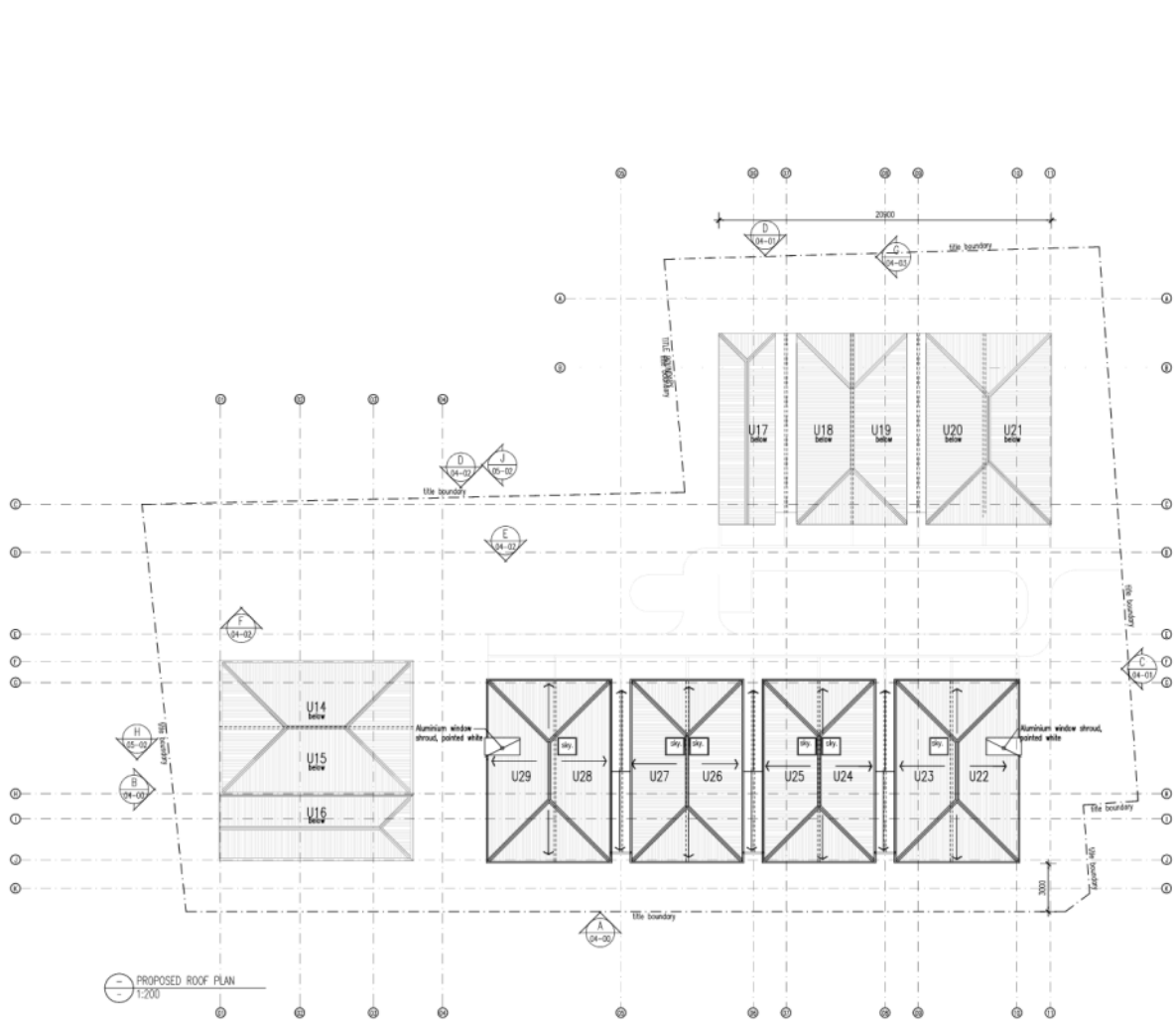
PRELIMINARY NOT FOR CONSTRUCTION





PRELIMINARY NOT FOR CONSTRUCTION





- EXTERNAL FINISHES**
- (01) Galvalume roofing iron. Colour to be Seaford or Shade Grey (confirm).
  - (02) Randomly coloured vertical cladding. MET finish. Colour to future selection.
  - (03) Green cement sheet cladding. Split join, silicon seal. Paint finish, colour to future selection.
  - (04) 150 Sapped blockwork wall, natural finish. Clay brick corners. Paint finish, colour to be white (confirm).
  - (05) 100 mm wide brickwork corner. Paint finish, colour to match BWC. Confirm detail with architect on site.
  - (06) Steel substructure. 70x100mm top and bottom plate, with 100x100mm steel uprights at corners. 100mm steel. Min 1000mm above slab. Paint finish, colour to be white. Flang to future detail.
  - (07) Steel Fences. 70x100mm top and bottom plate, with 100x100mm steel uprights at corners. 100mm steel. Min 1000mm above slab. Paint finish, colour to be white. Flang to future detail.
  - (08) Concrete, steel bowl finish. Clear site polyurethane sealant.
  - (09) Pre-cast concrete, with integral form-work and pigment, colour to be confirmed.
  - (10) Concrete, exposed aggregate finish. 10mm blue/white aggregate.

- GENERAL LEGEND**
- W window
  - D door
  - S sky
  - V view
  - W wind
  - NGL existing natural ground level

**STORM WATER NOTE:**  
Proposed new crossover and new bath and gutter diameter connection to be installed by ACC in accordance with IPWA and LGAT standard designs at developer's cost. Refer civil engineer's documentation for details.

**CAR PARK LIGHTING:**  
All parking and vehicle circulation roadways and pedestrian paths will be provided with lighting in accordance with clause 3.1 'Units of Design' and clause 3.6 'Car Parks' in AS/NZS 1555.3.1:2005 Lighting for roads and public spaces Part 3.1: Pedestrian area (Category F) lighting.

LOCATION OF ALL NEIGHBOURHOOD STRUCTURES ARE INDICATIVE ONLY



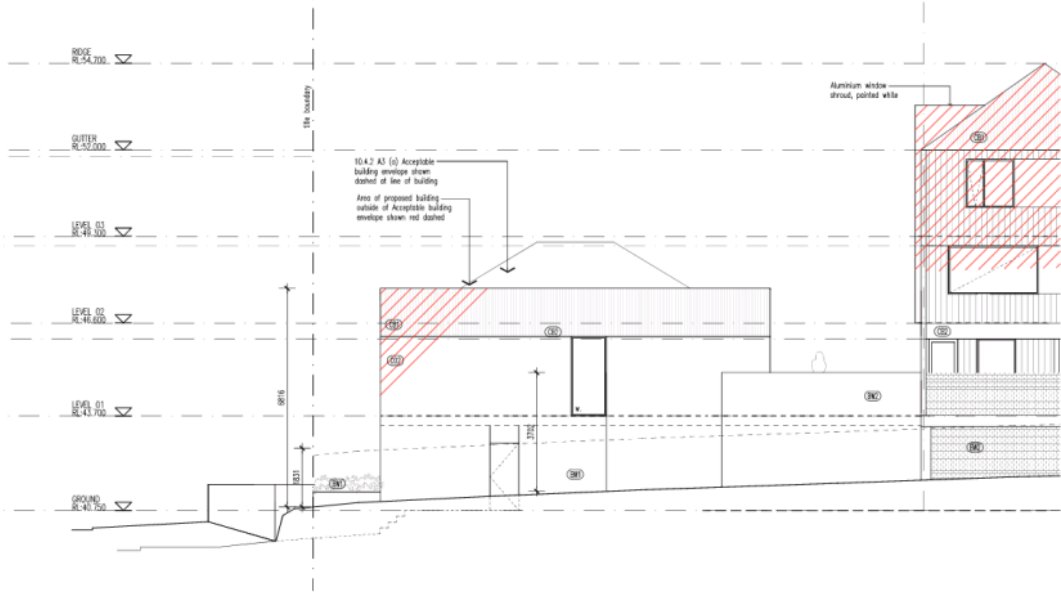
**Author**  
401 Burwood Street Hobart TAS 7000  
7141 111111  
ACC-CCHMFP  
**Author**  
97 Hobart Road Hobart TAS 7000  
7141 111111  
info@prestonlane.com.au  
prestonlane.com.au

The Author's Contract shall be in accordance with the terms and conditions set out in the contract. The Author's Contract shall be in accordance with the terms and conditions set out in the contract. The Author's Contract shall be in accordance with the terms and conditions set out in the contract.

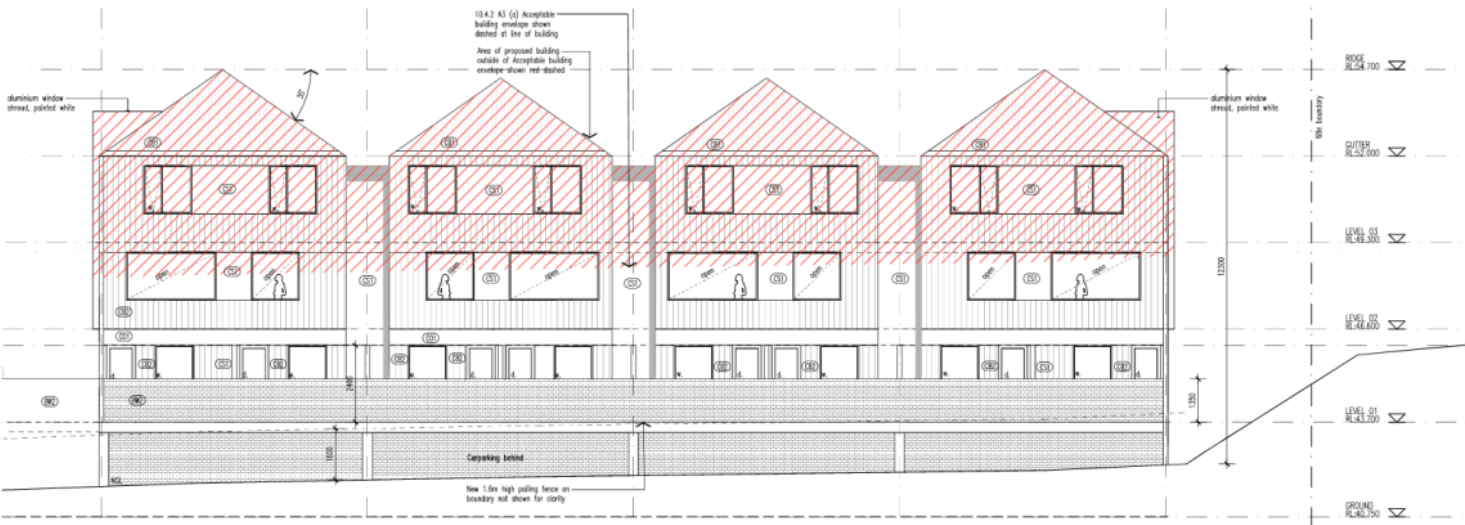
Project: ST JOSEPH  
7141 111111  
North Hobart, TAS 7000  
Drawing: PROPOSED ROOF PLAN  
Scale: 1:200 @ A2  
Revision: 1:200 @ A2

Project No: 21082  
Drawing Number: A02-50  
Date: 10/02/2022  
Author: ACC-CCHMFP  
Author: ACC-CCHMFP  
Author: ACC-CCHMFP  
Author: ACC-CCHMFP

PRELIMINARY NOT FOR CONSTRUCTION



A SOUTH ELEVATION  
1:100



A SOUTH ELEVATION  
1:100

- EXTERNAL FINISHES**
- (C1) Coated metal roof iron. Colour to be Seaford or Shade Grey (confirm).
  - (C2) Masonry coloured vertical cladding. Matt finish. Colour to future selection.
  - (C3) Green cement sheet cladding. Matt joint, silicon seal. Paint finish, colour to future selection.
  - (C4) 150 Sapped blockwork wall. Natural finish. Clay brick corners. Paint finish, colour to be white (confirm).
  - (C5) 100 mm wide 'brickwork' corner. Paint finish, colour to match (C4). Confirm colour with architect on site.
  - (C6) Steel balustrade. 70x10mm top and bottom plate, with 120x40mm steel uprights at 1000mm c/c. Min 1000mm above deck. Paint finish, colour to be white. Fixing to future detail.
  - (C7) Steel Fences. 70x10mm top and bottom plate, with 120x40mm steel uprights at 1000mm c/c. Min 1200mm above RL. Paint finish, colour to be white. Fixing to future detail.
  - (C8) Concrete, steel towel finish. Clear white polyurethane sealant.
  - (C9) Pre-cast concrete, with tapered form-work and exposed, colour to be confirmed.
  - (C10) Concrete, exposed aggregate finish. 10mm blackstone aggregate.

- GENERAL LEGEND**
- w window
  - d door
  - sh. view skylight
  - st. sitting
  - NGL existing natural ground level

**STORM WATER NOTE:**  
Proposed new crossover and new bath and gutter diameter connection to be installed by EEC in compliance with IPWA and LCAT standard designs of developer's cost. Refer civil engineer's documentation for details.

**CAR PARK LIGHTING:**  
All parking and vehicle circulation roadways and pedestrian paths will be provided with lighting in accordance with clause 3.1 'Tests of Design' and clause 3.6 'Car Parks' in AS/NZS 1580.3:2005 Lighting for roads and public spaces Part 3.1: Pedestrian area (Category P) lighting.

LOCATION OF ALL NEIGHBOURING STRUCTURES ARE INDICATIVE ONLY

**Preston Lane**

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**Engineer:**  
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www.prestonlane.com.au

The Author/Engineer shall not be responsible for any errors or omissions in the drawings or for any consequences arising from the use of the drawings without the prior written consent of Preston Lane.

Project: ST JOSEPH  
67-71 LETHBRIDGE STREET  
NORTH HOBBART, TAS 7000

Drawing: ELEVATIONS

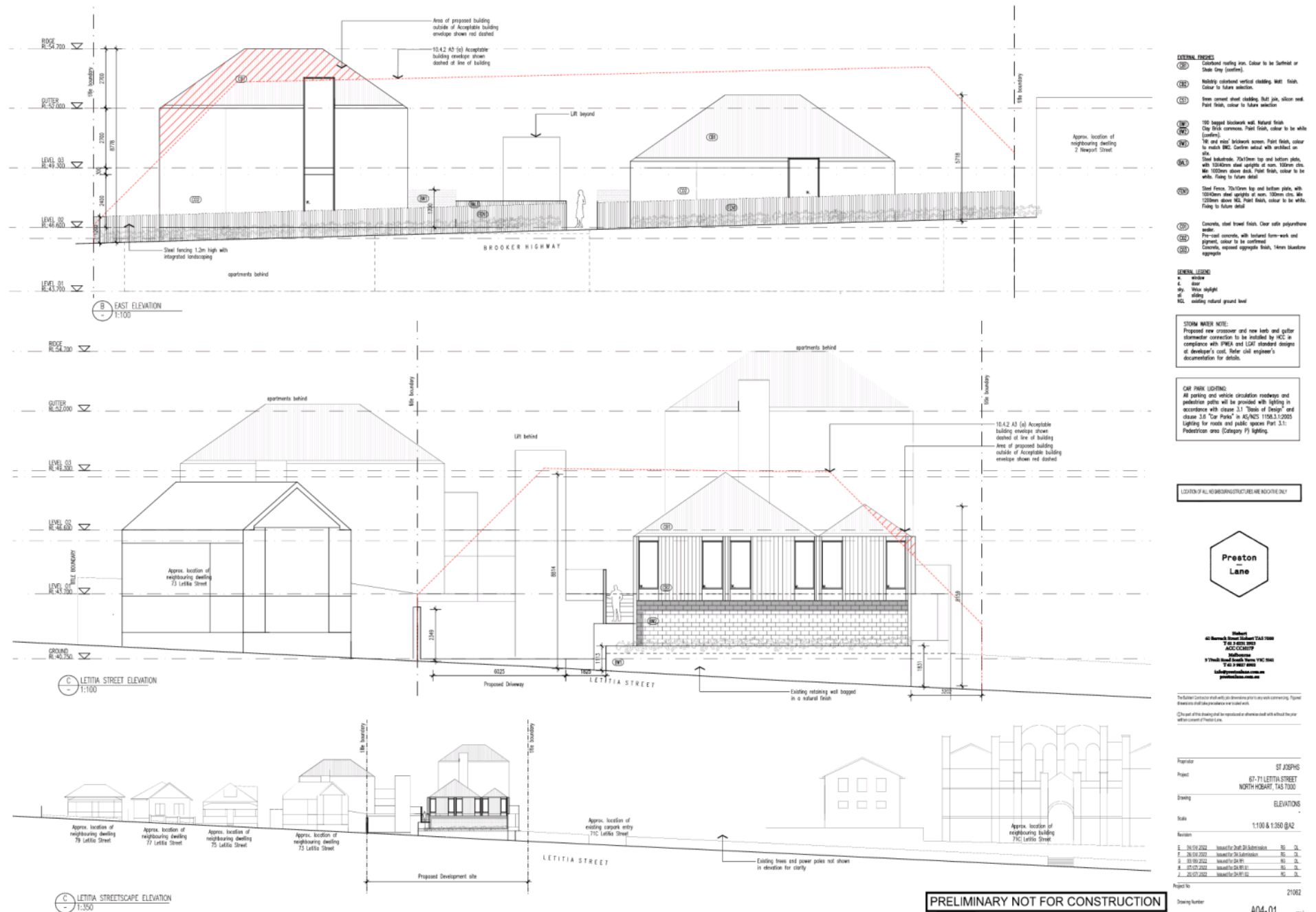
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Revision:

No.	Description	Date	By	Check
1	Issue for Draft	16/04/2022	SA	SA
2	Issue for Draft	20/04/2022	SA	SA
3	Issue for Draft	20/04/2022	SA	SA
4	Issue for Draft	27/07/2022	SA	SA
5	Issue for Draft	27/07/2022	SA	SA

Project No: 21082  
Drawing Number: A04-00

PRELIMINARY NOT FOR CONSTRUCTION

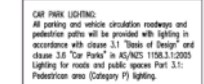


PRELIMINARY NOT FOR CONSTRUCTION





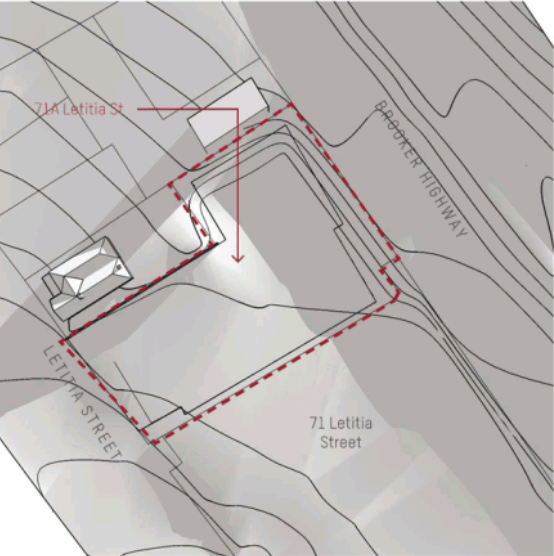
- Project No. 21062  
Drawing Number A04-02



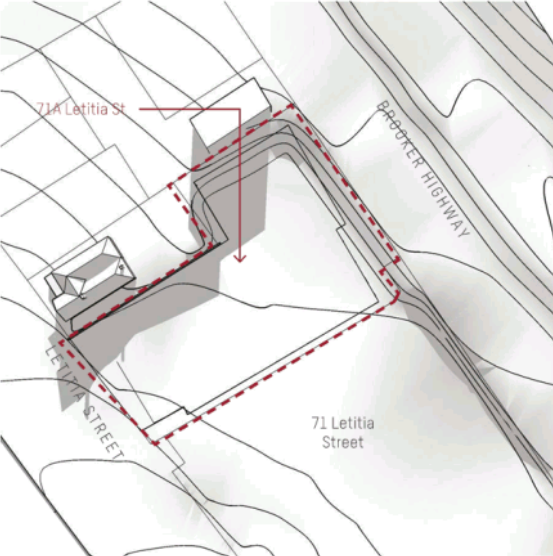
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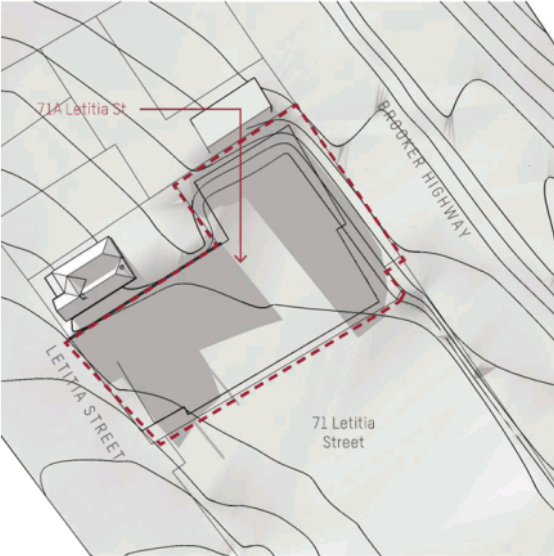
**21062 LETITIA STREET UNITS**  
**PLANNING PERMIT APPLICATION**  
**EXISTING SHADOW DIAGRAMS - WINTER SOLSTICE**  
71A Letitia Street, North Hobart TAS  
April 26th, 2022



Existing Condition  
June 21st 9am



Existing Condition  
June 21st 12pm



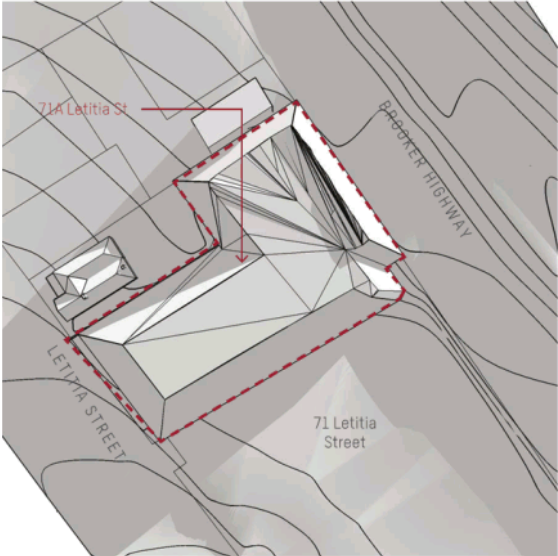
Existing Condition  
June 21st 3pm



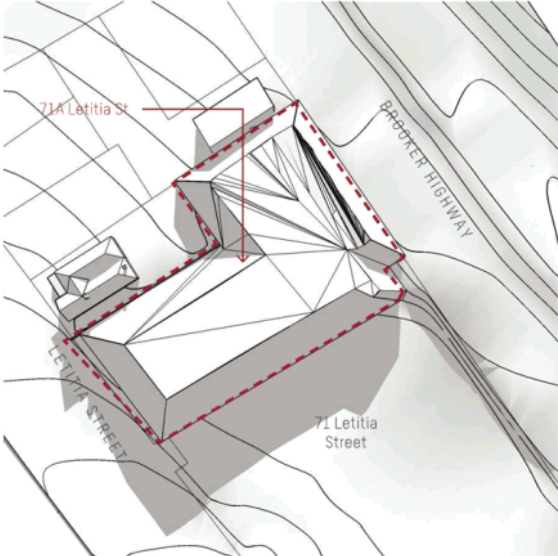


**21062 LETITIA STREET UNITS**  
**PLANNING PERMIT APPLICATION**

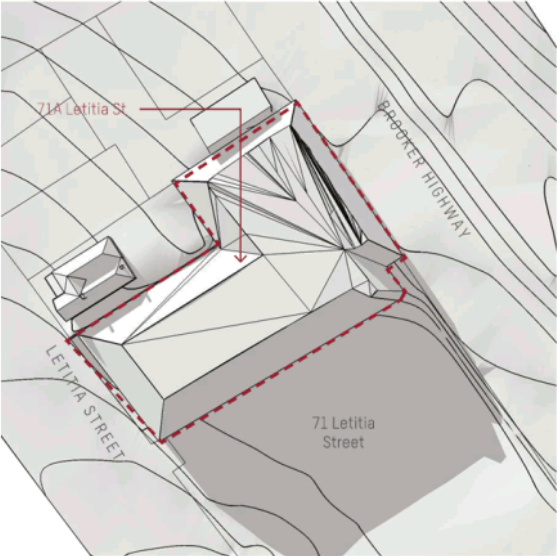
HCC BUILDING ENVELOPE SHADOW DIAGRAMS - WINTER SOLSTICE  
71A Letitia Street, North Hobart TAS  
April 26th, 2022



HCC Building Envelope  
June 21st 9am



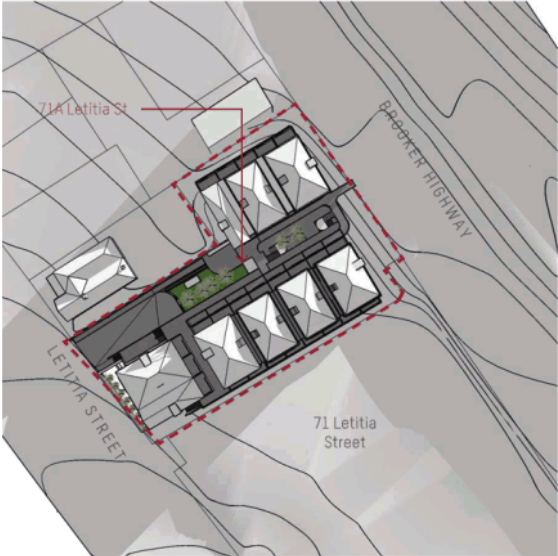
HCC Building Envelope  
June 21st 12pm



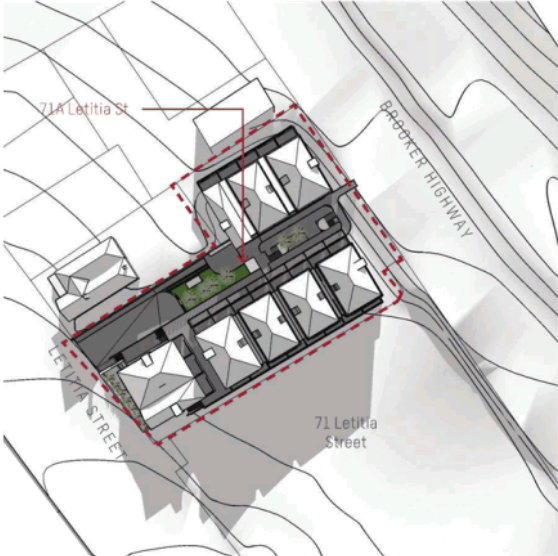
HCC Building Envelope  
June 21st 3pm



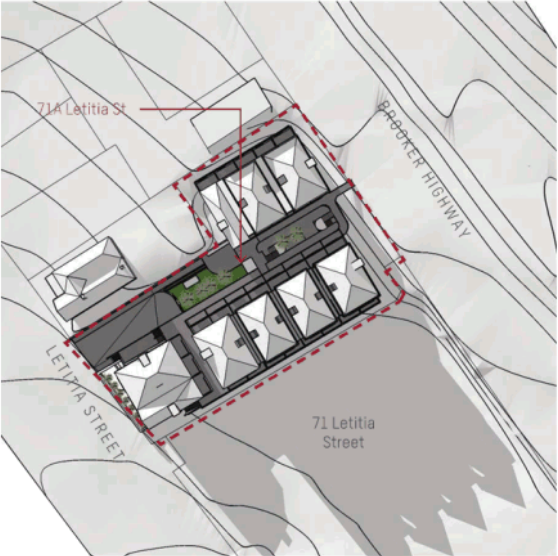
**21062 LETITIA STREET UNITS**  
**PLANNING PERMIT APPLICATION**  
**PROPOSED SHADOW DIAGRAMS - WINTER SOLSTICE**  
71A Letitia Street, North Hobart TAS  
April 26th, 2022



Proposed Condition  
June 21st 9am



Proposed Condition  
June 21st 12pm

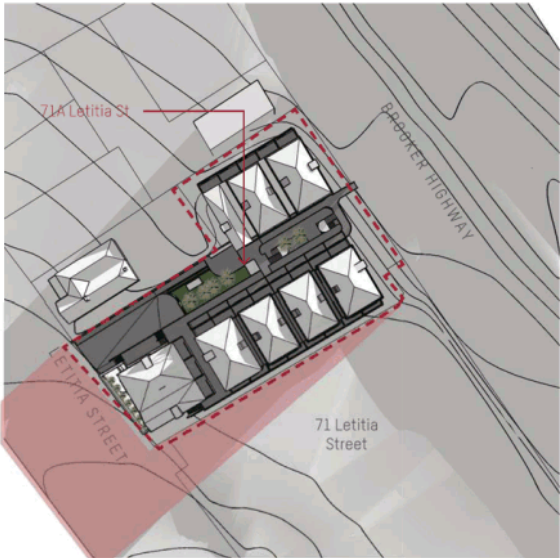


Proposed Condition  
June 21st 3pm

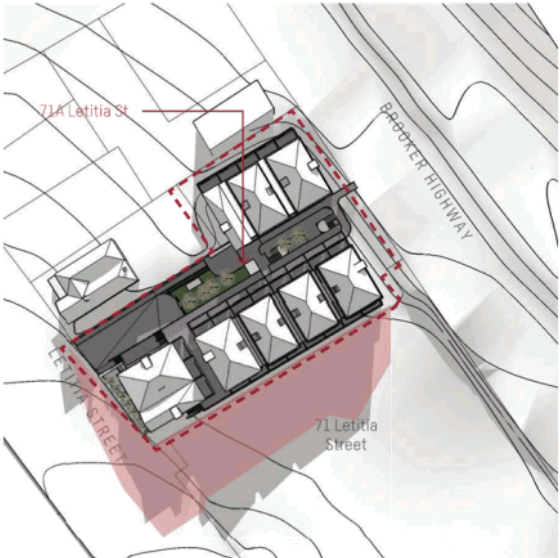


**21062 LETITIA STREET UNITS**  
**PLANNING PERMIT APPLICATION**

PROPOSED WITH BUILDING ENVELOPE OVERLAY SHADOW DIAGRAMS - WINTER SOLSTICE  
71A Letitia Street, North Hobart TAS  
April 26th, 2022



Proposed Condition (with HCC Building Envelope)  
June 21st 9am



Proposed Condition (with HCC Building Envelope)  
June 21st 12pm



Proposed Condition (with HCC Building Envelope)  
June 21st 3pm

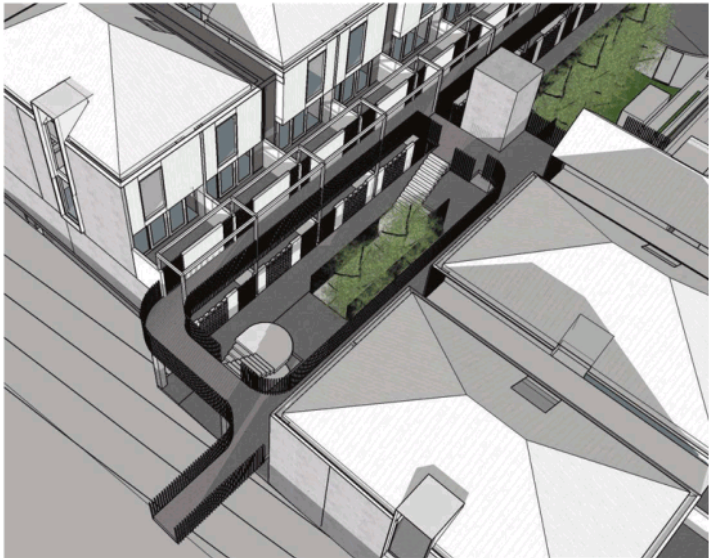
 HCC Building Envelope Shadow



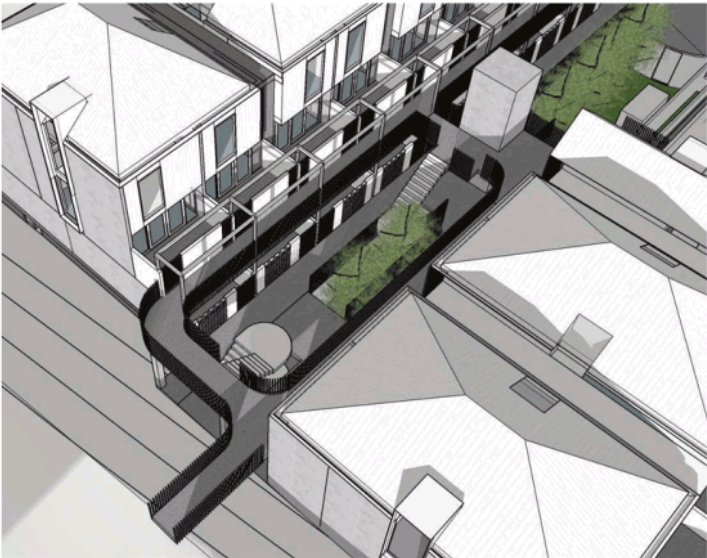




21062 LETITIA STREET UNITS  
PLANNING PERMIT APPLICATION  
PROPOSED SHADOW DIAGRAMS (NORTHERN BUILDING OVERSHADOWING)- WINTER SOLSTICE  
71A Letitia Street, North Hobart TAS  
April 26th, 2022



Proposed Condition  
June 21st 9am

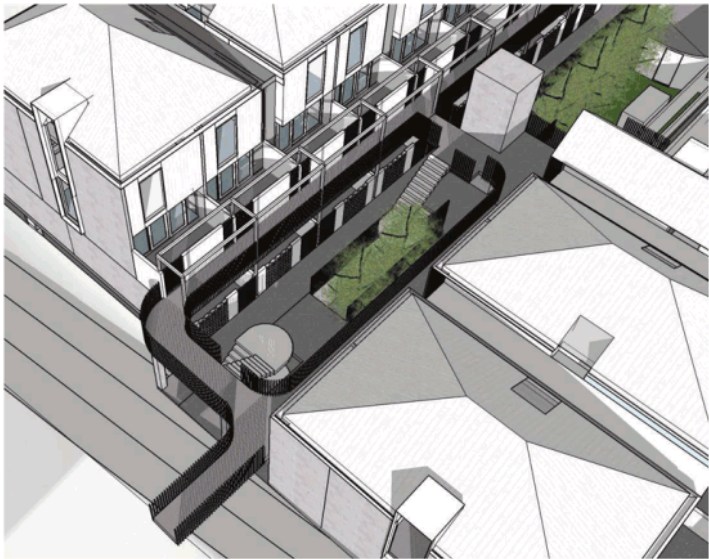


Proposed Condition  
June 21st 10am

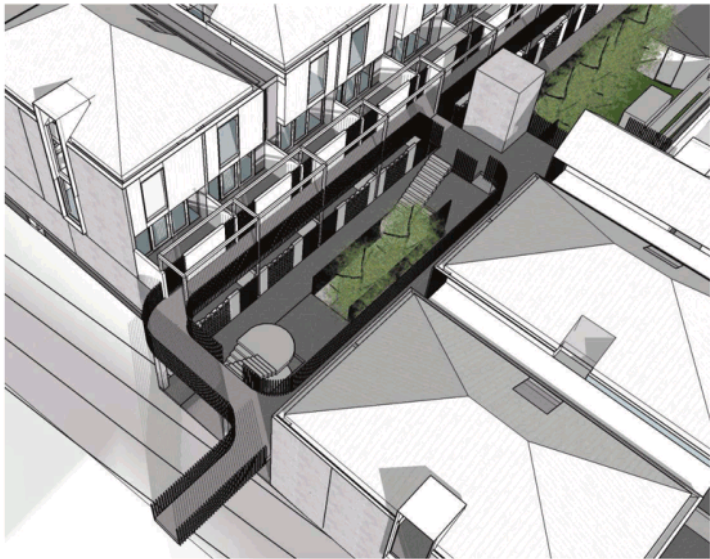




21062 LETITIA STREET UNITS  
PLANNING PERMIT APPLICATION  
PROPOSED SHADOW DIAGRAMS (NORTHERN BUILDING OVERSHADOWING)- WINTER SOLSTICE  
71A Letitia Street, North Hobart TAS  
April 26th, 2022



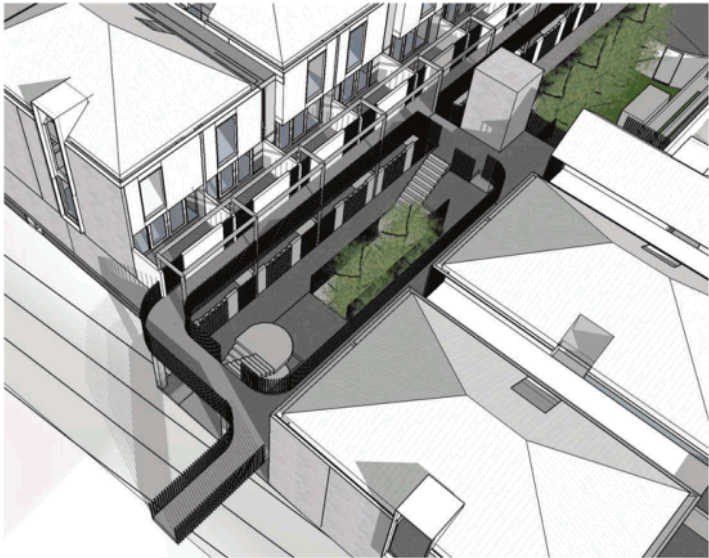
Proposed Condition  
June 21st 11am



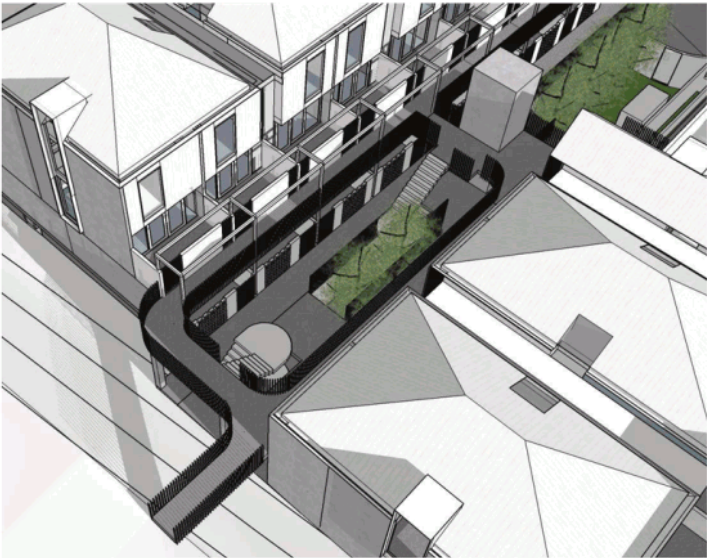
Proposed Condition  
June 21st 12pm



21062 LETITIA STREET UNITS  
PLANNING PERMIT APPLICATION  
PROPOSED SHADOW DIAGRAMS (NORTHERN BUILDING OVERSHADOWING)- WINTER SOLSTICE  
71A Letitia Street, North Hobart TAS  
April 26th, 2022



Proposed Condition  
June 21st 1pm

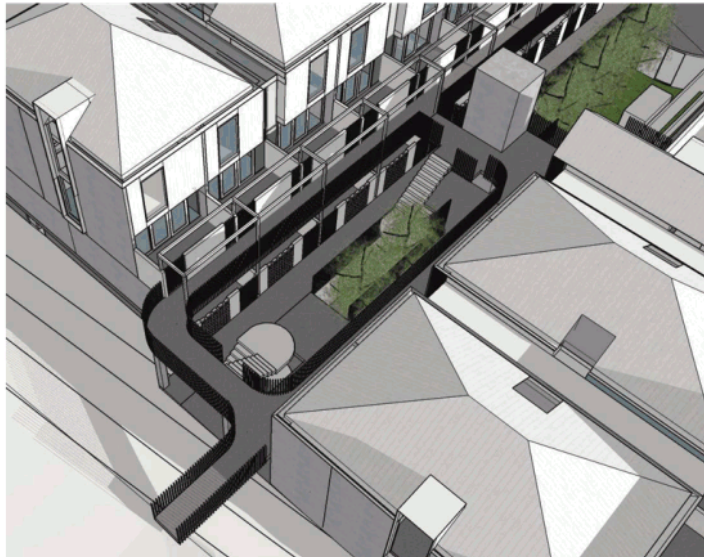


Proposed Condition  
June 21st 2pm



21062 LETITIA STREET UNITS  
PLANNING PERMIT APPLICATION

PROPOSED SHADOW DIAGRAMS (NORTHERN BUILDING OVERSHADOWING)- WINTER SOLSTICE  
71A Letitia Street, North Hobart TAS  
April 26th, 2022



Proposed Condition  
June 21st 3pm

**Application Referral Enviro - City Amenity - Response**

<b>From:</b>	
<b>Recommendation:</b>	Proposal is acceptable subject to conditions.
<b>Date Completed:</b>	
<b>Address:</b>	71 A LETITIA STREET, NORTH HOBART
<b>Proposal:</b>	29 Multiple Dwellings and Associated Works
<b>Application No:</b>	PLN-22-287
<b>Assessment Officer:</b>	Adam Smee,

**Referral Officer comments:**

<b>CODE</b>	<b>Applicable</b>	<b>Exempt</b>	<b>Permitted (If acceptable solutions are met)</b>	<b>Discretionary (Identify the relevant performance criteria)</b>
E7.0 Stormwater Management Code	Y	N		Y- P2
E11.0 Waterway and Coastal Protection Code	N			
E15.0 Inundation Prone Areas Code	Adjacent			
Protection of Infrastructure	N			
Subdivision (LG(BMP) / Zone provisions)	N			

Please advise REEU at any stage if:

- Changes to the original proposed development are made
- Requested reports are submitted

**Stormwater Management Code**

<b>Clause</b>	<b>Discussion</b>
<b>E7.7.1</b>	
A1/P1 – Disposal	A1 met - by gravity to existing connection



A2/P2 – Treatment	P2 met - treatment proposed
A3/P3 – Capacity	A3 met - connection and private sized for 20yr, no increase in impervious area
A4/P4 – OFP	A4 met - OFP from any runoff from Brooker shown through carpark

**Inundation Prone Areas Code (Riverine)**

	Discussion
Protection of Council Infrastructure	DN450 in footpath (~1.3-1.4m clear of bdy wall to be demo'd, invert ~1.6m deep from ds manhole), connection in corner - not to be touched. CCTVs are excessive.
Subdivision	
Other	

**Assessment Notes:**

Upper Park St Rivulet (upstream of Providence entry). Downstream significantly floodprone (eg Campbell St).

29 Units (4storey + ground carparking), 22 basement carparking spaces  
1977m2 site

Pedestrian access to Brooker

Existing retainign wall has weep holes onto footpath - wall to be retained, but is shown as 1831 high at corner... is it? Only 1.2 based on Stormwater cnxn long-section, and looks top of SUV height in streetview.

Recent subdivision [SUB-20-2](#)

Email F21/560 FW: 71 Letitia Street - stormwater connection - APPROVED PLAN AND INSPECTION RECORD Edwards, Mark 4/1/2021 at 4:27 PM

**Floodwaters mapped on GIS as contained in roadway - but on original layer shows within the site.**

Looking at Streetview, there does not appear to be a sag in teh Brooker, and it has standard kerbing.

Discussed this with JF 20/5/22 - this area was not shown on the official map as it was considered a modelling artifact. There are pits and kerb on both sides of the Highway, and the main increases in size to DN750. There is a likely error of 'disconnected DN750' in the footpath just upstream.

Brickwall for carpark to be installed 'hit and miss'. Only part of storage /parking floor is above ground. Internal slope? Northern elevations and sections

Sections are hard to follow - s2 of p16, s D of p15 suggests may pour over emankment into the decks.

	DA-22-21956 <a href="#">PLN-22-287 - 71A LETITIA STREET NORTH HOBART TAS 7000 - Title Dc</a>
	DA-22-21957 <a href="#">PLN-22-287 - 71A LETITIA STREET NORTH HOBART TAS 7000 - Archite</a>
	DA-22-21958 <a href="#">PLN-22-287 - 71A LETITIA STREET NORTH HOBART TAS 7000 - Traffic I</a>
	DA-22-21959 <a href="#">PLN-22-287 - 71A LETITIA STREET NORTH HOBART TAS 7000 - Conce</a>
	DA-22-21960 <a href="#">PLN-22-287 - 71A LETITIA STREET NORTH HOBART TAS 7000 - Plannin</a>

Applicant has claimed that neither detention nor treatment is required, as the site is currently largely tarmac carparking or building, and a reduction is carparking is proposed.

Whilst detention looks at pre vs post (and as such, his claim is likely correct); treatment looks at 'new' not 'additional' - see previous advice from Ben Ikin & Tom. As such treatment is required.

p5 shows the area of planting is reduced, particularly along the NW bdy. It is not entirely clear how it will be reinstated - the Brooker side is clearly shown as veg.

CSP does not show drainage of the driveway entrance. Whilst not currently drained, this is new works, and must meet A1.

CSP does not provide levels of the existing connection demonstrating ag drains can reach it. As per Mark's email, the connection was installed at 2.5m depth, and is DN225 for an assumed 53L/s flow.

Pedestrian access to Brooker appears to be contained within their title - some building in the Hwy embankment. Will be fully clearing embankment

Add info required:

drain all hardstand to SW  
treatment

flood? TALK TO JEN

Council modelling had initially shown a minor risk of flooding from the Brooker. Please demonstrate how any flow from the Brooker Hwy, or its embankment within the property would be conveyed safely to Letitia St.

#### 5/8/22 SZ

	DA-22-36378	PLN-22-287 - 71A LETITIA STREET NORTH HOBART TAS 7000 - Amend
	DA-22-36379	PLN-22-287 - 71A LETITIA STREET NORTH HOBART TAS 7000 - Conce
	DA-22-36380	PLN-22-287 - 71A LETITIA STREET NORTH HOBART TAS 7000 - Stormw
	DA-22-36381	PLN-22-287 - 71A LETITIA STREET NORTH HOBART TAS 7000 - Civil Pl - cut plan

Treatment shown and modelled (model not provided) - condition

All site now shown as drained - last part of driveway, which is not undercover, does not go via the treatment due to grades

OFP shown. - condition that final build must allow this

#### BB sat

##### Recommended Conditions:

ENG1

ENV2

ENGsw1

SW9 - treatment

##### Recommended Advice:

**7.2.2 66 HAMPDEN ROAD, BATTERY POINT - SIGNAGE**  
**PLN-22-521 - FILE REF: F22/98496**

---

Address: 66 Hamden Road, Battery Point

Proposal: Signage

Expiry Date: 2 November 2022



Extension of Time: Not applicable



Author: Michael McClenahan



**RECOMMENDATION**

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council refuse the application for signage, at 66 Hampden Road, Battery Point 7004 for the following reasons:

- a. The proposal does not meet the acceptable solution or the performance criterion with respect to clause 17.7.2 A1 and P1 (a) and (c) of the *Hobart Interim Planning Scheme 2015* because the location, size and design of the sign diminishes and does not minimise the impact on the historic cultural heritage significance of the heritage listed place and heritage precinct as described in Table E13.1 and Table E13.2.

Attachment A: PLN-22-521 - 66 HAMPDEN ROAD BATTERY POINT TAS 7004 - Planning Committee or Delegated Report  

Attachment B: PLN-22-521 - 66 HAMPDEN ROAD BATTERY POINT TAS 7004 - CPC Agenda Documents  

Attachment C: PLN-22-521 - 66 HAMPDEN ROAD BATTERY POINT TAS 7004 - Planning Referral Officer Report  

**APPLICATION UNDER HOBART INTERIM PLANNING SCHEME 2015**

Type of Report: Committee  
Council: 10 October 2022  
Expiry Date: 2 November 2022  
Application No: PLN-22-521  
Address: 66 HAMPDEN ROAD , BATTERY POINT  
Applicant: Sharon Pakzamir  
66 Hampden Road  
Proposal: Signage  
Representations: Zero  
Performance criteria: Signs Code

---

**1. Executive Summary**

- 1.1 Planning approval is sought for Signage, at 66 Hampden Road, Battery Point.
- 1.2 More specifically the proposal includes:
  - Installation of one non-illuminated ground based panel sign on the Hampden Road frontage
  - The sign will be 1050mm high and 800mm wide and be supported on a stand 750mm high
- 1.3 The proposal relies on performance criteria to satisfy the following standards and codes:
  - 1.3.1 Signs Code - Standards for Signs on Heritage Places subject to the Heritage Code or within Heritage Precincts or Cultural Landscape Precincts
- 1.4 No representations were received during the statutory advertising period between 18/08/22 - 01/09/22.
- 1.5 The proposal is recommended for refusal.
- 1.6 The final decision is delegated to the Council, because the proposal is recommended for refusal





## 2. Site Detail

- 2.1 The subject site is located at 66 Hampden Road, Battery Point and comprises a single title corner lot approximately 430m<sup>2</sup> in size. The site features a two storey commercial building to the north, facing the Hampden Road frontage, and a separate single storey commercial building to the south, facing the Waterloo Street frontage. The surrounding area is characterised by a combination of Residential, Commercial, Food Services, and Visitor Accommodation uses. A site visit was undertaken of the property during the statutory advertising period.



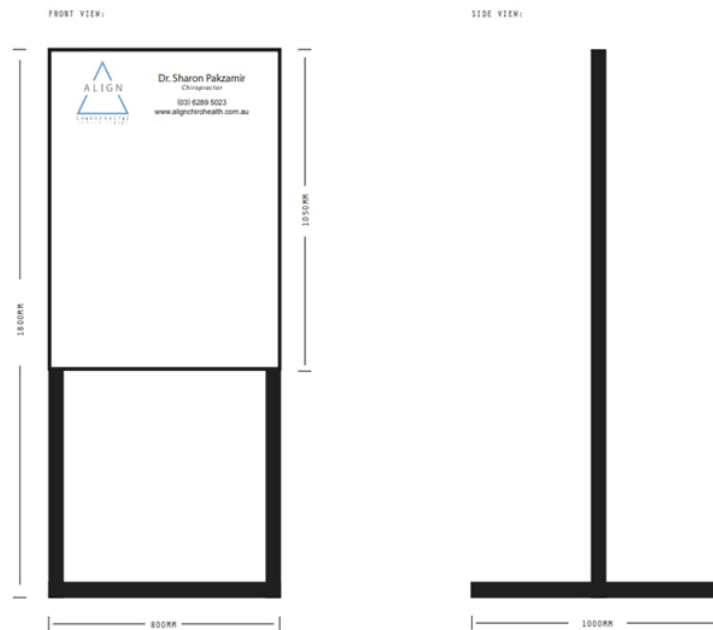
Figure 1: Aerial image of the subject site (bordered in blue) and surrounding area.

## 3. Proposal

- 3.1 Planning approval is sought for Signage, at 66 Hampden Road, Battery Point.

3.2 More specifically the proposal is for:

- Installation of one non-illuminated ground based panel sign on the Hampden Road frontage
- The sign will be 1050mm high and 800mm wide and be supported on a stand 750mm high



**Figure 2:** Elevations of proposed signage.

#### 4. Background

- 4.1 A ground based panel sign was installed on the Hampden Road frontage of the site in 2021 without Council approval and was subsequently subject to compliance action from Council under ENF-21-292 with advice to seek retrospective planning approval for the sign.
- 4.2 Approval was granted in 2014 under PLN-14-00929-01 for a round projecting wall sign at the entrance to the building on the Hampden Road frontage.

#### 5. Concerns raised by representors

- 5.1 No representations were received during the statutory advertising period between 18/08/22 - 01/09/22.

## 6. Assessment

- 6.1 The *Hobart Interim Planning Scheme 2015* is a performance based planning scheme. To meet an applicable standard, a proposal must demonstrate compliance with either an acceptable solution or a performance criterion. Where a proposal complies with a standard by relying on one or more performance criteria, the Council may approve or refuse the proposal on that basis. The ability to approve or refuse the proposal relates only to the performance criteria relied on.
- 6.2 The site is located within the Urban Mixed Use Zone of the *Hobart Interim Planning Scheme 2015*.
- 6.3 The existing use is Business and Professional Services. There is no proposed change of use. The existing use is a permitted use in the zone.
- 6.4 The proposal has been assessed against:
- 6.4.1 D15.0 Urban Mixed Use Zone
- 6.4.2 E17.0 Signs Code
- 6.5 The proposal relies on the following performance criteria to comply with the applicable standards:
- 6.5.1 Signs Code:
- Standards for Signs on Heritage Places subject to the Heritage Code or within Heritage Precincts – E17.7.2 P1*
- 6.6 Each performance criterion is assessed below.
- 6.7 Standards for Signs on Heritage Places subject to the Heritage Code or within Heritage Precincts – E17.7.2 P1
- 6.7.1 There is no acceptable solution for 17.7.2 A1
- 6.7.2 The proposal includes a sign on a Heritage Place subject to the Heritage

Code and within a Heritage Precinct.

- 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 17.7.2 P1 provides as follows:

*A sign on a Heritage Place listed in the Historic Heritage Code or within a Heritage Precinct or Cultural Landscape Precinct must satisfy all of the following:*

*(a) be located in a manner that minimises impact on cultural heritage significance of the place or precinct;*

*(b) be placed so as to allow the architectural details of the building to remain prominent;*

*(c) be of a size and design that will not substantially diminish the cultural heritage significance of the place or precinct;*

*(d) be placed in a location on the building that would traditionally have been used as an advertising area if possible;*

*(e) not dominate or obscure any historic signs forming an integral part of a building's architectural detailing or cultural heritage values;*

*(f) have fixtures that do not damage historic building fabric, including but not restricted to attachments to masonry and wood, such as to using non-corrosive fixings inserted in mortar joints;*

*(g) not project above an historic parapet or roof line if such a projection impacts on the cultural heritage significance of the building;*

*(h) be of a graphic design that minimises modern trademark or proprietary logos not sympathetic to heritage character;*

*(i) not use internal illumination in a sign on a Heritage Place unless it is demonstrated that such illumination will not detract from the character and cultural heritage values of the building.*

- 6.7.5 Referral was made to Council's Senior Cultural Heritage Officer who has provided the following assessment:

**Background:**

This application is for a sign located in Hampden Road, Battery Point. The applicant is seeking retrospective approval for a sign that has already been installed and subject to enforcement.

The proposed sign is a ground based panel sign and is located in the front yard of a heritage listed place in Table E13.1 of the Historic Heritage Code and also located in the Battery Point Heritage Precinct BP1.

The proposed sign must be assessed against E17.7.2 P1 of the Signs Code and satisfy all of the sub clauses (a) to (i). This clause is specific to signage on heritage places and in a heritage precinct.

**The proposal:**

The sign is 1.8m above the ground level which is higher than the footpath. The face of the sign is 800mm wide by 1050mm high and it is mounted on a metal frame. See image below.



Sign at 66 Hampden Rd - as existing. Source: Council image.

The design of the sign is a white panel background with small blue and black lettering and logo. This is the same graphic as on the existing round projecting wall sign. Note: This sign is not part of this application. It will be one of three signs on the subject site, the other is an A-board which is on the footpath.

**Assessment:**

Clause E17.7.2 states:

*A sign on a Heritage Place listed in the Historic Heritage Code or within a Heritage Precinct or Cultural Landscape Precinct must satisfy all of the following:*

- (a) be located in a manner that minimises impact on cultural heritage significance of the place or precinct;*
- (b) be placed so as to allow the architectural details of the building to remain prominent;*
- (c) be of a size and design that will not substantially diminish the cultural heritage significance of the place or precinct;*
- (d) be placed in a location on the building that would traditionally have been used as an advertising area if possible;*
- (e) not dominate or obscure any historic signs forming an integral part of a building's architectural detailing or cultural heritage values;*
- (f) have fixtures that do not damage historic building fabric, including but not restricted to attachments to masonry and wood, such as to using non-corrosive fixings inserted in mortar joints;*
- (g) not project above an historic parapet or roof line if such a projection impacts on the cultural heritage significance of the building;*
- (h) be of a graphic design that minimises modern trademark or proprietary logos not sympathetic to heritage character;*
- (i) not use internal illumination in a sign on a Heritage Place unless it is demonstrated that such illumination will not detract from the character and cultural heritage values of the building.*

The sign must be considered in relation to signage on Hampden Road where signage is modest in scale and restrained. Signage in Hampden Road is of a traditional form. The existing projecting wall sign on the subject property which is shown below is one such example.





Existing projecting wall sign - not the subject of this application. Source: Council image.



Subject property without signage in 2007. Source: Council image





Subject property with existing signage. Source: Council image.

The sign is free standing and not affixed to the sandstone facade, has an acceptable graphic design with minimal modern logos and is not illuminated. In this regard the sign proposal satisfies (b), (d), (e), (f), (g), (h) and (i).

While the size and design of the sign is simple and rectangular there are no other examples of signs of this type on Hampden Road. This building in Hampden Road is in a highly visible location in one of Hobart's most historically significant streets in the historic Battery Point where signage is, and should be carefully designed and well considered in a heritage environment. All signage in Hampden Road should be of the highest standard and consider the quality of the streetscape. Three signs on an individual property is highly irregular and unnecessary. It is also worth considering how, since 2007, where there were no signs, to the current situation where there are three signs. This signage proposal is not a good heritage outcome and unsophisticated. It fails to complement the place through its location and diminishes the cultural significance of the place and precinct. The sign does not satisfy the provisions E17.7.2 P1 (a) and (c). It is recommended for refusal.

**Reason for refusal:**

The proposal does not meet the acceptable solution or the performance criterion with respect to clause E17.7.2 P1 (a) and (c) of the *Hobart Interim Planning Scheme 2015* because the location, size and design of the sign diminishes and does not minimise the impact on the historic cultural heritage significance of the heritage listed place and heritage precinct as described in Table E13.1 and Table E13.2.

Sarah Waight  
Senior Cultural Heritage Officer  
5 September 2022

6.7.6 The proposal does not comply with the performance criterion.

## **7. Discussion**

- 7.1 Planning approval is sought for Signage, at 66 Hampden Road, Battery Point.
- 7.2 The application was advertised and no representations were received.
- 7.3 The proposal has been assessed against the relevant provisions of the planning scheme and is considered to perform well.
- 7.4 The proposal has been assessed by other Council officers, including the Council's Cultural Heritage Officer. 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 Signage, at 66 Hampden Road, Battery Point does not satisfy the relevant provisions of the *Hobart Interim Planning Scheme 2015*, and as such is recommended for refusal.

**9. Recommendations**

That: Pursuant to the *Hobart Interim Planning Scheme 2015*, the Council refuse the application for Signage, at 66 Hampden Road, Battery Point for the following reasons:

- 1 The proposal does not meet the acceptable solution or the performance criterion with respect to clause 17.7.2 A1 and P1 (a) and (c) of the *Hobart Interim Planning Scheme 2015* because the location, size and design of the sign diminishes and does not minimise the impact on the historic cultural heritage significance of the heritage listed place and heritage precinct as described in Table E13.1 and Table E13.2.



(Michael McClenahan)

**Development Appraisal Planner**

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



(Ben Ikin)

**Senior Statutory Planner**

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

Date of Report: 15 September 2022

**Attachment(s):**

Attachment B - CPC Agenda Documents

Attachment C - Planning Referral Officer Report

Planning: #262394

**Property**

66 HAMPDEN ROAD BATTERY POINT TAS 7004

**People****Applicant \***

Sharon Pakzamir  
66 Hampden Road  
BATTERY POINT TAS 7008  
0433462 299  
info@alignchirohealth.com.au

**Owner \***

Mountain Air Investments Pty Limited  
  
229 Elizabeth Street  
HOBART TAS 7000  
6232 4999  
david@eisproperty.com.au

**Entered By**

SHARON PAKZAMIR  
66 HAMPDEN ROAD  
BATTERY POINT TAS 7004  
0433 462 299  
info@alignchirohealth.com.au

**Use**

Commercial

**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. \*

☒ 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. \*

☒ Yes

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)? \*

Commercial

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

Signage

Estimated cost of development \*

0.00

Existing floor area (m2)

Proposed floor area (m2)

Site area (m2)

## Carparking on Site

Total parking spaces

Existing parking spaces

N/A

☒ Other (no selection chosen)

## Other Details

Does the application include signage? \*

☒ Yes

\* Please be advised that you are required to lodge plans of the sign. The plans should show: dimensions, location, colours, wording, method of illumination, does it flash, method of fixing to wall, etc.

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

1

## Tasmania Heritage Register

Is this property on the Tasmanian Heritage Register?

☒ Yes

## Documents

## Required Documents

Title (Folio text and Plan and FolioText-226083-1.pdf  
Schedule of Easements) \*Title (Folio text and Plan and FolioPlan-226083-1.pdf  
Schedule of Easements) \*

Plans (proposed, existing) \* ALIGN Signage LAYOUT 2 (3).pdf

## Supporting Documents

Heritage Report Exemption 3378.pdf

**RESULT OF SEARCH**

RECORDER OF TITLES

*Issued Pursuant to the Land Titles Act 1980*

## SEARCH OF TORRENS TITLE

VOLUME 226083	FOLIO 1
EDITION 4	DATE OF ISSUE 26-Jul-2012

SEARCH DATE : 09-Aug-2022

SEARCH TIME : 11.12 AM

DESCRIPTION OF LAND

City of HOBART

Lot 1 on Plan 226083

Derivation : Part of 0A-1R-10Ps. (Section B.4.) Gtd. to A.

Haig and Part of 17.1/2Ps. (Section B.4.) Gtd. to R. Brown.

Prior CT 2878/71

SCHEDULE 1

C642696 TRANSFER to CAROLINE HELOISA ATKINS, KEITH DAVID ATKINS, ANDREW MALCOLM ATKINS and RICHARD GERALD ATKINS as tenants in common in equal shares  
Registered 26-Jul-2012 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

M980735 PRIORITY NOTICE reserving priority for 90 days  
TRANSFER CAROLINE HELOISA ATKINS, KEITH DAVID ATKINS,  
ANDREW MALCOLM ATKINS AND RICHARD GERALD ATKINS TO  
MOUNTAIN AIR INVESTMENTS PTY LIMITED AS TRUSTEE FOR  
ADJA FAMILY TRUST Lodged by OGILVIE JENNINGS on  
14-Jul-2022 BP: M980735



## FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



R.P. 512

VOL. FOL.  
2878 71

REGISTERED NUMBER

226083

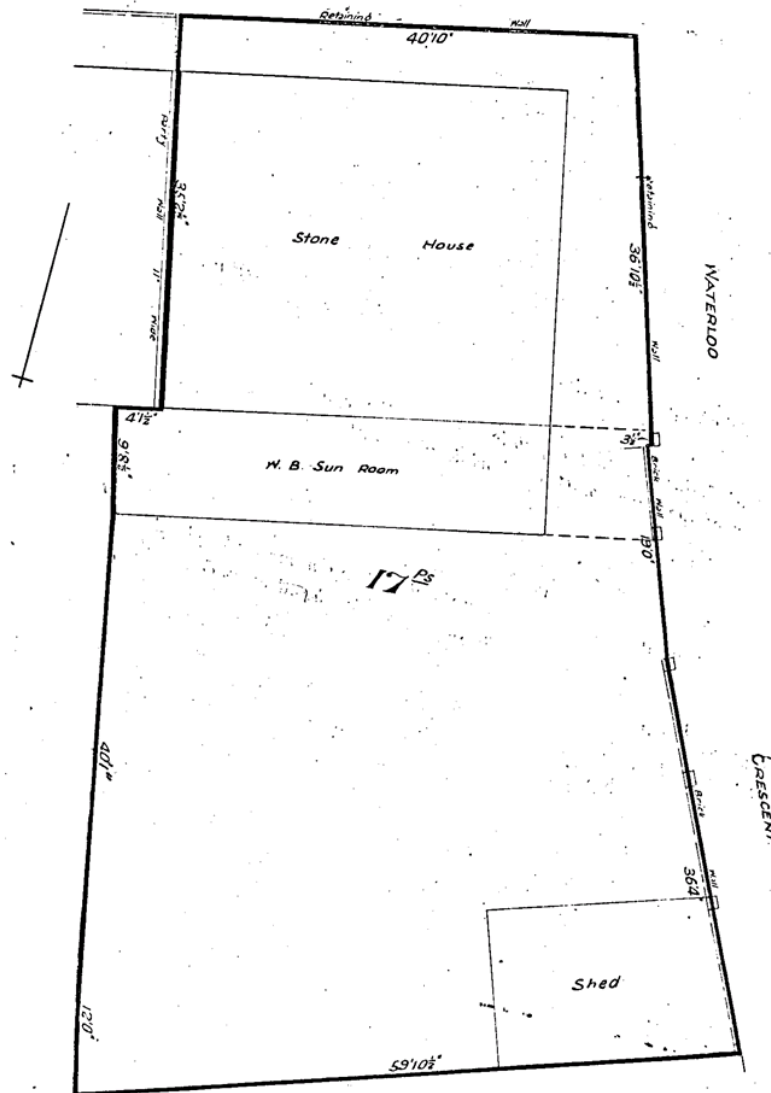
Recorder of Titles



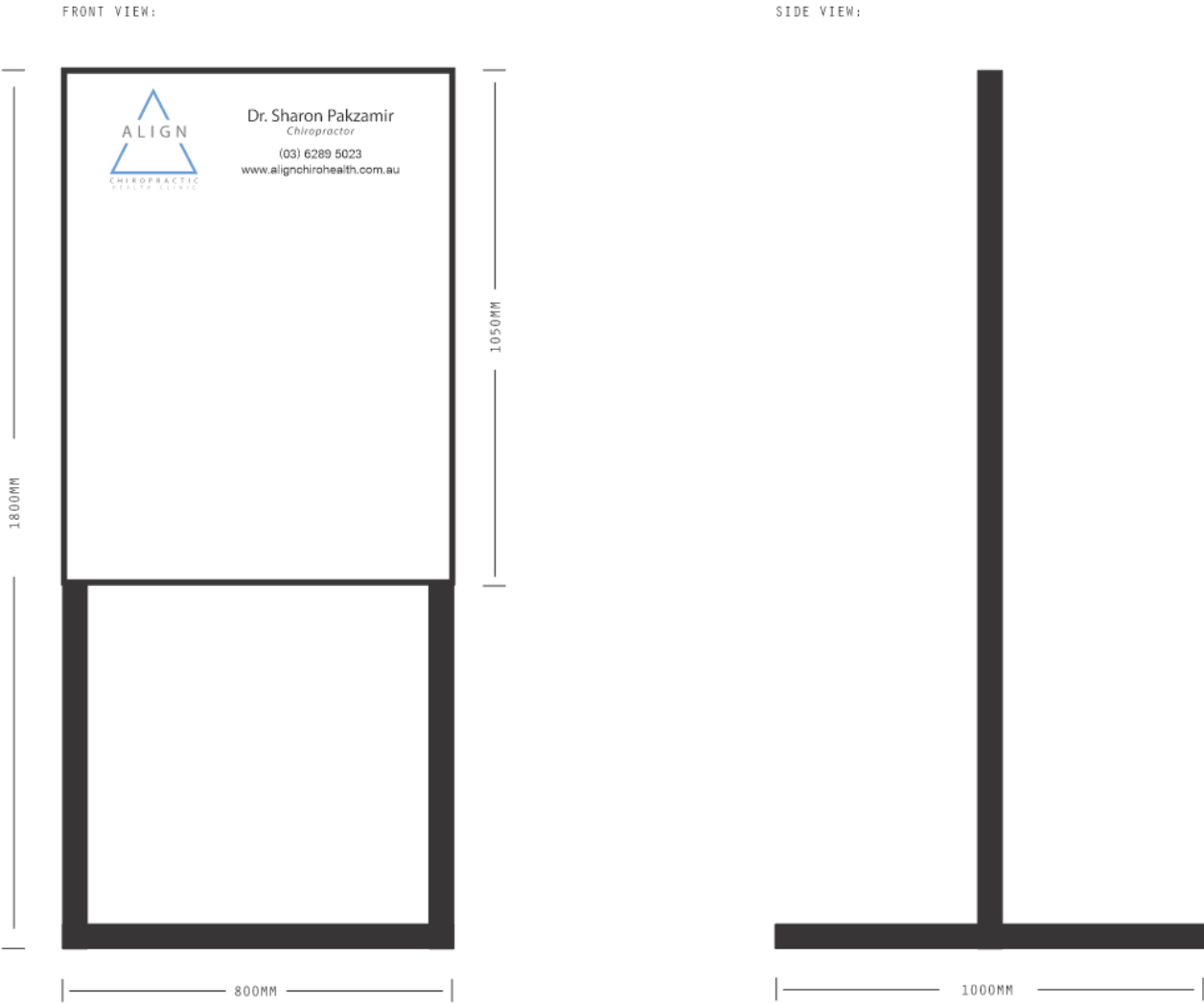
Lot 1 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register

HAMPDEN

ROAD







Customer Signature: \_\_\_\_\_



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strictly prohibited without the written consent of CLAUDE NEON.

Client	Date	Scale	Design No	Revision	Sign Type	Sheet
Align Chiropractor	07.12.20	NTS	NA	1	Saf	1 of 3

Artwork should be checked for layout, colours, spelling and content to ensure all is correct and ready to produce. Please note colours may vary between screens and final produced colours. Claude Neon will not except responsibility for any artwork errors once final proof has been approved, re-prints will be at the expense of the customer.



Customer Signature: \_\_\_\_\_



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strictly prohibited without the written consent of CLAUDE NEON.

Client	Date	Scale	Design No	Revision	Sign Type	Sheet
Align Chiropractor	07.12.20	NTS	NA	1	Saf	2 of 3

Artwork should be checked for layout, colours, spelling and content to ensure all is correct and ready to produce. Please note colours may vary between screens and final produced colours. Claude Neon will not except responsibility for any artwork errors once final proof has been approved, re-prints will be at the expense of the customer



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

PLANNING REF: N/A  
EXEMPTION NO: 3378  
REGISTERED PLACE NO: 1766  
FILE NO: 07-08-06 THC  
APPLICANT: Sharon Pakzmir  
DATE: 12 April 2021

## CERTIFICATE OF EXEMPTION

(*Historic Cultural Heritage Act 1995*)

The Place: 66 Hampden Road, Battery Point.

Thank you for your application for a Certificate of Exemption for works to the above place. Your application has been approved by the Heritage Council under section 42(3)(a) of the *Historic Cultural Heritage Act 1995* for the following works:

Works: New freestanding signage to the front of the place.

Documents: 1. Exemption Certificate Application form.  
2. Drawings 1 & 2 prepared by Claude Neon.

Comments: The proposed works are consistent with the requirements of section 14 of the Tasmanian Heritage Council's Works Guidelines as being eligible for a certificate of exemption.

A copy of this certificate will be forwarded to the local planning authority for their information. Please note, this certificate of exemption is an approval under the *Historic Cultural Heritage Act 1995* only. This certificate is not an approval under any other Act. Further approvals such as planning, building or plumbing may be required. For information regarding these or any other approval, contact your local Council.

Information on the types of work that may be eligible for a certificate of exemption is available in the Tasmanian Heritage Council's *Works Guidelines for Historic Heritage Places* (Nov. 2015). The Works Guidelines can be downloaded from [www.heritage.tas.gov.au](http://www.heritage.tas.gov.au)

Please contact the undersigned on 1300 850 332 332 if you require clarification of the matters contained in this certificate.

A handwritten signature in dark ink, appearing to read 'RD'.

Russell Dobie  
**Regional Heritage Advisor – Heritage Tasmania**  
*Under delegation of the Tasmanian Heritage Council*

## Application Referral Cultural Heritage - Response

<b>From:</b>	Sarah Waight
<b>Recommendation:</b>	Proposal is unacceptable.
<b>Date Completed:</b>	
<b>Address:</b>	66 HAMPDEN ROAD, BATTERY POINT
<b>Proposal:</b>	Signage
<b>Application No:</b>	PLN-22-521
<b>Assessment Officer:</b>	Michael McClenahan,

---

### Referral Officer comments:

#### Background:

This application is for a sign located in Hampden Road, Battery Point. The applicant is seeking retrospective approval for a sign that has already been installed and subject to enforcement.

The proposed sign is a ground based panel sign and is located in the front yard of a heritage listed place in Table E13.1 of the Historic Heritage Code and also located in the Battery Point Heritage Precinct BP1.

The proposed sign must be assessed against E17.7.2 P1 of the Signs Code and satisfy all of the sub clauses (a) to (i). This clause is specific to signage on heritage places and in a heritage precinct.

#### The proposal:

The sign is 1.8m above the ground level which is higher than the footpath. The face of the sign is 800mm wide by 1050mm high and it is mounted on a metal frame. See image below.





Sign at 66 Hampden Rd - as existing. Source: Council image.

The design of the sign is a white panel background with small blue and black lettering and logo. This is the same graphic as on the existing round projecting wall sign. Note: This sign is not part of this application. It will be one of three signs on the subject site, the other is an A-board which is on the footpath.

#### **Assessment:**

Clause E17.7.2 states:

*A sign on a Heritage Place listed in the Historic Heritage Code or within a Heritage Precinct or Cultural Landscape Precinct must satisfy all of the following:*

- (a) be located in a manner that minimises impact on cultural heritage significance of the place or precinct;*
- (b) be placed so as to allow the architectural details of the building to remain prominent;*
- (c) be of a size and design that will not substantially diminish the cultural heritage significance of the place or precinct;*
- (d) be placed in a location on the building that would traditionally have been used as an advertising area if possible;*
- (e) not dominate or obscure any historic signs forming an integral part of a building's architectural detailing or cultural heritage values;*
- (f) have fixtures that do not damage historic building fabric, including but not restricted to attachments to masonry and wood, such as to using non-corrosive fixings inserted in mortar joints;*
- (g) not project above an historic parapet or roof line if such a projection impacts on the cultural heritage significance of the building;*
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- (i) not use internal illumination in a sign on a Heritage Place unless it is demonstrated*

*that such illumination will not detract from the character and cultural heritage values of the building.*

The sign must be considered in relation to signage on Hampden Road where signage is modest in scale and restrained. Signage in Hampden Road is of a traditional form. The existing projecting wall sign on the subject property which is shown below is one such example.



Existing projecting wall sign - not the subject of this application. Source: Council image.



Subject property without signage in 2007. Source: Council image



Subject property with existing signage. Source: Council image.

The sign is free standing and not affixed to the sandstone facade, has an acceptable graphic design with minimal modern logos and is not illuminated. In this regard the sign proposal satisfies (b), (d), (e), (f), (g), (h) and (i).

While the size and design of the sign is simple and rectangular there are no other examples of signs of this type on Hampden Road. This building in Hampden Road is in a highly visible location in one of Hobart's most historically significant streets in the historic Battery Point where signage is, and should be carefully designed and well considered in a heritage environment. All signage in Hampden Road should be of the highest standard and consider the quality of the streetscape. Three signs on an individual property is highly irregular and unnecessary. It is also worth considering how, since 2007, where there were no signs, to the current situation where there are three signs. This signage proposal is not a good heritage outcome and unsophisticated. It fails to complement the place through its location and diminishes the cultural significance of the place and precinct. The sign does not satisfy the provisions E17.7.2 P1 (a) and (c). It is recommended for refusal.

**Reason for refusal:**

The proposal does not meet the acceptable solution or the performance criterion with respect to clause E17.7.2 P1 (a) and (c) of the *Hobart Interim Planning Scheme 2015* because the location, size and design of the sign diminishes and does not minimise the impact on the historic cultural heritage significance of the heritage listed place and heritage precinct as described in Table E13.1 and Table E13.2.

Sarah Waight  
Senior Cultural Heritage Officer  
5 September 2022

**7.2.3 331 CHURCHILL AVENUE, SANDY BAY AND ADJACENT ROAD  
RESERVE - DWELLING  
PLN-22-79 - FILE REF: F22/98296**

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Address: 331 Churchill Avenue, Sandy Bay and Adjacent Road Reserve

Proposal: Dwelling

Expiry Date: 3 October 2022

Extension of Time: Not applicable

Author: Michael McClenahan

***RECOMMENDATION***

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for dwelling at 331 Churchill Avenue, Sandy Bay 7005 for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

**GEN**

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-22-79 - 331 CHURCHILL AVENUE SANDY BAY TAS 7005 - Final Planning Documents except where modified below.

**Reason for condition**

To clarify the scope of the permit.

**PLN 2**

Screening with no more than 25% uniform transparency and a minimum height of 1.7m, above floor level, must be installed and maintained along the eastern elevations of the lower floor deck prior to the first occupation.

Prior to the issue of any approval under the *Building Act 2016*, revised plans must be submitted and approved as a Condition Endorsement showing screening in accordance with the above requirement.

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



*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 provide reasonable opportunity for privacy for dwellings.

ENG sw1

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

*Advice:*

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

Reason for condition

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

SW 6

The stormwater pit must be relocated uphill of the proposed crossover at the Developer's cost. The new stormwater infrastructure must be designed and constructed prior to occupancy or the commencement of the approved use (whichever occurs first).

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

1. be substantially in accordance with the Local Government Association of Tasmania: Tasmanian Municipal Standard Drawings (May 2020), as varied by the City of Hobart's published departures from those Drawings, and the Local

Government Association of Tasmania, Tasmanian Subdivision Guidelines (October 2013);

2. clearly distinguish between public and private infrastructure; and
3. show in both plan and long-section the proposed stormwater infrastructure, including but not limited to, clearances from crossovers and other services, cover, gradients, sizing, material, pipe class, and access pits.

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

*Advice:*

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

#### SW 7

Prior to occupancy or the commencement of the use (whichever occurs first), any alterations to the stormwater connection must be constructed at the owner's expense.

Prior to the issuing of any approval under the *Building Act 2016* or commencement of works (whichever occurs first), detailed engineering drawings must be submitted and approved. The detailed engineering drawings must include:

- the location of the proposed connections and all existing connections;
- the size and design of the connection such that it is appropriate to safely service the development;
- long-sections of the proposed connection clearly showing clearances from any nearby services, cover, size, material and delineation of public and private infrastructure via a private IO;
- connections which are free-flowing gravity driven;

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

*Advice:*

*Alterations to connections may be applied for under the Application for New Connection form available on Council's website, or via the*

*CEP process. The approved stormwater connection documents must be included in your plumbing permit application document set and listed in accompanying forms.*

#### SW 9

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

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

1. include detailed design and supporting calculations of the detention tank showing:
  1. detention tank sizing such that there is no increase in flows from the developed site up to 5% AEP event;
  2. the layout, the inlet and outlet (including long section), outlet size, overflow mechanism and invert level;
  3. the discharge rates and emptying times; and
  4. all assumptions must be clearly stated;
2. include a supporting maintenance plan, which specifies the required maintenance measures to check and ensure the ongoing effective operation of all systems, such as: inspection frequency; cleanout procedures; descriptions and diagrams of how the installed systems operate; details of the life of assets and replacement requirements.

All work required by this condition must be undertaken and maintained in accordance with the approved stormwater management report and design.

#### *Advice:*

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

## ENG 2a

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

*Advice:*

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

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

## Reason for condition

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

## ENG 2b

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

1. Along the edge of the driveway

This documentation must be submitted and approved as a condition endorsement, prior to the issuing of any approval under the *Building Act 2016*.

The detailed designs must:

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

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

*Advice:*

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

Reason for condition

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

ENG 2c

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

*Advice:*

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

Reason for condition

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

ENG 3a

The access driveway and parking area within the property must be constructed in accordance with the following documentation which forms part of this permit: ALDANMARK drawings 13E97-4 C1.01 Rev 0 dated 22/12/2017, 13E97-4 C2.01 Rev 0 dated 22/12/2017 received by the Council on 25 May 2022.

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

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

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

Reason for condition

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

ENG 4

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

Reason for condition

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

ENG 1

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

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

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

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

Reason for condition

To ensure that any of the Council's infrastructure and/or site-related

service connections affected by the proposal will be altered and/or reinstated at the owner's full cost.

ENG r3

Prior to the commencement of use, the proposed driveway crossover on the Churchill Avenue highway reservation must be designed and constructed in accordance with:

- Urban - TSD-R09-v3 – Urban Roads Driveways and TSD R14-v3 Type KC vehicular crossing;
- Footpath - Urban Roads Footpaths TSD-R11-v3.

Design drawings must be submitted and approved as a Condition Endorsement prior to any approval under the *Building Act 2016*. The design drawings must:

1. Show the cross and long section of the driveway crossover within the highway reservation and onto the property;
2. Detail any services or infrastructure (ie light poles, pits, awnings) at or near the proposed driveway crossover;
3. If the design deviates from the requirements of the TSD, then demonstrate that a B85 vehicle or a B99 depending on use (AS/NZS 2890.1 2004, section 2.6.2), can access the driveway from the road pavement into the property without scraping the vehicle's underside;
4. Be prepared and certified by a suitable qualified person, to satisfy the above requirements.

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

*Advice:*

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

*Please note that your proposal does not include adjustment of footpath levels. Any adjustment to footpath levels necessary to suit the design of proposed floor, parking module or driveway levels will require separate agreement from Council's Program Leader Road Services and may require further planning approvals. It is advised to place a note to this effect on construction drawings for the site and/or other relevant engineering drawings to ensure that contractors are*

*made aware of this requirement.*

Reason for condition

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

ENV 1

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

*Advice:*

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

Reason for condition

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

ADVICE

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

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

CONDITION ENDORSEMENT

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

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



endorsement application.

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

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

#### BUILDING PERMIT

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

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

#### PLUMBING PERMIT

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

#### OCCUPATION OF THE PUBLIC HIGHWAY

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

You may require an occupational licence for use of Hobart City Council highway reservation (e.g. outdoor seating, etc). Click [here](#) for more information.

You may require an occupational license for structures in the Hobart City Council highway reservation, in accordance with conditions to be established by the Council. Click [here](#) for more information.

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

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

#### PERMIT TO CONSTRUCT PUBLIC INFRASTRUCTURE

You may require a permit to construct public infrastructure, with a 12 month maintenance period and bond (please contact the Hobart City

Council's City Life Division to initiate the permit process).

#### NEW SERVICE CONNECTION

Please contact the Hobart City Council's City Life Division to initiate the application process for your [new stormwater connection](#).

#### STORMWATER

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

#### WORK WITHIN THE HIGHWAY RESERVATION

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

#### DRIVEWAY SURFACING OVER HIGHWAY RESERVATION

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

#### REDUNDANT CROSSEOVERS

Redundant crossovers are required to be reinstated under the Hobart City Council's Infrastructure By law. Click [here](#) for more information.

#### WORK PLACE HEALTH AND SAFETY

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

#### PROTECTING THE ENVIRONMENT

In accordance with the *Environmental Management and Pollution Control Act 1994*, local government has an obligation to "use its best endeavours to prevent or control acts or omissions which cause or are capable of causing pollution." Click [here](#) for more information.

#### NOISE REGULATIONS

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

## WASTE DISPOSAL

It is recommended that the developer liaise with the Council's City Resilience 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-22-79 - 331 CHURCHILL AVENUE SANDY BAY TAS 7005 - Planning Committee or Delegated Report ↓  |
| Attachment B: | PLN-22-79 - 331 CHURCHILL AVENUE SANDY BAY TAS 7005 - CPC Agenda Documents ↓                  |

**APPLICATION UNDER HOBART INTERIM PLANNING SCHEME 2015**

Type of Report: Committee  
Committee: 3 October 2022  
Expiry Date: 3 October 2022  
Application No: PLN-22-79  
Address: 331 CHURCHILL AVENUE , SANDY BAY  
ADJACENT ROAD RESERVE  
Applicant: James Wilson  
19 Hovingtons Road  
Proposal: Dwelling  
Representations: Zero  
Performance criteria: General Residential Zone Development Standards  
Parking and Access Code

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**1. Executive Summary**

- 1.1 Planning approval is sought for a Dwelling, at 331 Churchill Avenue, Sandy Bay.
- 1.2 More specifically the proposal includes:
- Construction of a new single dwelling on a currently vacant site
  - The proposed dwelling consists of three floors and a roof deck and will contain a kitchen, dining room, living room, media room, four bedrooms, two bathrooms, laundry and outdoor decks
  - Two on-site car parking spaces will be provided with access via the Churchill Avenue frontage
  - New frontage fencing including a blockwork wall
  - The existing crossover, drain, and pedestrian handrails on the Churchill Avenue frontage will be removed
  - A new and enlarged crossover on the Churchill Avenue frontage is to be installed
- 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, Privacy, Frontage Fence

1.3.2 Parking and Access Code - Design of Vehicular Accesses

- 1.4 No representations were received during the statutory advertising period between 01/09/22 - 15/09/22.
- 1.5 The proposal is recommended for approval subject to conditions.
- 1.6 The final decision is delegated to the City Planning Committee, because the proposal includes works in the adjacent Road Reservation.

## 2. Site Detail

- 2.1 The subject site is located at 331 Churchill Avenue, Sandy Bay and comprises a single title vacant lot approximately 880m<sup>2</sup> in size. The site is presently vacant and uncleared and has a steep topography which falls sharply away to the north east, away from the Churchill Avenue frontage. The surrounding area is characterised by residential uses with a combination of single and multiple dwellings.



Figure 1: Aerial image of the subject site (bordered in blue) and surrounding area.

## 3. Proposal

- 3.1 Planning approval is sought for a Dwelling, at 331 Churchill Avenue, Sandy Bay.

3.2 More specifically the proposal is for:

- Construction of a new single dwelling on a currently vacant site
- The proposed dwelling consists of three floors and a roof deck and will contain a kitchen, dining room, living room, media room, four bedrooms, two bathrooms, laundry and outdoor decks
- Two on-site car parking spaces will be provided with access via the Churchill Avenue frontage
- New frontage fencing including a blockwork wall
- The existing crossover, drain, and pedestrian handrails on the Churchill Avenue frontage will be removed
- A new and enlarged crossover on the Churchill Avenue frontage is to be installed

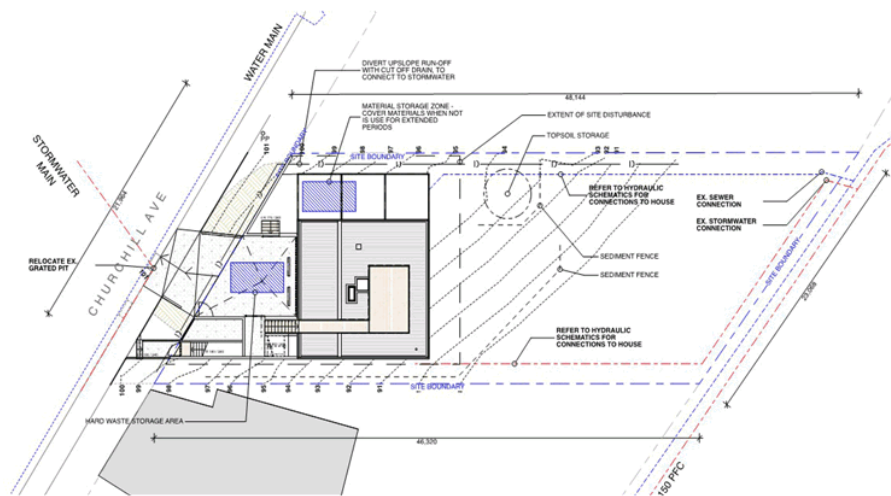


Figure 2: Proposed site plan.



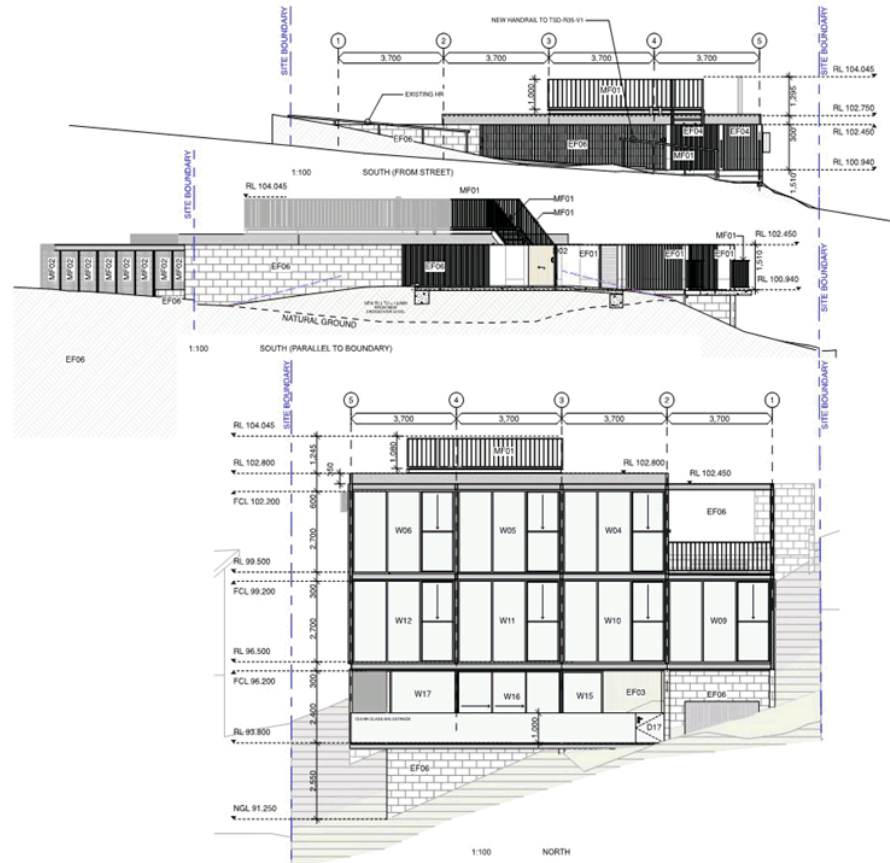


Figure 3: North and south elevations of proposed dwelling



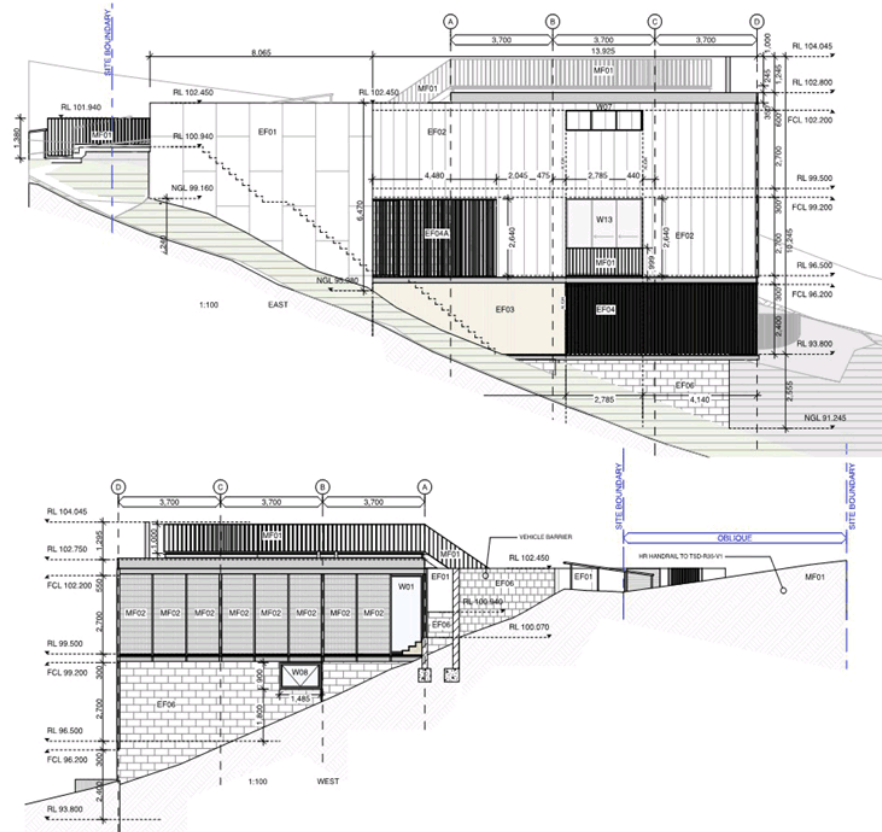
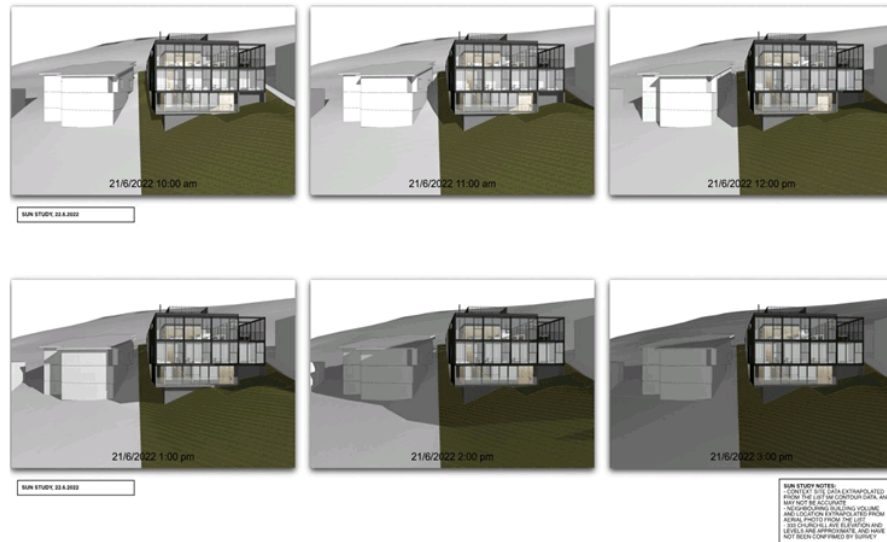


Figure 4: East and west elevations of proposed dwelling.



**Figure 5:** Sun study diagrams of the proposed dwelling on June 21st.

#### 4. Background

- 4.1 Approval was previously granted on 6 January 2015 under PLN-14-01304-01 for a dwelling in broad similarity to the current application. Assessment for this approval was made under the *City of Hobart Planning Scheme 1982*. Substantial commencement of the approval was not undertaken within two years of the permit issue date, and the permit subsequently lapsed.
- 4.2 The new proposal includes minor works in the Churchill Avenue road reservation and required the granting of General Manager Consent by Council.

#### 5. Concerns raised by representors

- 5.1 No representations were received during the statutory advertising period between 01/09/22 - 15/09/22.

#### 6. Assessment

- 6.1 The *Hobart Interim Planning Scheme 2015* is a performance based planning

scheme. To meet an applicable standard, a proposal must demonstrate compliance with either an acceptable solution or a performance criterion. Where a proposal complies with a standard by relying on one or more performance criteria, the Council may approve or refuse the proposal on that basis. The ability to approve or refuse the proposal relates only to the performance criteria relied on.

6.2 The site is located within the General Residential Zone of the *Hobart Interim Planning Scheme 2015*.

6.3 The existing use is Vacant. The proposed use is Residential (single dwelling). The proposed use is a no permit required use in the zone.

6.4 The proposal has been assessed against:

6.4.1 D10.0 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*

*Privacy – Part D 10.4.6 P1*

*Frontage Fences - D10.4.7 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 Setback and Building Envelope D10.4.2 P3

6.7.1 The acceptable solution at clause 10.4.2 A3 requires that a dwelling must be contained within a building envelope determined by projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side and rear boundaries to a building height

of not more than 8.5m above existing ground level

6.7.2 The proposal includes construction of a three storey dwelling which will have a height greater than 8.5m above natural ground level and which will project beyond the building envelope on the side boundaries as it rises at a 45 degree angle.

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

6.7.4 The performance criterion at clause 10.4.2 P1 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; and*

*(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 Due to the steep topography of the site, the proposed dwelling will have a maximum height about existing ground level of 12m. At the side boundaries the dwelling will have a height of between 3.5m and 11.4m. The form is exacerbated through the intention of the design to have a uniform floor plate with the Churchill Avenue frontage, and exacerbated by the eastern end of the site in which the topography steadily falls in steepness as the site approaches the rear boundary. Shadow diagrams have been provided by the applicant and illustrated in Figure 4 of this

report.. As evidenced in the diagrams provided, the proposed dwelling will overshadow part of the adjoining dwelling at 333 Churchill Avenue from 11:00am after which this overshadowing increases until after 1:00pm, and by 3:00pm the immediate surround are in shadow due to the existing topography. Review of building approval plans for 333 Churchill Avenue indicates that windows on the western elevation will see some reduction in sunlight from 11:00am until 1:00pm. These are understood to be windows to an open plan living room and dining room. It is assessed that the living room, which is located closest to the Churchill Avenue frontage, and sits at the lowest point to existing ground level, will have unobstructed sunlight from 9:00am until after 11:00am when sunlight will be completely restricted. The dining room, due to its more north eastern position, will have unobstructed sunlight from 9:00am until 12:00pm along its north west elevation, whilst the windows to its north east elevation will remain unobstructed until after 1:00pm,

The restriction in sunlight to these two windows is assessed as not being to an extent that would cause an unreasonable loss of amenity. Both rooms are part of an open plan layout with the primary aspect, to the north east, featuring large full height glazed doors that will be unobstructed from sunlight until the mid afternoon. Similarly, whilst the living room window will be obstructed by 11:00am, there will still remain sunlight to the space through both the aforementioned north eastern windows, as well as the living room window on the north western elevation. These two other windows will still allow sufficient direct, and ambient light for a significant portion of the day. A similar assessment is made for the living room window which will have sunlight until after midday and will otherwise enjoy ambient light from another set of windows on the north eastern elevation.

With respect to overshadowing of private open space, the proposed dwelling will see overshadowing of the upper and lower floor decks of the adjoining dwelling at 33 Churchill Avenue. This overshadowing will occur on June 21st from approximately 1:00pm until the end of the day. These spaces, which are placed to the rear, on the north eastern elevation, will otherwise receive direct sunlight for the entire day. The proposed overshadowing is assessed as being not unreasonable and will not result in an unreasonable loss of amenity for occupants.

In terms of visual impact, the proposed dwelling represents a significant structural change on an otherwise vacant site. Similar to the projections beyond the building envelope, this impact is exacerbated by the topography of the site as well as the narrow configuration of the lot angled to the street frontage. The materials and design along the elevations

facing 329 and 333 Churchill Avenue illustrate an intention to break up and reduce the impacts of this form with a selection of different metal and wooden materials, minimising the presented bulk. A study of existing dwellings on the adjoining sites illustrates that the primary aspect of view is to the north east, across to Long Beach and the River Derwent, and not towards neighbouring lots. Whilst the proposed dwelling is a significant increase in bulk and form on the site, it is not considered that the dwelling would represent an unreasonable visual intrusion on the primary viewing aspects of either dwelling.

The respect to separation between dwellings, the proposal setback is assessed as remaining consistent with that existing on established properties in the area.

The proposal will not cause any reduction in sunlight to existing solar energy installations on adjoining properties.

6.7.6 The proposal complies with the performance criterion.

6.8 Privacy – D10.4.6 P1

6.8.1 The acceptable solution at clause 10.4.6 A1 requires that a balcony with a finished floor level more than 1m above existing ground level must have a permanently fixed screen to a height of not less than 1.7m above the finished surface or floor level, with a uniform transparency of not more than 25%, along the sides facing a side boundary, unless the balcony has a setback of not less than 3m.

6.8.2 The proposal includes a balcony on the eastern elevation facing the side boundary with 333 Churchill Avenue with a setback of 2m, the balustrade will be 1m in height.

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

6.8.4 The performance criterion at clause 10.4.6 P1 provides as follows:

*A balcony, deck, roof terrace, parking space or carport for a dwelling (whether freestanding or part of the dwelling) that has a finished surface or floor level more than 1m above existing ground level, must be screened, or otherwise designed, to minimise overlooking of:*

*(a) a dwelling on an adjoining property or its private open space; or*

*(b) another dwelling on the same site or its private open space.*

6.8.5 The proposed balcony will have a balustrade of 1m and will be sited opposite the upper deck of the adjoining dwelling at 33 Churchill Avenue. Whilst the balcony is small in size, approximately 5.14m<sup>2</sup>, and opens to hallway area, the design is not considered to be sufficient to minimise overlooking of a dwelling on an adjoining property or its private open space. Privacy screening to a height of 1.7m above finished floor level with a uniform transparency of not more than 25% along the side facing a side boundary will be conditioned to the permit.

6.8.6 The proposal complies with the performance criterion.

6.9 Frontage Fences - D10.4.7 P1

6.9.1 There is no acceptable solution at clause 10.4.7 A1.

6.9.2 The proposal includes a blockwork wall with a maximum height of 2m above existing ground level.

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

6.9.4 The performance criterion at clause 10.4.7 P1 provides as follows:

*A fence (including a free-standing wall) for a dwelling within 4.5m of a frontage must:*

*(a) provide for security and privacy while allowing for passive surveillance of the road; and*

*(b) be compatible with the height and transparency of fences in the street, having regard to:*

*(i) the topography of the site; and*

*(ii) traffic volumes on the adjoining road.*

6.9.5 The proposed blockwork wall will range in heights from 2m to 1.3m and will be built directly on the front boundary. The topography of the site falls steeply downhill, away from the primary frontage, so much so that the existing footpath along Churchill avenue will be at a similar height to this proposed wall. The wall will allow for security and privacy to the private

open space of the dwelling and, due to the topography, will not compromise the passive surveillance of the road. The wall and fence proposed along the frontage are assessed as remaining compatible with that prevailing in the street having regard to the steep topography of the site, and surrounding area, as well as the high traffic volumes of Churchill Avenue.

6.9.6 The proposal complies with the performance criterion.

6.10 Design of Vehicle Accesses - E6.7.2 P1

6.10.1 The acceptable solution at clause 6.7.2 A1 requires that in the case of non-commercial vehicle access; the location, sight distance, width and gradient of an access must be designed and constructed to comply with section 3 – "Access Facilities to Off-street Parking Areas and Queuing Areas" of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking.

6.10.2 The proposal does not meet the Australian Standards as plans indicate 2m x 2.5m sight triangle areas abutting the driveway are not kept clear of obstructions to visibility due to proposed 1.38m walls.

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

6.10.4 The performance criterion at clause 6.7.2 P1 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.*

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



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;

**- Acceptable, submitted documentation appears to satisfy this requirement**

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

**- Acceptable, submitted documentation appears to satisfy this requirement**

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

**- Acceptable, submitted documentation appears to satisfy this requirement**

(d) ease of accessibility and recognition for users.

**- Acceptable, submitted documentation appears to satisfy this requirement**

**Based on the above assessment and given the submitted documentation, sight lines that may be accepted under Performance Criteria P1:E6.7.2 of the Planning Scheme. Given the location of the access and driveway, and the low volume of traffic on the road from which the property gains access.**

6.10.6 The proposal complies with the performance criterion.

## **7. Discussion**

7.1 Planning approval is sought for a Dwelling, at 331 Churchill Avenue, Sandy Bay.

7.2 The application was advertised and no representations were received.

- 7.3 The proposal has been assessed against the relevant provisions of the planning scheme and is considered to perform well.
- 7.4 The proposal has been assessed by other Council officers, including the Council's Development Engineer, Stormwater 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 Dwelling at 331 Churchill Avenue, Sandy Bay satisfies the relevant provisions of the *Hobart Interim Planning Scheme 2015*, and as such is recommended for approval.

## 9. Recommendations

That: Pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for Dwelling at 331 Churchill Avenue, Sandy Bay for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

### GEN

**The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-22-79 - 331 CHURCHILL AVENUE SANDY BAY TAS 7005 - Final Planning Documents except where modified below.**

Reason for condition

To clarify the scope of the permit.

### PLN 2

**Screening with no more than 25% uniform transparency and a minimum height of 1.7m, above floor level, must be installed and maintained along the eastern elevations of the lower floor deck prior to the first occupation.**

**Prior to the issue of any approval under the *Building Act 2016*, revised plans must be submitted and approved as a Condition Endorsement showing screening in accordance with the above requirement.**

**All work required by this condition must be undertaken in accordance with the approved revised plans.**

*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 provide reasonable opportunity for privacy for dwellings.

### ENG sw1

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

*Advice:*

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

Reason for condition

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

#### SW 6

The stormwater pit must be relocated uphill of the proposed crossover at the Developer's cost. The new stormwater infrastructure must be designed and constructed prior to occupancy or the commencement of the approved use (whichever occurs first).

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

1. be substantially in accordance with the Local Government Association of Tasmania: Tasmanian Municipal Standard Drawings (May 2020), as varied by the City of Hobart's published departures from those Drawings, and the Local Government Association of Tasmania, Tasmanian Subdivision Guidelines (October 2013);
2. clearly distinguish between public and private infrastructure;
3. show in both plan and long-section the proposed stormwater infrastructure, including but not limited to, clearances from crossovers and other services, cover, gradients, sizing, material, pipe class, and access pits;

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

*Advice:*

*This condition requires further information to be submitted as a Condition*

*Endorsement. Refer to the Condition Endorsement advice at the end of this permit.*

#### **SW 7**

Prior to occupancy or the commencement of the use (whichever occurs first), any alterations to the stormwater connection must be constructed at the owner's expense.

Prior to the issuing of any approval under the *Building Act 2016* or commencement of works (whichever occurs first), detailed engineering drawings must be submitted and approved. The detailed engineering drawings must include:

- the location of the proposed connections and all existing connections;
- the size and design of the connection such that it is appropriate to safely service the development;
- long-sections of the proposed connection clearly showing clearances from any nearby services, cover, size, material and delineation of public and private infrastructure via a private IO;
- connections which are free-flowing gravity driven;

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

*Advice:*

*Alterations to connections may be applied for under the Application for New Connection form available on Council's website, or via the CEP process.*

*The approved stormwater connection documents must be included in your plumbing permit application document set and listed in accompanying forms.*

#### **SW 9**

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

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

1. include detailed design and supporting calculations of the detention

tank showing:

1. detention tank sizing such that there is no increase in flows from the developed site up to 5% AEP event;
  2. the layout, the inlet and outlet (including long section), outlet size, overflow mechanism and invert level;
  3. the discharge rates and emptying times; and
  4. all assumptions must be clearly stated;
2. include a supporting maintenance plan, which specifies the required maintenance measures to check and ensure the ongoing effective operation of all systems, such as: inspection frequency; cleanout procedures; descriptions and diagrams of how the installed systems operate; details of the life of assets and replacement requirements.

**All work required by this condition must be undertaken and maintained in accordance with the approved stormwater management report and design.**

*Advice:*

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

#### **ENG 2a**

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

*Advice:*

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

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

**Reason for condition**

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

#### **ENG 2b**

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

##### **1. Along the edge of the driveway**

**This documentation must be submitted and approved as a condition endorsement, prior to the issuing of any approval under the *Building Act 2016*.**

**The detailed designs must:**

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

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

*Advice:*

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

Reason for condition

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

#### **ENG 2c**

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

*Advice:*

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

Reason for condition

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

**ENG 3a**

The access driveway and parking area within the property must be constructed in accordance with the following documentation which forms part of this permit: ALDANMARK drawings 13E97-4 C1.01 Rev 0 dated 22/12/2017, 13E97-4 C2.01 Rev 0 dated 22/12/2017 received by the Council on 25 May 2022.

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

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

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

Reason for condition

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

**ENG 4**

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

Reason for condition

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



**ENG 1**

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

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

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

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

Reason for condition

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

**ENG r3**

**Prior to the commencement of use, the proposed driveway crossover on the Churchill Avenue highway reservation must be designed and constructed in accordance with:**

- **Urban - TSD-R09-v3 – Urban Roads Driveways and TSD R14-v3 Type KC vehicular crossing;**
- **Footpath - Urban Roads Footpaths TSD-R11-v3.**

**Design drawings must be submitted and approved as a Condition Endorsement prior to any approval under the Building Act 2016. The design drawings must:**

1. **Show the cross and long section of the driveway crossover within the**

- highway reservation and onto the property;
2. **Detail any services or infrastructure (ie light poles, pits, awnings) at or near the proposed driveway crossover;**
  3. **If the design deviates from the requirements of the TSD, then demonstrate that a B85 vehicle or a B99 depending on use (AS/NZS 2890.1 2004, section 2.6.2), can access the driveway from the road pavement into the property without scraping the vehicle's underside;**
  4. **Be prepared and certified by a suitable qualified person, to satisfy the above requirements.**

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

*Advice:*

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

*Please note that your proposal does not include adjustment of footpath levels. Any adjustment to footpath levels necessary to suit the design of proposed floor, parking module or driveway levels will require separate agreement from Council's Program Leader Road Services and may require further planning approvals. It is advised to place a note to this effect on construction drawings for the site and/or other relevant engineering drawings to ensure that contractors are made aware of this requirement.*

Reason for condition

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

#### **ENV 1**

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

*Advice:*

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

Reason for condition

To avoid the sedimentation of roads, drains, natural watercourses, Council land that

could be caused by erosion and runoff from the development, and to comply with relevant State legislation.

### ADVICE

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

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

### CONDITION ENDORSEMENT

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

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

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

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

### BUILDING PERMIT

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

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

### PLUMBING PERMIT

You may need plumbing approval in accordance with the *Building Act 2016*, *Building*

*Regulations 2016* and the National Construction Code. Click [here](#) for more information.

#### **OCCUPATION OF THE PUBLIC HIGHWAY**

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

You may require an occupational licence for use of Hobart City Council highway reservation (e.g. outdoor seating, etc). Click [here](#) for more information.

You may require an occupational license for structures in the Hobart City Council highway reservation, in accordance with conditions to be established by the Council. Click [here](#) for more information.

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

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

#### **PERMIT TO CONSTRUCT PUBLIC INFRASTRUCTURE**

You may require a permit to construct public infrastructure, with a 12 month maintenance period and bond (please contact the Hobart City Council's City Life Division to initiate the permit process).

#### **NEW SERVICE CONNECTION**

Please contact the Hobart City Council's City Life Division to initiate the application process for your [new stormwater connection](#).

#### **STORMWATER**

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

#### **WORK WITHIN THE HIGHWAY RESERVATION**

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

**DRIVEWAY SURFACING OVER HIGHWAY RESERVATION**

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

**REDUNDANT CROSSOVERS**

Redundant crossovers are required to be reinstated under the Hobart City Council's Infrastructure By law. Click [here](#) for more information.

**WORK PLACE HEALTH AND SAFETY**

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

**PROTECTING THE ENVIRONMENT**

In accordance with the *Environmental Management and Pollution Control Act 1994*, local government has an obligation to "use its best endeavours to prevent or control acts or omissions which cause or are capable of causing pollution." Click [here](#) for more information.

**NOISE REGULATIONS**

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

**WASTE DISPOSAL**

It is recommended that the developer liaise with the Council's City Resilience 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.



(Michael McClenahan)

**Development Appraisal Planner**

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



(Ben Ikin)

**Senior Statutory Planner**

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

Date of Report: 25 September 2022

**Attachment(s):**

Attachment B - CPC Agenda Documents

Planning: #250792

**Property**

331 CHURCHILL AVENUE SANDY BAY TAS 7005

**People****Applicant \***

James Wilson  
19 Hovingtons Road  
Lower Longley Tas 7019  
0437 255 439  
james@fieldlabs.com.au

**Owner \***

Francisco Ortega  
517 HUON RD  
SOUTH HOBART TAS 7004  
0420314447  
fpontes@c5prosolutions.com

**Owner \***

Naomi Ortega  
517 HUON RD  
SOUTH HOBART TAS 7004  
0450146471  
nflynn@c5prosolutions.com

**Entered By**

JAMES WILSON  
0437 255 439  
james@fieldlabs.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)? \*

vacant

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

New house + ancillary dwelling

Estimated cost of development \*

1500000.00

Existing floor area (m2)

0.00

Proposed floor area (m2)

170.00

Site area (m2)

880

#### Carparking on Site

Total parking spaces

2

Existing parking spaces

0

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

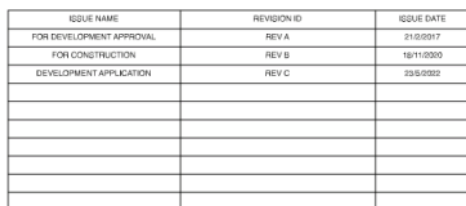
#### Documents

##### Required Documents

Title (Folio text and Plan and FolioText-55155-12-merged.pdf  
Schedule of Easements) \*

Plans (proposed, existing) \* 220211 331 CHURCHILL AVE, SANDY BAY - DA 2022 (1).pdf

DRAWINGS TO BE READ IN CONJUNCTION WITH:  
**STRUCTURAL ENGINEERING BY ALDANMARK**  
**CIVIL ENGINEERING BY ALDANMARK**  
**ENERGY EFFICIENCY REPORT BY RED-SUSTAINABILITY**







Field Labs

Telephone:  
0427-255-420

Email:  
jenn@fieldlabs.com.au

Accreditation:  
CC 1042M

Drawings to be read in conjunction with specification by FIELD LABS and all drawings and documents by engineers and subconsultants referred to in these plans. Contractors are to verify all dimensions on site before commencing any work or producing shop drawings. Larger scale drawings and section dimensions take preference.

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ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE AUTHOR.

NOTE: ALL BUILDING LEVELS TO AHD UNLESS OTHERWISE NOTED.

Client:  
TOMMY PTY LTD

Project Name:  
331 CHURCHILL AVE, SANDY BAY

Project Address:  
331 CHURCHILL AVE, SANDY BAY

Scale	Scale Name	Scale Date
REV A	FOR DEVELOPMENT OPTIONS	27/03/2022
REV B	FOR TOWN PLANNING	18/03/2022
REV C	DEVELOPMENT APPLICATION	23/03/2022

N

Drawing Title:  
SITE - LOCATION

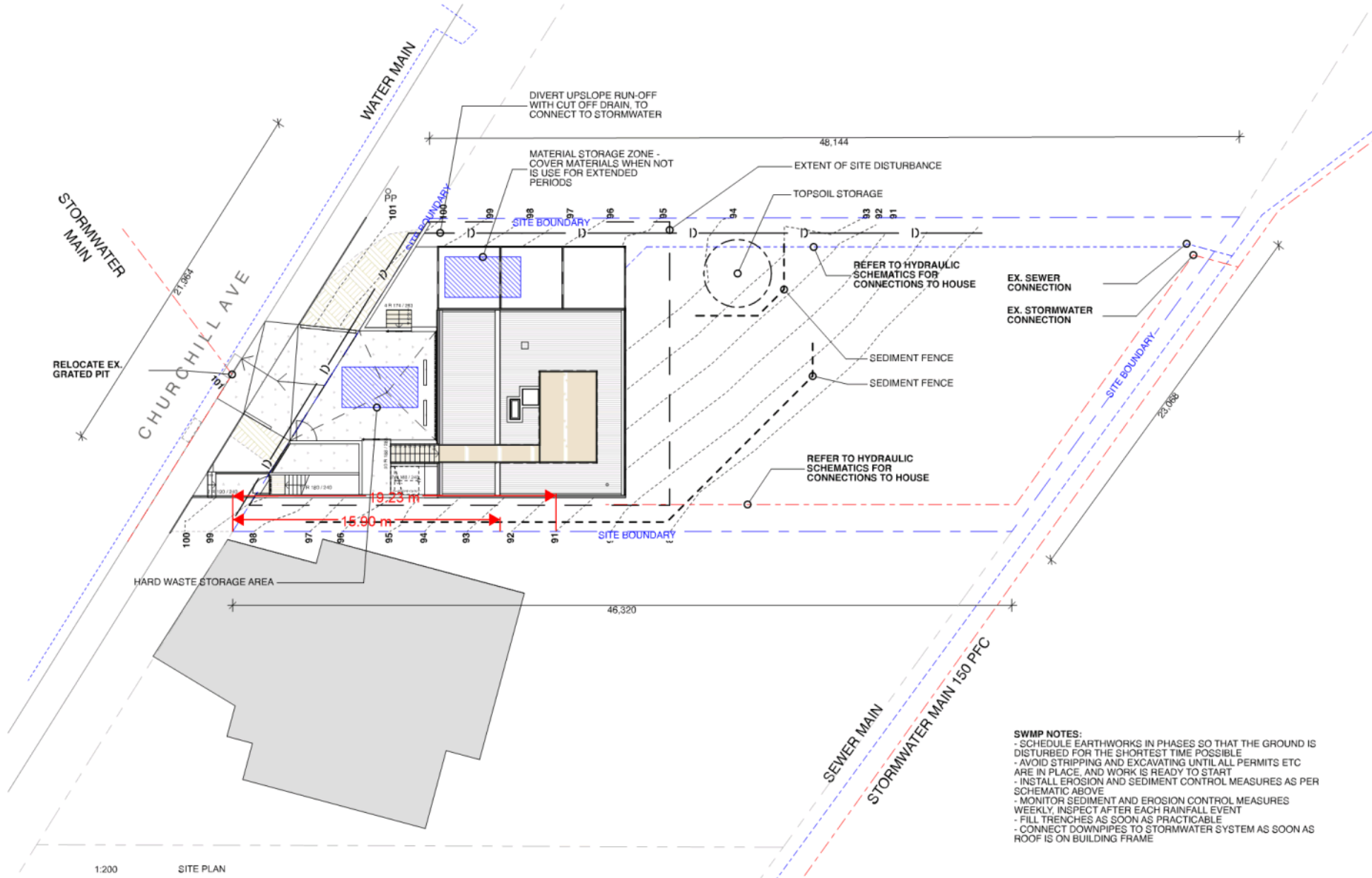
Scale: A2 (410MM) @ A2

Status: BA 0003

Checked By:  
A100

Rev C





**SWMP NOTES:**  
- SCHEDULE EARTHWORKS IN PHASES SO THAT THE GROUND IS DISTURBED FOR THE SHORTEST TIME POSSIBLE  
- AVOID STRIPPING AND EXCAVATING UNTIL ALL PERMITS ETC ARE IN PLACE, AND WORK IS READY TO START  
- INSTALL EROSION AND SEDIMENT CONTROL MEASURES AS PER SCHEMATIC ABOVE  
- MONITOR SEDIMENT AND EROSION CONTROL MEASURES WEEKLY, INSPECT AFTER EACH RAINFALL EVENT  
- FILL TRENCHES AS SOON AS PRACTICABLE  
- CONNECT DOWNPIPES TO STORMWATER SYSTEM AS SOON AS ROOF IS ON BUILDING FRAME

Field Labs

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0437-255-420  
Email:  
jg@fieldlabs.com.au  
Accreditation:  
CC 1042M

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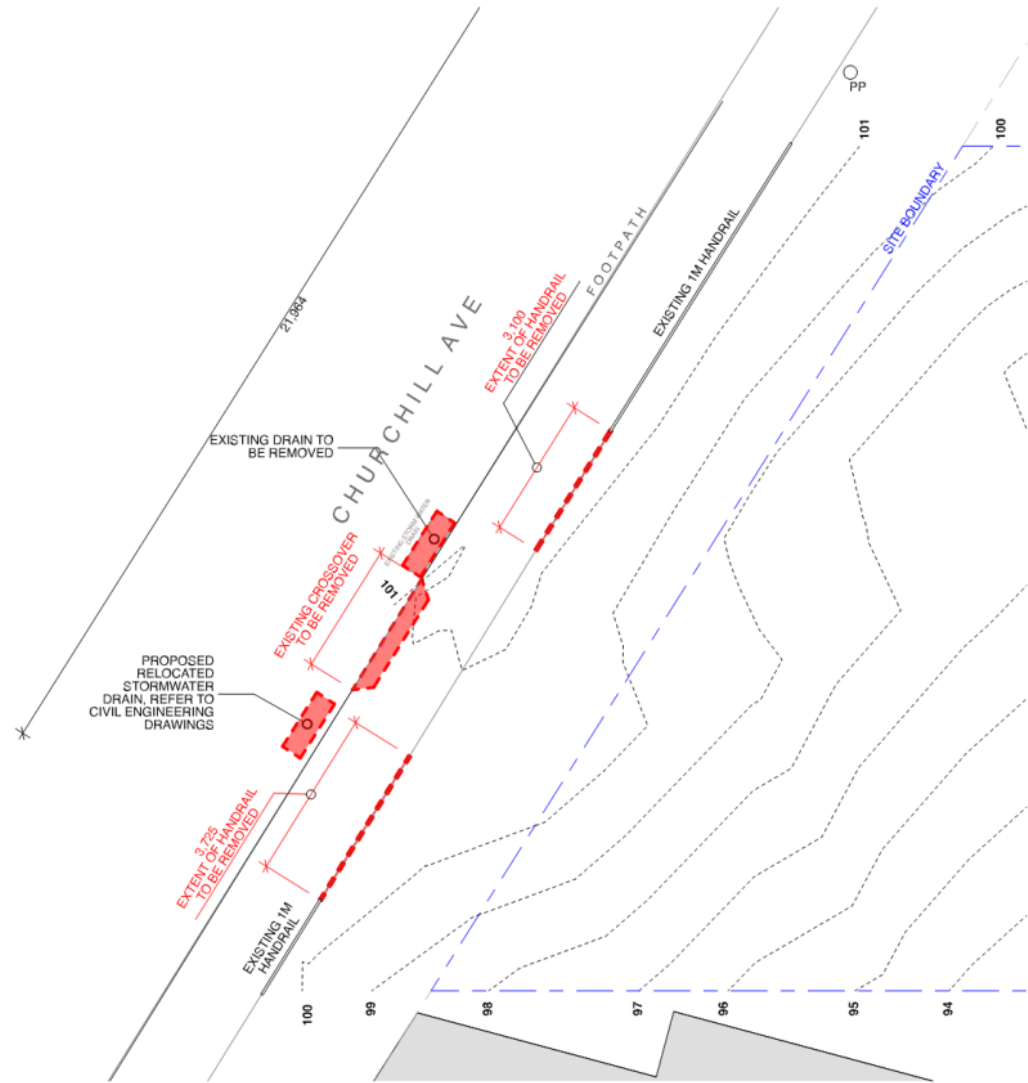
Client:  
TOMMY PTY LTD  
Project Name:  
321 CHURCHILL AVE, SANDY BAY  
Project Address:  
321 CHURCHILL AVE, SANDY BAY

Issue ID	Issue Name	Issue Date
REV A	FOR DEVELOPMENT APPROVAL	21/02/22
REV B	FOR CONSTRUCTION	18/03/22
REV C	DEVELOPMENT APPLICATION	22/03/22

Drawing Title:  
SITE - SITE PLAN + SWMP

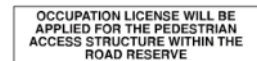
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Date: 22/03/22

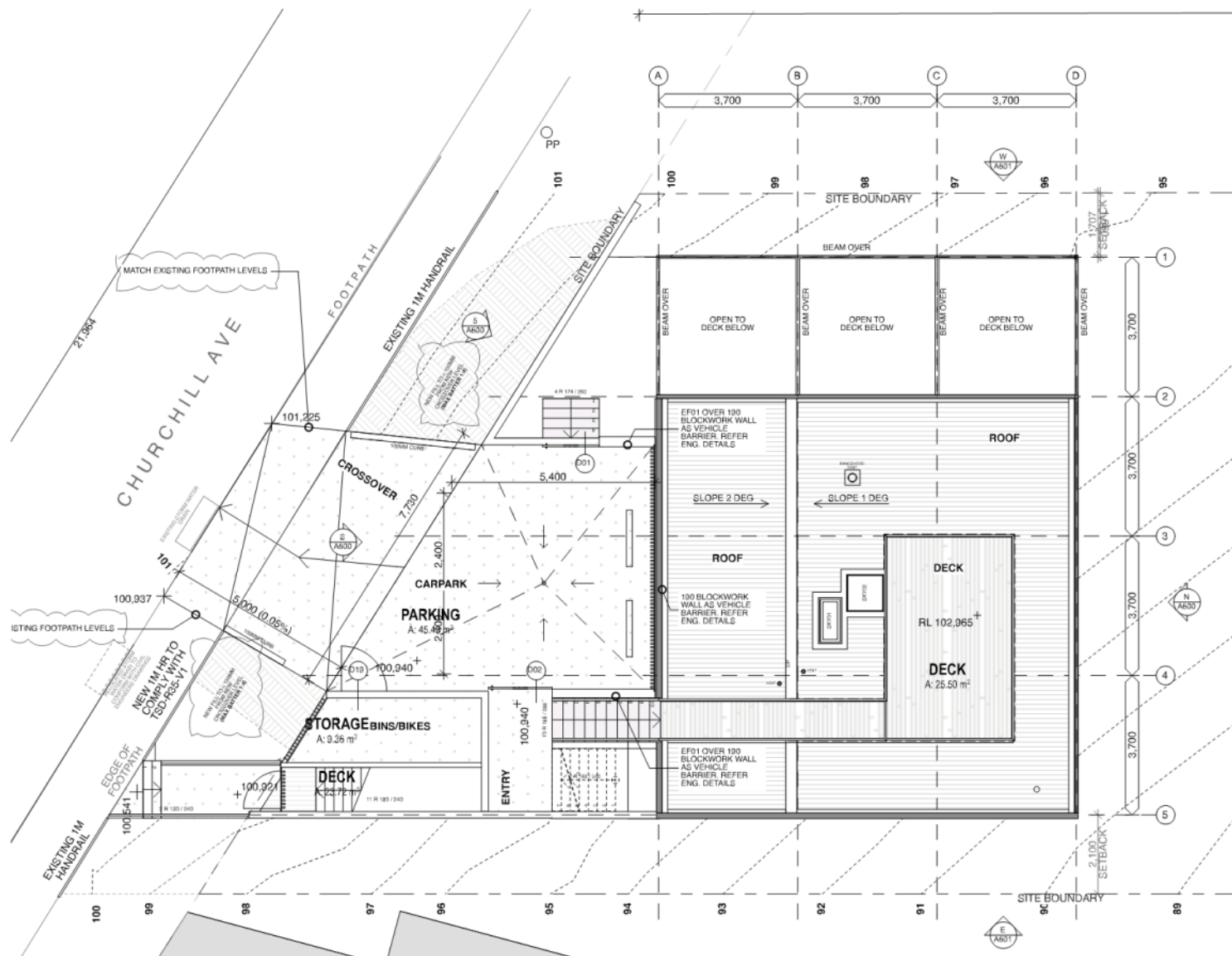
Drawn By:  
A101  
REV C



1:100 DEMOLITION

Field Labs	Telephone: 0437-255-420 Email: james@fieldlabs.com.au Accreditation: CC 1042M	Drawings to be read in conjunction with specification by FIELD LABS and all drawings and documents by engineers and subcontractors referred to in these plans. Contractors are to verify all dimensions on site before commencing any work or producing shop drawings. Larger scale drawings and written dimensions take precedence. DO NOT SCALE FROM DRAWINGS. These drawings are protected by the laws of copyright and may not be copied or reproduced without the written permission of FIELD LABS. ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE AUTHOR. NOTE: ALL BUILDING LEVELS TO AHD UNLESS OTHERWISE NOTED.	Client: TOMMY PTY LTD Project Name: 321 CHURCHILL AVE, SANDY BAY Project Address: 321 CHURCHILL AVE, SANDY BAY	Issue ID: REV A	Issue Name: FOR DEVELOPMENT APPLICATION	Issue Date: 27/02/2022	Drawing Title: SITE - PROPOSED DEMOLITION Scale: AG 240MM @ A2 Date: 28/02/2022 Status: RA 0002 Checked By: Drawing No: A102 REV C
				Issue ID: REV B	Issue Name: FOR CONSTRUCTION	Issue Date: 18/02/2022	
				Issue ID: REV C	Issue Name: DEVELOPMENT APPLICATION	Issue Date: 28/02/2022	





**FINISHES:**

**EF01:** 1200 X 2400 CEMENT, BARESTONE TO MANUFACTURERS SPECIFICATION, FLUSH SHEET WITH COUNTERSUNK FIXINGS, PROPRIETARY BATT SYSTEM + FIXINGS

**EF02:** VERTICAL NAILSTRIP TO MANU SPEC, MONUMENT FINISH: ALUMINUM HEAD FLASHINGS AT TOP OF SHEET, FOLDED TOP FLASHINGS AT BOTTOM OF SHEET, 35MM PANEL, 55MM BATTENS WITH 10MM PLYWOOD SUBSTRATE AS PER MANUFACTURERS INSTALLATION SPECIFICATIONS

**EF03:** VERTICAL 20mm SHIPPED ALUMINUM OIL FINISH: ALUMINUM HEAD FLASHINGS WITH SG TWIST NAIL

**EF04:** SILVERTOP ALIGHT 35 X 35 TIMBER BATTENS (HIT AND MISS 10MM GAP)

**EF05:** SILVERTOP ALIGHT 35 X 35 TIMBER BATTENS (HIT AND MISS 75MM GAP)

**EF06:** COLOURBOND KILPOK® ROOFING (MONUMENT); MATCHING FLASHING THROUGHOUT

**EF07:** ADEMI MASONRY - SMOOTH STONE CONCRETE TECH DRY BLOCK IN EBONY; STRETCHER BOND, GROUT COLOURMATCHING TO CONCRETE

**EF08:** LASER LUTE 1000 (ICELAR) SHEET ROOFING

**FF01:** INTERIOR TILE - KERLITE OPENSPACE SOFT 1M X 3M - 3.5MM THICK, 1.5MM GROUT TO MATCH. (CONFIRM SPEC WITH CLIENT)  
**FF02:** EXTERIOR TILE - SANDSTONE PAVERS (500MM X 500MM), SEALED WITH WATER REPELLENT PAVER SEALER  
**FF03:** SILVERTOP ASH FOR ALL EXTERIOR TIMBER STAIRS AND DECKS, SS TWIST NAILS, SEAL WITH CUTEK CD-50  
**FF04:** 100 X 300MM BLACKBUTT FLOORING, HERRINGBONE PATTERN AS SHOWN. (CONFIRM SPEC WITH CLIENT)  
**FF05:** CONCRETE SLAB, SEAL WITH PAVER SEAL THROUGHOUT. (CONFIRM CONCRETE FINISH + AGGREGATE MIX WITH CLIENT)

**IF01:** 10MM PLASTERBOARD BACK BLOCKED AND PAPER TAPED  
JOINT. PAINT FINISH- DULUX WHITE DUNE QUARTER (CLIENT TO  
ARCHITRAVE). SQUARE SET ALL PLASTER JOINTS (NO  
CONFINTRAVES). 42x10MM HW SKIRTS IN LINE WITH PLASTER, PAINT  
FINISH (CLIENT TO CONFIRM COLOUR)  
**IF02:** 9mm COMPRESSED FC SHEET, 10MM SHADOWLINES (CLIENT  
TO CONFIRM FINISH / SHEET SPEC)  
**IF03:** VERTICAL, 19 X 90MM SHIPPLAPPED TIMBER (SPECIES =  
BLACKBUTT), OIL FINISH  
**IF04:** BLACKBUTT 35 X 35 TIMBER BATTENS (HWT AND MISS 70MM  
GAP)

MF01: METALWORK BALUSTRADE TO DETAIL  
MF02: MIN 3MM CUSTOM LASERCUT SHEET, PATTERN TBC.  
CONFIRM ALL FIXING DETAILS + FINISHES MAX 25%

**NOTES:**

- ALL LIGHT FIXTINGS, PLUMBING FIXTURES & ELECTRICAL APPLIANCES TO BE SUPPLIED BY OWNER & INSTALLED BY BUILDER.
- ALLOW FOR INSTALL IN ALL SITUATIONS WHERE SUPPLIED BY OWNER.
- JOINERY SEPARATE FROM CONSTRUCTION CONTRACT, COORDINATE WITH CLIENT
- CONFIRM MEET VEIL SPECIFICATION WITH CLIENT & NOMINATED INSTALLER.
- STEEL: ALL STEEL WORK EITHER HDG AS NOTED, OR GROUND TO REMOVE RUST, PRIMED AND PAINT GALVANISED WITH DULUX WEATHERMAX HER SYSTEM.
- TIMBER: ALL TIMBER STRUCTURAL FRAMING AND FIXINGS TO BE GRAS 1000, 150MM X100MM P10 UNLESS NOTED, MID RAIL NOGGINGS @ MAX 1500-C
- EXTERIOR STUO WALLS: STEEL STUD FRAME
- WET AREAS: MR PLASTERBOARD, TO AS3740, MEMBRANES INSTALLED BEHIND FLOOR FINISHES AND BEHIND WALL FINISHES TO FORM IMPERVIOUS BARRIER
- WET AREA TILES: TO CLIENTS SPECIFICATION (TBC)

**THERMAL PERFORMANCE:**

ALL REASONABLE MEASURES ARE TO BE TAKEN BY BUILDER TO MAINTAIN AIR TIGHT BUILDING ENVELOPE FOR OPTIMAL THERMAL PERFORMANCE.

- \* TAPE ALL BUILDING MEMBRANE JOINTS
- \* CONTINUOUS MASTIC OR FOAM SEAL AROUND WINDOW FRAMES AND DOORS TO MINIMISE DRAUGHTS
- \* CONTINUOUS MASTIC BEAD UNDER EXTERNAL WALL PLATES TO FORM JOINT
- \* ALL PENETRATIONS THROUGH EXTERNAL FABRIC TO BE TAPED AND OR SILICONE SEALED
- \* DRAUGHT + FIREPROOF SHROUD TO ALL RECESSED DOWNLIGHTS
- \* SELF CLOSING DAMPER TO EXHAUST FANS

**INSULATION:**

**FLOOR:** R2.5 BULK, 50mm XPS R1.8 TO UNDERSIDE OF SLAB ON GROUND WHERE HABITABLE ROOM ABOVE

**WALLS:** R2.5 BULK EXTERNAL, R2.7 SOUNDSCREEN BULK TO INTERNAL WALLS

**CEILING:** PROCTORWRAP HTR THROUGHOUT R6.0 BULK INSULATION

**GLAZING:** ALL GLAZING TO BE DOUBLE GLAZED IGLOU TO ACHIEVE MINIMUM U4.5 & SHGC 0.55.

Drawing Title:  
**GA PLANS - ROOM**

Scale: A2 240MM @ A2	Date: 22/8/2021
Status: BA DDC	Checked By:
	Drawing No.: A200 REV C

1:100

ROOF

Field  
Labs

**Telephone:**  
0437-255-430  
**Email:**  
jamea@fieldlab.com.au  
**Accreditation:**  
CC 1043M

Drawings to be read in conjunction with specification by FIELD LABS and all drawings and documents by engineers and subcontractors referred to in these plans. Contractors are to verify all dimensions on site before commencing any work or producing shop drawings. Larger scale drawings and written dimensions take preference.  
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NOTE: ALL BUILDING LEVELS TO AND UNLESS OTHERWISE NOTED.

Client  
TANAY PTY LTD

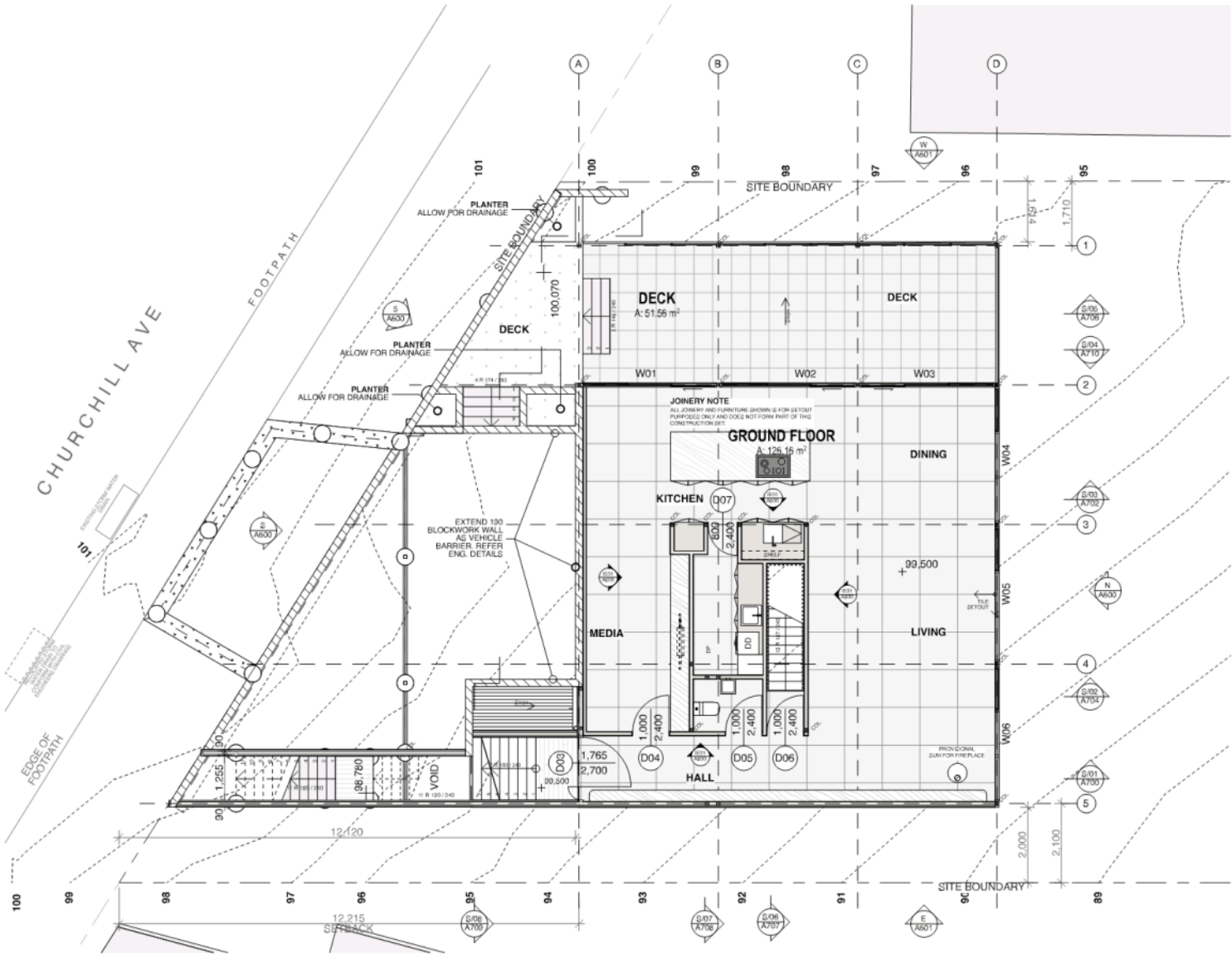
Project Name  
321 CHURCHILL AVE, SANDY BAY

Project Address  
321 CHURCHILL AVE, SANDY BAY

Issue ID	Issue Name	Issue Date
REV A	FOR DEVELOPMENT APPROVAL	21/03/17
REV B	FOR CONSTRUCTION	18/11/2020
REV C	DEVELOPMENT APPLICATION	22/03/22

Drawing Title: <b>GA PLANS - ROOF</b>	
Scale: A2 24"X36" (1/4" = 1'-0")	Date: 2/28/2022
Status: SA 0002	Checked By:
	Drawing No.: <b>A200 REV C</b>





**FINISHES:**

**EF01:** 1200 X 2400 CEMENTAL BARESTONE TO MANUFACTURERS SPECIFICATION, FLUSH SHEET WITH COUNTERSUNK FIXINGS, PROPRIETARY BATTEN SYSTEM + FIXINGS

**EF02:** VERTICAL NAILSTRIP TO MANU SPEC, 'MONUMENT' FINISH ALLOW SQUARE HEAD FLASHINGS AT TOP OF SHEET, FOLDED TOE FLASHINGS AT BOTTOM OF SHEET, 265MM PANEL, 35MM BATTENS WITH 9MM PLYWOOD SUBSTRATE AS PER MANUFACTURERS INSTALLATION SPECIFICATIONS

**EF03:** VERTICAL 22mm SHIPLAPPED SILVERTOP ASH, OIL FINISH, PREDRILLED + HAND DRIVEN WITH SS TWIST NAILS

**EF04:** SILVERTOP ASH 35 X 35 TIMBER BATTENS (HIT AND MISS 10MM GAP)

**EF04A:** SILVERTOP ASH 35 X 35 TIMBER BATTENS (HIT AND MISS 75MM GAP)

**EF05:** COLOURBOND KLPLOK ROOFING - 'MONUMENT', MATCHING FLASHING THROUGHOUT

**EF06:** ADER MASONRY - SMOOTH STONE CONCRETE TECH DRY BLOCK IN 'EBONY', STRETCHER BOND, GROUT COLOREMATCHED GROUT, RAKED JOINTS

**EF07:** LASER LITE 2000 (CLEAR) SHEET ROOFING

**IF01:** INTERIOR TILES - KERLITE OPENSPEC SOFT 1M X 3M - 3.5MM THICK, 1.5MM GROUT TO MATCH (CONFIRM SPEC WITH CLIENT)

**IF02:** EXTERIOR TILE - SANDSTONE PAVERS (500MM X 500MM), SEALED WITH WATER REPELLENT PAVING SEALER

**IF03:** SILVERTOP ASH FOR ALL EXTERIOR TIMBER STAIRS AND DECKS, SS TWIST NAILS, SEAL WITH CUTEX CD-50

**IF04:** 100 X 300MM BLACKBUTT FLOORING, HERRINGBONE PATTERN AS SHOWN, (CONFIRM SPEC WITH CLIENT)

**IF05:** CONCRETE SLAB, SEAL WITH PAYING SEAL THROUGHOUT (CONFIRM CONCRETE FINISH + AGGREGATE MIX WITH CLIENT)

**IP01:** 10MM PLASTERBOARD BACK BLOCKED AND PAPER TAPED JOINTS, PAINT FINISH - DULUX WHITE DUNE QUARTER (CLIENT TO CONFIRM), SQUARE SET ALL PLASTER JOINTS (NO ARCHITRAVES) 42x10MM HW SKIRTS IN LINE WITH PLASTER, PAINT FINISH (CLIENT TO CONFIRM COLOUR)

**IP02:** 9mm COMPRESSED FC SHEET, 10MM SHADOWLINES (CLIENT TO CONFIRM FINISH / SHEET SPEC)

**IP03:** VERTICAL 19 X 90MM SHIPLAPPED TIMBER (SPECIES = BLACKBUTT), OIL FINISH

**IP04:** BLACKBUTT 35 X 35 TIMBER BATTENS (HIT AND MISS 70MM GAP)

**MF01:** METALWORK BALUSTRADE TO DETAIL

**MF02:** MIN 3MM CUSTOM LASERCUT SHEET, PATTERN TBC. CONFIRM ALL FIXING DETAILS + FINISHES **MAX 25% TRANSPARENCY**

**NOTES:**

- ALL LIGHT FITTINGS, PLUMBING FIXTURES + ELECTRICAL APPLIANCES TO BE SUPPLIED BY OWNER + INSTALLED BY BUILDER
- ALLOW FOR INSTALL IN ALL SITUATIONS WHERE SUPPLIED BY OWNER
- JOINERY SEPARATE FROM CONSTRUCTION CONTRACT, COORDINATE WITH CLIENT
- CONFIRM MECH VENT SPECIFICATION WITH CLIENT + NOMINATED INSTALLER
- STEEL:** ALL STEEL WORK EITHER HDG AS NOTED, OR GROUND TO REMOVE RUST, PRIMED AND PAINT GALVANISED WITH DULUX WEATHERMAX HBR SYSTEM
- TIMBER:** ALL TIMBER STRUCTURAL FRAMING AND FIXINGS TO AS184: STUD FRAMES ALL 90MM MGP10 UNLESS NOTED, MID RAIL NOGGOINGS @ MAX 1500C-C
- EXTERIOR STUD WALLS:** STEEL STUD FRAME
- WET AREAS:** MR PLASTERBOARD, TO AS3740, MEMBRANES INSTALLED BELOW FLOOR FINISHES AND BEHIND WALL FINISHES TO FORM IMPERVIOUS BARRIER
- WET AREA TILES:** TO CLIENTS SPECIFICATION (TBC)

**THERMAL PERFORMANCE:**

ALL REASONABLE MEASURES ARE TO BE TAKEN BY BUILDER TO MAINTAIN AIR TIGHT BUILDING ENVELOPE FOR OPTIMAL THERMAL PERFORMANCE:

- \* TAPE ALL BUILDING MEMBRANE JOINTS
- \* CONTINUOUS MASTIC OR FOAM SEAL AROUND WINDOW FRAMES AND DOORS TO MINIMISE DRAUGHTS
- \* CONTINUOUS MASTIC BEAD UNDER EXTERNAL WALL PLATES TO FLOOR JOINTS
- \* ALL PENETRATIONS THROUGH EXTERNAL FABRIC TO BE TAPED AND OR SILICONE SEALED
- \* DRAUGHT + FIREPROOF SHROUD TO ALL RECESSED DOWNSIGHTS
- \* SELF CLOSING DAMPERS TO EXHAUST FANS

**INSULATION:**

**FLOOR:** R3.5 BULK, 50mm XPS R1.8 TO UNDERSIDE OF SLAB ON GROUND WHERE HABITABLE ROOM ABOVE

**WALL:** R2.7 BULK EXTERNAL, R2.7 SOUNDCREEN SLAB TO INTERNAL WALLS

**CEILING:** PROCTORWRAP HTR THROUGHOUT/ R6.0 BULK INSULATION

**R6.0 BULK UNDER GUTTER**

**GLAZING:** ALL GLAZING TO BE DOUBLE GLAZED IGU TO ACHIEVE MINIMUM U,4.5 & SHGC,0.55

1:100

GROUND

Field  
Labs

Telephone:  
0427 255 420  
Email:  
info@fieldlabs.com.au  
Accreditation:  
CC 1042M

Drawings to be read in conjunction with specification by FIELD LABS and all drawings and documents by engineers and subcontractors referred to in these plans. Contractors are to verify all dimensions on site before commencing any work or producing shop drawings. Larger scale drawings and written dimensions take preference.  
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NOTE: ALL BUILDING LEVELS TO AHD UNLESS OTHERWISE NOTED.

Client:  
TOMMY PTY LTD  
Project Name:  
321 CHURCHILL AVE, SANDY BAY  
Project Address:  
321 CHURCHILL AVE, SANDY BAY

Issue ID	Issue Name	Issue Date
REV A	FOR DEVELOPMENT APPROVAL	21/02/2022
REV B	FOR CONSTRUCTION	18/03/2022
REV C	DEVELOPMENT APPLICATION	22/03/2022

Drawing Title:

GA PLANS - GROUND

Scale: A2 (1:100) A2 Date: 22/03/2022

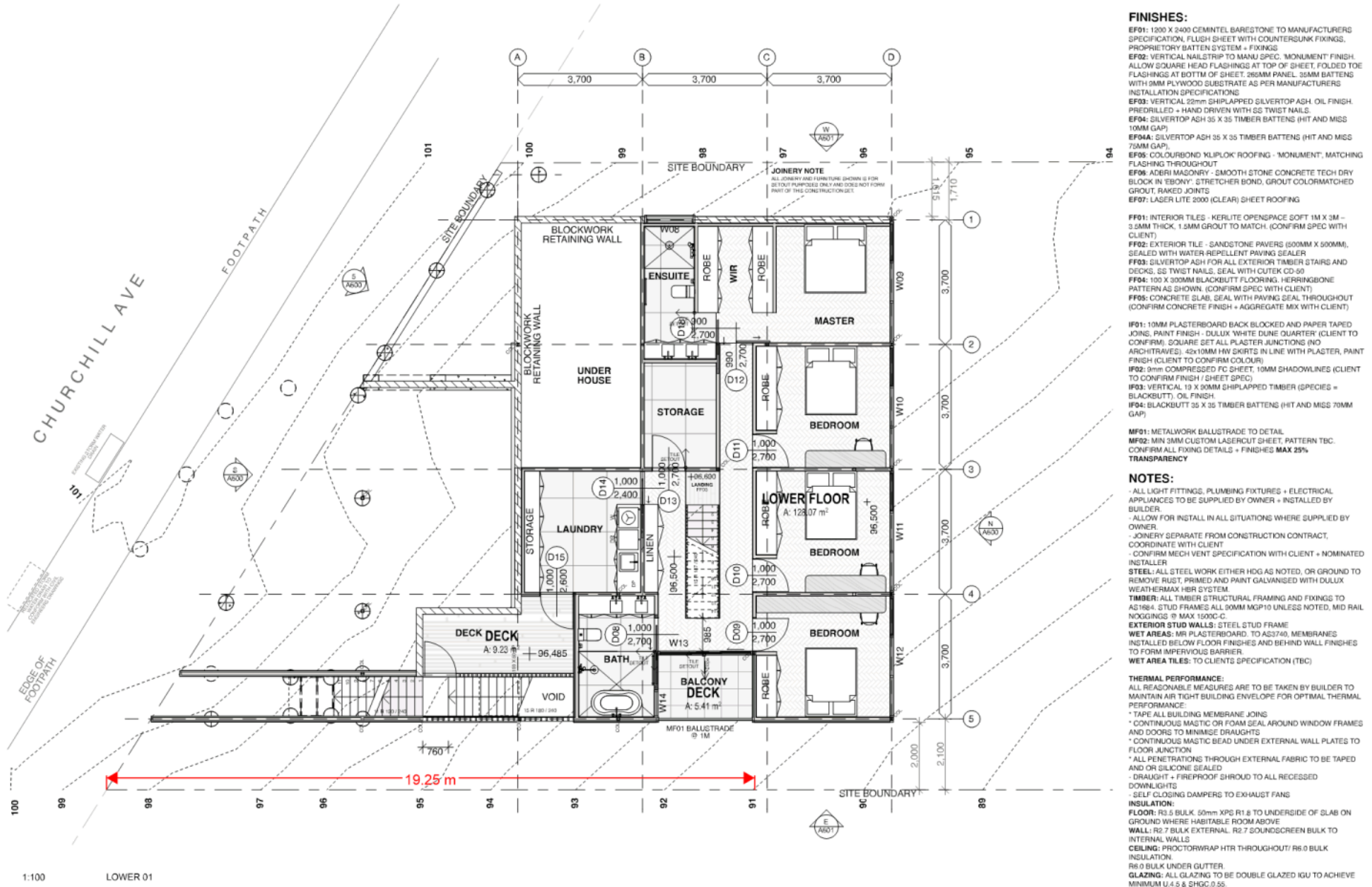
Status: BA DDCS

Checked By:

A201

REV C





1:100

LOWER 01

Field  
Labs

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info@fieldlabs.com.au  
Accreditation:  
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Client:  
TONY PTY LTD  
Project Name:  
321 CHURCHILL AVE, SANDY BAY  
Project Address:  
321 CHURCHILL AVE, SANDY BAY

Issue ID	Issue Name	Issue Date
REV A	FOR DEVELOPMENT APPROVAL	21/02/2022
REV B	FOR CONSTRUCTION	18/03/2022
REV C	DEVELOPMENT APPLICATION	22/03/2022

Drawing Title:

GA PLANS - LOWER 01

Scale: AS 2100M, A2

Date: 22/03/2022

Status: BA 0002

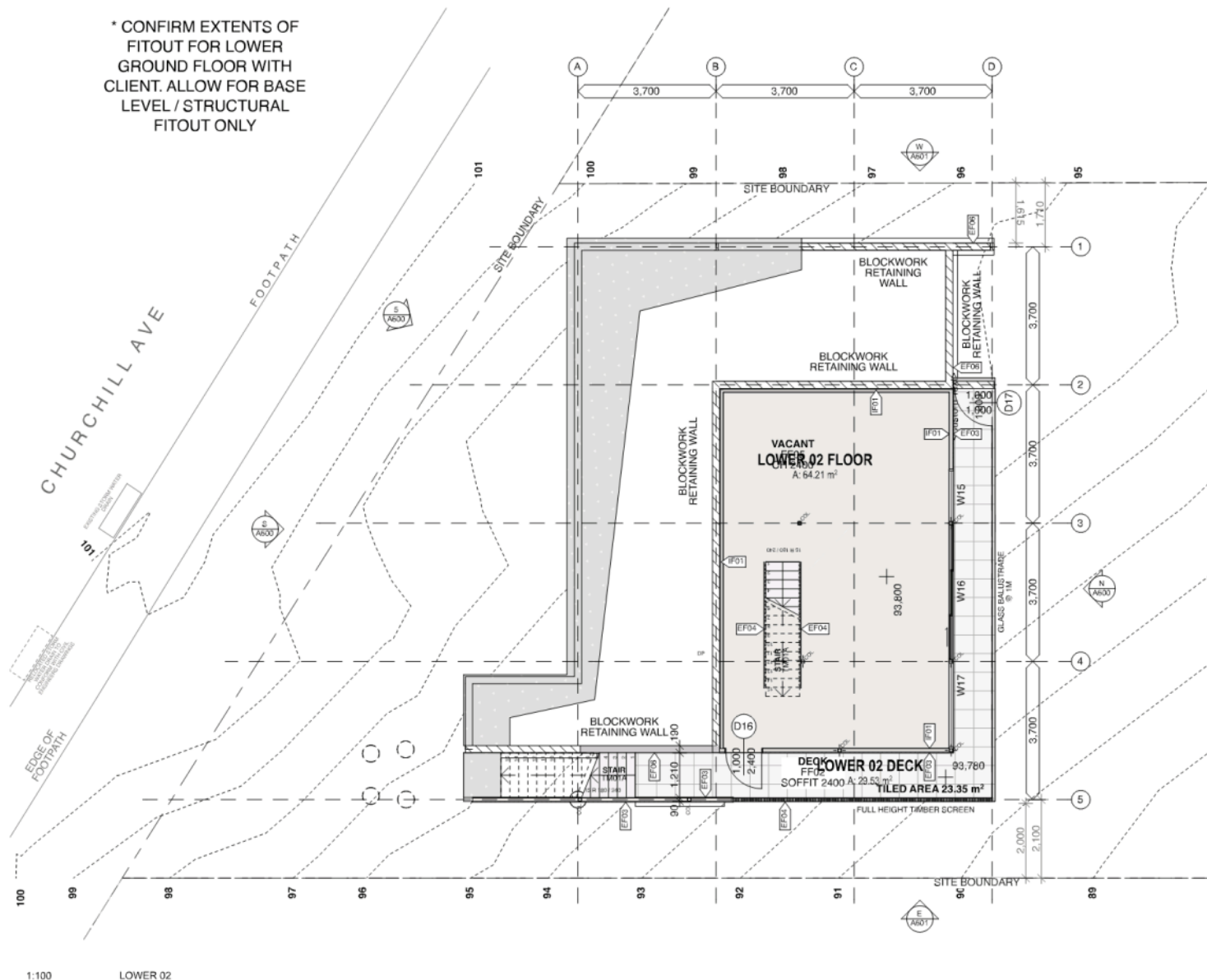
Checked By:

Drawing No:

A202

REV C

\* CONFIRM EXTENTS OF  
FITOUT FOR LOWER  
GROUND FLOOR WITH  
CLIENT. ALLOW FOR BASE  
LEVEL / STRUCTURAL  
FITOUT ONLY



**FINISHES:**

**EF01:** 1200 X 2400 CMHETL BARESTONE TO MANUFACTURERS SPECIFICATION, FLUSH SET WITH COUNTERSUNK FIXINGS, PROPRIETARY BATTEN STRIP + FIXINGS

**EF02:** VERTICAL NAILSTAP TO MANU SPEC, MONUMENT FINISH: ALLOW SQUARE HED FLASHINGS AT TOP OF SET, FOLDED TOE FLASH AT BOTTOM OF SET, 30MM PLAN, 30MM BATTEN, 30MM BATTEN WITH 2MM PLYWOOD SUBSTRATE AS PER MANUFACTURERS INSTALLATION SPECIFICATION

**EF03:** VERTICAL 20mm SHAPED SILVERTOP SILVERTOP ASH OIL FINISH PER MANU + HAND DRIVEN WITH SG THIN NAILS

**EF04:** SILVERTOP ASH 35 X 35 TIMBER BATTENS (HIT AND MISS 10MM GAP)

**EF05:** SILVERTOP ASH 35 X 35 TIMBER BATTENS (HIT AND MISS 7.5MM GAP)

**EF06:** COLOURBOND KLUPIK® ROOFING - MONUMENT; MATCHING FLASHING THROUGHOUT

**EF07:** ADEMI AGRANO - SMOOTH STONE CONCRETE TECH DRY BLOCK IN EBONY; STRETCHER BLOCK, GROUT COLOURED MATCH BLOCK COLOUR

**EF08:** LASER LUTE 2000 (ICELAR) SHEET ROOFING

FF01: INTERIOR TILE - KERLITE OPENSACE SOFT 1M X 3M - 3.5MM THICK, 1.5MM GROUT TO MATCH. (CONFIRM SPEC WITH CLIENT)  
FF02: EXTERIOR TILE - SANDSTONE PAVERS (500MM X 500MM), SEALED WITH WATER REPELLENT PAIVING SEALER  
FF03: SILVERTOP ASH FOR ALL EXTERIOR TIMBER STAIRS AND DECKS, SS TWIST NAILS, SEAL WITH CUTEK CD-50  
FF04: 100 X 300MM BLACKBUTT FLOORING, HERRINGBONE PATTERN AS SHOWN. (CONFIRM SPEC WITH CLIENT)  
FF05: CONCRETE SLAB, SEAL WITH PAIVING SEAL THROUGHOUT. (CONFIRM CONCRETE FINISH + AGGREGATE MIX WITH CLIENT)

**IF01:** 10MM PLASTERBOARD BACK BLOCKED AND PAPER TAPED  
JOINING PLANT FINISH- DULUX WHITE DUNE QUARTER (CLIENT TO  
CONFIRM). SQUARE SET ALL PLASTER JOINTS (NO  
ARCHITRAVES). 42x10MM HW SKIRTS IN LINE WITH PLASTER, PAINT  
FINISH (CLIENT TO CONFIRM COLOUR)  
**IF02:** 3mm COMPRESSED FC SHEET, 10MM SHADOWLINES (CLIENT  
TO CONFIRM FINISH / SHEET SPEC)  
**IF03:** VERTICAL, 19 X 90MM SHIPPLAPPED TIMBER (SPECIES =  
BLACKBUTT), OIL FINISH  
**IF04:** BLACKBUTT 35 X 35 TIMBER BATTENS (HWT AND MISS 70MM  
GAP)

MF01: METALWORK BALUSTRADE TO DETAIL.  
MF02: MIN 3MM CUSTOM LASERCUT SHEET, PATTERN TBC.  
CONFIRM ALL FIXING DETAILS + FINISHES MAX 25%  
TRANSPARENCY

NOTES:

**ALL LIGHT FINISH, PLUMBING FIXTURES & ELECTRICAL APPLIANCES TO BE SUPPLIED BY OWNER & INSTALLED BY BUILDER.**

- ALLOW FOR INSTALL IN ALL SITUATIONS WHERE SUPPLIED BY OWNER.
- ALL WORK SEPARATE FROM CONSTRUCTION CONTRACT, COORDINATE WITH CLIENT
- CONFIRM MECH VENT SPECIFICATION WITH CLIENT & NOMINATED INSTALLER

**STEEL:** ALL STEEL WORK EITHER HOG AS NOTED, OR GROUND TO REMOVE RUST, PRIMED AND PAINT GALVANIZED WITH DULUX WEATHERMAX HEBR SYSTEM.

**TIMBER:** ALL TIMBER STRUCTURAL FRAMING AND FIXINGS TO AS1884:2010 STEEL FRAME ALL 50MM MGP10 UNLESS NOTED, MID RAIL TO COMPLY WITH MAX 1200

**EXTERIOR STUD WALLS:** STEEL STUD FRAME

**WET AREAS:** MR PLASTERBOARD, TO AS3740, MEMBRANES INSTALLED BELOW FLOOR FINISHES AND BEHIND WALL FINISHES TO FORM IMPERVIOUS BARRIER.

**WET AREA TILES:** TO CLIENTS SPECIFICATION (TBC)

**THERMAL PERFORMANCE:**

ALL REASONABLE MEASURES ARE TO BE TAKEN BY BUILDER TO MAINTAIN AIR TIGHT BUILDING ENVELOPE FOR OPTIMAL THERMAL PERFORMANCE:

- TAPE ALL BUILDING MEMBRANE JOINTS
- CONTINUOUS MASTIC OR FOAM SEAL AROUND WINDOW FRAME AND DOORS TO MINIMISE DRAUGHTS
- CONTINUOUS MASTIC BEAD UNDER EXTERNAL WALL PLATES TO FLOOR JOINT
- ALL PENETRATIONS THROUGH EXTERNAL FABRIC TO BE TAPED AND OR SILICONE SEALED
- DRAUGHT + FIREPROOF SHROUD TO ALL RECESSED DOWNLIGHTS
- SELF CLOSING DAMPERS TO EXHAUST FANS

**INSULATION:**

**FLOOR:** R2.5 BULK, 50mm XPS R1.8 TO UNDERSIDE OF SLAB ON GROUND WHERE HABITABLE ROOM ABOVE

**WALLS:** R2.0 BULK, R2.7 SOUNDGREEN BULK TO INTERNAL WALLS

**CEILING:** PROCTORMATR HTR THROUGHOUT R6.0 BULK INSULATION

**GLAZING:** R6.0 TO UNDER GLASS

**GLAZING:** ALL GLAZING TO BE DOUBLE GLAZED IGU TO ACHIEVE MINIMUM U4.5 & SHGC 0.55.

Field  
Labs

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0437-255-430  
**Email:**  
james@fieldlab.com.au  
**Accreditation:**  
CC 1043M

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NOTE: ALL BUILDING LEVELS TO AND UNLESS OTHERWISE NOTED.

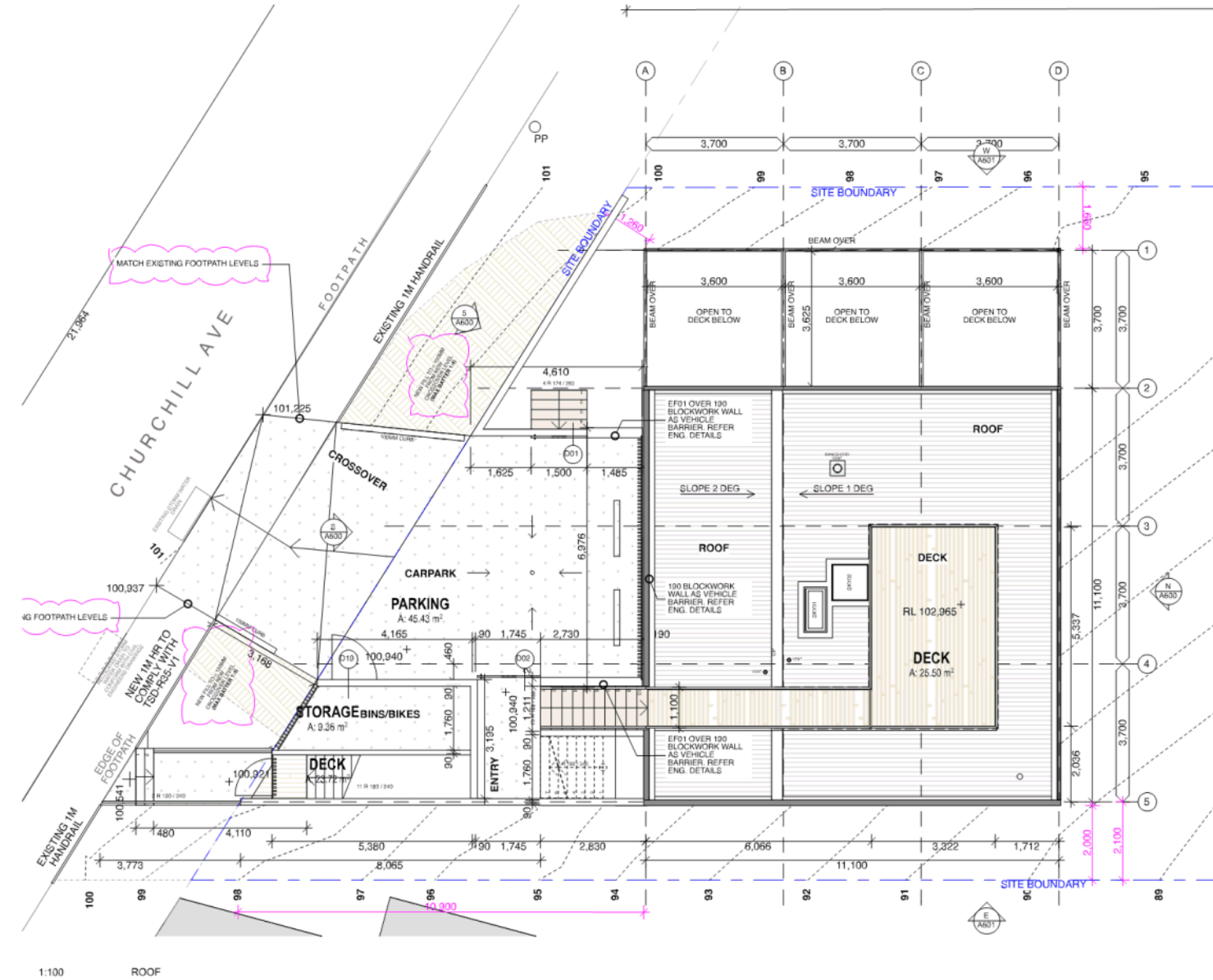
Client  
TANAY PTV LTD

Project Name  
331 CHURCHILL AVE, DANDY BAY

Project Address  
331 CHURCHILL AVE, DANDY BAY

Issue ID	Issue Name	Issue Date
REV A	FOR DEVELOPMENT APPROVAL	21/03/2017
REV B	FOR CONSTRUCTION	18/11/2020
REV C	DEVELOPMENT APPLICATION	22/05/2022

Drawing Title: <b>GA PLANS - LOWER 02</b>	
Scale: A2 2H20W (g. A2)	Date: 22/8/2022
Status: SA DOCE	Checked By:
	Drawing No.: <b>A203 REV C</b>

**FINISHES:**

**EF01:** 1200 X 2400 CEMENTAL BARESTONE TO MANUFACTURERS SPECIFICATION, FLUSH SHEET WITH COUNTERSUNK FIXINGS, PROPRIETARY BATTEN SYSTEM + FIXINGS  
**EF02:** VERTICAL NAILSTRIP TO MANU SPEC, 'MONUMENT' FINISH, ALLOW SQUARE HEAD FLASHINGS AT TOP OF SHEET, FOLDED TOE FLASHINGS AT BOTTOM OF SHEET, 265MM PANEL, 35MM BATTENS WITH 9MM PLYWOOD SUBSTRATE AS PER MANUFACTURERS INSTALLATION SPECIFICATIONS  
**EF03:** VERTICAL 22mm SHIPLAPPED SILVERTOP ASH, OIL FINISH, PREDRILLED + HAND DRIVEN WITH SS TWIST NAILS  
**EF04:** SILVERTOP ASH 35 X 35 TIMBER BATTENS (HIT AND MISS 10MM GAP)  
**EF04A:** SILVERTOP ASH 35 X 35 TIMBER BATTENS (HIT AND MISS 75MM GAP)  
**EF05:** COLOURBOND KLPLOK ROOFING - 'MONUMENT', MATCHING FLASHING THROUGHOUT  
**EF06:** ADER MASONRY - SMOOTH STONE CONCRETE TECH DRY BLOCK IN 'EBONY', STRETCHER BOND, GROUT COLOREMATCHED GROUT, RAKED JOINTS  
**EF07:** LASER LITE 2000 (CLEAR) SHEET ROOFING

**IF01:** INTERIOR TILES - KERLITE OPENSPEC SOFT 1M X 3M - 3.5MM THICK, 1.5MM GROUT TO MATCH (CONFIRM SPEC WITH CLIENT)  
**IF02:** EXTERIOR TILE - SANDSTONE PAVERS (500MM X 500MM), SEALED WITH WATER REPELLENT PAVING SEALER  
**IF03:** SILVERTOP ASH FOR ALL EXTERIOR TIMBER STAIRS AND DECKS, SS TWIST NAILS, SEAL WITH CUTER CD-50  
**IF04:** 100 X 300MM BLACKBUTT FLOORING - HERRINGBONE PATTERN AS SHOWN, (CONFIRM SPEC WITH CLIENT)  
**IF05:** CONCRETE SLAB, SEAL WITH PAVING SEAL THROUGHOUT (CONFIRM CONCRETE FINISH + AGGREGATE MIX WITH CLIENT)

**IP01:** 10MM PLASTERBOARD BACK BLOCKED AND PAPER TAPED JOINTS, PAINT FINISH - DULUX WHITE DUNE QUARTER (CLIENT TO CONFIRM), SQUARE SET ALL PLASTER JOINTS (NO ARCHITRAVES) 42x10MM HW SKIRTS IN LINE WITH PLASTER, PAINT FINISH (CLIENT TO CONFIRM COLOUR)  
**IP02:** 9mm COMPRESSED FC SHEET, 10MM SHADOWLINES (CLIENT TO CONFIRM FINISH / SHEET SPEC)  
**IP03:** VERTICAL 19 X 50MM SHIPLAPPED TIMBER (SPECIES + BLACKBUTT, OIL FINISH)  
**IP04:** BLACKBUTT 35 X 35 TIMBER BATTENS (HIT AND MISS 70MM GAP)

**MF01:** METALWORK BALLUSTRADE TO DETAIL  
**MF02:** MIN 3MM CUSTOM LASERCUT SHEET, PATTERN TBC. CONFIRM ALL FIXING DETAILS + FINISHES MAX 25% TRANSPARENCY

**NOTES:**

- ALL LIGHT FITTINGS, PLUMBING FIXTURES + ELECTRICAL APPLIANCES TO BE SUPPLIED BY OWNER + INSTALLED BY BUILDER.  
 - ALLOW FOR INSTALL IN ALL SITUATIONS WHERE SUPPLIED BY OWNER.  
 - JOINERY SEPARATE FROM CONSTRUCTION CONTRACT, COORDINATE WITH CLIENT  
 - CONFIRM MECH VENT SPECIFICATION WITH CLIENT + NOMINATED INSTALLER  
**STEEL:** ALL STEEL WORK EITHER HDG AS NOTED, OR GROUND TO REMOVE RUST, PRIMED AND PAINT GALVANISED WITH DULUX WEATHERMAX HBR SYSTEM  
**TIMBER:** ALL TIMBER STRUCTURAL FRAMING AND FIXINGS TO AS1844: STUD FRAMES ALL 90MM MGP19 UNLESS NOTED, MID RAIL NOGGOINGS @ MAX 1500C-C  
**EXTERIOR STUD WALLS:** STEEL STUD FRAME  
**WET AREAS:** MR PLASTERBOARD, TO AS3740, MEMBRANE/ INSTALLED BELOW FLOOR FINISHES AND BEHIND WALL FINISHES TO FORM IMPERVIOUS BARRIER.  
**WET AREA TILES:** TO CLIENTS SPECIFICATION (TBC)

**THERMAL PERFORMANCE:**

ALL REASONABLE MEASURES ARE TO BE TAKEN BY BUILDER TO MAINTAIN AIR TIGHT BUILDING ENVELOPE FOR OPTIMAL THERMAL PERFORMANCE:  
 \* TAPE ALL BUILDING MEMBRANE JOINTS  
 \* CONTINUOUS MASTIC OR FOAM SEAL AROUND WINDOW FRAMES AND DOORS TO MINIMISE DRAUGHTS  
 \* CONTINUOUS MASTIC BEAD UNDER EXTERNAL WALL PLATES TO FLOOR JOINTS  
 \* ALL PENETRATIONS THROUGH EXTERNAL FABRIC TO BE TAPED AND OR SILICONE SEALED  
 \* DRAUGHT + FIREPROOF SHROUD TO ALL RECESSED DOWNLIGHTS  
 \* SELF CLOSING DAMPERS TO EXHAUST FANS

**INSULATION:**

**FLOOR:** R3.5 BULK, 50mm XPS R1.8 TO UNDERSIDE OF SLAB ON GROUND WHERE HABITABLE ROOM ABOVE  
**WALL:** R2.7 BULK EXTERNAL, R2.7 SOUNDCREEN BULK TO INTERNAL WALLS  
**CEILING:** PROCTORWRAP HTR THROUGHOUT, R6.0 BULK INSULATION  
**GLAZING:** ALL GLAZING TO BE DOUBLE GLAZED IGU TO ACHIEVE MINIMUM U,4.5 & SHGC,0.55

Field  
Labs

Telephone:  
0427 255-420  
Email:  
info@fieldlabs.com.au  
Accreditation:  
CC 1042M

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 NOTE: ALL BUILDING LEVELS TO AHD UNLESS OTHERWISE NOTED.

Client:  
TOMMY PTY LTD  
Project Name:  
321 CHURCHILL AVE, SANDY BAY  
Project Address:  
321 CHURCHILL AVE, SANDY BAY

Issue ID	Issue Name	Issue Date
001	FOR CONSTRUCTION	18/11/2021
002	FOR CONSTRUCTION	18/11/2021
003	FOR CONSTRUCTION	18/11/2021
004	FOR CONSTRUCTION	18/11/2021
005	FOR CONSTRUCTION	18/11/2021
006	FOR CONSTRUCTION	18/11/2021
007	FOR CONSTRUCTION	18/11/2021
008	FOR CONSTRUCTION	18/11/2021
009	FOR CONSTRUCTION	18/11/2021
010	FOR CONSTRUCTION	18/11/2021

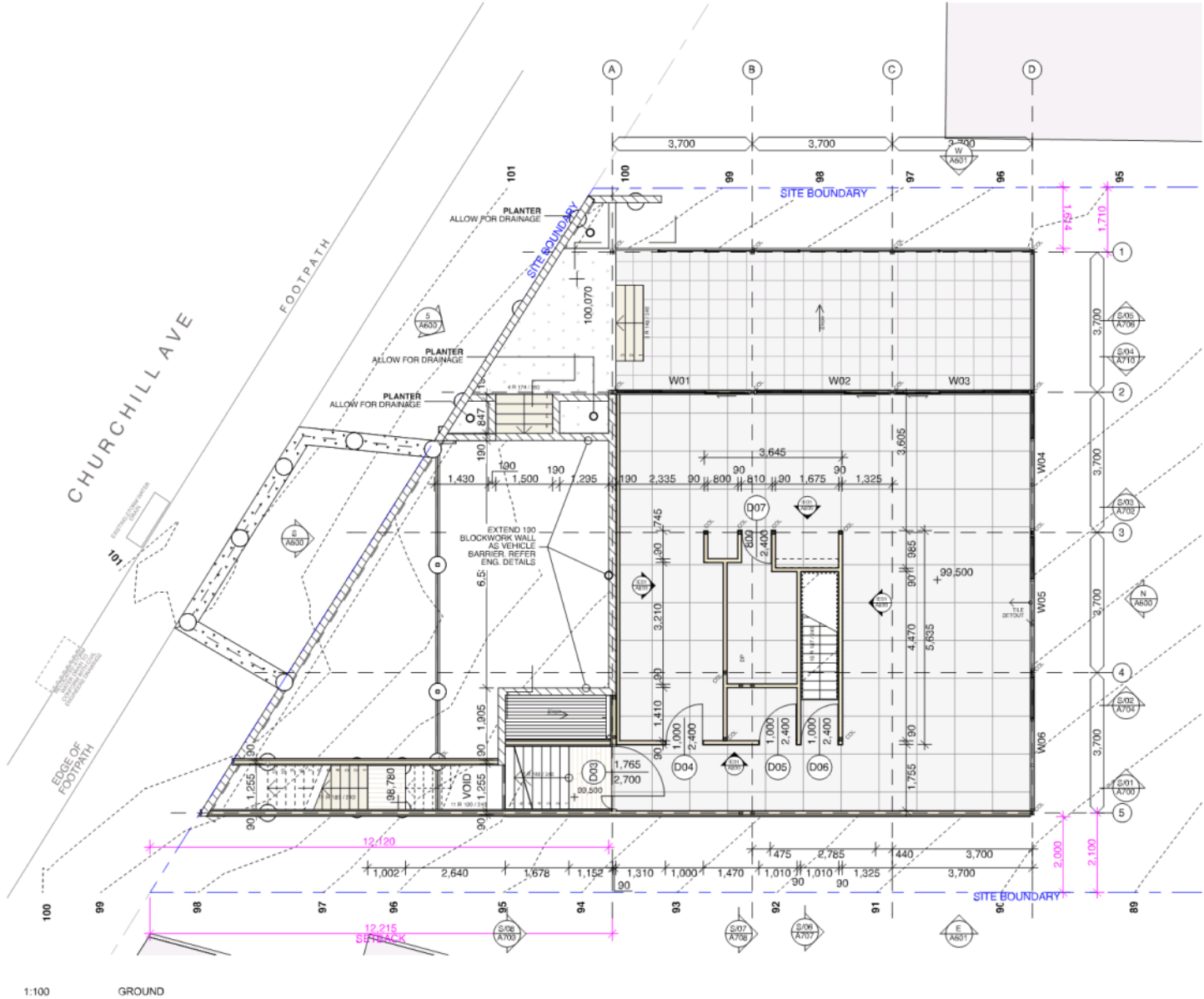
Drawing Title:  
PARTITIONS - ROOF

Scale: AS 2100M (A2) Date: 29/09/2021

Status: RA 0002 Checked By:

Drawing No:  
A300  
REV C





**FINISHES:**

**EF01:** 1200 X 2400 CEMENTEL BARESTONE TO MANUFACTURERS SPECIFICATION, FLUSH SHEET WITH COUNTERSUNK FIXINGS, PROPRIETARY BATTEN SYSTEM + FIXINGS

**EF02:** VERTICAL NAILSTRIP TO MANU SPEC, 'MONUMENT' FINISH ALLOW SQUARE HEAD FLASHINGS AT TOP OF SHEET, FOLDED TOE FLASHINGS AT BOTTOM OF SHEET, 28MM PANEL, 35MM BATTENS WITH 9MM PLYWOOD SUBSTRATE AS PER MANUFACTURERS INSTALLATION SPECIFICATIONS

**EF03:** VERTICAL 22mm SHIPLAPPED SILVERTOP ASH, OIL FINISH, PREDRILLED + HAND DRIVEN WITH SS TWIST NAILS

**EF04:** SILVERTOP ASH 35 X 35 TIMBER BATTENS (HIT AND MISS 10MM GAP)

**EF04A:** SILVERTOP ASH 35 X 35 TIMBER BATTENS (HIT AND MISS 75MM GAP)

**EF05:** COLOURBOND KLPLOK ROOFING - 'MONUMENT', MATCHING FLASHING THROUGHOUT

**EF06:** ADER MASONRY - SMOOTH STONE CONCRETE TECH DRY BLOCK IN 'EBONY', STRETCHER BOND, GROUT COLOREMATCHED GROUT, RAKED JOINTS

**EF07:** LASER LITE 2000 (CLEAR) SHEET ROOFING

**IF01:** INTERIOR TILES - KERLITE OPENSOURCE SOFT 1M X 3M - 3.5MM THICK, 1.5MM GROUT TO MATCH, (CONFIRM SPEC WITH CLIENT)

**IF02:** EXTERIOR TILE - SANDSTONE PAVERS (500MM X 500MM), SEALED WITH WATER REPELLENT PAVING SEALER

**IF03:** SILVERTOP ASH FOR ALL EXTERIOR TIMBER STAIRS AND DECKS, SS TWIST NAILS, SEAL WITH CUTEX CD-50

**IF04:** 100 X 300MM BLACKBUTT FLOORING, HERRINGBONE PATTERN AS SHOWN, (CONFIRM SPEC WITH CLIENT)

**IF05:** CONCRETE SLAB, SEAL WITH PAVING SEAL THROUGHOUT (CONFIRM CONCRETE FINISH + AGGREGATE MIX WITH CLIENT)

**IF01:** 10MM PLASTERBOARD BACK BLOCKED AND PAPER TAPED JOINTS, PAINT FINISH - DULUX WHITE DUNE QUARTER (CLIENT TO CONFIRM), SQUARE SET ALL PLASTER JUNCTIONS (NO ARCHITRAVES), 42x10MM HW SKIRTS IN LINE WITH PLASTER, PAINT FINISH (CLIENT TO CONFIRM COLOUR)

**IF02:** 9mm COMPRESSED FC SHEET, 10MM SHADOWLINES (CLIENT TO CONFIRM FINISH / SHEET SPEC)

**IF03:** VERTICAL 19 X 50MM SHIPLAPPED TIMBER (SPECIES = BLACKBUTT, OIL FINISH)

**IF04:** BLACKBUTT 35 X 35 TIMBER BATTENS (HIT AND MISS 70MM GAP)

**MF01:** METALWORK BALLUSTRADE TO DETAIL

**MF02:** MIN 3MM CUSTOM LASERCUT SHEET, PATTERN TBC. CONFIRM ALL FIXING DETAILS + FINISHES **MAX 25% TRANSPARENCY**

**NOTES:**

- ALL LIGHT FITTINGS, PLUMBING FIXTURES + ELECTRICAL APPLIANCES TO BE SUPPLIED BY OWNER + INSTALLED BY BUILDER
- ALLOW FOR INSTALL IN ALL SITUATIONS WHERE SUPPLIED BY OWNER
- JOINERY SEPARATE FROM CONSTRUCTION CONTRACT, COORDINATE WITH CLIENT
- CONFIRM MECH VENT SPECIFICATION WITH CLIENT + NOMINATED INSTALLER
- STEEL:** ALL STEEL WORK EITHER HDG AS NOTED, OR GROUND TO REMOVE RUST, PRIMED AND PAINT GALVANISED WITH DULUX WEATHERMAX HBR SYSTEM
- TIMBER:** ALL TIMBER STRUCTURAL FRAMING AND FIXINGS TO AS1841: STUD FRAMES ALL 90MM MGP19 UNLESS NOTED, MID RAIL NOGGINGS @ MAX 1500C-C
- EXTERIOR STUD WALLS:** STEEL STUD FRAME
- WET AREAS:** MR PLASTERBOARD, TO AS3740, MEMBRANE/ INSTALLED BELOW FLOOR FINISHES AND BEHIND WALL FINISHES TO FORM IMPERVIOUS BARRIER
- WET AREA TILES:** TO CLIENTS SPECIFICATION (TBC)

**THERMAL PERFORMANCE:**

ALL REASONABLE MEASURES ARE TO BE TAKEN BY BUILDER TO MAINTAIN AIR TIGHT BUILDING ENVELOPE FOR OPTIMAL THERMAL PERFORMANCE

- TAPE ALL BUILDING MEMBRANE JOINTS
- CONTINUOUS MASTIC OR FOAM SEAL AROUND WINDOW FRAMES AND DOORS TO MINIMISE DRAUGHTS
- CONTINUOUS MASTIC BEAD UNDER EXTERNAL WALL PLATES TO FLOOR JUNCTION
- ALL PENETRATIONS THROUGH EXTERNAL FABRIC TO BE TAPED AND OR SILICONE SEALED
- DRAUGHT + FIREPROOF SHROUD TO ALL RECESSED DOWNLIGHTS
- SELF CLOSING DAMPERS TO EXHAUST FANS

**INSULATION:**

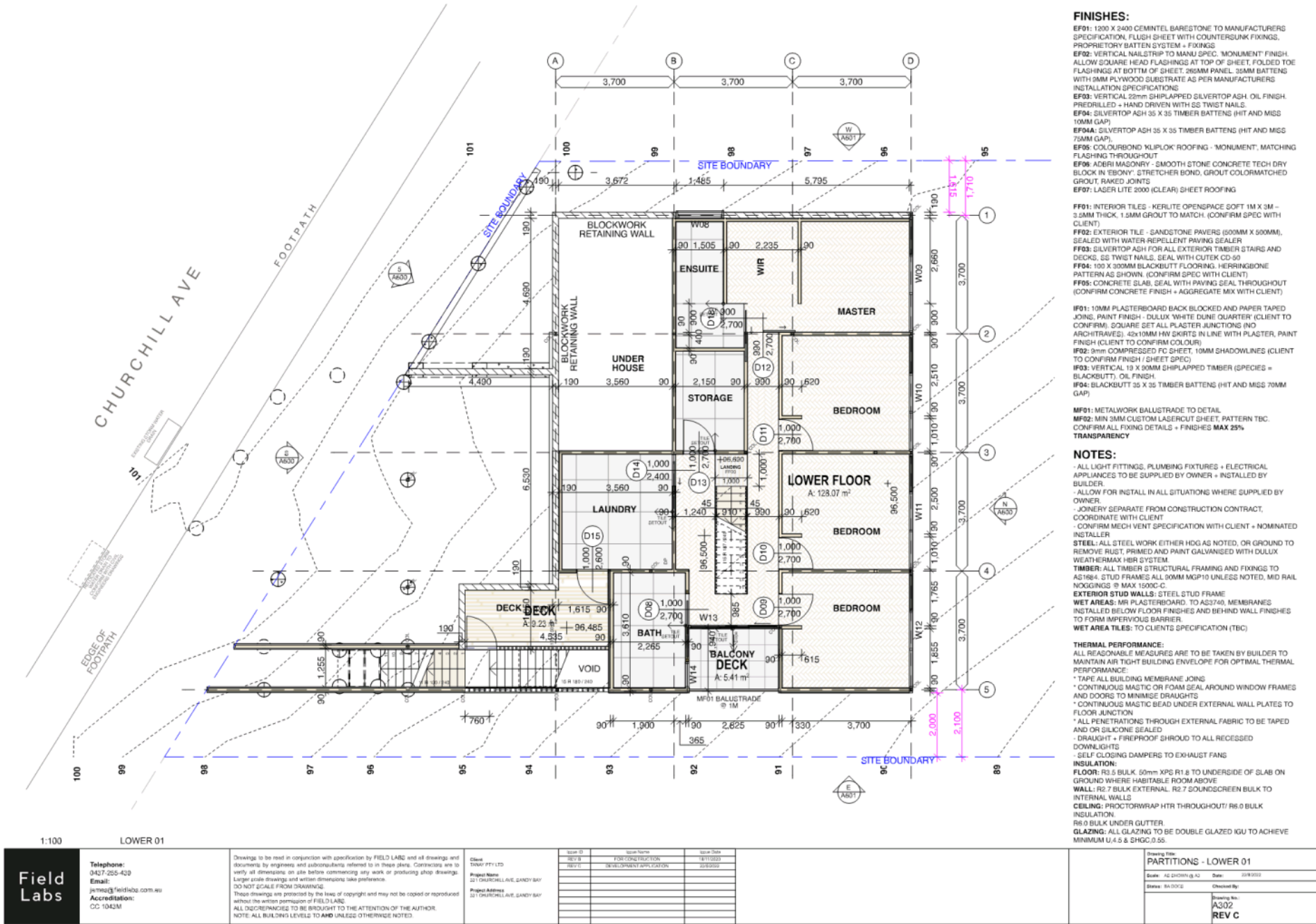
**FLOOR:** R3.5 BULK, 50mm XPS R1.8 TO UNDERSIDE OF SLAB ON GROUND WHERE HABITABLE ROOM ABOVE

**WALL:** R2.7 BULK EXTERNAL, R2.7 SOUNDSCREEN BULK TO INTERNAL WALLS

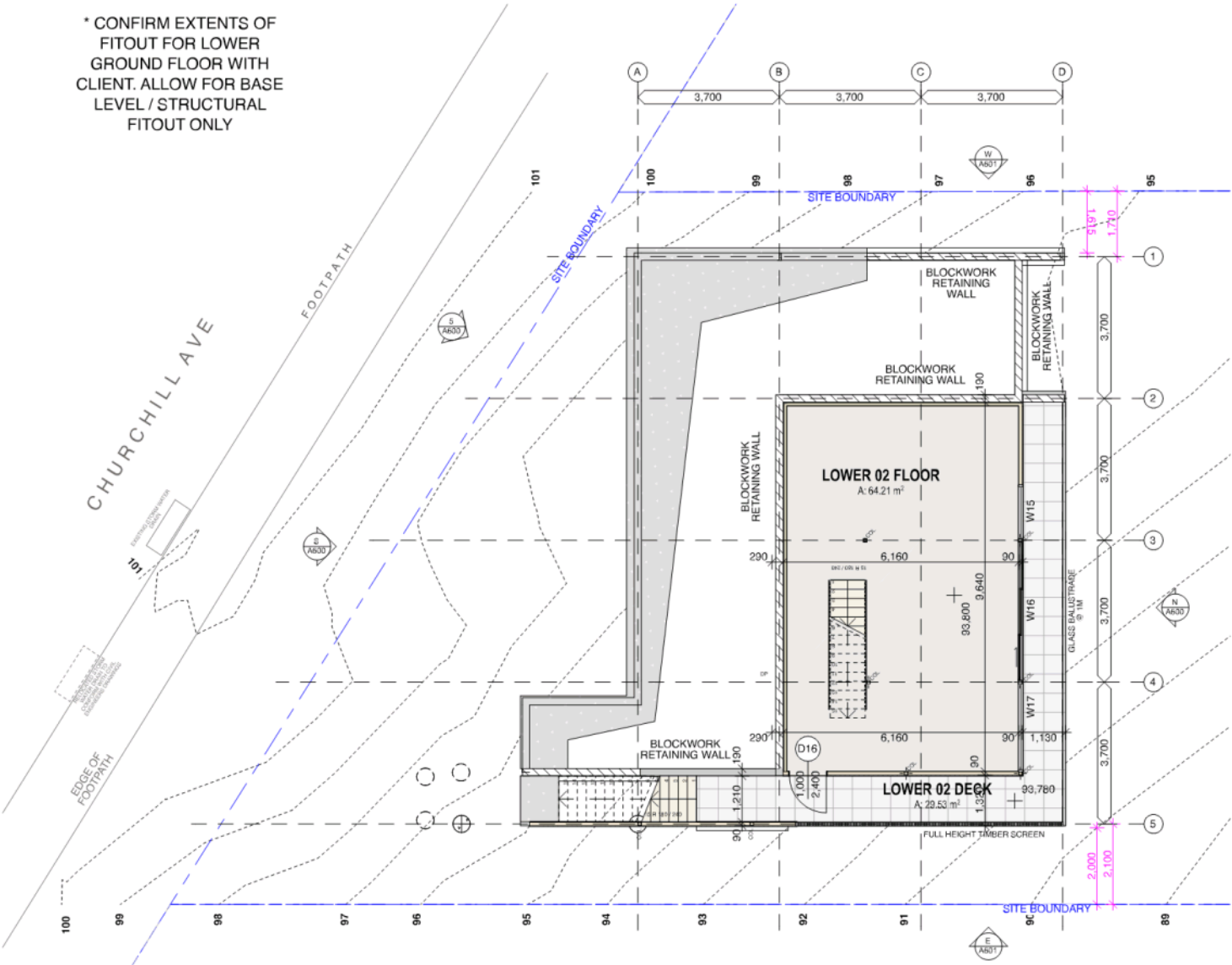
**CEILING:** PROCTORWRAP HTR THROUGHOUT, R6.0 BULK INSULATION

**GLAZING:** ALL GLAZING TO BE DOUBLE GLAZED IGU TO ACHIEVE MINIMUM U,4.5 & SHGC,0.55

Field Labs	Telephone: 0437 255 420 Email: info@fieldlabs.com.au Accreditation: CC 1042M	Drawings to be read in conjunction with specification by FIELD LABS and all drawings and documents by engineers and subcontractors referred to in these plans. Contractors are to verify all dimensions on site before commencing any work or producing shop drawings. Larger scale drawings and written dimensions take precedence. DO NOT SCALE FROM DRAWINGS. These drawings are protected by the laws of copyright and may not be copied or reproduced without the written permission of FIELD LABS. ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE AUTHOR. NOTE: ALL BUILDING LEVELS TO AHD UNLESS OTHERWISE NOTED.	Client: TOMMY PTY LTD Project Name: 317 CHURCHILL AVE, SANDY BAY Project Address: 317 CHURCHILL AVE, SANDY BAY	Issue ID: REV B Issue Name: REV B Issue Date: 18/11/2021	Scale: AS SHOWN Date: 29/04/2022



\* CONFIRM EXTENTS OF  
FITOUT FOR LOWER  
GROUND FLOOR WITH  
CLIENT. ALLOW FOR BASE  
LEVEL / STRUCTURAL  
FITOUT ONLY



**FINISHES:**

**EF01:** 1200 X 2400 CEMENTEL BARESTONE TO MANUFACTURERS SPECIFICATION, FLUSH SHEET WITH COUNTERSUNK FIXINGS, PROPRIETARY BATTEN SYSTEM + FIXINGS

**EF02:** VERTICAL NAILSTRIP TO MANU SPEC, 'MONUMENT' FINISH, ALLOW SQUARE HEAD FLASHINGS AT TOP OF SHEET, FOLDED TOE FLASHINGS AT BOTTOM OF SHEET, 26MM PANEL, 35MM BATTENS WITH 9MM PLYWOOD SUBSTRATE AS PER MANUFACTURERS INSTALLATION SPECIFICATIONS

**EF03:** VERTICAL 22mm SHIPLAPPED SILVERTOP ASH, OIL FINISH, PREDRILLED + HAND DRIVEN WITH SS TWIST NAILS

**EF04:** SILVERTOP ASH 35 X 35 TIMBER BATTENS (HIT AND MISS 10MM GAP)

**EF04A:** SILVERTOP ASH 35 X 35 TIMBER BATTENS (HIT AND MISS 75MM GAP)

**EF05:** COLOURBOND KLPLOK ROOFING - 'MONUMENT', MATCHING FLASHING THROUGHOUT

**EF06:** ADER MASONRY - SMOOTH STONE CONCRETE TECH DRY BLOCK IN 'EBONY', STRETCHER BOND, GROUT COLOREMATCHED GROUT, RAKED JOINTS

**EF07:** LASER LITE 2000 (CLEAR) SHEET ROOFING

**FF01:** INTERIOR TILES - KERLITE OPENSPEC SOFT 1M X 3M - 3.5MM THICK, 1.5MM GROUT TO MATCH. (CONFIRM SPEC WITH CLIENT)

**FF02:** EXTERIOR TILE - SANDSTONE PAVERS (500MM X 500MM), SEALED WITH WATER REPELLENT PAVING SEALER

**FF03:** SILVERTOP ASH FOR ALL EXTERIOR TIMBER STAIRS AND DECKS, SS TWIST NAILS, SEAL WITH CUTER CD-50

**FF04:** 100 X 300MM BLACKBUTT FLOORING - HERRINGBONE PATTERN AS SHOWN, (CONFIRM SPEC WITH CLIENT)

**FF05:** CONCRETE SLAB, SEAL WITH PAVING SEAL THROUGHOUT (CONFIRM CONCRETE FINISH + AGGREGATE MIX WITH CLIENT)

**IF01:** 10MM PLASTERBOARD BACK BLOCKED AND PAPER TAPED JOINTS, PAINT FINISH - DULUX WHITE DUNE QUARTER (CLIENT TO CONFIRM), SQUARE SET ALL PLASTER JOINTS (NO ARCHITRAVES), 42x10MM HW SKIRTS IN LINE WITH PLASTER, PAINT FINISH (CLIENT TO CONFIRM COLOUR)

**IF02:** 9mm COMPRESSED FC SHEET, 10MM SHADOWLINES (CLIENT TO CONFIRM FINISH / SHEET SPEC)

**IF03:** VERTICAL 19 X 90MM SHIPLAPPED TIMBER (SPECIES = BLACKBUTT, OIL FINISH)

**IF04:** BLACKBUTT 35 X 35 TIMBER BATTENS (HIT AND MISS 70MM GAP)

**MF01:** METALWORK BALLUSTRADE TO DETAIL

**MF02:** MIN 3MM CUSTOM LASERCUT SHEET, PATTERN TBC. CONFIRM ALL FIXING DETAILS + FINISHES **MAX 25% TRANSPARENCY**

**NOTES:**

- ALL LIGHT FITTINGS, PLUMBING FIXTURES + ELECTRICAL APPLIANCES TO BE SUPPLIED BY OWNER + INSTALLED BY BUILDER.
- ALLOW FOR INSTALL IN ALL SITUATIONS WHERE SUPPLIED BY OWNER.
- JOINERY SEPARATE FROM CONSTRUCTION CONTRACT, COORDINATE WITH CLIENT
- CONFIRM MECH VENT SPECIFICATION WITH CLIENT + NOMINATED INSTALLER
- STEEL:** ALL STEEL WORK EITHER HDG AS NOTED, OR GROUND TO REMOVE RUST, PRIMED AND PAINT GALVANISED WITH DULUX WEATHERMAX HBR SYSTEM
- TIMBER:** ALL TIMBER STRUCTURAL FRAMING AND FIXINGS TO AS184 - STUD FRAMES ALL 90MM MGP10 UNLESS NOTED, MID RAIL NOGGINGS @ MAX 1500C-C
- EXTERIOR STUD WALLS:** STEEL STUD FRAME
- WET AREAS:** MR PLASTERBOARD, TO AS3740, MEMBRANE/ INSTALLED BELOW FLOOR FINISHES AND BEHIND WALL FINISHES TO FORM IMPERVIOUS BARRIER.
- WET AREA TILES:** TO CLIENTS SPECIFICATION (TBC)

**THERMAL PERFORMANCE:**

ALL REASONABLE MEASURES ARE TO BE TAKEN BY BUILDER TO MAINTAIN AIR TIGHT BUILDING ENVELOPE FOR OPTIMAL THERMAL PERFORMANCE:

- \* TAPE ALL BUILDING MEMBRANE JOINTS
- \* CONTINUOUS MASTIC OR FOAM SEAL AROUND WINDOW FRAMES AND DOORS TO MINIMISE DRAUGHTS
- \* CONTINUOUS MASTIC BEAD UNDER EXTERNAL WALL PLATES TO FLOOR JOINTS
- \* ALL PENETRATIONS THROUGH EXTERNAL FABRIC TO BE TAPED AND OR SILICONE SEALED
- DRAUGHT + FIREPROOF SHROUD TO ALL RECESSED DOWNLIGHTS
- SELF CLOSING DAMPERS TO EXHAUST FANS

**INSULATION:**

**FLOOR:** R3.5 BULK, 50mm XPS R1.8 TO UNDERSIDE OF SLAB ON GROUND WHERE HABITABLE ROOM ABOVE

**WALL:** R2.7 BULK EXTERNAL, R2.7 SOUNDSCREEN BULK TO INTERNAL WALLS

**CEILING:** PROCTORWRAP HTR THROUGHOUT, R6.0 BULK INSULATION

**R6.0 BULK UNDER GUTTER.**

**GLAZING:** ALL GLAZING TO BE DOUBLE GLAZED IGU TO ACHIEVE MINIMUM U,4.5 & SHGC,0.55.

1:100 LOWER 02

Field  
Labs

Telephone:  
0437 255-420  
Email:  
info@fieldlabs.com.au  
Accreditation:  
CC 1042M

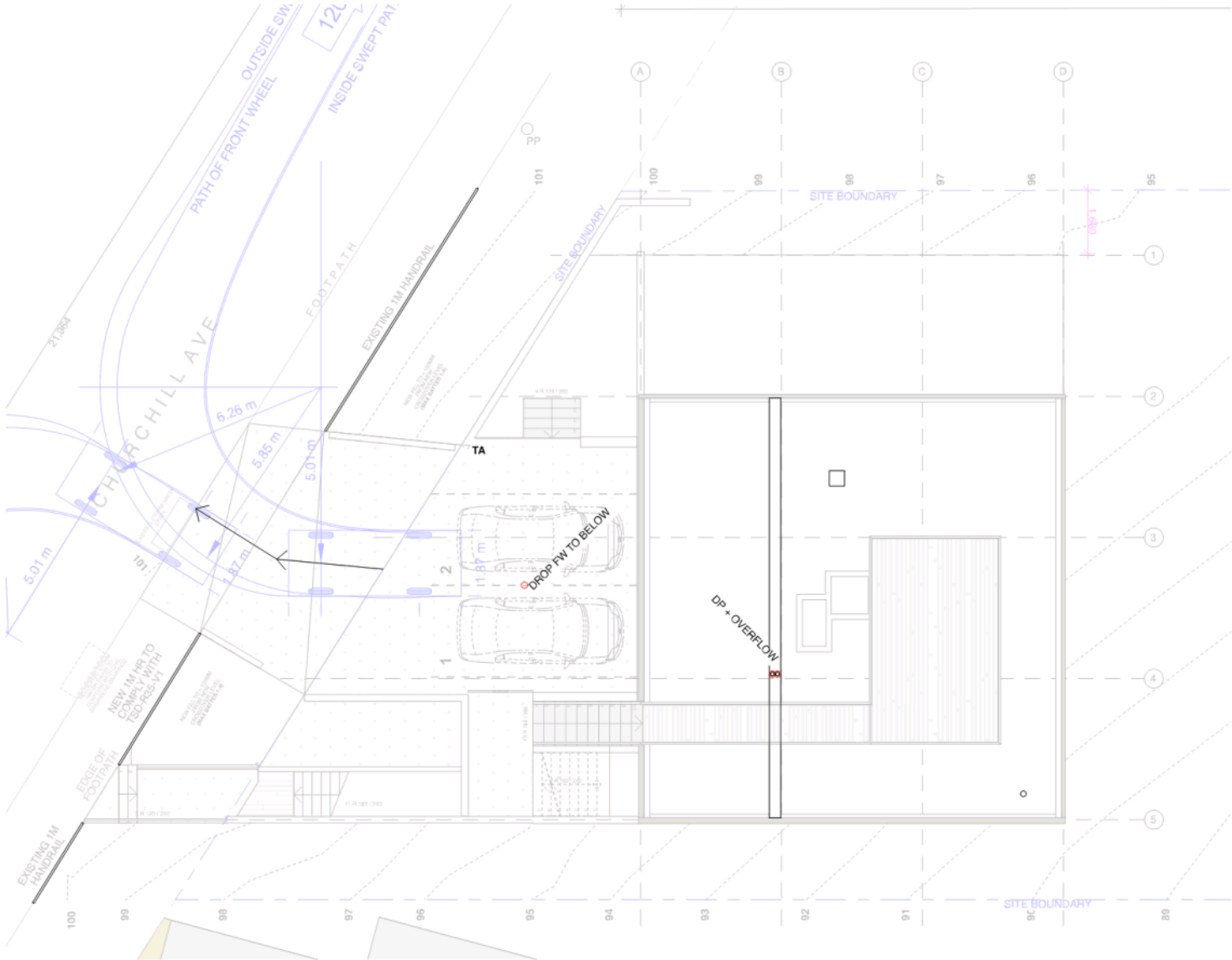
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Client:  
TOMMY PTY LTD  
Project Name:  
311 CHURCHILL AVE, SANDY BAY  
Project Address:  
311 CHURCHILL AVE, SANDY BAY

Issue ID	Issue Name	Issue Date
REV 01	FOR CONSTRUCTION	18/11/2022
REV 02	DEVELOPMENT APPLICATION	20/05/2023

Drawing Title:	
PARTITIONS - LOWER 02	
Scale: AS 2100M (A2)	Date: 20/05/2023
Drawn: BA 0002	Checked By:
	Drawn By:
	A303
	REV C





**PLUMBING**

- 01 BRK - 50mm
- 02 HAND BASIN - 50mm
- 03 WVC - 100mm
- 04 CHOWER - 50mm
- 05 BATH - 50mm
- 06 TROUGH - 50mm
- HWC 315L - 50mm
- UV UPSTREAM VENT
- AAV AIR INLET VALVE
- ORG OVERFLOW RELIEF GULLY
- TA TAP

**NOTES**

SCHEMATIC ONLY - CONFIRM ALL RUNS, FALLS AND CONNECTIONS ON SITE  
ALL PLUMBING TO AS3500  
40mm MAIN WATER LINE  
100mm PVC SEWER  
100mm PVC STORMWATER  
50mm AG DRAINS TO CONNECT TO STORMWATER  
CONFIRM ALL PLUMBING FIXTURES AND FITTINGS WITH CLIENT  
REFER TO CIVIL ENGINEERING DOCUMENTATION BY ALDANMARK REGARDING RELOCATION OF GRATED PIT AT DRIVEWAY CROSSOVER  
REFER TO STORMWATER RETENTION DESIGN BY EMMANUEL DELLAS (NOM 6300L RETENTION TANK, 2900mm X 1380mm)

1:100 ROOF (HYDRAULICS)

Field Labs

Telephone:  
0437 255 420  
Email:  
james@fieldlabs.com.au  
Accreditation:  
CC 1042M

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NOTE: ALL BUILDING LEVELS TO AHD UNLESS OTHERWISE NOTED.

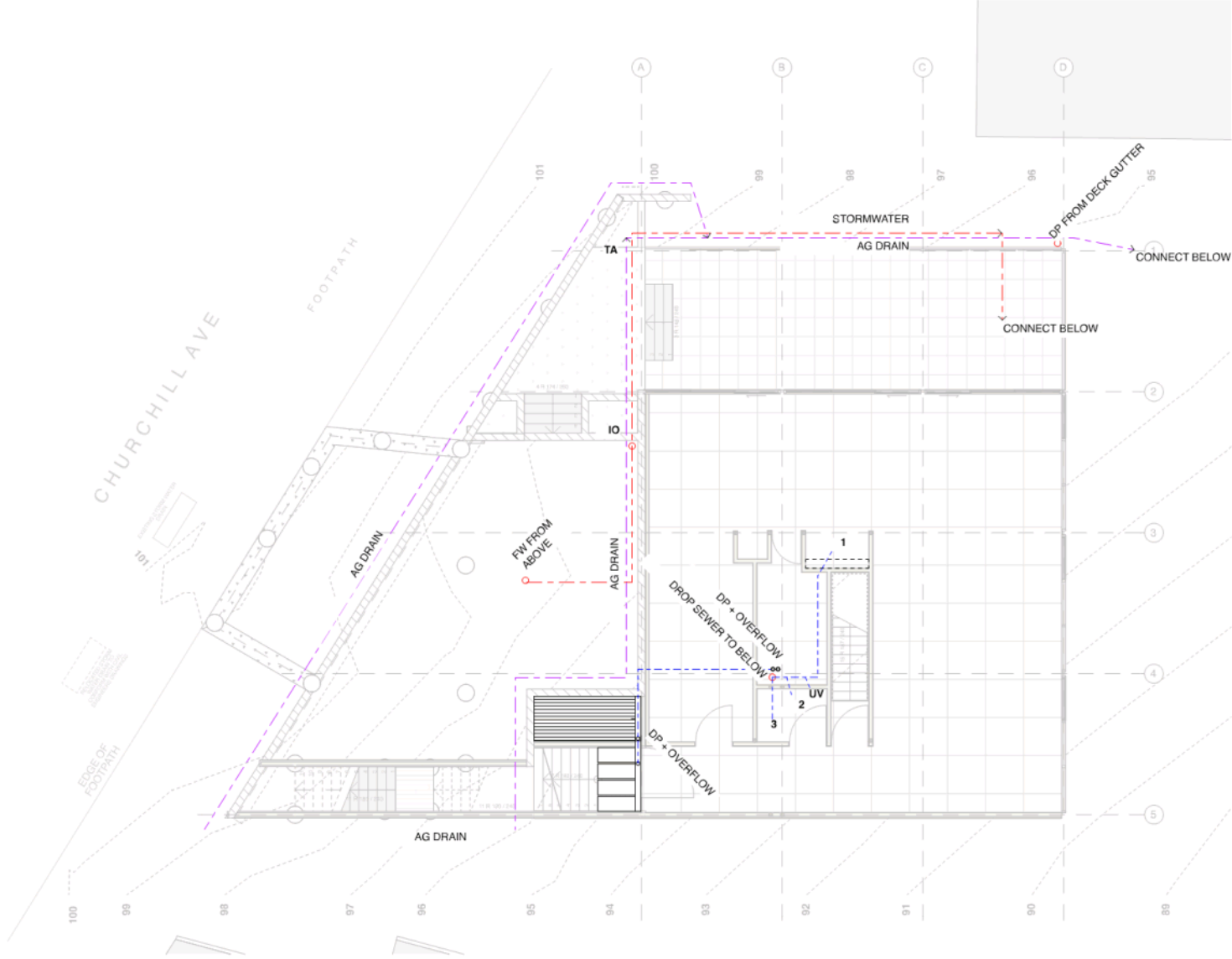
Client:  
TOMMY PTY LTD  
Project Name:  
321 CHURCHILL AVE, SANDY BAY  
Project Address:  
321 CHURCHILL AVE, SANDY BAY

Issue ID	Issue Name	Issue Date
REV A	FOR CONSTRUCTION	18/11/2022
REV B	DEVELOPMENT APPLICATION	20/05/2022

Drawing Title:  
SERVICES - H - ROOF

Scale: AG 240MM @ A2 Date: 22/05/2022

Status: RA 0000 Checked By:  
Drawing No:  
A504  
REV C



**PLUMBING**

- 01 SINK - 50mm
- 02 HAND BASIN - 50mm
- 03 W.C. - 100mm
- 04 SHOWER - 50mm
- 05 BATH - 50mm
- 06 TROUGH - 50mm
- HWC 315L - 50mm
- UV UPSTREAM VENT
- AAV AIR INLET VALVE
- ORG OVERFLOW RELIEF GULLY
- TA TAP

**NOTES**

SCHEMATIC ONLY - CONFIRM ALL RUNS, FALLS AND CONNECTIONS ON SITE  
ALL PLUMBING TO AS3500  
40mm MAIN WATER LINE  
100mm PVC SEWER  
100mm PVC STORMWATER  
50mm AG DRAIN TO CONNECT TO STORMWATER  
CONFIRM ALL PLUMBING FIXTURES AND FITTINGS WITH CLIENT  
REFER TO CIVIL ENGINEERING DOCUMENTATION BY ALDANMARK REGARDING RELOCATION OF GRATED PIT AT DRIVEWAY CROSSOVER  
REFER TO STORMWATER RETENTION DESIGN BY EMMANUEL DELLAS (NOM 6300L RETENTION TANK, 2900mm X 1380mm)

1:100 GROUND (HYDRAULICS)

Field Labs	Telephone: 0437 255 420 Email: jk@fieldlabs.com.au Accreditation: CC 1042M	Drawings to be read in conjunction with specification by FIELD LABS and all drawings and documents by engineers and subconsultants referred to in these plans. Contractors are to verify all dimensions on site before commencing any work or producing shop drawings. Larger scale drawings and written dimensions take preference. DO NOT SCALE FROM DRAWINGS. These drawings are protected by the laws of copyright and may not be copied or reproduced without the written permission of FIELD LABS. ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE AUTHOR. NOTE: ALL BUILDING LEVELS TO AND UNLESS OTHERWISE NOTED.	Client: TONY PTY LTD Project Name: 321 CHURCHILL AVE, SANDY BAY Project Address: 321 CHURCHILL AVE, SANDY BAY	Issue ID: REV B Issue Name: FOR CONSTRUCTION Issue Date: 18/11/2021	Drawing Title: SERVICES - H - GROUND Scale: AG 2400mm @ A2 Date: 29/8/2021

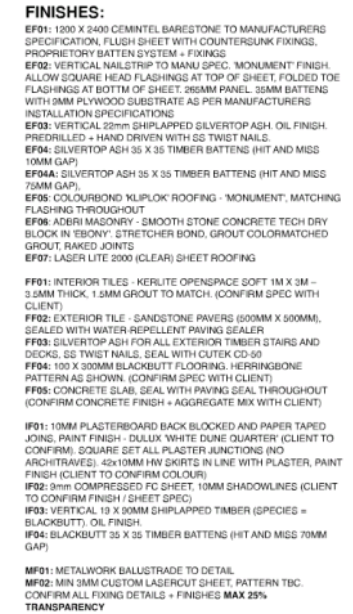




State: SA DOCE	Checked By:
	Drawing No: A506 REV C

REFER TO A101 FOR SITE  
CONNECTIONS

Drawing No.:  
A507  
REV C

[illegible]

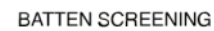
Drawings to be read in conjunction with specification by FIELD LABS and all drawings and documents by engineers and subcontractors referred to in these plans. Contractors are to verify all dimensions on site before commencing any work or producing shop drawings. Larger scale drawings and written dimensions take precedence.  
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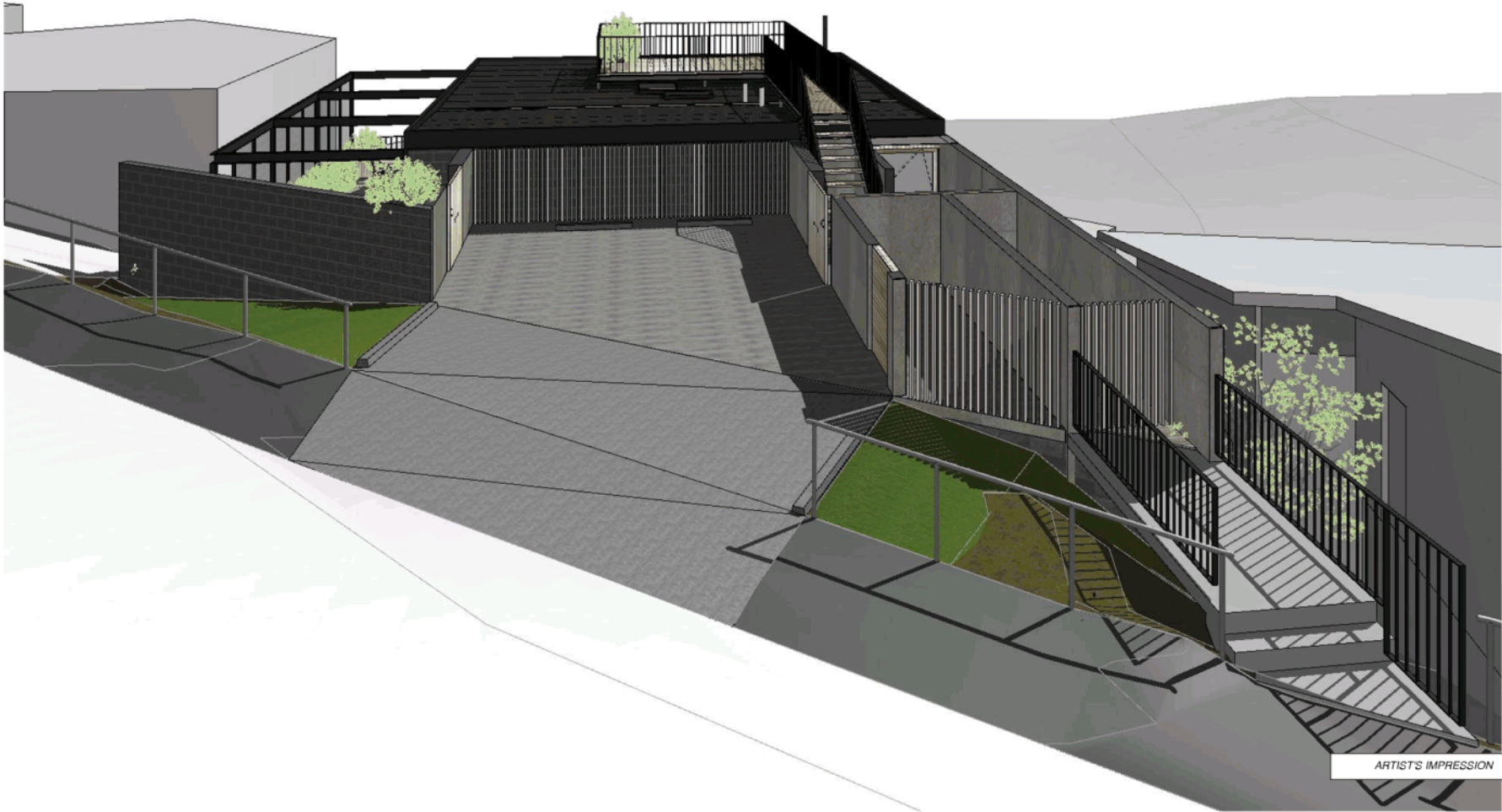
**Field  
Labs**

	Drawing Title <b>ELEVATIONS - NORTH / SOUTH</b>	
	Scale: A2 SHOWN (3/4)	Date: 2/28/2022
	Status: SA DDC2	Checked By:
	Drawing No. <b>A600</b> <b>REV C</b>	



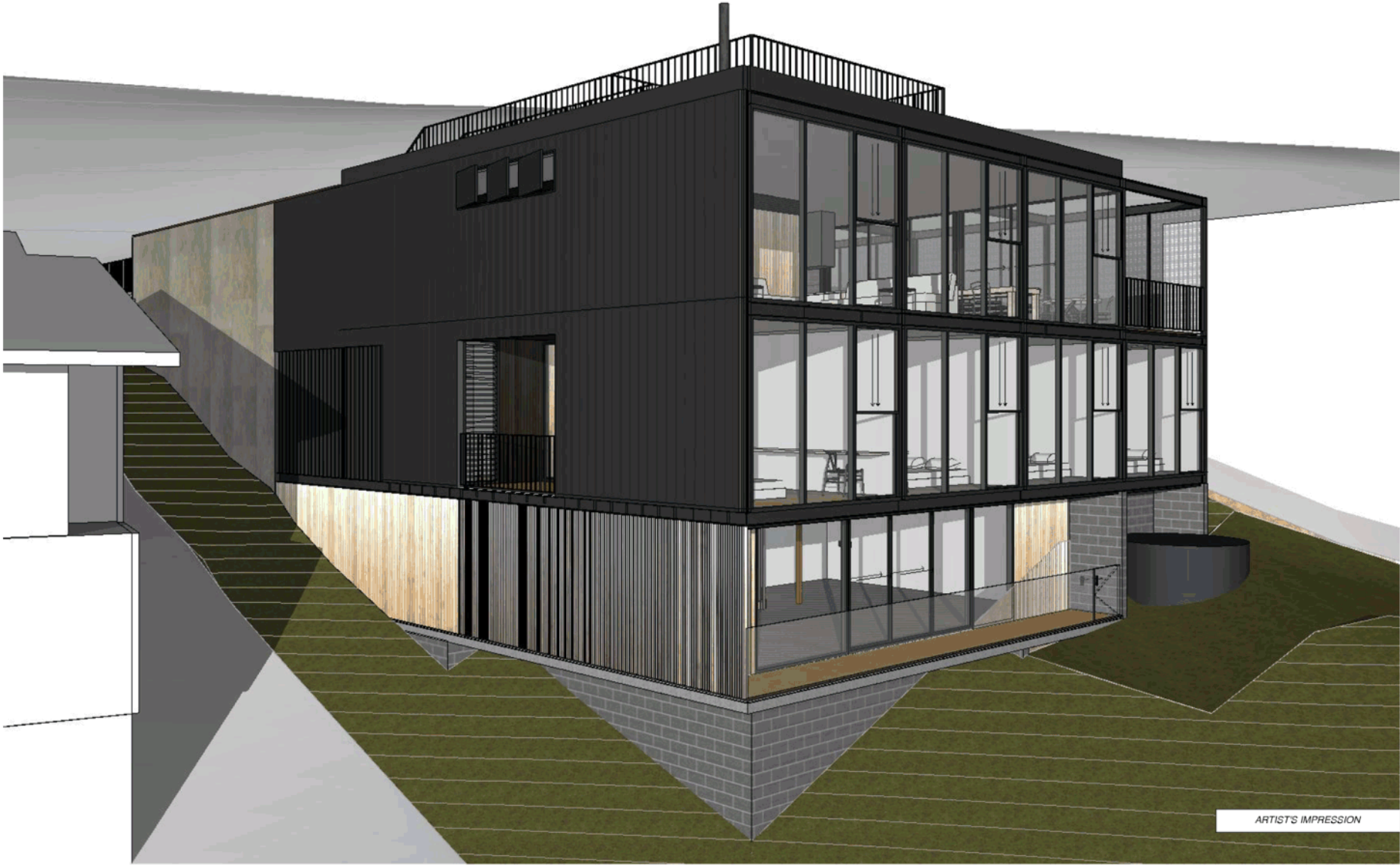






ARTIST'S IMPRESSION

Field Labs	Telephone: 0437-255-420 Email: james@fieldlabs.com.au Accreditation: CC 1043M	Drawings to be read in conjunction with specification by FIELD LABS and all drawings and documents by engineers and subcontractors referred to in these plans. Contractors are to verify all dimensions on site before commencing any work or producing shop drawings. Larger scale drawings and written dimensions take preference. DO NOT SCALE FROM DRAWINGS. These drawings are protected by the laws of copyright and may not be copied or reproduced without the written permission of FIELD LABS. ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE AUTHOR. NOTE: ALL BUILDING LEVELS TO AHD UNLESS OTHERWISE NOTED.	Client: TOMMY PTY LTD Project Name: 321 CHURCHILL AVE, SANDY BAY Project Address: 321 CHURCHILL AVE, SANDY BAY	<table><tr><th>Issue ID</th><th>Issue Name</th><th>Issue Date</th></tr><tr><td>REV 01</td><td>REDEVELOPMENT APPLICATION</td><td>22/03/2022</td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>	Issue ID	Issue Name	Issue Date	REV 01	REDEVELOPMENT APPLICATION	22/03/2022																									Drawing Title: PROJECT IMAGE - SITE VIEW Scale: A2 (2400mm x 32) Date: 22/03/2022 Status: RA 0003 Drawing No.: A1202 REV C
	Issue ID	Issue Name	Issue Date																																
	REV 01	REDEVELOPMENT APPLICATION	22/03/2022																																



ARTISTS IMPRESSION

**Field Labs**

**Telephone:**  
0437 255 420

**Email:**  
info@fieldlabs.com.au

**Accreditation:**  
CC 1042M

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NOTE: ALL BUILDING LEVELS TO AHD UNLESS OTHERWISE NOTED.

Issue ID	Issue Name	Issue Date
REV A	FOR DEVELOPMENT APPROVAL	21/02/2022
REV B	FOR DEVELOPMENT APPROVAL	22/02/2022

**Client:**  
TOMMY PTY LTD

**Project Name:**  
331 CHURCHILL AVE, SANDY BAY

**Project Address:**  
331 CHURCHILL AVE, SANDY BAY

Drawing Title: PROJECT IMAGE - SITE VIEW	
Scale: A2 (210MM x 297)	Date: 22/02/2022
Status: RA 0003	Checked By:
Drawing No.: A1203	
REV C	





ARTIST'S IMPRESSION

Field  
Labs

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0437 255-420  
Email:  
info@fieldlabs.com.au  
Accreditation:  
CC 1042M

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NOTE: ALL BUILDING LEVELS TO AND UNLESS OTHERWISE NOTED

Client:  
TOMMY PTY LTD  
Project Name:  
311 DUNDEE AVE, SANDY BAY  
Project Address:  
311 DUNDEE AVE, SANDY BAY

Issue ID	Issue Name	Issue Date
REV A	FOR DEVELOPMENT APPROVAL	21/02/2022
REV B	FOR DOCUMENTATION	08/03/2022

Drawing Title:  
PROJECT IMAGE - SITE VIEW

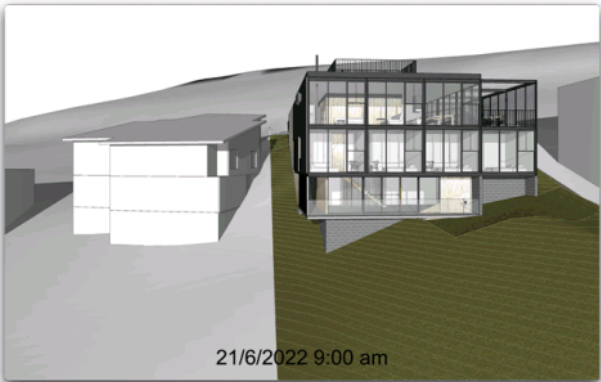
Scale: A2 2410MM x 3210MM Date: 08/03/2022

Status: IN ISSUE Checked By:

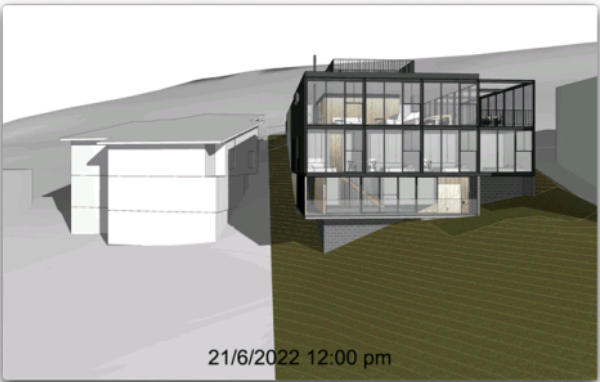
Drawing No:  
A1204  
REV C



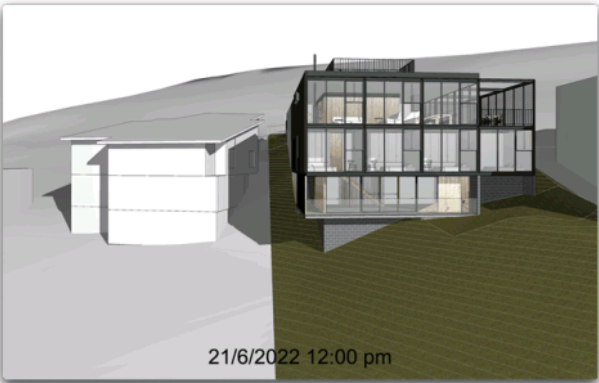
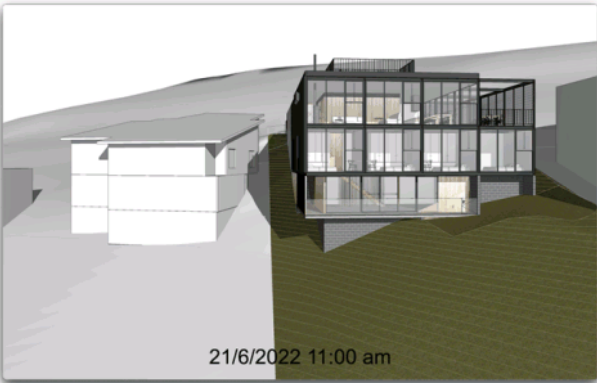
SUN STUDY, 22.3.2022



SUN STUDY, 22.6.2022



**SUN STUDY NOTES:**  
- CONTEXT SITE DATA EXTRAPOLATED FROM THE LIST 5M CONTOUR DATA, AND MAY NOT BE ACCURATE  
- NEIGHBOURING BUILDING VOLUME AND LOCATION EXTRAPOLATED FROM AERIAL PHOTO FROM THE LIST  
- 333 CHURCHILL AVE ELEVATION AND LEVELS ARE APPROXIMATE, AND HAVE NOT BEEN CONFIRMED BY SURVEY



SUN STUDY, 22.6.2022



SUN STUDY, 22.6.2022

**SUN STUDY NOTES:**  
- CONTEXT SITE DATA EXTRAPOLATED FROM THE LIST 5M CONTOUR DATA, AND MAY NOT BE ACCURATE  
- NEIGHBOURING BUILDING VOLUME AND LOCATION EXTRAPOLATED FROM AERIAL PHOTO FROM THE LIST  
- 333 CHURCHILL AVE ELEVATION AND LEVELS ARE APPROXIMATE, AND HAVE NOT BEEN CONFIRMED BY SURVEY

JOB ADDRESS 331 CHURCHILL AVENUE SANDY BAY

Post Development Flow from 6300L Rainwater Tank 25mm Orifice

Site Area 879m<sup>2</sup>

Max Flow L/s (0.3) Factor

6.51

Impervious Paved Areas into Tank 134.5m<sup>2</sup>Impervious Roofed Area into Tank 124.6 m<sup>2</sup>

Greenfield site

259.1

5min 5% AEP event

Pervious Area

619.9

Run-off coefficient

(Lawns + Mulched Landscaping) 0.25

BOM Information for 5% AEP

Time(min)	Intensity mm/hr	Impervious Area Flow	Pervious (0.25 Factor)	Volume into detention (L)	Volume (L) discharged from Orifice	Net tank volume (L)	height in tank (mm)	Flow rate out (L/s)	Total (L/s)
1	144	10.36	6.20	621.8		621.8	117.1 Nil		6.20
2	115	8.28	4.95	496.6		1118.4	210.6 Nil		4.95
3	104	7.49	4.48	449.1		1567.6	295.2	1.18	5.66
4	95.6	6.88	4.94	412.8	70.8	1909.6	359.6	1.30	6.24
5	88.9	6.40	3.83	383.9	78.1	2215.4	417.2	1.40	5.23
10	66.5	4.79	3.44	1435.8	420.6	3230.7	608.4	1.69	5.13
15	53.9	3.88	2.32	1163.8	507.9	3886.6	731.9	1.86	4.18
20	45.8	3.30	2.37	988.9	557.1	4318.4	813.3	1.96	4.32
25	40.2	2.89	1.73	868.0	587.2	4599.2	866.1	2.02	3.75
30	36	2.59	1.55	777.3	606.0	4770.5	898.4	2.06	3.61
45	28.3	2.04	1.22	1833.1	1851.5	4752.2	894.9	2.05	3.27
60	23.9	1.72	1.23	1548.1	3695.9	2604.4	490.5	1.52	2.75
90	19	1.37	0.82	2461.5					
120	16.4	1.18	0.71	2124.6					

Detention Rainwater Tank

Inlet Height 1380

Diameter 2600

Base Area(m<sup>2</sup>) 5.31**DESIGN NOTES:**

All stormwater discharge from roof (downpipes) and Pavements (sumps)  
 are directed into the single Detention Tank.

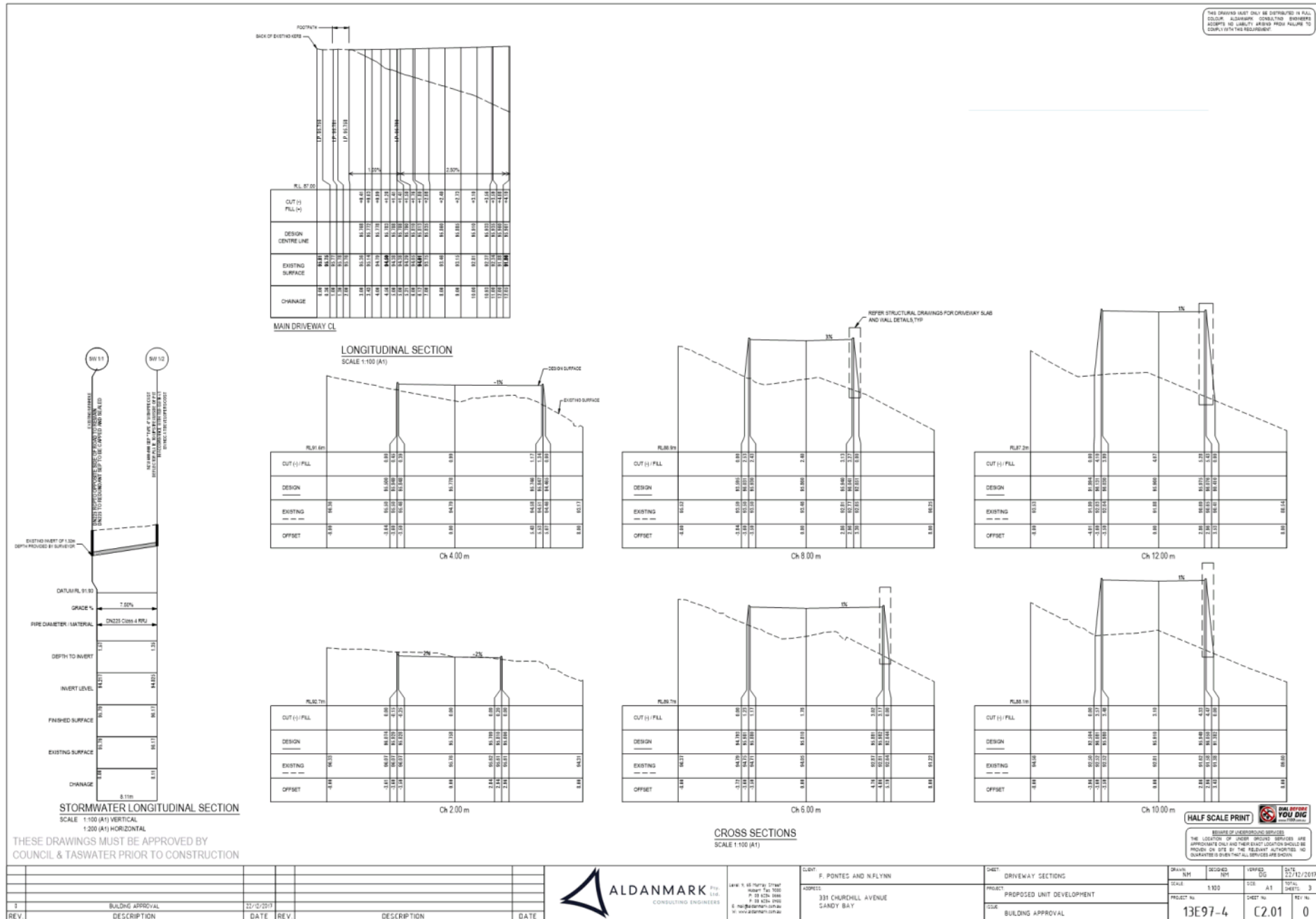




**HALF SCALE PRINT**

**BEWARE OF UNDERGROUND SERVICES**  
 THE LOCATION OF UNDER GROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT LOCATION SHOULD BE PROVEN ON SITE BY THE RELEVANT AUTHORITIES. NO GUARANTEE IS GIVEN THAT ALL SERVICES ARE SHOWN.

[illegible]





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

5 May 2022

JAMES WILSON  
19 HOVINGTONS ROAD  
LOWER LONGLEY 7109

mailto:james@fieldlabs.com.au

Dear Sir/Madam

**331 CHURCHILL AVENUE, SANDY BAY - WORKS IN ROAD RESERVE NOTICE OF  
LAND OWNER CONSENT TO LODGE A PLANNING APPLICATION - GMC-22-17**

**Site Address:**

331 Churchill Avenue, Sandy Bay

**Description of Proposal:**

Works in Road Reserve

**Applicant Name:**

James Wilson

**PLN (if applicable):**

PLN-22-79

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

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

Hobart Town Hall  
50 Macquarie Street  
Hobart TAS 7000

Hobart Council Centre  
16 Elizabeth Street  
Hobart TAS 7000

City of Hobart  
GPO Box 503  
Hobart TAS 7001

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

CityofHobartOfficial  
ABN 39 055 343 428  
Hobart City Council



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

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

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

Yours faithfully



(Glenn Doyle)

**HEAD OF CITY PROJECTS**

Relevant documents/plans:

Drawings A100, A101, A102, A103, A300, A301, A302, A303, A600, A601, A1100, A1202, A1203 & A1204 by Field Labs  
Cover Letter dated 21 February 2022 from Field Labs



## City of Hobart

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### INSTRUMENT OF DELEGATION

---

#### General Delegation

#### Head of Intergovernmental Relations and Partnerships

---

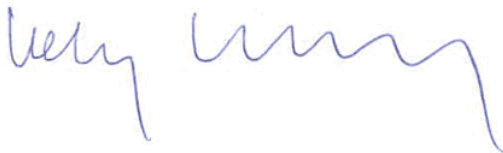
##### *Section 64 of the Local Government Act 1993*

I, Kelly Grigsby, Chief Executive Officer, being the General Manager as appointed by Council pursuant to Section 61 of the *Local Government Act 1993 (Tas)* ("the Act") hereby delegate pursuant to Section 64 of the Act, the following powers and functions to the Head of City Projects:

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

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

Dated this 24th day of February 2022



**SIGNED**

Kelly Grigsby  
(Chief Executive Officer)

Being the General Manager as appointed by Council pursuant to section 61 of the *Local Government Act 1993 (Tas)*

**Cover Letter**

21 Feb 2022

**Field Labs**

Cleburne Studio, Suite 3, Level 2  
The Cat and Fiddle Arcade  
49-51 Murray St  
Hobart 7000

**Development Application**

331 Churchill Ave,  
Sandy Bay, 7005

Dear Michael,

The intention of the works in the Highway Reservation is to allow for a new crossover to be installed to the property at 331 Churchill Avenue. To facilitate this new crossover, the following items need to be addressed:

- The existing crossover is to be removed, and the curb is to be reinstated
- There is an existing pit in the proposed location of the new crossover, we have a civil design (S 171207 CIV 13E97-4 A.pdf) which proposes moving the grated pit upstream to allow for the new crossover to be installed
- There are handrails installed on the site boundary which are to be modified to allow for the new crossover and pedestrian entry

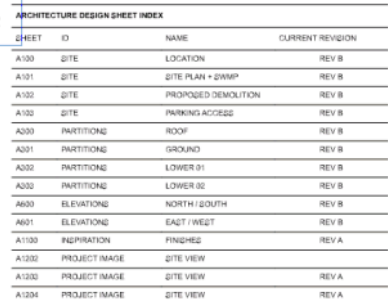
It is also understood that there is a Metro bus stop in the vicinity, and it is the intention for the owner to negotiate with Metro to move this.

Much of this was discussed and resolved within PAM 17-33 / PLN-14-01304□ 01.

Regards,

James Wilson

Architect  
Director, Field Labs

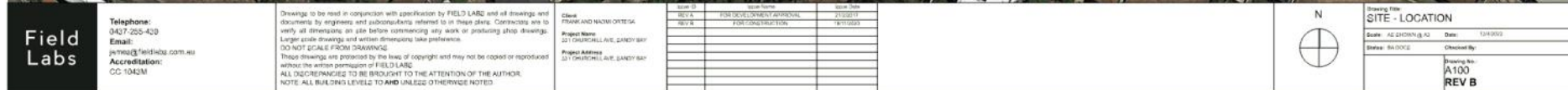


WIND CLASS

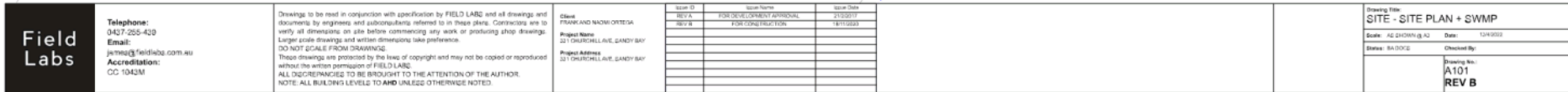
**331 CHURCHILL AVE,  
SANDY BAY**

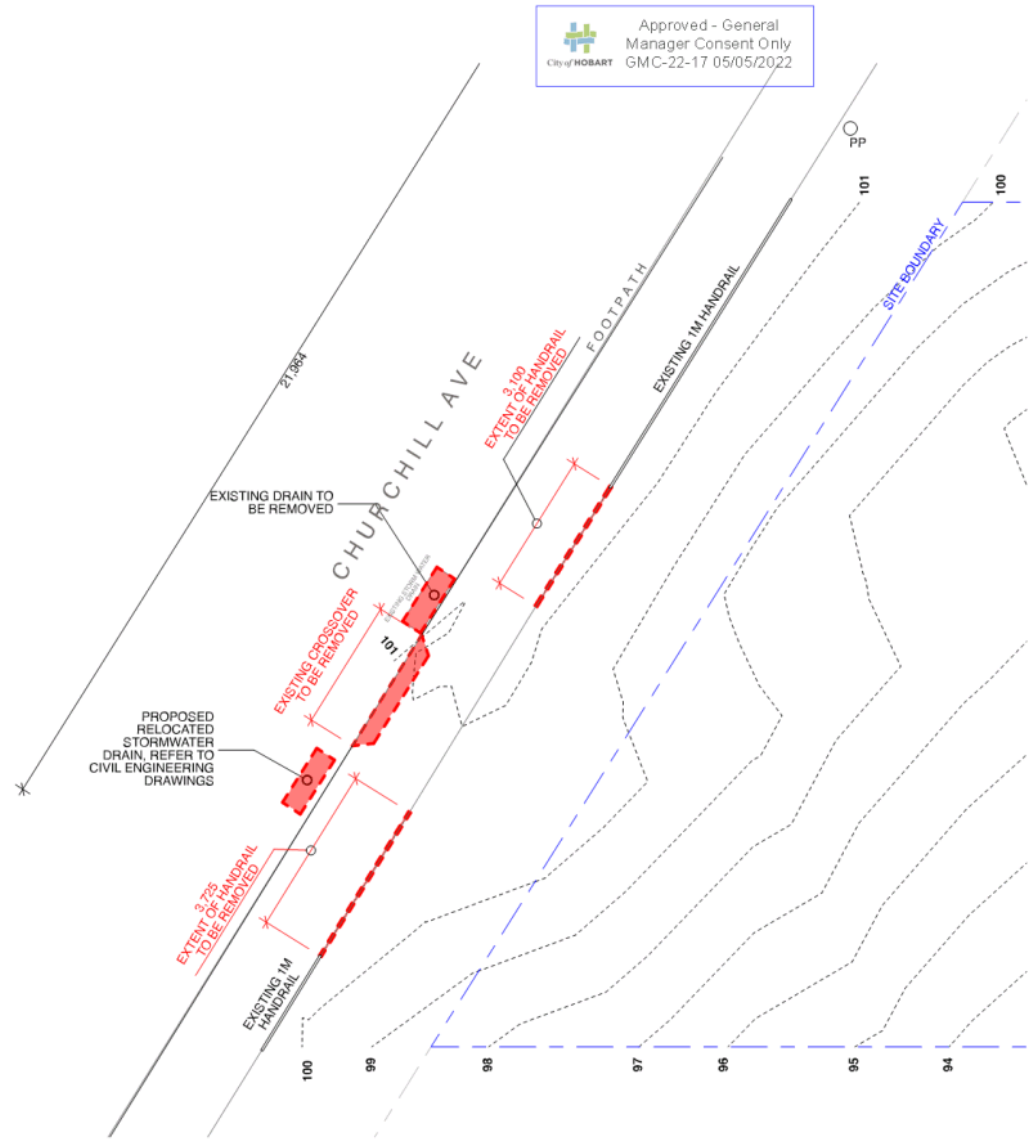
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1:100 DEMOLITION

Field Labs

Telephone:

0437 255 420

Email:

jg@fieldlabs.com.au

Accreditation:

CC 1042M

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NOTE: ALL BUILDING LEVELS TO AHD UNLESS OTHERWISE NOTED.

Client:

FRANK AND NADINE ORTIZ

Project Name:

317 CHURCHILL AVE, SANDY BAY

Project Address:

317 CHURCHILL AVE, SANDY BAY

Issue ID	Issue Name	Issue Date
REV A	FOR DEVELOPMENT APPROVAL	21/02/2022
REV B	FOR CONSTRUCTION	16/03/2022

Drawing Title:

SITE - PROPOSED DEMOLITION

Scale:

AG 240MM @ A2

Date:

15/4/2022

Status:

RA 0000

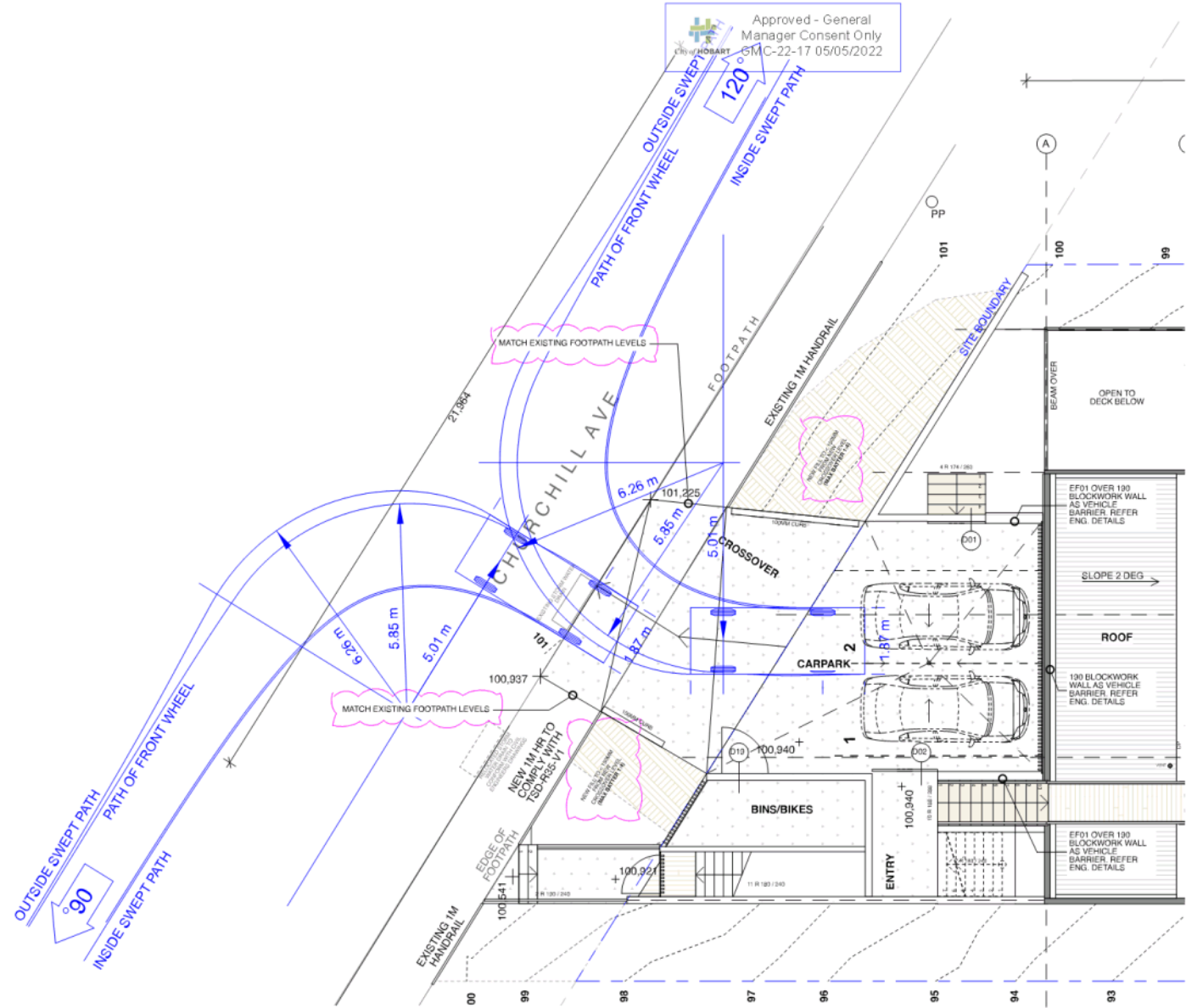
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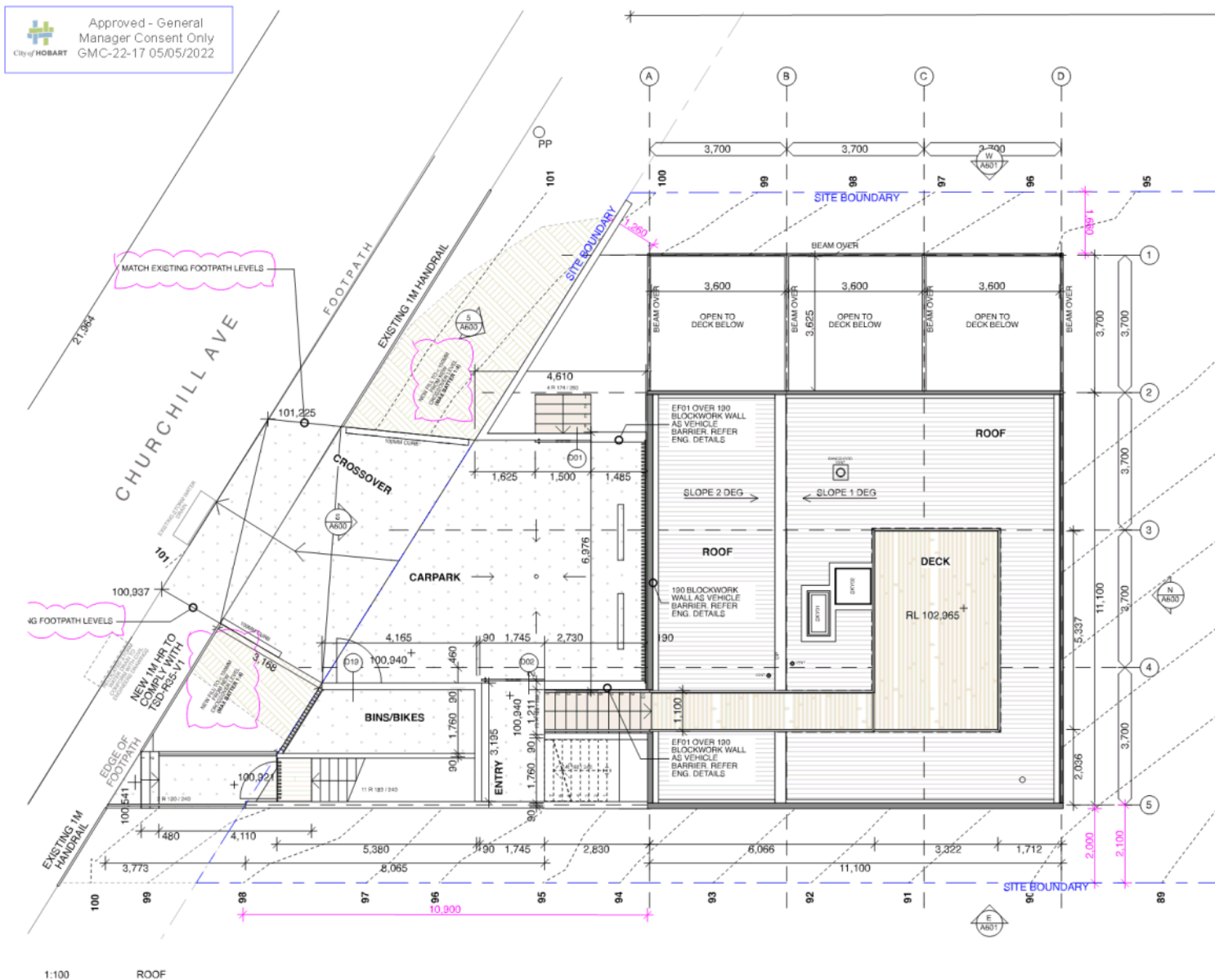
A102

REV B





Field Labs	<b>PARKING ACCESS</b>	Drawings to be read in conjunction with specification by FIELD LABS and all drawings and documents by engineers and subcontractors referred to in these plans. Contractors are to verify all dimensions on site before commencing any work or producing shop drawings. Larger scale drawings and written dimensions take precedence. DO NOT SCALE FROM DRAWINGS. These drawings are protected by the laws of copyright and may not be copied or reproduced without the written permission of FIELD LABS. ALL DIMENSIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE AUTHOR. NOTE: ALL BUILDING LEVELS TO AHD UNLESS OTHERWISE NOTED.	Client FRANK AND NAOMI ORTEGA	Sheet 02	Sheet Name PDR CONSTRUCTION	Sheet Date 18/11/2021																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
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**FINISHES:**

**EF01:** 1200 X 2400 CEMENT, BARESTONE TO MANUFACTURERS SPECIFICATION, FLUSH SHEET WITH COUNTERSUNK FIXINGS, PROPRIETARY BATT SYSTEM + FIXINGS

**EF02:** VERTICAL NAILSTRIP TO MANU SPEC, MONUMENT FINISH: ALUMINUM HEAD FLASHINGS AT TOP OF SHEET, FOLDED TOP FLASHINGS AT BOTTOM OF SHEET, 35MM PANEL, 35MM BATTENS WITH 10MM PLYWOOD SUBSTRATE AS PER MANUFACTURERS INSTALLATION SPECIFICATIONS

**EF03:** VERTICAL 20mm SHIPPED ALUMINUM FLASHING OIL FINISH: ALUMINUM HEAD FLASHINGS WITH SG TWIST NAIL

**EF04:** SILVERTOP ALIGHT 35 X 35 TIMBER BATTENS (HIT AND MISS 10MM GAP)

**EF05:** SILVERTOP ALIGHT 35 X 35 TIMBER BATTENS (HIT AND MISS 75MM GAP)

**EF06:** COLOURBOND KILPOK® ROOFING - MONUMENT; MATCHING FLASHING THROUGHOUT

**EF07:** ADEMI MASONRY - SMOOTH STONE CONCRETE TECH DRY BLOCK IN EBONY; STRETCHER BOND, GROUT COLOURING

**EF08:** LASER LUTE 2000 (ICELAR) SHEET ROOFING

**FF01:** INTERIOR TILE - KERLITE OPENSACE SOFT 1M X 3M - 3.5MM THICK, 1.5MM GROUT TO MATCH. (CONFIRM SPEC WITH CLIENT)  
**FF02:** EXTERIOR TILE - SANDSTONE PAVERS (500MM X 500MM), SEALED WITH WATER REPELLENT PAIVING SEALER  
**FF03:** SILVERTOP ASH FOR ALL EXTERIOR TIMBER STAIRS AND DECKS, SS TWIST NAILS, SEAL WITH CUTEK CD-50  
**FF04:** 100 X 300MM BLACKBUTT FLOORING, HERRINGBONE PATTERN AS SHOWN. (CONFIRM SPEC WITH CLIENT)  
**FF05:** CONCRETE SLAB, SEAL WITH PAIVING SEAL THROUGHOUT. (CONFIRM CONCRETE FINISH + AGGREGATE MIX WITH CLIENT)

**IF01:** 10MM PLASTERBOARD BACK BLOCKED AND PAPER TAPED  
JOIN. PAINT FINISH- DULUX WHITE DUNE QUARTER (CLIENT TO  
CONFIRM). SQUARE SET ALL PLASTER JOINTS (NO  
ARCHITRAVES). 42x10MM HW SKIRTS IN LINE WITH PLASTER, PAINT  
FINISH (CLIENT TO CONFIRM COLOUR)  
**IF02:** 9mm COMPRESSED FC SHEET, 10MM SHADOWLINES (CLIENT  
TO CONFIRM FINISH / SHEET SPEC)  
**IF03:** VERTICAL, 19 X 90MM SHIPPLAPPED TIMBER (SPECIES =  
BLACKBUTT), OIL FINISH  
**IF04:** BLACKBUTT 35 X 35 TIMBER BATTENS (HWT AND MISS 70MM  
GAP)

MF01: METALWORK BALUSTRADE TO DETAIL.  
MF02: MIN 3MM CUSTOM LASERCUT SHEET, PATTERN: TBC.  
CONFIRM ALL FIXING DETAILS + FINISHES

NOTES:

- ALL LIGHT FIXTINGS, PLUMBING FIXTURES & ELECTRICAL APPLIANCES TO BE SUPPLIED BY OWNER + INSTALLED BY BUILDER.
- ALLOW FOR INSTALL IN ALL SITUATIONS WHERE SUPPLIED BY OWNER.
- JOINERY SEPARATE FROM CONSTRUCTION CONTRACT, COORDINATE WITH CLIENT
- CONFIRM MECH VENT SPECIFICATION WITH CLIENT + NOMINATED INSTALLER
- STEEL: ALL STEEL WORK, EITHER HOG AS NOTED, OR GROUND TO REMOVE RUST, PRIMED AND PAINT GALVANIZED WITH DULUX WEATHERMAX HER SYSTEM.
- TIMBER: ALL TIMBER STRUCTURAL FRAMING AND FIXINGS TO AS1984, STUD TIMBERS ALL 50MM MGP10 UNLESS NOTED, MID RAIL NONGRIP 90 X 1200.
- **EXTERIOR STUD WALLS:** STEEL STUD FRAME
- **WET AREA:** MR PLASTERBOARD, TO AS3740, MEMBRANES INSTALLED BELOW FLOOR FINISHES AND BEHIND WALL FINISHES
- **WET AREA IMPERVIOUS BARRIER**
- **WET AREA TILES:** TO CLIENTS SPECIFICATION (TBC)

**THERMAL PERFORMANCE:**

ALL REASONABLE MEASURES ARE TO BE TAKEN BY BUILDER TO MAINTAIN AIR TIGHT BUILDING ENVELOPE FOR OPTIMAL THERMAL PERFORMANCE.

- \* TAPE ALL BUILDING MEMBRANE JOINTS
- \* CONTINUOUS MASTIC OR FOAM SEAL AROUND WINDOW FRAMES AND DOORS TO MINIMISE DRAUGHTS
- \* CONTINUOUS MASTIC BEAD UNDER EXTERNAL WALL PLATES TO FORM AN AIRTIGHT JOINT
- \* ALL PENETRATIONS THROUGH EXTERNAL FABRIC TO BE TAPED AND OR SILICONE SEALED
- \* DRAUGHT + FIREPROOF SHROUD TO ALL RECESSED DOWNLIGHTS
- \* SELF CLOSING DAMPERS TO EXHAUST FANS

**INSULATION:**

- FLOOR: R2.5 BULK, 50mm XPS R1.8 TO UNDERSIDE OF SLAB ON GROUND WHERE HABITABLE ROOM ABOVE
- WALL: R2.5 BULK INSULATION, R2.7 SOUNDGREEN BULK TO INTERNAL WALLS
- CEILING: PROCTORWRAP HTR THROUGHOUT R6.0 BULK INSULATION
- R6.0 BULK UNDER GUTTER

**GLAZING:** ALL GLAZING TO BE DOUBLE GLAZED IGU TO ACHIEVE MINIMUM U & S RHGC 0.55

Drawing Title:  
PARTITIONS - ROOF

Scale: AS SHOWN @ A2	Date: 12/4/2022
Status: RA DOCE	Checked By:
	Drawing No: A300 REV B

Field  
Labs

**Telephone:**  
0437-255-439  
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jameq@fieldlab.com.au  
**Accreditation:**  
CC 1043M

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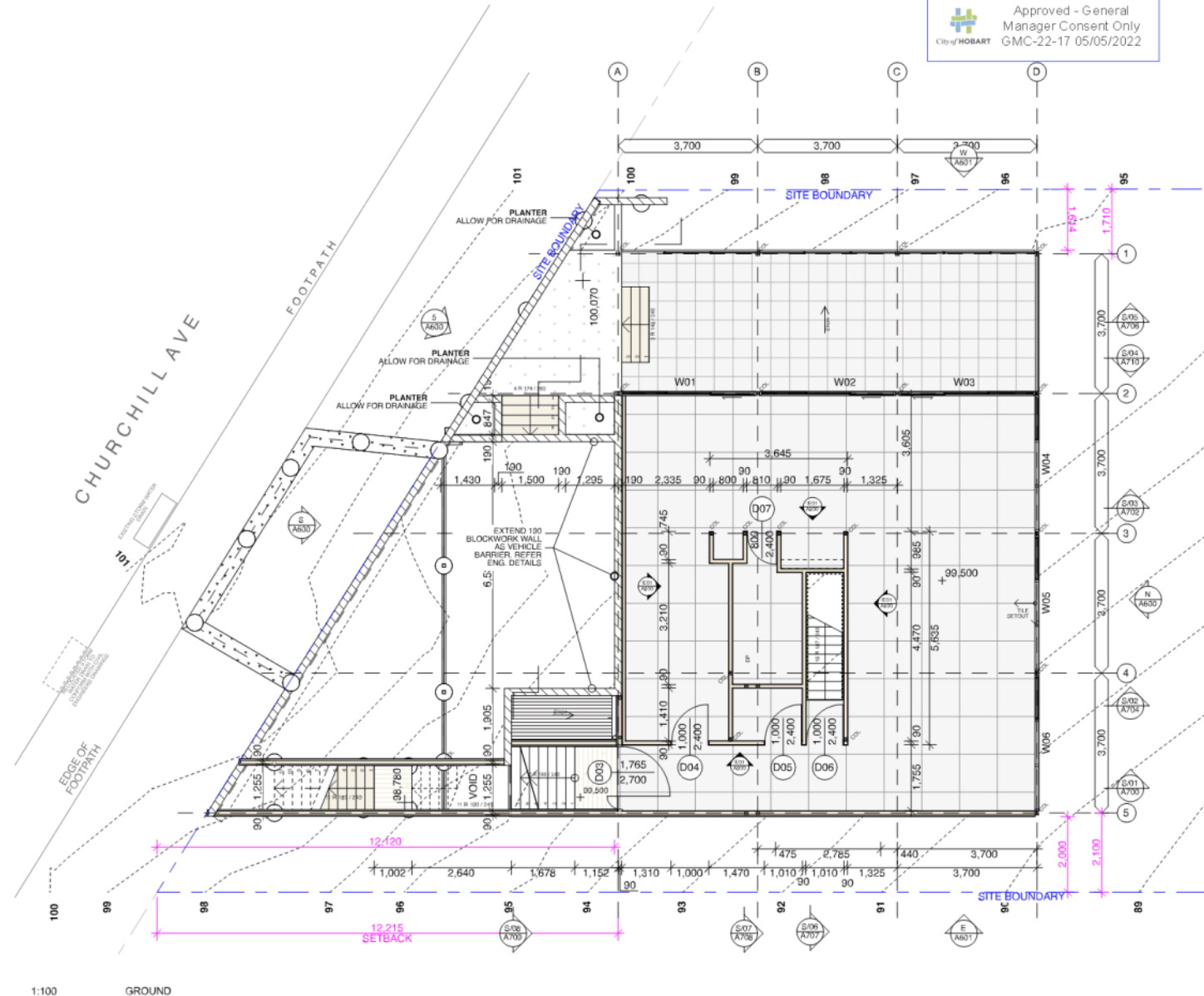
**Client**  
FRANK AND NAOMI ORTEGA

**Project Name**  
321 CHURCHILL AVE, SANDY BAY

**Project Address**  
321 CHURCHILL AVE, SANDY BAY

[illegible]

Checked By: \_\_\_\_\_  
Drawing No.: A300  
REV B



Approved - General  
Manager Consent Only  
GMC-22-17 05/05/2022

- FINISHES:**
- EF01: 1200 X 2400 CEMENTAL BARESTONE TO MANUFACTURERS SPECIFICATION, FLUSH SHEET WITH COUNTERSUNK FIXINGS, PROPRIETARY BATTEN SYSTEM + FIXINGS
  - EF02: VERTICAL NAILSTRIP TO MANU SPEC, 'MONUMENT' FINISH ALLOW SQUARE HEAD FLASHINGS AT TOP OF SHEET, FOLDED TOE FLASHINGS AT BOTTOM OF SHEET, 26MM PANEL, 35MM BATTENS WITH 9MM PLYWOOD SUBSTRATE AS PER MANUFACTURERS INSTALLATION SPECIFICATIONS
  - EF03: VERTICAL 22mm SHIPLAPPED SILVERTOP ASH, OIL FINISH, PREDRILLED + HAND DRIVEN WITH SS TWIST NAILS
  - EF04: SILVERTOP ASH 35 X 35 TIMBER BATTENS (HIT AND MISS 10MM GAP)
  - EF04A: SILVERTOP ASH 35 X 35 TIMBER BATTENS (HIT AND MISS 75MM GAP)
  - EF05: COLOURBOND KLPLOK ROOFING - 'MONUMENT', MATCHING FLASHING THROUGHOUT
  - EF06: ADER MASONRY - SMOOTH STONE CONCRETE TECH DRY BLOCK IN 'EBONY', STRETCHER BOND, GROUT COLOREMATCHED GROUT, RAKED JOINTS
  - EF07: LASER LITE 2000 (CLEAR) SHEET ROOFING
- FF01:** INTERIOR TILES - KERLITE OPENSOURCE SOFT 1M X 3M - 3.5MM THICK, 1.5MM GROUT TO MATCH. (CONFIRM SPEC WITH CLIENT)
- FF02:** EXTERIOR TILE - SANDSTONE PAVERS (500MM X 500MM), SEALED WITH WATER REPELLENT PAVING SEALER
- FF03:** SILVERTOP ASH FOR ALL EXTERIOR TIMBER STAIRS AND DECKS, SS TWIST NAILS, SEAL WITH CUTEX CD-50
- FF04:** 100 X 300MM BLACKBUTT FLOORING, HERRINGBONE PATTERN AS SHOWN, (CONFIRM SPEC WITH CLIENT)
- FF05:** CONCRETE SLAB, SEAL WITH PAVING SEAL THROUGHOUT (CONFIRM CONCRETE FINISH + AGGREGATE MIX WITH CLIENT)
- IF01:** 10MM PLASTERBOARD BACK BLOCKED AND PAPER TAPED JOINTS, PAINT FINISH - DULUX WHITE DUNE QUARTER (CLIENT TO CONFIRM), SQUARE SET ALL PLASTER JOINTS (NO ARCHITRAVES), 42x10MM HW SKIRTS IN LINE WITH PLASTER, PAINT FINISH (CLIENT TO CONFIRM COLOUR)
- IF02:** 9mm COMPRESSED FC SHEET, 10MM SHADOWLINES (CLIENT TO CONFIRM FINISH / SHEET SPEC)
- IF03:** VERTICAL 19 X 50MM SHIPLAPPED TIMBER (SPECIES = BLACKBUTT, OIL FINISH)
- IF04:** BLACKBUTT 35 X 35 TIMBER BATTENS (HIT AND MISS 70MM GAP)
- MF01:** METALWORK BALLUSTRADE TO DETAIL
- MF02:** MIN 3MM CUSTOM LASERCUT SHEET, PATTERN TBC. CONFIRM ALL FIXING DETAILS + FINISHES

- NOTES:**
- ALL LIGHT FITTINGS, PLUMBING FIXTURES + ELECTRICAL APPLIANCES TO BE SUPPLIED BY OWNER + INSTALLED BY BUILDER
  - ALLOW FOR INSTALL IN ALL SITUATIONS WHERE SUPPLIED BY OWNER
  - JOINERY SEPARATE FROM CONSTRUCTION CONTRACT, COORDINATE WITH CLIENT
  - CONFIRM MECH VENT SPECIFICATION WITH CLIENT + NOMINATED INSTALLER
  - STEEL:** ALL STEEL WORK EITHER HDG AS NOTED, OR GROUND TO REMOVE RUST, PRIMED AND PAINT GALVANISED WITH DULUX WEATHERMAX HBR SYSTEM
  - TIMBER:** ALL TIMBER STRUCTURAL FRAMING AND FIXINGS TO AS1844: STUD FRAMES ALL 90MM MGP19 UNLESS NOTED, MID RAIL NOGGINGS @ MAX 1500C-C
  - EXTERIOR STUD WALLS:** STEEL STUD FRAME
  - WET AREAS:** MR PLASTERBOARD, TO AS3740, MEMBRANE/ INSTALLED BELOW FLOOR FINISHES AND BEHIND WALL FINISHES TO FORM IMPERVIOUS BARRIER
  - WET AREA TILES:** TO CLIENTS SPECIFICATION (TBC)
- THERMAL PERFORMANCE:**
- ALL REASONABLE MEASURES ARE TO BE TAKEN BY BUILDER TO MAINTAIN AIR TIGHT BUILDING ENVELOPE FOR OPTIMAL THERMAL PERFORMANCE
  - TAPE ALL BUILDING MEMBRANE JOINTS
  - CONTINUOUS MASTIC OR FOAM SEAL AROUND WINDOW FRAMES AND DOORS TO MINIMISE DRAUGHTS
  - CONTINUOUS MASTIC BEAD UNDER EXTERNAL WALL PLATES TO FLOOR JOINTS
  - ALL PENETRATIONS THROUGH EXTERNAL FABRIC TO BE TAPED AND OR SILICONE SEALED
  - DRAUGHT + FIREPROOF SHROUD TO ALL RECESSED DOWNLIGHTS
  - SELF CLOSING DAMPERS TO EXHAUST FANS
- INSULATION:**
- FLOOR:** R3.5 BULK, 50mm XPS R1.8 TO UNDERSIDE OF SLAB ON GROUND WHERE HABITABLE ROOM ABOVE
  - WALL:** R2.7 BULK EXTERNAL, R2.7 SOUNDSCREEN BULK TO INTERNAL WALLS
  - CEILING:** PROCTORWRAP HTR THROUGHOUT, R6.0 BULK INSULATION
  - GLAZING:** ALL GLAZING TO BE DOUBLE GLAZED IGU TO ACHIEVE MINIMUM U,4.5 & SHGC,0.55

**Field Labs**

Telephone: 0437 255-420  
Email: info@fieldlabs.com.au  
Accreditation: CC 1042M

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Client: FRANK AND NAOMI ORTEGA  
Project Name: 317 CHURCHILL AVE, SANDY BAY  
Project Address: 317 CHURCHILL AVE, SANDY BAY

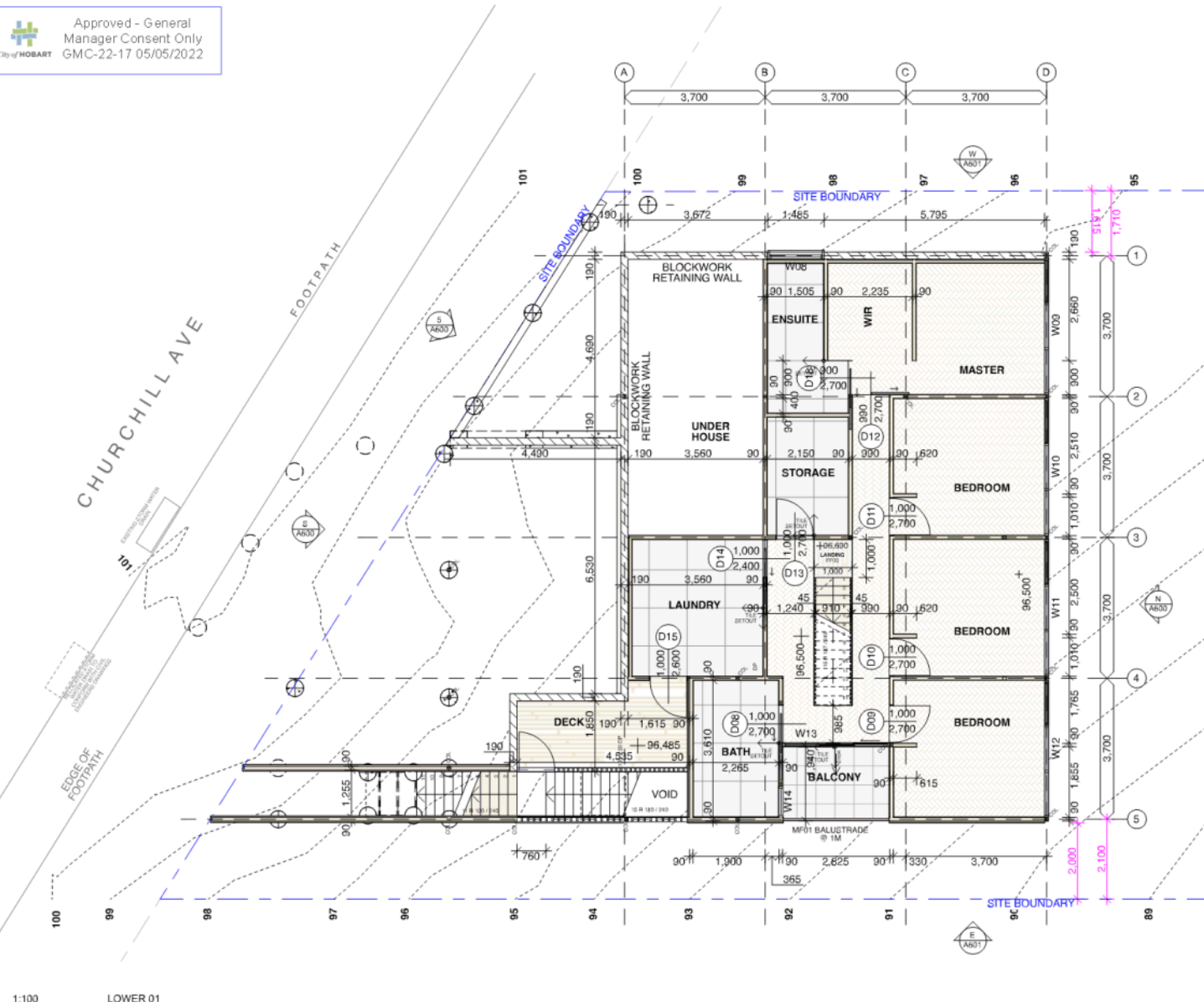
Issue ID	Issue Name	Issue Date
REV B	FOR CONSTRUCTION	18/11/2021

Drawing Title: PARTITIONS - GROUND

Scale: AS 2100M (A2) Date: 15/11/2021

Status: BA DDCB Checked By: A301 REV B



**FINISHES:**

**EF01:** 1200 X 2400 CEMENTAL BARESTONE TO MANUFACTURERS SPECIFICATION, FLUSH SHEET WITH COUNTERSUNK FIXINGS, PROPRIETARY BATTEN SYSTEM + FIXINGS  
**EF02:** VERTICAL NAILSTRIP TO MANU SPEC, 'MONUMENT' FINISH ALLOW SQUARE HEAD FLASHINGS AT TOP OF SHEET, FOLDED TOE FLASHINGS AT BOTTOM OF SHEET, 265MM PANEL, 35MM BATTENS WITH 9MM PLYWOOD SUBSTRATE AS PER MANUFACTURERS INSTALLATION SPECIFICATIONS  
**EF03:** VERTICAL 22mm SHIPLAPPED SILVERTOP ASH, OIL FINISH, PREDRILLED + HAND DRIVEN WITH SS TWIST NAILS  
**EF04:** SILVERTOP ASH 35 X 35 TIMBER BATTENS (HIT AND MISS 10MM GAP)  
**EF04A:** SILVERTOP ASH 35 X 35 TIMBER BATTENS (HIT AND MISS 75MM GAP)  
**EF05:** COLOURBOND KLPLOK ROOFING - 'MONUMENT', MATCHING FLASHING THROUGHOUT  
**EF06:** ADER MASONRY - SMOOTH STONE CONCRETE TECH DRY BLOCK IN 'EBONY', STRETCHER BOND, GROUT COLOREMATCHED GROUT, RAKED JOINTS  
**EF07:** LASER LITE 2000 (CLEAR) SHEET ROOFING

**FF01:** INTERIOR TILES - KERLITE OPENSPEC SOFT 1M X 3M - 3.5MM THICK, 1.5MM GROUT TO MATCH (CONFIRM SPEC WITH CLIENT)  
**FF02:** EXTERIOR TILE - SANDSTONE PAVERS (500MM X 500MM), SEALED WITH WATER REPELLENT PAVING SEALER  
**FF03:** SILVERTOP ASH FOR ALL EXTERIOR TIMBER STAIRS AND DECKS, SS TWIST NAILS, SEAL WITH CUTEX CD-50  
**FF04:** 100 X 300MM BLACKBUTT FLOORING - HERRINGBONE PATTERN AS SHOWN (CONFIRM SPEC WITH CLIENT)  
**FF05:** CONCRETE SLAB, SEAL WITH PAVING SEAL THROUGHOUT (CONFIRM CONCRETE FINISH + AGGREGATE MIX WITH CLIENT)

**IF01:** 10MM PLASTERBOARD BACK BLOCKED AND PAPER TAPED JOINTS, PAINT FINISH - DULUX WHITE DUNE QUARTER (CLIENT TO CONFIRM), SQUARE SET ALL PLASTER JOINTS (NO ARCHITRAVES), 42x100MM HW SKIRTS IN LINE WITH PLASTER, PAINT FINISH (CLIENT TO CONFIRM COLOUR)  
**IF02:** 9mm COMPRESSED FC SHEET, 10MM SHADOWLINES (CLIENT TO CONFIRM FINISH / SHEET SPEC)  
**IF03:** VERTICAL 19 X 90MM SHIPLAPPED TIMBER (SPECIES = BLACKBUTT), OIL FINISH  
**IF04:** BLACKBUTT 35 X 35 TIMBER BATTENS (HIT AND MISS 70MM GAP)

**MF01:** METALWORK BALLUSTRADE TO DETAIL  
**MF02:** MIN 3MM CUSTOM LASERCUT SHEET, PATTERN TBC. CONFIRM ALL FIXING DETAILS + FINISHES

**NOTES:**

- ALL LIGHT FITTINGS, PLUMBING FIXTURES + ELECTRICAL APPLIANCES TO BE SUPPLIED BY OWNER + INSTALLED BY BUILDER.
- ALLOW FOR INSTALL IN ALL SITUATIONS WHERE SUPPLIED BY OWNER.
- JOINERY SEPARATE FROM CONSTRUCTION CONTRACT, COORDINATE WITH CLIENT
- CONFIRM MECH VENT SPECIFICATION WITH CLIENT + NOMINATED INSTALLER
- STEEL: ALL STEEL WORK EITHER HDG AS NOTED, OR GROUND TO REMOVE RUST, PRIMED AND PAINT GALVANISED WITH DULUX WEATHERMAX HBR SYSTEM
- TIMBER: ALL TIMBER STRUCTURAL FRAMING AND FIXINGS TO AS1844: STUD FRAMES ALL 90MM MGP10 UNLESS NOTED, MID RAIL NOGGINGS @ MAX 1500C-C
- EXTERIOR STUD WALLS: STEEL STUD FRAME
- WET AREAS: MR PLASTERBOARD, TO AS3740, MEMBRANE/ INSULATED BELOW FLOOR FINISHES AND BEHIND WALL FINISHES TO FORM IMPERVIOUS BARRIER
- WET AREA TILES: TO CLIENTS SPECIFICATION (TBC)

**THERMAL PERFORMANCE:**

ALL REASONABLE MEASURES ARE TO BE TAKEN BY BUILDER TO MAINTAIN AIR TIGHT BUILDING ENVELOPE FOR OPTIMAL THERMAL PERFORMANCE:  
 \* TAPE ALL BUILDING MEMBRANE JOINTS  
 \* CONTINUOUS MASTIC OR FOAM SEAL AROUND WINDOW FRAMES AND DOORS TO MINIMISE DRAUGHTS  
 \* CONTINUOUS MASTIC BEAD UNDER EXTERNAL WALL PLATES TO FLOOR JOINTS  
 \* ALL PENETRATIONS THROUGH EXTERNAL FABRIC TO BE TAPED AND OR SILICONE SEALED  
 \* DRAUGHT + FIREPROOF SHROUD TO ALL RECESSED DOWNLIGHTS  
 \* SELF CLOSING DAMPERS TO EXHAUST FANS

**INSULATION:**

**FLOOR:** R3.5 BULK, 50mm XPS R1.8 TO UNDERSIDE OF SLAB ON GROUND WHERE HABITABLE ROOM ABOVE  
**WALL:** R2.7 BULK EXTERNAL, R2.7 SOUNDSCREEN BULK TO INTERNAL WALLS  
**CEILING:** PROCTORWRAP HTR THROUGHOUT, R6.0 BULK INSULATION  
**GLAZING:** ALL GLAZING TO BE DOUBLE GLAZED IGU TO ACHIEVE MINIMUM U,4.5 & SHGC,0.55

1:100

LOWER 01

**Field  
Labs**

Telephone:  
0437 255-420  
Email:  
james@fieldlabs.com.au  
Accreditation:  
CC 1042M

Drawings to be read in conjunction with specification by FIELD LABS and all drawings and documents by engineers and subcontractors referred to in these plans. Contractors are to verify all dimensions on site before commencing any work or producing shop drawings. Larger scale drawings and written dimensions take precedence.  
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 NOTE: ALL BUILDING LEVELS TO AHD UNLESS OTHERWISE NOTED.

Client:  
FRANK AND NADINE ORTGA  
 Project Name:  
321 CHURCHILL AVE, SANDY BAY  
 Project Address:  
321 CHURCHILL AVE, SANDY BAY

Issue ID	Issue Name	Issue Date
REV 01	FOR CONSTRUCTION	18/11/2022

Drawing Title:

PARTITIONS - LOWER 01

Scale: AS 2100M (A2) Date: 15/11/2022

Status: BA D002 Checked By:

Drawing No:

A302

REV B

\* CONFIRM EXTENTS OF  
FITOUT FOR LOWER  
GROUND FLOOR WITH  
CLIENT. ALLOW FOR BASE  
LEVEL / STRUCTURAL  
FITOUT ONLY

Approved - General  
Manager Consent Only  
GMC-22-17 05/05/2022

#### FINISHES:

**EF01:** 1200 X 2400 CEMENTL BARESTONE TO MANUFACTURERS SPECIFICATION, FLUSH SHEET WITH COUNTERSUNK FIXINGS, PROPRIETARY BATTEN SYSTEM + FIXINGS  
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**MF01:** METALWORK BALLTRADE TO DETAIL  
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#### NOTES:

- ALL LIGHT FITTINGS, PLUMBING FIXTURES + ELECTRICAL APPLIANCES TO BE SUPPLIED BY OWNER + INSTALLED BY BUILDER.  
 - ALLOW FOR INSTALL IN ALL SITUATIONS WHERE SUPPLIED BY OWNER.  
 - JOINERY SEPARATE FROM CONSTRUCTION CONTRACT, COORDINATE WITH CLIENT  
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**EXTERIOR STUD WALLS:** STEEL STUD FRAME  
**WET AREAS:** MR PLASTERBOARD, TO AS3740, MEMBRANE/ INSTALLED BELOW FLOOR FINISHES AND BEHIND WALL FINISHES TO FORM IMPERVIOUS BARRIER.  
**WET AREA TILES:** TO CLIENTS SPECIFICATION (TBC)

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**CEILING:** PROCTORWRAP HTR THROUGHOUT/ R6.0 BULK INSULATION  
**GLAZING:** ALL GLAZING TO BE DOUBLE GLAZED IGU TO ACHIEVE MINIMUM U,4.5 & SHGC,0.55

1:100 LOWER 02

Field  
Labs

Telephone:  
0437 255-420  
Email:  
info@fieldlabs.com.au  
Accreditation:  
CC 1042M

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 NOTE: ALL BUILDING LEVELS TO AND UNLESS OTHERWISE NOTED.

Client:  
FRANK AND NAOMI ORTGA  
 Project Name:  
321 CHURCHILL AVE, SANDY BAY  
 Project Address:  
321 CHURCHILL AVE, SANDY BAY

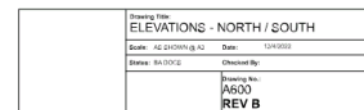
Issue ID	Issue Name	Issue Date
REV B	FOR CONSTRUCTION	18/11/2022

Drawing Title:  
PARTITIONS - LOWER 02

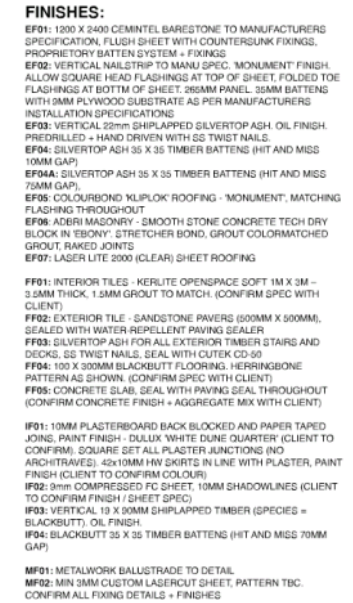
Scale: AS 2100M (A2) Date: 15/11/2022

Status: RA 0002 Checked By:

Drawing No:  
A303  
REV B





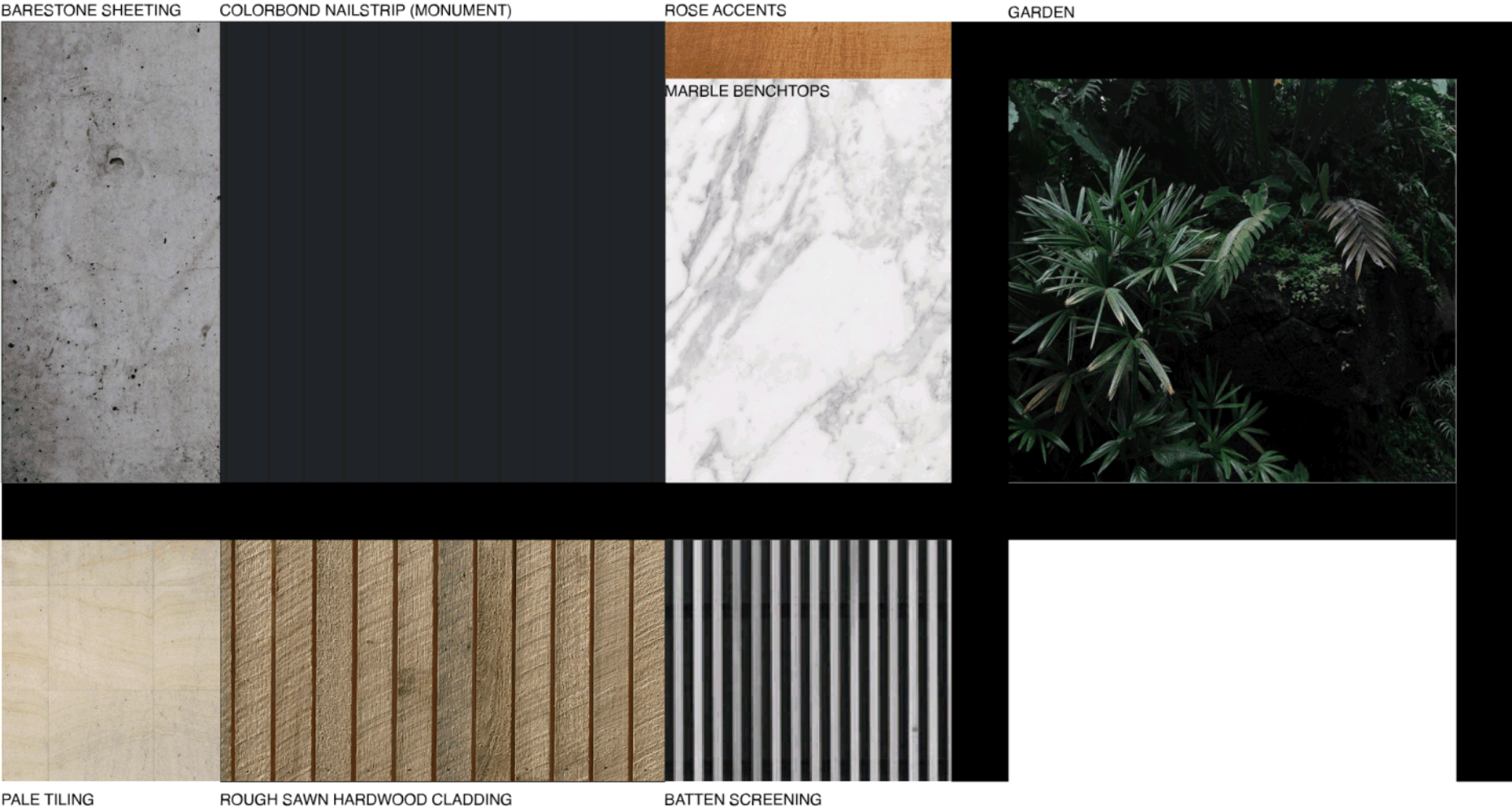
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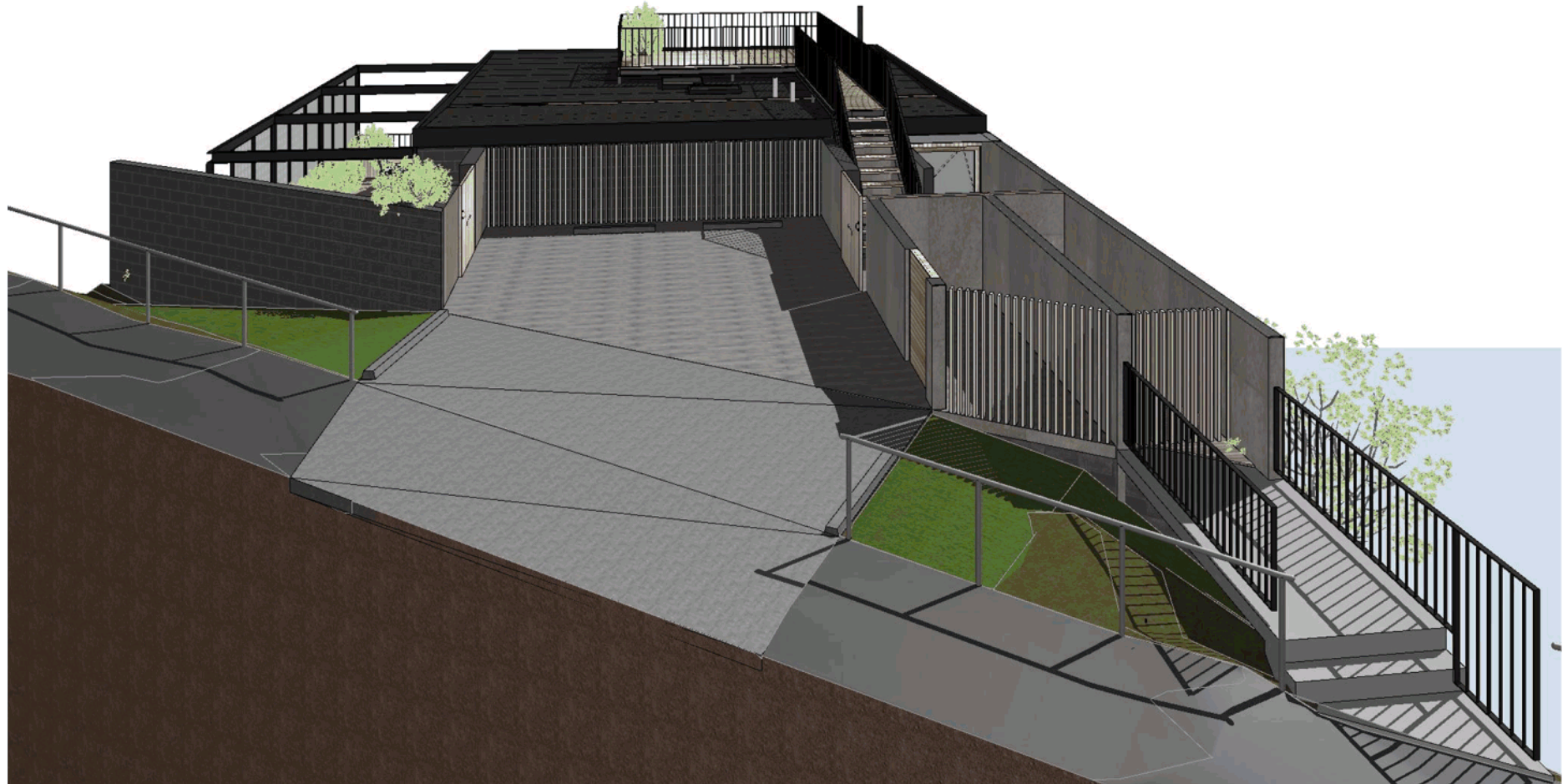
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**Field  
Labs**

	Drawing Title:	ELEVATIONS - EAST / WEST
	Scale: A2 240MM (x) A2	Date: 12/4/2022
	Status: SA.DOCX	Checked By:
		Drawing No.: <b>A601</b> <b>REV B</b>









 Approved - General  
Manager Consent Only  
GMC-22-17 05/05/2022



**Field  
Labs**

**Telephone:**  
0427 255 420  
**Email:**  
james@fieldlabs.com.au  
**Accreditation:**  
CC 1042M

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**NOTE: ALL BUILDING LEVELS TO AHD UNLESS OTHERWISE NOTED**

**Client:**  
FRANK AND NAOMI ORTISA  
**Project Name:**  
321 DUNDELL AVE, SANDY BAY  
**Project Address:**  
321 DUNDELL AVE, SANDY BAY

Issue ID	Issue Name	Issue Date
REV A	FOR DEVELOPMENT APPROVAL	21/02/2022

**Drawing Title:**  
PROJECT IMAGE - SITE VIEW  
**Scale:** A2 (240MM x 32) **Date:** 15/03/2022  
**Status:** BA 0003 **Checked By:**  
**Drawing No:**  
A1203  
**REV A**



Field Labs	Telephone: 0437 255 420 Email: james@fieldlabs.com.au Accreditation: CC 1042M	Drawings to be read in conjunction with specification by FIELD LABS and all drawings and documents by engineers and subcontractors referred to in these plans. Contractors are to verify all dimensions on site before commencing any work or producing shop drawings. Larger scale drawings and written dimensions take preference. DO NOT SCALE FROM DRAWINGS. These drawings are protected by the laws of copyright and may not be copied or reproduced without the written permission of FIELD LABS. ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE AUTHOR. NOTE: ALL BUILDING LEVELS TO AHD UNLESS OTHERWISE NOTED.	Client: FRANK AND NADINE ORTOSA Project Name: 321 CHURCHILL AVE, SANDY BAY Project Address: 321 CHURCHILL AVE, SANDY BAY	Issue ID REV A	Issue Name FOR DEVELOPMENT APPROVAL	Issue Date 27/02/2022	Drawing Title PROJECT IMAGE - SITE VIEW
							Scale: AG 240MM @ A2 Date: 15/4/2022 Status: RA 0000 Checked By: Drawing No: A1204 REV A

**RESULT OF SEARCH**

RECORDER OF TITLES

*Issued Pursuant to the Land Titles Act 1980*

## SEARCH OF TORRENS TITLE

VOLUME	FOLIO
55155	12
EDITION	DATE OF ISSUE
14	28-Apr-2022

SEARCH DATE : 03-May-2022

SEARCH TIME : 03.56 PM

DESCRIPTION OF LAND

City of HOBART

Lot 12 on Sealed Plan 55155 (formerly being SP3943)

Derivation : Part of 52A-3R-0Ps Gtd to G Flexmore

Prior CT 3256/78

SCHEDULE 1M948208 TRANSFER to TANAY PTY LTD Registered 28-Apr-2022 at  
12.01 PMSCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP 55155 EASEMENTS in Schedule of Easements

E262747 AGREEMENT pursuant to Section 78 of the Land Use  
Planning and Approvals Act 1993 Registered  
28-May-2021 at noonE300168 MORTGAGE to Perpetual Corporate Trust Limited  
Registered 28-Apr-2022 at 12.02 PMUNREGISTERED DEALINGS AND NOTATIONS

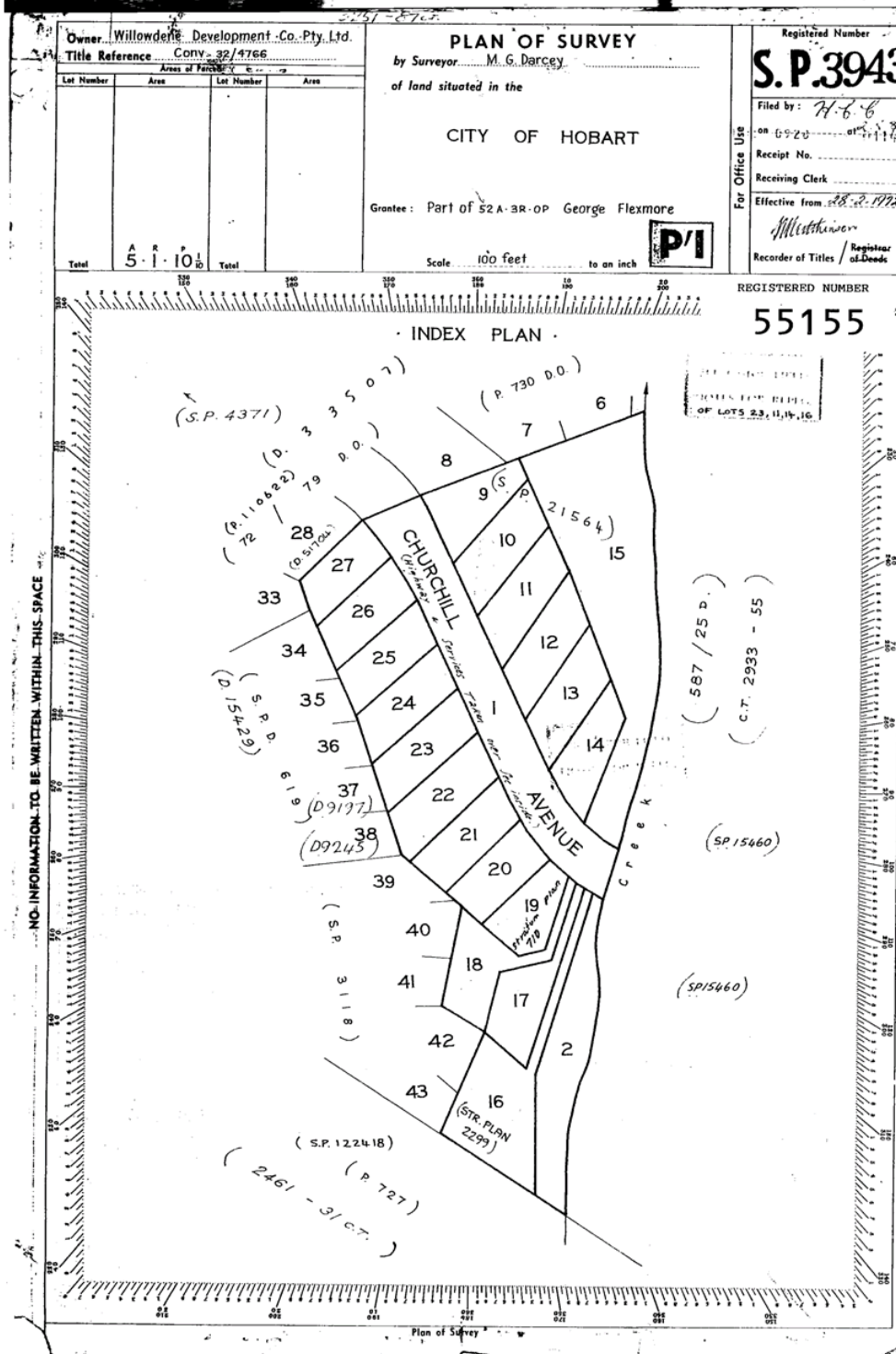
No unregistered dealings or other notations



## FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



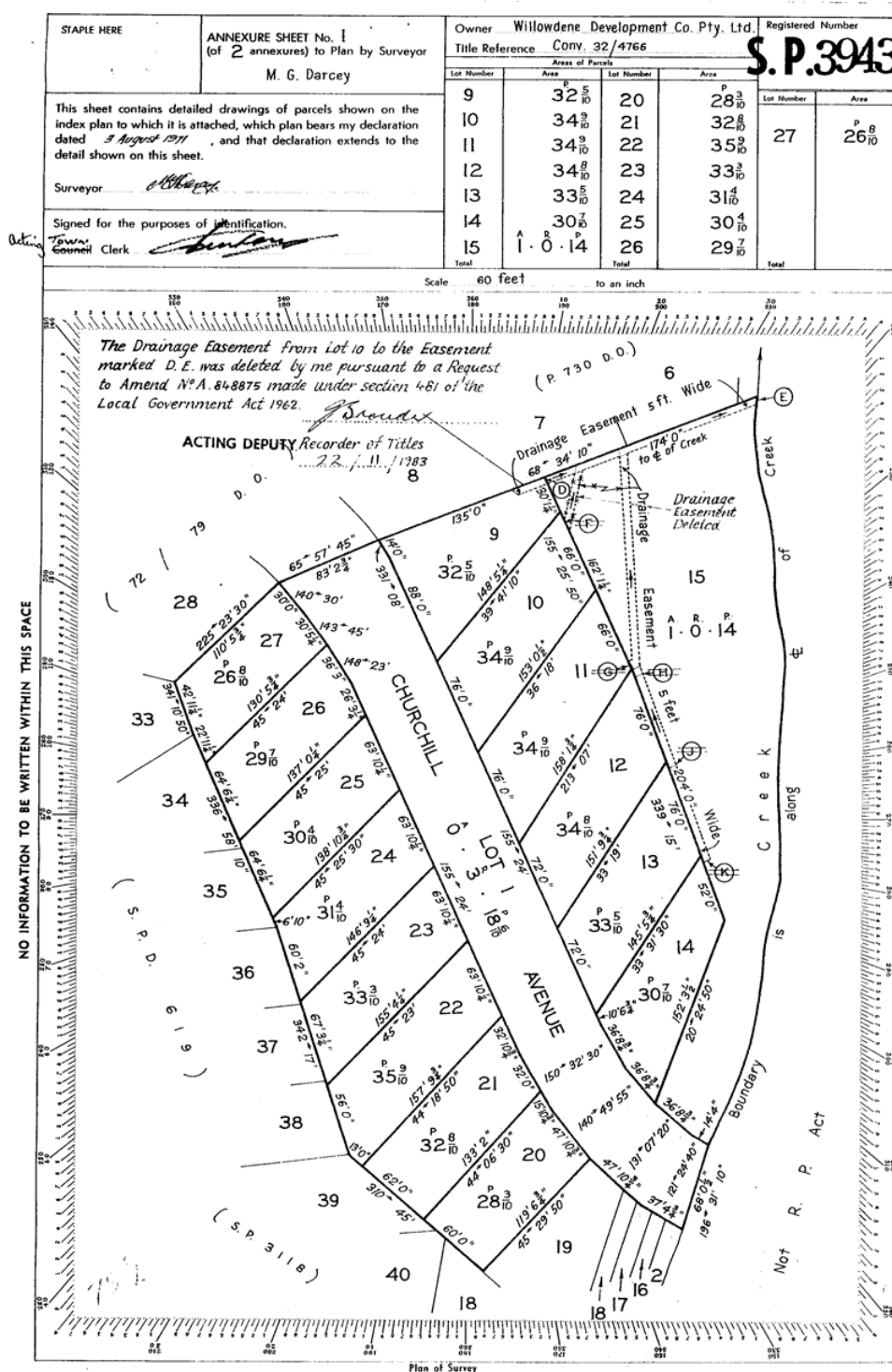




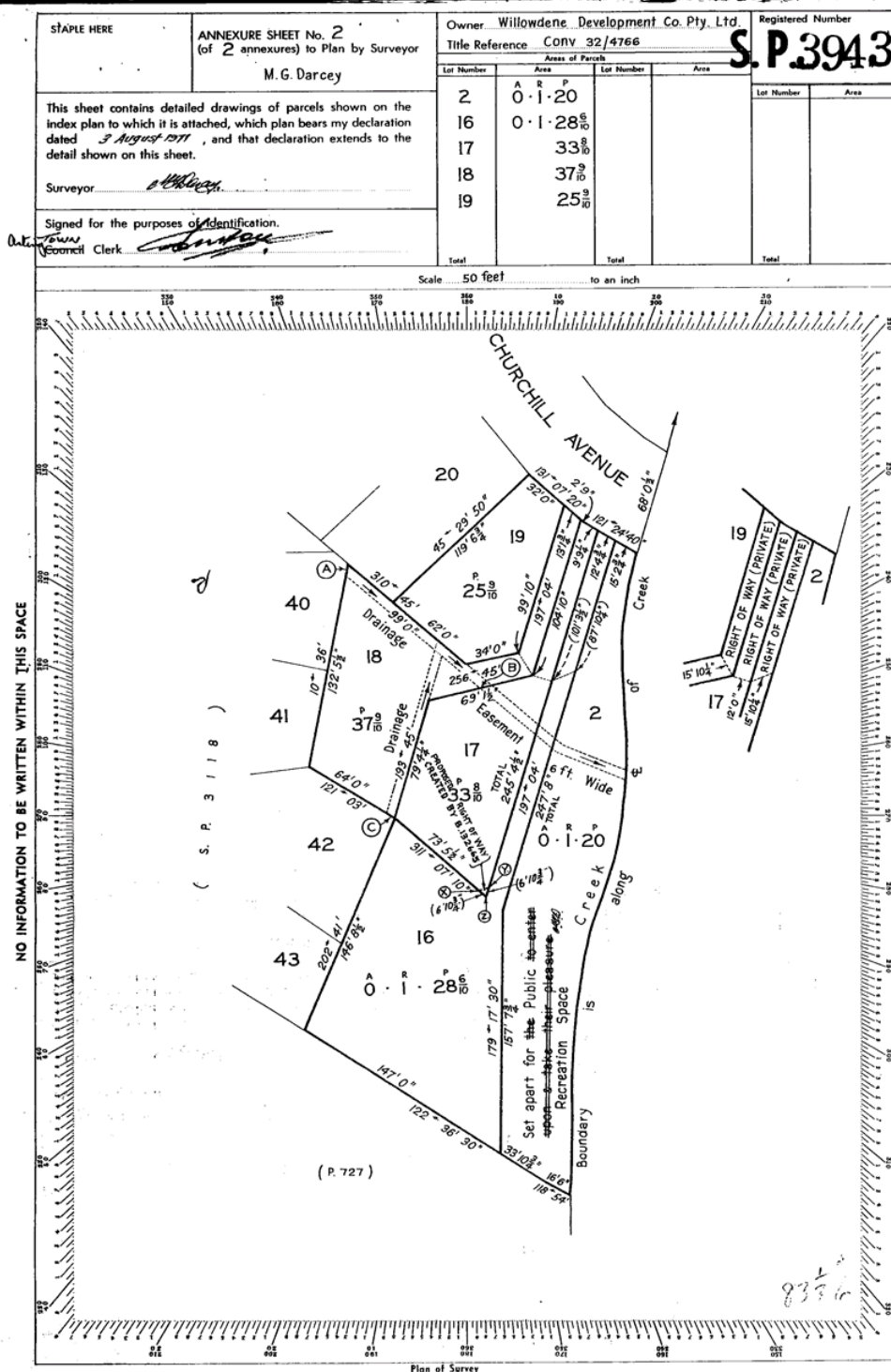
## FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980









## SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



## SCHEDULE OF EASEMENTS

PLAN NO.

S. P. 3943

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

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

EASEMENTSRights of Drainage

Each lot on the plan is together with such rights of drainage over the drainage easements shewn on the plan as may be necessary to drain the stormwater and other surplus water from such lot.

Each lot on the plan is subject to such rights of drainage over the drainage easements (if any) shewn on the plan as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan.

The direction of the flow of water through the drainage easements shewn on the plan is indicated by arrows.

LOT 9 IS

SUBJECT TO a right of drainage over the drainage easement passing through that lot appurtenant to Lots 7 and 8 on Survey Diagram Registered Number 72/79 D.O. created by or more particularly referred to in Conveyance Registered No. 34/4816

LOT 15 IS

SUBJECT TO a right of drainage over the affected drainage easement marked D.E. passing through that lot appurtenant to Lots 7 and 8 on Survey Diagram Registered Number 72/79 D.O. created by or more particularly referred to in Conveyance Registered No. 34/4816

LOT 18 IS

SUBJECT TO a right of drainage over the affected drainage easement marked A.B. passing through that lot appurtenant to Lots 39 and 40 on Sealed Plan Registered Number 3118 and SUBJECT TO a right of drainage over the affected drainage easement marked C.B. passing through that lot appurtenant to Lots 41-43 on Sealed Plan Registered No. 3118

LOT 17 IS

SUBJECT TO a right of drainage over the drainage easement passing through that lot appurtenant to Lots 39-43 on Sealed Plan Registered No. 3118

LOT 16 IS

SUBJECT TO a right of drainage over the drainage easement passing through that lot appurtenant to Lots 39-43 on Sealed Plan Registered No. 3118

LOT 2 IS

SUBJECT TO a right of drainage over the drainage easement passing through that lot appurtenant to Lots 39-43 on Sealed Plan Registered No. 3118.

LOT 18 IS

TOGETHER WITH a right of carriageway over the Right of Way (Private) within Lots 17 and 16 and SUBJECT TO a right of carriageway appurtenant



## SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



to Lots 17 and 16 hereon) over the Right of Way (Private) shown hereon

LOT 17 IS

TOGETHER WITH a right of carriageway over the Right of Way (Private) within Lots 18 and 16 and SUBJECT TO a right of carriageway (appurtenant to Lots 18 and 16 hereon) over the Right of Way (Private) shown hereon

LOT 16 IS

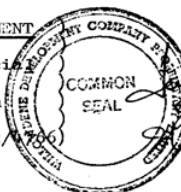
TOGETHER WITH a right of carriageway over the Right of Way (Private) within Lots 17 and 18 and SUBJECT TO a right of carriageway (appurtenant to lots 17 and 18 hereon) over the right of way (Private) hereon

SEALED by WILLOWDENE DEVELOPMENT

COMPANY PTY. LTD. the Beneficial

Owner of the land described in

Indenture of Conveyance No. 32/4767



SIGNED SEALED AND DELIVERED for

and on behalf of COMMONWEALTH

TRADING BANK OF AUSTRALIA Mortgage

under Indenture of Mortgage No.

32/4767

COMMONWEALTH TRADING BANK OF AUSTRALIA By its Attorney

*W.D. Aspinall*  
under Power of ~~Attorney~~ No. 2435

and he declares that he has received no notice of revocation of the said power in the presence of: *H. M. M. J.P.*

SIGNED by LAWRIE GEORGE MURDOCH

and KENNETH MURDOCH DRAKE the

Mortgagees under Indenture Of

Mortgage No. 35/3161

*Lawrie G. Murdoch*  
*Kenneth Murdoch Drake*

SEALED by GORDON JENNINGS CIVIL

CONSTRUCTIONS PROPRIETARY LIMITED

as Mortgagee under Indentures of

Mortgage Registered Nos. 38/283,

38/5391, 40/6099 and 42/2371 in the

presence of:



*Gordon Jennings*  
*Director*



## SCHEDULE OF EASEMENTS

RECORDER OF TITLES

*Issued Pursuant to the Land Titles Act 1980*



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

SOLICITOR FOR THE SUBDIVIDER

**SCHEDULE OF EASEMENTS**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



This is the schedule of easements attached to the plan of Lots 2 and 9-27.....

.....comprising part of the land in

.....Indenture of Conveyance Registered No. 32/4766

(Insert Title Reference)

Sealed by HOBART CITY COUNCIL on 8. 11. 1971.....

96158

  
Council Clerk/Town Clerk  
acting

**7.2.4 374 MURRAY STREET, NORTH HOBART - EXTENSION TO  
OPERATING HOURS  
PLN-22-470 - FILE REF: F22/98481**

---

Address: 374 Murray Street, North Hobart  
Proposal: Extension to Operating Hours  
Expiry Date: 12 October 2022  
Extension of Time: Not applicable  
Author: Helen Ayers

***RECOMMENDATION***

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for extension to operating hours, at 374 Murray Street, North 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-22-470 - 374 Murray Street North Hobart TAS 7000 - Final Planning Documents, except where modified below.

Reason for condition

To clarify the scope of the permit.

**PLN 17**

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

Reason for condition

To ensure that the non-residential use does not unreasonably impact residential amenity.

**PLN 6**

The use must not be open to the public outside of the following hours:

Monday to Thursday: 12pm - 10pm Friday and Saturday: 12pm -

12am Sunday: 12pm - 11pm

Reason for condition

To ensure that non-residential use does not unreasonably impact on residential amenity

PLN s1

The approved use of the site is Food Services, as approved under planning permit PLN-17-255. No change of use is approved by this permit.

*Advice:*

*A Wine Bar does not fall within the Food Services Use class. A Wine Bar falls within the Hotel Industry use class, which is prohibited in the Inner Residential Zone.*

Reason for condition

To ensure compliance with the Inner Residential Zone Use Table and Standards.

ADVICE

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

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

BUILDING PERMIT



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

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

NOISE REGULATIONS

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



- Attachment A: PLN-22-470 - 374 MURRAY STREET NORTH  
HOBART TAS 7000 -  Planning Committee or  
Delegated Report ↓
- Attachment B: PLN-22-470 - 374 MURRAY STREET NORTH  
HOBART TAS 7000 - CPC Agenda Documents ↓  


**APPLICATION UNDER HOBART INTERIM PLANNING SCHEME 2015**

Type of Report: Committee  
Committee: 3 October 2022  
Expiry Date: 12 October 2022  
Application No: PLN-22-470  
Address: 374 MURRAY STREET , NORTH HOBART  
COMMON LAND OF PARENT TITLE  
Applicant: MATTHEW BREEN  
8 DOYLE AVENUE  
Proposal: Extension to Operating Hours  
Representations: Eight (8)  
Performance criteria: Inner Residential Zone Use Standards

---

**1. Executive Summary**

- 1.1 Planning approval is sought for Extension to Operating Hours, at 374 Murray Street, North Hobart.
- 1.2 More specifically the proposal includes:
  - an extension of the trading hours for the business on site to be between 12 midday and 12 midnight seven days a week.
  - The approved hours of operation are: Wednesday and Thursday 5pm to 1130pm, Friday 5pm until midnight, Saturday noon until midnight, Sunday noon until 11pm.
- 1.3 The proposal relies on performance criteria to satisfy the following standards and codes:
  - 1.3.1 Inner Residential Zone - Non-Residential Use - Hours of Operation, Noise, Commercial Vehicle Movements
- 1.4 Four (4) representations objecting to, and four (4) representations supporting the proposal were received within the statutory advertising period between 23 August and 7 September 2022.
- 1.5 The proposal is recommended for approval subject to conditions.

- 1.6 The final decision is delegated to the City Planning Committee, because of the number of representations received.

## 2. Site Detail

- 2.1 The application site is one of 5 co-joined two storey town houses, each on their own strata lots, on the corner of Burnett and Murray Streets, North Hobart. The application site is the northern most lot, and has frontage to both roads. The application site currently has a restaurant on the lower level and has approval for a change from a dwelling to a visitor accommodation unit on the upper level.
- 2.2 The application site is close to restaurant's bars, shops, schools, and other residential development.



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



Figure 2: The location of the portion of the site where the change of use is to occur is highlighted in yellow



Figure 3: The subject site (painted black). Source: Google Streetview.

### 3. Proposal



- 3.1 Planning approval is sought for Extension to Operating Hours, at 374 Murray Street, North Hobart.
- 3.2 More specifically the proposal is for:
- an extension of the trading hours for the business on site to be between 12 midday and 12 midnight seven days a week.
  - The approved hours of operation are: Wednesday and Thursday 5pm to 1130pm, Friday 5pm until midnight, Saturday noon until midnight, Sunday noon until 11pm.

#### **4. Background**

- 4.1 Works to the building were approved under PLN-17-255. These works included the upper level of the building restored to residential where it had been used for storage for the shop below in recent times, as well as a change of use and works to the lower level to facilitate a restaurant (originally Fondrues, more recently A'petit bar and bistro).
- 4.2 The upper level has been utilised for residential since this time, though anecdotally there have been complaints regarding residential amenity resulting from the business below.
- 4.3 The upper level dwelling has been approved for a change of use to Visitor Accommodation through PLN-22-447 on 1 September 2022. Although this application was of a category called-in by an Elected Member, the applicant (who is also the applicant for the current application), refused to provide an extension of time to enable the application to be determined by the Council. As such, it was determined under emergency delegation by the Senior Statutory Planner.

#### **5. Concerns raised by representors**

- 5.1 Four (4) representations objecting to, and four (4) representations supporting the proposal were received within the statutory advertising period between 23 August and 7 September 2022.
- 5.2 The following table outlines the comments made in the representations received. Those concerns which relate to a discretion invoked by the proposal are addressed in Section 6 of this report.

Noise:
Representors have suggested that customers exiting the business will create unreasonable noise for the surrounding residents late at night, and have asked that they requested closing times not be supported.
One representor has asked that the hours of operation be reduced from those applied for. They have suggested that it would be appropriate to close at 9:30pm Sunday to Thursday, and at 11pm Friday and Saturday.
Representors are concerned that noise from patrons will result in broken sleep and therefore loss of amenity for nearby residents.
Parking:
Representors are concerned that extending the trading hours for the business will make it difficult for residents to park their cars out of hours. They have requested that the timed or residents permit parking in the surrounding streets extend to timed parking until later at night, rather than finishing at 5pm.
Hours of Operation:
Representors have suggested that the requested closing time is excessive for the proposed use given that it is in a residential area. They have requested that closing times be 9:30 or 10pm Sunday to Thursday, and 11:30pm Friday and Saturday.
Heritage:
One representor is concerned that nearby heritage properties are unable to be retrofitted with double glazing and other noise-reducing measures, so they have asked that the hours be reflective of a residential area where these limitations exist.
Support:
One representor has expressed general support for the business, suggesting it will 'benefit the local area'.
One representor has suggested that flexibility to open everyday will benefit the business and its patrons.
One representor has suggested that as we come out of the Covid Pandemic any business providing employment opportunities for local residents should be supported.



**6. Assessment**

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

6.2 The site is located within the Inner Residential Zone of the *Hobart Interim Planning Scheme 2015*.

6.3 There is no proposed change to the existing food services use of the site. The application relates to extending the hours of operation only. The existing use is a discretionary use in the zone.

6.4 The proposal has been assessed against:

6.4.1 Part D - 11.0 Inner Residential Zone

6.5 The proposal relies on the following performance criteria to comply with the applicable standards:

6.5.1 Inner Residential Zone:

*Non-Residential Use – Part D 11.3.1 P1, P2, and P4*

6.6 Each performance criterion is assessed below.

6.7 Non-Residential Use - Hours of Operation - Part D 11.3.1 P1

6.7.1 The acceptable solution at clause 11.3.1 A1 requires hours of operation to be between 8am and 6pm seven days .

6.7.2 The proposal includes hours of operation between 12 midday and 12 midnight seven days.

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 11.3.1 P1 provides as follows:

*Hours of operation must not have an unreasonable impact upon the*

*residential amenity through commercial vehicle movements, noise or other emissions that are unreasonable in their timing, duration or extent.*

- 6.7.5 Commercial vehicle movements are proposed to occur only during the afternoon (between 12pm and 4pm) and as such are unlikely to impact residential amenity in terms of noise or access restrictions for surrounding residential properties.
- 6.7.6 The site is already approved for food services (restaurant) five days a week. There is no record of complaints from smells emitted from the site. As such, it is unlikely that the additional trading hours sought will change this or have any unreasonable impact on residential amenity for surrounding properties, in terms of smells emitted from the site.
- 6.7.7 The approved trading hours for the restaurant are currently Wed / Thurs 5pm - 11:30pm, Fri 5pm - 12am, Sat 12pm - 12am, Sun 12pm - 11pm. As such, the application seeks only two additional days trade, and minimal change to the currently approved closing times. However, the application does seek to extend trade earlier in the day for three of the currently approved trading days. Overall, the application seeks an additional 41 trading hours.
- 6.7.8 As the application site is located both within a primarily residential strata complex, and in a residential area it is considered that the requested extension to hours would result in an unreasonable loss of residential amenity for the surrounding dwellings.
- 6.7.9 Confirming this, the application was advertised, and a number of representations requesting earlier closing times were received. A complaint about noise from the existing use of the site was received during the statutory notification period, providing an example of the representors' concerns about amenity impacts.
- 6.7.10 Following the statutory notification period, the applicant was contacted to discuss both representor concerns, and officer concerns with how the proposed hours of operation can satisfy the performance criteria in relation to residential amenity. Specifically, through the potential for increased noise from patrons and their vehicles.
- 6.7.11 Through discussion, it was agreed to modify the trading hours for the restaurant as follows: Mon-Thurs 12pm - 10pm, Fri / Sat 12pm - 12am, Sun 12pm - 11pm. This represents an overall increase of two days trading and an additional 29 hours spread over the week. The table below sets out the approved, proposed, and conditioned for hours of operation, as well as the differences in hours

approved, proposed, and conditioned for.

<b>Day</b>	<b>Approved (hours open)</b>	<b>Proposed (hours open)</b>	<b>Conditioned (hours open)</b>	<b>Difference (Approved and conditioned)</b>	<b>Difference (Approved and proposed)</b>
<b>M</b>	-	12pm – 12am (12)	12pm – 10pm (10)	+10 hours	+12 hours
<b>T</b>	-	12pm – 12am (12)	12pm – 10pm (10)	+10 hours	+12 hours
<b>W</b>	5pm – 1130pm (6.5)	12pm – 12am (12)	12pm – 10pm (10)	+3&1/2 hours	+5&1/2 hours
<b>T</b>	5pm – 1130pm (6.5)	12pm – 12am (12)	12pm – 10pm (10)	+3&1/2 hours	+5&1/2 hours
<b>F</b>	5pm – 12am (7)	12pm – 12am (12)	12pm – 12am (12)	+5 hours	+5 hours
<b>S</b>	12pm – 12am (12)	12pm – 12am (12)	12pm – 12am (12)	No change	No change
<b>S</b>	12pm – 11pm (11)	12pm – 12am (12)	12pm – 11pm (11)	No change	+1 hour
<b>Total</b>	<b>43 hours</b>	<b>84 hours</b>	<b>75 hours</b>	<b>32 hours</b>	<b>41 hours</b>

6.7.12 It is considered that the agreed closing times will reduce the impact on residential amenity for the surrounding dwellings such that it is no longer unreasonable. It should be highlighted that balancing off the two additional days of trading, is the fact that the use will close 1 and a half hours earlier than is

currently approved on Wednesday and Thursdays, and that for Friday to Sunday, there will be no change to the closing times, i.e. they remain as currently approved. It is also worth noting that the permitted hours allow for an 8am opening time.

6.7.13 It is recommended that a condition confirming trading as specified at 6.7.11 above be included should a permit be granted for the extended trading hours.

6.7.14 The proposal complies with the performance criterion, subject to the condition specified above.

6.8 Non-Residential Use - Noise - Part D 11.3.1 P2

6.8.1 The acceptable solution at clause 11.3.1 A2 requires noise emissions at the boundary to be within specified parameters at all times.

6.8.2 The proposal includes no detail of the potential noise emissions at the boundary.

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

6.8.4 The performance criterion at clause 11.3.1 P2 provides as follows:

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

6.8.5 As no details of potential noise emissions were provided it is unclear how the proposed extension of trading hours for the existing food services use will impact this. However, it is anticipated that a restaurant will not have excessive noise. It is also noted that in the original approval that converted the site to food services use (PLN-17-255), sound-proofing was approved such that noise levels were to not exceed those permitted under this clause. A condition is recommended to ensure that any noise emissions do not cause environmental harm, consistent with this clause and the previous approval.

6.8.6 The proposal complies with the performance criterion, subject to the recommended condition.

6.9 Non-Residential Use - Commercial Vehicle Movements - Part D 11.3.1 P4

6.9.1 The acceptable solution at clause 11.3.1 A4 requires commercial vehicle

movements to occur between 7am and 5pm Monday to Friday, between 9am and 12 noon Saturdays, and not on Sundays or public holidays.

6.9.2 The proposal includes commercial vehicle movements 12pm and 4pm seven days a week.

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

6.9.4 The performance criterion at clause 11.3.1 P4 provides as follows:

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

*(a) the time and duration of commercial vehicle movements;*

*(b) the number and frequency of commercial vehicle movements;*

*(c) the size of commercial vehicles involved;*

*(d) the ability of the site to accommodate commercial vehicle turning movements, including the amount of reversing (including associated warning noise);*

*(e) noise reducing structures between vehicle movement areas and dwellings;*

*(f) the level of traffic on the road;*

*(g) the potential for conflicts with other traffic.*

6.9.5 The proposed hours for commercial vehicles to service the site are unlikely to cause nuisance or a reduction of residential amenity to any nearby residents as they are to occur through the afternoon, and not late at night or early in the morning. Given the existing traffic on the road at these times, it is unlikely the vehicles will be noticed in terms of noise. It is recommended that a condition confirming these times be included in any approval.

6.9.6 The proposal complies with the performance criterion.

**7. Discussion**

- 7.1 Planning approval is sought for Extension to Operating Hours, at 374 Murray Street, North Hobart.
- 7.2 The application was advertised and received eight (8) representations, four supporting and four opposed. The representations raised concerns including Noise, Parking, Hours of Operation, and Heritage, as well as some showing general support for the business.
- 7.3 The proposal has been assessed against the relevant provisions of the planning scheme and is considered to generally perform well, subject to the above mentioned conditions.
- 7.4 The proposal has not been assessed by any other Council officers.
- 7.5 Following advertising, the applicant was contacted to discuss the proposed hours of operation. It was agreed that the additional days of trade will be supported, but that reduced closing times will be conditioned to ensure that there is no unreasonable impact on the residential amenity of surrounding dwellings.
- 7.6 The proposal is recommended for conditional approval.

**8. Conclusion**

- 8.1 The proposed Extension to Operating Hours, at 374 Murray Street, North Hobart satisfies the relevant provisions of the *Hobart Interim Planning Scheme 2015*, and as such is recommended for conditional approval.

## 9. Recommendations

That: Pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for Extension to Operating Hours, at 374 Murray Street, North Hobart for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

### GEN

**The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-22-470 - 374 MURRAY STREET NORTH HOBART TAS 7000 - Final Planning Documents, except where modified below.**

Reason for condition

To clarify the scope of the permit.

### PLN 17

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

Reason for condition

To ensure that the non-residential use does not unreasonably impact residential amenity.

### PLN 6

**The use must not be open to the public outside of the following hours:**

- **Monday to Thursday: 12pm - 10pm**
- **Friday and Saturday: 12pm - 12am**
- **Sunday: 12pm - 11pm**

Reason for condition

To ensure that non-residential use does not unreasonably impact on residential amenity

### PLN s1



**The approved use of the site is Food Services, as approved under planning permit PLN-17-255. No change of use is approved by this permit.**

*Advice: A Wine Bar does not fall within the Food Services Use class. A Wine Bar falls within the Hotel Industry use class, which is prohibited in the Inner Residential Zone.*

Reason for condition

To ensure compliance with the Inner Residential Zone Use Table and Standards.

#### **ADVICE**

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

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

#### **BUILDING PERMIT**

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

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

#### **NOISE REGULATIONS**

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



(Helen Ayers)

**Development Appraisal Planner**

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



(Ben Ikin)

**Senior Statutory Planner**

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

Date of Report: 20 September 2022

**Attachment(s):**

Attachment B - CPC Agenda Documents

**Increased Hours Permit  
374 Murray Street, Hobart**

Matthew Breen  
0406 610 634  
matt.breen@live.com.au

To whom it may concern,

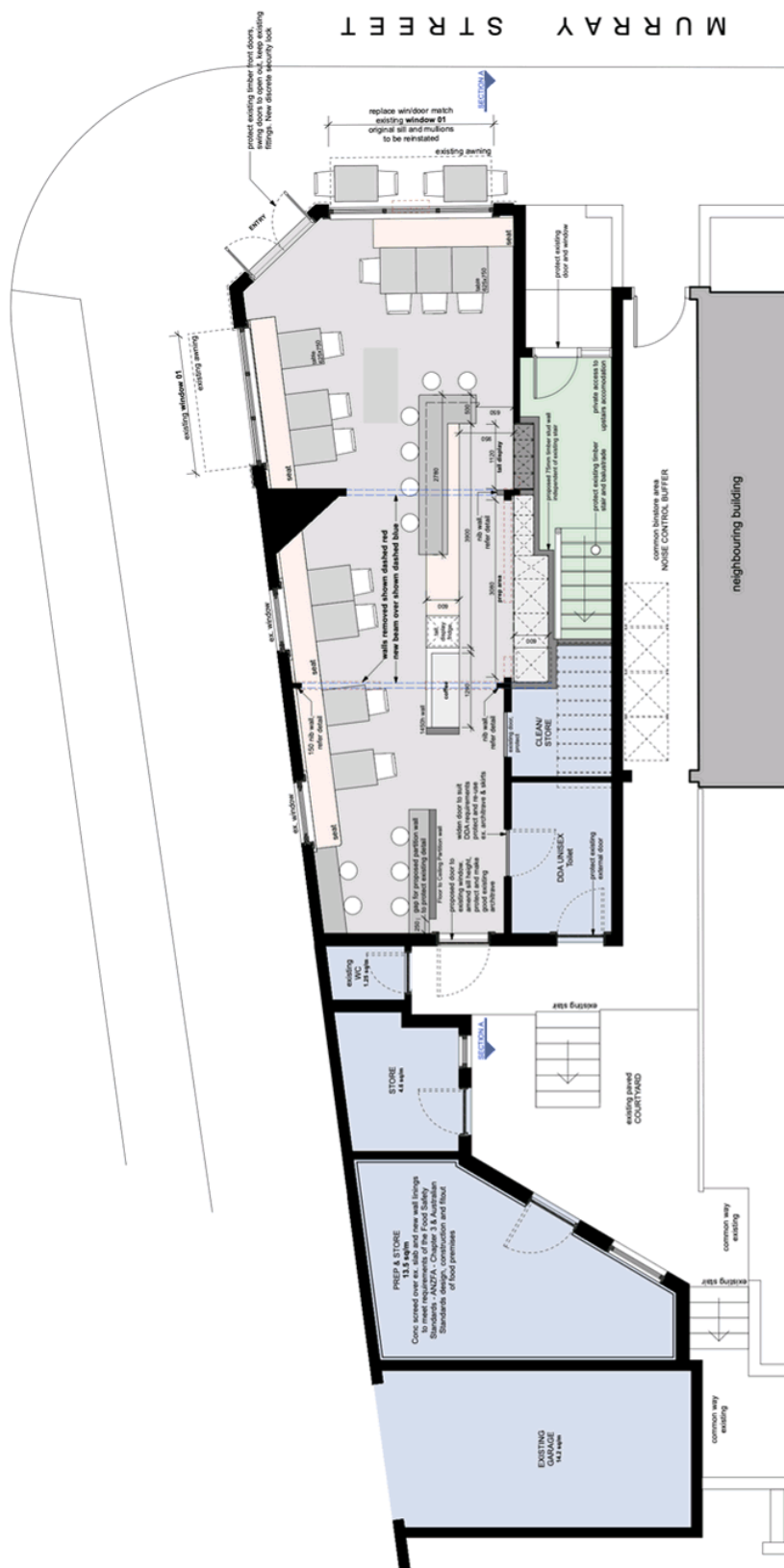
I, Matthew Breen am applying to increase the hours of use for the intended restaurant, Ogee at 374 Murray Street, Hobart.

I would like to apply to have hours extended to 7 days a week from 12pm til midnight. Please note that we do not intend to open 7 days a week however, we would like the flexibility around our hours of operation for future use. This will allow us the opportunity to do the odd function on days that we would normally close.

By increasing our hours, we will have the opportunity to service the community on a more regular basis as well as continue to employ local staff on a sustainable roster and to pay business costs accordingly.

374 Murray Street's current operating hours are from Wednesday to Sunday.

Wed + Thurs 5PM til 11:30PM  
Fri 5 til Midnight  
Sat 12PM til 12AM  
Sun 12PM til 11PM



374 MURRAY STREET, NORTH HOBART EXTENSION TO OPERATING HOURS  
**APPLICATION NO. PLN22470**

1. The plans attached are the existing plans that have been previously approved. There has been no changes or alterations from these plans.
2. There is no external lighting associated with the use of the premise. All internal lighting will be turned off at the end of the proposed trading hours.
3. There will be delivery trucks between the hours of 12pm-4pm on the proposed trading days. There will be no commercial vehicle movements outside of these hours to and from the site.
4. There is no changes to signage, or new signs proposed as a part of this application.

Signed: Matt Breen

Date: 17<sup>th</sup> August 2022



## FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



Conveyancing and Law of Property Act 1884

## STRATUM PLAN

No. 672

Sheet 1 of 4 Sheets

City or Town HOBART

Locality cnr Burnett &amp; Murray Sts.

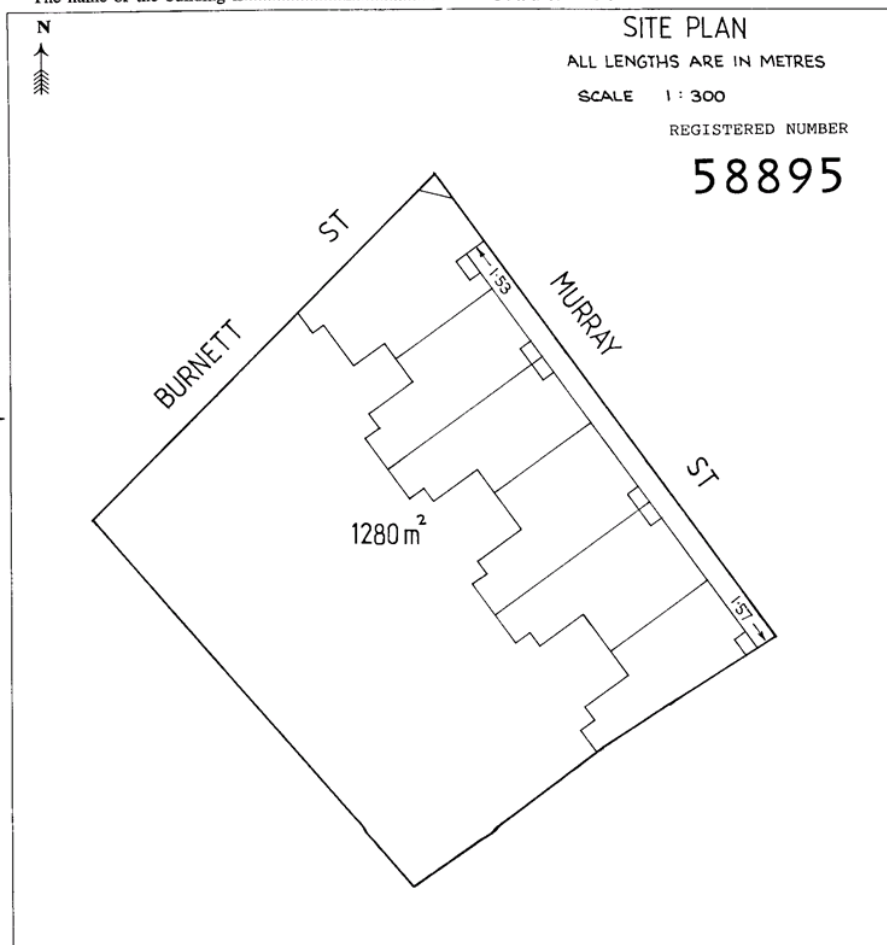
Reference to Title 266B-13 C.T.

Site comprises the whole portion of Lots D, E &amp; F on Plan Diagram No. 10/25 Hob. in the

Lands Titles Office

The name of the building is No<sup>s</sup> 364 - 374 MURRAY ST. HOBART

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

REGISTERED this 30<sup>TH</sup> day of SEPTEMBER 1977, No. 672

  
Recorder of Titles

This plan is lodged for registration by DODSHUN &  
P.E. GREEN

05-1935




## FOLIO PLAN

RECORDER OF TITLES

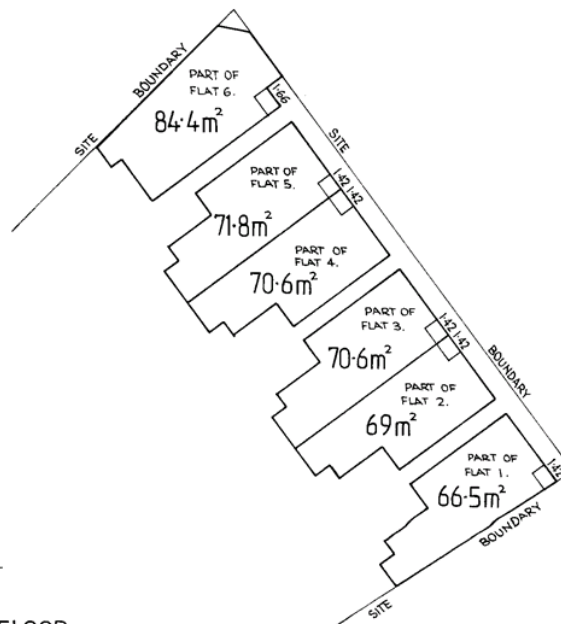
Issued Pursuant to the Land Titles Act 1980



Sheet 2 of 4 Sheets

  
Town Clerk/Council Clerk

1. THE HORIZONTAL BOUNDARIES OF EACH FLAT ARE SHOWN IN HEAVY UNBROKEN LINES.
2. THE COMMON BOUNDARY OF A FLAT WITH ANOTHER FLAT OR COMMON PROPERTY IS THE CENTRE OF THE WALL, FLOOR OR CEILING AS THE CASE MAY BE UNLESS OTHERWISE DEFINED.
3. HORIZONTAL BOUNDARIES DEFINED BY MEASUREMENT ARE OPEN.



GROUND FLOOR  
SCALE 1:300





## FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

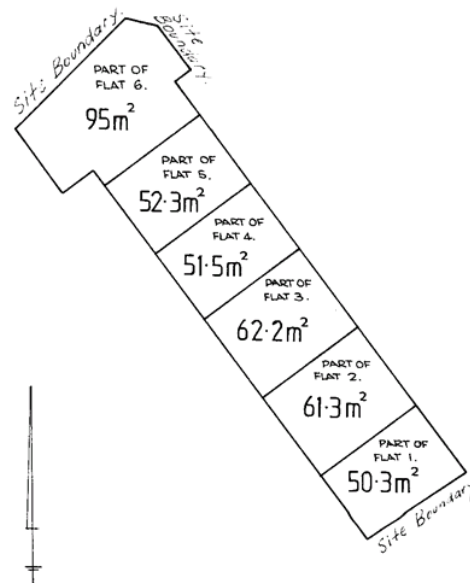


If further sheets are required to illustrate the flats, the sheets should be pinned here. Further sheets must be of paper supplied for the purpose by the Recorder of Titles and bearing his seal, and be numbered consecutively, commencing from sheet 4.

Sheet 3 of ...4... Sheets

*[Signature]*  
Town Clerk/Council Clerk

1. THE HORIZONTAL BOUNDARIES OF EACH FLAT ARE SHOWN IN HEAVY UNBROKEN LINES.
2. THE COMMON BOUNDARY OF A FLAT WITH ANOTHER FLAT OR COMMON PROPERTY IS THE CENTRE OF THE WALL, FLOOR OR CEILING AS THE CASE MAY BE UNLESS OTHERWISE DEFINED.

FIRST FLOOR

SCALE 1 : 300



**RESULT OF SEARCH**

RECORDER OF TITLES

*Issued Pursuant to the Land Titles Act 1980*

## SEARCH OF TORRENS TITLE

VOLUME	FOLIO
58895	6
EDITION	DATE OF ISSUE
4	16-May-2000

SEARCH DATE : 11-Jul-2022

SEARCH TIME : 04.02 PM

DESCRIPTION OF LAND

City of HOBART

Lot 6 on Strata Plan 58895 (formerly being STR672) and a  
general unit entitlement operating for all purposes of the  
Strata Scheme being a 1 undivided 1/6 interest

Derived from Strata Plan 58895

Derivation : Part of 0A-1R-14Ps and 0A-1R-12Ps Section N2

Granted to J. Costello &amp; Anor

Prior CT 3642/37

SCHEDULE 1C223710 ASSENT to KATRINA JOAN MCDONALD Registered  
16-May-2000 at 12.01 PMSCHEDULE 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 58895 folio 0UNREGISTERED 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 58895	FOLIO 0
EDITION 3	DATE OF ISSUE 19-Apr-1999

SEARCH DATE : 11-Jul-2022

SEARCH TIME : 04.02 PM

DESCRIPTION OF LAND

City of HOBART

The Common Property for Strata Scheme 58895 (formerly being STR672)

Derivation : Part of 0A-1R-14Ps and 0A-1R-12Ps Section N2

Granted to J. Costello &amp; Anor

Prior CT 2668/13

SCHEDULE 1

STRATA CORPORATION NO. 58895, 364-374 MURRAY ST., HOBART

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Planning: #260942

**Property**

374 MURRAY STREET NORTH HOBART TAS 7000

**People****Applicant \***MATTHEW BREEN  
8 DOYLE AVENUE  
MOUNT STUART TAS 7000  
0406 610 634  
matt.breen@live.com.au**Owner \***MATTHEW BREEN  
8 DOYLE AVENUE  
MOUNT STUART TAS 7000  
0406 610 634  
matt.breen@live.com.au**Entered By**MATTHEW BREEN  
8 DOYLE AVENUE  
MOUNT STUART TAS 7000  
0406 610 634  
matt.breen@live.com.au**Use**

Restaurant

**Details**

Have you obtained pre application advice?

☒ Yes

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. \*

☒ 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)? \*

Restaurant

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

Extended Hours Permit

Estimated cost of development \*

0.00

Existing floor area (m2)

54.00

Proposed floor area (m2)

54.00

Site area (m2)

54

## Carparking on Site

Total parking spaces

2

Existing parking spaces

2

N/A

☒ Other (no selection chosen)

## Hours of Business

Are the proposed hours of business different from the existing?

☒ Yes

What days and hours of operation are proposed for the business?

Existing Proposed

Monday to Friday

From

17:00

To

23:30

Monday to Friday

From

12:00

To

00:00

From

Saturday

12:00

To

00:00

Saturday

From

12:00

To

00:00

Sunday

From

12:00

To

23:00

Sunday

From

12:00

To

00:00

## Number of Employees

List the total number of people who will be working on the site.

Proposed number of employees

4

Existing number of employees

2

## Goods Deliveries

Will there be any commercial vehicles accessing the site?

☒ No

Type of Vehicle

Trips per Week

Very Large (Semi trailer)	<input type="text"/>
Large	<input type="text"/>
Medium	<input type="text"/>
Small	<input type="text"/>

**Outdoor storage / seating / number of beds**

Is outdoor storage proposed? ☒ No

**Other Details**

Does the application include signage? \*

☒ No

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

**Tasmania Heritage Register**

Is this property on the Tasmanian Heritage Register? ☒ Yes

**Documents**

Required Documents

Title (Folio text and Plan and 374 Murray Street Title .pdf Schedule of Easements) *	
Plans (proposed, existing) * FINAL 374 Murray Street- Site Planspdf.pdf	
Covering Letter	Extended Trading Hours Cover letter .pdf



**7.2.5 1/8 OBERON COURT, DYNMYRNE - CHANGE OF USE TO VISITOR  
ACCOMMODATION  
PLN-22-483 - FILE REF: F22/98177**

---

Address: 1/8 Oberon Court, Dynmyrne  
Proposal: Change of Use to Visitor Accommodation  
Expiry Date: 6 November 2022  
Extension of Time: Not applicable  
Author: Helen Ayers

**RECOMMENDATION**

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for change of use to visitor accommodation at 1/8 Oberon Court, Dynmyrne 7005 for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

**GEN**

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-22-483 - 1/8 Oberon Court Dynmyrne TAS 7005 - Final Planning Documents, except where modified below.

Reason for condition  
To clarify the scope of the permit.

**PLN 18**

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

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

3. To maintain the security of the building where the visitor accommodation would be located, including managing and/or limiting access to shared areas and facilities.
4. To specify the maximum permitted occupancy of the visitor accommodation.
5. To specify that guests must utilise the site for the parking of vehicles, that the maximum number of vehicles to be parked on the site (2), 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 2 vehicles and the parking of any additional vehicles in nearby streets should also be discouraged.
6. 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.

#### 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*.

#### 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-22-483 - 1/8 OBERON COURT DYNMYRNE  
TAS 7005 - Planning Committee or Delegated  
Report 

Attachment B: PLN-22-483 - 1/8 OBERON COURT DYNMYRNE  
TAS 7005 - Final Planning Documents 

**APPLICATION UNDER HOBART INTERIM PLANNING SCHEME 2015**

Type of Report: Committee  
Council: 10 October 2022  
Expiry Date: 6 November 2022  
Application No: PLN-22-483  
Address: 1 / 8 OBERON COURT , DYNMYRNE  
COMMON LAND OF PARENT TITLE  
Applicant: WENQUAN DING  
1 / 8 OBERON COURT  
Proposal: Change of Use to Visitor Accommodation  
Representations: Two (2)  
Performance criteria: Planning Directive 6, Parking and Access Code

---

**1. Executive Summary**

- 1.1 Planning approval is sought for Change of Use to Visitor Accommodation, at 1/8 Oberon Court, Dynmyrne.
- 1.2 More specifically the proposal includes the conversion of the whole of the dwelling from residential to visitor accommodation.
- 1.3 The proposal relies on performance criteria to satisfy the following standards and codes:
  - 1.3.1 Planning Directive 6 - Exemption and Standards for Visitor Accommodation in Planning Schemes
  - 1.3.2 Parking and Access Code - Number of Parking Spaces
- 1.4 Two (2) representations objecting to the proposal were received within the statutory advertising period between 19 August and 2 September 2022.
- 1.5 The proposal is recommended for approval subject to conditions.
- 1.6 The final decision is delegated to the Council, because it is of a category of application called in by an Elected Member.

## 2. Site Detail

- 2.1 The application site is the front one of two strata titled dwellings on the parent property. The dwelling is two storeys, with four bedrooms, open living area, and external parking for two cars. The site is surrounded by residential development.



Figure 1: The location of the lot on which the proposed change of use will occur is highlighted in orange





Figure 2: The location whole application site is highlighted in yellow

### 3. Proposal

- 3.1 Planning approval is sought for Change of Use to Visitor Accommodation, at 1/8 Oberon Court, Dynnyrne.
- 3.2 More specifically the proposal is for the conversion of the whole of the dwelling from residential to visitor accommodation.

### 4. Background

- 4.1 The two existing dwellings on site were originally approved under PLN-16-949, which was amended once, and then the final works to the dwellings were approved under PLN-18-928, which was also amended. Strata titles for the dwellings were approved through STR-19-68.

### 5. Concerns raised by representors

- 5.1 Two (2) representations objecting to the proposal were received within the statutory advertising period between 19 August and 2 September 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.

Privacy:
One representor is concerned that the dwelling overlooks the outdoor space of adjacent dwellings, and that guests will be less respectful than residents, and that there will be no privacy due to the proximity of the properties.
Parking:
Representors have suggested that there is insufficient parking for the site already, and they are concerned that the change of use will result in higher car parking demand, and issues for long term residents and their visitors in finding on street car parking nearby.
Property Maintenance:
One representor is concerned that the garden will not be maintained and that this will result in weeds and vermin accumulation in it and causing nuisance for surrounding properties.
One representor has suggested that there is currently an issue with garbage not being adequately managed and causing a nuisance to surrounding properties. The representor is concerned that this will be exacerbated by visitor accommodation guests as they will not expect to need to manage this issue.
Noise:
Representors are concerned that the guest will not be respectful and will be excessively noisy at all hours.
Representors are concerned that vehicles of guests accessing the site will be noisy, and that guests entering and leaving the property will be unreasonably noisy.
Residential Amenity:
One representor is concerned that the cumulative effect of the proposed change of use will impact on the residential amenity of the surrounding properties.

## 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 use is a permitted use in the zone. The proposed use is a permitted use in the zone.
- 6.4 The proposal has been assessed against:
- 6.4.1 Part D - 10.0 General Residential Zone
  - 6.4.2 Planning Directive 6 - Exemption and Standards for Visitor Accommodation in Planning Schemes
  - 6.4.3 Part E - 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 6 - Exemption and Standards for Visitor Accommodation in Planning Schemes:  
  
*Effect of the planning directive (Mandatory provisions) - 3.1 (e) P1 and P2*
  - 6.5.2 Parking and Access Code:  
  
*Number of Car Parking Spaces - E6.6.1 P1*
- 6.6 Each performance criterion is assessed below.
- 6.7 Planning Directive 6 - 3.1 (e) P1 (Floor Area)
- 6.7.1 The acceptable solution at clause 3.1 (e) A1 requires a maximum of 200m<sup>2</sup> of floor area to be used for visitor accommodation per site.

6.7.2 The proposal includes a change to the use of a 220m<sup>2</sup> dwelling to visitor accommodation.

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

6.7.4 The performance criterion at clause 3.1 (e) P1 provides as follows:

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

*(a) the privacy of adjoining properties;*

*(b) any likely increase in noise to adjoining properties;*

*(c) the scale of the use and its compatibility with the surrounding character and uses within the area;*

*(d) retaining the primary residential function of an area;*

*(e) the impact on the safety and efficiency of the local road network; and*

*(f) any impact on owners and users of rights of way.*

6.7.5 This performance criterion relates to the size of the proposed visitor accommodation use, at 20sqm larger than the permitted standard of 200sqm. (Consideration of the impact on the other strata lot is considered further below.) The objective of this provision is that visitor accommodation is compatible with the character and use of the area, does not cause an unreasonable loss of residential amenity, and does not impact the safety and efficiency of local roads or rights of way.

**Compatibility and Residential Function**

Oberon Court is within the suburb of Dynnyrne. Council records indicate that eight of the nearly 600 dwellings in this suburb have been approved as visitor accommodation. This is in about 1.3% of dwellings. It is not considered that the proposal will have any noticeable impact on the residential function of Dynnyrne.

It is also noted that the University campus is located about 110m away

from the site, demonstrating that there is an existing mix of uses close to the site.

**Privacy and Noise**

If the guests behave appropriately, and it is appropriate to have a base expectation that they will, then the privacy of nearby residents should remain unaffected, and noise levels should not vary to a significant extent. Realistically, there is no change to existing levels of privacy or noise levels for surrounding residents, only that there is the introduction of unfamiliar occupants. There is one external deck at the front of the property, however this is more than 3m off the side boundary at the lower level, and further set in at the upper level, and as such complies with the planning scheme requirements for decks and privacy.

In order to ensure guests are aware of what is expected in terms of appropriate use of the unit, a visitor accommodation management plan is recommended.

**Traffic**

The proposal includes the provision of two onsite car parking spaces, which is more than the planning scheme requires. Noting the concerns raised in the representations around the lack of on-street car parking, it is considered that providing two spaces onsite will aide the safety and efficiency of the local road network.

**Rights of way**

Not applicable.

**Conclusion**

The proposed visitor accommodation use is compatible with the character and use of the area, does not cause an unreasonable loss of residential amenity, and does not impact the safety and efficiency of local roads or rights of way.

6.7.6 The proposal complies with the performance criterion.

6.8 Planning Directive 6 - 3.1 (e) P2 (Strata Lot)

6.8.1 The acceptable solution at clause 3.1 (e) A2 requires visitor accommodation not to be within a strata title where there is long term residential occupancy.

6.8.2 The proposal includes visitor accommodation on one lot of a strata title

where there is long term residential accommodation on the other strata lot.

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

6.8.4 The performance criterion at clause 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.*

6.8.5 This performance criteria relates to the property being part of a strata title. The objective of the provision is set out above under paragraph 6.7.5.

It should be noted at the outset that the other strata lot is owned by the applicant of this proposal, and that no objection to this application was received from the other strata lot.

#### **Privacy and Noise**

Similarly to the assessment above, if guests behave appropriately, and it is appropriate to have a base expectation that they will, then the privacy of the residents in the other strata lot should remain unaffected, and noise levels should not vary to a significant extent. Realistically, there is no change to existing levels of privacy or noise levels for these residents, only that there is the introduction of unfamiliar occupants.

It is noted that the decks are relatively close to dwelling on the other strata lot. However, the floor plan of this dwelling is essentially the same as that of the proposed visitor accommodation use, so at the lower level there are no habitable rooms at the rear of the dwelling, and at the first floor there is

only one habitable room window (to a bedroom) facing the proposed visitor accommodation use. That window will not be impacted from a privacy point of view, because of the proximity of the two buildings and the vertical separation between the window and the decks. Refer Figure 3 below.

In terms of noise, this proximity could be problematic, but with a visitor management plan in place, and noting that the applicant (currently) owns both strata lots, this is considered to be acceptable. Note that any future owner or occupier would be aware of the approved situation prior to becoming a new owner or occupier.

#### **Residential Functioning of the Strata**

The remaining strata lot will continue to be able to operate for a residential use unimpeded by the proposal. There is separate access to this strata lot, and it is located to the rear of the site, so guests of the proposed visitor accommodation use will not have to pass the residential dwelling at all.

#### **Location and Layout of Lots**

The proposed visitor accommodation use is located on the strata lot at the front of the site, and the residential use is located on the strata lot at the rear of the site. This is considered to help minimise impacts on the residential use, because it will limit the interaction between the two uses.

#### **Other Non-Residential Uses**

There are no other non-residential uses in the strata scheme.

#### **Impact on Shared access and Common Property**

There is a shared access to the car parking at the front of the property. However, the car parking is allocated to each of the strata lots, so there will be no competition for spaces between residents and guests.

#### **Conclusion**

The proposed visitor accommodation use will not cause an unreasonable loss of residential amenity to the long term residents occupying the other lot within the strata scheme.



Figure 3: Showing the only habitable room window in unit 2 which faces the proposed visitor accommodation unit. The bottom of the proposed visitor accommodation unit can be seen through the window, demonstrating that the angle from the decks above to this window would be too acute to result in a loss of privacy. Source: [Domain.com.au](https://www.domain.com.au).

6.8.6 The proposal complies with the performance criterion.

6.9 Number of Car Parking Spaces - E6.6.1 P1

6.9.1 The acceptable solution at clause E6.6.1 A1 requires one car parking space on site for the proposed use.

6.9.2 The proposal includes two car parking spaces on site for the proposed use.

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

6.9.4 The performance criterion at clause E6.6.1 P1 provides as follows:

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

*(a) car parking demand;*

- (b) the availability of on-street and public car parking in the locality;*
- (c) the availability and frequency of public transport within a 400m walking distance of the site;*
- (d) the availability and likely use of other modes of transport;*
- (e) the availability and suitability of alternative arrangements for car parking provision;*
- (f) any reduction in car parking demand due to the sharing of car parking spaces by multiple uses, either because of variation of car parking demand over time or because of efficiencies gained from the consolidation of shared car parking spaces;*
- (g) any car parking deficiency or surplus associated with the existing use of the land;*
- (h) any credit which should be allowed for a car parking demand deemed to have been provided in association with a use which existed before the change of parking requirement, except in the case of substantial redevelopment of a site;*
- (i) the appropriateness of a financial contribution in lieu of parking towards the cost of parking facilities or other transport facilities, where such facilities exist or are planned in the vicinity;*
- (j) any verified prior payment of a financial contribution in lieu of parking for the land;*
- (k) any relevant parking plan for the area adopted by Council;*
- (l) the impact on the historic cultural heritage significance of the site if subject to the Local Heritage Code;*
- (m) whether the provision of the parking would result in the loss, directly or indirectly, of one or more significant trees listed in the Significant Trees Code.*

- 6.9.5 Given the size of the dwelling, and the representor concerns regarding car parking, this additional space is considered appropriate to minimise the impact on the surrounding residential amenity and parking accessibility.



6.9.6 The proposal complies with the performance criterion.

## **7. Discussion**

- 7.1 Planning approval is sought for Change of Use to Visitor Accommodation, at 1/8 Oberon Court, Dynnryne.
- 7.2 The application was advertised and received two representations. The representations raised concerns including Privacy, Parking, Property Maintenance, Noise, and Residential Amenity.
- 7.3 The proposal has been assessed against the relevant provisions of the planning scheme and is considered to perform well, subject to conditions.
- 7.4 The proposal has not been assessed by any other Council officers.
- 7.5 The proposal is recommended for approval.

## **8. Conclusion**

- 8.1 The proposed Change of Use to Visitor Accommodation, at 1/8 Oberon Court, Dynnryne 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 1/8 Oberon Court, Dynnyrne 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-22-483 - 1/8 OBERON COURT DYNMYRNE TAS 7005 - Final Planning Documents, except where modified below.**

Reason for condition

To clarify the scope of the permit.

**PLN 18**

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

- 1. To limit, manage, and mitigate noise generated as a result of the visitor accommodation.**
- 2. To limit, manage, and mitigate behaviour issues caused as a result of the visitor accommodation.**
- 3. To maintain the security of the building where the visitor accommodation would be located, including managing and/or limiting access to shared areas and facilities.**
- 4. To specify the maximum permitted occupancy of the visitor accommodation.**
- 5. To specify that guests must utilise the site for the parking of vehicles, that the maximum number of vehicles to be parked on the site (2), 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 2 vehicles and the parking of any additional vehicles in nearby streets should also be discouraged.**

6. 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.

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#### **VISITOR ACCOMMODATION**

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In all cases, check with your insurance company that you have adequate cover.

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

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(Helen Ayers)

**Development Appraisal Planner**

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



(Ben Ikin)

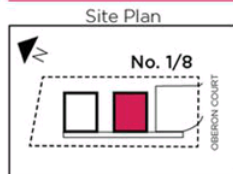
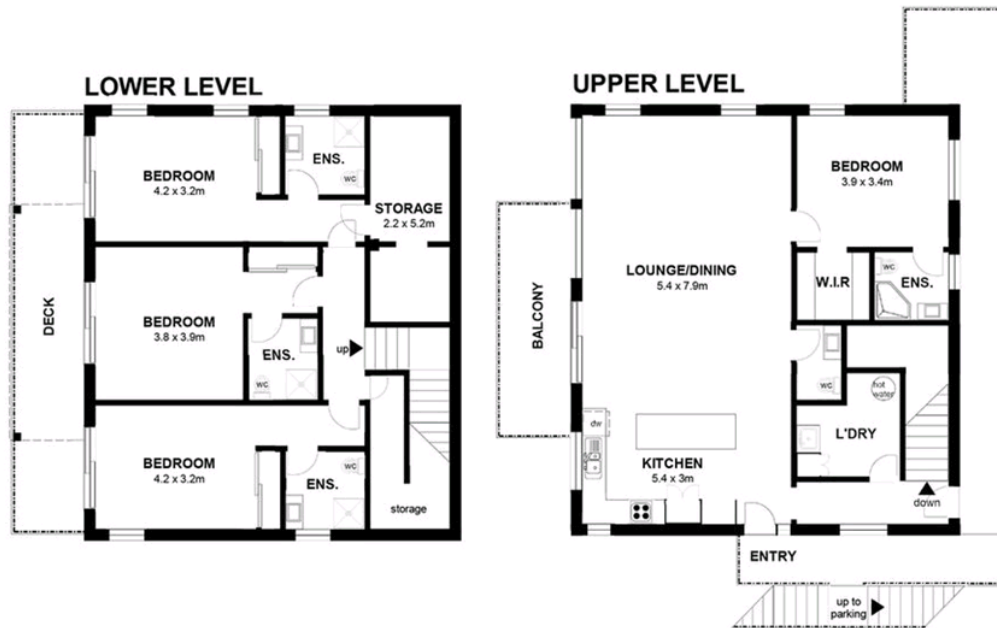
**Senior Statutory Planner**

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

Date of Report: 26 September 2022

**Attachment(s):**

Attachment B - CPC Agenda Documents



This drawing is for illustration purposes only.  
Sizes are approximate.

### DYNNYRNE 1/8 OBERON COURT

House : 220 sqm  
Balcony : 12 sqm  
Deck : 20 sqm  
**Total Approx Area : 252 sqm.**

SCALE 1:100





ABN: 18 220 805 704  
Compliance No: CC 1159 Q  
p: 6243 1182  
m: 0409 432 670  
e: clint.draftone@bigpond.com

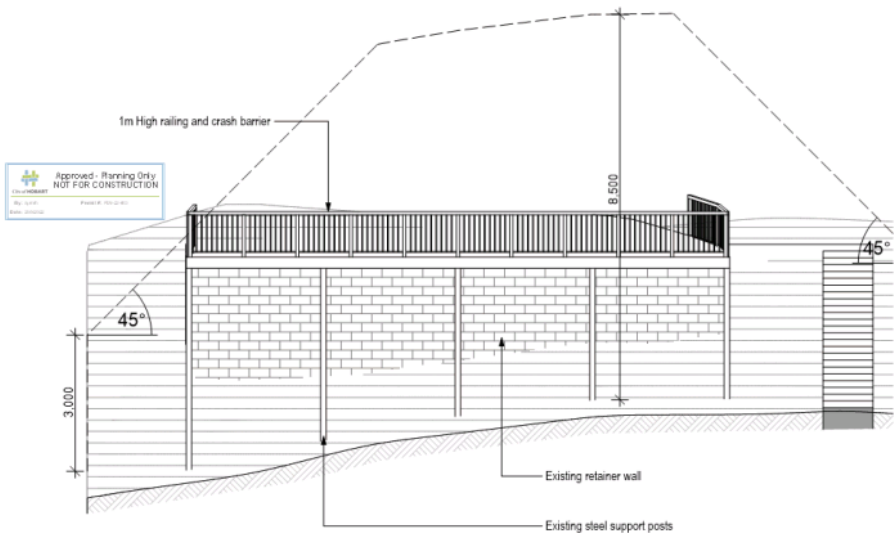
**Client**  
Wenquan Ding  
**Job**  
Car Park Roof

**Job address**  
8 Oberon Court,  
Dynnynne

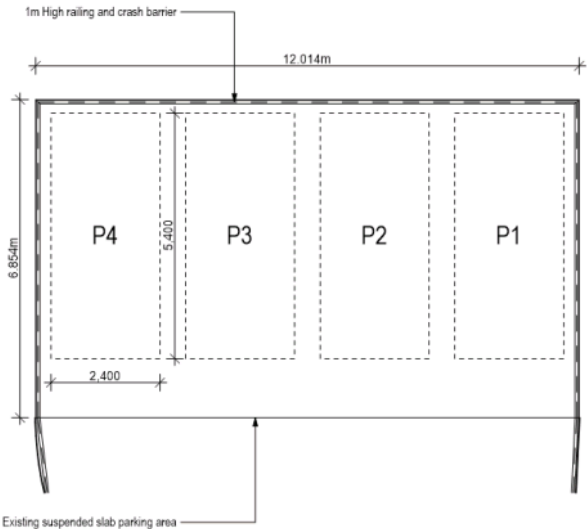
**Drawing**  
Scale: 1:100  
DWG: 3 of 3  
Date: 9 March 2019

**Parking Plan/Elevations**

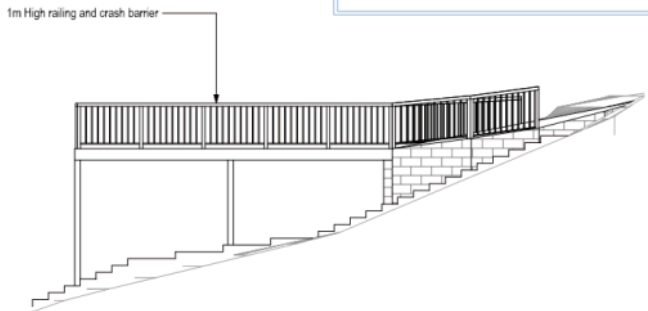
Amendments	
Date	By
Builders, Tradesmen, Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.	



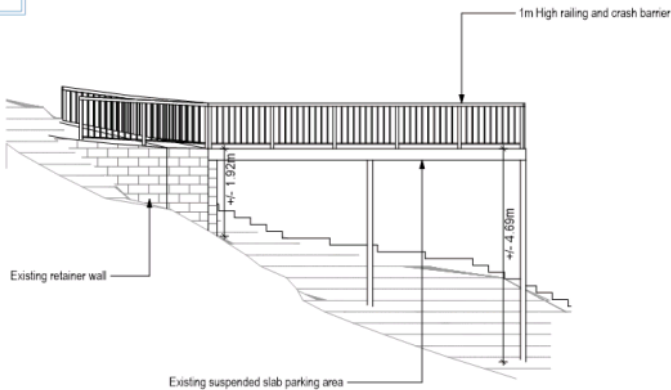
North



Parking Bay Plan



West



East





Dear Helen,

Thanks for your previous email, and here are some additional information regarding your previous concern.

1. There is no signage on site
2. There are 2 parking space on site, parking space 1 and parking space 2. File is in the attachment.
3. Confirmed that there is no work undertaken in terms of change of use.

Thanks,  
Regards,  
Joe



**RESULT OF SEARCH**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



## SEARCH OF TORRENS TITLE

VOLUME	FOLIO
178228	1
EDITION	DATE OF ISSUE
1	24-Mar-2020

SEARCH DATE : 05-Aug-2022

SEARCH TIME : 10.24 AM

DESCRIPTION OF LAND

City of HOBART

Lot 1 on Strata Plan 178228 and a general unit entitlement  
operating for all purposes of the Strata Scheme being a 1  
undivided 1/2 interest

Derived from Strata Plan 178228

Derivation : Part of 633 Acres Gtd. to R L Murray

SCHEDULE 1

M561378 TRANSFER to WENQUAN DING Registered 29-Apr-2016 at  
12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
The registered proprietor holds the lot and unit entitlement  
subject to any interest noted on common property  
Folio of the Register volume 178228 folio 0

SP110715 EASEMENTS in Schedule of Easements

SP110715 COVENANTS in Schedule of Easements

SP110715 FENCING PROVISION in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

**FOLIO PLAN**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



CITY/TOWN HOBERT SUBURB/LOCALITY DYNRYNE FOLIO REFERENCE C.T.110715-12 SITE COMPRISES THE WHOLE OF LOT 12 ON PLAN No. SP110715	<b>STRATA PLAN</b> SHEET 1 OF 4 SHEETS		Registered Number <b>178228</b>
	NAME OF STRATA SCHEME 8 OBERON COURT, DYNRYNE		STRATA TITLES ACT 1998 REGISTERED 24 MAR 2020 <i>Den</i> Recorder of Titles
	SCALE 1:200	LENGTHS IN METRES	
	Approved - Planning Only NOT FOR CONSTRUCTION By: [Signature] Date: 05/02/22 [Stamp]		
<b>SITE PLAN</b> (D30680) (D.111151)			
NOTES: (i) ALL BUILDINGS ON THE SITE TO BE SHOWN ON SHEET 1. (ii) BUILDING TO SITE BOUNDARY OFFSETS OF LESS THAN 2.00 METRES TO BE SHOWN ON SHEET 1.			
STAGED/COMMUNITY DEVELOPMENT. SCHEME No. (IF APPLICABLE)		Council Delegate <i>[Signature]</i> Date 17/3/2020	Registered Land Surveyor <i>[Signature]</i> Date 7/10/19
LODGED BY LARK & CREESE PTY LTD			

**FOLIO PLAN**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



<b>STRATA PLAN</b> SHEET 2 OF 4 SHEETS	STRATA TITLES ACT 1998 <div style="border: 1px solid black; padding: 2px; display: flex; justify-content: space-between;"> <div style="text-align: center;">         Council Delegate     </div> <div style="text-align: center;">       17-1-2020        Date     </div> </div>	Registered Number <div style="font-size: 24pt; font-weight: bold; text-align: center;">178228</div>
---	---	--

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

- SITE BOUNDARIES.
- FACE OF WALLS AND EXTENSION THEREOF MARKED A B.
- EDGE OF CONCRETE STEPS MARKED A A.
- OPEN BOUNDARIES SHOWN BY MEASUREMENTS NOT IN BRACKETS.

THE VERTICAL BOUNDARIES OF THE LOTS EXTEND FROM TWO METRES BELOW GROUND LEVEL TO A HEIGHT OF TEN METRES ABOVE GROUND LEVEL.

GROUND FLOOR  
 SCALE 1:200

Approved - Planning Only  
 NOT FOR CONSTRUCTION  
 By: [Signature]  
 Date: 05/08/22

Registered Land Surveyor

7/10/19  
 Date



## FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



<p style="text-align: center; font-weight: bold;">STRATA PLAN</p> <p style="text-align: center;">SHEET 3 OF 4 SHEETS</p>	<p style="text-align: center; font-weight: bold;">STRATA TITLES ACT 1998</p>	<p style="text-align: right;">Registered Number</p> <p style="text-align: center; font-size: 1.5em; font-weight: bold;">178228</p>
<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="border: 1px solid black; padding: 2px; font-size: 0.8em;"> <p>Approved - Planning Only NOT FOR CONSTRUCTION</p> <p>By: [signature] Date: 01/01/22</p> </div> <div style="flex-grow: 1;"> <p>ALL HORIZONTAL LOT BOUNDARIES ARE SHOWN BY HEAVY UNBROKEN LINES AND ARE ALONG:</p> <ul style="list-style-type: none"> <li>- EDGE OF CONCRETE SLAB MARKED C D E F</li> <li>- OPEN BOUNDARIES DESCRIBED BY MEASUREMENTS NOT IN BRACKETS.</li> </ul> <p>THE VERTICAL BOUNDARIES OF THE LOTS EXTEND FROM THE UPPER SURFACE OF THE CONCRETE SLAB TO A HEIGHT OF TEN METRES ABOVE GROUND LEVEL.</p> <p>MEASUREMENTS IN BRACKETS ARE FOR BOUNDARY FIXATION ONLY.</p> </div> <div style="text-align: right; vertical-align: middle;"> <p>UPPER FLOOR SCALE 1:200</p> </div> </div> <div style="text-align: center; margin-top: 20px;"> <p>The diagram shows two adjacent lots, Part Lot 1 and Part Lot 2, situated within a larger boundary. Part Lot 1 is on the left and Part Lot 2 is on the right. Both lots are rectangular. The dimensions for Part Lot 1 are 6.05m (width) and 6.59m (height). The dimensions for Part Lot 2 are 6.05m (width) and 6.59m (height). The area of each lot is 40.0 m². The boundary between the two lots is marked with a heavy unbroken line. The boundary of the entire area is also marked with a heavy unbroken line. The vertices are labeled C, D, E, and F. The area is shown on a scale of 1:200.</p> </div>		
<div style="border: 1px solid black; padding: 5px; width: fit-content; margin-left: auto; margin-right: auto;"> <p style="text-align: right;">21/10/19 Date</p> </div>		



## FOLIO PLAN

RECORDED OF TITLES

*Issued Pursuant to the Land Titles Act 1980*



<b>STRATA PLAN</b> SHEET 4 OF 4 SHEETS		STRATA TITLES ACT 1998  <div style="font-size: 2em; font-weight: bold;">178228</div>
STRATA CORPORATION No. 178228 NAME OF BODY CORPORATE: 8 OBERON COURT, DYNMYRNE		
ADDRESS FOR THE SERVICE OF NOTICES: UNIT 1, 8 OBERON COURT, DYNMYRNE 7005		
<small>Approved - Planning Only NOT FOR CONSTRUCTION</small>  <small>#P000000-00000000</small>	<h3 style="text-align: center;">SURVEYORS CERTIFICATE</h3> <p>I, Nicholas Mark Creese of 486 Nelson Road, Mount Nelson a surveyor registered under the Surveyors Act 2002 certify that the building or buildings erected on the site and drawn on sheet 1 of this plan are within the site boundaries of the folio stated on sheet 1 and any encroachment beyond those boundaries is properly authorised according to law.</p> <div style="margin-top: 20px;">   <div style="display: flex; justify-content: space-between; width: 100%;"> <span>7/10/19 Date</span> <span>19311 Ref No.</span> </div> </div>	<h3 style="text-align: center;">COUNCIL CERTIFICATE</h3> <p>I certify that the .....HOBART.....CITY..... Council has:          (a) approved the lots shown in this plan and (b) issued this certificate of approval in accordance with section 31 of the Strata Titles Act 1998</p> <div style="margin-top: 20px;">   <div style="display: flex; justify-content: space-between; width: 100%;"> <span>17-3-2020 Date</span> <span>15329225 &amp; STR-19-68 Ref No.</span> </div> </div>
<h2 style="margin: 0;">GENERAL UNIT ENTITLEMENTS</h2>		
LOT	UNIT ENTITLEMENT	
1	1	
2	1	
<b>TOTAL</b>	<b>2</b>	



## RESULT OF SEARCH

RECORDED OF TITLES

*Issued Pursuant to the Land Titles Act 1980*



## SEARCH OF TORRENS TITLE

VOLUME 178228	FOLIO 0
EDITION 1	DATE OF ISSUE 24-Mar-2020

SEARCH DATE : 05-Aug-2022

SEARCH TIME : 10.24 AM



## DESCRIPTION OF LAND

City of HOBART

The Common Property for Strata Scheme 178228

Derivation : Part of 633 Acres Gtd. to R L Murray

Prior CT 110715/12

SCHEDULE 1

STRATA CORPORATION NUMBER 178228, 8 OBERON COURT, DYNMYRNE

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP110715 EASEMENTS in Schedule of Easements

SP110715 COVENANTS in Schedule of Easements

SP110715 FENCING PROVISION in Schedule of Easements

## UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



Planning: #260966

**Property**

8 OBERON COURT DYNMYRNE TAS 7005

**People****Applicant \***WENQUAN DING  
0421 400 050  
200801136@qq.com**Owner \***WENQUAN DING  
0421 400 050  
200801136@qq.com**Entered By**WENQUAN DING  
0421 400 050  
200801136@qq.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. \*

☒ 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. \*

☒ Yes

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) \*

Vistor accomodation

Estimated cost of development \*

0.00

Existing floor area (m2)

Proposed floor area (m2)

Site area (m2)



#### Carparking on Site

Total parking spaces

Existing parking spaces

N/A

☒ 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 PremiumPropertyReport-178228-1.pdf  
Schedule of Easements) \*

Plans (proposed, existing) \* floor plan.pdf

**7.2.6 4 THELMA DRIVE, WEST HOBART - CHANGE OF USE TO VISITOR  
ACCOMMODATION  
PLN-22-553 - FILE REF: F22/98456**

---

Address: 4 Thelma Drive, West Hobart

Proposal: Change of Use to Visitor Accommodation

Expiry Date: 13 October 2022

Extension of Time: Not applicable

Author: Victoria Maxwell

***RECOMMENDATION***

That pursuant to the *Hobart Interim Planning Scheme 2015*, the City Planning Committee, in accordance with the delegations contained in its terms of reference, approve the application for a change of use to visitor accommodation at 4 Thelma Drive West Hobart TAS 7000 for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

**GEN**

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-22-553 4 Thelma Drive West Hobart TAS 7000 - Final Planning Documents except where modified below.

**Reason for condition**

To clarify the scope of the permit.

**PLN 18**

The submitted Visitor Accommodation 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 and contact details must be provided to adjacent property owners and occupiers within 10 business days of settlement.

**Reason for condition**

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

## ENG 5

The number of car parking spaces approved for use on-site, by this (change of use) permit is Two (2).

Reason for condition

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

## ADVICE

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

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

## NOISE REGULATIONS

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

## VISITOR ACCOMMODATION

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


In all cases, check with your insurance company that you have adequate cover.


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

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

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

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

Attachment A: PLN-22-553 - 4 THELMA DRIVE WEST HOBART  
TAS 7000 - Planning Committee or Delegated  
Report ↓ 

Attachment B: PLN-22-553 - 4 THELMA DRIVE WEST HOBART  
TAS 7000 - CPC Agenda Documents ↓ 

**APPLICATION UNDER HOBART INTERIM PLANNING SCHEME 2015**

Type of Report: Committee  
Council: 10 October 2022  
Expiry Date: 13 October 2022  
Application No: PLN-22-553  
Address: 4 THELMA DRIVE , WEST HOBART  
Applicant: Wai Wai  
4 Thelma Drive  
Tun Oo Than  
4 Thelma Drive  
Proposal: Change of Use to Visitor Accommodation  
Representations: Nil.  
Performance criteria: Planning Directive No. 6 Exemption and Standards for Visitor Accommodation in Planning Schemes - Floor Area

---

**1. Executive Summary**

- 1.1 Planning approval is sought for Change of Use to Visitor Accommodation at 4 THELMA DRIVE WEST HOBART TAS 7000.
- 1.2 More specifically the proposal includes:
- change of use to Visitor Accommodation to the whole of a Single Dwelling; except for the upper bedroom and en-suite;
  - the applicants do not intend to live on site with the guests;
  - the building floor area is 245m<sup>2</sup>
  - two (2) parking spaces are provided.
- 1.3 The proposal relies on performance criteria to satisfy the following standards and codes:
- 1.3.1 Planning Directive No. 6 Exemption and Standards for Visitor Accommodation in Planning Schemes
- 1.3.2 Parking and Access Code - Number of Parking Spaces
- 1.4 No representations were received during the statutory advertising period between 6th and 20th September 2022.

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



## 2. Site Detail

- 2.1 The site is located on the eastern side of Thelma Dr, West Hobart. Surrounding uses are residential, with a 2 unit development to the east and single dwellings to the north, south and west.



Figure 1: Site plan (Geo Cortex, 2022)

The subject site is a large residential lot, containing a very substantial two storey dwelling. The dwelling contains 4 bedrooms, with living areas on each floor and kitchen dining area on the upper floor. The house is built into the slope with the double garage to the rear of the upper floor. A moderate balcony is located on the south side of the dwelling, to take advantage of the magnificent views towards the water and over South Hobart.



figure 2: Rear view ([www.realestate.com.au](http://www.realestate.com.au), 2021)

The site slopes down to the south east, with terraced and retained areas to provide level area. The site has a large courtyard in the north east corner of the dwelling and two balconies off the living space on each floor facing the views to the south east.



Figure 3: Front view ([www.realestate.com.au](http://www.realestate.com.au), 2021)

### 3. Proposal

3.1 Planning approval is sought for a Change of Use to Visitor Accommodation at 4 THELMA DRIVE WEST HOBART TAS 7000.

3.2 More specifically the proposal includes:

- change of use to Visitor Accommodation to the whole of a Single Dwelling; except for the upper bedroom and ensuite;
- the applicants do not intend to live on site with the guests;
- the building floor area is 245m<sup>2</sup>
- two (2) parking spaces are provided.

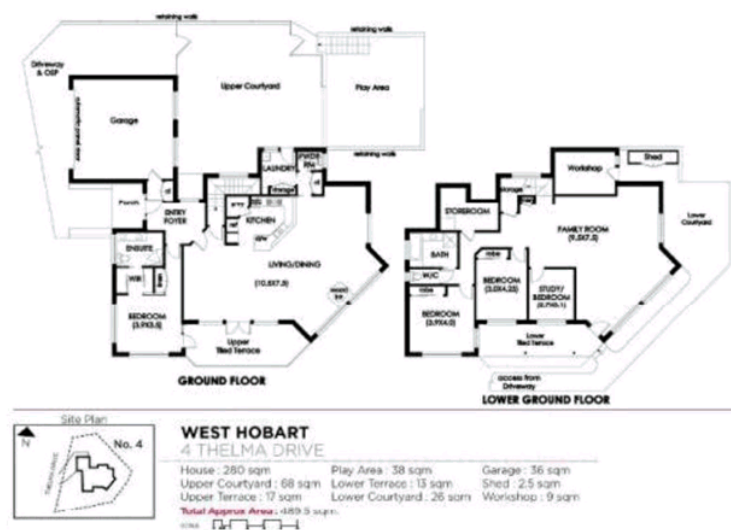


Figure 4: Site and floor plan for the change of use (Applicant plans, taken from [www.realestate.com.au](http://www.realestate.com.au), 2022)

### 4. Background

- 4.1 The property was previously known as 156 Forest Rd.

The dwelling was approved under PLN-991106.

Subsequent subdivisions, created the Thelma and Stevens Farm Drive subdivision, indicating that this dwelling predates the subdivision creation.

The lot was slightly altered to allow more land to the rear internal lot in PLN-08-00702-01 - for Two Houses and Subdivision (Boundary Adjustment)

## 5. Concerns raised by representors

- 5.1 No representations were received during the statutory advertising period between 6th and 20th September 2022.

## 6. Assessment

- 6.1 The *Hobart Interim Planning Scheme 2015* is a performance based planning scheme. To meet an applicable standard, a proposal must demonstrate compliance with either an acceptable solution or a performance criterion. Where a proposal complies with a standard by relying on one or more performance criteria, the Council may approve or refuse the proposal on that basis. The ability to approve or refuse the proposal relates only to the performance criteria relied on.
- 6.2 The site is located within the Low Density Residential zone of the *Hobart Interim Planning Scheme 2015*.
- 6.3 The existing use is Single Dwelling. The proposed use is Visitor Accommodation. The existing use is a No Permit Required use in the zone. The proposed use is a Permitted use in the zone.
- 6.4 The proposal has been assessed against:
- 6.4.1 D12.0 Low Density Residential Zone
  - 6.4.2 E6.0 Parking and Access Code
  - 6.4.4 Planning Directive No. 6 Exemption and Standards for Visitor Accommodation in Planning Schemes



6.5 The proposal relies on the following performance criteria to comply with the applicable standards:

6.5.1 Planning Directive No. 6 Exemption and Standards for Visitor Accommodation in Planning Schemes

*Floor Area - 3.1 (e) (i) PC*

6.5.2 Parking and Access Code:

*Number of Parking Spaces - E6.6.1 P1*

6.6 Each performance criterion is assessed below.

6.7 Planning Directive 6 - Clause 3.1 (e) (i) P1

6.7.1 The acceptable solution at clause 3.1 (e) A1 requires visitor accommodation to be accommodated within an existing dwelling with a gross floor area no greater than 200m<sup>2</sup>.

6.7.2 The proposal is to change the use of the 245m<sup>2</sup> dwelling at 4 Thelma Dr to Visitor Accommodation.

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

6.7.4 The performance criterion at clause 3.1 (e) P1 provides as follows:

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

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

6.7.5 The objectives of the visitor accommodation provisions are to ensure that visitor accommodation is compatible with the character and use of the

area, and that it does not cause an unreasonable loss of residential amenity. This assessment is to have regard to privacy, noise, scale and compatibility, residential function, impact on local roads, and impact on rights of way.

The site is located within the West Hobart suburb. An assessment of properties within 200 meters of the subject site counts 91 properties. Of these, there are 3 large bush lots and a community Meeting/Church. The rest of the properties are residential uses. According to Council's Visitor Accommodation statistics, one (1) Visitor Accommodation use has been approved within the 200m radius. This proposal will not significantly change the nature and character of the area.

#### Privacy

The dwelling has reasonable setbacks from all boundaries, providing a degree of separation from surrounding dwellings. The minimum setback is approximately 7m from the north eastern neighbour. The average setback is more than 8m. Whilst the site is sloping down to the south east and the dwelling balconies and living space orientated in that direction, so are all adjacent properties. This means that neighbours' outdoor and living space are orientated away from the property also. The site is currently a dwelling within a residential subdivision, all development in such has developed to achieve acceptable privacy standards for permanent occupation. Given this, it is considered that the impact on privacy will be no greater than already exists.

#### Noise

The applicant has included a Visitor Accommodation Management Plan (VAMP), restricting the number of guests to six (6) and use of outside areas to minimise any adverse noise impacts on adjoining properties. A security deposit is required at booking stage to be returned at the end of the let provided there are no neighbour complaints regarding noise or inappropriate behaviour.

#### Scale and Compatibility

Whilst the dwelling is a substantial structure, it will only provide three (3) bedrooms for visitor accommodation; closing off the master suite. The use will be as a single visitor accommodation unit. There are no external changes proposed to the dwelling.

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 non-residential use in the area, including visitor accommodation, and given

that the nature of visitor accommodation use is not dissimilar to residential use, the proposed use is considered to be compatible with the character and use of the area.

#### Residential function

The primary residential function will not be affected by this proposed change of use. The majority of buildings will remain as residential use.

#### Local Road Network

The site has good access links along Thelma Drive and Forest Road to Goulburn St. Thelma Drive is a local road, within the road hierarchy. The proposal will not have an adverse impact on the safety and efficiency of the road network.

#### Rights of Way

There are no shared Rights of Way associated with this property.

In summary, the proposal is compatible with the character and use of the area and will not cause an unreasonable loss of residential amenity, subject to the implementation of the visitor accommodation management plan.

6.7.6 The proposal complies with the performance criterion.

#### 6.8 Parking and Access - Parking Numbers - E6.6.1 P1

6.8.1 The acceptable solution at clause 6.6.1 requires parking numbers to be no more or less than set out in Table 6.1. That table requires one (1) parking space per visitor accommodation unit.

6.8.2 The proposal includes a double garage providing two (2) parking spaces.

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

6.8.4 The performance criterion at clause 6.6.1 P1 provides as follows:

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

*(a) car parking demand;*

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



- (c) the availability and frequency of public transport within a 400m walking distance of the site;*
- (d) the availability and likely use of other modes of transport;*
- (e) the availability and suitability of alternative arrangements for car parking provision;*
- (f) any reduction in car parking demand due to the sharing of car parking spaces by multiple uses, either because of variation of car parking demand over time or because of efficiencies gained from the consolidation of shared car parking spaces;*
- (g) any car parking deficiency or surplus associated with the existing use of the land;*
- (h) any credit which should be allowed for a car parking demand deemed to have been provided in association with a use which existed before the change of parking requirement, except in the case of substantial redevelopment of a site;*
- (i) the appropriateness of a financial contribution in lieu of parking towards the cost of parking facilities or other transport facilities, where such facilities exist or are planned in the vicinity;*
- (j) any verified prior payment of a financial contribution in lieu of parking for the land;*
- (k) any relevant parking plan for the area adopted by Council;*
- (l) the impact on the historic cultural heritage significance of the site if subject to the Local Heritage Code; and*
- (m) whether the provision of the parking would result in the loss, directly or indirectly, of one or more significant trees listed in the Significant Trees Code.*

- 6.8.5 The application was referred to Council's Development Engineer, who provided the following assessment;

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

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

Acceptable solution - A1: - NON COMPLIANT

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

- (a) no less than and no greater than the number specified in Table E6.1;
- Submitted documentation does not satisfy this requirement, a surplus of One (1) car parking space is proposed.

## Performance Criteria - P1: - COMPLIANT

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

- (a) car parking demand;
  - The empirical parking assessment indicates that the provision of a surplus on-site car parking spaces will provide a higher level of service for likely demands associated with the Visitor Accommodation (change of use) development, with the exception of on-site visitor parking.
- (b) the availability of on-street and public car parking in the locality; - N/A
- (c) the availability and frequency of public transport within a 400m walking distance of the site; - N/A
- (d) the availability and likely use of other modes of transport; - N/A
- (e) the availability and suitability of alternative arrangements for car parking provision; - N/A
- (f) any reduction in car parking demand due to the sharing of car parking spaces by multiple uses, either because of variation of car parking demand over time or because of efficiencies gained from the consolidation of shared car parking spaces; - N/A
- (g) any car parking deficiency or surplus associated with the existing use of the land; - No deficiency associated with the existing residential use.
- (h) any credit which should be allowed for a car parking demand deemed to have been provided in association with a use which existed before the change of parking requirement, except in the case of substantial redevelopment of a site; - N/A
- (i) the appropriateness of a financial contribution in lieu of parking towards the cost of parking facilities or other transport facilities, where such facilities exist or are planned in the vicinity; - N/A
- (j) any verified prior payment of a financial contribution in lieu of parking for the land; - N/A
- (k) any relevant parking plan for the area adopted by Council; - N/A
- (l) the impact on the historic cultural heritage significance of the site if subject to the Local Heritage Code; - N/A and

(m) whether the provision of the parking would result in the loss, directly or indirectly, of one or more significant trees listed in the Significant Trees Code. - No apparent impact.

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

6.8.6 The proposal complies with the performance criterion.

## 7. Discussion

- 7.1 Planning approval is sought for a Change of Use to Visitor Accommodation at 4 THELMA DRIVE WEST HOBART TAS 7000.
- 7.2 The application was advertised and no representations were received.
- 7.3 The proposal has been assessed against the relevant provisions of the planning scheme and is considered to perform well.
- 7.4 The proposal has been assessed by other Council officers, including the Council's Development Engineer. The officers have raised no objection to the proposal, subject to conditions.
- 7.5 The proposal is recommended for approval.

## 8. Conclusion

- 8.1 The proposed Change of Use to Visitor Accommodation at 4 THELMA DRIVE WEST HOBART TAS 7000 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 a Change of Use to Visitor Accommodation at 4 THELMA DRIVE WEST HOBART TAS 7000 for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

### GEN

**The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-22-553 4 THELMA DRIVE WEST HOBART TAS 7000 - Final Planning Documents except where modified below.**

Reason for condition

To clarify the scope of the permit.

### PLN 18

**The submitted Visitor Accommodation 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 and contact details must be provided to adjacent property owners and occupiers within 10 business days of settlement.**

Reason for condition

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

### ENG 5

**The number of car parking spaces approved for use on-site, by this (change of use) permit is Two (2).**

Reason for condition

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

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**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.

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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.



(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: 24 September 2022

**Attachment(s):**

Attachment B - CPC Agenda Documents

Planning: #263228

Property

4 THELMA DRIVE WEST HOBART TAS 7000

People

Applicant \*

Wai Wai  
4 Thelma Drive  
WEST HOBART TAS 7000  
0499844879  
mswaiwai1969@gmail.com

Applicant \*

Tun Oo Than  
4 Thelma Drive  
WEST HOBART TAS 7000  
0478154797  
mrthantunoo@gmail.com

Owner \*

Wai Wai  
4 Thelma Drive  
WEST HOBART TAS 7000  
0499844879  
mswaiwai1969@gmail.com

Owner \*

Tun Oo Than  
4 Thelma Drive  
WEST HOBART TAS 7000  
0478154797  
mrthantunoo@gmail.com

Entered By

WAI WAI  
4 THELMA DRIVE  
WEST HOBART TAS 7000  
0499 884 879  
mswaiwai1969@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. \*

☒ 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

Estimated cost of development \*

0.00

Existing floor area (m2)

280.00

Proposed floor area (m2)

245.00

Site area (m2)

1190

#### Carparking on Site

Total parking spaces

2

Existing parking spaces

N/A

☒ Other (no selection chosen)

#### Other Details

Does the application include signage? \*

☒ No

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

0

#### Tasmania Heritage Register

Is this property on the Tasmanian Heritage Register?

☒ No

#### Documents

##### Required Documents

Title (Folio text and Plan and TITLES - 2021.pdf  
Schedule of Easements) \*

Plans (proposed, existing) \* resize.jpg

Covering Letter visitor-management-plan.pdf



## VISITOR MANAGEMENT PLAN

**PROPERTY ADDRESS: 4 Thelma Drive, West Hobart**

**PLANNING PERMIT REF.:**

**CONDITION NO.:**

**CURRENT MANAGER'S NAME: Wai Wai**

**CURRENT MANAGER'S NO.: 0499884879**

Dear Sir or Madam,

I am Waiwai, the owner of the property and I will be the manager of the visitor accommodation for the above property. I know if my phone number has changed I need to provide a new number by email to [planning@hobarcity.com.au](mailto:planning@hobarcity.com.au) and the neighbouring property, including those properties which are next to the property, over the road and behind the property. I will make sure all the bookings and use of property comply with this visitor management plan.

We will lock the only ensuite bedroom upstairs and plan to use the downstairs three bedrooms for the Airbnb.

The maximum number of guests allowed to use the property is 6. I will put the guest numbers on the Airbnb listing.

The maximum number of vehicles which may be associated with any booking is [1] standard vehicles that are all capable of being driven onto the site.

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

- (a) The maximum number of guests who are permitted to use the property is [6].

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

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

- (b) We expect all guests treat our house with respect.

2

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

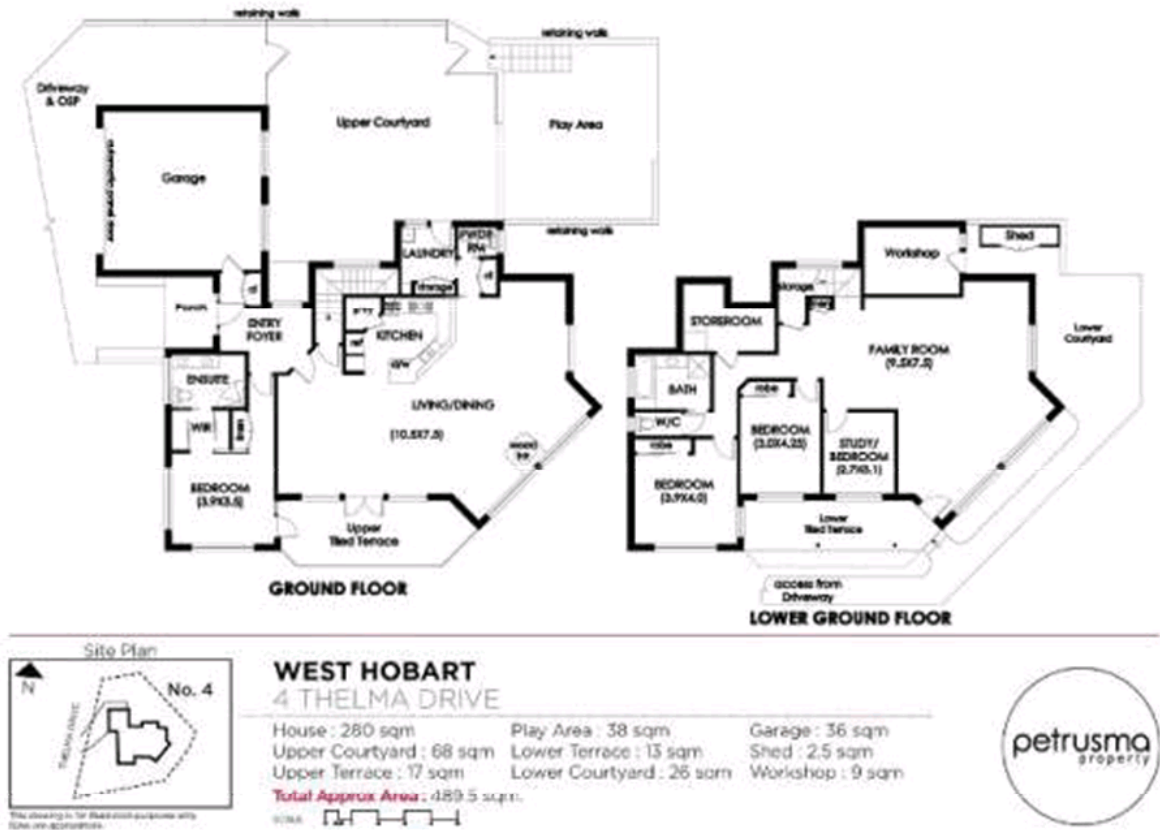
A security deposit of **[\$300]** must be obtained for each booking and must only be returned to guests if there are no complaints from neighbours to the Manager regarding noise or inappropriate behaviour.

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

I will ensure that bins, including recycling, are placed for Council collection each week, unless the property has not been used during that week, and return the bins to the property within 24 hours of Council collection.

**3. Circulation of this visitor management plan**

I will provide this visitor management plan to each neighbouring property, including those properties which are next to the property, over the road and behind the property prior to the commencement of the visitor accommodation use.



**RESULT OF SEARCH**

RECORDER OF TITLES

*Issued Pursuant to the Land Titles Act 1980*

## SEARCH OF TORRENS TITLE

VOLUME	FOLIO
152663	12
EDITION	DATE OF ISSUE
5	02-Dec-2021

SEARCH DATE : 31-Aug-2022

SEARCH TIME : 10.04 AM

DESCRIPTION OF LAND

City of HOBART

Lot 12 on Sealed Plan 152663

Derivation : Part of 15A-3R-14.5/10Ps. Gtd to E Hawson.

Prior CT 142479/1

SCHEDULE 1M923938 TRANSFER to TUN OO THAN and WAI WAI Registered  
02-Dec-2021 at 12.01 PMSCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP152663 EASEMENTS in Schedule of Easements

E281921 MORTGAGE to Permanent Custodians Limited Registered  
02-Dec-2021 at 12.02 PMUNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



OWNER: See Below  FOLIO REFERENCE: See Below  GRANTEE: PART OF 15.314.5 GRANTED TO EDWARD <del>SWANSTON</del> HAWSON PART OF 25.3.34 GRANTED TO CHARLES SWANSTON & ROBERT PITCAIRN.	<h2 style="margin: 0;">PLAN OF SURVEY</h2> <p style="margin: 0;">BY SURVEYOR      Anthony Owen Carrick</p> <p style="margin: 0;">Brooks Lark &amp; Carrick, Surveyors 175 Collins Street Hobart</p> <h3 style="margin: 0;">CITY OF HOBART</h3> <p style="margin: 0;">SCALE: 1:1000</p>	REGISTERED NUMBER <h1 style="margin: 0;">SP152663</h1>
MAPSHEET MUNICIPAL CODE No. (114) 5225-52		LAST UP! No. GIV54.GCA79, GSK48, GCA78, GCA77.
LOT 13 IS COMPILED FROM F.R.139178-2 AND THIS SURVEY.		OWNERS: Graeme Edward Stevens C.T.135446/1 Nyra Veneta Aherne C.T.85483/1 Alan James Glass C.T.142479/1 Philip Jonathan Murrell C.T.139178/2 Graeme Edward Stevens & Suzanne Rose Stevens C.T.129588/16 Andrew Hartley Shurman & Norette Elizabeth Shurman C.T.89631/17

N
E
S
W

Forest      Road      (SP139178)  
 1      2      13  
 3      11      (P250286)  
 4      12      (P811)  
 5      (SP51014)  
 15      9      (SP11451)  
 16      (P142479)  
 6      8      (P129588)  
 7      14      (SP142478)  
 Part of Road 100  
 (543/27°)  
 Part of 100  
 Road  
 Liverpool Crescent  
 Drainage Easement Variable Width  
 (P152664) bal.  
 (P135446)  
 Drainage Easement 3.00 Wide

COUNCIL DELEGATE  
 MANAGER, SURVEYING SERVICES  
 20.11.2007  
 DATE

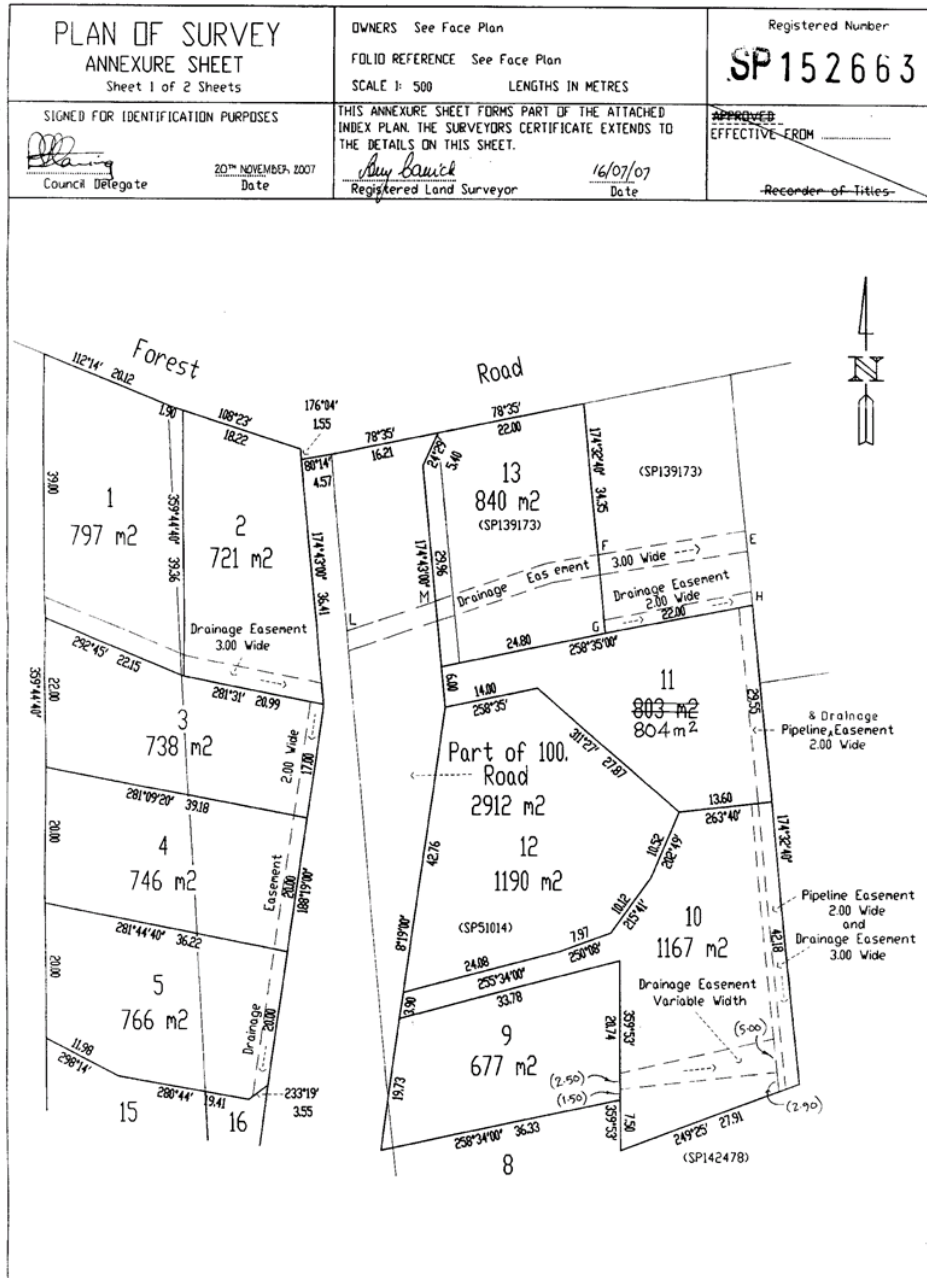




## FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980







## FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



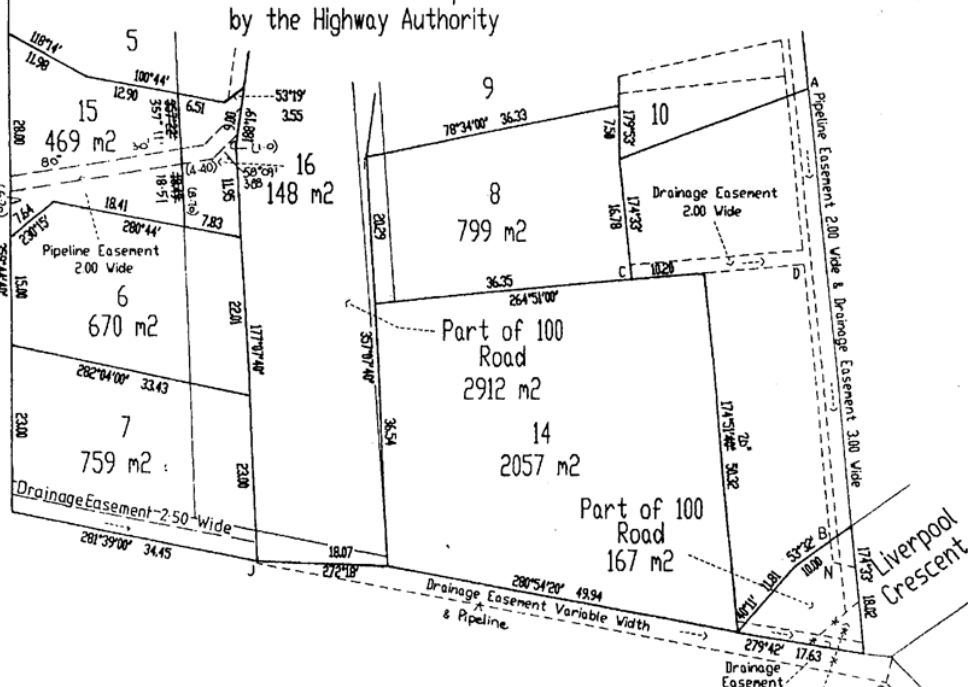
<b>PLAN OF SURVEY</b> <b>ANNEXURE SHEET</b> Sheet 2 of 2 Sheets		OWNERS See Face Plan FOLIO REFERENCE See Face Plan SCALE 1: 500 LENGTHS IN METRES	Registered Number <b>SP 152663</b>
SIGNED FOR IDENTIFICATION PURPOSES  Council Delegate		THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET.  Registered Land Surveyor	APPROVED EFFECTIVE FROM 16/07/07 Date Recorder of Titles
20 <sup>TH</sup> NOVEMBER 2007 Date			

THE NOTATION "ROAD" APPURTENANT TO LOTS 15 & 16 HEREON HAS BEEN DELETED PURSUANT TO SECTION 139 OF THE LAND TITLES ACT 1980.

*Alice Kawa*  
 RECORDER OF TITLES  
 4 MAY 2011

**Lot 15 & 16 to be acquired by the Highway Authority**

**TOTAL LOT 100 3079 m<sup>2</sup>**



Pipeline easement 6.00 wide hereon deleted by me pursuant to Request to Amend No. D39839 made under Section 103 of the Local Government (Building & Miscellaneous Provisions) Act 1993

*Alice Kawa*  
 8 / 5 / 2012  
 Recorder of Titles

**7.2.7 1/26 DAVEY PLACE, SOUTH HOBART - CHANGE OF USE TO  
VISITOR ACCOMMODATION  
PLN-22-378 - FILE REF: F22/98474**

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Address: 1/26 Davey Place, South Hobart  
Proposal: Change of Use to Visitor Accommodation  
Expiry Date: 11 October 2022  
Extension of Time: Not applicable  
Author: Deanne Lang

***RECOMMENDATION***

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for change of use to visitor accommodation at 1/26 Davey Place, South Hobart 7004 for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

**GEN**

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-22-378 - 1 26 Davey Place South Hobart TAS 7004 - Final Planning Documents except where modified below.

**Reason for condition**

To clarify the scope of the permit.

**PLN 18**

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

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

accommodation would be located, including managing and/or limiting access to shared areas and facilities.

4. To specify the maximum permitted occupancy of the visitor accommodation.
5. To specify that guests must utilise the site for the parking of vehicles, that the maximum number of vehicles to be parked on the site (2), 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 2 vehicles and the parking of any additional vehicles in nearby streets should also be discouraged.
6. 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.

ENV 8

Prior to commencement of the use, a Landslide Risk Management Report in accordance with the Australian Geomechanics Society's *Practice Note Guidelines for Landslide Risk Management* (2007c), and taking into account the matters specified in performance criterion E3.6.1 P2(c) of the Landslide Code of the *Hobart Interim Planning Scheme 2015*, must be submitted and approved.

The landslide risk management report must:

- a) include a risk assessment that assesses whether the proposed use would be subject to an acceptable level of landslide risk;
- b) include a schedule of risk mitigation measures required to reduce the estimated risk to tolerable levels, if risk mitigation measures are required to reduce the landslide risk to tolerable levels; and
- c) be prepared by a 'suitably qualified person (landslide)' as defined in the Landslide Code.

Any risk mitigation measures specified in the approved Landslide Risk

Management Report to reduce the landslide risk to tolerable levels must be implemented.

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

#### 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*.

## 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-22-378 - 1/26 DAVEY PLACE SOUTH  
HOBART TAS 7004 - Planning Committee or  
Delegated Report 

Attachment B: PLN-22-378 - 1/26 DAVEY PLACE SOUTH  
HOBART TAS 7004 - CPC Agenda Documents 

**APPLICATION UNDER HOBART INTERIM PLANNING SCHEME 2015**

Type of Report: Committee  
Council: 10 October 2022  
Expiry Date: 11 October 2022  
Application No: PLN-22-378  
Address: 1 / 26 DAVEY PLACE , SOUTH HOBART  
Applicant: FENGMEI LIU  
81 ATHLEEN AVENUE  
Proposal: Change of Use to Visitor Accommodation  
Representations: Nil  
Performance criteria: Planning Directive No. 6 - Exemption and Standards for Visitor Accommodation in Planning Schemes - P2, E3.0 Landslide Code, E6.0 Parking and Access Code

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**1. Executive Summary**

- 1.1 Planning approval is sought for Change of Use to Visitor Accommodation at 1/26 Davey Place South Hobart.
- 1.2 More specifically the proposal includes:
- change of use of one of two single storey multiple dwellings within the strata lot scheme to visitor accommodation;
  - the remaining multiple dwelling is used as long term residential accommodation;
  - no works are required to convert the multiple dwelling to visitor accommodation;
  - no signage is proposed; and
  - two onsite car parking spaces are proposed, one within the existing garage which is attached to the multiple dwelling and one jockey space between the front boundary and the garage.
- 1.3 The proposal relies on performance criteria to satisfy the following standards and codes:
- 1.3.1 Planning Directive No. 6 - Exemption and Standards for Visitor Accommodation in Planning Schemes - P2
- 1.3.2 E6.0 Parking and Access Code - E6.6.1P1 Number of Parking Spaces



1.3.3 E3.0 Landslide Code E3.6.2P2

- 1.4 No representations were received during the statutory advertising period between 6-20 September 2022.
- 1.5 The proposal is recommended for approval subject to conditions.
- 1.6 The final decision is delegated to the Council because it is of a category of applications that has been called in by an Elected Member.

## 2. Site Detail

- 2.1 The subject site is located within Davey Place, which consists exclusively of multiple dwellings. The property is one of two multiple dwellings within the strata scheme. The subject site is located at the head of the southern most culdesac. A walking path to Lynton Avenue is located directly opposite the driveway to the subject site.



Fig. 1 - the subject site is bordered in blue



Fig. 2 - the multiple dwelling which is the subject of this application is to the left of frame. The second multiple dwelling within the strata scheme is to the right of frame

### 3. Proposal

3.1 Planning approval is sought for Change of Use to Visitor Accommodation at 1/26 Davey Place, South Hobart.

3.2 More specifically the proposal is for:

- change of use of one of two single storey multiple dwellings within the strata lot scheme to visitor accommodation;
- the remaining multiple dwelling is used as long term residential accommodation;
- no works are required to convert the multiple dwelling to visitor accommodation;
- no signage is proposed; and
- two onsite car parking spaces are proposed, one within the existing garage which is attached to the multiple dwelling and one jockey space between the front boundary and the garage.

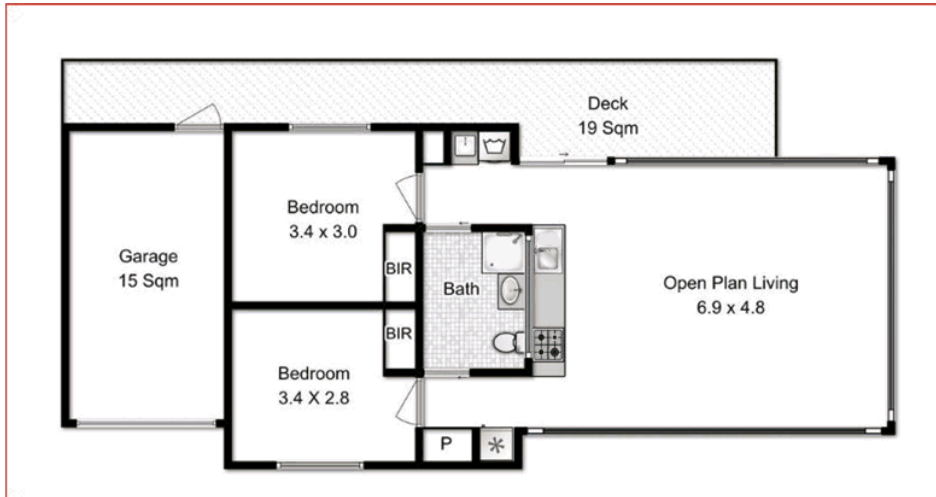


Fig. 3 - proposed/existing floor plan



Fig. 4 - front facade of the dwelling - showing the garage and driveway (providing the proposed second car parking space)

#### 4. Background

- 4.1 Council records indicate that a permit was issued (to the previous owner) for a change of use to visitor accommodation to the subject site under PLN-15-00638 which was approved on the 5 June 2015.

Neither the applicant nor Council records were able to confirm that the use had commenced within two (2) years of the permit being issued.

On this basis, the applicant has been required to submit a second application to obtain approval for a change of use to visitor accommodation on the subject site.

## 5. Concerns raised by representors

- 5.1 No representations were received during the statutory advertising period between 6 - 20 September 2022.

## 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 multiple dwelling. The proposed use is visitor accommodation. The existing use is a permitted use in the zone. The proposed use is a permitted use in the zone.
- 6.4 The proposal has been assessed against:
- 6.4.1 Planning Directive No. 6 - Exemption and Standards for Visitor Accommodation in Planning Schemes - P2
  - 6.4.2 E3.0 Landslide Code
  - 6.4.3 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 - P2

6.5.2 E3.0 Landslide Code

Vulnerable Use - E3.6.2P2

6.5.3 Parking and Access Code:

*Number of Parking Spaces - E6.6.1 P1*

6.6 Each performance criterion is assessed below.

6.7 Planning Directive No. 6 - P2

6.7.1 There is no acceptable solution for visitor accommodation upon a lot within a strata scheme where another lot within that strata scheme is used for a residential use.

6.7.2 The proposal includes the change of use of one unit within a strata scheme to visitor accommodation. The other unit is used for long term residential use.

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

6.7.4 The performance criterion at clause PD6:P2 provides as follows:

*Visitor Accommodation within a strata scheme must not cause an unreasonable loss of residential amenity to long term residents occupying other lots within the strata scheme, having regard to:*

- (a) the privacy of residents;*
- (b) any likely increase in noise;*
- (c) the residential function of the strata scheme;*
- (d) the location and layout of the lots;*
- (e) the extent and nature of any other non-residential uses; and*
- (f) any impact on shared access and common property.*

- 6.7.5 The 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 dwelling that is the subject of the application is located in a strata scheme which contains two (2) multiple dwellings. Each lot contains two onsite car parking spaces, the subject site containing a garage with jockey parking for one space behind, while 2/26 Davey has a car parking deck which is able to contain two (2) car parking spaces.

#### **Compatibility**

The area immediately surrounding the property consists of a variety of residential uses, including visitor accommodation, residential college (Jane Franklin Hall) and single and multiple dwellings. Council's data base confirms that there are four (4) visitor accommodation units within one hundred (100) metres of the site which have been approved since Planning Directive 2 - Exemption and Standards for Visitor Accommodation in Planning Schemes was introduced, on 1 July 2017 and superseded by the current Planning Directive 6- Exemption and Standards for Visitor Accommodation in Planning Schemes on 1 July 2018. These properties are 56/8 Davey Place (PLN-21-765) which is directly opposite the site, 11/11 Lynton Avenue (PLN-17-586) and 4/11 Lynton Avenue (PLN-18-35) and 5/12a Lynton Avenue (PLN19-92).

Council records confirm that there are currently eleven (11) properties approved as visitor accommodation within South Hobart. This equates to 0.49% of all dwellings within South Hobart being granted approval for change of use to visitor accommodation. Consequently, the area is predominantly residential in nature, albeit in different forms. No works required or proposed to facilitate the proposed change of use, and therefore is no impediment for the visitor accommodation unit to revert back to permanent accommodation. It is considered that visitor accommodation is not dissimilar to the residential use, and as such the proposed use is considered to be compatible with the character and use of the area.

#### **Residential amenity**

As stated above, the subject site is one of two units within the strata scheme. There is no common property and each lot has sufficient area



for two (2) onsite car parking spaces.

a) Privacy

The subject unit is a single storey, two bedroom unit, with direct access from Davey Place. This access is located between the northern boundary of 1/26 Davey Place and 15 Davey Place and is partially screened from the adjacent property by mature vegetation. The two dwellings within the strata scheme are freestanding units, with a separation distance of 1.2m - 2.2m. The multiple dwellings have been constructed so that the subject dwelling sits higher than the other dwelling within the strata scheme. The dwellings are also staggered, with 2/26 Davey Street projecting 4500mm further forward of the rear elevation of the subject dwelling. The staggering and difference in height above natural ground level between the dwellings, ensure that there is no overlooking or impact on privacy of the residents within 2/26 Davey Place. As a result, the residential function and privacy of the residents in the remaining unit will not be affected when the proposed visitor accommodation is occupied.

b) Noise

It is not considered that the proposed change of use will result in an increase of noise to the other property in the strata scheme. As stated above, there are a number of properties in close proximity, including that opposite at 56/8 Davey Place, which have obtained approval for visitor accommodation. Council's Records system (TRIM) confirms that there have been no complaints submitted concerning the use or noise generated of these properties.

The applicant has not submitted a management plan for the proposed visitor accommodation as part of their application. It is considered that should the proposal be approved, a condition requiring a management plan will be placed on the permit to protect the residential amenity of the owners/occupiers within the remaining unit in the strata scheme, as well as adjoining property owners.

c) residential function of the strata scheme

As stated above, there is no common property associated with the strata scheme. No representations were submitted during the statutory advertising period. Therefore, it is reasonable to assume that there is level of support for the change of use by the owner of the other lot within the strata scheme.

## d) layout

It is noted that there are three (3) habitable highlight windows within northern elevation of 2/26 Davey Place and three (3) habitable highlight windows within the southern elevation of the subject dwelling which face each other. However, as stated above, the dwellings are staggered and built at different heights above natural ground level so that the occupants of either dwelling are unable to see into the other dwelling and therefore privacy is maintained.

## e) Other use

Council records confirm that there are no other non-residential uses in this strata scheme.

## f) Shared access

Each dwelling within the strata scheme has there own access and therefore clause (f) is not relevant to this proposal.

**Local Roads or Rights of Way**

It is considered that the proposal will have no impact on the safety and efficiency of local roads or rights of way. Access to the property is not reliant on any right of way nor any on street car parking, although the site inspection confirmed that there is on street car parking available. However, there is more than sufficient car parking on the site, with two parking spaces dedicated to the visitor accommodation unit. Council's Development Engineer has undertaken an assessment in terms of onsite parking spaces (see full assessment under 6.9 below) and concluded that the parking provision may be accepted under performance criteria.

## 6.7.6 The proposal complies with the performance criterion.



Fig. 5 the staggering and separation of the two units within the strata scheme results in the privacy and amenity of the 2/26 Davey Place between retained. The dwelling subject to the change of use is to the right of the photo (image obtained via Realestate.com)

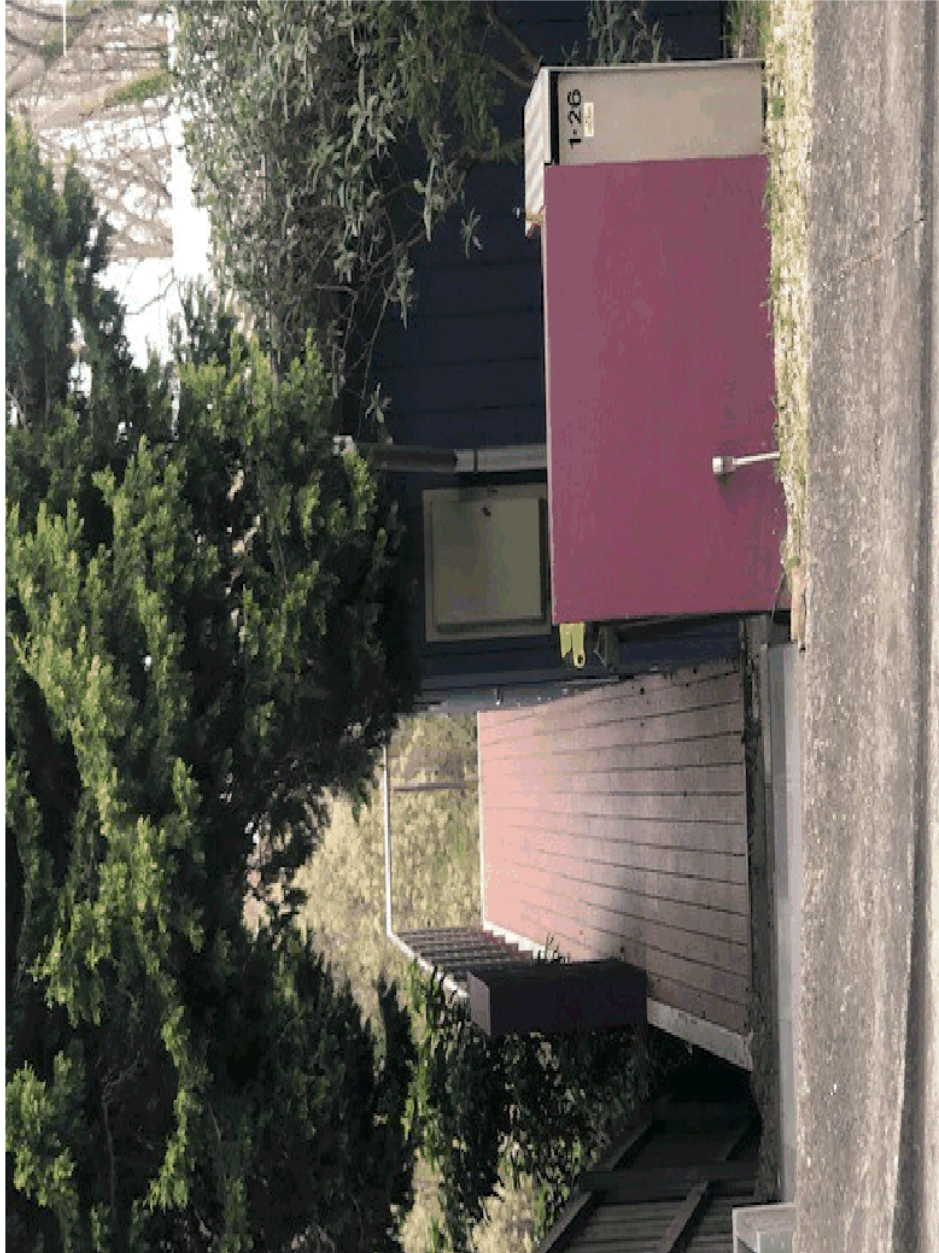


Fig.6 entrance to the proposed multiple dwelling is via the existing deck

6.8 Part E:3.0 Landslide Code

- 6.8.1 There is no acceptable solution vulnerable use to be conducted in a Landslide Hazard Area.

- 6.8.2 The proposal includes a vulnerable use which is located in a Landslide Hazard Area.
- 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 Part E3.6.2P2 provides as follows:

*Vulnerable use must satisfy all of the following:*

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

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

*(i) acceptable risk; or*

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

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

*(i) protect themselves and defend property from landslide;*

*(ii) evacuate in an emergency;*

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

*whilst minimising risk to emergency personnel.*

- 6.8.5 The objective of the use standards for vulnerable uses being conducted within areas covered by the Landslide Code is to ensure that landslide hazard management measures reflect the risk arising from the landslide hazard and the characteristics, nature and scale of the use taking into consideration the specific circumstances of users of the site.

The application was referred to Council's Environmental Development Planner who provided the following report:

**Assessment:**

Approval is sought for a change of use to visitor accommodation at 1/26 Davey Place, South Hobart.

**Landslide Code**

The Code applies because a 'vulnerable use' is proposed within a

Landslide Hazard Area. No Code exemptions apply.

The relevant standards are under clause E3.6.2.

The application complies with acceptable solution A1 as the use is for visitor accommodation.

There is no acceptable solution for A2. Performance criterion P2 states the following:

*Vulnerable use must satisfy all of the following:*

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

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

*(i) acceptable risk; or*

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

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

*(i) protect themselves and defend property from landslide;*

*(ii) evacuate in an emergency;*

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

*whilst minimising risk to emergency personnel.*

A condition is recommended for any permit granted requiring the submission of a Landslide Risk Management Plan concluding that the risk is acceptable, or will be tolerable subject to the implementation of risk mitigation measures, and requiring any recommended risk mitigation measures to be implemented.

6.8.6 The proposal complies with the performance criterion.

6.9 Parking and Access Code Part E6.6.1P1

6.9.1 The acceptable solution at clause E6.0 Parking and Access Code - Table E6.1 requires one (1) onsite car parking space per visitor accommodation unit.

6.9.2 The proposal includes two (2) onsite carparking spaces.

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

6.9.4 The performance criterion at clause (insert clause number) provides as follows:

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

- (a) car parking demand;*
- (b) the availability of on-street and public car parking in the locality;*
- (c) the availability and frequency of public transport within a 400m walking distance of the site;*
- (d) the availability and likely use of other modes of transport;*
- (e) the availability and suitability of alternative arrangements for car parking provision;*
- (f) any reduction in car parking demand due to the sharing of car parking spaces by multiple uses, either because of variation of car parking demand over time or because of efficiencies gained from the consolidation of shared car parking spaces;*
- (g) any car parking deficiency or surplus associated with the existing use of the land;*
- (h) any credit which should be allowed for a car parking demand deemed to have been provided in association with a use which existed before the change of parking requirement, except in the case of substantial redevelopment of a site;*
- (i) the appropriateness of a financial contribution in lieu of parking towards the cost of parking facilities or other transport facilities, where such facilities exist or are planned in the vicinity;*
- (j) any verified prior payment of a financial contribution in lieu of parking for the land;*
- (k) any relevant parking plan for the area adopted by Council;*
- (l) the impact on the historic cultural heritage significance of the site if subject to the Local Heritage Code;*
- (m) whether the provision of the parking would result in the loss, directly or indirectly, of one or more significant trees listed in the Significant Trees Code.*

6.9.5 The objective of the number of car parking provisions in this instance is to ensure that there is enough car parking to meet the needs of all users of the user development, while taking into account the level of parking available on or outside the land and access is afforded by other modes of



transport. In addition it aims to ensure that the use/development does not detract from the amenity of users or the locality by preventing regular parking overspill.

The proposal was referred to Council's Development Engineer who provided the following report:

There are two existing on-site car parking spaces for the existing dwelling. The proposed use of the dwelling as visitor accommodation only requires one parking space therefore the existing two car parking spaces exceeds the required number of parking spaces for visitor accommodation. To meet the acceptable solution, there is to be no greater than the number of car parking spaces specified in Table E 6.1. Exceeding the required number of on site car parking spaces requires assessment against the performance criteria.

There is on-street parking in the surrounding road network, however as the on-site parking requirement is exceeded parking off site is not applicable. Metro Tasmania operate regular bus services within 400 metres of the subject site, which is also located a convenient walking distance from shops, schools and services. No alternative parking provision is available or considered necessary.

The subject site is not within a heritage precinct nor a heritage place and therefore E13.0 Historic Heritage Code is not applicable. The closest significant tree and significant tree area is approximately eighty (80) metres and one hundred (100m) from the site, respectively, and consequently are not affected by the proposal.

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

6.9.6 The proposal complies with the performance criterion.

## 7. Discussion

7.1 Planning approval is sought for Change of Use to Visitor Accommodation at 1/26 Davey Place, South Hobart

7.2 The application was advertised and no representations were received.

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

## 8. Conclusion

- 8.1 The proposed Change of Use to Visitor Accommodation at 1/26 Davey Place, South Hobart satisfies the relevant provisions of the *Hobart Interim Planning Scheme 2015*, and as such is recommended for approval.

## 9. Recommendations

That: Pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for Change of Use to Visitor Accommodation at 1/26 Davey Place, 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-22-378 - 1 26 DAVEY PLACE SOUTH HOBART TAS 7004 - Final Planning Documents except where modified below.

Reason for condition

To clarify the scope of the permit.

### PLN 18

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

1. To limit, manage, and mitigate noise generated as a result of the visitor accommodation.
2. To limit, manage, and mitigate behaviour issues caused as a result of the visitor accommodation.
3. To maintain the security of the building where the visitor accommodation would be located, including managing and/or limiting access to shared areas and facilities.
4. To specify the maximum permitted occupancy of the visitor accommodation.
5. To specify that guests must utilise the site for the parking of vehicles, that the maximum number of vehicles to be parked on the site (2), 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 2 vehicles and the parking of any additional vehicles in nearby streets should also be discouraged.

6. 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.

#### **ENV 8**

Prior to commencement of the use, a Landslide Risk Management Report in accordance with the Australian Geomechanics Society's *Practice Note Guidelines for Landslide Risk Management* (2007c), and taking into account the matters specified in performance criterion E3.6.1 P2(c) of the Landslide Code of the *Hobart Interim Planning Scheme 2015*, must be submitted and approved.

The landslide risk management report must:

- (a) include a risk assessment that assesses whether the proposed use would be subject to an acceptable level of landslide risk;
- (b) include a schedule of risk mitigation measures required to reduce the estimated risk to tolerable levels, if risk mitigation measures are required to reduce the landslide risk to tolerable levels; and
- (c) be prepared by a 'suitably qualified person (landslide)' as defined in the Landslide Code.

Any risk mitigation measures specified in the approved Landslide Risk Management Report to reduce the landslide risk to tolerable levels must be

implemented.

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

### **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*.

### **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.



(Deanne Lang)

**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**

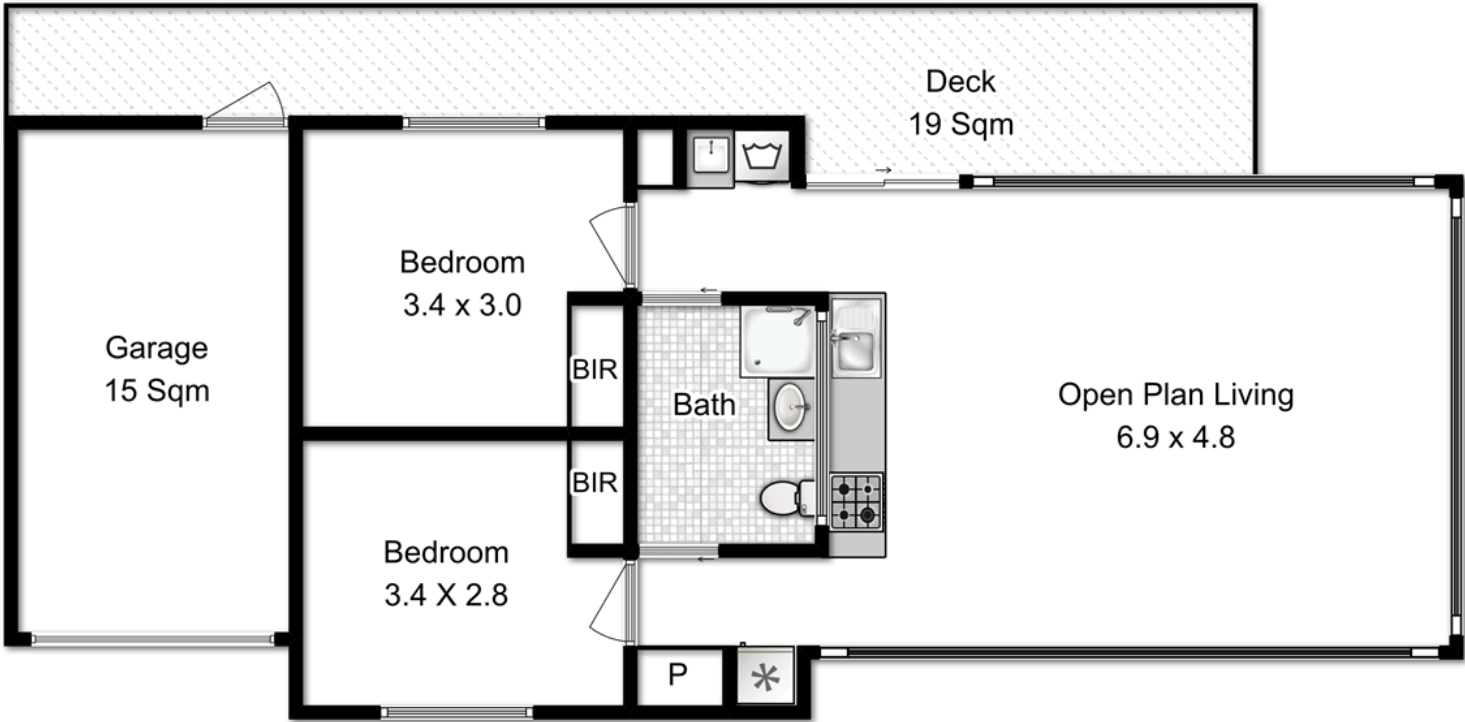
*As signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.*

Date of Report: 21 September 2022

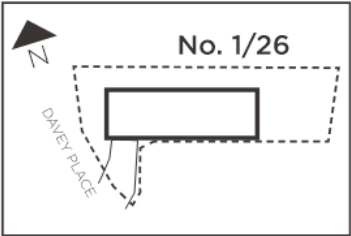
**Attachment(s):**

Attachment B - CPC Agenda Documents





Site Plan



This drawing is for illustration purposes only.  
Sizes are approximate.

**SOUTH HOBART**  
1/26 DAVEY PLACE

House : 67 sqm  
Deck : 19 sqm  
Garage : 15 sqm

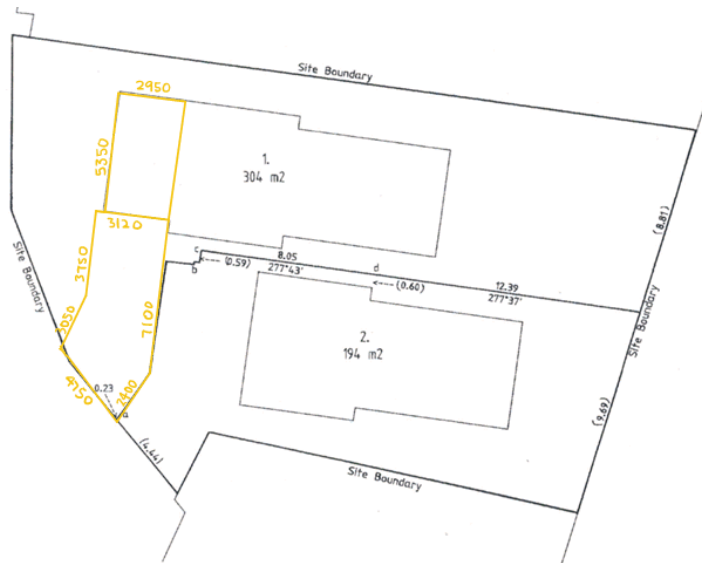
**Total Approx Area : 101 sqm.**



## 1. Details of any proposed signage:

There will not be any proposed signage in this application.

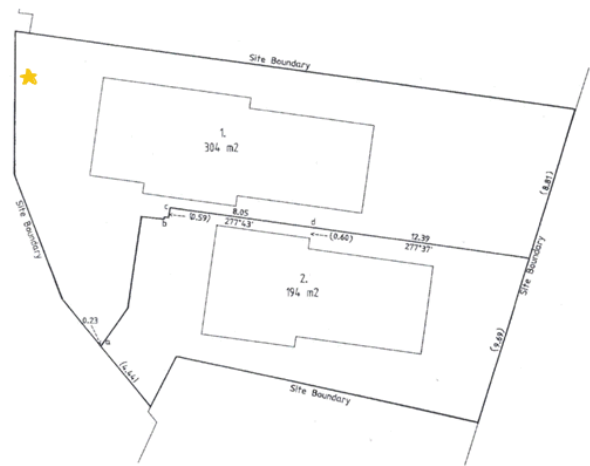
## 2. Dimensions &amp; photo of the onsite car parking space:



1. Total area to be used by the visitor accommodation:



2. Details of any proposal signage  
Size : A4  
Location : on the wall next to mail box. Mark as below :



[illegible]

4. Confirm if any work will be undertaken to enable the change of use:  
There won't be any work needed to be undertaken. Thank you :)

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

### Guidance Information

#### Visitor Accommodation Use in Existing Habitable Buildings Standard Application Package

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

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

#### Application for Planning Permit

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

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

Planning Scheme	Requirements
Interim planning schemes	<p>Change of use to Visitor Accommodation if:</p> <ul style="list-style-type: none"> <li>located within the General Residential Zone; Inner Residential Zone, Low Density Residential Zone, Rural Living Zone, Environmental Living Zone, or Village Zone;</li> <li>not located within the Battery Point Heritage Precinct (BP1);</li> <li>guests are accommodated within existing habitable buildings;</li> <li>the use occupies not more than 200m<sup>2</sup> gross floor area per lot;</li> <li>the use is not within a strata scheme<sup>1</sup> that includes another lot, as defined in section 3 of the <i>Strata Titles Act 1998</i>, that is used for Residential use; and</li> <li>all other requirements in the planning scheme are met that are necessary for a 'Permitted' use.</li> </ul>
Sullivans Cove Planning Scheme 1997	<p>Change of use to Bed and Breakfast Establishment or Visitor Accommodation if:</p> <ul style="list-style-type: none"> <li>located within Activity Area 1.0 Inner City Residential (Wapping);</li> <li>guests are accommodated within existing habitable buildings;</li> <li>the use occupies not more than 200m<sup>2</sup> floor area per lot; and</li> <li>all other requirements in the planning scheme are met that are necessary for a 'Permitted' use.</li> </ul>

<sup>1</sup> Strata scheme is defined in section 3 of the *Strata Titles Act 1998*.

The Application for Planning Permit form does not apply if:

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

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

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

Applicants should use the standard Council planning application form.

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

Applicants should use the standard Council planning application form.

### Building self-assessment form

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

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

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

- owner occupiers of residential premises of more than four bookable rooms, or
- investment properties or shacks (not occupied by the owner) that have a gross floor area of not more than 200m<sup>2</sup> used for visitor accommodation.

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

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

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

(Must tick one)

☐**Interim Planning Schemes:**

Change of use to Visitor Accommodation if:

- guests are accommodated in existing habitable buildings;
- the use has a gross floor area of not more than 200m<sup>2</sup> per lot;
- the use is not within a strata scheme<sup>2</sup> that includes another lot, as defined in section 3 of the *Strata Titles Act 1998*, that is used for Residential use; and
- the land is within one of the following zones:
  - General Residential;
  - Inner Residential, excluding land within the Battery Point Heritage Precinct 1 (BP1);
  - Low Density Residential;
  - Rural Living;
  - Environmental Living;
  - Village.

☒**Sullivans Cove Planning Scheme 1997:**

Change of use to Bed and Breakfast Establishment or Visitor Accommodation, where guests are accommodated in existing habitable buildings and the use has a floor area of not more than 200m<sup>2</sup> per lot, and the land is within the Activity Area 1.0 Inner City Residential (Wapping).

**Description:**

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

The whole part of the building will be used as short stay accommodation.

**Applicant: Who is making the application?**Applicant Name: 

Business /

Company Name: 

Postal Address:

Phone  
No:

Email address:

<sup>2</sup> Strata scheme means the complex of lots and common property (together with the system of administration and management) created on the registered strata plan.



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

Street Address:

1/26 Davey place

South Hobart

7004

Certificate of Title  
Reference No.

140 808

Describe the way the land is used now:

General residential

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

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

Owner Name:

Fengmei Liu &amp; Zijun Zhuang

Business /

Company Name:

Postal Address:

Please be advised that both Fengmei Liu and Zijun Zhuang are sharing the same address as below:  
81 Athleen Ave, Lenah Valley, TAS 7008Phone  
No:Fengmei Liu: 0429 408 986  
Zijun Zhuang: 0488 047 399

Email address:

Fengmei Liu: meizi1452@gmail.com Zijun Zhuang: 123 handmade@gmail.com

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

(Must tick one)



Yes - please complete Section A below.



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

**Section A: Owner's Verification**

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

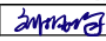
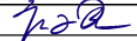
Owner(s):

Name: [print]

Fengmei Liu

Zijun Zhuang

Signed

Date

8th Jun 2022

**Section B: Applicant's Verification**

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

Applicant:

Name: [print]

Signed

Date

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

The

consents to the making of this permit application.

General  
Manager:

Name: [print]

Signed

Date

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

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

**Declaration (to be completed for all applications)**

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

	Name: [print]	Signed	Date
Applicant:	Fengmei Liu		8th Jun 2022

**Personal Information Protection Statement**

As required under the *Personal Information Protection Act 2004*

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

**Planning Application Checklist**

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

- (a) Completed Planning Application Form - all relevant sections filled in and signed by land owner (if required) and applicant.
- (b) A copy of the current certificate of title for all land to which the permit sought is to relate (available from Service Tasmania or from [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au) ).
- (c) Either:
  - (i) a basic floor plan of the existing habitable building(s) to scale, including identification of the gross floor area for the proposed change of use to visitor accommodation, or
  - (ii) a signed declaration by the applicant confirming the area of the existing habitable building(s) for the proposed change of use to visitor accommodation has a gross floor area<sup>3</sup> of not more than 200m<sup>2</sup>
- (d) Payment of the prescribed fee (up to \$250.00).

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

<sup>3</sup> Or floor area in the case of the Sullivans Cove Planning Scheme 1997.

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

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

- owner occupiers of residential premises of more than four bookable rooms, or
- investment properties or shacks (not occupied by the owner) that have a gross floor area of not more than 200m<sup>2</sup> per lot used for visitor accommodation.

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

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

To:  Permit Authority  
 Address  
 Suburb/postcode

**Owner / Occupier details:**

(Only an owner or occupier may complete this form)

Owner / Occupier:  
(Delete one not applicable)

Postal Address:

Phone  
No:

Email address:

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

Street Address:

Certificate of Title  
Reference No.

**Owner / Occupier Declaration:**

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

	Name: [print]	Signed	Date
Owner/Occupier: (Delete one not applicable)	<input type="text"/>	<input type="text"/>	<input type="text"/>

**Occupancy Permit:**

(Must tick one)

The owner or occupier is to declare that –

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

OR

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

**Plumbing:**

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

The owner or occupier is to declare that –

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

OR

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

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

OR

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

**Essential Building Services:**

(Must tick one)

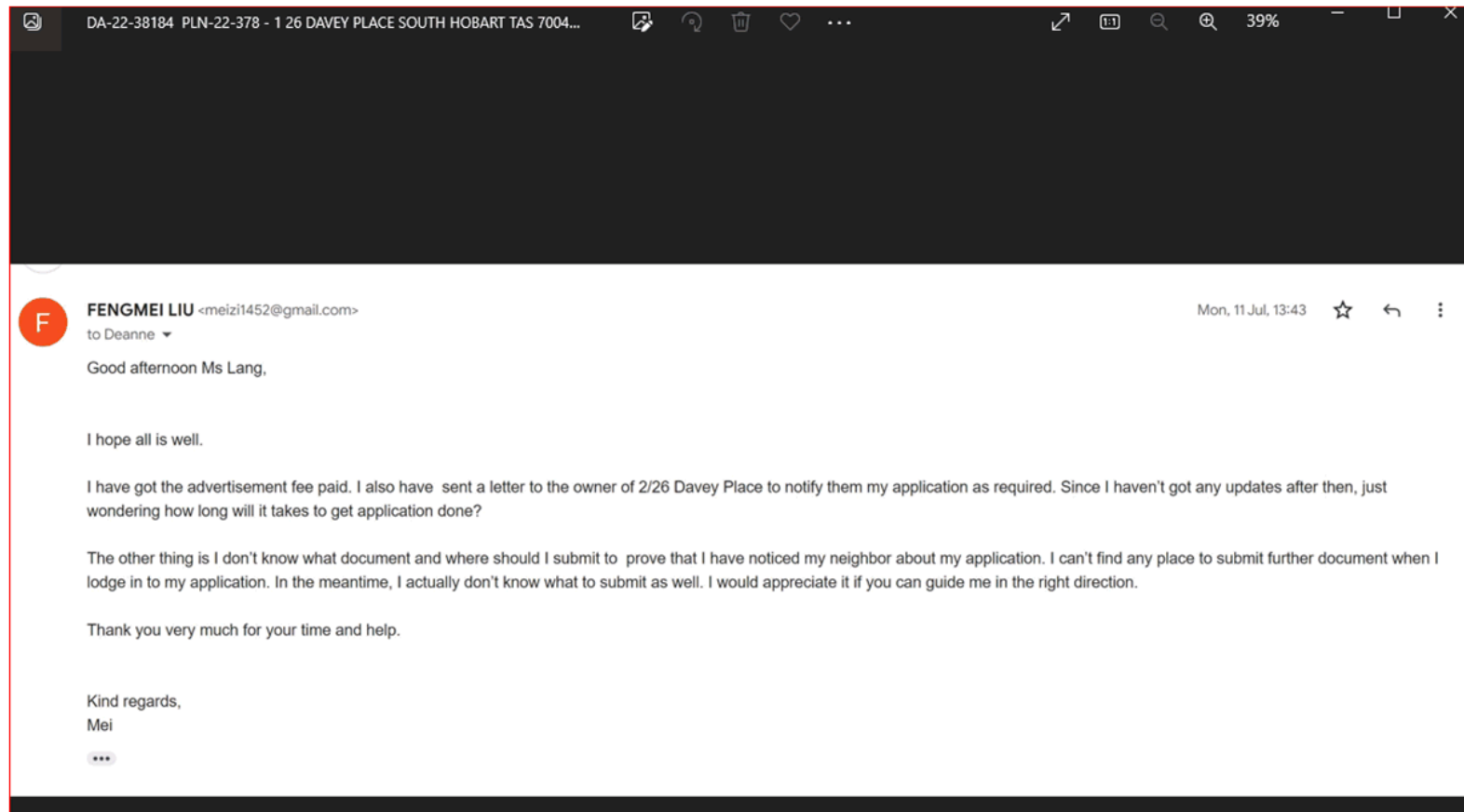
The owner or occupier is to declare that –

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

OR

- ☐ (b) the premises is not required to have an approved essential maintenance schedule, but the following fire safety features are installed and maintained in accordance with manufacturer's instructions:
- a smoke alarm with a 10-year non-removable lithium battery, or
  - a hard wired smoke alarm (and are interconnected where there is more than one alarm fitted);
- (a) if any storey of the premises contains a bedroom –
- (i) installed in every corridor, or hallway, situated in the storey, that is associated with a bedroom; and

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



**RESULT OF SEARCH**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



## SEARCH OF TORRENS TITLE

VOLUME 140808	FOLIO 1
EDITION 7	DATE OF ISSUE 17-Aug-2021

SEARCH DATE : 06-Jun-2022

SEARCH TIME : 12.56 PM

DESCRIPTION OF LAND

City of HOBART

Lot 1 on Strata Plan 140808 and a general unit entitlement  
operating for all purposes of the Strata Scheme being a 1  
undivided 1/2 interest

Derived from Strata Plan 140808

Derivation : part of 2A-1R-37Ps Gtd to G Mackillop and Part of  
3A-2R-25Ps Gtd to H RossSCHEDULE 1M750962 TRANSFER to ZIJUN ZHUANG and FENGMEI LIU Registered  
17-May-2019 at 12.01 PMSCHEDULE 2

Reservations and conditions in the Crown Grant if any

The registered proprietor holds the lot and unit entitlement  
subject to any interest noted on common property  
Folio of the Register volume 140808 folio 0

SP 53969 EASEMENTS in Schedule of Easements

SP 9289 &amp; SP 53969 FENCING COVENANT in Schedule of Easements

E271985 MORTGAGE to Westpac Banking Corporation Registered  
17-Aug-2021 at noonUNREGISTERED 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 140808	FOLIO 0
EDITION 1	DATE OF ISSUE 22-Jan-2004

SEARCH DATE : 06-Jun-2022

SEARCH TIME : 12.56 PM

DESCRIPTION OF LAND

City of HOBART

The Common Property for Strata Scheme 140808

Derivation : part of 2A-1R-37Ps Gtd to G Mackillop and Part of  
3A-2R-25Ps Gtd to H Ross

Prior CT 53969/4

SCHEDULE 1

STRATA CORPORATION NUMBER 140808, 26 DAVEY PLACE, SOUTH HOBART

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP 53969 EASEMENTS in Schedule of Easements

SP 9289 &amp; SP 53969 FENCING COVENANT in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



## FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



CITY/TOWN HOBART SUBURB/LOCALITY South Hobart FOLIO REFERENCE C.T.53969/4 SITE COMPRISES THE WHOLE OF LOT 4 ON PLAN No. S.P.53969		STRATA PLAN Sheet 1 of 3 Sheets		REGISTERED NUMBER <b>140808</b>
NAME OF STRATA SCHEME 26 Davey Place, South Hobart <del>7004</del>		STRATA TITLES ACT 1998 REGISTERED <b>22 JAN 2004</b> <i>Alice Kawa</i> Recorder of Titles.		
MAPSHEET MUNICIPAL CODE No. 114	LAST UPI No. GBH 89	SCALE 1: 150	LENGTHS IN METRES	

SITE PLAN

DAVEY PLACE

SOUTHERN OUTLET

(S.P.53969)

C.T.53969/4  
498 m2  
(S.P.53969)

NOTES: (i) ALL BUILDINGS ON THE SITE TO BE SHOWN ON SHEET 1.  
(ii) BUILDING TO SITE BOUNDARY OFFSETS OF LESS THAN 2.00 METRES TO BE SHOWN ON SHEET 1.  
(iii) LOT FOLIOS ARE HELD SUBJECT TO COMMON PROPERTY FOLIO INTERESTS.  
(iv) THE SURVEYORS CERTIFICATE MUST CERTIFY THAT ANY BUILDING ENCROACHMENT BEYOND THE SITE BDY. IS AUTHORISED ACCORDING TO LAW.

STAGED/COMMUNITY DEVELOPMENT SCHEME No. (IF APPLICABLE)

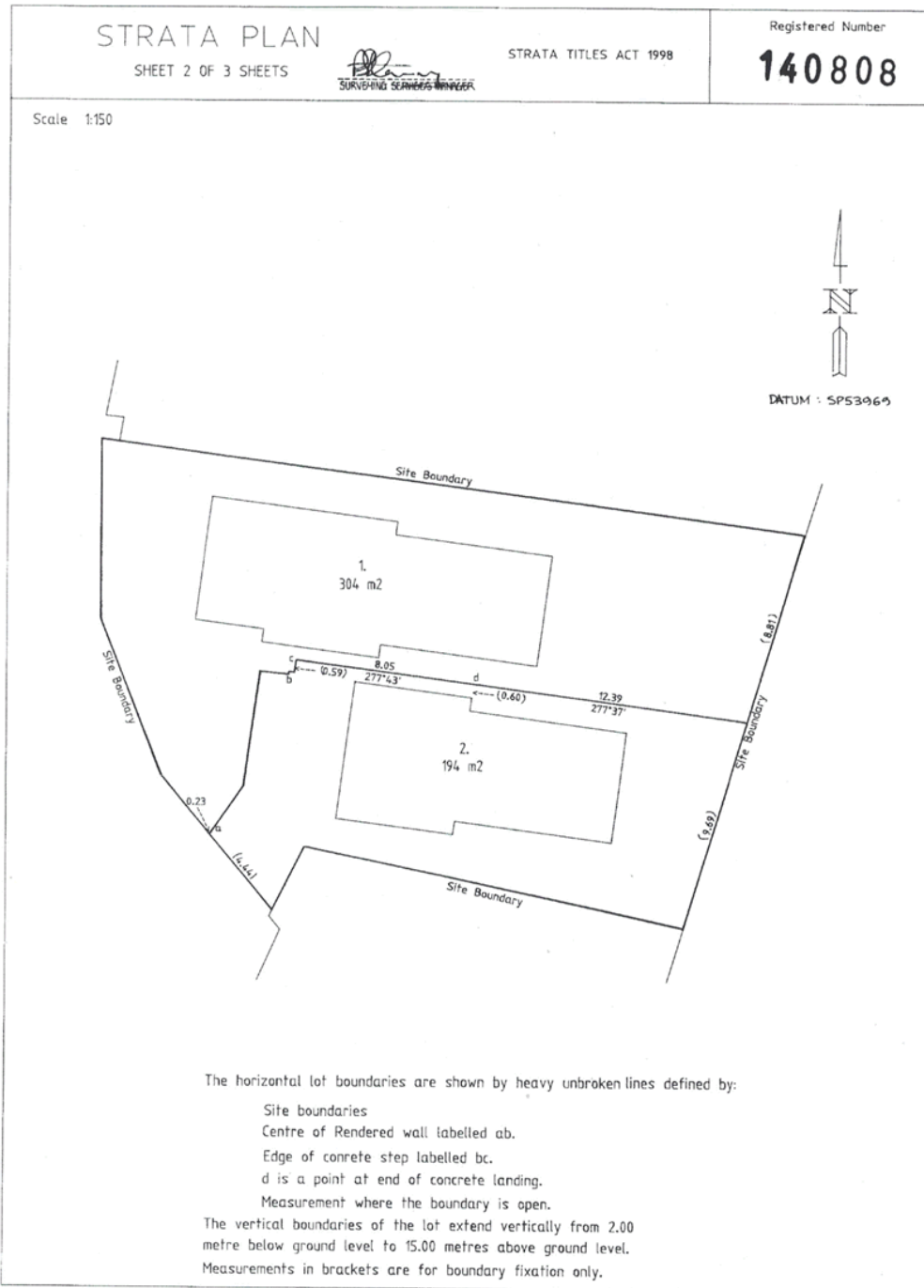
BEN RICHARDSON  
LODGED BY : ~~Simmons-Welfhagen~~

the List...

## FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



[illegible]

Planning: #258442

## Property

1/26 DAVEY PLACE SOUTH HOBART TAS 7004

## People

## Applicant \*

FENGMEI LIU  
81 ATHLEEN AVENUE  
LENAH VALLEY TAS 7008  
0429 408 986  
meizi1452@gmail.com

## Owner \*

FENGMEI LIU  
81 ATHLEEN AVENUE  
LENAH VALLEY TAS 7008  
0429 408 986  
meizi1452@gmail.com

## Entered By

FENGMEI LIU  
81 ATHLEEN AVENUE  
LENAH VALLEY TAS 7008  
0429 408 986  
meizi1452@gmail.com

## Use

Tourism

## Details

Have you obtained pre application advice?

☒ No

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

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

☒ Yes

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

☒ No

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

Details		
What is the current approved use of the land / building(s)? *		
General Residential		
Please provide a full description of the proposed use or development (i.e. demolition and new dwelling, swimming pool and garage) *		
Change of use to visitor accommodation		
Estimated cost of development *		
0.00		
Existing floor area (m2)	Proposed floor area (m2)	
67.00	67.00	
Site area (m2)		
Carparking on Site		
Total parking spaces	Existing parking spaces	N/A
2	2	<input checked="" type="checkbox"/> Other (no selection chosen)
Other Details		
Does the application include signage? *		
<input type="radio"/> No		
How many signs, please enter 0 if there are none involved in this application? *		
0		
Tasmania Heritage Register		
Is this property on the Tasmanian Heritage Register? <input type="radio"/> No		
Documents		
Required Documents		
Title (Folio text and Plan and U1_26DaveyPlace_Title Search and Folio Plan.pdf Schedule of Easements) *		
Plans (proposed, existing) * U1_26DaveyPlace_Title Search and Folio Plan.pdf		
Building self assessment Visitor-Accommodation-Standard-Application-Package-1-August-2018.pdf Form permitted visitor accommodation		

**7.2.8 20 BAYLEY STREET, GLEBE - CHANGE OF USE TO VISITOR  
ACCOMMODATION  
PLN-22-552 - FILE REF: F22/98492**

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Address: 20 Bayley Street, Glebe  
Proposal: Change of Use to Visitor Accommodation  
Expiry Date: 11 October 2022  
Extension of Time: Not applicable  
Author: Cameron Sherriff

**RECOMMENDATION**

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for change of use to visitor accommodation, at 20 Bayley Street, Glebe 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-22-552 - 20 Bayley Street Glebe TAS 7000 - Final Planning Documents except where modified below.

**Reason for condition**

To clarify the scope of the permit.

**PLN 18**

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

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



3. To maintain the security of the building where the visitor accommodation would be located, including managing and/or limiting access to shared areas and facilities.
4. To specify the maximum permitted occupancy of the visitor accommodation.
5. To clarify that parking is not available on the site and that parking will need to be sought in nearby streets, if required. Further detail should be provided to ensure that guests are aware of the timed limited parking areas nearby, and that these may not be suitable for parking for longer periods during the day. Additionally, at the booking stage, guests should be discouraged from bringing more than one (1) vehicle.
6. 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.

## 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-22-552 - 20 BAYLEY STREET GLEBE TAS  
7000 - Planning Committee or Delegated Report ↴



Attachment B: PLN-22-552 - 20 BAYLEY STREET GLEBE TAS  
7000 - CPC Agenda Documents ↴ 

**APPLICATION UNDER HOBART INTERIM PLANNING SCHEME 2015**

Type of Report: Committee  
Council: 10 October 2022  
Expiry Date: 11 October 2022  
Application No: PLN-22-552  
Address: 20 BAYLEY STREET , GLEBE  
Applicant: Alex Holmes  
20 Bayley St  
Proposal: Change of Use to Visitor Accommodation  
Representations: One (1)  
Performance criteria: Parking and Access Code; Planning Directive No. 6

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**1. Executive Summary**

- 1.1 Planning approval is sought for Change of Use to Visitor Accommodation, at 20 Bayley Street, Glebe.
- 1.2 More specifically the proposal includes:
  - Use of the existing 137m<sup>2</sup>, three bedroom dwelling for visitor accommodation while the owners work away in 4-8 week blocks, between which they would return to live in the dwelling which they still consider to be their principal place of residence.
  - The existing dwelling is conjoined with one other dwelling, and it is part of a three-lot residential Strata Scheme.
  - There is currently no parking available on the site and none is proposed for the Visitor Accommodation use.
- 1.3 The proposal relies on performance criteria to satisfy the following standards and codes:
  - 1.3.1 Planning Directive No. 6 - Residential Strata Scheme
  - 1.3.2 Parking and Access Code - Number of Parking Spaces
- 1.4 One (1) representation objecting to the proposal was received within the statutory advertising period between 01/09 and 15/09/2022.

- 1.5 The proposal is recommended for approval subject to conditions.
- 1.6 The final decision is delegated to the Council, because it is of a category of development 'called in' by an elected member.

## 2. Site Detail



**Fig. 1: Aerial view of the subject property and surrounds. Note the property is self-contained within the residential strata, with its own direct frontage and access to Bayley Street (Source: Council ArcGIS).**

- 2.1 20 Bayley Street, Glebe is a 221m<sup>2</sup> residential property occupied by a three-storey dwelling conjoined with the dwelling on the adjacent, 18 Bayley Street property. The site is part of a three-lot residential Strata Scheme, encompassing 18, 20 and 22 Bayley Street. The dwelling on the subject site appears as two storey from the street frontage, however the land drops away to the southwest, and there is a lower level set below street level. The site has an enclosed rear yard to the south-west. The surrounding area is predominantly residential in character, making up part of the older, Glebe suburb between Brooker Avenue and the Queens Domain.



***Plate 1: The subject site as it presents to Bayley Street - Number 20 is the brown half of the conjoined building, to the right (Source: Planner's photo).***





***Plate 2: The 'front' door of the subject dwelling, located to the side and accessed via a semi-enclosed verandah. The white building to the right is the non-conjoined dwelling at 22 Bayley Street, which is the third of the three properties in the Strata Scheme (Source: Planner's photo).***





***Plate 3: The rear yard of 20 Bayley Street as viewed from the mid-level verandah. The rear yards of 18 and 22 Bayley Street can be seen to the left and right-hand sides of this area (Source: Planner's photo).***



**Plate 4:** Looking across the rear of 22 Bayley Street to the rear of the subject site from Davenport Street (Source: Planner's photo).

### 3. Proposal

- 3.1 Planning approval is sought for Change of Use to Visitor Accommodation, at 20 Bayley Street, Glebe.
- 3.2 More specifically the proposal is for:
  - Use of the existing 137m<sup>2</sup>, three bedroom dwelling for visitor accommodation while the owners work away in 4-8 week blocks, between which they would return to live in the dwelling which they still consider to be their principal place of residence.
  - The existing dwelling is conjoined with one other dwelling, and it is part of a three-lot residential Strata Scheme.
  - There is currently no parking available on the site and none is proposed for the Visitor Accommodation use.

### 4. Background

- 4.1 None relevant.

**5. Concerns raised by representors**

- 5.1 One (1) representation objecting to the proposal was received within the statutory advertising period between 01/09 and 15/09/2022.
- 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.

In March 2022 the Hobart City Council passed the first stage of a ban or limit on new whole home, short stay accommodation in the inner-city area.

'The number of short stay-stay properties allowed in the Hobart area will be limited under a motion passed by the Hobart City Council to stop any new permits for whole-house short stay development in residential areas'.

In the Glebe there is already an abundance of short stay accommodation venues, steadily increasing, and as the Glebe precinct is not large this is adversely impacting the permanent residents and their amenities. Whole of house accommodation is expensive and usually many guests are a necessity to cover this cost. This flows on to parking issues, excessive noise, parties and drinking and impacts long term rental availability.

20 Bayley Street is an 130 year old, 3 bedroom co-joined weatherboard house with only safe access from ground level. The house has no off street parking and is situated between two other weatherboard houses with no off street parking. Is this house safe for commercial tenancy and a suitable dwelling for short-stay accommodation?

Is there a limit to the number of whole of houses permitted for short stay accommodation in a small neighbourhood such as the Glebe?

**6. Assessment**

- 6.1 The *Hobart Interim Planning Scheme 2015* is a performance based planning scheme. To meet an applicable standard, a proposal must demonstrate compliance with either an acceptable solution or a performance criterion. Where a

proposal complies with a standard by relying on one or more performance criteria, the Council may approve or refuse the proposal on that basis. The ability to approve or refuse the proposal relates only to the performance criteria relied on.

6.2 The site is located within the Inner Residential Zone of the *Hobart Interim Planning Scheme 2015*.

6.3 The existing use is Residential (Multiple Dwelling). The proposed use is Visitor Accommodation. The existing use is a Permitted use in the zone. The proposed use is a Permitted use in the zone.

6.4 The proposal has been assessed against:

6.4.1 Part D - 11 Inner Residential Zone

6.4.2 Planning Directive No. 6 - Exemption and Standards for Visitor Accommodation in Planning Schemes

6.4.3 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:

*Visitor Accommodation - 3.1 P2*

6.5.2 Parking and Access Code

*Number of Car Parking Spaces - E6.6.1 P1*

6.6 Each performance criterion is assessed below.

6.7 Visitor Accommodation - 3.1 P2

6.7.1 The acceptable solution A2 at clause 3.1 requires Visitor Accommodation to not be for a lot, as defined in the Strata Titles Act 1998, that is part of a strata scheme where another lot within that strata scheme is used for a residential use.

6.7.2 The proposal includes the Visitor Accommodation use upon a lot within a three-lot residential strata scheme.

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 P2 at clause 3.1 provides as follows:

*Visitor Accommodation within a strata scheme must not cause an unreasonable loss of residential amenity to long term residents occupying other lots within the strata scheme, having regard to:*

- (a) the privacy of residents;*
- (b) any likely increase in noise;*
- (c) the residential function of the strata scheme;*
- (d) the location and layout of the lots;*
- (e) the extent and nature of any other non-residential uses; and*
- (f) any impact on shared access and common property.*

6.7.5 **Privacy**

Although part of a residential Strata Scheme, and conjoined with one other dwelling, the subject site and dwelling are self-contained with separate direct access from the road frontage and a private rear yard. There is no common land within the three-lot strata, and each lot exhibits these similar characteristics.

With appropriate use, the privacy of residents within the Strata Scheme would remain unaffected. Realistically, there is no change to existing levels of privacy for associated residents, only that there is the introduction of unfamiliar occupants.

It is noted however that a side verandah on the dwelling runs in close proximity to the side of the dwelling at 22 Bayley Street, so there is some increased potential for amenity impact if guests were to inappropriately use this semi-outdoor space of the dwelling. Further to this, the verandah runs around the rear of 20 Bayley Street, and this more or less corresponds with the rear verandah of 22 Bayley Street. As such, the existing level of privacy between these two dwellings in this area is relatively low. Consequently, the inappropriate use of this rear verandah, whether the site is being used for residential or visitor accommodation, could result in impacts upon the amenity of the adjacent property. As such it is considered that as a consequence of the proposal there would be no greater (potential) impact upon current levels of amenity.





***Plate 5: The side verandah and 'front' door of the subject site (left) is in close proximity to the dwelling and its front door on 22 Bayley Street (right) (Source: Planner's photo).***



***Plate 6: The rear corner of the verandah on the subject site corresponds in close proximity with the upper rear verandah of the adjacent dwelling at 22 Bayley Street (Source: Planner's photo).***

Noise

Similarly, in terms of noise, with appropriate use, the potential for noise is no different from that which is reasonably expected from residential occupants. Given there are no shared areas and separate accesses, any potential for noise impacts caused by guests moving directly past other entrances or through private or shared open space areas is mitigated.

#### **Residential function**

The residential function would still remain the primary function of the Strata Scheme as a result of the proposed use. Of the three strata lots, two would remain as residential uses. Further, given the owners of the subject site still intend to reside at site when not away working, an element of residential use would remain upon the subject site. Overall, the residential function of the Strata Scheme is very much preserved.

#### **Location and layout of lots**

Whilst relatively close together, the existing layout and location of the lots in the Strata Scheme is reflective of the majority of residential properties, whether Strata or Freehold, in the local area. The properties are not necessarily identifiable as being part of a Strata Scheme. As previously mentioned, the sites and dwellings are self-contained with their own separate accesses and road frontages. No common shared land exists within the Strata Scheme.

#### **Other non-residential uses**

There are no other non-residential uses within the Strata Scheme.

#### **Impact on shared access and common property**

As mentioned previously, there is no shared access or common property within the Strata Scheme.

On balance, provided guests behave in an appropriate manner which would typically and reasonably be expected, respectful of the nearby residential properties in the Strata Scheme and beyond, it is considered that there would be no unreasonable loss of residential amenity in the local area as a result of the property being used for Visitor Accommodation. The need for guests to be aware of this expectation and requirement is recommended to be reinforced by way of a Visitor Accommodation Management Plan that will be required to be prepared and implemented as part of any approval for the proposed use. It is not



considered reasonable or appropriate to have a base expectation that guests will not act in accordance with that management plan.

It is noted that representations were not received from owners/occupiers of the other properties within the Strata Scheme. As such, there is no evidence to suggest that longer term residents of the Strata Scheme are concerned about the proposed use's impact on their amenity, as required by the performance criterion.

6.7.6 The proposal complies with the performance criterion.

6.8 Number of Car Parking Spaces - E6.6.1 P1

6.8.1 The acceptable solution A1 at clause E6.6.1 requires car parking to be provided on site at a rate no less and no more than that specified in Table E6.1 for the proposed use. A single Visitor Accommodation unit requires one on site parking space to comply.

6.8.2 The proposal includes no on site parking for the proposed use. There is currently no on site parking available (or possible) for the existing residential use.

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

6.8.4 The performance criterion P1 at clause E6.6.1 provides as follows:

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

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

- (h) any credit which should be allowed for a car parking demand deemed to have been provided in association with a use which existed before the change of parking requirement, except in the case of substantial redevelopment of a site;*
- (i) the appropriateness of a financial contribution in lieu of parking towards the cost of parking facilities or other transport facilities, where such facilities exist or are planned in the vicinity;*
- (j) any verified prior payment of a financial contribution in lieu of parking for the land;*
- (k) any relevant parking plan for the area adopted by Council;*
- (l) the impact on the historic cultural heritage significance of the site if subject to the Local Heritage Code;*
- (m) whether the provision of the parking would result in the loss, directly or indirectly, of one or more significant trees listed in the Significant Trees Code.*

#### 6.8.5 Demand

There is currently no on site parking available on the site, nor is it physically possible to provide any without substantial re-development given the layout of the lot and the existing development upon it. The heritage-listing and value of the property would also justifiably prevent any such attempt to introduce car parking on the site.

As a three-bedroom dwelling, two parking spaces are needed to meet current Scheme standards. As a single Visitor Accommodation unit, this demand reduces to one parking space. In the proposed change of use, the level of discretion being sought regarding car parking is therefore being reduced by 50%.

#### Available parking

In the local area, there are a number of timed, untimed and residential parking permit controlled parking zones. Immediately outside the subject site on Bayley Street there is a residential parking zone which is otherwise limited to 2 hours between 8am and 6pm Monday to Friday. Otherwise there are limited unrestricted areas within nearby streets in the immediate area, as well as other time limited areas closer to the Domain. It is considered that there is sufficient availability of suitable on-street car parking in the area to accommodate the demand of one car parking space.

#### Available public transport & other methods of transport

The subject site is less than 200m uphill of Brooker Avenue. The closest bus stops and bus routes are approximately 450m walking distance on Campbell Street.

The site is well-located in terms of being able to access various parts of Hobart City on foot, or by bicycle or scooter. There are dedicated bicycle routes in reasonably close proximity on both Campbell and Argyle Streets. There is significant public open space with pedestrian and bicycle links nearby on the Domain and University Rose Gardens, and otherwise the site is in reasonable walking distance of the CBD and surrounds.

Although not always the case, the site is situated conveniently enough that guests could make do without their own vehicle, being able to easily access the CBD and various attractions throughout.

#### **Parking plan / cash in lieu**

There is no particular parking plan other than the abovementioned allocation of timed spaces and residential parking zones in the area. It is acknowledged that a Visitor Accommodation use is not eligible for a residential parking permit, however the local parking provision is still considered sufficient to effectively accommodate non-resident parking at the rate required by this application.

Cash in lieu for parking is not a relevant consideration as Council does not have a policy for such.

#### **Significant trees**

Significant trees are not a relevant consideration.

Taking all of the above into account, and having had regard to all of the relevant tests of the performance criteria, it is considered that the lack of parking provided for the proposed use, particularly since the demand is reduced from the current demand, and no parking is currently available, is an acceptable outcome with regard to this application.

- 6.8.6 The proposal complies with the performance criterion.

## **7. Discussion**

- 7.1 Planning approval is sought for Change of Use to Visitor Accommodation, at 20 Bayley Street, Glebe.
- 7.2 The application was advertised and received one representation. The representation raised concerns including the proposal seemingly going against the Council's intent to ban or limit whole of home conversions to visitor accommodation; the already high number of visitor accommodation properties in Glebe, and the expense and impact of whole of house conversions upon amenity, parking and rental availability; The subject property's lack of parking and overall suitability for such a use; and whether or not there is a limit to the number of whole house visitor accommodation conversions permitted in small neighbourhoods such as the Glebe.
- 7.3 The Representer's comments are noted. Recent Council statistics indicate that of the 268 residential dwellings in Glebe, seven have been granted a permit for Visitor Accommodation. This represents just 2.6% of the total number of dwellings in the suburb. Regardless, from the perspective of the planning standards against which this particular application is required to be assessed, there is no requirement to consider the number of other visitor accommodation properties in the area beyond any which may already be existing within the same Strata Scheme. Council has not approved any other Visitor Accommodation uses on the other two properties within the three-lot Strata Scheme.
- 7.4 It is considered worth emphasising that the proposal is to use the existing dwelling for visitor accommodation only while the owners work away in 4-8 week blocks, between which they would return to live in the dwelling which they still consider to be their principal place of residence, and that no representations have been submitted on behalf of the occupants of the other dwellings within the Strata Scheme.
- 7.5 The other matters raised with regard to amenity and car parking have been addressed, as far as is necessary in terms of the applicable standards, elsewhere in this report.
- 7.6 The proposal has been assessed against the relevant provisions of the planning scheme and is considered to perform well.
- 7.7 The proposal is recommended for approval.

## 8. Conclusion

- 8.1 The proposed Change of Use to Visitor Accommodation, at 20 Bayley Street, Glebe 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 20 Bayley Street, Glebe, 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-22-552 - 20 BAYLEY STREET GLEBE TAS 7000 - Final Planning Documents except where modified below.**

Reason for condition

To clarify the scope of the permit.

**PLN 18**

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

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3. **To maintain the security of the building where the visitor accommodation would be located, including managing and/or limiting access to shared areas and facilities.**
4. **To specify the maximum permitted occupancy of the visitor accommodation.**
5. **To clarify that parking is not available on the site and that parking will need to be sought in nearby streets, if required. Further detail should be provided to ensure that guests aware of the timed limited parking areas nearby, and that these may not be suitable for parking for longer periods during the day. Additionally, at the booking stage, guests should be discouraged from bringing more than one (1) vehicle.**
6. **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.

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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.



(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: 19 September 2022

**Attachment(s):**

Attachment B - CPC Agenda Documents

Planning #262804

**Property**

20 BAYLEY STREET GLEBE TAS 7000

**People****Applicant \***

Alex Holmes  
20 Bayley St  
GLEBE TAS 7000  
0413475655  
alex.raymond.holmes@gmail.com

**Owner \***

Alex Holmes  
20 Bayley St  
GLEBE TAS 7000  
0413475655  
alex.raymond.holmes@gmail.com

**Owner \***

Rachael Correy  
20 Bayley St  
GLEBE TAS 7000  
0419796688  
rachael.correy@outlook.com

**Entered By**

ALEX HOLMES  
0413 475 655  
alex.raymond.holmes@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. \*

☒ 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)? \*

Private

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

Short term accommodation

Estimated cost of development \*

0.00

Existing floor area (m2)

137.00

Proposed floor area (m2)

Site area (m2)

208

**Carparking on Site**

Total parking spaces

0

Existing parking spaces

0

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?

☐ Yes**Documents****Required Documents**Title (Folio text and Plan and letter.pdf  
Schedule of Easements) \*

Plans (proposed, existing) \* Visitor-Accommodation-Standard-Application-Package-1-August-2018.pdf

**Supporting Documents**

Planning Report FolioPlan-57925-20 (2).pdf

Title title.pdf

**RESULT OF SEARCH**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



## SEARCH OF TORRENS TITLE

VOLUME 57925	FOLIO 20
EDITION 11	DATE OF ISSUE 05-Apr-2022

SEARCH DATE : 17-Aug-2022

SEARCH TIME : 11.01 AM

DESCRIPTION OF LAND

City of HOBART

Lot 20 on Strata Plan 57925 (formerly being STR1612) and a  
general unit entitlement operating for all purposes of the  
Strata Scheme being a 1 undivided 1/3 interest

Derived from Strata Plan 57925

Derivation : Part of 10 Acres Gtd. to W. Tarleton &amp; Ors.

Prior CT 4172/90

SCHEDULE 1M949898 TRANSFER to ALEX RAYMOND HOLMES and RACHAEL CECILIA  
CORREY Registered 05-Apr-2022 at noonSCHEDULE 2

Reservations and conditions in the Crown Grant if any

The registered proprietor holds the lot and unit entitlement  
subject to any interest noted on common property

Folio of the Register volume 57925 folio 0

E299136 MORTGAGE to Commonwealth Bank of Australia

Registered 05-Apr-2022 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



## FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



Conveyancing and Law of Property Act 1884

## STRATUM PLAN

REGISTERED NUMBER

No. 1612

Sheet 1 of 4 Sheets

City or Town HOBART

Locality THE GLEBE

Reference to Title C.T. 3277-65

Site comprises the whole of Lot 9 1

on Plan  
Diagram  
STET

D 22944

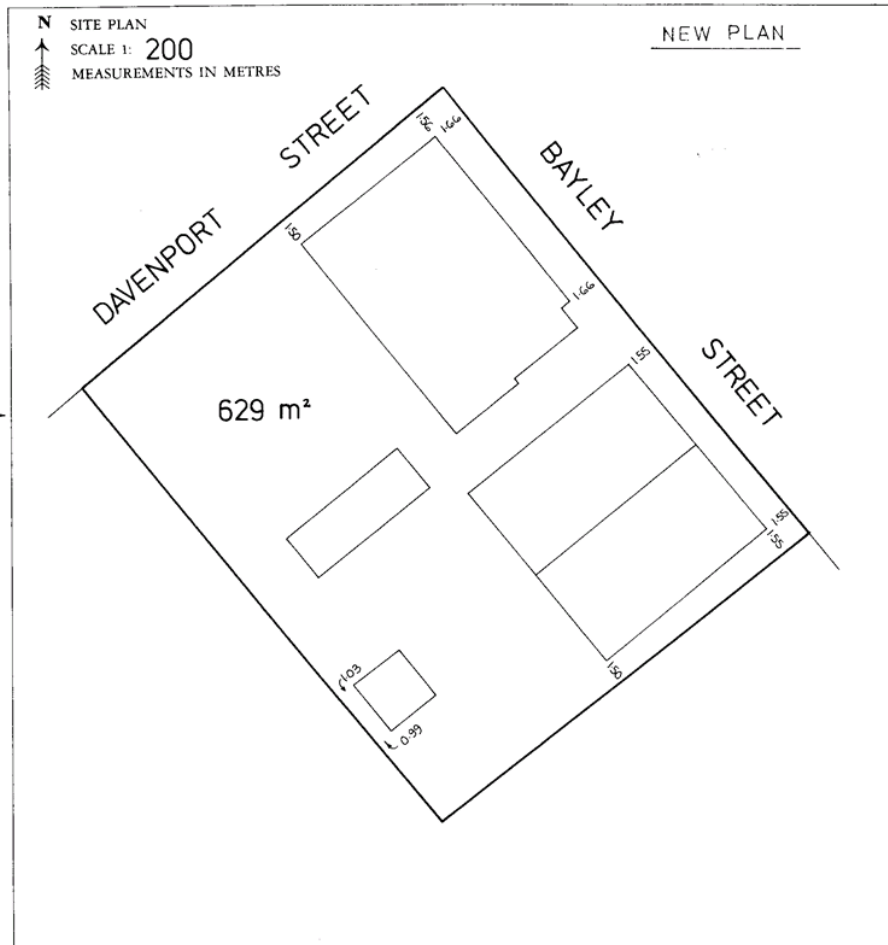
No. 226

in the

Lands Titles Office

The name of the building is 22 BAYLEY STREET HOBART

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



REGISTERED this 12th day of June 1985, No. 1612

This plan is lodged for registration by

  
Recorder of Titles

OS-D 754



## FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



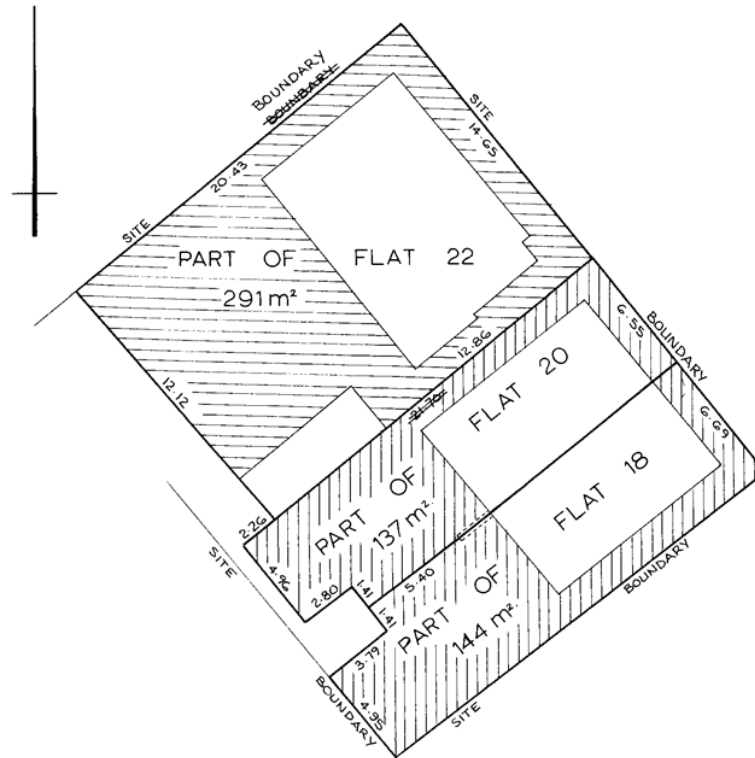
Sheet 2 of 4 Sheets

No. 1612

Town Clerk/Council Clerk

GROUND FLOOR

Scale 1: 200



- .. All horizontal flat boundaries are shown by heavy unbroken lines.
- .. All boundaries are the centre of walls, floors and ceilings unless otherwise stated.
- .. The boundaries described by measurement are open.
- .. The hatched portions of the flats are private open space and extend vertically to a height of 3.5 metres. from ground level





## FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



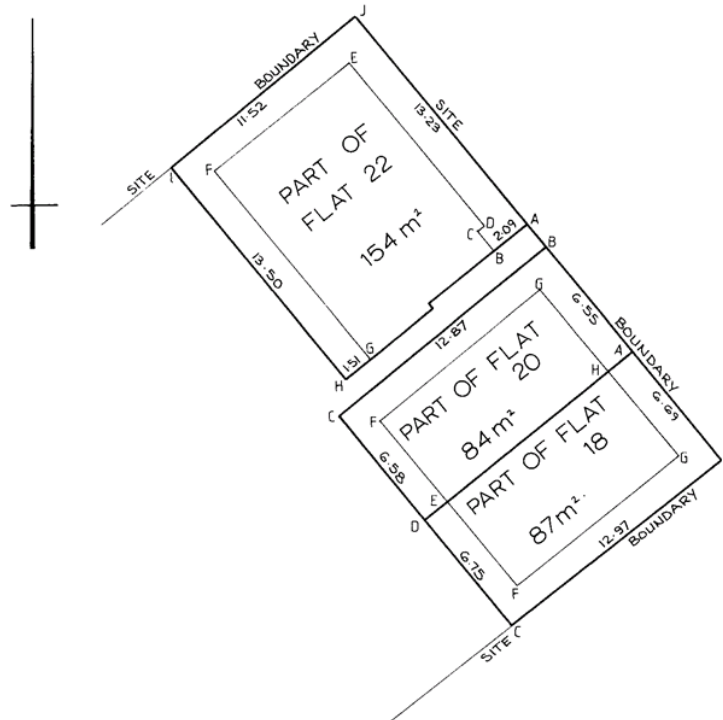
If further sheets are required to illustrate the flats, the sheets should be pinned here. Further sheets must be of paper supplied for the purpose by the Recorder of Titles and bearing his seal, and be numbered consecutively, commencing from sheet 4.

Sheet 3 of 4 Sheets

No. 1612

FIRST FLOOR

Scale 1:200



- .. All horizontal flat boundaries are shown by heavy unbroken lines.
- .. All boundaries are the centre of walls, floors and ceilings unless otherwise stated.
- .. The boundaries described by measurement are open.
- .. The areas marked ABCDEFGH and the area marked ABCDEFGHIJ are ~~verandahs~~ <sup>verandahs</sup> and defined horizontally by measurement and the centre of walls ~~xxxxxx~~ <sup>xxxxxx</sup> and extend vertically ~~to the prolongation of the centreline of the ceiling of the remaining portion of the flat above.~~ <sup>from the centre of the floor</sup>.



## FOLIO PLAN

RECORDED OF TITLES

*Issued Pursuant to the Land Titles Act 1980*



Sheet 4 of 4 Sheets

No. 1612

Town Clerk/~~Council Clerk~~

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

22 BAYLEY STREET  
GLEBE.  
7000.

### UNIT ENTITLEMENTS

[illegible]

### SURVEYOR'S CERTIFICATE

I, WILLIAM DAVID BLAKE LARK  
of HOBART  
a surveyor registered under the *Land Surveyor's Act* 1909, hereby certify that the building erected on the site described and delineated on sheet 1 of this plan is within the external boundaries of the title stated on sheet 1.

Dated this 4<sup>n</sup> day of JANUARY 1984.

William Park  
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 28th day of MARCH 1984

  
Town Clerk/Council Clerk

FOR OFFICE USE ONLY

16<sup>th</sup> August 2022

Dear City of Hobart,

I am the owner of 20 Bayley St Glebe, along with my partner Rachael Correy. This place is our principal place of residence. We are both medical doctors currently working at Royal Hobart Hospital. From January 2023, I will no longer have the opportunity to work in Hobart due to the absence of additional specialist appointments for my role, therefore my partner and myself will be working throughout Australia as a locum doctor for 4-8 week blocks, returning to Hobart to live in our principal place of residence between this time. We may also return to work within Hobart if employment opportunity arises.

Given our ambition is to be living at our nominated address at regular time points, we do not believe our residence would be suitable for long term rental. We are therefore hoping to obtain a permit for short-term accommodation to help manage the cost of maintaining our house whilst we are absent. We have discussed this with our neighbours and will ensure we have employed the services of a reputable short-term accommodation management service. Our residence is significantly <200m<sup>2</sup> and has only three bedrooms. The house has appropriate fire safety features installed.

Note that this house is part of a historical strata (built in 1885) – there is no active strata nor is there a strata committee – each of the three titles are individually held. No on-site parking is available but there is plentiful on street parking both immediately adjacent and around the Domain.

Thank you for your consideration of our application, and I look forward to discussing further.

Kind Regards,

Alex Holmes

alex.raymond.holmes@gmail.com  
0413475655  
*Electronically signed*

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

### Guidance Information

#### Visitor Accommodation Use in Existing Habitable Buildings Standard Application Package

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

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

#### Application for Planning Permit

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

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

Planning Scheme	Requirements
Interim planning schemes	<p>Change of use to Visitor Accommodation if:</p> <ul style="list-style-type: none"> <li>located within the General Residential Zone; Inner Residential Zone, Low Density Residential Zone, Rural Living Zone, Environmental Living Zone, or Village Zone;</li> <li>not located within the Battery Point Heritage Precinct (BP1);</li> <li>guests are accommodated within existing habitable buildings;</li> <li>the use occupies not more than 200m<sup>2</sup> gross floor area per lot;</li> <li>the use is not within a strata scheme<sup>1</sup> that includes another lot, as defined in section 3 of the <i>Strata Titles Act 1998</i>, that is used for Residential use; and</li> <li>all other requirements in the planning scheme are met that are necessary for a 'Permitted' use.</li> </ul>
Sullivans Cove Planning Scheme 1997	<p>Change of use to Bed and Breakfast Establishment or Visitor Accommodation if:</p> <ul style="list-style-type: none"> <li>located within Activity Area 1.0 Inner City Residential (Wapping);</li> <li>guests are accommodated within existing habitable buildings;</li> <li>the use occupies not more than 200m<sup>2</sup> floor area per lot; and</li> <li>all other requirements in the planning scheme are met that are necessary for a 'Permitted' use.</li> </ul>

<sup>1</sup> Strata scheme is defined in section 3 of the *Strata Titles Act 1998*.

The Application for Planning Permit form does not apply if:

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

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

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

Applicants should use the standard Council planning application form.

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

Applicants should use the standard Council planning application form.

### Building self-assessment form

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

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

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

- owner occupiers of residential premises of more than four bookable rooms, or
- investment properties or shacks (not occupied by the owner) that have a gross floor area of not more than 200m<sup>2</sup> used for visitor accommodation.

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

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

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

(Must tick one)

**Interim Planning Schemes:**

Change of use to Visitor Accommodation if:

- guests are accommodated in existing habitable buildings;
- the use has a gross floor area of not more than 200m<sup>2</sup> per lot;
- the use is not within a strata scheme<sup>2</sup> that includes another lot, as defined in section 3 of the *Strata Titles Act 1998*, that is used for Residential use; and
- the land is within one of the following zones:
  - General Residential;
  - Inner Residential, excluding land within the Battery Point Heritage Precinct 1 (BP1);
  - Low Density Residential;
  - Rural Living;
  - Environmental Living;
  - Village.

**Sullivans Cove Planning Scheme 1997:**

Change of use to Bed and Breakfast Establishment or Visitor Accommodation, where guests are accommodated in existing habitable buildings and the use has a floor area of not more than 200m<sup>2</sup> per lot, and the land is within the Activity Area 1.0 Inner City Residential (Wapping).

**Description:**

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

Heritage listed 3 storey terrace to be leased as short-term accommodation whilst not occupied by the owner.

**Applicant: Who is making the application?**Applicant Name: 

Business /

Company Name: Postal Address: Phone No: Email address: 

<sup>2</sup> Strata scheme means the complex of lots and common property (together with the system of administration and management) created on the registered strata plan.

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

Street Address:	20 Bayley St		
	Glebe	7000	
Certificate of Title Reference No.	57925/20		
Describe the way the land is used now:			
Private accommodation			

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

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

Owner Name:			
Business / Company Name:			
Postal Address:		Phone No:	
Email address:			

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

(Must tick one)

☒ Yes - please complete Section A below.

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

**Section A: Owner's Verification**

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

	Name: [print]	Signed	Date
Owner(s):	Alex Holmes		16/08/22

**Section B: Applicant's Verification**

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

	Name: [print]	Signed	Date
Applicant:	Alex Holmes		16/08/22

**Section C: If the application involves land owned or administered by a council**The  consents to the making of this permit application.

	Name: [print]	Signed	Date
General Manager:	<input type="text"/>	<input type="text"/>	<input type="text"/>




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

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

**Declaration (to be completed for all applications)**

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

	<i>Name: [print]</i>	<i>Signed</i>	<i>Date</i>
Applicant:	Alex Holmes		16/08/22

**Personal Information Protection Statement**

As required under the *Personal Information Protection Act 2004*

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

**Planning Application Checklist**

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

- (a) Completed Planning Application Form - all relevant sections filled in and signed by land owner (if required) and applicant.
- (b) A copy of the current certificate of title for all land to which the permit sought is to relate (available from Service Tasmania or from [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au) ).
- (c) Either:
  - (i) a basic floor plan of the existing habitable building(s) to scale, including identification of the gross floor area for the proposed change of use to visitor accommodation, or
  - (ii) a signed declaration by the applicant confirming the area of the existing habitable building(s) for the proposed change of use to visitor accommodation has a gross floor area<sup>3</sup> of not more than 200m<sup>2</sup>
- (d) Payment of the prescribed fee (up to \$250.00).

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

<sup>3</sup> Or floor area in the case of the Sullivans Cove Planning Scheme 1997.

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

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

- owner occupiers of residential premises of more than four bookable rooms, or
- investment properties or shacks (not occupied by the owner) that have a gross floor area of not more than 200m<sup>2</sup> per lot used for visitor accommodation.

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

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

To:  Permit Authority  
 Address  
 Suburb/postcode

**Owner / Occupier details:**

(Only an owner or occupier may complete this form)

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

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

Street Address:   
   
 Certificate of Title Reference No.

**Owner / Occupier Declaration:**

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

Owner/Occupier:  Name: [print]  
 (Delete one not applicable)  
 Signed  Date

**Occupancy Permit:**

(Must tick one)

The owner or occupier is to declare that –

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

OR

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

**Plumbing:**

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

The owner or occupier is to declare that –

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

OR

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

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

OR

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

**Essential Building Services:**

(Must tick one)

The owner or occupier is to declare that –

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

OR

- ☐ (b) the premises is not required to have an approved essential maintenance schedule, but the following fire safety features are installed and maintained in accordance with manufacturer's instructions:
- a smoke alarm with a 10-year non-removable lithium battery, or
  - a hard wired smoke alarm (and are interconnected where there is more than one alarm fitted);
- (a) if any storey of the premises contains a bedroom –
- (i) installed in every corridor, or hallway, situated in the storey, that is associated with a bedroom; and

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

## **8. REPORTS**

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### **8.1 City Planning - Advertising Report File Ref: F22/96709**

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Memorandum of the Director City Life of 21 September 2022 and attachment.

Delegation: Committee



City of **HOBART**

**MEMORANDUM: CITY PLANNING COMMITTEE**

**City Planning - Advertising Report**

Attached is the advertising list for the period 6 September 2022 to 19 September 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: 21 September 2022  
File Reference: F22/96709

Attachment A: City Planning - Advertising Report ↓ 

Application	Street	Suburb	Development	Works Value	Expiry Date	Referral	Proposed Delegation	Advertising Period Start	Advertising Period End
PLN-22-564	15 SWAN STREET	NORTH HOBART	Extension	\$20,000	07/10/2022	ayersh	Director	07/09/2022	21/09/2022
PLN-22-402	1 TEW TERRACE	SANDY BAY	Partial Demolition, Alterations and Extension	\$100,000	17/10/2022	baconr	Council (Council Land)	07/09/2022	21/09/2022
PLN-22-397	20 A MANING AVENUE	SANDY BAY	Partial Demolition, Alterations to Driveway, Front Fencing, and Landscaping	\$123,000	05/10/2022	baconr	Director	08/09/2022	23/09/2022
PLN-22-471	1 CRAIGSIDE AVENUE	WEST HOBART	Partial Demolition, Alterations, and Extension	\$600,000	07/10/2022	baconr	Director	08/09/2022	23/09/2022
PLN-22-554	13 SHELDON PLACE	WEST HOBART	Partial Demolition, Alterations, and Extension	\$350,000	23/10/2022	baconr	Director	19/09/2022	04/10/2022
PLN-22-378	1 / 26 DAVEY PLACE	SOUTH HOBART	Change of Use to Visitor Accommodation	\$0	11/10/2022	langd	Council (Called In)	06/09/2022	20/09/2022
PLN-22-596	50 MACQUARIE STREET	HOBART	Partial Demolition, Alterations, and Signage	\$45,000	27/10/2022	langd	Council (Council Land)	16/09/2022	01/10/2022
PLN-22-553	4 THELMA DRIVE	WEST HOBART	Change of Use to Visitor Accommodation	\$0	13/10/2022	maxwellv	Council (Called In)	06/09/2022	20/09/2022



Application	Street	Suburb	Development	Works Value	Expiry Date	Referral	Proposed Delegation	Advertising Period Start	Advertising Period End
PLN-22-292	2/10 BECTIVE STREET AND COMMON LAND OF PARENT TITLE	SANDY BAY	Partial Demolition, Alterations, and Extension	\$300,000	18/10/2022	maxwellv	Director	07/09/2022	21/09/2022
PLN-22-517	621 - 623 SANDY BAY ROAD	SANDY BAY	Partial Change of Use to Food Services and Signage	\$200,000	29/10/2022	maxwellv	Director	08/09/2022	23/09/2022
PLN-22-415	121 WOODCUTTERS ROAD	TOLMANS HILL	Partial Demolition, Alterations, Extension, and Ancillary Dwelling	\$350,000	30/09/2022	maxwellv	Director	13/09/2022	28/09/2022
PLN-22-584	6 A WILLOWDENE AVENUE	SANDY BAY	Alterations to Previously Approved Development	\$50	17/10/2022	maxwellv	Director	19/09/2022	04/10/2022
PLN-22-515	126 HILL STREET	WEST HOBART	Partial Demolition, Alterations and Extension	\$350,000	05/10/2022	mcclenahanm	Director	13/09/2022	28/09/2022
PLN-22-571	31 SWANSTON STREET	NEW TOWN	Partial Demolition, Alterations, Extension, and Seven Multiple Dwellings (One Existing, Six New)	\$2,500,000	16/10/2022	mcclenahanm	Director	16/09/2022	01/10/2022
PLN-22-381	21 ENTERPRISE ROAD (CT 175781/1)	SANDY BAY	Outbuilding	\$200,000	12/10/2022	mcclenahanm	Director	19/09/2022	04/10/2022

Application	Street	Suburb	Development	Works Value	Expiry Date	Referral	Proposed Delegation	Advertising Period Start	Advertising Period End
PLN-22-546	250 MACQUARIE STREET	HOBART	Partial Demolition, New Building, and Partial Change of Use to Four Multiple Dwellings (One Existing, Two Approved, One New)	\$190,000	06/10/2022	mcclenahanm	Director	19/09/2022	04/10/2022
PLN-22-211	18 FORDHAM STREET	MOUNT STUART	Partial Demolition, Alterations, Extension, and Outbuilding	\$650,000	07/10/2022	obrienm	Director	09/09/2022	24/09/2022
PLN-22-420	26 QUEEN STREET	SANDY BAY	Outbuilding and Landscaping	\$28,500	23/10/2022	obrienm	Director	13/09/2022	28/09/2022
PLN-22-598	399 SANDY BAY ROAD	SANDY BAY	Front Fencing	\$8,000	19/10/2022	obrienm	Director	16/09/2022	01/10/2022
PLN-20-189	79 WOODCUTTERS ROAD	TOLMANS HILL	Two Multiple Dwellings	\$620,000	02/11/2022	sherriffc	Director	07/09/2022	21/09/2022
PLN-22-331	221 A CHAUCER ROAD (CT 181061/23)	LENAH VALLEY	Dwelling	\$336,780	07/10/2022	sherriffc	Director	09/09/2022	24/09/2022
PLN-22-522	28 FRASER STREET	NEW TOWN	Partial Demolition, Alterations, Extension and Front Fencing	\$530,000	24/10/2022	sherriffc	Director	09/09/2022	24/09/2022

Application	Street	Suburb	Development	Works Value	Expiry Date	Referral	Proposed Delegation	Advertising Period Start	Advertising Period End
PLN-22-561	91 - 95 MURRAY STREET	HOBART	Partial Demolition and Alterations	\$99,000	06/10/2022	smeea	Director	13/09/2022	28/09/2022
PLN-22-404	12 POETS ROAD	WEST HOBART	Partial Demolition, Alterations, Front Fencing, and Extension	\$500,000	06/10/2022	smeea	Director	16/09/2022	01/10/2022
PLN-22-597	40 SALAMANCA SQUARE	BATTERY POINT	Partial Demolition and Alterations	\$10,000	19/10/2022	wilsons	Director	16/09/2022	01/10/2022

**8.2 Delegated Decision Report (Planning)**  
**File Ref: F22/97729**

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Memorandum of the Director City Life of 26 September 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 6 September 2022 to 23 September 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: 26 September 2022  
File Reference: F22/97729

Attachment A: Delegated Decision Report (Planning) ↓

26 September 2022

**Delegated Decisions Report (Planning)**

26 applications found.

Planning Description	Address	Works Value	Decision	Approved	All
				Authority	
PLN-21-779 Demolition and Dwelling	604 SANDY BAY ROAD SANDY BAY TAS 7005	\$ 700,000	Approved	Delegated	
PLN-22-268 Partial Demolition, Alterations to Driveway, and Outbuilding	95 LANSLOWNE CRESCENT WEST HOBART TAS 7000	\$ 40,000	Approved	Delegated	
PLN-22-337 Partial Demolition, Alterations, Outbuilding and Front Fencing	285A LENA VALLEY ROAD LENA VALLEY TAS 7008	\$ 150,000	Approved	Delegated	
PLN-22-422 Partial Demolition, Alterations, and Extension	8 WEEMALA COURT MOUNT NELSON TAS 7007	\$ 180,000	Approved	Delegated	
PLN-22-423 Partial Change of Use to General Retail and Hire	184 NEW TOWN ROAD NEW TOWN TAS 7008	\$ 12,000	Approved	Delegated	
PLN-22-454 Partial Demolition, Alterations, and Extension	42 QUEEN STREET SANDY BAY TAS 7005	\$ 200,000	Approved	Delegated	
PLN-22-456 Alterations and Extension to Jetty, and Landscaping	28 CLARKE AVENUE BATTERY POINT TAS 7004	\$ 100,000	Approved	Delegated	
PLN-22-468 Ancillary Dwelling	3 CURTIS AVENUE SOUTH HOBART TAS 7004	\$ 150,000	Approved	Delegated	
PLN-22-472 Partial Demolition, Alterations, Extension, and Swimming Pool	208 CHURCHILL AVENUE SANDY BAY TAS 7005	\$ 450,000	Approved	Delegated	
PLN-22-490 Partial Demolition, Alterations, and Extension	3 ANDREW STREET NORTH HOBART TAS 7000	\$ 300,000	Approved	Delegated	
PLN-22-494 Partial Demolition, Alterations, and Extension	677 SANDY BAY ROAD SANDY BAY TAS 7005	\$ 180,000	Approved	Delegated	
PLN-22-506 Change of Use to Visitor Accommodation	2/636 SANDY BAY ROAD SANDY BAY TAS 7005	\$ 0	Approved	Delegated	
PLN-22-508 Partial Demolition and Alterations	111-115 MACQUARIE STREET HOBART TAS 7000	\$ 3,500,000	Approved	Delegated	
PLN-22-513 Partial Demolition, Alterations & Front Fencing	196 MELVILLE STREET WEST HOBART TAS 7000	\$ 45,000	Approved	Delegated	
PLN-22-516 Change of Use to Single Dwelling	50 PROCTORS ROAD DYNMYRNE TAS 7005	\$ 0	Approved	Delegated	
PLN-22-519 Pergola	1/1A PATRICK STREET HOBART TAS 7000	\$ 14,453	Approved	Delegated	
PLN-22-526 Outbuilding	10 DAVID AVENUE SANDY BAY TAS 7005	\$ 40,000	Approved	Delegated	
PLN-22-532 Change of Use to Visitor Accommodation	36 PROCTORS ROAD DYNMYRNE TAS 7005	\$ 0	Approved	Delegated	
PLN-22-539 Partial Demolition, Alterations, and Extension	364 HUON ROAD SOUTH HOBART TAS 7004	\$ 20,000	Approved	Delegated	
PLN-22-548 Partial Demolition, Alterations and Extension	12 HAMILTON STREET WEST HOBART TAS 7000	\$ 100,000	Approved	Delegated	
PLN-22-549 Partial Demolition and Alterations	298 DAVEY STREET SOUTH HOBART TAS 7004	\$ 31,000	Approved	Delegated	
PLN-22-586 Change of Use to Visitor Accommodation	1/5A FITZROY PLACE SANDY BAY TAS 7005	\$ 0	Approved	Delegated	
PLN-22-592 Change of Use to Visitor Accommodation	9 SHORT STREET GLEBE TAS 7000	\$ 0	Approved	Delegated	

CITY OF HOBART

Planning Description	Address	Works Value	Decision	Authority
PLN-22-610 Change of Use to Visitor Accommodation	195 MELVILLE STREET WEST HOBART TAS 7000	\$ 0	Approved	Delegated
PLN-22-87 Dwelling and Ancillary Dwelling	16 LAPOINYA ROAD FERN TREE TAS 7054	\$ 880,000	Approved	Delegated
PLN-22-99 Ancillary Dwelling	113 PROCTORS ROAD KINGSTON TAS 7050	\$ 220,000	Approved	Delegated



## 9. CLOSED PORTION OF THE MEETING

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

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

The following items were discussed: -

- |            |  |
|------------|--|
| Item No. 1 | Minutes of the last meeting of the Closed Portion of the Committee Meeting |
| Item No. 2 | Consideration of supplementary items to the agenda                         |
| Item No. 3 | Indications of pecuniary and conflicts of interest                         |