CITY OF HOBART

AGENDA

City Planning Committee Meeting

Open Portion

Tuesday, 14 March 2017

at 5.30 pm
Lady Osborne Room, Town Hall

THE MISSION

Our mission is to ensure good governance of our capital City.

THE VALUES

The Council is:

about people	We value people – our community, our customers and colleagues.
professional	We take pride in our work.
enterprising	We look for ways to create value.
responsive	We're accessible and focused on service.
inclusive	We respect diversity in people and ideas.
making a difference	We recognise that everything we do shapes Hobart's future.

ORDER OF BUSINESS

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

APOLOGIES AND LEAVE OF ABSENCE

1. CO-OPTION OF A COMMITTEE MEMBER IN THE EVENT OF A VACANCY 4

2. CONFIRMATION OF MINUTES..... 4

3. CONSIDERATION OF SUPPLEMENTARY ITEMS 4

4. INDICATIONS OF PECUNIARY AND CONFLICTS OF INTEREST..... 4

5. TRANSFER OF AGENDA ITEMS..... 5

6. PLANNING AUTHORITY ITEMS - CONSIDERATION OF ITEMS WITH DEPUTATIONS..... 5

7. COMMITTEE ACTING AS PLANNING AUTHORITY 6

7.1 APPLICATIONS UNDER THE SULLIVANS COVE PLANNING SCHEME 1997 7

7.1.1 50 Macquarie Street, Hobart - Alterations (Solar Panels) 7

7.2 APPLICATIONS UNDER THE HOBART INTERIM PLANNING SCHEME 2015 31

7.2.1 80 Liverpool Street, Hobart - Alterations (New Heat Pump Units).....31

8 REPORTS 51

8.1 Delegated Decisions Report (Planning)..... 51

8.2 City Planning - Advertising List 55

9 MOTIONS OF WHICH NOTICE HAS BEEN GIVEN 61

9.1 Illegal Demolition under Planning Scheme 61

10. QUESTIONS WITHOUT NOTICE 63

11. CLOSED PORTION OF THE MEETING..... 64

City Planning Committee Meeting (Open Portion) held Tuesday, 14 March 2017 at 5.30 pm in the Lady Osborne Room, Town Hall.

COMMITTEE MEMBERS	**ALDERMEN**
Briscoe (Chairman)	Lord Mayor Hickey
Ruzicka	Deputy Lord Mayor Christie
Burnet	Zucco
Denison	Sexton
	Cocker
	Thomas
APOLOGIES:	Reynolds
	Harvey

LEAVE OF ABSENCE: NIL

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

2. CONFIRMATION OF MINUTES

The minutes of the Open Portion of the City Planning Committee meeting held on Monday, 27 February 2017, the Special City Planning Committee meeting held on Monday, 6 March 2017, are submitted for confirming as an accurate record.

3. CONSIDERATION OF SUPPLEMENTARY ITEMS

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

Recommendation

That the Committee resolve to deal with any supplementary items not appearing on the agenda, as reported by the General Manager.

4. INDICATIONS OF PECUNIARY AND CONFLICTS OF INTEREST

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

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

5. TRANSFER OF AGENDA ITEMS

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

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

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

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

6. PLANNING AUTHORITY ITEMS - CONSIDERATION OF ITEMS WITH DEPUTATIONS

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

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

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

RECOMMENDATION

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

7. COMMITTEE ACTING AS PLANNING AUTHORITY

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

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

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

7.1 APPLICATIONS UNDER THE SULLIVANS COVE PLANNING SCHEME 1997

7.1.1 50 MACQUARIE STREET, HOBART - ALTERATIONS (SOLAR PANELS) PLN-17-13 - FILE REF: F17/18653

Address:	50 Macquarie Street, Hobart
Proposal:	Alterations (Solar Panels)
Expiry Date:	28 April 2017
Extension of Time:	Not applicable
Author:	Helen Ayers

RECOMMENDATION

That pursuant to the *Sullivans Cove Planning Scheme 1997*, the Council approve the application for alterations (solar panels) at 50 Macquarie Street, Hobart for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

GEN

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-17-13 - 50 Macquarie Street, Hobart, TAS 7000 - Final Planning Documents, except where modified below.

Reason for condition

To clarify the scope of the permit.

ADVICE

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

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

BUILDING PERMIT

Building permit in accordance with the *Building Act 2016.* Click here for more information.

Attachment A:	PLN-17-13 - 50 MACQUARIE STREET HOBART TAS 7000 - Planning Committee or Delegated Report ⇩
Attachment B:	PLN-17-13 - 50 MACQUARIE STREET HOBART TAS 7000 - CPC Agenda Documents ⇩

City of HOBART

APPLICATION UNDER SULLIVANS COVE PLANNING SCHEME 1997

Type of Report:	Committee
Council:	20 March 2017
Expiry Date:	28 April 2017
Application No:	PLN-17-13
Address:	50 MACQUARIE STREET , HOBART
Applicant:	Rohan Windsor (Powercom Systems Pty Ltd) 72 Browns Rd
Proposal:	Alterations (Solar Panels)
Representations:	None
Performance criteria:	Schedule 1 - Conservation of Cultural Heritage Values

1. Executive Summary

1.1 Planning approval is sought for alterations (solar panels).

1.2 More specifically the proposal includes the installation of an 88 x 290W array of solar photovoltaic panels on the roof of the annex to the town hall. The solar panels are to be recessed back from the edges of the roof approximately 1.3m with the intention to minimise visibility from the surrounds.

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

1.3.1 Schedule 1 - Conservation of Cultural Heritage Values

1.4 No representations regarding the proposal were received within the statutory advertising period between 23 January and 7 February 2017.

1.5 The proposal is recommended for approval subject to conditions.

1.6 The final decision is delegated to the Council.

2. Site Detail

2.1 The application site is the Hobart Town Hall at 50 Macquarie Street, Hobart. The specific area of the site where the works are to occur is the roof on the 'modern' annex addition which is centrally located, slightly toward the south western corner of the site.

Figure 1: Location of application site is highlighted in yellow.

3. Proposal

3.1 Planning approval is sought for alterations (solar panels).

3.2 More specifically the proposal includes the installation of an 88 x 290W array of solar photovoltaic panels on the roof of the annex to the town hall. The solar panels are to be recessed back from the edges of the roof approximately 1.3m with the intention of minimising visibility from the surrounds.

4. Background

4.1 The Tasmanian Heritage Council have assessed the proposed works, and have granted an exemption prior to the application being lodged with Council for assessment

5. Concerns raised by representors

5.1 No representations were received during the statutory advertising period between 23 January and 7 February 2017.

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 of the *Sullivans Cove Planning Scheme 1997*.

6.3 The existing use is council meeting rooms and offices. No change of use is proposed as part of this application.

6.4 The proposal has been assessed against:

6.4.1 Parts A and B – Strategic Framework

6.4.2 Part D – Clause 16 – Activity Area Controls

6.4.3 Part E – Schedule 1 – Conservation of Cultural Heritage Values

6.4.4 Part E – Schedule 2 – Urban Form

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

6.5.1 Heritage – Clause 22.4.5

6.6 Each performance criterion is assessed below.

6.7 Heritage - Clause 22.4.5

6.7.1 All works to Heritage sites within the Sullivans Cove Planning Scheme area require discretionary planning approval, if they are not associated with the conservation of the site and in accordance with a conservation plan.

6.7.2 The proposal includes the installation of solar panels on the roof of the annex addition to the Town Hall building at 50 Macquarie Street, Hobart.

6.7.4 The performance criterion at clause 22.4.5 provides as follows:

'Building or works' on places of cultural significance which cannot satisfy the 'deemed to comply' provisions of Clause 22.4.4 may be approved at the discretion of the Planning Authority.

The following criteria must be taken into consideration in the assessment of all proposals to undertake 'building or works' on places of cultural significance:

- *'Building or works' must complement and contribute to the cultural significance, character and appearance of the place and its setting;*
- *'Building or works' must be in compliance with the conservation strategy of an*
- *approved Conservation Plan, where required and/or provided;*
- *The location, bulk and appearance of 'building or works' must not adversely affect the heritage values of any place of cultural significance;*
- *'Building or works' must not reduce the apparent authenticity of places of cultural*
- *significance by mimicking historic forms;*
- *'Building or works' may be recognisable as new but must not be individually prominent;*
- *The painting of previously unpainted surfaces is discouraged.*

6.7.5 The Councils Senior Cultural Heritage Officer has assessed the proposal and advises that 'The proposal will have no adverse impact upon heritage

values and is deemed to comply with the relevant cultural heritage provisions of the planning scheme'.

6.7.6 The proposal complies with the performance criterion.

7. Discussion

7.1 Planning approval is sought for alterations (solar panels).

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 Senior Cultural Heritage Officer. No objection has been raised in relation to the proposal.

7.5 The proposal is recommended for approval.

8. Conclusion

8.1 The proposed alterations (solar panels) at 50 Macquarie Street, Hobart satisfy 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 alterations (solar panels) at 50 Macquarie Street, Hobart for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

GEN

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-17-13 - 50 MACQUARIE STREET HOBART TAS 7000 - Final Planning Documents, except where modified below.

Reason for condition

To clarify the scope of the permit.

ADVICE

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

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

BUILDING PERMIT

Building permit in accordance with the *Building Act 2016.* Click here for more information.

(Helen Ayers)

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: 22 February 2017

Attachment(s):

Attachment B - CPC Agenda Documents (use for committee reports)

POWERCOM

Hobart Town Hall Layout

Approved - Planning Only
NOT FOR CONSTRUCTION

88 x 290W Solar Modules, Installed on tilt frames, facing North East

Powercom Group Pty Ltd
www.powercomgroup.com
info@powercomgroup.com

72 Browns Road, Kingston
TAS. AUSTRALIA 7050
Tel: +613 6229 7966
Fax: +613 6229 9245

POWERCOM

Approved - Planning Only
NOT FOR CONSTRUCTION

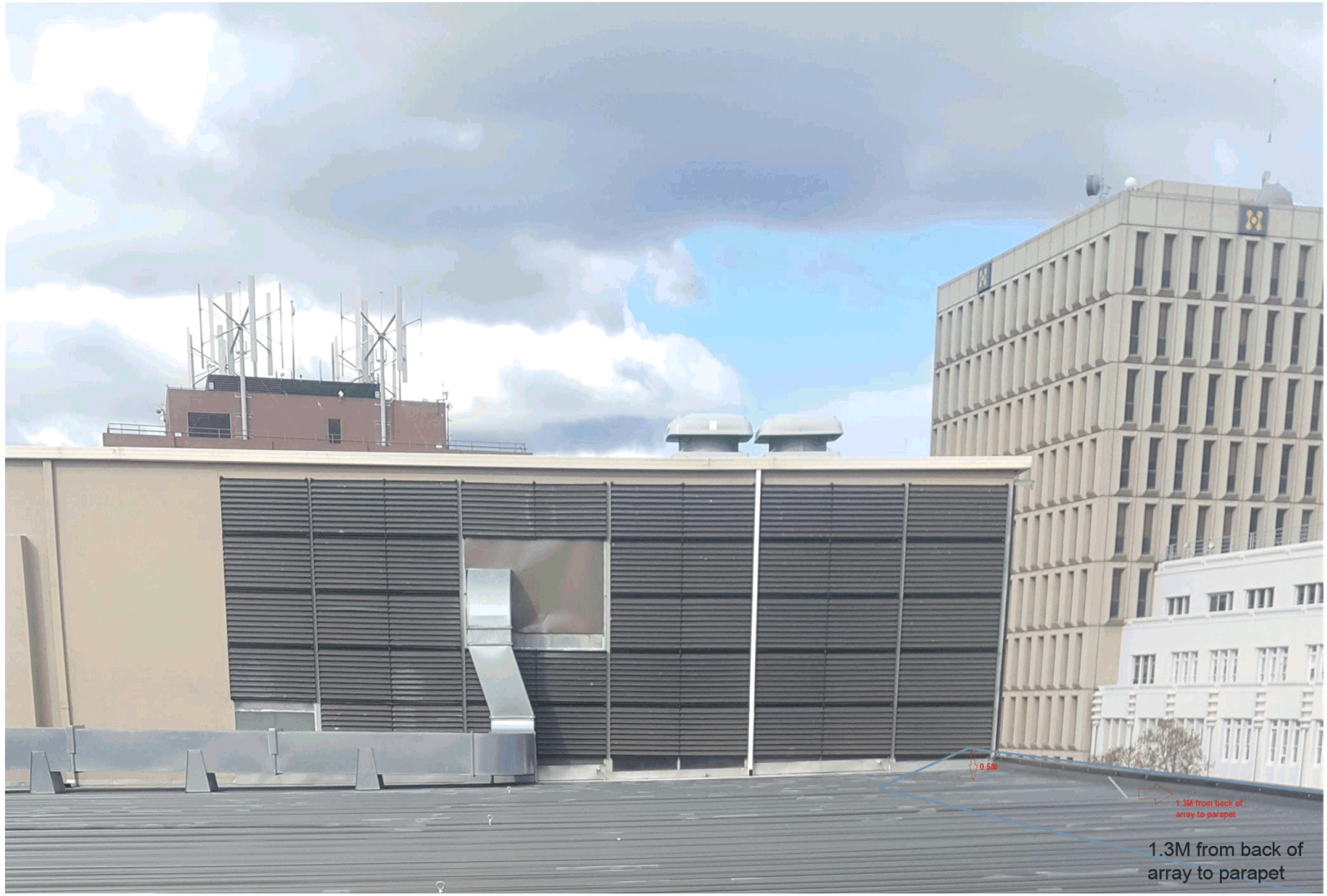
15 Degree Tilt, rear height of array is less than 0.5M.

Powercom Group Pty Ltd
www.powercomgroup.com
info@powercomgroup.com

72 Browns Road, Kingston
TAS. AUSTRALIA 7050
Tel: +613 6229 7966
Fax: +613 6229 9245

POWERCOM

Approved - Planning Only
NOT FOR CONSTRUCTION



the List...

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

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Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
142916	1
EDITION	**DATE OF ISSUE**
1	21-Dec-2004

SEARCH DATE : 09-Jan-2017
SEARCH TIME : 09.25 AM

DESCRIPTION OF LAND

City of HOBART
Lot 1 on Plan 142916
Derivation : Whole of 1A-0R-39P GTD to the Mayor, Aldermen and Citizens of the City of Hobart
Derived from A18798

SCHEDULE 1

HOBART CITY COUNCIL

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

the List

FOLIO PLAN

RECORDER OF TITLES

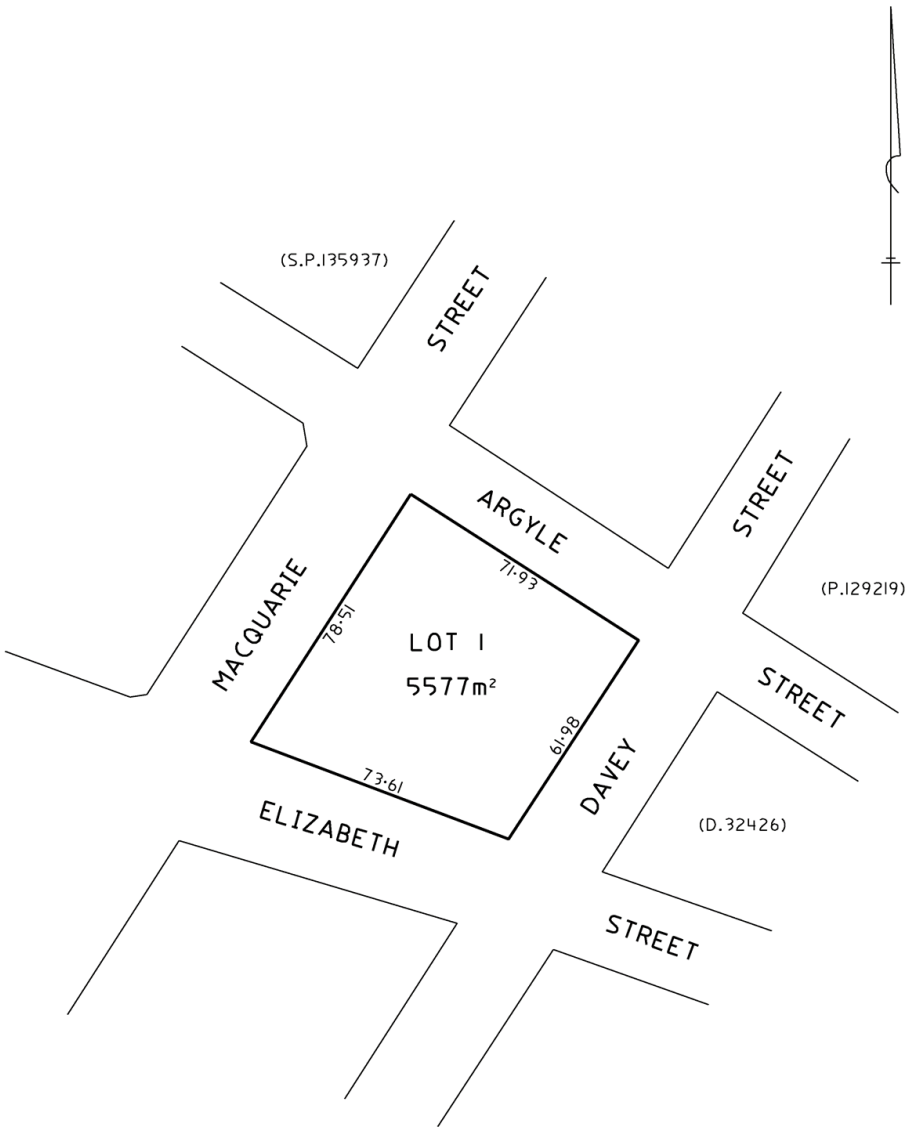
Issued Pursuant to the Land Titles Act 1980

Approved - Planning Only
NOT FOR CONSTRUCTION

Tasmanian Government

OWNER LAND TITLES ACT 1980 FOLIO REFERENCE A18798 GRANTEE WHOLE OF 1A-0R-39P GTD TO THE MAYOR, ALDERMEN AND CITIZENS OF THE CITY OF HOBART	PLAN OF TITLE LOCATION CITY OF HOBART FIRST SURVEY PLAN No. P69 HOBART L.O. COMPILED BY LDRB SCALE 1: 1000 LENGTHS IN METRES	Registered Number P.142916 APPROVED 15 DEC 2004 Alice Kawa Recorder of Titles

MAPSHEET MUNICIPAL CODE No. 114 (5225-52)	LAST UPI No 2100688	LAST PLAN No.	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



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Tasmanian Heritage Council

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

PLANNING REF:	n/a
EXEMPTION NO:	1303
REGISTERED PLACE NO:	2466
FILE NO:	06-27-06 THC
APPLICANT:	Powercom Solar
DATE:	23 December 2016

CERTIFICATE OF EXEMPTION

(*Historic Cultural Heritage Act 1995*)

The Place: Town Hall, Road, 50 Macquarie Street, Hobart.

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: Installation of solar panels to the roof of the modern annex of the town hall.

Documents: Details of the solar array layout prepared by Powercom (3 pages).
Structural design documentation prepared by Gamcorp (job no. 23939, dated 04/09/2012).

Comments: The array is to be installed on the modern annex to the heritage building and will not have little/no visual impact on the registered place.

A copy of this certificate will be forwarded to the local planning authority for their information. A planning, building or plumbing permit from the local planning authority may be required for the works. Further advice regarding these requirements should be obtained from the local council or planning authority.

Further 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*. The *Guidelines* can be downloaded from www.heritage.tas.gov.au

Please contact Russell Dobie on 1300 850 332 if you require further clarification of any details contained in this certificate.

Russell Dobie
Regional Heritage Advisor – Heritage Tasmania
Under delegation of the Tasmanian Heritage Council

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Gamcorp (Melbourne) Pty Ltd
Consulting Structural & Civil Engineers
A.C.N 141 076 904
A.B.N 73 015 060 240

www.gamcorp.com.au
melbourne@gamcorp.com.au

1/19 Anthony Drive, Mount Waverley VIC 3149. Tel: 03 9803 9533 Fax: 03 9802 9125

Structural Design Documentation

PV-eZRack® SolarRoof Interface spacing Table According to AS 1170.2011 for all wind region All around Australia

For:

Clenergy Australia

Job Number: 23939
Date: 4 September 2012

QAS INTERNATIONAL
ISO 9001:2008
REGISTERED FIRM
Certificate No. AU1222

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melbourne@gamcorp.com.au
www.gamcorp.com.au

ISO 9001:2008 Registered Firm
Certificate No: AU1222

Job No: **23939**

Client: **Clenergy Australia**

Project: **PV-eZRack® SolarRoof Interface spacing Table**

Address: **According to AS 1170.2011 for all wind region**

Australian Standards

AS 1170. 2011 – Structural Design Actions
- Part 0 – General Principles
- Part 1 – Permanent imposed and other actions
- Part 2 – Wind Actions
- Part 3 – Snow and Ice Actions

AS 1252 – High Strength Structural Bolting
AS 3600 – Concrete Structures
AS 4055 – Wind Loads for Housing
AS 4100 – Steel Structures
AS 4600 – Cold-Formed Steel Structures

Wind Terrain Category: WTC 2

Designed: **M.S**

Date: **Sep-12**

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NOT FOR CONSTRUCTION

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Client: **Clenergy Australia**
Project: **PV-eZRack® SolarRoof Interface spacing Table**
Address: **All around Australia**
Designed: **M.S**

Job: **23939**
Date: **Sep-12**
REV G

PV-eZRack® SolarRoof Interface spacing Table for Tile Roof

Type of Rail ER-R
Type of Interface ER-I-01
Solar Panel Dimension 2mx1m
Terrain category 2

Roof Angle (Φ) – 20° - 25°

Wind Region	Building Height – H (m)										
	H≤5			5<H≤10			10<H≤15			15<H≤20	
	Edge	**Middle**		**Edge**	**Middle**		**Edge**	**Middle**		**Edge**	**Middle**
A	**1775**	**1875**		**1700**	**1825**		**1575**	**1775**		**1500**	**1775**
B	**1550**	**1850**		**1325**	**1725**		**1200**	**1600**		**1150**	**1525**
C	**1100**	**1450**		**925**	**1250**		**850**	**1150**		**800**	**1075**
D	**750**	**1025**		**625**	**850**		**575**	**775**		**550**	**750**

Roof Angle (Φ) – 25° - 30°

Wind Region	Building Height – H (m)										
	H≤5			5<H≤10			10<H≤15			15<H≤20	
	Edge	**Middle**		**Edge**	**Middle**		**Edge**	**Middle**		**Edge**	**Middle**
A	**1550**	**1800**		**1325**	**1750**		**1200**	**1725**		**1150**	**1650**
B	**1175**	**1675**		**1000**	**1450**		**925**	**1325**		**875**	**1275**
C	**825**	**1200**		**700**	**1025**		**625**	**925**		**600**	**875**
D	**550**	**825**		**475**	**700**		**425**	**625**		**400**	**600**

Roof Angle (Φ) – ≥ 30°

Wind Region	Building Height – H (m)										
	H≤5			5<H≤10			10<H≤15			15<H≤20	
	Edge	**Middle**		**Edge**	**Middle**		**Edge**	**Middle**		**Edge**	**Middle**
A	**1325**	**1775**		**1125**	**1675**		**1025**	**1550**		**975**	**1475**
B	**1000**	**1500**		**850**	**1275**		**775**	**1175**		**750**	**1125**
C	**700**	**1050**		**575**	**900**		**525**	**825**		**500**	**775**
D	**475**	**725**		**400**	**600**		**350**	**550**		**350**	**525**

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Client: **Clenergy Australia**
Project: **PV-eZRack® SolarRoof Interface spacing Table**
Address: **All around Australia**
Designed: **M.S**

Job: **23939**
Date: **Sep-12**
REV G

PV-eZRack® SolarRoof Interface spacing Table for Tin Roof

Type of Rail ER-R
Type of Interface ER-I-05
Solar Panel Dimension 2mx1m
Terrain category 2

Roof Angle (Φ) – ≤10°

Wind Region	Building Height – H (m)										
	H≤5			5<H≤10			10<H≤15			15<H≤20	
	Edge	**Middle**		**Edge**	**Middle**		**Edge**	**Middle**		**Edge**	**Middle**
A	**1575**	**2000**		**1500**	**1850**		**1450**	**1800**		**1425**	**1775**
B	**1550**	**1950**		**1475**	**1825**		**1425**	**1775**		**1400**	**1725**
C	**1425**	**1750**		**1350**	**1650**		**1300**	**1600**		**1250**	**1575**
D	**1200**	**1600**		**1100**	**1525**		**1025**	**1475**		**1000**	**1450**

Roof Angle (Φ) – 10° - 20°

Wind Region	Building Height – H (m)										
	H≤5			5<H≤10			10<H≤15			15<H≤20	
	Edge	**Middle**		**Edge**	**Middle**		**Edge**	**Middle**		**Edge**	**Middle**
A	**1725**	**2225**		**1625**	**2075**		**1575**	**2000**		**1550**	**1950**
B	**1700**	**2175**		**1600**	**2025**		**1575**	**1950**		**1525**	**1925**
C	**1550**	**1925**		**1450**	**1800**		**1425**	**1750**		**1400**	**1700**
D	**1400**	**1750**		**1275**	**1650**		**1200**	**1600**		**1175**	**1575**

Roof Angle (Φ) – 20° - 30°

Wind Region	Building Height – H (m)										
	H≤5			5<H≤10			10<H≤15			15<H≤20	
	Edge	**Middle**		**Edge**	**Middle**		**Edge**	**Middle**		**Edge**	**Middle**
A	**1675**	**1800**		**1600**	**1750**		**1575**	**1725**		**1550**	**1700**
B	**1650**	**1800**		**1600**	**1725**		**1550**	**1700**		**1550**	**1675**
C	**1550**	**1675**		**1475**	**1625**		**1450**	**1575**		**1425**	**1575**
D	**1450**	**1600**		**1400**	**1525**		**1350**	**1500**		**1325**	**1475**

Approved - Planning Only
NOT FOR CONSTRUCTION

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innovation in design and construction

Client: **Clenergy Australia**
Project: **PV-eZRack® SolarRoof Interface spacing Table**
Address: **All around Australia**
Designed: **M.S**

Job: **23939**
Date: **Sep-12**
REV G

PV-eZRack® SolarRoof Frame spacing Table for Adjustable Tilt Leg

Type of Rail ER-R
Solar Panel Dimension 2mx1m
Terrain category 2

Type of Interface 10°-15° Adjustable Tilt Leg
Roof Angle (Φ) – ≤10°

Wind Region	Building Height – H (m)										
	H≤5			5<H≤10			10<H≤15			15<H≤20	
	Edge	**Middle**		**Edge**	**Middle**		**Edge**	**Middle**		**Edge**	**Middle**
A	**1500**	**1725**		**1400**	**1600**		**1350**	**1550**		**1325**	**1525**
B	**1325**	**1675**		**1200**	**1525**		**1125**	**1425**		**1100**	**1375**
C	**1075**	**1325**		**950**	**1200**		**900**	**1125**		**875**	**1100**
D	**850**	**1050**		**775**	**950**		**725**	**900**		**700**	**875**

Type of Interface 15°-30° Adjustable Tilt Leg
Roof Angle (Φ) – ≤10°

Wind Region	Building Height – H (m)										
	H≤5			5<H≤10			10<H≤15			15<H≤20	
	Edge	**Middle**		**Edge**	**Middle**		**Edge**	**Middle**		**Edge**	**Middle**
A	**1150**	**1400**		**1025**	**1300**		**975**	**1225**		**950**	**1175**
B	**975**	**1200**		**875**	**1075**		**825**	**1025**		**800**	**1000**
C	**775**	**950**		**700**	**875**		**675**	**825**		**650**	**800**
D	**625**	**775**		**575**	**700**		**525**	**650**		**525**	**650**

Type of Interface 30°-60° Adjustable Tilt Leg
Roof Angle (Φ) – ≤10°

Wind Region	Building Height – H (m)										
	H≤5			5<H≤10			10<H≤15			15<H≤20	
	Edge	**Middle**		**Edge**	**Middle**		**Edge**	**Middle**		**Edge**	**Middle**
A	**1025**	**1275**		**925**	**1150**		**875**	**1100**		**850**	**1050**
B	**875**	**1075**		**775**	**975**		**750**	**925**		**725**	**900**
C	**700**	**875**		**625**	**775**		**600**	**750**		**575**	**725**
D	**550**	**700**		**500**	**625**		**475**	**600**		**475**	**575**

Approved - Planning Only
NOT FOR CONSTRUCTION

gamcorp
innovation in design and construction

Client: **Clenergy Australia**
Project: **PV-eZRack® SolarRoof Interface spacing Table**
Address: **All around Australia**
Designed: **M.S**

Job: **23939**
Date: **Sep-12**
REV G

PV-eZRack® SolarRoof Frame spacing Table for Adjustable Reverse Tilt Leg

Type of Rail ER-R
Solar Panel Dimension 2mx1m
Terrain category 2

Type of Interface 30°-65° Adjustable Tilt Leg
Roof Angle (Φ) – ≤10°

Wind Region	Building Height – H (m)										
	H≤5			5<H≤10			10<H≤15			15<H≤20	
	Edge	**Middle**		**Edge**	**Middle**		**Edge**	**Middle**		**Edge**	**Middle**
A	**1025**	**1275**		**925**	**1150**		**875**	**1100**		**850**	**1050**
B	**875**	**1075**		**775**	**975**		**750**	**925**		**725**	**900**
C	**700**	**875**		**625**	**775**		**600**	**750**		**575**	**725**
D	**550**	**700**		**500**	**625**		**475**	**600**		**475**	**575**

Type of Interface 30°-65° Adjustable Tilt Leg
Roof Angle (Φ) – ≤20°

Wind Region	Building Height – H (m)										
	H≤5			5<H≤10			10<H≤15			15<H≤20	
	Edge	**Middle**		**Edge**	**Middle**		**Edge**	**Middle**		**Edge**	**Middle**
A	**1150**	**1400**		**1025**	**1300**		**975**	**1225**		**950**	**1175**
B	**950**	**1200**		**875**	**1075**		**825**	**1025**		**800**	**1000**
C	**775**	**950**		**700**	**875**		**675**	**825**		**650**	**800**
D	**625**	**775**		**575**	**700**		**525**	**650**		**525**	**650**

Type of Interface 30°-65° Adjustable Tilt Leg
Roof Angle (Φ) – ≤30°

Wind Region	Building Height – H (m)										
	H≤5			5<H≤10			10<H≤15			15<H≤20	
	Edge	**Middle**		**Edge**	**Middle**		**Edge**	**Middle**		**Edge**	**Middle**
A	**1475**	**1675**		**1400**	**1575**		**1350**	**1525**		**1300**	**1500**
B	**1325**	**1650**		**1200**	**1500**		**1125**	**1425**		**1100**	**1375**
C	**1050**	**1325**		**950**	**1200**		**900**	**1125**		**875**	**1100**
D	**850**	**1050**		**775**	**950**		**725**	**900**		**700**	**875**

Approved - Planning Only
NOT FOR CONSTRUCTION

gamcorp
innovation in design and construction

Client: **Clenergy Australia** Job: **23939**
Project: **PV-eZRack® SolarRoof Interface spacing Table** Date: **Sep-12**
Address: **All around Australia**
Designed: **M.S** REV G

General Notes

Note 1 Screws minimum embedment length into timber 35 mm

Note 2 Recommended screws

Metal Purlins/Battens	**Fasteners to use**
0.55 mm – 1.5 mm	M6-11 TPI RoofZips
1.9 mm	M6-11 TPI RoofZips OR 12g-14 TPI Teks screws
2.4 mm and Above	12g-24 TPI Teks screws
Wood purlins and Rafter	**Fasteners to use**
Pine and Hardwood (35mm embedment and above)	M6 (12g) with 10 TPI

Note 3 Above Spacing calculated based on 1.9mm steel purlin OR F17 Hardwood

For Wind region C & D spacing for Tin Roof can be reduced as follows,

Material	**Wind Region C**		**Wind Region D**	
	Middle	Edge	Middle	Edge
0.55 mm steel Batten	18%	54%	64%	45%
0.75 mm steel Batten	0%	24%	10%	43%
1.2 mm steel purlin	0%	0%	0%	25%
F7 pine timber	0%	0%	0%	13%

Note 4 ER-R-ST railing also can be used. Spacing need to be reduced as follows,

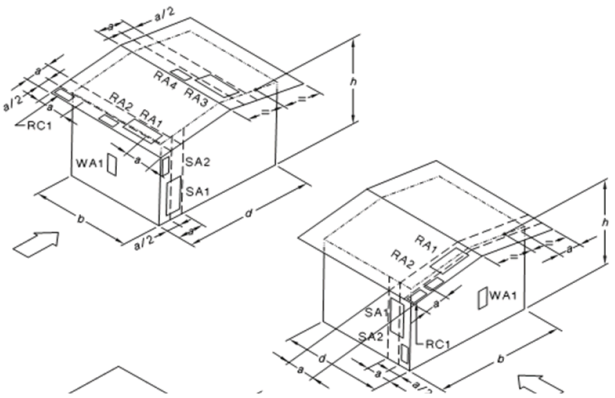
Material	**Region A**		**Region B**	
	Middle	Edge	Middle	Edge
Tile roof interface	7.0%	7.0%	7.0%	7.0%
Tin roof interface	7.0%	7.0%	7.0%	7.0%
Adjustable tilt leg	7.0%	7.0%	7.0%	7.0%

Note 5 Following components are satisfied to use according to AS1170.2011

Components	**Part Number**	**Description**
MT-base Rail	ER-R-MT2560	MT-Rail 2560 mm
Corrugated Adapter	ER-AD-C110	Adapter for corrugated iron roof
Tilt Legs	ER-TL-30	Tilt Legs Kit fixed 30° (front and back leg)
Hanger Bolt	ER-HB-200/WOMP	Hanger Bolt without mounting plate M10x200. Fixed to timber purlin only
Roof extender	ER-RE-200	Roof Hook Extender 200mm

Note 6 For adjustable tilting leg,
Maximum back leg angle to horizontal - 90°
Minimum back leg angle to horizontal - 30°

Note 7 Figure shows the building dimension (b,d & h)



Approved - Planning Only
NOT FOR CONSTRUCTION

City of HOBART

F17/9271
BH:BH

2 February, 2017

MEMORANDUM: GENERAL MANAGER

LAND OWNER CONSENT FOR PLANNING APPLICATION HOBART TOWN HALL ANNEXE, 50 MACQUARIE STREET

The purpose of this memorandum is to recommend that land owner consent be granted to enable the lodgement of an Application for Planning Permit for a solar photovoltaic system at the Hobart Town Hall Annexe, 50 Macquarie Street.

Recommendation

That land owner consent be granted for the lodgement of a planning application for a solar photovoltaic system at the Hobart Town Hall Annexe and the attached landlord consent memo be signed.

(Bill Hanley)
BUILDING ASSET ENGINEER

Attachment: Landlord consent memo

Approved - Planning Only
NOT FOR CONSTRUCTION

Land owner consent for lodgement of a planning application for a solar photovoltaic system at the Hobart Town Hall Annexe, 50 Macquarie Street.

I, Nick Heath, being responsible for the administration of land making up 50 Macquarie Street, Hobart give permission in-principle for the lodgement of a planning application for a solar photovoltaic system at this address.

Date: 2/2/17

Signature:.....

7.2 APPLICATIONS UNDER THE HOBART INTERIM PLANNING SCHEME 2015

7.2.1 80 LIVERPOOL STREET, HOBART - ALTERATIONS (NEW HEAT PUMP UNITS) PLN-16-1019 - FILE REF: F17/20961

Address:	80 Liverpool Street, Hobart
Proposal:	Alterations (New Heat Pump Units)
Expiry Date:	10 April 2017
Extension of Time:	Not applicable
Author:	Helen Ayers

RECOMMENDATION

That: 1. Pursuant to the *Land Use Planning and Approvals Act 1993* and the *Hobart Interim Planning Scheme 2015*, the Council refuse the application for alterations (new heat pump units) at 80 Liverpool Street, Hobart for the following reasons:

(i) The proposal does not meet the acceptable solution or the performance criterion with respect to clause 22.4.3 of the *Hobart Interim Planning Scheme 2015* because the proposed alterations will have an unacceptable impact on the significant visual characteristics of the heritage listed place.

(ii) The proposal does not meet the acceptable solution or the performance criterion with respect to clause E13.7.2 of the *Hobart Interim Planning Scheme 2015* because the proposed alterations will have an unacceptable impact on the significant visual characteristics of the heritage listed place.

2. Pursuant to the *Land Use Planning and Approvals Act 1993* and section 39(10) of the *Historic Cultural Heritage Act 1995*, the Council must refuse the application for alterations (new heat pump units) at 80 Liverpool Street, Hobart for the following reasons provided by the Tasmanian Heritage Council:

(i) The proposed alterations will have an unacceptable impact on the significant visual characteristics of the place.

(ii) The proposed alterations are contrary to the appropriate outcomes for heating and cooling services in section 11 of the Tasmanian Heritage Council's Works Guidelines for Historic Heritage Places (November 2015).

Attachment A:	PLN-16-1019 - 80 LIVERPOOL STREET HOBART TAS 7000 - Planning Committee or Delegated Report ⇩
Attachment B:	PLN-16-1019 - 80 LIVERPOOL STREET HOBART TAS 7000 - CPC Agenda Documents ⇩
Attachment C:	PLN-16-1019 - 80 LIVERPOOL STREET HOBART TAS 7000 - Referral Officer Report (Heritage) ⇩
Attachment D:	PLN-16-1019 - 80 LIVERPOOL STREET HOBART TAS 7000 - Attachment D - Tasmanian Heritage Council - Notice of Heritage Decision ⇩

City of HOBART

APPLICATION UNDER HOBART INTERIM PLANNING SCHEME 2015

Type of Report:	Committee
Council:	20 March 2017
Expiry Date:	10 April 2017
Application No:	PLN-16-1019
Address:	80 LIVERPOOL STREET , HOBART
Applicant:	Sally Fong (Zambrero) Suite 2402, Level 24, 1 Alfred St
Proposal:	Alterations (New Heat Pump Units)
Representations:	None
Performance criteria:	Design Heritage Place

---

1. Executive Summary

1.1. Planning approval is sought for alterations (new heat pump units). More specifically, retrospective planning approval is sought for three units to be mounted on and above the street front awning. The units are already in place.

1.2. The proposal relies on performance criteria to satisfy the following standards and codes.

1.2.1. Central Business Zone

1.2.2. Historic Heritage Code

1.3 No representations regarding the proposal were received within the statutory advertising period between 31 January and 16 February 2017.

1.4 The proposal is recommended for refusal for the following reasons.

1.5 The final decision is delegated to the Council.

2. Site Detail

2.1. The site it located on the south eastern side of Liverpool Street, Hobart. It is currently used as a Mexican restaurant.

Figure 1: Application site is highlighted in yellow.

3. Proposal

3.1. Application is made for the retrospective approval of three heat pump units to be mounted on and above the street front awning at 80 Liverpool Street, Hobart.

4. Background

4.1 A partial change of use to food services was approved through PLN-15-01127-01. This application included internal modifications and signage, but did not include any air conditioning units on the front awning of the building.

4.2 It was identified in December 2015 that air conditioning units had been installed above the street front awnings without any Council approval. As the site is a heritage place under the Historic Heritage Code of the Hobart Interim Planning Scheme 2015, these works require planning approval via a discretionary assessment process. The land owner was informed of their statutory obligations and enforcement proceedings commenced under ENF-15-01509-01.

5. Concerns raised by representors

5.1 No representations were received during the statutory advertising period between 31 January and 16 February 2017.

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 Central Business zone of the *Hobart Interim Planning Scheme 2015*.

6.3 The application is for works associated with the existing use, not to change the use of the site. The existing food services use is permitted in the zone.

6.4 The proposal has been assessed against:

6.4.1 Part D - 22.0 Central Business Zone

6.4.2 Part E - E6.0 Parking and Access Code

6.4.3 Part E - E13.0 Historic Heritage Code

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

6.5.1 Design - Part D 22.4.3

6.5.2 Historic Heritage - Part E E13.7.2

6.6 Each performance criterion is assessed below.

6.7 Design - Part D 22.4.3 P1

6.7.1 The acceptable solution at clause 22.4.3 A1 requires all mechanical plant to be screened from view from public places.

6.7.2 The proposal includes the installation of two air conditioning units and one refrigeration unit above the awning on the front facade of the building.

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 22.4.3 P1 provides as follows:

Building design must enhance the streetscape by satisfying all of the following:
(a) provide the main access to the building in a way that addresses the street or other public space boundary;
(b) provide windows in the front façade in a way that enhances the streetscape and provides for passive surveillance of public spaces;
(c) treat large expanses of blank wall in the front façade and facades facing other public space boundaries with architectural detail or public art so as to contribute positively to the streetscape and public space;
(d) ensure the visual impact of mechanical plant and miscellaneous equipment, such as heat pumps, air conditioning units, switchboards, hot water units or similar, is insignificant when viewed from the street;
(e) ensure roof-top service infrastructure, including service plants and lift structures, is screened so as to have insignificant visual impact;
(f) not provide awnings over the public footpath only if there is no benefit to the streetscape or pedestrian amenity or if not possible due to physical constraints;
(g) only provide shutters where essential for the security of the premises and other alternatives for ensuring security are not feasible;
(h) be consistent with any Desired Future Character Statements provided for the area.

6.7.5 The size, location and number of units will not be insignificant when viewed from the street.

6.7.6 The proposal does not comply with the performance criterion.

6.8 Works other than demolition (heritage place) - Part E E13.7.2 P1, P2, P3 & P4

6.8.1 There is no acceptable solution for E13.7.2 A1, A2, A3 & A4.

6.8.2 The proposal includes the installation of two air conditioning and one refrigeration unit above the awning on the front facade of the building.

6.8.3 There are no acceptable solutions; therefore assessment against the performance criteria is relied on.

6.8.4 The performance criteria at clause E13.7.2 P1, P2, P3 & P4 provide as follows:

P1 - Development must not result in any of the following:

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

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.

P3 - Materials, built form and fenestration must respond to the dominant heritage characteristics of the place, but any new fabric should be readily identifiable as such.

P4 - Extensions to existing buildings must not detract from the historic cultural heritage significance of the place.

6.8.5 The proposal was assessed by the Council's Cultural Heritage Officer, who has advised that: "As the proposed Air Handling kits are large, bulky and located in a highly visual location, it is considered that the proposal displays little respect for and is to the detriment of the identifiable and significant historical, architectural, social and cultural characteristics of the original building".

6.8.6 The proposal does not comply with the performance criteria.

6.9 The property is also on the Tasmanian Heritage Register. The Tasmanian Heritage Council have assessed the proposal and recommended refusal. The notice of their decision is provided at attachment D.

7. Discussion

7.1 Planning approval is sought for alterations (new heat pump units).

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 be contrary to those provisions.

7.4 The proposal has been assessed by other Council officers, including the Councils Cultural Heritage Officer. That officer does not support the proposal.

7.5 The proposal has also been refused by the Tasmanian Heritage Council. Section 39 of the *Historic Cultural Heritage Act 1995* requires that where the Heritage Council have notified the planning authority that a proposal should be refused, the planning authority must refuse to grant the discretionary permit.

7.6 The proposal is recommended for refusal.

8. Conclusion

8.1 The proposed alterations (new heat pump units) at 80 Liverpool Street, Hobart do not satisfy the relevant provisions of the *Hobart Interim Planning Scheme 2015*, and have been refused by the Tasmanian Heritage Council. They are therefore recommended for refusal.

9. Recommendations

That: A: Pursuant to the *Land Use Planning and Approvals Act 1993* and the *Hobart Interim Planning Scheme 2015*, the Council refuse the application for alterations (new heat pump units) at 80 Liverpool Street, Hobart for the following reasons:

1 The proposal does not meet the acceptable solution or the performance criterion with respect to clause 22.4.3 of the *Hobart Interim Planning Scheme 2015* because the proposed alterations will have an unacceptable impact on the significant visual characteristics of the heritage listed place.

2 The proposal does not meet the acceptable solution or the performance criterion with respect to clause E13.7.2 of the *Hobart Interim Planning Scheme 2015* because the proposed alterations will have an unacceptable impact on the significant visual characteristics of the heritage listed place.

B Pursuant to the *Land Use Planning and Approvals Act 1993* and section 39(10) of the *Historic Cultural Heritage Act 1995,* the Council must refuse the application for alterations (new heat pump units) at 80 Liverpool Street, Hobart for the following reasons provided by the Tasmanian Heritage Council:

1 The proposed alterations will have an unacceptable impact on the significant visual characteristics of the place.

2 The proposed alterations are contrary to the appropriate outcomes for heating and cooling services in section 11 of the Tasmanian Heritage Council's Works Guidelines for Historic Heritage Places (November 2015).

(Helen Ayers)

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.

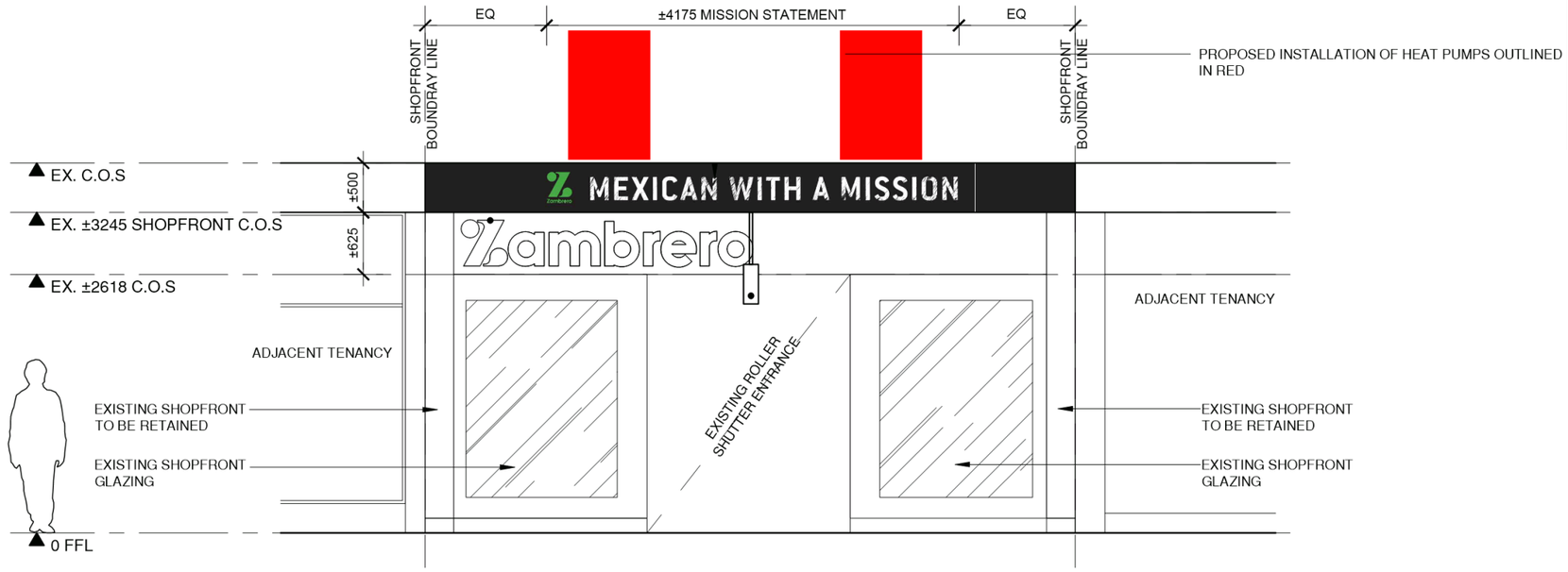
Date of Report: 24 February 2017

Attachment(s):

Attachment B - CPC Agenda Documents

Attachment C - Referral Officer Report (Heritage)

Attachment D - Tasmanian Heritage Council - Notice of Heritage Decision



01 - **ELEVATION- EXTERNAL**
Scale: 1:50

IMPORTANT NOTES:

- CONTRACTOR/PROJECT MANAGER TO CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORKS.

- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE STANDARD DETAILS PACKAGE AND SCHEDULES.

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1 Alfred St
Circular Quay
NSW 2000 Australia

design@zambrero.com
tel: +(61) 2 9252 9673

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ISSUE	DESCRIPTION	DRAWN BY	DATE
A	FOR DA APPROVAL	CL	14.09.15

PROJECT ADDRESS:
80 LIVERPOOL ST
HOBART, TASMANIA 7000

SCALE:
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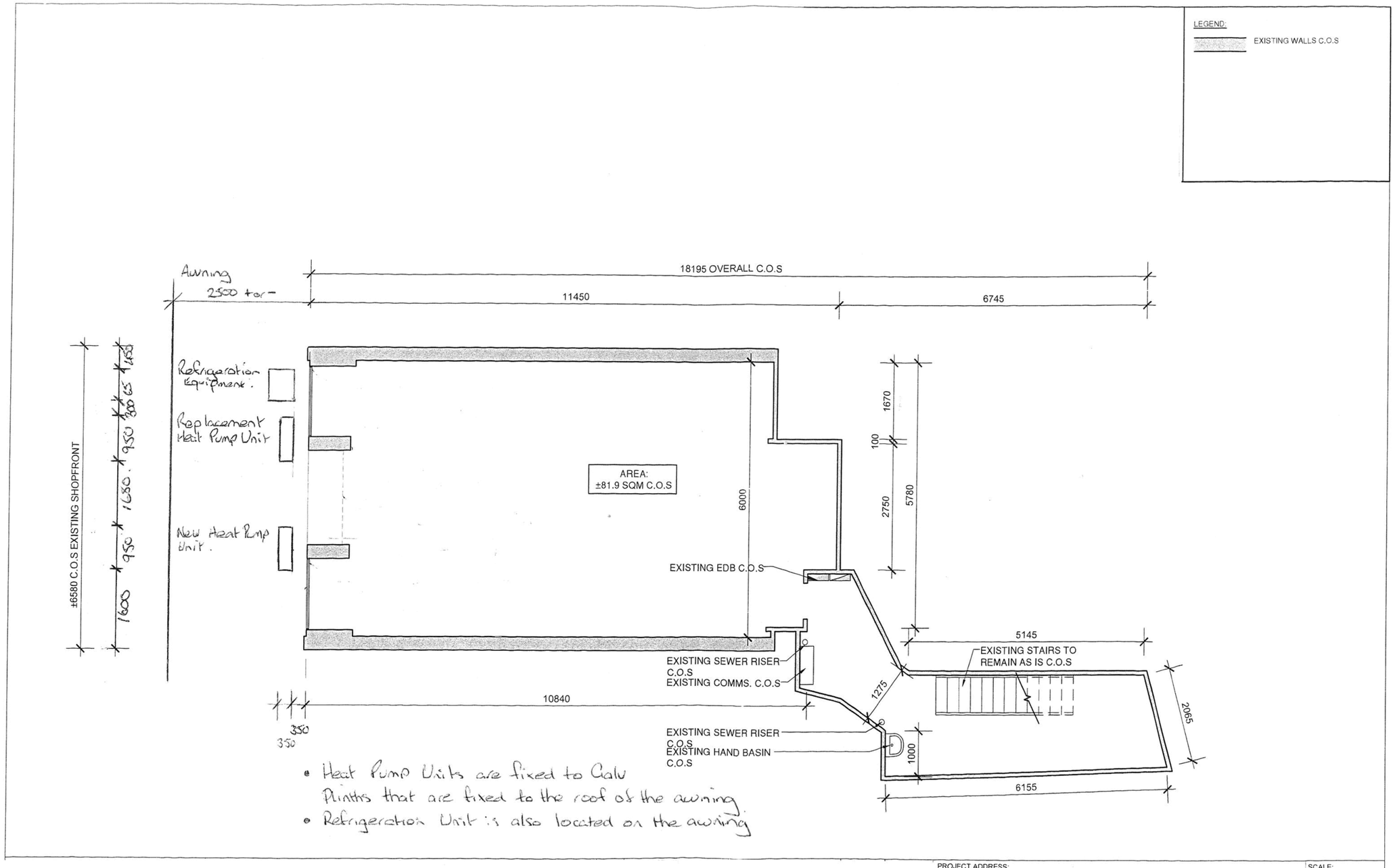
ELEVATIONS- INTERNAL & EXTERNAL

DRAWING NO:
D200



PROJECT ADDRESS:	SCALE:
80 LIVERPOOL ST HOBART, TASMANIA 7000	1:75 @A3
DRAWING TITLE:	DRAWING NO:

XICAN WITH A MISSION
Zambre
MEXICAN WITH A MISSION

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
114057	1
EDITION	**DATE OF ISSUE**
4	15-Mar-2012

SEARCH DATE : 04-Jul-2016
SEARCH TIME : 10.37 AM

DESCRIPTION OF LAND

City of HOBART
Lot 1 on Plan 114057
Being the land described in Conveyance No. 29/9686
Derivation : Part of 0a-1r-6p Gtd. to Sarah Thomas & Edmund Stillwell
Derived from A15311

SCHEDULE 1

D42218 TRANSFER to GEORGE GIAMEOS and PHYLLIS GIAMEOS (jointly as between themselves) of one undivided 1/2 share and FIRST FLOOR HOLDINGS PTY LTD of one undivided 1/2 share as tenants in common Registered 15-Mar-2012 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
19/1807 CONVEYANCE Benefiting Easement: Right of Way over the lands marked Right of Way on Plan No. 114057
D42219 MORTGAGE to Commonwealth Bank of Australia Registered 15-Mar-2012 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

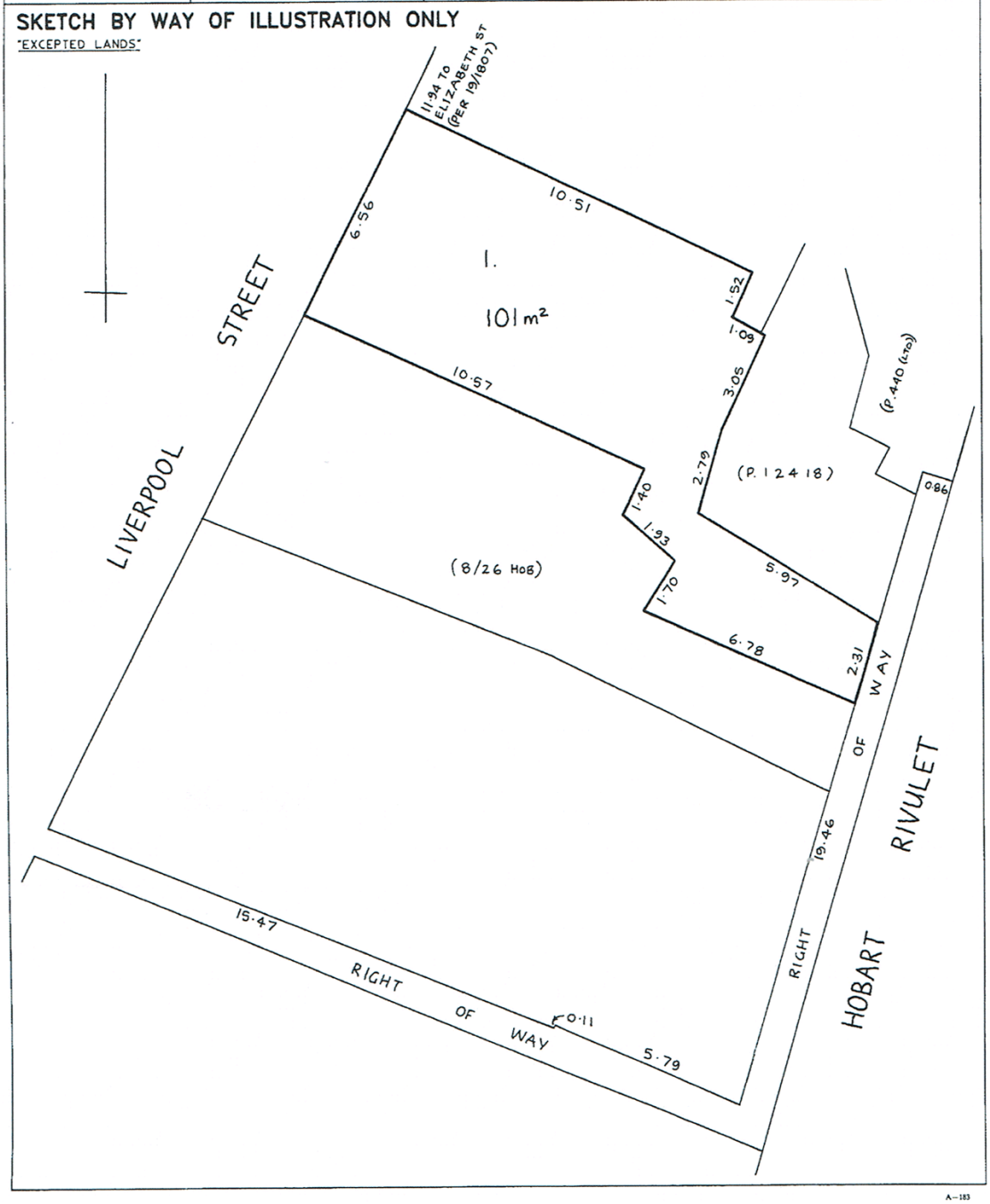
Tasmanian Government

FILE NUMBER A.15311 GRANTEE PART OF OR. 1R. 6P GTD TO SARAH THOMAS & EDMUND STILLWELL.	**CONVERSION PLAN** LOCATION CITY OF HOBART (SEC N) CONVERTED FROM 42/1966 NOT TO SCALE LENGTHS IN METRES	REGISTERED NUMBER **P114057** APPROVED - 2 NOV 1994 Recorder of Titles

MAPSHEET MUNICIPAL CODE No. 21	LAST UPI No.	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	DRAWN DJB

SKETCH BY WAY OF ILLUSTRATION ONLY

"EXCEPTED LANDS"



A-183

FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

FILE NUMBER A.15311 GRANTEE PART OF OR. 1R. 6P GTD TO SARAH THOMAS & EDMUND STILLWELL.	**CONVERSION PLAN** LOCATION CITY OF HOBART (SEC N) CONVERTED FROM 42/1966 NOT TO SCALE LENGTHS IN METRES	REGISTERED NUMBER **P114057** APPROVED - 2 NOV 1994 Recorder of Titles

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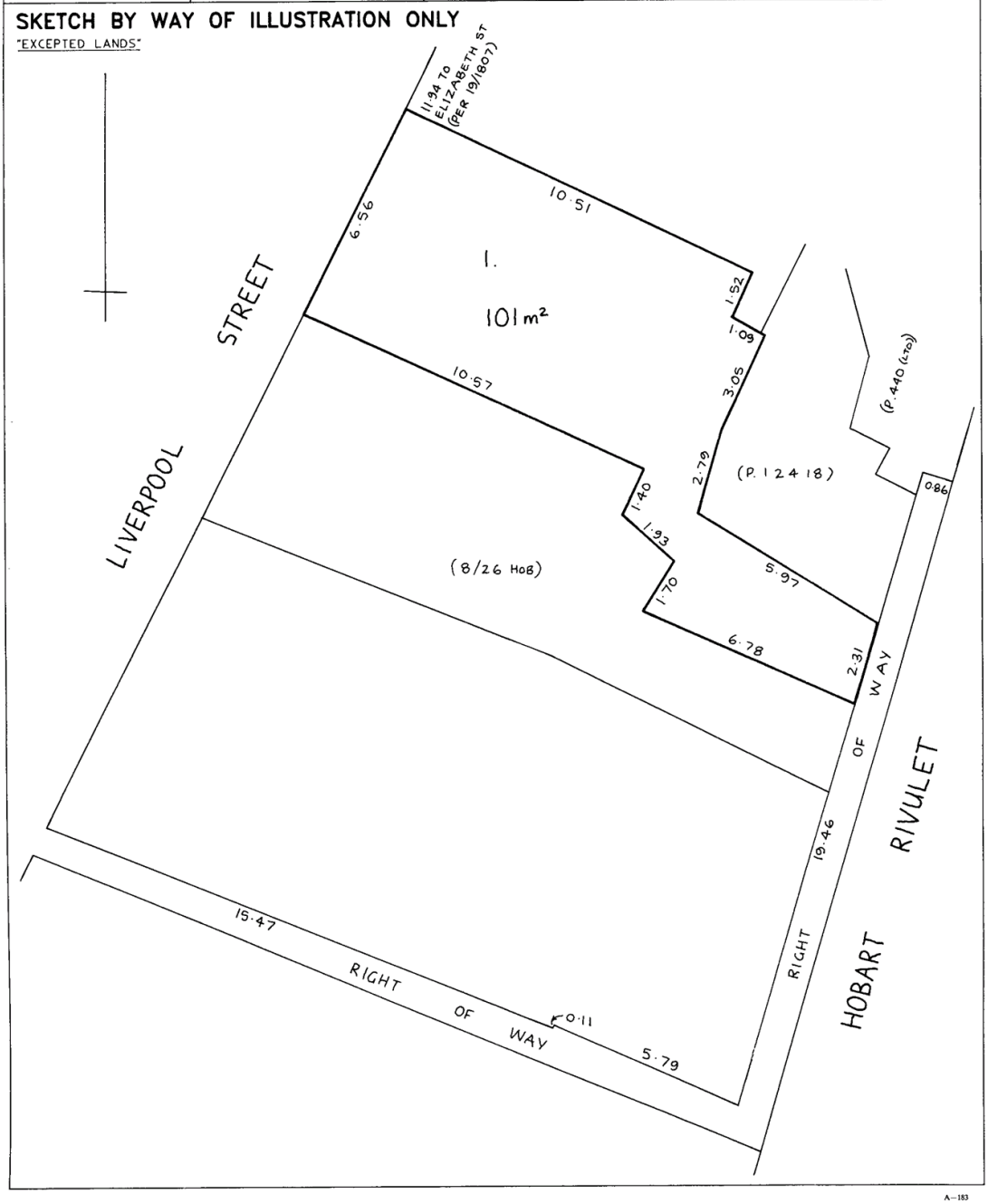
SKETCH BY WAY OF ILLUSTRATION ONLY

"EXCEPTED LANDS"



A—183

Application Referral Cultural Heritage - Response

From:	N Booth
Recommendation:	Proposal is unacceptable.
Date Completed:	
Address:	80 LIVERPOOL STREET, HOBART
Proposal:	Alterations (New Heat Pump Units)
Application No:	PLN-16-1019
Assessment Officer:	Helen Ayers,

Referral Officer comments:

The application relates to a three storey terraced property with highly decorated front facade currently operated as Restaurant with Take Away facilities and associated Offices above.

The property is in the Victorian Georgian retail architectural style and forms part of a consistently detailed terrace of four properties, all of which are Heritage Listed as set out in the Hobart Interim Planning Scheme 2015.

Proposed is the provision of three pieces of air handling kit set on small plinths directly onto the roof of the front awning. Two of the units would deal with air conditioning of the retail space whilst the third is intended to be used as a chiller unit for a refrigeration space. The circumstances of the case are unusual in that the development has already occurred. The application might therefore be considered 'retrospective' in the sense that the applicant is seeking approval for something which has previously occurred. The Council's duty is, nevertheless, to consider the discretionary application as though the work did not exist. Council also has, under the provisions of the *Land Use Planning and Approval Act 1993* a duty to enforce its own planning schemes.

The building forms part of a group of four relatively intact terraced commercial units that have formed a coherent and consistent group within one of the CBD's principal retail streetscapes since the mid Victorian period. The front façade contains a high level of Rococo influenced detailing around the window surrounds, decorative banding, quoins and high quality plaster finish and moldings.

The proposed pieces of air handling kit would sit on plinths directly onto the roof of the front awning and as such would be highly visible when viewing the terrace from the opposite side of the street and from long distances. No attempt has been made to utilise methods to potentially limit the visual impact of the proposal. It is also noted that due to its height, when viewed other than directly onto the building, it would partially obscure the closest windows and their decorative surround. As such it is considered that the proposal would introduce three pieces of unsightly air handling kit onto an otherwise largely uncluttered elevation.

The stated objective of E.13.7 is to ensure that development at a heritage place is undertaken in a sympathetic manner which does not cause a loss of historic cultural heritage significance. Similarly, Design Standards as set out in the Central Business Zone as set out in Part D 22.4.3 states that the visual impact of mechanical plant and miscellaneous equipment, such as heat pumps, air conditioning units, switchboards, hot water units or similar, must be insignificant when viewed from the street.

As the proposed Air Handling kits are large, bulky and located in a highly visual location, it is considered that the proposal displays little respect for and is to the detriment of the identifiable and significant historical, architectural, social and cultural characteristics of the original building. Given the above, it is therefore considered that the proposal fails to comply with the stated policies of the Interim Planning Scheme and it is therefore recommended that the application be refused and enforcement action be sanctioned to ensure its removal.

Suggested Reasons for Refusal

1. The proposed alterations will have an unacceptable impact on the significant visual characteristics of this heritage Listed Place contrary to the policies contained within the Hobart Interim Planning Scheme, in particular E.13.7.2 and Development Standards Part D.22.4.3.

Nick Booth
Heritage Officer
20 February 2017

Tasmanian Heritage Council

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

PLANNING REF:	PLN-16-1019
THC WORKS REF:	5141
REGISTERED PLACE NO:	6965
FILE NO:	06-91-94THC
APPLICANT:	Sally Wong (Zambrero)
DATE:	21 February 2017

NOTICE OF HERITAGE DECISION

(*Historic Cultural Heritage Act 1995*)

The Place:	80 Liverpool Street, Hobart.
Proposed Works:	Alterations (installation of heat pump units).

Under section 39(6)(c) of the *Historic Cultural Heritage Act 1995* (the Act), the Heritage Council gives notice that the discretionary permit should be refused because:

1. **The proposed alterations will have an unacceptable impact on the significant visual characteristics of the place.**
2. **The proposed alterations are contrary to the appropriate outcomes for heating and cooling services in section 11 of the Tasmanian Heritage Council's *Works Guidelines for Historic Heritage Places* (November 2015).**

Accordingly, under section 39(10) of the Act, the planning authority must refuse to grant the permit.

Please ensure the details of the refusal are included in the notice of refusal provided to the applicant, and forward a copy of the correspondence to the Heritage Council for our records.

Please contact Liz Fitzgerald on 1300 850 332 if you require clarification of any matters contained in this notice.

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

8 REPORTS

8.1 Delegated Decisions Report (Planning)
File Ref: F17/22506; 16/117

Report of the Director City Planning of 8 March 2017 and attachments.

Delegation: Committee

City of HOBART

MEMORANDUM: CITY PLANNING COMMITTEE

Delegated Decisions Report (Planning)

Attached is the Delegated Decision Report (Planning) for the period 20 February 2017 until 5 March 2017.

RECOMMENDATION

That:

1. ***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 PLANNING

Date: 8 March 2017
File Reference: F17/22506; 16/117

Attachment A: Delegated Decisions Report (Planning) 20.02.17 - 05.03.17 ⇩

6 March 2017

Delegated Decisions Report (Planning)

39 applications found.

Approved | Withdrawn / Cancelled | All

Planning Description	Address	Works Value	Decision	Authority
PLN-16-1135 Fencing	22 PILLINGER STREET DYNNYRNE TAS 7005	$ 2,000	Approved	Delegated
PLN-16-1143 Subdivision (One Additional Lot)	70 BRUSHY CREEK ROAD LENAH VALLEY TAS 7008	$ 0	Approved	Delegated
PLN-16-1182 Partial Demolition, Alterations, Extensions, Front Fence, Parking, Carport, Deck and Change of Use to Multiple Dwelling	10 VIEW STREET SANDY BAY TAS 7005	$ 100	Approved	Delegated
PLN-16-1205 Partial Demolition, Extensions and Multiple Dwelling	12 HICKMAN STREET LENAH VALLEY TAS 7008	$ 290,000	Approved	Delegated
PLN-16-1225 Outbuilding with Swimming Pool	44 WAIMEA AVENUE SANDY BAY TAS 7005	$ 1,000,000	Approved	Delegated
PLN-16-1232 Partial Demolition, Extension and Alterations	49 CONGRESS STREET SOUTH HOBART TAS 7004	$ 250,000	Approved	Delegated
PLN-16-1233 Dwelling	3 HUTCHINSON PLACE WEST HOBART TAS 7000	$ 400,000	Approved	Delegated
PLN-16-1242 Signage	149B MACQUARIE STREET HOBART TAS 7000	$ 0	Approved	Delegated
PLN-16-1261 Alterations and Extension to Single Dwelling	2 PETTY STREET WEST HOBART TAS 7000	$ 55,000	Approved	Delegated
PLN-16-1276 Demolition and Dwelling	4 GORDON AVENUE MOUNT STUART TAS 7000	$ 350,000	Not Required	Delegated
PLN-16-1282 Partial Demolition, Extension and Alterations	10 LAMBERT AVENUE SANDY BAY TAS 7005	$ 300,000	Approved	Delegated
PLN-16-1283 Signage	213 LIVERPOOL STREET HOBART TAS 7000	$ 3,000	Approved	Delegated
PLN-16-1285 Partial Demolition, Alterations, Extension, Deck and Outbuilding (Garage)	37 POTTERY ROAD LENAH VALLEY TAS 7008	$ 300,000	Approved	Delegated
PLN-16-1286 Partial Demolition, Alterations and Extension	7/2-8 NEWCASTLE STREET BATTERY POINT TAS 7004	$ 200,000	Approved	Delegated
PLN-16-1287 Dwelling	174 FOREST ROAD WEST HOBART TAS 7000	$ 550,000	Approved	Delegated
PLN-16-1291 Alterations and Extensions to Single Dwelling and Outbuilding	24 BEDDOME STREET SANDY BAY TAS 7005	$ 350,000	Approved	Delegated
PLN-16-814 Partial Demolition, Alterations, Extensions, Outbuilding (Carport) and Landscaping	11 DUKE STREET SANDY BAY TAS 7005	$ 180,000	Approved	Delegated
PLN-16-936 Subdivision - 1 Lot and Balance	330 STRICKLAND AVENUE SOUTH HOBART TAS 7004	$ 0	Approved	Delegated
PLN-16-955 Alterations and Partial Change of Use to Sports and Recreation and Signage	45-71 BATHURST STREET HOBART TAS 7000	$ 80,000	Approved	Delegated
PLN-17-117 Change of use to Visitor Accommodation	729 SANDY BAY ROAD SANDY BAY TAS 7005	$ 0	Approved	Delegated
PLN-17-129 Signage	44 BRISBANE STREET HOBART TAS 7000	$ 0	Exempt	Delegated
PLN-17-134 Enclosure of existing carport to form entrance reception area - ENF-16-824	2/409 ARGYLE STREET NEW TOWN TAS 7008	$ 10,000	Withdrawn	Applicant
PLN-17-18 Partial Demolition, Alterations and Extensions	11 CREEK ROAD LENAH VALLEY TAS 7008	$ 2,240,000	Approved	Delegated

Planning Description	Address	Works Value	Decision	Authority
PLN-17-24 Alterations and Extension to Existing Garage	16 CAVELL STREET WEST HOBART TAS 7000	$ 12,000	Approved	Delegated
PLN-17-30 Partial Demolition, Extensions and Alterations, Ancillary Dwelling and Front Fencing	34 LORD STREET SANDY BAY TAS 7005	$ 460,000	Approved	Delegated
PLN-17-34 Signage	114-116 MURRAY STREET HOBART TAS 7000	$ 50,000	Approved	Delegated
PLN-17-37 Outbuilding	94 ARTHUR STREET WEST HOBART TAS 7000	$ 65,000	Approved	Delegated
PLN-17-39 Demolition, Alterations and Landscaping	256-278 ELIZABETH STREET NORTH HOBART TAS 7000	$ 50,000	Approved	Delegated
PLN-17-41 Front Fencing	4 CHAUCER ROAD LENAH VALLEY TAS 7008	$ 2,000	Approved	Delegated
PLN-17-42 Dwelling	8 WILLIAM COOPER DRIVE NEW TOWN TAS 7008	$ 280,000	Approved	Delegated
PLN-17-54 New Application - Visitor accommodation	8/40 MACFARLANE STREET SOUTH HOBART TAS 7004	$ 0	Withdrawn	Applicant
PLN-17-55 Alterations to Front Fencing and Screening	3 ERINA PLACE SANDY BAY TAS 7005	$ 20,000	Approved	Delegated
PLN-17-63 Partial Demolition and Deck	6 BISHOP STREET NEW TOWN TAS 7008	$ 4,000	Approved	Delegated
PLN-17-68 Alterations and Extension	33 PILLINGER DRIVE FERN TREE TAS 7054	$ 148,000	Not Required	Delegated
PLN-17-7 Partial Demolition, Alterations, Change of Use to Visitor Accommodation	30 KING STREET SANDY BAY TAS 7005	$ 0	Approved	Delegated
PLN-17-89 Change of Use to Visitor Accomodation	1/386 HUON ROAD SOUTH HOBART TAS 7004	$ 0	Withdrawn	Applicant
PLN-17-90 Partial change of use to visitor accommodation	64 WARWICK STREET HOBART TAS 7000	$ 2,500	Exempt	Delegated
PLN-17-94 Partial Change of Use to Visitor Accommodation	UNIT 1/1 RUSSELL CRESCENT SANDY BAY TAS 7005	$ 5,000	Approved	Delegated
PLN-17-96 Alterations to existing multiple dwelling	5/42-50 PATRICK STREET HOBART TAS 7000	$ 45,000	Approved	Delegated

8.2 City Planning - Advertising List
File Ref: F17/22773

Report of the Director City Planning of 8 March 2017 and attachments.

Delegation: Committee

City of HOBART

MEMORANDUM: CITY PLANNING COMMITTEE

City Planning - Advertising List

Attached is the advertising period for the period 17 February 2017 – 2 March 2017.

RECOMMENDATION

That:

1. ***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 PLANNING

Date: 8 March 2017
File Reference: F17/22773

Attachment A: City Planning - Advertising List ⇩

Application	Street	Suburb	Development	Works Value	Expiry Date	Referral	Proposed Delegation	Advertising Period Start	Advertising Period End
PLN-16-701	186 BATHURST STREET	HOBART	Additional Dwelling and Alterations to Car Parking	$180,000	05/08/2016	langd	Council	17/02/2017	22/02/2017
PLN-17-57	8 HAMILTON STREET	WEST HOBART	Partial Demolition, Extension and Alterations	$80,000	06/03/2017	sherriffc	Director	17/02/2017	03/03/2017
PLN-17-91	12 EDGE AVENUE	LENAH VALLEY	Partial Demolition, Alterations and Deck	$50,000	23/03/2017	hutchensa	Director	17/02/2017	03/03/2017
PLN-17-77	7 MURRAY STREET	HOBART	Partial Demolition, Alterations, Signage and Partial Change of Use to Hotel	$20,000	17/03/2017	nolanm	Director	17/02/2017	03/03/2017
PLN-17-71	56 NAPOLEON STREET	BATTERY POINT	Alterations, Addition and Partial Demolition	$100,000	16/03/2017	hutchensa	Director	17/02/2017	03/03/2017
PLN-16-1200	73 ATHLEEN AVENUE	LENAH VALLEY	Dwelling	$390,150	28/12/2016	widdowsont	Director	20/02/2017	06/03/2017
PLN-16-1185	20 MCVILLY DRIVE	HOBART	Alterations to Car Park and Associated Hydraulic Infrastructure	$300,000	22/12/2016	nolanm	Council	21/02/2017	07/03/2017

Application	Street	Suburb	Development	Works Value	Expiry Date	Referral	Proposed Delegation	Advertising Period Start	Advertising Period End
PLN-17-84	15 HAMILTON STREET	WEST HOBART	Partial Demolition, Alterations and Extension	$300,000	21/03/2017	wilsone	Director	21/02/2017	07/03/2017
PLN-16-1163	85 CASCADE ROAD	SOUTH HOBART	Car Parking Deck	$15,000	13/12/2016	ayersh	Council	22/02/2017	08/03/2017
PLN-17-36	52 VIEW STREET	SANDY BAY	Partial Demolition, Alterations, Additional Dwelling and Front Fencing	$300,000	28/02/2017	langd	Council	22/02/2017	08/03/2017
PLN-17-100	410 ELIZABETH STREET	NORTH HOBART	Signage	$500	28/03/2017	wilsone	Director	23/02/2017	27/02/2017
PLN-17-110	13 CHEVERTON PARADE	SANDY BAY	Dwelling Extension (Deck)	$25,000	30/03/2017	hutchensa	Director	23/02/2017	09/03/2017
PLN-17-75	141 NELSON ROAD	MOUNT NELSON	Partial Demolition and Extension	$50,000	17/03/2017	hutchensa	Director	24/02/2017	10/03/2017
PLN-17-98	267 - 277 ARGYLE STREET	NORTH HOBART	Signage	$15,000	28/03/2017	sherriffc	Director	24/02/2017	10/03/2017
PLN-17-93	395 - 401 ELIZABETH STREET	NORTH HOBART	Alterations	$100,000	23/03/2017	sherriffc	Director	24/02/2017	10/03/2017
PLN-16-807	8 RED KNIGHTS ROAD	SANDY BAY	Demolition and New Dwelling	$960,893	08/09/2016	ayersh	Director	27/02/2017	13/03/2017

Application	Street	Suburb	Development	Works Value	Expiry Date	Referral	Proposed Delegation	Advertising Period Start	Advertising Period End
PLN-16-1219	1 / 6 FLINDERS LANE	SANDY BAY	Change of Use to Visitor Accommodation	$1,000	05/01/2017	nolanm	Director	27/02/2017	13/03/2017
PLN-17-86	8 ABERDEEN STREET	GLEBE	Partial Demolition, Alterations and Extension	$40,000	21/03/2017	ayersh	Director	27/02/2017	13/03/2017
PLN-17-99	66 - 80 COLLINS STREET	HOBART	Signage	$0	28/03/2017	widdowsont	Director	27/02/2017	13/03/2017
PLN-16-1252	9 MCDEVITT AVENUE	DYNNYRNE	Dwelling	$450,000	23/01/2017	nolanm	Director	28/02/2017	14/03/2017
PLN-17-115	6 VICTORIA STREET	HOBART	Partial Demolition, Alterations, Extension, Front Fencing (Gate) and Partial Change of Use to Business and Professional Services	$50,000	31/03/2017	wilsone	Director	28/02/2017	14/03/2017
PLN-17-119	29 - 31 STRICKLAND AVENUE	SOUTH HOBART	Dwelling	$200,000	03/04/2017	langd	Director	28/02/2017	14/03/2017
PLN-17-111	1 / 16 LANSDOWNE CRESCENT	WEST HOBART	Partial Demolition, Alterations and Extension	$200,000	30/03/2017	Foalem	Director	01/03/2017	15/03/2017

Application	Street	Suburb	Development	Works Value	Expiry Date	Referral	Proposed Delegation	Advertising Period Start	Advertising Period End
PLN-17-38	2 / 35 PROCTORS ROAD	DYNNYRNE	Change of Use to Visitor Accommodation	$0	28/02/2017	ayersh	Director	02/03/2017	16/03/2017
PLN-17-61	3 VICTORIA STREET	HOBART	Change of Use to Office	$70,000	08/03/2017	ayersh	Director	02/03/2017	16/03/2017
PLN-17-56	548 CHURCHILL AVENUE	SANDY BAY	Partial Demolition, Extensions and Alterations	$92,000	03/03/2017	nolanm	Director	02/03/2017	16/03/2017
PLN-17-104	25 LIPSCOMBE AVENUE	SANDY BAY	Lighting	$20,000	29/03/2017	widdowsont	Director	02/03/2017	16/03/2017
PLN-17-120	1 HUTCHINSON PLACE	WEST HOBART	Dwelling	$415,000	04/04/2017	hutchensa	Director	02/03/2017	16/03/2017

9 MOTIONS OF WHICH NOTICE HAS BEEN GIVEN

9.1 Illegal Demolition under Planning Scheme

FILE REF: F17/24004; 13-1-10

Alderman Zucco

Motion

"That:

1. An urgent report be prepared to review the proposed new Tasmanian planning scheme as it relates to demolition works - and in particular illegal demolition.

2. The report also provide the current status as to what penalties are able to be enforced for illegal demolition works, and what the new legislation will impose.

3. The report also consider a minimum range of penalties as per an example in the rationale.

4. The report also consider options to lobby the government to impose criminal penalties when illegal demolitions occur that may endanger lives."

Rationale:

"The reason for this Notice of Motion is the recent unauthorised demolition of the property at 55 Mt Stuart Road, and specifically to ensure that the new legislation does not allow any developer to undertake demolition works without the required approvals.

The seriousness of what has occurred, involving the failure to disconnect live power, uncontrolled disturbance of asbestos and the failure to make the site safe placed local residents and the general community in a life threatening situation.

The Council should consider imposing a minimum of a 15 year ban on any development of the site and or reinstatement (subject to a heritage evaluation) including monetary fine for such actions.

The Council should review the situation, in particular looking to include criminal penalties for this type of behaviour."

The General Manager reports:

"In line with the Council's policy in relation to Notices of Motion, I advise that the matter is considered to be within the jurisdiction of the Hobart City Council as the Notice relates to legislative controls around illegal demolition works, which is part of the City's role as the local planning and environmental authority."

10. QUESTIONS WITHOUT NOTICE

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

An Alderman may ask a question without notice of the Chairman, another Alderman, the General Manager or the General Manager's representative, in line with the following procedures:

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

11. CLOSED PORTION OF THE MEETING

The following items were discussed: -

Item No. 1	Minutes of the last meeting of the Closed Portion of the Council Meeting
Item No. 2	Consideration of supplementary items to the agenda
Item No. 3	Indications of pecuniary and conflicts of interest
Item No. 4	Planning Authority Items – Consideration of Items with Deputations
Item No. 5	Questions without notice – File Ref: 13-1-10