



CITY OF HOBART

AGENDA

Planning Committee Meeting
Open Portion
Wednesday, 14 February 2024
at 5.00 pm
Council Chamber, Town Hall



City of **HOBART**

THE MISSION

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

THE VALUES

The Council is:

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

ORDER OF BUSINESS

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

APOLOGIES AND LEAVE OF ABSENCE

1. CONFIRMATION OF MINUTES.....	4
2. CONSIDERATION OF SUPPLEMENTARY ITEMS	4
3. INDICATIONS OF PECUNIARY AND CONFLICTS OF INTEREST	4
4. TRANSFER OF AGENDA ITEMS.....	5
5. PLANNING AUTHORITY ITEMS - CONSIDERATION OF ITEMS WITH DEPUTATIONS.....	5
6. COMMITTEE ACTING AS PLANNING AUTHORITY	5
6.1 APPLICATIONS UNDER THE HOBART INTERIM PLANNING SCHEME 2015	7
6.1.1 15 Marieville Esplanade, Sandy Bay - New Building (Food Service Use)	7
7. REPORTS	72
7.1 Delegated Decision Report (Planning)	72
7.2 Planning - Advertised Applications Report	76
8. QUESTIONS WITHOUT NOTICE	84
9. CLOSED PORTION OF THE MEETING.....	85

Planning Committee Meeting (Open Portion) held Wednesday, 14 February 2024 at 5.00 pm in the Council Chamber, Town Hall.

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

Councillor M Dutta (Chairperson)
Lord Mayor Councillor A M Reynolds
Deputy Lord Mayor Councillor H Burnet
Alderman M Zucco
Councillor W F Harvey
Councillor Dr Z Sherlock
Councillor J Kelly
Councillor L Elliot
Alderman L Bloomfield
Councillor R Posselt
Councillor B Lohberger
Councillor W Coats

Apologies:

Leave of Absence: Nil.

1. CONFIRMATION OF MINUTES

The minutes of the Open Portion of the Planning Committee meeting held on [Wednesday, 17 January 2024](#), are submitted for confirming as an accurate record.

2. CONSIDERATION OF SUPPLEMENTARY ITEMS

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

Recommendation

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

3. INDICATIONS OF PECUNIARY AND CONFLICTS OF INTEREST

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

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

4. 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?

5. PLANNING AUTHORITY ITEMS - CONSIDERATION OF ITEMS WITH DEPUTATIONS

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

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

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

RECOMMENDATION

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

6. COMMITTEE ACTING AS PLANNING AUTHORITY

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

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

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

6.1 APPLICATIONS UNDER THE HOBART INTERIM PLANNING SCHEME 2015

6.1.1 15 MARIEVILLE ESPLANADE, SANDY BAY - NEW BUILDING (FOOD SERVICE USE) PLN-23-620 - FILE REF: F24/11255

Address:	15 Marieville Esplanade, Sandy Bay
Proposal:	New Building (Food Service Use)
Expiry Date:	8 March 2024
Extension of Time:	Not applicable
Author:	Richard Bacon

RECOMMENDATION

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Planning Committee, in accordance with the delegations contained in its terms of reference, approves the application for a new building (food service use) at 15 Marieville Esplanade Sandy Bay TAS 7005 for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

GEN

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-23-620 - 15 MARIEVILLE ESPLANADE SANDY BAY TAS 7005 - Final Planning Documents, except where modified below.

Reason for condition

To clarify the scope of the permit.

TW

The use and/or development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TWDA 2023/01503-HCC dated 2 November 2023 as attached to the permit.

Reason for condition

To clarify the scope of the permit.

ENG sw1

The proposed sewer pump station must be installed and maintained in general accordance with planning permit documents prior to first occupation or commencement of use (whichever occurs first).

Advice:

Council modelling shows the site as potentially subject to floodwaters in a 1% AEP flood event as at 2100 (ie including climate change). Council notes the proposed alteration in the flood affected area and recommends this is taken into consideration in the final design and future use. Council notes the requirements under NCC for buildings to withstand flood forces and erosion.

Reason for condition

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

ENG 1

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

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

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

A photographic record of the Council's infrastructure (e.g. existing property service connection points, roads, buildings, stormwater,

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

Reason for condition

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

ENV 1

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

Advice:

For guidance, please see the TEER & DEP (2023) Erosion and Sediment Control guideline documents available from the Derwent Estuary Program's [website](#).

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](#).

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.

PLANNING

It is recommended that the customer or their electrician contact TasNetworks on 1300 137 008 if they have any questions regarding any upgrades they may require to their electricity supply due to this development.

NOISE REGULATIONS


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


FEES AND CHARGES


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

DIAL BEFORE YOU DIG

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

Attachment A: PLN-23-620 - 15 MARIEVILLE ESPLANADE
SANDY BAY TAS 7005 - Planning Committee or
Delegated Report ↓ 

Attachment B: PLN-23-620 - 15 MARIEVILLE ESPLANADE
SANDY BAY TAS 7005 - PC Agenda Documents ↓


Attachment C: PLN-23-620 - 15 MARIEVILLE ESPLANADE
SANDY BAY TAS 7005 - Planning Referral Officer
Environmental Development Planner Report ↓ 

**APPLICATION UNDER HOBART INTERIM PLANNING SCHEME 2015**

Type of Report:	Committee
Council:	14 February 2024
Expiry Date:	8 March 2024
Application No:	PLN-23-620
Address:	15 MARIEVILLE ESPLANADE , SANDY BAY
Applicant:	Sue Ball (The Royal Yacht Club of Tasmania) 15 Marievile Esplanade
Proposal:	New Building (Food Service Use)
Representations:	NIL
Performance criteria:	Zone Use Standards; Parking and Access Code; Waterways and Coastal Protection Code; Inundation Prone Areas Code

1. Executive Summary

- 1.1 Planning approval is sought for a new building (food service use) at 15 Marieville Esplanade Sandy Bay TAS 7005.
- 1.2 More specifically the proposal includes:
 - a shipping container fitted for use as a tuck shop;
 - the use would serve participants in the children's sailing program during the hours of 9am-2pm Saturdays and Sundays, and 11am-2pm Monday to Friday during school holidays.
- 1.3 The proposal relies on performance criteria to satisfy the following standards and codes:
 - 1.3.1 Open Space Zone - Use
 - 1.3.2 Parking and Access Code - Number of Parking Spaces
 - 1.3.3 Waterway and Coastal Protection Code - Building and Works Within a Waterway and Coastal Protection Area.
 - 1.3.4 Inundation Prone Areas Code - Building and Works Within an Inundation Prone Area.
- 1.4 No representations were received during the statutory advertising period between the 21st December 2023 and the 11th January 2024.

- 1.5 The proposal is recommended for approval subject to conditions.
- 1.6 The final decision is delegated to the Planning Committee, because it involves Council land.

2. Site Detail

2.1 The application site is large irregularly shaped lot between the dwellings fronting Marieville Esplanade and the River Derwent, between Margaret Street and Sandy Bay Road. The land accommodates a variety of recreational uses including much of the land based infrastructure and car parking for the marina, river access, and open parkland. The site is within the Open Space Zone, and is surrounded by a mixture of recreation, residential, and educational uses, and is close to the Sandy Bay shopping centre.

2.2 Council's Development Appraisal Planner visited the site on 9th November 2023.

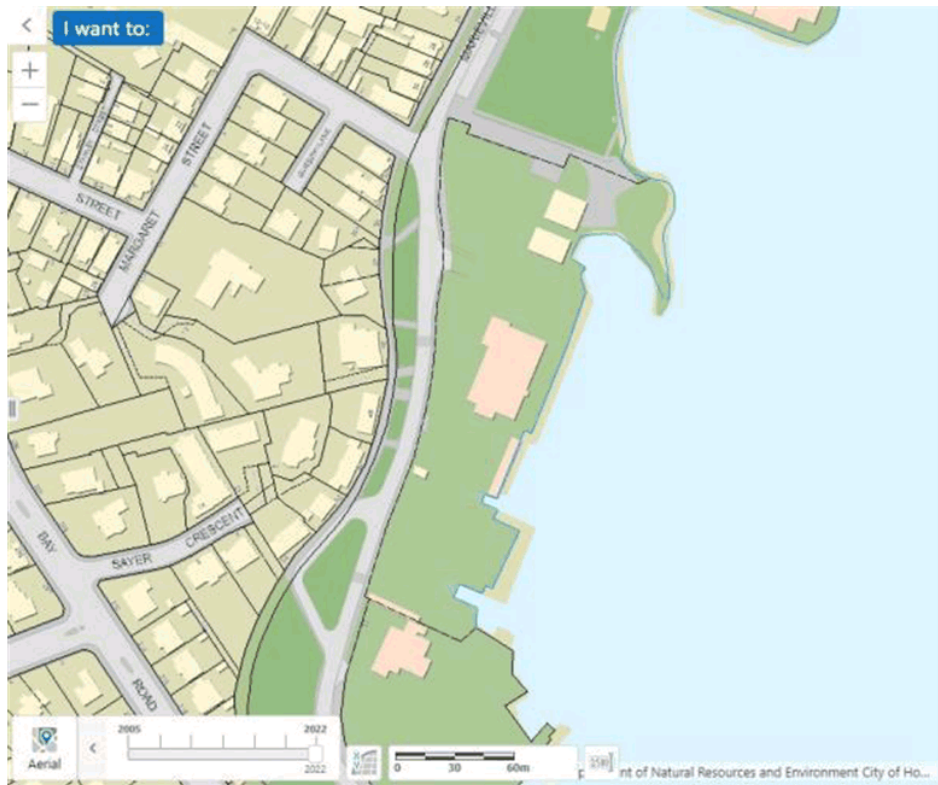


Figure 1 above: location plan.

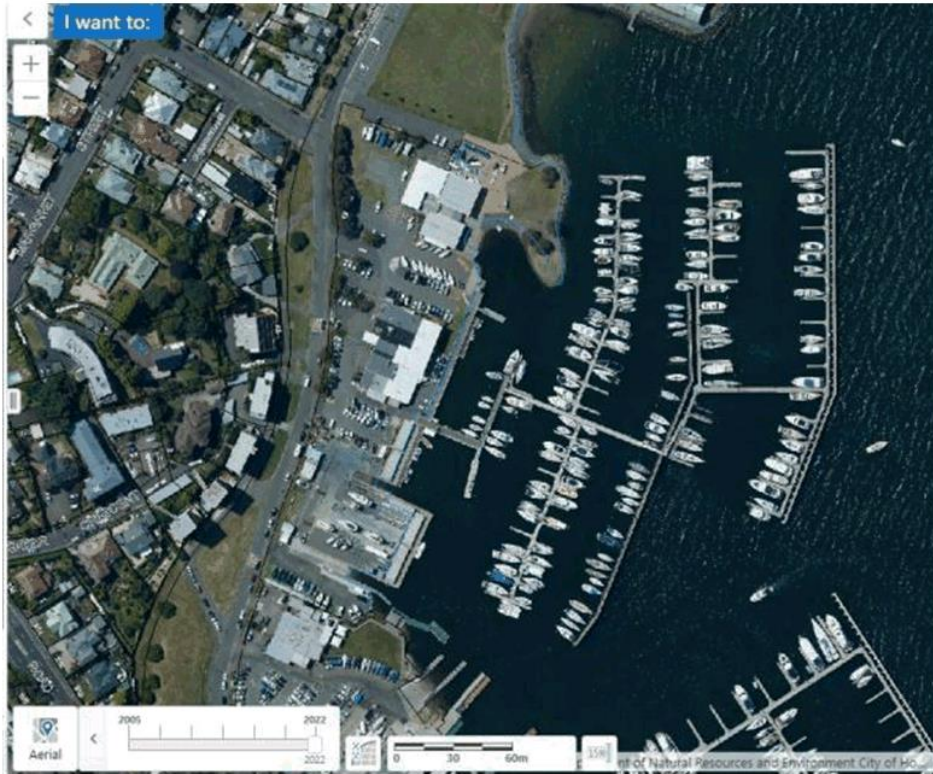


Figure 2 above: aerial photograph. The proposal would be at the northern end of the site.

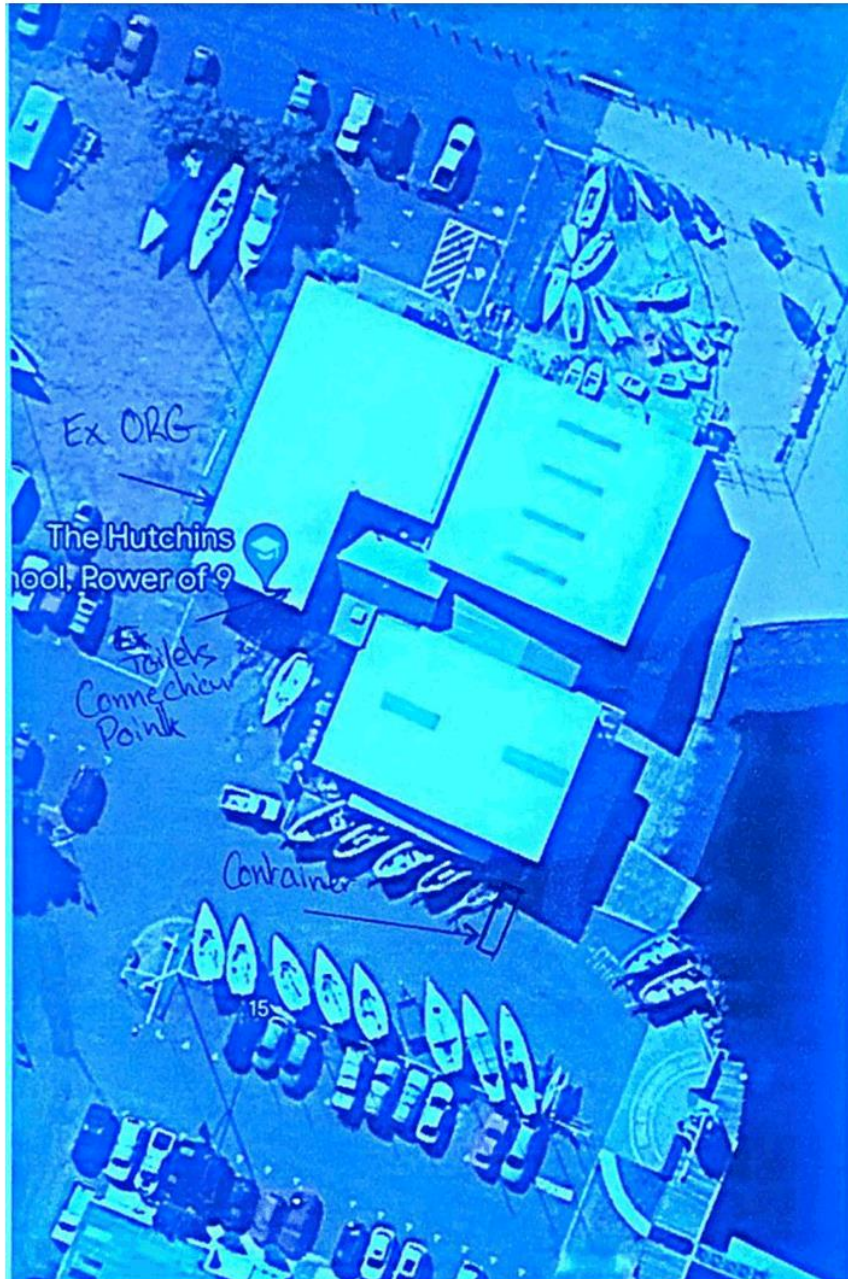


Figure 3 above: submitted site plan showing position of proposed container(new building for food service use).



Figure 4 above: site of proposed container (new building for food service use) in centre of image (Bing).

3. Proposal

- 3.1 Planning approval is sought for a new building (food service use) at 15 Marieville Esplanade Sandy Bay TAS 7005.
- 3.2 More specifically the proposal is for:
 - a shipping container fitted for use as a tuck shop;
 - the use would serve participants in the children's sailing program during the hours of 9am-2pm Saturdays and Sundays, and 11am-2pm Monday to Friday during school holidays.

4. Background

- 4.1 A related application for Council General Manager Consent under GMC-23-59 was lodged dated the 24th October 2023.

5. Concerns raised by representors

- 5.1 No representations were received during the statutory advertising period between the 21st December 2023 and the 11th January 2024.

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 Open Space Zone of the *Hobart Interim Planning Scheme 2015*.
- 6.3 The existing use is boat storage. The proposed use is food services. The existing use is a discretionary use in the zone. The proposed use is a discretionary use in the zone.
- 6.4 The proposal has been assessed against:
- 6.4.1 Part D - 19.0 Open Space Zone
 - 6.4.2 Part E - E1.0 Potentially Contaminated Land Code
 - 6.4.3 Part E - E6.0 Parking and Access Code
 - 6.4.4 Part E - E7.0 Stormwater Management Code
 - 6.4.5 Part E - E11.0 Waterway and Coastal Protection Code.
 - 6.4.6 Part E - E15.0 Inundation Prone Areas Code
 - 6.4.7 Part E - E16.0 Coastal Erosion Hazard Code

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

6.5.1 Open Space Zone:

Discretionary Use – Part D 19.3.5 P1

6.5.2 Parking and Access Code:

Number of Parking Spaces - Part E E6.6.1 P1

6.5.3 Waterway and Coastal Protection Code:

Building and Works Within a Waterway and Coastal Protection Area - Part E11.7.1 P1

6.5.4 Inundation Prone Areas Code

Building and Works Within an Inundation Prone Area - Part E E15.7.5 P1, E15.7.6 P1

- 6.6 Each performance criterion is assessed below.

6.7 Discretionary Use - Part D 19.3.5 P1

- 6.7.1 There is no acceptable solution for Clause 19.3.5 A1.

- 6.7.2 The proposal includes food services use, which is discretionary in the table of use for the zone.

- 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 19.3.5 P1 provides as follows:

Discretionary use must complement and enhance the use of the land for recreational purposes by providing for facilities and services that augment and support Permitted use or No Permit Required use.

- 6.7.5 Assessment of the performance criterion follows.

The proposed use would be a 'tuck shop' to service activities on site. A shipping container would be modified for the purpose. With a floor area

at around 12 square metres the use would be of modest scale. There would be no seating or any other site embellishment.

The surroundings comprise intensive boating and marina related use, as well as passive recreational uses of the foreshore area, and adjacent River Derwent.

Existing use of the site is considered to accord with the definition as 'pleasure boat facility' which is a discretionary use in the Zone, as well as 'passive recreation' which is a no permit required use in the Zone.

As stated, the Performance Criteria requires that Discretionary use must complement and enhance the use of the land for recreational purposes by providing for facilities and services that augment and support Permitted use or No Permit Required use.

'No permit required' uses include 'passive recreation'. There are no 'permitted' uses listed for the Zone.

The proposed use would be of small scale and likely to serve clientele already engaged in passive recreational activities at the site.

Impact in terms of use is not considered likely to be excessive.

6.7.6 The proposal complies with the performance criterion.

6.8 Number of Parking Spaces - Part E E6.6.1 P1

6.8.1 The acceptable solution at clause E6.6.1 A1 is the provision of no less than two parking spaces.

6.8.2 The proposal includes no parking associated with the proposal.

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

6.8.4 The performance criterion at clause E6.6.1 P1 provides as follows:

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

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

walking distance of the site;

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

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

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

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

(h) any credit which should be allowed for a car parking demand deemed to have been

provided in association with a use which existed before the change of parking requirement, except in the case of substantial redevelopment of a site;

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

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

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

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

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

6.8.5 Assessment of the performance criterion follows.

The proposal amounts to a converted shipping container to be used as a 'tuck shop' for activities on site. The proposed floor area at around 12 square metres would arguably be minor. There would be no seating or any other site embellishment.

As stated, the proposal would be of small scale and likely to serve clientele already engaged in passive recreational activities at the site.

Council's Development Engineer raises no concern with regard to parking matters.

Impact in terms of parking is not considered likely to be excessive.

6.8.6 The proposal complies with the performance criterion.

6.9 Building and Works Within a Waterway and Coastal Protection Area - E11.7.1 P1

- 6.9.1 The acceptable solution at clause E 1.7.1 A1 applies.
- 6.9.2 The proposal includes building and works within a Waterway and Coastal protection Area.
- 6.9.3 The proposal does not comply with the acceptable solution; therefore assessment against the performance criterion is relied on.
- 6.9.4 The performance criterion at clause E 11.7.1 P1 applies.
- 6.9.5 Assessment of the performance criterion by Council's Environmental Development Planner follows.

Waterway and Coastal Protection Code

The Code applies because development is proposed in a Waterway Protection Area. The shipping container itself is exempt pursuant to exemption clause E11.4.1(b) as vegetation clearing or soil disturbance are not required, however the service lines will require soil disturbance and are not exempt.

The relevant Code standards are under clause E11.7.1. The application does not comply with acceptable solution A1 as the development would not be within a building area on an approved subdivision plan. Performance criterion P1 states the following:

Building and works within a Waterway and Coastal Protection Area must satisfy all of the following:

- (a) avoid or mitigate impact on natural values;
- (b) mitigate and manage adverse erosion, sedimentation and runoff impacts on natural values;
- (c) avoid or mitigate impacts on riparian or littoral vegetation;
- (d) maintain natural streambank and streambed condition, (where it exists);
- (e) maintain in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation;
- (f) avoid significantly impeding natural flow and drainage;
- (g) maintain fish passage (where applicable);
- (h) avoid landfilling of wetlands;
- (i) works are undertaken generally in accordance with 'Wetlands and

Waterways Works Manual' (DPIWE, 2003) and "Tasmanian Coastal Works Manual" (DPIPWE, Page and Thorp, 2010), and the unnecessary use of machinery within watercourses or wetlands is avoided.

Impacts to natural values are unlikely. The application documents state 'if failure occurs of the pump system will stop water being put into the sinks which will minimise the risk of wastewater discharge to the environment'. No significant erosion or sediment transfer are likely from the proposed development.

No vegetation would be impacted and no changes to the riverbank or riverbed would occur. No habitat features would be impacted.

Natural flow and drainage would not be significantly impacted as the container would sit on supports above ground level, allowing water to flow underneath.

Fish passage would not be affected. No landfill is proposed.

The development would be consistent with the Works Manual and no special soil and water management measures are necessary.

The proposal is considered consistent with E11.7.1 P1.

6.9.6 The proposal complies with the performance criterion.

6.10 Building and Works within an Inundation Prone area - Part E E15.7.5 P1, E15.7.6 P1

6.10.1 The acceptable solutions at clauses E 15.7.5 A1 and E 15.7.6 P1 are not met by the proposal.

6.10.2 The proposal includes building and works within an inundation prone area.

6.10.3 The proposal does not comply with the acceptable solutions; therefore assessment against the performance criteria is relied on.

6.10.4 The performance criteria at Clauses E 15.7.5 P1 and E 15.7.6 P1 apply.

6.10.5 Assessment of the performance criteria by Council's Environmental Development Planner follows.

Inundation Prone Areas Code

The Code applies because development is proposed within a Coastal Inundation Hazard Area ('Medium CIHA'). No code exemptions apply.

The definition of 'development dependent on a coastal location' is 'buildings and works for which there is a demonstrated need to be located at a coastal location, including boat sales and storage, marine farming shore facilities, marine-related public open space & recreation facilities, pleasure boat facilities, roads & other utilities and wharves. Dwellings, except for a caretakers dwelling associated with any of the above, are not included'. While shops would not normally be considered 'development dependent on a coastal location', it is considered appropriate in this instance given it would be for the exclusive use of participants of the sailing program.

The relevant standards are under clause E15.7.5 and E15.7.6.

With regard to E15.7.5, the application does not comply with acceptable solution A1 as a solid wall of more than 5m is proposed. Performance criterion P1 states the following:

Landfill, or solid walls greater than 5 m in length and 0.5 m in height, must satisfy all of the following:

- (a) no adverse affect on flood flow over other property through displacement of overland flows;
- (b) the rate of stormwater discharge from the property must not increase;
- (c) stormwater quality must not be reduced from pre-development levels.

In a coastal inundation scenario, the proposed building would not displace water at the expense of other land as the water volume is effectively infinite. The area already has an impervious surface, so there would be no increase in stormwater discharge. The proposed development would not lead to a decrease in stormwater quality.

The application therefore complies with E15.7.5 P1. A2/P2 and A3/P3 are not applicable.

With regard to E15.7.6, the application does not comply with acceptable solution A1 as the development is not an extension of existing infrastructure. Performance criterion P1 states the following:

Buildings and works must satisfy all of the following:

- (a) need for a coastal location is demonstrated;
- (b) new facilities are grouped with existing facilities, where reasonably practical;
- (c) building design responds to the particular size, shape, contours or slope of the land and minimises the extent of cut and fill;
- (d) waste, including from cleaning and repairs of vessels and other maritime equipment and facilities, solid waste, is managed to ensure waste is safe from inundation events;
- (e) risk from inundation is acceptable, taking into account the nature of the development and its users.

As the proposed kiosk would serve the participants of the sailing program, it clearly needs a coastal location. It would be sited with existing facilities. No cut or fill is proposed.

Some waste would be generated by the kiosk, but would be contained by the building in an inundation event. Inundation of the site is unlikely to occur until some years in the future, as this is a medium CIHA rather than a High CIHA. Storm surge events are predictable based on tides and weather patterns, so inundation would be largely predictable and the shipping container could be relocated or raised if an event is forecast. Wastes could be relocated to another site or placed above floor level if inundation is expected. No specific management measures are considered necessary.

Inundation risk is considered acceptable given that:
inundation of the site is only likely to occur some years in the future with sea-level rise, and the container can be relocated or raised;
storm surges are largely predictable, and the kiosk could be moved or avoided if storm surge is predicted; and
water levels rise relatively slowly for storm surges, given ample warning for the kiosk operators to retreat to higher ground.

Based on the above, the proposal is considered compliant with E15.7.6 P1.

A2/P2 and A3/P3 are not applicable.

Council's Stormwater Services Engineer recommends conditional approval of the proposal.

6.10.6 The proposal complies with the performance criterion.

7. Discussion

- 7.1 Planning approval is sought for a new building (food service use) at 15 Marieville Esplanade Sandy Bay TAS 7005.
- 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 acceptable.
- 7.4 The proposal has been assessed by other Council officers, including the Council's Development Engineer, Stormwater Services Engineer, Environmental Development Planner, Environmental Health Officer and Open Space Planner. The officers have raised no objection to the proposal, subject to conditions.
- 7.5 There has been applicant consultation throughout the assessment of the application, and the applicant has granted an extension of time to allow Council consideration of the proposal.
- 7.6 The proposal is recommended for approval.

8. Conclusion

- 8.1 The proposed new building (food service use) at 15 Marieville Esplanade Sandy Bay TAS 7005 satisfies the relevant provisions of the *Hobart Interim Planning Scheme 2015*, and as such is recommended for approval.

9. Recommendations

That: Pursuant to the *Hobart Interim Planning Scheme 2015*, the Planning Committee, in accordance with the delegations contained in its terms of reference, approves the application for a new building (food service use) at 15 Marieville Esplanade Sandy Bay TAS 7005 for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

GEN

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-23-620 - 15 MARIEVILLE ESPLANADE SANDY BAY TAS 7005 - Final Planning Documents, except where modified below.

Reason for condition

To clarify the scope of the permit.

TW

The use and/or development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TWDA 2023/01503-HCC dated 2 November 2023 as attached to the permit.

Reason for condition

To clarify the scope of the permit.

ENG sw1

The proposed sewer pump station must be installed and maintained in general accordance with planning permit documents prior to first occupation or commencement of use (whichever occurs first).

Advice:

Council modelling shows the site as potentially subject to floodwaters in a 1% AEP flood event as at 2100 (ie including climate change). Council notes the proposed alteration in the flood affected area and recommends this is taken into consideration in the final design and future use.

Council notes the requirements under NCC for buildings to withstand flood forces

and erosion.

Reason for condition

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

ENG 1

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

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

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

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

Reason for condition

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

ENV 1

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

Advice:

For guidance, please see the TEER & DEP (2023) Erosion and Sediment Control guideline documents available from the Derwent Estuary Program's [website](#).

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](#).

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.

PLANNING

It is recommended that the customer or their electrician contact TasNetworks on 1300 137008 if they have any questions regarding any upgrades they may require to their electricity supply due to this development.

NOISE REGULATIONS

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

FEES AND CHARGES

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

DIAL BEFORE YOU DIG

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



(Richard Bacon)

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.



(Helen Ayers)

Acting 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.

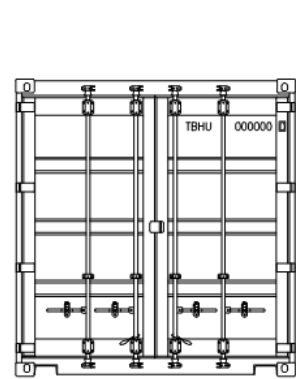
Date of Report: 30 January 2024

Attachment(s):

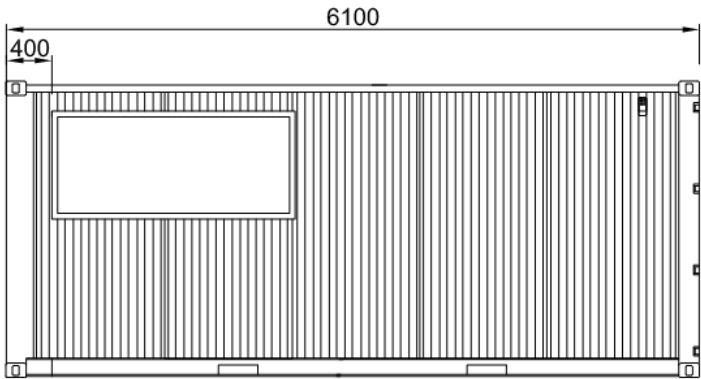
Attachment B - Planning Committee Agenda Documents

Attachment C - Planning Referral Officer Environmental Development Planner Report

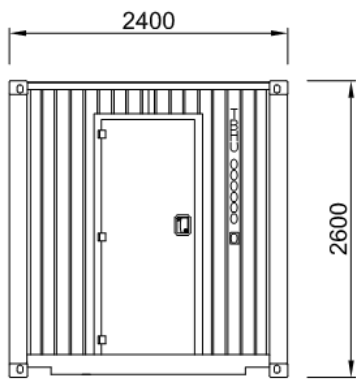




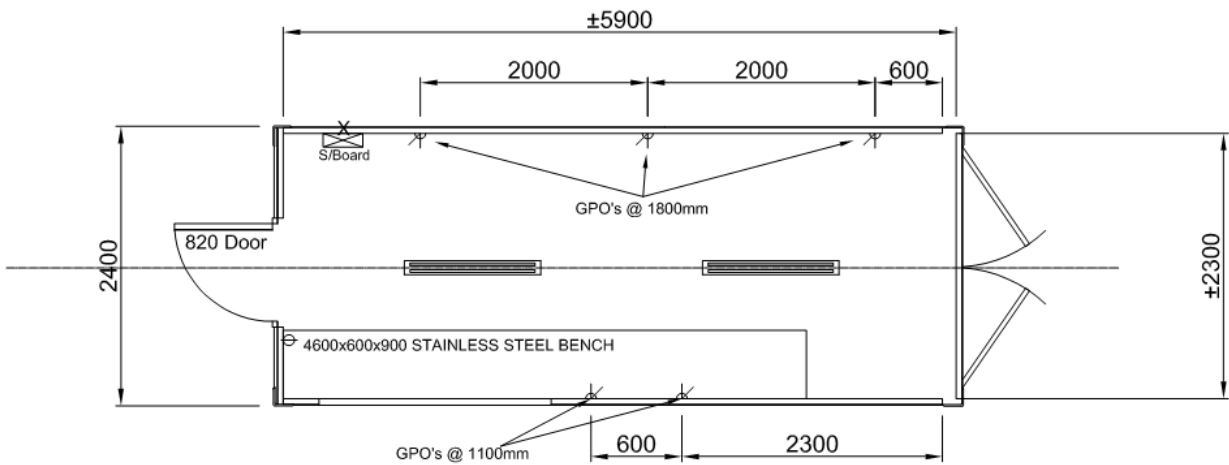
FRONT ELEVATION



SIDE ELEVATION




REAR ELEVATION

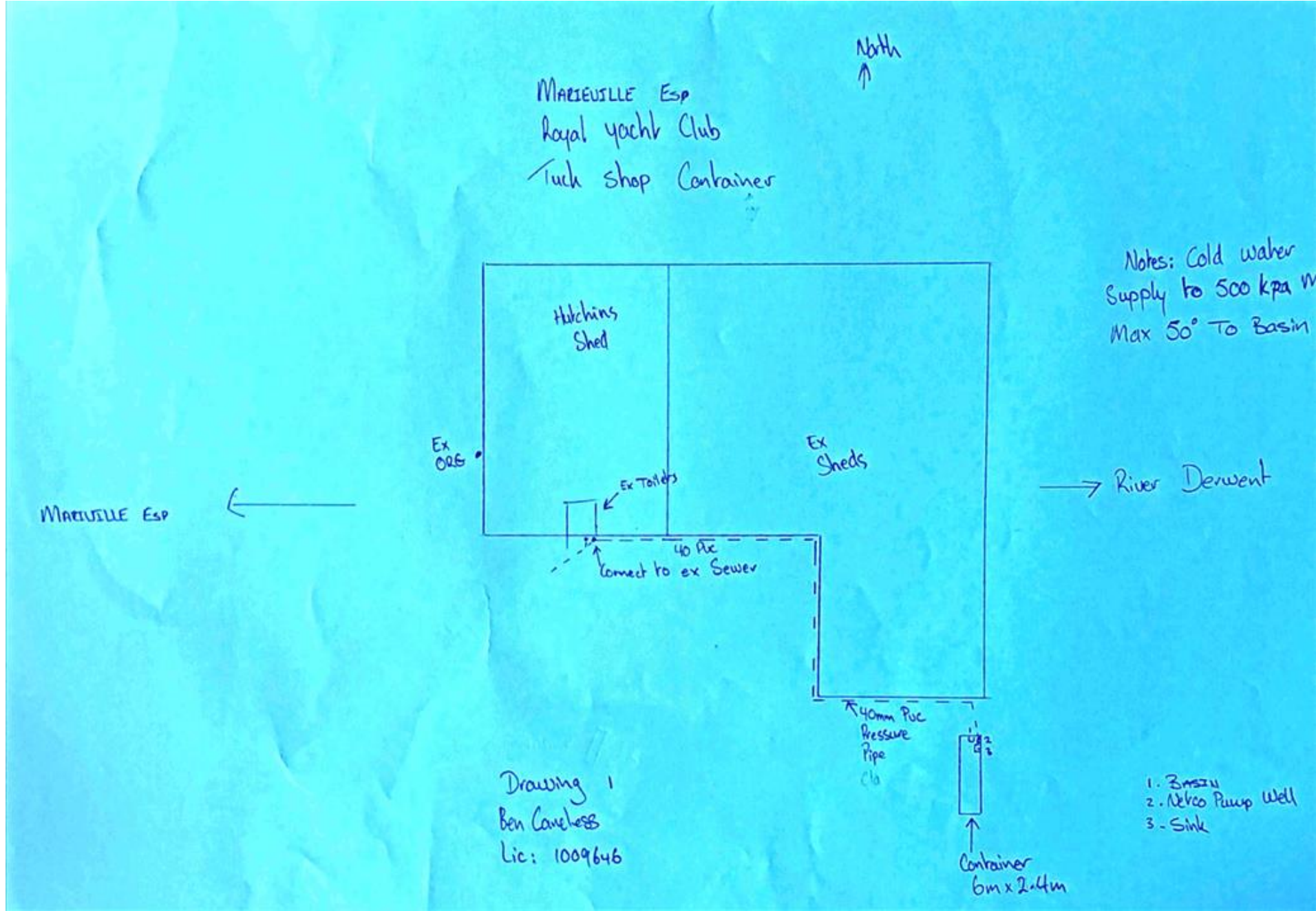


TOP VIEW

NOTES:

- Dimensions are indicative only.
- Drawings not for construction purposes.
- Used containers are sold with no guarantees / warranties given or implied.
- Ownership of equipment is retained by Tasbulk until payment is received in full.

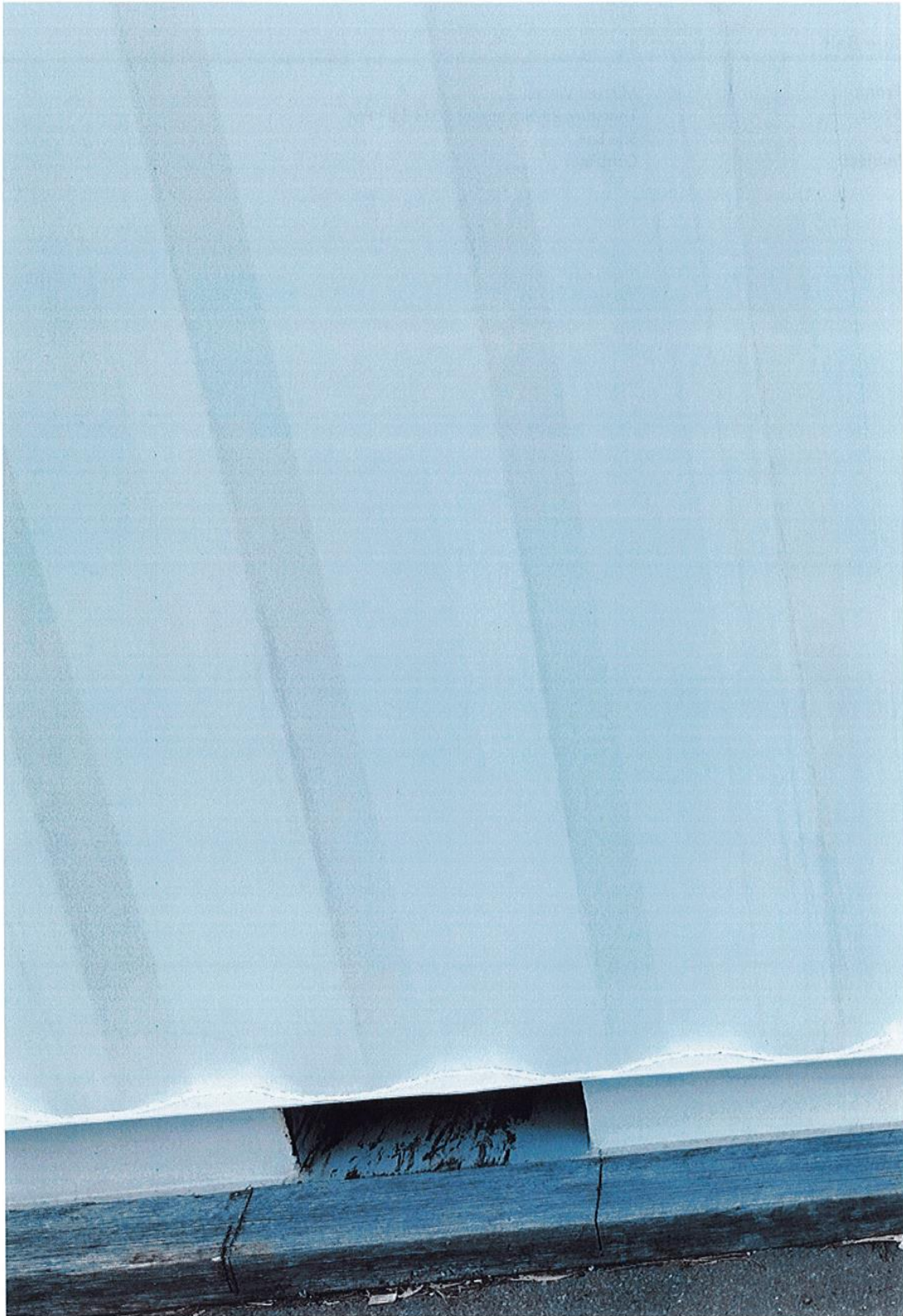
 2 WEILY PARK ROAD, BRIGHTON INDUSTRIAL ESTATE BRIGHTON, TAS 7030 P (03) 6263 6855 F (03) 6263 6844 © COPYRIGHT 2020	Project Custom 20ft Shipping Container - Kiosk		Site Address Tasbulk		
	Drawing Details		Job No ---	Chassis No ---	Drawing No ---
Scale NTS	Drawn R.K	Date 04/08/2020			







Container does not sit on ground,
So not obstructing water flow.



Container does not sit on ground, so not obstructing water flow



Planning #289280

Property

15 MARIEVILLE ESPLANADE SANDY BAY TAS 7005

**People****Applicant ***

The Royal Yacht Club of Tasmania
Sue Ball
15
Marieville Esplanade
SANDY BAY TAS 7005
03 6223 4599
s.ball@ryct.org.au

Owner *

Hobart City Council

15
Marieville Esplanade
SANDY BAY TAS 7005
03 62234599
s.ball@ryct.org.au

Entered By

JASON ALLIE
15 MARIEVILLE ESPLANADE
SANDY BAY TAS 7005
0362234599
j.allie@ryct.org.au

Use

Other

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. Please note: the City of Hobart has adopted a differential rating for properties used for short stay visitor accommodation, which will apply to your property if you obtain a planning permit for visitor accommodation. For further information on the differential rating please review the frequently asked questions on our website or contact our Rates Unit on 03 6238 2787. *

☒ 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. *

<div style="display: flex; align-items: center;"><div style="width: 20px; height: 20px; border: 1px solid #ccc; border-radius: 50%; text-align: center; line-height: 20px; margin-right: 5px;">No</div><div></div></div>		
If this application is related to an enforcement action please enter Enforcement Number <div style="border: 1px solid #ccc; height: 20px; width: 100%;"></div>		
Details		
What is the current approved use of the land / building(s)? * <div style="border: 1px solid #ccc; padding: 2px;">Yacht Club</div>		
Please provide a full description of the proposed use or development (i.e. demolition and new dwelling, swimming pool and garage) * <div style="border: 1px solid #ccc; padding: 2px;">New dwelling- Shipping container fitted out for use as a tuck shop</div>		
Estimated cost of development * <div style="border: 1px solid #ccc; padding: 2px;">45000.00</div>		
Existing floor area (m2) <div style="border: 1px solid #ccc; padding: 2px;">15.00</div>	Proposed floor area (m2) <div style="border: 1px solid #ccc; padding: 2px;">14.00</div>	
Site area (m2) <div style="border: 1px solid #ccc; padding: 2px;">15</div>		
Carparking on Site		
Total parking spaces <div style="border: 1px solid #ccc; padding: 2px;">0</div>	Existing parking spaces <div style="border: 1px solid #ccc; padding: 2px;"></div>	N/A <div style="border: 1px solid #ccc; padding: 2px;"><input checked="" type="checkbox"/> Other (no selection chosen)</div>
Other Details		
Does the application include signage? * <div style="display: flex; align-items: center;"><div style="width: 20px; height: 20px; border: 1px solid #ccc; border-radius: 50%; text-align: center; line-height: 20px; margin-right: 5px;">No</div><div></div></div>		
How many signs, please enter 0 if there are none involved in this application? * <div style="border: 1px solid #ccc; padding: 2px;">0</div>		
Tasmania Heritage Register		
Is this property on the Tasmanian Heritage Register? <div style="display: flex; align-items: center;"><div style="width: 20px; height: 20px; border: 1px solid #ccc; border-radius: 50%; text-align: center; line-height: 20px; margin-right: 5px;">No</div><div></div></div>		
Documents		
Required Documents		
<div style="border: 1px solid #ccc; padding: 2px;">Title (Folio text and Plan and FolioPlan-31049-1 (1).pdf Schedule of Easements) *</div>		
<div style="border: 1px solid #ccc; padding: 2px;">Plans (proposed, existing) * Container Kiosk.pdf</div>		
<div style="border: 1px solid #ccc; padding: 2px;">Plans (proposed, existing) * FolioText-31049-1 (1).pdf</div>		
<div style="border: 1px solid #ccc; padding: 2px;">Plans (proposed, existing) * FolioPlan-104211-1.pdf</div>		
<div style="border: 1px solid #ccc; padding: 2px;">Plans (proposed, existing) * FolioText-104211-1.pdf</div>		
<div style="border: 1px solid #ccc; padding: 2px;">GM or Crown consent DOC102423-10242023171230.pdf</div>		
Supporting Documents		
<div style="border: 1px solid #ccc; padding: 2px;">Photos or Montages Form 35 royal yacht club tuck shop amended.pdf</div>		

**RESULT OF SEARCH**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Leasehold Title

SEARCH OF TORRENS TITLE

VOLUME 31049	FOLIO 1
EDITION 5	DATE OF ISSUE 01-May-2017

SEARCH DATE : 24-Oct-2023

SEARCH TIME : 02.57 PM

DESCRIPTION OF LAND

City of HOBART

Lot 1 on Sealed Plan 31049

Derivation : Part of Lots 31995,38883 & 38884 Gtd to The Lord
Mayor Aldermen & Citizens of the City of Hobart

Derived from CT 102828/1

Derived from CT 104211/1

SCHEDULE 1C21526 THE ROYAL YACHT CLUB OF TASMANIA of a leasehold
estate for the term of 99 years from 1-Apr-1955SCHEDULE 2

Reservations and conditions in the Crown Grant if any

C746378 MORTGAGE to Retirement Benefits Fund Board

Registered 07-Jun-2007 at 12.01 PM

E81082 TRANSFER of MORTGAGE C746378 to QT Investment

Management Pty Ltd Registered 01-May-2017 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



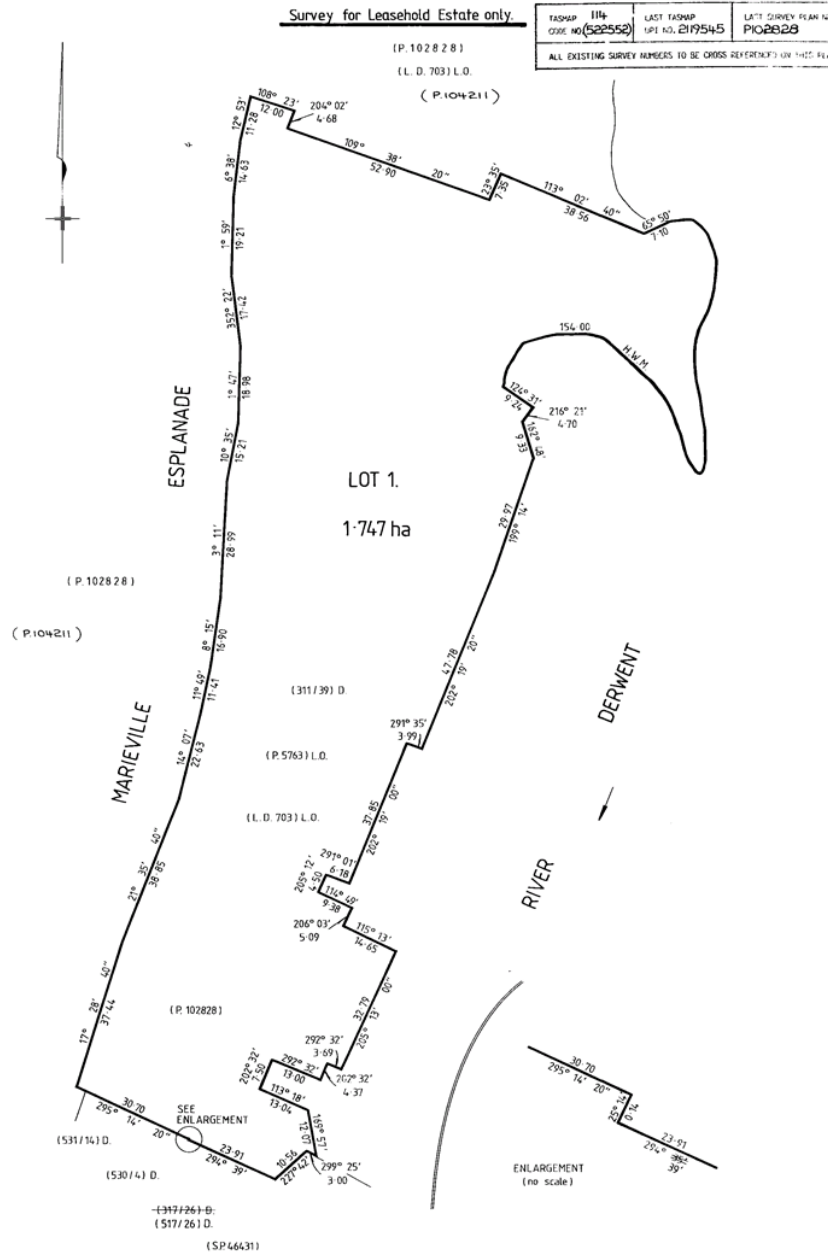
FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



Owner: THE LORD MAYOR, ALDERMEN AND CITIZENS OF THE CITY OF HOBART THE HOBART CITY COUNCIL	PLAN OF SURVEY by Surveyor: P. S. FLEMING of land situated in the CITY OF HOBART	Registered Number: SP.31049 Approved: 24 NOV 1997 Recorder of Titles
Title Reference: C.T. 439170 C.T. 102828 / 1	SCALE 1:750 MEASUREMENTS IN METRES	
Grantee: PART OF LOTS 31995 (4 A-3 R-32 8/10 P), 38883 (1.174 ha), 38884 (2.627 ha), GRANTED TO THE LORD MAYOR, ALDERMEN AND CITIZENS OF THE CITY OF HOBART		



**RESULT OF SEARCH**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME 104211	FOLIO 1
EDITION 2	DATE OF ISSUE 11-May-2015

SEARCH DATE : 25-Oct-2023

SEARCH TIME : 12.10 PM

DESCRIPTION OF LAND

City of HOBART

Lot 1 on Plan 104211

Derivation : Part of Lots 31995,38883 & 38884 Gtd to The Lord
Mayor Aldermen & Citizens of the City of Hobart

Prior CT 102828/1

SCHEDULE 1

HOBART CITY COUNCIL

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

D144550 BURDENING ELECTRICITY INFRASTRUCTURE EASEMENT with the benefit of a restriction as to user of land in favour of Aurora Energy Pty Ltd over the land marked Electricity Infrastructure Easement on Plan 104211 (Subject to Provisions) Registered 11-May-2015 at noon

B93641 ADHESION ORDER under Section 477A of the Local Government Act 1962 Registered 02-Dec-1992 at noon

C21526 LEASE to The Royal Yacht Club of Tasmania of a leasehold estate for the term of 99 years from 1-Apr-1955 (of the land marked A.B.C.D. on P104211). Registered 24-Nov-1997 at 12.01 PM
Leasehold Title(s) issued: 31049/1

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



FOLIO PLAN

RECORDER OF TITLES

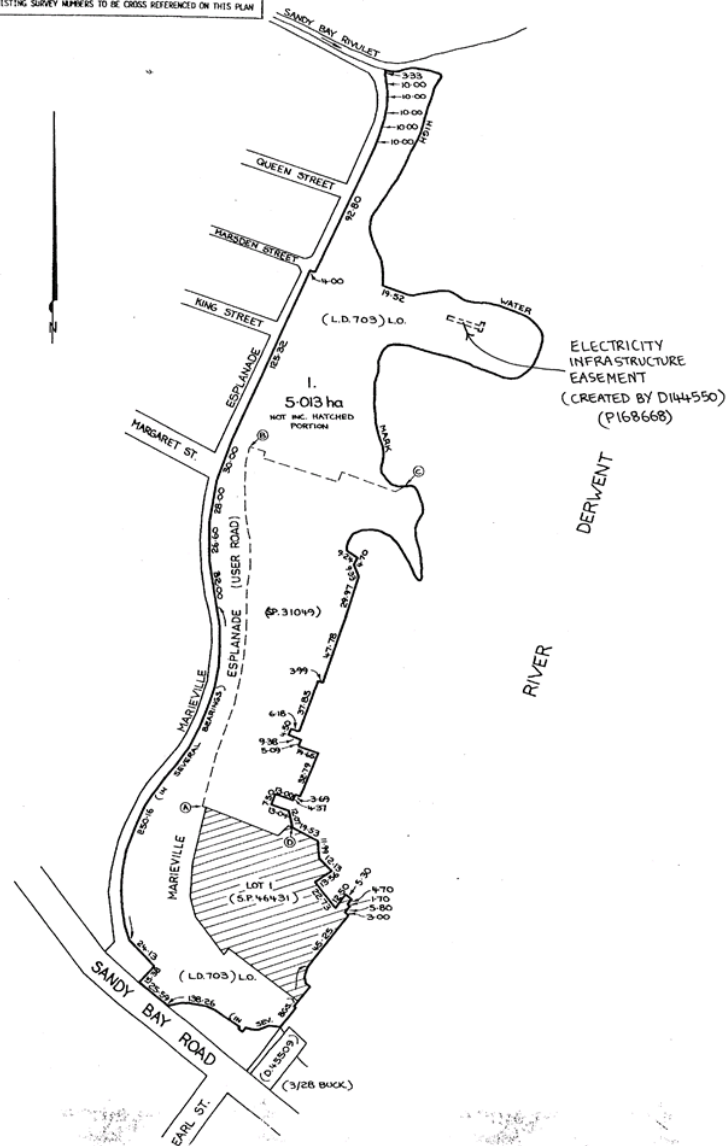
Issued Pursuant to the Land Titles Act 1980



Owner	PLAN OF TITLE of land situated in the	REGISTERED NUMBER P.104211
Title Reference C.T. 102828/1	CITY OF HOBART	Approved 24 NOV 1997
Grantee	COMPILED FROM SCALE 1: 2000 MEASUREMENTS IN METRES	Recorder of Titles

TADWP 114 CODE NO. (52855)	LAST TADWP UPF NO. 23192545	LAST SURVEY PLAN NO. P.102828
-------------------------------	--------------------------------	----------------------------------

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN





15 December 2023

Richard Bacon
Development Appraisal Planner
Hobart City Council
GPO Box 503
HOBART 7001

Dear Richard

Development Application PLN-23-620 - RYCT, 15 Marieville Esplanade, Sandy Bay

All Urban Planning has been engaged by the RYCT to assist in relation to the above proposal. I refer to your request for further information dated 28 November 2023 and respond in relation to each matter as follows:

Inundation Prone Areas Code**1. IND 1**

Clause E15.7.5

E15.7.5 Riverine, Coastal Investigation Area, Low, Medium, High Inundation Hazard Areas

Objective:	
(a) To ensure that landfill and mitigation works do no unreasonably increase the risk from riverine, watercourse and inland flooding, and risk from coastal inundation.	
(b) To ensure that the risk to waste water management from riverine, watercourse and inland flooding, and risk from coastal inundation is appropriately managed.	
Acceptable Solutions	Performance Criteria
A1 For landfill, or solid walls greater than 5 m in length and 0.5 m in height, there is no acceptable solution.	P1 Landfill, or solid walls greater than 5 m in length and 0.5 m in height, must satisfy all of the following: (a) no adverse affect on flood flow over other property through displacement of overland flows; (b) the rate of stormwater discharge from the property must not increase; (c) stormwater quality must not be reduced from pre-development levels.

The proposal is for a 5.9m (L) x 2.4m (W) shipping container to be sited on the existing sealed area of the yacht storage hardstand that lies between the main yacht club building and the Off the

Beach sailing centre buildings. The site of the shipping container is identified as subject to a medium hazard of coastal inundation as shown in Figure 1 below.

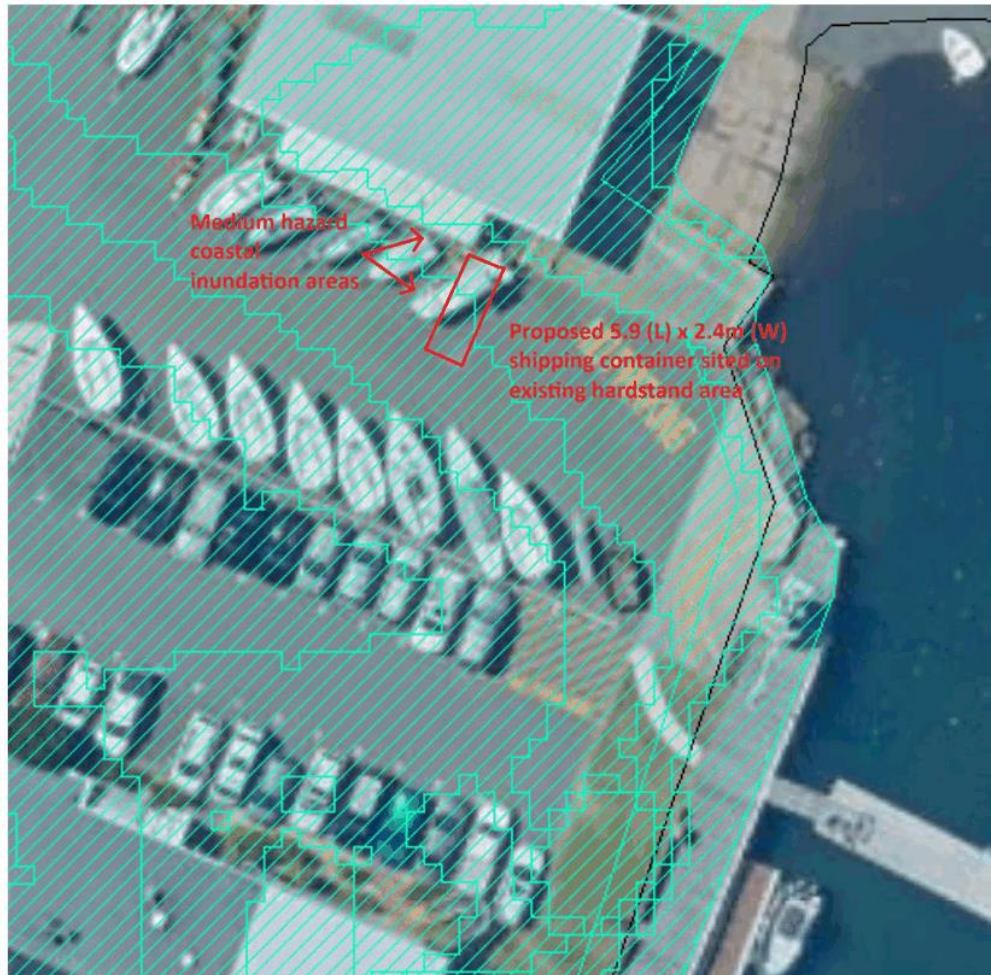


Figure 1 – Coastal Inundation Hazard Area (Source: Interim Planning Scheme Overlay, theList)

Council's flood mapping of potential inundation hazard areas also shows that the site of the proposed container may be subject to a 1% AEP event at 2100 (See Figure 2 below)

AllUrbanPlanning



Figure 2 – Council mapping Potential Inundation Hazard Area (Source: CoH)



Figure 3 – photo of the proposed kiosk container in position on site. Note that the container is elevated to have a level floor above the sloping hardstand surface. (Source: RYCT).



The shipping container is slightly elevated and level above the sloping sealed surface of the hardstand area. The shipping container also has cargo handling "forklift slots" in the subfloor space of the structure. (Figure 3).

The elevated installation and the cargo handling forklift slots will allow the free flow of water.

Having regard to the above it is considered that to the extent that the proposal includes solid walls greater than 5m in length (5.9m) the proposal satisfies P1 as follows:

- a) overland flow will continue across the hardstand surface with limited interruption of the free flow of water below the elevated structure.
- b) The proposal relates to an existing sealed area and will not increase stormwater discharge from the property
- c) The introduction of the 14m2 container on an existing sealed area will not alter stormwater quality.

A2 No acceptable solution.	P2 Mitigation measures, if required, must satisfy all of the following:
	<ol style="list-style-type: none"> (a) be sufficient to ensure habitable rooms will be protected from flooding and will be able to adapt as sea levels rise; (b) not have a significant effect on flood flow.

To the extent that the proposal includes any flood mitigation measures it is considered to satisfy P2 in that:

- The proposed elevation of the shipping container above the existing hardstand; and
- construction as a robust steel and movable shipping container

will ensure that the structure can adapt to sea level rise by either relocating the container on site or increasing the floor height of the container above the hardstand (subject to a further application to council if required).

As discussed the proposed installation above the hardstand and with open forklift slots will not have a significant effect on flood flow.

<p>A3</p> <p>A land application area for onsite wastewater management must comply with all of the following:</p> <p>(a) horizontal separation distance from high water mark or from the top of bank of a watercourse or lake must be no less than 100m;</p> <p>(b) vertical separation distance from the water table must be no less than 1.5m.</p>	<p>P3</p> <p>A land application area for onsite wastewater management must satisfy all of the following:</p> <p>(a) horizontal separation distance from high water mark or from the top of bank of a watercourse or lake must satisfy all of the following:</p> <p>(i) be no less than 15m,</p> <p>(ii) effluent must be no less than secondary treated effluent standard and applied through a subsurface land application system,</p> <p>(iii) the average gradient is no more than 16 degrees;</p> <p>(b) vertical separation distance from the water table must satisfy all of the following:</p> <p>(i) be no less than 0.6m, (whether 'in ground' or by use of a raised bed),</p> <p>(ii) effluent must be no less than secondary treated effluent standard and applied through a subsurface land application system.</p>
--	--

The proposal includes a waste water management pump and system that will connect to the existing sewer adjacent to the Off the Beach Centre.

The attached details confirm that the proposed pump will be located in a container with a sealed lid.

2. IND 2

Clause E15.7.4

The proposed 14m² building is less than the 60m² threshold under A3.

To the extent that there are other outbuildings on site with a combined area exceeding 60m² the proposal is considered to satisfy P3 in that:

- a) The risk to users of this kiosk facility will be low given that it is intended to be used in connection with the Off the Beach sailing dinghy activities of the sailing which are unlikely to occur during extreme weather events. The shipping container is located on an open hardstand area of a large site and will not result in any increased risk to adjoining or nearby land.
- b) No increase in risk is likely to adjoining or nearby properties given the shipping container is located on an open hardstand area of a large site
- c) No remediation works are likely to be required
- d) Future publicly funded protection works for this movable container will not be required.

AllUrbanPlanning PTY LTD

I trust that this response no clarifies these matters and will allow Council to proceed with public advertising as soon as possible.

I would be pleased to discuss if necessary

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Frazer Read', with a stylized flourish at the end.

Frazer Read
Principal
All Urban Planning Pty Ltd



THE ROYAL YACHT CLUB OF TASMANIA

31 October 2023

Attention
Richard Bacon
Planner
Hobart City Council

Dear Sir,

Please refer attached queries regarding Application Number – PLN-23-620

- Project detail
This is a continuation of existing services that are currently in operation, relating to OTB children Sailing program kiosk. This is a service not open to the public, this is used by participants of the program.
- Proposed operating hours.
9.00am-2.00pm Saturdays and Sundays
11.00am-2.00pm School Holidays Monday- Friday
- Clause 19.3.2A1 under the planning scheme- The Club will comply.
- Clause 19.3.3A1 under the planning scheme- This is a continuation of current services. Levels will be compliant.
- Clause 19.3.4A1 under the planning scheme- No extra vehicle movement above the current operations of The Royal Yacht Club of Tasmania as previously approved.

Please let me know if you require any further details.

Your sincerely

Sue Ball
General Manager



THE ROYAL YACHT CLUB OF TASMANIA

9 November 2023

Attention
Richard Bacon
Planner
Hobart City Council

Dear Sir,

SW1- Site plan is attached, there will be no new outfall as party of this proposal and will be compliant with E7.7.1A1

IND1 and 2 - Inundation prone areas code- There is no landfill or solid walls proposed as part of this development.

Protection of Council Infrastructure and stormwater-

INFsw1- A scaled and dimensioned plan is attached. No overhang or footings on the container

Waterway and coastal protection code-

WCPC1- If failure occurs of the pump system will stop water being put into the sinks which then minimise the risk of wastewater discharge to the environment.

The system being installed is a NETCO wastewater pumping station- Please refer to the plumbing application for details of the unit.

Please let me know if you require any further details.

Your sincerely

Sue Ball
General Manager

Ben Careless Plumbing and Gas Fitting

Report

PO BOX 3109
WEST HOBART TAS 7000
ABN 53 697 126 510
PH:0408 343 101
Plumbing and Gasfitting

Report: Royal Yacht Club
Container tuck shop

Email: ben@bcpg.net.au
Contractors Licence: 1097070
Practitioners Licence: 1009646

To whom it may concern.

We can confirm that the invert of the existing sewer drain at the Royal Yacht Club Mariville Esplanade Sandy Bay are the following.

The existing ORG located at the front of the rented Hutchins School Power of 9 Building is 790mm from FSL to bottom invert of pipe.

FSL at the container is 210mm lower than FSL at existing ORG.

Requirement to have 1.65% gradient on the drain calculated over 42 metres from this point with a minimum of 693mm grade would not maintain cover and/or achieve connection to the fixtures in the container in a gravity scenario.

With these calculations we have determined the following

- Existing top of pipe without grade would be 470mm cover.
- Pipe with required gradient would terminate approx 220mm above FSL.

Floor level of the container is approx 830mm above the high tide mark at the site.

With thanks

Kind Regards

Ben Careless:



Director

Date: 20/09/2023

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155Form **35**

To: City of Hobart
 Elizabeth Street
 Hobart 7000

Owner name
 Address
 Suburb/postcode

Designer details:

Name: Ben Careless
 Business name: Ben Careless Plumbing and Gas Fitting
 Business address: 130 Forest Road
 West Hobart
 Licence No: 1009646
 Email address: ben@bcpg.net.au

Category: Plumber
 Phone No: 0408343101
 Fax No:

Details of the proposed work:

Owner/Applicant: Ben Careless
 Address: 130 Forest Road
 West Hobart 7000

Designer's project reference No: Yacht Club Tuck Shop
 Lot No:

Type of work: Building work ☐ Plumbing work ☒ (X all applicable)

Description of work:

Tuck Shop Container Plumbing

(new building / alteration /
 addition / repair / removal /
 re-erection
 water / sewerage /
 stormwater /
 on-site wastewater
 management system /
 backflow prevention / other)

Description of the Design Work (Scope, limitations or exclusions): (X all applicable certificates)

Certificate Type:	Certificate	Responsible Practitioner
	<input type="checkbox"/> Building design	Architect or Building Designer
	<input type="checkbox"/> Structural design	Engineer or Civil Designer
	<input type="checkbox"/> Fire Safety design	Fire Engineer
	<input type="checkbox"/> Civil design	Civil Engineer or Civil Designer
	<input type="checkbox"/> Hydraulic design	Building Services Designer
	<input type="checkbox"/> Fire service design	Building Services Designer
	<input type="checkbox"/> Electrical design	Building Services Designer
	<input type="checkbox"/> Mechanical design	Building Service Designer
	<input checked="" type="checkbox"/> Plumbing design	Plumber-Certifier; Architect, Building Designer or Engineer
<input type="checkbox"/> Other (specify)		
Deemed-to-Satisfy:		Performance Solution: X (X the appropriate box)
Other details:		

Design documents provided:

The following documents are provided with this Certificate –

Document description

Drawing numbers: 01-02	Prepared by: Ben Careless	Date: 26/09/2023
Schedules:	Prepared by:	Date:
Specifications: Netco Pump Station	Prepared by: Netco	Date:
Computations:	Prepared by:	Date:
Performance solution proposals:	Prepared by: Netco	Date:
Test reports:	Prepared by:	Date:

Standards, codes or guidelines relied on in design process:

AS3500 Plumbing Code:

Any other relevant documentation:

Letter of Authority from owner for application submission
 Letter of confirmation adequate fall and cover cannot be achieved to gravity drains

Attribution as designer:

I Ben Careless am responsible for the design of that part of the work as described in this certificate;

The documentation relating to the design includes sufficient information for the assessment of the work in accordance with the *Building Act 2016* and sufficient detail for the builder or plumber to carry out the work in accordance with the documents and the Act;

This certificate confirms compliance and is evidence of suitability of this design with the requirements of the National Construction Code.

Designer:

Name (print)

Ben Careless

Signed

Date

26/09/2023

Licence No: 1009646

Assessment of Certifiable Works: (TasWater)

Note: single residential dwellings and outbuildings on a lot with an existing sewer connection are not considered to increase demand and are not certifiable.

If you cannot check ALL of these boxes, LEAVE THIS SECTION BLANK.

TasWater must then be contacted to determine if the proposed works are Certifiable Works.

I confirm that the proposed works are not Certifiable Works, in accordance with the Guidelines for TasWater CCW Assessments, by virtue that all of the following are satisfied:

- ☒ The works will not increase the demand for water supplied by TasWater
- ☒ The works will not increase or decrease the amount of sewage or toxins that is to be removed by, or discharged into, TasWater's sewerage infrastructure
- ☒ The works will not require a new connection, or a modification to an existing connection, to be made to TasWater's infrastructure
- ☒ The works will not damage or interfere with TasWater's works
- ☒ The works will not adversely affect TasWater's operations
- ☒ The work are not within 2m of TasWater's infrastructure and are outside any TasWater easement
- ☒ I have checked the LISTMap to confirm the location of TasWater infrastructure
- ☒ If the property is connected to TasWater's water system, a water meter is in place, or has been applied for to TasWater.

Certification:

I ...Ben Careless..... being responsible for the proposed work, am satisfied that the works described above are not Certifiable Works, as defined within the *Water and Sewerage Industry Act 2008*, that I have answered the above questions with all due diligence and have read and understood the Guidelines for TasWater CCW Assessments.

Note: the Guidelines for TasWater Certification of Certifiable Works Assessments are available at: www.taswater.com.au

Designer:

Name (print)

Ben Careless

Signed



Date

26/09/2023

PLUMBING WORK

Section 108

Use this form for:

Section 156

Section 165

- Notice of Work
- Application for a Certificate of Likely Compliance
- Application for a Plumbing Permit

To: City Of Hobart		Permit Authority	3
Main road		Address	
Glenorchy	7011	Suburb/postcode	

Application for: Permit ☒ CLC ☐ Notice of Work ☐ (X ones applicable)

Certificate of Completion ☒ (X to grant approval for certificate to be issued following the final inspection)

NOTE: Standard of Work Certificate and applicable fees must be submitted prior to Certificate of Completion being issued, in accordance with section 178 or section 115 of the Building Act 2016

Applicant / Owner details:

Note: Only an owner or agent of the owner may make an application

Owner: Royal Yacht Club of Tasmania Contact person: Michael Vincent

Address: Marieville Esp Phone No: 0411194515

Sandy Bay 7005 Fax No:

Email address:

Agent: Ben Careless Contact person:

Address: 130 Forest Road Phone No:

West Hobart 7000 Fax No:

Email address: ben@bcpg.net.au

Note: Agents to be authorised in writing by the owner

Details of plumbing work:

Type of work: Permit work ☒ Notifiable work ☐ Planning approval granted ☐ (if applicable)

Address: Marieville Esp Lot No:

Sandy Bay 7005 Certificate of title No:

The work:

Tuck shop Container Plumbing

Type of plumbing installation:
Brand / model

(water or sewerage reticulation / stormwater / roof plumbing / on-site waste water management system / backflow prevention device / other)

Use of building: Tuck Shop (main use: dwelling, shop, food business, factory) Building class(es): 6

Plumber details:

Name: Ben Careless Category: Plumber

Address: 130 Forest Road Phone No: 0408343101

	West Hobart	7000	Fax No	
Licence No.	1009646	Email address	ben@bcpg.net.au	
Plumbing designer details:				
Name:	As Above		Category	
Address			Phone No	
			Fax No	
Licence No.		Email address		

Documents provided:

The following documents are provided with this application -

Document description	Prepared by:
Documents as specified in Schedule 2 of the Director's Specified List: Form 35 Form 3 Plan design Letter of authority Letter of existing Pipe invert confirmation	Ben Careless

The plumbing work will be carried out in accordance with the *Building Act 2016*, the *Building Regulations 2016* and the National Construction Code.

Owner / Agent: (Delete one not applicable)	Name: (print) Ben Careless	Signed 	Date 26/09/2023
---	-------------------------------	--	--------------------

SAR 90



Netco Wastewater Pumping Station



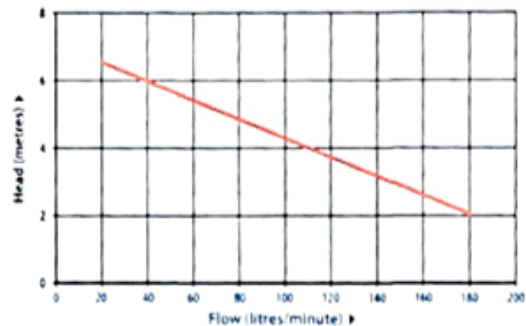
The SAR 90 is a compact, heavy-duty, packaged wastewater pumping station suitable for use in commercial applications. They are typically designed to be mounted in a cupboard to collect wastewater from kitchens and washdown sinks.

SPECIFICATION:

- 90 litre capacity
- RXm 2/20 pump for dirty water (see page 19)
- 7 metres max head
- 180 litres per minute max flow rate
- 32mm outlet port
- 50mm inlet port
- 50mm vent port
- 5m H07 RN-F power cable

**FEATURES:**

- Tough, commercial stainless steel construction
- Fully sealed lid to prevent odours
- Anti-fouling float positioning
- Very compact and easy to install
- Pump will withstand 90°C water for up to 3 minute intervals
- High Level Alarm option available
- Water stop safety option available
- Dishwasher stop option available
- Odour filter available if venting to atmosphere cannot be achieved
- Quality construction - Australian Made
- Complete package including S/S tank, submersible vortex pump, check valve, gate valve, pipework and connection ports

PUMP PERFORMANCE:**DIMENSIONS:**

DIMENSIONS (mm)		
Length	Width	Height
500	400	450

Netco is a registered trademark of Netco Pty Ltd.



PlanningBuildingPlumbingLodge

HOME

View My Actions

Pre application enquiry

Planning

Building

Plumbing

Health

Condition Endorsement Submission

Strata and Final Plan Submission

Help with Lodgement

Login

Logoff

Customer Reference	Application Number	Application Type	Date Created	Date Submitted	Date Accepted	Status	User	Properties	Action
104211	GMC-23-59	General Manager Consent	24/10/2023 3:30:30 PM	24/10/2023 3:43:29 PM	24/10/2023 3:48:16 PM	Lodge Accepted	Jason, Allie	15 MARIEVILLE ESPLANADE SANDY BAY TAS 7005 CLUB-HOUSE A/K/A ROYAL YACHT CLUB OF TAS	Documents Report Track
No more applications to display									

© 2015 City of Hobart

[Contact us](#) [Accessibility](#) [Privacy](#) [Copyright](#) [Disclaimer](#)



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

10 November 2023

Sue Ball (The Royal Yacht Club of Tasmania)
15
Marievile Esplanade
SANDY BAY TAS 7005

mailto: s.ball@ryct.org.au

Dear Sir/Madam

**15 MARIEVILLE ESPLANADE, SANDY BAY - RYCT SHIPPING CONTAINER FOR
TUCKSHOP NOTICE OF LAND OWNER CONSENT TO LODGE A PLANNING
APPLICATION - GMC-23-59**

Site Address:

15 Marieville Esplanade

Description of Proposal:

Shipping Container for Tuckshop (adjacent to RYCT)

Applicant Name:

Ms Sue Ball
The Royal Yacht Club Tasmania

PLN (if applicable):

PLN-23-620

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

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

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



(Felicity Edwards)
DIRECTOR CONNECTED CITY

Relevant documents/plans:

1 x plan

City of Hobart

INSTRUMENT OF DELEGATION

General Delegation

Director Connected City

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 Director Connected City:

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.

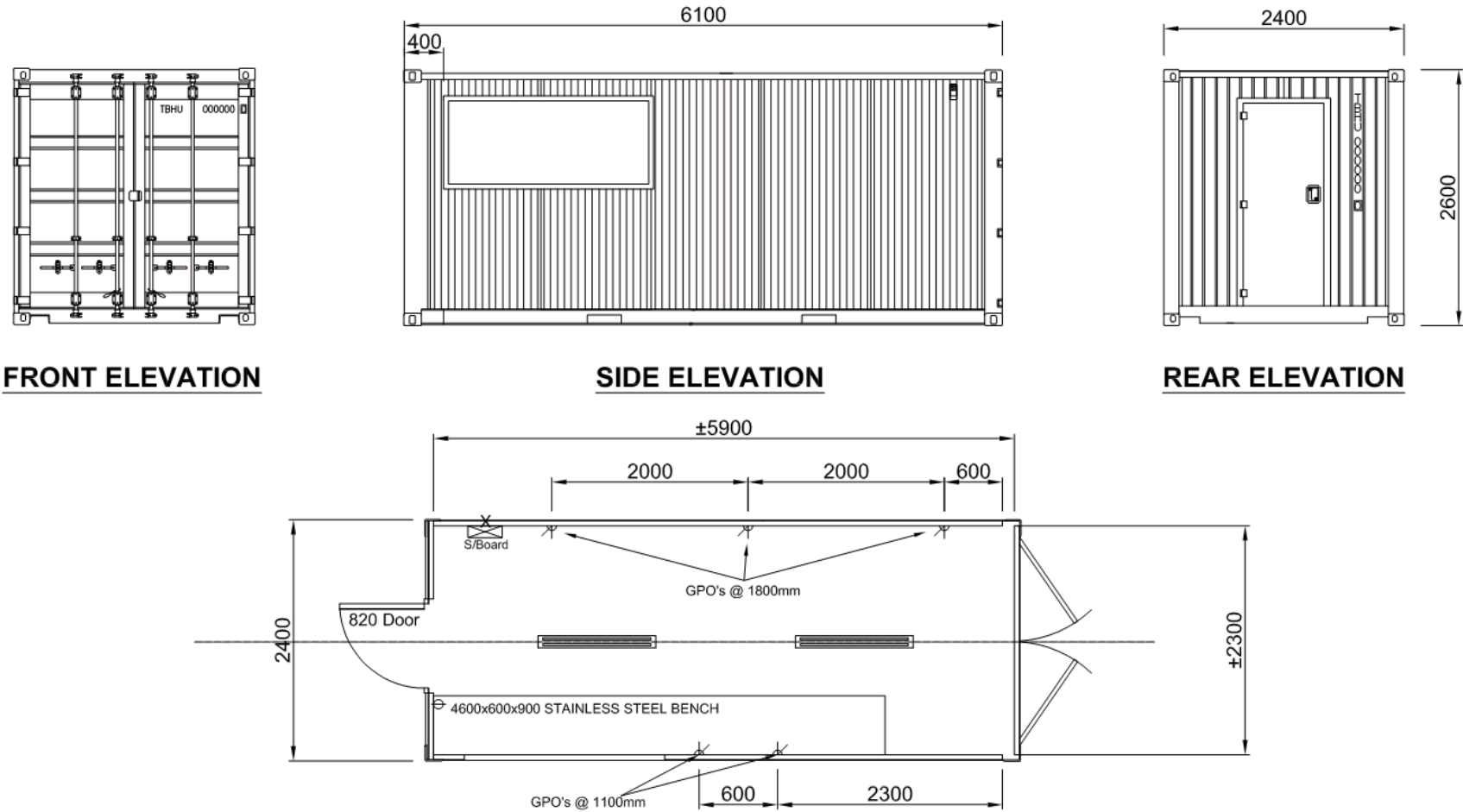
Dated this 31 day of January 2023



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)*



NOTES:

- Dimensions are indicative only.
- Drawings not for construction purposes.
- Used containers are sold with no guarantees / warranties given or implied.
- Ownership of equipment is retained by Tasbulk until payment is received in full.

TOP VIEW

Approved - General
Manager Consent Only
GMC-23-59 10/11/2023

TASBULK 2 WEILY PARK ROAD, BRIGHTON INDUSTRIAL ESTATE BRIGHTON, TAS 7030 P (03) 6263 6855 F (03) 6263 6844 © COPYRIGHT 2020			Project Custom 20ft Shipping Container - Kiosk		Site Address Tasbulk		
			Drawing Details				
Scale NTS	Drawn R.K	Date 04/08/2020	Job No ---	Chassis No ---	Drawing No ---		



Submission to Planning Authority Notice

Council Planning Permit No.	PLN-23-620	Council notice date	30/10/2023
TasWater details			
TasWater Reference No.	TWDA 2023/01503-HCC	Date of response	02/11/2023
TasWater Contact	Timothy Carr Simon Josey (Trade Waste)	Phone No.	0419 306 130 0460 024 536
Response issued to			
Council name	CITY OF HOBART		
Contact details	coh@hobartcity.com.au		
Development details			
Address	15 MARIEVILLE ESP, SANDY BAY	Property ID (PID)	7409140
Description of development	New Building (food Services Use)		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Ben Careless	Site Plan – Drawing 1	-	16/10/2023
Conditions			
Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:			
CONNECTIONS, METERING & BACKFLOW			
<ol style="list-style-type: none"> 1. A suitably sized water supply with metered connections and sewerage system and connections to the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. 2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost. 			
TRADE WASTE			
<ol style="list-style-type: none"> 3. Prior to the commencement of operation the developer/property owner must obtain Consent to discharge Trade Waste from TasWater. 4. The developer must install appropriately sized and suitable pre-treatment devices prior to gaining Consent to discharge. 5. The Developer/property owner must comply with all TasWater conditions prescribed in the Trade Waste Consent. 			
DEVELOPER CHARGES			
<ol style="list-style-type: none"> 6. Prior to TasWater issuing a Certificate(s) for Certifiable Work (Building) and/or (Plumbing), the applicant or landowner as the case may be, must pay a developer charge totalling \$49.20 to TasWater for water infrastructure for 0.028 additional Equivalent Tenements, indexed by the Consumer Price Index All groups (Hobart) from the date of this Submission to Planning Authority Notice until the date it is paid to TasWater. 7. Prior to TasWater issuing a Certificate(s) for Certifiable Work (Building) and/or (Plumbing), the applicant or landowner as the case may be, must pay a developer charge totalling \$73.79 to TasWater for sewerage infrastructure for 0.042 additional Equivalent Tenements, indexed by the Consumer 			



Price Index All groups (Hobart) from the date of this Submission to Planning Authority Notice until the date it is paid to TasWater.

DEVELOPMENT ASSESSMENT FEES

8. The applicant or landowner as the case may be, must pay a development assessment fee of \$234.64 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>

Developer Charges

For information on Developer Charges please visit the following webpage -

<https://www.taswater.com.au/building-and-development/developer-charges>

Water Submetering

As of July 1 2022, TasWater's Sub-Metering Policy no longer permits TasWater sub-meters to be installed for new developments. Please ensure plans submitted with the application for Certificate(s) for Certifiable Work (Building and/or Plumbing) reflect this. For clarity, TasWater does not object to private sub-metering arrangements. Further information is available on our website (www.taswater.com.au) within our Sub-Metering Policy and Water Metering Guidelines.

Trade Waste

Prior to any Building and/or Plumbing work being undertaken, the applicant will need to make an application to TasWater for a Certificate for Certifiable Work (Building and/or Plumbing). The Certificate for Certifiable Work (Building and/or Plumbing) must accompany all documentation submitted to Council. Documentation must include a floor and site plan with:

- Location of all pre-treatment devices i.e. basket arrestors, grease arrestor;
- Schematic drawings and specification (including the size and type) of any proposed pre-treatment device and drainage design; and
- Location of an accessible sampling point in accordance with the TasWater Trade Waste Flow Meter and Sampling Specifications for sampling discharge.
- Details of the proposed use of the premises, including the types of food that will be prepared and served; and
- The estimated number of patrons and/or meals on a daily basis.
- At the time of submitting the Certificate for Certifiable Work (Building and/or Plumbing) a Trade Waste Application form is also required.

If the nature of the business changes or the business is sold, TasWater is required to be informed in order to review the pre-treatment assessment.

The application forms are available at <http://www.taswater.com.au/Customers/Liquid-Trade-waste/Commercial>

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

Application Referral Environmental Development Planner - Response

From:	Rowan Moore EDP 29 January 2024
Recommendation:	Proposal is acceptable subject to conditions.
Date Completed:	
Address:	15 MARIEVILLE ESPLANADE, SANDY BAY
Proposal:	New Building (Food Service Use)
Application No:	PLN-23-620
Assessment Officer:	Richard Bacon,

Referral Officer comments:

Codes Applicable:

Code	Applicable	Exempt	Permitted	Discretionary
E1.0 Bushfire-Prone Areas	No			
E3.0 Landslide	No			
E9.0 Attenuation	No			
E10.0 Biodiversity	No			
E11.0 Waterway & Coastal	Yes	No	No	Yes - E11.7.1 P1
E15.0 Inundation Prone Areas	Yes	No	No	Yes - E15.7.5 P1 & E15.7.6 P1
E16.0 Coastal Erosion	No			
E18.0 Wind & Solar Energy	No			
E20.0 Acid Sulfate Soils	No			

Assessment:

Approval is sought for a 2.4m x 6.0m shipping container kiosk at the Royal Yacht Club of Tasmania, 15 Marieville Esplanade, Sandy Bay. A wastewater pump and line and a water line are also proposed.

The kiosk would only serve participants in the children's sailing program, during the hours of 9am-2pm Saturdays and Sundays, and 11am-2pm Mon-Fri during school holidays.

Waterway and Coastal Protection Code

The Code applies because development is proposed in a Waterway Protection Area. The shipping container itself is exempt pursuant to exemption clause E11.4.1(b) as vegetation clearing or soil disturbance are not required, however the service lines will require soil

disturbance and are not exempt.

The relevant Code standards are under clause E11.7.1. The application does not comply with acceptable solution A1 as the development would not be within a building area on an approved subdivision plan. Performance criterion P1 states the following:

Building and works within a Waterway and Coastal Protection Area must satisfy all of the following:

- (a) avoid or mitigate impact on natural values;*
- (b) mitigate and manage adverse erosion, sedimentation and runoff impacts on natural values;*
- (c) avoid or mitigate impacts on riparian or littoral vegetation;*
- (d) maintain natural streambank and streambed condition, (where it exists);*
- (e) maintain in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation;*
- (f) avoid significantly impeding natural flow and drainage;*
- (g) maintain fish passage (where applicable);*
- (h) avoid landfilling of wetlands;*
- (i) works are undertaken generally in accordance with 'Wetlands and Waterways Works Manual' (DPIWE, 2003) and "Tasmanian Coastal Works Manual" (DPIPWE, Page and Thorp, 2010), and the unnecessary use of machinery within watercourses or wetlands is avoided.*

Impacts to natural values are unlikely. The application documents state 'if failure occurs of the pump system will stop water being put into the sinks which will minimise the risk of wastewater discharge to the environment'. No significant erosion or sediment transfer are likely from the proposed development.

No vegetation would be impacted and no changes to the riverbank or riverbed would occur. No habitat features would be impacted.

Natural flow and drainage would not be significantly impacted as the container would sit on supports above ground level, allowing water to flow underneath.

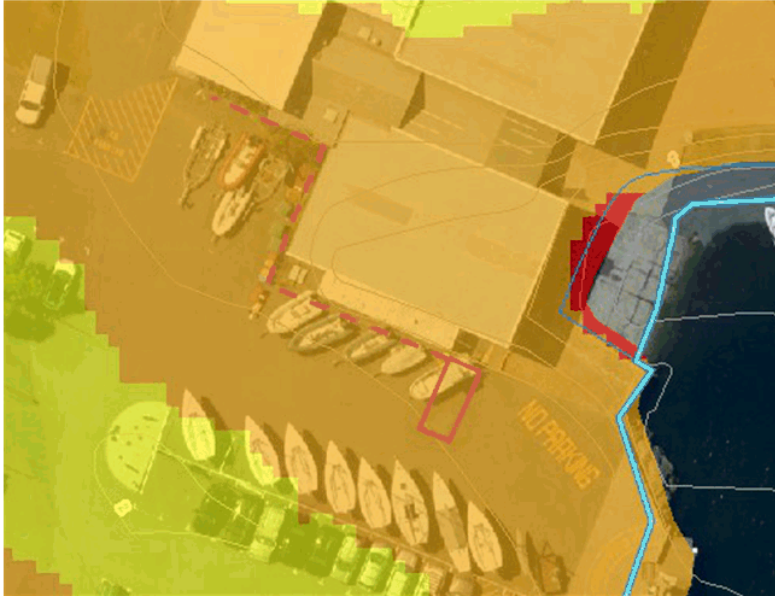
Fish passage would not be affected. No landfill is proposed.

The development would be consistent with the Works Manual and no special soil and water management measures are necessary.

The proposal is considered consistent with E11.7.1 P1.

Inundation Prone Areas Code

The Code applies because development is proposed within a Coastal Inundation Hazard Area ('Medium CIHA'). No code exemptions apply.



The definition of 'development dependent on a coastal location' is '*buildings and works for which there is a demonstrated need to be located at a coastal location, including boat sales and storage, marine farming shore facilities, marine-related public open space & recreation facilities, pleasure boat facilities, roads & other utilities and wharves. Dwellings, except for a caretakers dwelling associated with any of the above, are not included*'. While shops would not normally be considered 'development dependent on a coastal location', it is considered appropriate in this instance given it would be for the exclusive use of participants of the sailing program.

The relevant standards are under clause E15.7.5 and E15.7.6.

With regard to E15.7.5, the application does not comply with acceptable solution A1 as a solid wall of more than 5m is proposed. Performance criterion P1 states the following:

Landfill, or solid walls greater than 5 m in length and 0.5 m in height, must satisfy all of the following:

- (a) no adverse affect on flood flow over other property through displacement of overland flows;*
- (b) the rate of stormwater discharge from the property must not increase;*
- (c) stormwater quality must not be reduced from pre-development levels.*

In a coastal inundation scenario, the proposed building would not displace water at the expense of other land as the water volume is effectively infinite. The area already has an impervious surface, so there would be no increase in stormwater discharge. The proposed development would not lead to a decrease in stormwater quality.

The application therefore complies with E15.7.5 P1. A2/P2 and A3/P3 are not applicable.

With regard to E15.7.6, the application does not comply with acceptable solution A1 as the development is not an extension of existing infrastructure. Performance criterion P1 states the following:

Buildings and works must satisfy all of the following:

- (a) need for a coastal location is demonstrated;*
- (b) new facilities are grouped with existing facilities, where reasonably practical;*
- (c) building design responds to the particular size, shape, contours or slope of the land and minimises the extent of cut and fill;*
- (d) waste, including from cleaning and repairs of vessels and other maritime equipment and facilities, solid waste, is managed to ensure waste is safe from inundation events;*
- (e) risk from inundation is acceptable, taking into account the nature of the development and its users.*

As the proposed kiosk would serve the participants of the sailing program, it clearly needs a coastal location. It would be sited with existing facilities. No cut or fill is proposed.

Some waste would be generated by the kiosk, but would be contained by the building in an inundation event. Inundation of the site is unlikely to occur until some years in the future, as this is a medium CIHA rather than a High CIHA. Storm surge events are predictable based on tides and weather patterns, so inundation would be largely predictable and the shipping container could be relocated or raised if an event is forecast. Wastes could be relocated to another site or placed above floor level if inundation is expected. No specific management measures are considered necessary.

Inundation risk is considered acceptable given that:

- inundation of the site is only likely to occur some years in the future with sea-level rise, and the container can be relocated or raised;
- storm surges are largely predictable, and the kiosk could be moved or avoided if storm surge is predicted; and
- water levels rise relatively slowly for storm surges, given ample warning for the kiosk operators to retreat to higher ground.

Based on the above, the proposal is considered compliant with E15.7.6 P1.

A2/P2 and A3/P3 are not applicable.

Recommended Conditions:

ENV 1 - SWM

Recommended Advice:

N/A

7. REPORTS

7.1 Delegated Decision Report (Planning) File Ref: F24/12995

Report of the Acting Director City Life of 8 February 2024 and attachments.

Delegation: Committee



City of **HOBART**

MEMORANDUM: PLANNING COMMITTEE

Delegated Decision Report (Planning)

Attached is the delegated planning decisions report for the period 9 January 2024 to 5 February 2024.

RECOMMENDATION

That:

- 1. That the information contained in the 'Delegated Decision Report (Planning)' 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.

Karen Abey
ACTING DIRECTOR CITY LIFE

Date: 8 February 2024
File Reference: F24/12995

Attachment A: Delegated Decision Report (Planning) ↓ 

7 February 2024

Delegated Decisions Report (Planning)

32 applications found.

					Approved	All
Planning Description	Address	Works Value	Decision	Authority		
PLN-23-142 Partial Demolition, Alterations (Deck), and Alterations to Access and Parking	11 DEVONSHIRE SQUARE WEST HOBART TAS 7000	\$ 30,000	Approved	Delegated		
PLN-23-239 Partial Demolition, Alterations and Partial Change of Use to Vehicle Parking	197 MACQUARIE STREET HOBART TAS 7000	\$ 100,000	Approved	Delegated		
PLN-23-478 Dwelling	23 BEAUMONT ROAD LENA VALLEY TAS 7008	\$ 550,000	Approved	Delegated		
PLN-23-558 Signage, Landscaping, and New Building for Market, Community Centre, Eating Establishment, Passive Recreation and Arts and Cultural Centre	10 EVANS STREET HOBART TAS 7000	\$ 70,000	Approved	Delegated		
PLN-23-572 Alterations (Retaining Walls)	12 STEPHANIE CLOSE SANDY BAY TAS 7005	\$ 11,000	Approved	Delegated		
PLN-23-579 Dwelling and Outbuilding	22 WESTINWOOD ROAD LENA VALLEY TAS 7008	\$ 460,000	Approved	Delegated		
PLN-23-634 Signage	30-36 NEW TOWN ROAD NEW TOWN TAS 7008	\$ 15,000	Approved	Delegated		
PLN-23-636 Partial Demolition, Alterations and Extension	36 RUNNYMEDE STREET BATTERY POINT TAS 7004	\$ 600,001	Approved	Delegated		
PLN-23-641 Partial Demolition, Alterations and Extension	30 CASCADE ROAD SOUTH HOBART TAS 7004	\$ 3,600,000	Approved	Delegated		
PLN-23-656 Alterations (Awning)	80 DOYLE AVENUE LENA VALLEY TAS 7008	\$ 10,000	Approved	Delegated		
PLN-23-659 Partial Demolition, Alterations, and Extension to Visitor Accommodation Use	2/106 LETITIA STREET NORTH HOBART TAS 7000	\$ 500	Approved	Delegated		
PLN-23-665 Partial Demolition and New Front Fencing	23 NAPOLEON STREET BATTERY POINT TAS 7004	\$ 25,000	Approved	Delegated		
PLN-23-678 Extension to Operating Hours	116 AUGUSTA ROAD LENA VALLEY TAS 7008	\$ 0	Approved	Delegated		
PLN-23-684 Partial Demolition and Alterations	42 BAY ROAD NEW TOWN TAS 7008	\$ 12,000	Approved	Delegated		
PLN-23-693 Fencing	21 CROMWELL STREET BATTERY POINT TAS 7004	\$ 2,900	Approved	Delegated		
PLN-23-694 Partial Demolition, Retaining Wall and Landscaping (Stairs and Earthworks)	31 STOKES STREET NEW TOWN TAS 7008	\$ 50,000	Approved	Delegated		
PLN-23-696 Partial Demolition and New Front Fencing	65 OLINDA GROVE MOUNT NELSON TAS 7007	\$ 500	Approved	Delegated		
PLN-23-697 Partial Demolition and Alterations	28 CLARKE AVENUE BATTERY POINT TAS 7004	\$ 55,000	Approved	Delegated		
PLN-23-698 Partial Demolition, Alterations and Extension	4 DOWDING CRESCENT NEW TOWN TAS 7008	\$ 80,000	Approved	Delegated		
PLN-23-701 Partial Demolition, Alterations and Signage	49-51 MURRAY STREET HOBART TAS 7000	\$ 900,000	Approved	Delegated		
PLN-23-707 Partial Demolition, Alterations, Extension and Painting of Building	164 HARRINGTON STREET HOBART TAS 7000	\$ 500,000	Approved	Delegated		
PLN-23-709 Partial Demolition, Alterations and Extension	9 ABERMERE AVENUE MOUNT STUART TAS 7000	\$ 35,000	Approved	Delegated		
PLN-23-714 Change of Use to Visitor Accommodation	601/62 PATRICK STREET HOBART TAS 7000	\$ 0	Approved	Delegated		

CITY OF HOBART

Planning Description	Address	Works Value	Decision	Authority
PLN-23-724 Partial Demolition, Alteration and Extension	60 NEWDEGATE STREET WEST HOBART TAS 7000	\$ 185,000	Approved	Delegated
PLN-23-731 Alterations (Water Tank)	9A FERNDENE AVENUE SOUTH HOBART TAS 7004	\$ 3,000	Approved	Delegated
PLN-23-733 Partial Demolition and Alterations	297-299 MURRAY STREET NORTH HOBART TAS 7000	\$ 100,000	Approved	Delegated
PLN-23-737 Partial Demolition, Alterations, Extension and Change of Use to Visitor Accommodation (Two Existing Units and One New Unit)	75 TASMA STREET NORTH HOBART TAS 7000	\$ 40,000	Approved	Delegated
PLN-23-745 Subdivision (Boundary Adjustment)	56 FARADAY STREET WEST HOBART TAS 7000	\$ 0	Approved	Delegated
PLN-24-14 Alterations (Solar Panels)	54 NEWDEGATE STREET WEST HOBART TAS 7000	\$ 13,859	Approved	Delegated
PLN-24-29 Change of Use to Visitor Accommodation	98 CASCADE ROAD SOUTH HOBART TAS 7004	\$ 0	Approved	Delegated
PLN-24-7 Change of Use to Visitor Accommodation	13/415 ELIZABETH STREET NORTH HOBART TAS 7000	\$ 0	Approved	Delegated
PLN-24-9 Change of Use to Visitor Accommodation	1/13 CEDAR COURT SANDY BAY TAS 7005	\$ 0	Approved	Delegated

7.2 Planning - Advertised Applications Report

File Ref: F24/13211

Report of the Acting Director City Life of 7 February 2024 and attachments.

Delegation: Committee



City of **HOBART**

MEMORANDUM: PLANNING COMMITTEE

Planning - Advertised Applications Report

Attached is the advertised applications list for the period 9 January 2024 to 5 February 2024.

RECOMMENDATION

That:

- 1. That the information contained in the 'Planning – Advertised Applications Report' 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.

Karen Abey
ACTING DIRECTOR CITY LIFE

Date: 7 February 2024
File Reference: F24/13211

Attachment A: Planning - Advertised Applications Report ↓

No	Application	Street	Suburb	Development	Works Value	Expiry Date	Referral	Proposed Delegation	Advertising Period Start	Advertising Period End
1	PLN-23-636	36 RUNNYMEDE STREET	BATTERY POINT	Partial Demolition, Alterations and Extension	\$600,001	5/02/2024	mcclenahanm	Director	9/01/2024	23/01/2024
2	PLN-24-31	14 / 5 GLADSTONE STREET	BATTERY POINT	Partial Demolition and Alterations	\$15,000	27/02/2024	smeea	Director	25/01/2024	9/02/2024
3	PLN-24-38	3 / 12 ELLERSLIE ROAD	BATTERY POINT	Change of Use to Visitor Accommodation	\$0	6/03/2024	mcclenahanm	Committee (Objection)	1/02/2024	16/02/2024
4	PLN-24-15	6 GLEBE STREET	GLEBE	Partial Demolition, Alterations and Extension	\$200,000	20/02/2024	smeea	Director	18/01/2024	2/02/2024
5	PLN-23-630	8 ABERDEEN STREET	GLEBE	Alterations (Solar Panels)	\$14,000	10/03/2024	langd	Director	2/02/2024	17/02/2024
6	PLN-23-714	601/62 PATRICK STREET	HOBART	Change of Use to Visitor Accommodation	\$0	13/02/2024	maxwellv	Director	9/01/2024	23/01/2024
7	PLN-24-11	606/62 PATRICK STREET	HOBART	Change of Use to Visitor Accommodation	\$630,000	26/02/2024	maxwellv	Director	19/01/2024	3/02/2024
8	PLN-23-495	2 COLLINS STREET	HOBART	Partial Demolition, Alterations and Extension for Office, and Associated Works	\$12,000,000	16/02/2024	sherriffc	Director	18/01/2024	2/02/2024

No	Application	Street	Suburb	Development	Works Value	Expiry Date	Referral	Proposed Delegation	Advertising Period Start	Advertising Period End
9	PLN-23-732	65 ARGYLE STREET	HOBART	Carparking Alterations	\$500	25/02/2024	mcclenahanm	Director	22/01/2024	6/02/2024
10	PLN-23-744	67 - 69 MACQUARIE STREET	HOBART	Archaeological Exploration Excavations	\$10,000	22/02/2024	smeea	Director	30/01/2024	14/02/2024
11	PLN-23-709	9 ABERMERE AVENUE	MOUNT STUART	Partial Demolition, Alterations and Extension	\$35,000	29/01/2024	smeea	Director	10/01/2024	24/01/2024
12	PLN-23-662	302 PARK STREET	NEW TOWN	Partial Demolition, Alterations and Extension	\$150,000	9/03/2024	baconr	Director	18/01/2024	2/02/2024
13	PLN-23-719	241 NEW TOWN ROAD	NEW TOWN	Partial Demolition, Alteration and Extension	\$100,000	19/02/2024	smeea	Director	22/01/2024	6/02/2024
14	PLN-23-713	35 RATTLE STREET	NEW TOWN	Change of Use to Visitor Accommodation	\$0	8/02/2023	burkedan	Director	1/02/2024	16/02/2024
15	PLN-23-715	91 NEW TOWN ROAD	NEW TOWN	Change of Use to Visitor Accommodation	\$0	28/02/2024	mcclenahanm	Director	24/01/2024	8/02/2024
16	PLN-23-725	414 ARGYLE STREET	NEW TOWN	Partial Demolition, Alteration, Extension and Deck	\$350,000	11/03/2024	baconr	Director	1/02/2024	16/02/2024

No	Application	Street	Suburb	Development	Works Value	Expiry Date	Referral	Proposed Delegation	Advertising Period Start	Advertising Period End
17	PLN-24-32	1 RISDON ROAD	NEW TOWN	Demolition (Decommission and Remove Underground Fuel Storage Tank)	\$25,000	29/02/2024	burkedan	Director	2/02/2024	17/02/2024
18	PLN-23-733	297 - 299 MURRAY STREET	NORTH HOBART	Partial Demolition and Alterations	\$100,000	30/01/2024	mcclenahanm	Director	9/01/2024	23/01/2024
19	PLN-23-737	75 TASMA STREET	NORTH HOBART	Partial Demolition, Alterations, Extension and Change of Use to Visitor Accommodation (Two Existing Units and One New Unit)	\$40,000	3/02/2024	mcclenahanm	Director	12/01/2024	27/01/2024
20	PLN-24-7	13 / 415 ELIZABETH STREET	NORTH HOBART	Change of Use to Visitor Accommodation	\$0	13/02/2024	langd	Director	11/01/2024	25/01/2024
21	PLN-23-445	45 - 51 CHURCH STREET	NORTH HOBART	Demolition, Subdivision (Lot Consolidation) and Seven Multiple Dwellings	\$7,800,000	29/02/2024	mcclenahanm	Committee (Major Development)	25/01/2024	9/02/2024

No	Application	Street	Suburb	Development	Works Value	Expiry Date	Referral	Proposed Delegation	Advertising Period Start	Advertising Period End
22	PLN-23-456	210 - 218 ARGYLE STREET	NORTH HOBART	Partial Demolition, Alterations, and Communal Residence	\$15,800,000	3/03/2024	mcclenahanm	Committee (Major Development)	2/02/2024	17/02/2024
23	PLN-24-21	19 AUDLEY STREET	NORTH HOBART	Partial Demolition, Alterations and Outbuilding	\$500,000	3/03/2024	mcclenahanm	Director	2/02/2024	17/02/2024
24	PLN-21-680	16 PAULDON DRIVE	SANDY BAY	Dwelling	\$450,000	16/02/2024	ayersh	Director	22/01/2024	6/02/2024
25	PLN-23-461	358 SANDY BAY ROAD	SANDY BAY	Alterations and Extension	\$200,000	17/03/2024	maxwellv	Director	11/01/2024	25/01/2024
26	PLN-23-688	93 PRINCES STREET	SANDY BAY	Service Upgrade (Stormwater Disposal) for Previously Approved Development	\$20,000	12/02/2024	sherriffc	Director	18/01/2024	2/02/2024
27	PLN-24-9	1 / 13 CEDAR COURT	SANDY BAY	Change of Use to Visitor Accommodation	\$0	16/02/2024	burkedan	Director	10/01/2024	24/01/2024
28	PLN-24-3	8 VANTONA ROAD	SANDY BAY	Partial Demolition, Alterations and Extension	\$400,000	18/02/2024	burkedan	Director	25/01/2024	9/02/2024
29	PLN-24-37	32 PARLIAMENT STREET	SANDY BAY	Alterations (Awning)	\$11,471	19/03/2024	burkedan	Director	1/02/2024	16/02/2024

No	Application	Street	Suburb	Development	Works Value	Expiry Date	Referral	Proposed Delegation	Advertising Period Start	Advertising Period End
30	PLN-24-39	10 AMANDA CRESCENT	SANDY BAY	Change of Use to Visitor Accommodation	\$10,000	4/03/2024	burkedan	Director	5/02/2024	20/02/2024
31	PLN-23-731	9 A FERNDENE AVENUE	SOUTH HOBART	Alterations (Water Tank)	\$3,000	30/01/2024	langd	Director	11/01/2024	25/01/2024
32	PLN-23-740	451 MACQUARIE STREET	SOUTH HOBART	Partial Demolition, Alterations, Extension and Partial Change of Use to Home Based Business	\$100,000	3/03/2024	maxwellv	Director	2/02/2024	17/02/2024
33	PLN-23-689	158 GOULBURN STREET	WEST HOBART	Partial Demolition, Alterations, Extension and Front Fencing	\$200,000	18/02/2024	burkedan	Director	22/01/2024	6/02/2024
34	PLN-23-724	60 NEWDEGATE STREET	WEST HOBART	Partial Demolition, Alteration and Extension	\$185,000	27/01/2024	mcclenahanm	Director	9/01/2024	23/01/2024
35	PLN-24-14	54 NEWDEGATE STREET	WEST HOBART	Alterations (Solar Panels)	\$13,859	20/02/2024	baconr	Director	12/01/2024	27/01/2024
36	PLN-24-8	127 WARWICK STREET	WEST HOBART	Ancillary Dwelling and Outbuilding (Workshop)	\$125,000	13/02/2024	smeea	Director	12/01/2024	27/01/2024

No	Application	Street	Suburb	Development	Works Value	Expiry Date	Referral	Proposed Delegation	Advertising Period Start	Advertising Period End
37	PLN-24-18	1 / 276 BATHURST STREET	WEST HOBART	Change of Use to Visitor Accommodation	\$0	21/02/2024	langd	Director	22/01/2024	6/02/2024
38	PLN-23-617	248 BATHURST STREET	WEST HOBART	Alterations	\$10,000	11/03/2024	langd	Director	5/02/2024	20/02/2024
39	PLN-23-730	4 FRANKLIN STREET	WEST HOBART	Partial Demolition, Alterations and Extension	\$380,000	1/03/2024	maxwellv	Director	5/02/2024	20/02/2024
40	PLN-24-34	60 LOCHNER STREET	WEST HOBART	Partial Demolition and Alteration	\$10,000	1/03/2024	sherriffc	Director	30/01/2024	14/02/2024

8. QUESTIONS WITHOUT NOTICE

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

- (1) A councillor at a meeting may ask a question without notice –
 - (a) of the chairperson; or
 - (b) through the chairperson, of –
 - (i) another councillor; or
 - (ii) the general manager.
- (2) In putting a question without notice at a meeting, a councillor must not –
 - (a) offer an argument or opinion; or
 - (b) draw any inferences or make any imputations –
except so far as may be necessary to explain the question.
- (3) The chairperson of a meeting must not permit any debate of a question without notice or its answer.
- (4) The chairperson, councillor or general manager who is asked a question without notice at a meeting may decline to answer the question.
- (5) The chairperson of a meeting may refuse to accept a question without notice if it does not relate to the activities of the council.
- (6) Questions without notice, and any answers to those questions, are not required to be recorded in the minutes of the meeting.
- (7) The chairperson of a meeting may require a councillor to put a question without notice in writing.

9. CLOSED PORTION OF THE MEETING

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

- Minutes of the Closed portion of the meeting
- Questions without notice in the Closed portion

The following items were discussed: -

- | | |
|------------|--|
| Item No. 1 | Minutes of the last meeting of the Closed Portion of the Committee Meeting |
| Item No. 2 | Consideration of supplementary items to the agenda |
| Item No. 3 | Indications of pecuniary and conflicts of interest |
| Item No. 4 | Planning Authority Items – Consideration of Items with Deputations |