



CITY OF HOBART

## AGENDA

Planning Committee Meeting  
Open Portion  
Wednesday, 15 March 2023  
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:**

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

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## **ORDER OF BUSINESS**

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

### **APOLOGIES AND LEAVE OF ABSENCE**

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**Planning Committee Meeting (Open Portion) held Wednesday, 15 March 2023 at 5:00 pm in the Council Chamber, Town Hall.**

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

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

**COMMITTEE MEMBERS**

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

**Apologies:**

**Leave of Absence:** Nil.

**1. CONFIRMATION OF MINUTES**

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The minutes of the Open Portion of the Planning Committee meeting held on [Wednesday, 1 March 2023](#), are submitted for confirming as an accurate record.

**2. CONSIDERATION OF SUPPLEMENTARY ITEMS**

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

**Recommendation**

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

**3. INDICATIONS OF PECUNIARY AND CONFLICTS OF INTEREST**

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

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



#### **4. TRANSFER OF AGENDA ITEMS**

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

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

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

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

#### **5. PLANNING AUTHORITY ITEMS - CONSIDERATION OF ITEMS WITH DEPUTATIONS**

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

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

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

#### **RECOMMENDATION**

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

## **6. COMMITTEE ACTING AS PLANNING AUTHORITY**

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

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

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

## 6.1 APPLICATIONS UNDER THE HOBART INTERIM PLANNING SCHEME 2015

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### 6.1.1 60 ALEXANDER STREET, 58 ALEXANDER STREET, 12 FRENCH STREET, SANDY BAY - TWO MULTIPLE DWELLINGS (ONE EXISTING, ONE NEW) AND ASSOICATED WORKS PLN-22-853 - FILE REF: F23/23436

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Address:	60 Alexander Street, 58 Alexander Street, 12 French Street, Sandy Bay
Proposal:	Two Multiple Dwellings (One Existing, One New) and Associated Works
Expiry Date:	17 March 2023
Extension of Time:	Not applicable
Author:	Helen Ayers

#### **RECOMMENDATION**

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 Two Multiple Dwellings (One Existing, One New), and Associated Works, at 58 and 60 Alexander Street, and 12 French Street, Sandy Bay for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

#### **GEN**

**The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-22-853 - 60 & 58 ALEXANDER STREET AND 12 FRENCH STREET SANDY BAY TAS 7005 - Final Planning Documents except where modified below.**

Reason for condition

To clarify the scope of the permit.

#### **TW**

**The use and/or development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TWDA 2022/02079-HCC dated 07/02/2023 as attached to the permit.**

Reason for condition

To clarify the scope of the permit.

### **ENG sw1**

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

*Advice:*

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

Reason for condition

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

### **SW 6**

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

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

- 1. be substantially in accordance with the Local Government Association of Tasmania: Tasmanian Municipal Standard Drawings (May 2020), as varied by the City of Hobart's published departures from those Drawings (available from our website), and the Local Government Association of Tasmania, Tasmanian Subdivision Guidelines (October 2013);**

2. clearly distinguish between public and private infrastructure;
3. show in both plan and long-section the proposed stormwater main and connection, including but not limited to, flows, velocities, clearances, cover, gradients, sizing, material, and pipe class;
4. be designed to allow future extension along the rear of the upstream Alexander Street properties;
5. The plans and sections must clearly show the far bank, top of bank, 1% flood extent and invert of watercourse. The outfall to the watercourse must demonstrate adequate erosion and scour control. The design must take Council's flood mapping into consideration, including ability to withstand flood events, and create minimal hydraulic intrusion;
6. Include measures to ensure the outfall complements the natural values and use of the rivulet and reserve, including planting and materials. Plans must show any vegetation to be affected or planted.

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

*Advice:*

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

## **SW 9**

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

1. include detailed design and supporting calculations of the detention tank showing:
  1. detention tank sizing such that there is no increase in flows from the developed site up to 5% AEP event and no worsening of erosion or flooding;

2. the layout, the inlet and outlet (including long section), outlet size, overflow mechanism and invert level;
  3. the discharge rates and emptying times; and
  4. all assumptions must be clearly stated;
2. include a supporting maintenance plan, which specifies the required maintenance measures to check and ensure the ongoing effective operation of all systems, such as: inspection frequency; cleanout procedures; descriptions and diagrams of how the installed systems operate; details of the life of assets and replacement requirements.

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

*Advice:*

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

## **ENG 2b**

**Further detailed designs are required for vehicle barriers to ensure safety of the dwelling below.**

**This documentation must be submitted and approved as a condition endorsement, prior to the issuing of any approval under the *Building Act 2016*.**

**The detailed designs must:**

1. be prepared and certified by a suitably qualified engineer;
2. be in accordance with the Australian Standard AS/NZS 1170.1:2002, if possible; and
3. show dimensions, levels, gradients and transitions, and other details as Council deem necessary to satisfy the above requirement.

**The vehicle barriers must be installed in accordance with the approved detailed designs prior to first occupation.**

*Advice:*

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

Reason for condition

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

### **ENG 2c**

**Prior to the first occupation, a suitably qualified engineer must certify that the vehicle barriers have been installed in accordance design drawings approved by Condition ENG 2b.**

*Advice:*

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

Reason for condition

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

### **ENG 3a**

**The access driveway and parking area must be constructed in accordance with the following documentation which forms part of this permit: PLN-22-853 - 60 ALEXANDER STREET SANDY BAY TAS 7005 - Revised Engineering Drawing - additional information AIS-23-59 (received by the Council on 12th of January 2023).**

**Any departure from that documentation and any works which are not detailed in the documentation must be either:**

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

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

Reason for condition

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

### **ENG 3c**

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

*Advice:*

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

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

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

Reason for condition

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

### **ENG 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 2**

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

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

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

*Advice:*

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

Reason for condition

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

### **OPS 3**

**The trees within French Street Reserve must not be removed or damaged to the satisfaction of the Director City Life.**

**Prior to the commencement of work on the site, temporary tree protection fencing must be erected around trees 1-3 as identified in the Arboricultural Report: Preliminary Tree Assessment (Tree Pioneers, 2022).**

- **Fencing must define a tree protection zone around tree #1 at a radius of 13.20m from the centre of the tree.**
- **Fencing must define a tree protection zone around tree #2 at a radius of 4.80m from the centre of the tree.**
- **Fencing must define a tree protection zone around tree #3 at a radius of 12.96m from the centre of the tree.**

**Where works encroach into the tree protection zone of tree #3, fencing should be erected as close to the edge of the zone as possible.**

**No vehicular access, excavation, placement of fill, storage of materials or soil disturbance is to occur within the fenced areas. There must be no pruning, lopping or damage to the trees (including trunks and roots). Details of tree protection measures must be clearly notated on any plans submitted to the Council under the *Building Act 2016*.**

Reason for condition

To maintain the amenity value of reserve trees as per the City of Hobart Street Tree Strategy

### **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.

## NEW SERVICE CONNECTION

Please contact the Hobart City Council's City Life Division to initiate the application process for your [new stormwater connection](#).

## 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-22-853 - 60 ALEXANDER STREET SANDY BAY TAS 7005 - Planning Committee or Delegated Report ↓ 

Attachment B: PLN-22-853 - 60 & 58 ALEXANDER STREET AND 12 FRENCH STREET SANDY BAY TAS 7005 - PC Agenda Documents ↓ 

**APPLICATION UNDER HOBART INTERIM PLANNING SCHEME 2015**

Type of Report: Committee  
Committee: 15 March 2023  
Expiry Date: 17 March 2023  
Application No: PLN-22-853  
Address: 60 ALEXANDER STREET , SANDY BAY  
58 ALEXANDER STREET , SANDY BAY  
12 FRENCH STREET , SANDY BAY  
Applicant: Christine Tadros  
60 Alexander Street  
Proposal: Two Multiple Dwellings (One Existing, One New), and Associated Works  
Representations: One  
Performance criteria: Landslide Code and Parking and Access Code

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**1. Executive Summary**

- 1.1 Planning approval is sought for Two Multiple Dwellings (One Existing, One New), and Associated Works, at 58 and 60 Alexander Street, and 12 French Street, Sandy Bay.
- 1.2 More specifically the proposal includes:
- Alterations to the eaves of the existing dwelling.
  - New four bedroom (three bedroom plus office) dwelling in the rear yard.
  - New driveway and car parking area for two vehicles associated with the rear dwelling.
  - New Stormwater connection through 12 French Street.
- 1.3 The proposal relies on performance criteria to satisfy the following standards and codes:
- 1.3.1 Landslip Code - Buildings and Works, other than Minor Extensions
- 1.3.2 Parking and Access Code - Number of Parking Spaces and Layout of Parking Areas
- 1.4 One (1) representation objecting to the proposal was received within the statutory advertising period between 31 January and 15 February 2023.

- 1.5 The proposal is recommended for approval subject to conditions.
- 1.6 The final decision is delegated to the Planning Committee as it includes Council owned land.

**2. Site Detail**

- 2.1 The application site is comprised of three lots. The main lot, 60 Alexander Street, will be the location of the additional dwelling. The second lot, 58 Alexander Street, is to provide a narrow right of way to enable a driveway to be constructed to provide access and parking for the new rear dwelling at 60 Alexander Street. The third lot, 12 French Street, contains the rivulet into which the stormwater from the application site is to be drained.
- 2.2 The main lot is a regularly shaped 644m<sup>2</sup> lot with an existing single dwelling centrally located toward the front or the road frontage. The site is predominantly surrounded by residential development, and is close to the University of Tasmania and the associated use and development.



*Figure 1: The location of the application site is highlighted in yellow*

**3. Proposal**

3.1 Planning approval is sought for Two Multiple Dwellings (One Existing, One New), and Associated Works, at 58 and 60 Alexander Street, and 12 French Street, Sandy Bay.

3.2 More specifically the proposal is for:

- Alterations to the eaves of the existing dwelling.
- New four bedroom (three bedroom plus office) dwelling in the rear yard.
- New driveway and car parking area for two vehicles associated with the rear dwelling.
- New Stormwater connection through 12 French Street.

#### **4. Background**

4.1 Application PLN-22-507 was lodged with Council for a rear dwelling at 60 Alexander Street. This application could not achieve sufficient driveway width to access the rear of the property. As such, the application was withdrawn and a new application including access over the adjacent lot at 58 Alexander Street was lodged.

#### **5. Concerns raised by representors**

5.1 One (1) representation objecting to the proposal was received within the statutory advertising period between 31 January and 15 February 2023.

5.2 The following table outlines the concerns raised in the representations received. Those concerns which relate to a discretion invoked by the proposal are addressed in Section 6 of this report.



Parking and Access:
<p>The representor has suggested that there is insufficient car parking provided on site, and insufficient capacity for cars in the surrounding streets to accommodate the likely increase in vehicles resulting from residents of the site and their guests.</p> <p>The representor has suggested that the proposed development should be redesigned to accommodate the 5 vehicles required to meet the acceptable solution of the parking and access code.</p>
<p>The representor suggests that the driveway design is unsafe due to the combination of the gradient, capacity to turn vehicles, and the power pole in the road reservation adjacent to the proposed driveway. They have suggested that the driveway needs to be redesigned to make it safer.</p>

## 6. Assessment

- 6.1 The *Hobart Interim Planning Scheme 2015* is a performance based planning scheme. To meet an applicable standard, a proposal must demonstrate compliance with either an acceptable solution or a performance criterion. Where a proposal complies with a standard by relying on one or more performance criteria, the Council may approve or refuse the proposal on that basis. The ability to approve or refuse the proposal relates only to the performance criteria relied on.
- 6.2 The site is located within the Inner Residential Zone of the *Hobart Interim Planning Scheme 2015*.
- 6.3 The existing use is residential (single dwelling). The proposed use is residential (multiple dwellings). The existing use is a permitted use in the zone. The proposed use is a permitted use in the zone.
- 6.4 The proposal has been assessed against:
  - 6.4.1 Part D - 11.0 Inner Residential Zone
  - 6.4.2 Part E - E3.0 Landslide 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

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

6.5.1 Landslide Code:

*Buildings and Works, other than Minor Extensions – Part E E3.7.1 P1*

6.5.2 Parking and Access Code:

*Number of Parking Spaces - E6.6.1 P1*

*Layout of Parking Areas - E6.7.5 P1*

- 6.6 Each performance criterion is assessed below.

- 6.7 Buildings and Works, other than Minor Extensions – Part E E3.7.1 P1

6.7.1 There is no acceptable solution for E3.7.1 A1.

6.7.2 The proposal includes the construction of a new dwelling at the rear of the existing, and associated earthworks and infrastructure installation.

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 E3.7.1 P1 provides as follows:

*Buildings and works must satisfy all of the following:*

*(a) no part of the buildings and works is in a High Landslide Hazard Area;*

*(b) the landslide risk associated with the buildings and works is either:*

*(i) acceptable risk; or*

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

6.7.5 The application has been reviewed by Council's Environmental Development Planner, who has provided the following assessment:

The Code applies because development is proposed within a Landslide Hazard Area ('Low' LHA). Development proposed within the LHA includes fencing, part of the new driveway and part of the

new parking area.

While buildings and minor structures are exempt from the Code's standards pursuant to exemption clauses E3.4(c) and (f), associated works are not specifically exempt. Some fill is proposed for the new driveway and some minor cut/fill is proposed for the parking spaces (<0.5m).

The LHA exists due to a modelled susceptibility to deep-seated landsliding (source area).

The relevant standards are under clause E3.7.1. There is no acceptable solution for A1. Performance criterion P1 states the following:

Buildings and works must satisfy all of the following:

(a) no part of the buildings and works is in a High Landslide Hazard Area;

(b) the landslide risk associated with the buildings and works is either:

(i) acceptable risk; or

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

No works are proposed within a High LHA in conformity with P1(a).

With regard to P1(b), 'acceptable risk' is defined as 'a risk society is prepared to accept as it is. That is; without management or treatment'.

The proposed new driveway would include some fill to achieve acceptable grades, however this will result in a slope no steeper than that existing. The driveway and parking area would include stormwater drainage, reducing the risk of soil saturation that can increase landslide likelihood.

Given the minor nature of the works proposed, in my opinion a reasonable person would accept the landslide risk associated with the proposed works without any specific mitigation measures, and the exercise of discretion is recommended.

- 6.7.6 The proposal complies with the performance criterion.
- 6.8 Number of Car Parking Space - Part E E6.6.1 P1
- 6.8.1 The acceptable solution at clause E6.6.1 A1 requires 5 car parking spaces to be provided on site for the use.
- 6.8.2 The proposal includes 2 car parking spaces on site for the use.
- 6.8.3 The proposal does not comply with the acceptable solution; therefore assessment against the performance criterion is relied on.
- 6.8.4 The performance criterion 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 The application has been reviewed by Council's Development Engineer, who has provided the following assessment:

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

*(a) car parking demand;*

- The empirical parking assessment indicates that the provision of 5 on-site car parking spaces will sufficiently meet the likely demands associated with the development, including onsite visitor parking. Currently the site has a deficiency of 2 car parking spaces, with no car parking provided on site. The proposal includes 2 new spaces for the rear dwelling, meaning that the deficiency remains for the existing dwelling. A visitor parking space is required by the scheme meaning the deficiency is increased by 1 space.

The existing dwelling is already functioning with the deficiency and has done for the lifetime of the dwelling (no approved parking spaces). It is highly likely that the visitor parking space can be accommodated within the on-street parking network surrounding the area. Time limited parking surrounds the site on Alexander Street meaning visitor parking will likely to be accommodated by the on-street network.

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

- There is a demand for on-street and public car parking in the locality due to the university being in close vicinity, however it is likely as stated above that the visitor parking deficiency will be accommodated within the on-street parking network, and the current deficiency is already existing for the dwelling and hence is already accommodated by the on-street network.

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

- Metro Tasmania operate regular bus services along Churchill Avenue which is within 400 metres of the subject site.

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

- The site is located a convenient walking distance from shops, schools and services.

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

- No alternative parking provision is available or considered necessary.

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

- Not applicable.

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

- Not applicable.

*(h) any credit which should be allowed for a car parking demand deemed to have been provided in association with a use which existed before the change of parking requirement, except in the case of substantial redevelopment of a site;*

- Not applicable.

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

- Not applicable.

*(j) any verified prior payment of a financial contribution in lieu of*

*parking for the land;*  
*- Not applicable.*

*(k) any relevant parking plan for the area adopted by Council;*  
*- Not applicable.*

*(l) the impact on the historic cultural heritage significance of the site if subject to the Local Heritage Code; and*  
*- Not applicable.*

*(m) whether the provision of the parking would result in the loss, directly or indirectly, of one or more significant trees listed in the Significant Trees Code.*  
*- No impact.*

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

6.8.6 The proposal complies with the performance criterion.

6.9 Layout of Parking Areas - Part E E6.7.5 P1

6.9.1 The acceptable solution at clause E6.7.5 A1 requires the design and construction of car parking areas to be laid out in accordance with the relevant Australian Standard.

6.9.2 The proposal includes a proposed car parking area that has not been designed to be laid out in accordance with the relevant Australian Standard because the parking space gradient exceeds 5%.

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

6.9.4 The performance criterion at clause E6.7.5 P1 provides as follows:

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

6.9.5 The application has been reviewed by Council's Development Engineer,

who has provided the following assessment:

The proposal exceeds the acceptable solution gradient due to the site constraints. Given the gradient is exceeded on a straight section, it is deemed acceptable with certification from a suitably qualified engineer. Submitted documentation meets these parameters and is therefore accepted under Performance Criteria P1:E6.7.5 given the driveway configuration.

6.9.6 The proposal complies with the performance criterion.

## 7. Discussion

- 7.1 Planning approval is sought for Two Multiple Dwellings (One Existing, One New), and Associated Works, at 58 and 60 Alexander Street, and 12 French Street, Sandy Bay.
- 7.2 The application was advertised and received one representation. The representations raised concerns including Parking and Access.
- 7.3 The proposal has been assessed against the relevant provisions of the planning scheme and is considered to perform well.
- 7.4 The proposal has been assessed by other Council officers, including the Council's Development Engineer, Environmental Development Planner, Stormwater Engineer, and Open Spaced Planner. The officers have raised no objection to the proposal, subject to conditions.
- 7.5 The proposal is recommended for approval.

## 8. Conclusion

- 8.1 The proposed Two Multiple Dwellings (One Existing, One New), and Associated Works, at 58 and 60 Alexander Street, and 12 French Street, Sandy Bay satisfies the relevant provisions of the *Hobart Interim Planning Scheme 2015*, and as such is recommended for approval.



## 9. Recommendations

That: Pursuant to the *Hobart Interim Planning Scheme 2015*, the Planning Committee, in accordance with the delegations contained in its terms of reference, approves the application for Two Multiple Dwellings (One Existing, One New), and Associated Works, at 58 and 60 Alexander Street, and 12 French Street, Sandy Bay for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

### GEN

**The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-22-853 - 60 & 58 ALEXANDER STREET AND 12 FRENCH STREET SANDY BAY TAS 7005 - Final Planning Documents except where modified below.**

Reason for condition

To clarify the scope of the permit.

### TW

**The use and/or development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TWDA 2022/02079-HCC dated 07/02/2023 as attached to the permit.**

Reason for condition

To clarify the scope of the permit.

### ENG sw1

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

*Advice:*

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

Reason for condition

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

#### **SW 6**

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

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

1. be substantially in accordance with the Local Government Association of Tasmania: Tasmanian Municipal Standard Drawings (May 2020), as varied by the City of Hobart's published departures from those Drawings (available from our website), and the Local Government Association of Tasmania, Tasmanian Subdivision Guidelines (October 2013);
2. clearly distinguish between public and private infrastructure;
3. show in both plan and long-section the proposed stormwater main and connection, including but not limited to, flows, velocities, clearances, cover, gradients, sizing, material, and pipe class;
4. be designed to allow future extension along the rear of the upstream Alexander St properties;
5. The plans and sections must clearly show the far bank, top of bank, 1% flood extent and invert of watercourse. The outfall to the watercourse must demonstrate adequate erosion and scour control. The design must take Council's flood mapping into consideration, including ability to withstand flood events, and create minimal hydraulic intrusion;
6. Include measures to ensure the outfall complements the natural values and use of the rivulet and reserve, including planting and materials. Plans must show any vegetation to be affected or planted.

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

*Advice:*

*This condition requires further information to be submitted as a Condition*

*Endorsement. Refer to the Condition Endorsement advice at the end of this permit.*

#### **SW 9**

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

1. include detailed design and supporting calculations of the detention tank showing:
  1. detention tank sizing such that there is no increase in flows from the developed site up to 5% AEP event and no worsening of erosion or flooding;
  2. the layout, the inlet and outlet (including long section), outlet size, overflow mechanism and invert level;
  3. the discharge rates and emptying times; and
  4. all assumptions must be clearly stated;
2. include a supporting maintenance plan, which specifies the required maintenance measures to check and ensure the ongoing effective operation of all systems, such as: inspection frequency; cleanout procedures; descriptions and diagrams of how the installed systems operate; details of the life of assets and replacement requirements.

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

*Advice:*

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

#### **ENG 2b**

Further detailed designs are required for vehicle barriers to ensure safety of the dwelling below.

This documentation must be submitted and approved as a condition endorsement, prior to the issuing of any approval under the *Building Act 2016*.

The detailed designs must:

1. be prepared and certified by a suitably qualified engineer;
2. be in accordance with the Australian Standard AS/NZS 1170.1:2002, if possible; and
3. show dimensions, levels, gradients & transitions, and other details as Council deem necessary to satisfy the above requirement.

**The vehicle barriers must be installed in accordance with the approved detailed designs prior to first occupation.**

*Advice:*

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

Reason for condition

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

#### **ENG 2c**

**Prior to the first occupation, a suitably qualified engineer must certify that the vehicle barriers have been installed in accordance design drawings approved by Condition ENG 2b.**

*Advice:*

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

Reason for condition

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

#### **ENG 3a**

**The access driveway and parking area must be constructed in accordance with the following documentation which forms part of this permit: PLN-22-853 - 60 ALEXANDER STREET SANDY BAY TAS 7005 - Revised Engineering Drawing - additional information AIS-23-59 (received by the Council on 12th of January 2023).**

Any departure from that documentation and any works which are not detailed in the documentation must be either:

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

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

Reason for condition

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

### **ENG 3c**

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

*Advice:*

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

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

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

Reason for condition

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

### **ENG 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 2**

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

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

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

*Advice:*

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

Reason for Condition

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

### **OPS 3**

**The trees within French Street Reserve must not be removed or damaged to the satisfaction of the Director City Life.**

**Prior to the commencement of work on the site, temporary tree protection fencing must be erected around trees 1-3 as identified in the Arboricultural Report: Preliminary Tree Assessment (Tree Pioneers, 2022).**

- **Fencing must define a tree protection zone around tree #1 at a radius of 13.20m from the centre of the tree.**
- **Fencing must define a tree protection zone around tree #2 at a radius of 4.80m from the centre of the tree.**
- **Fencing must define a tree protection zone around tree #3 at a radius of 12.96m from the centre of the tree.**

**Where works encroach into the tree protection zone of tree #3, fencing should be erected as close to the edge of the zone as possible.**

**No vehicular access, excavation, placement of fill, storage of materials or soil disturbance is to occur within the fenced areas. There must be no pruning, lopping or damage to the trees (including trunks and roots). Details of tree protection measures must be clearly notated on any plans submitted to the Council under the Building Act 2016.**

Reason for condition:

To maintain the amenity value of reserve trees as per the City of Hobart Street Tree Strategy

### **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.

#### **NEW SERVICE CONNECTION**

Please contact the Hobart City Council's City Life Division to initiate the application process for your [new stormwater connection](#).

#### **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.



(Helen Ayers)

**Development Appraisal Planner**

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



(Ben Ikin)

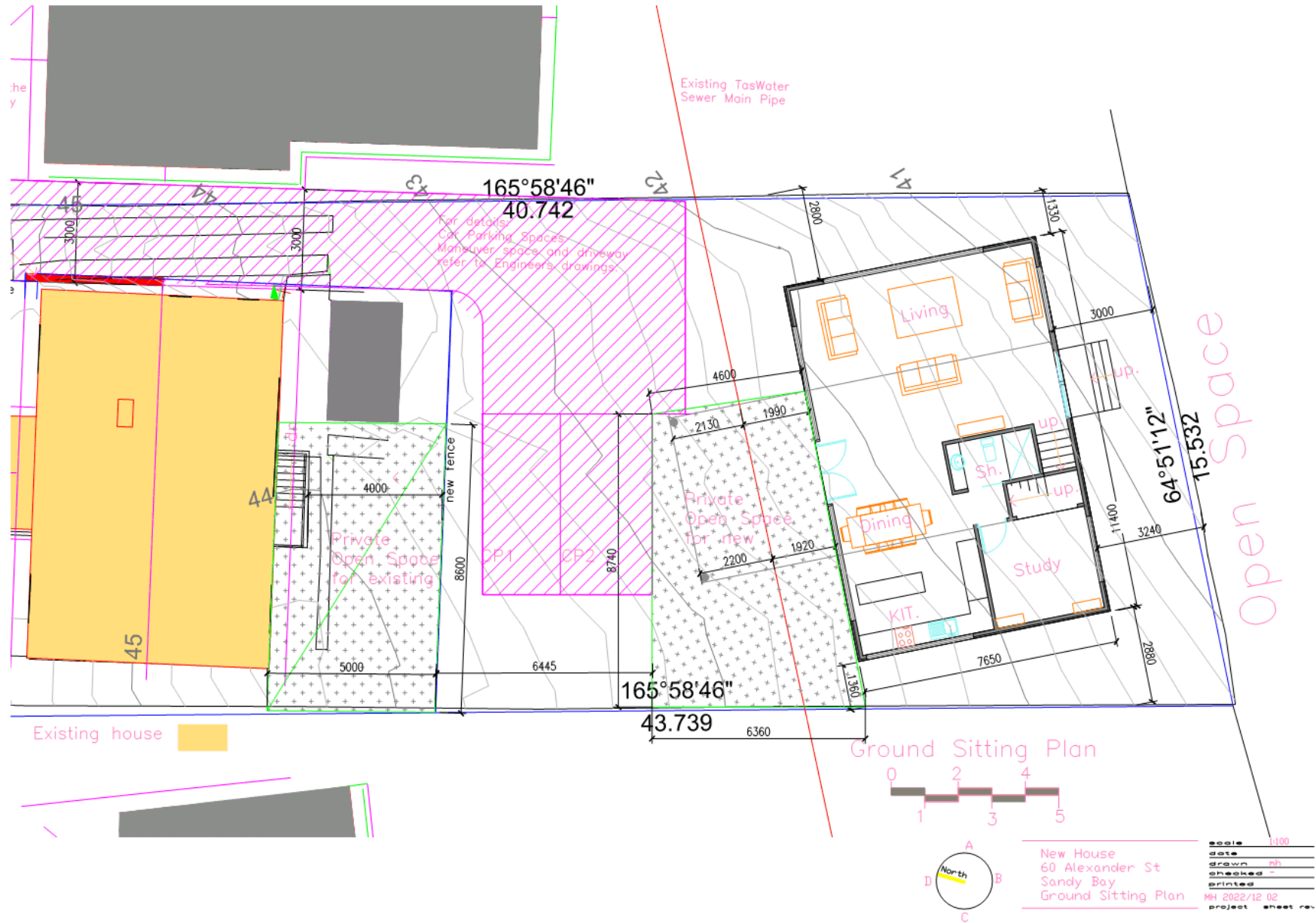
**Senior Statutory Planner**

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

Date of Report: 28 February 2023

**Attachment(s):**

Attachment B - Planning Committee Agenda Documents

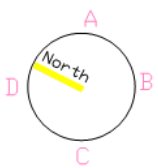






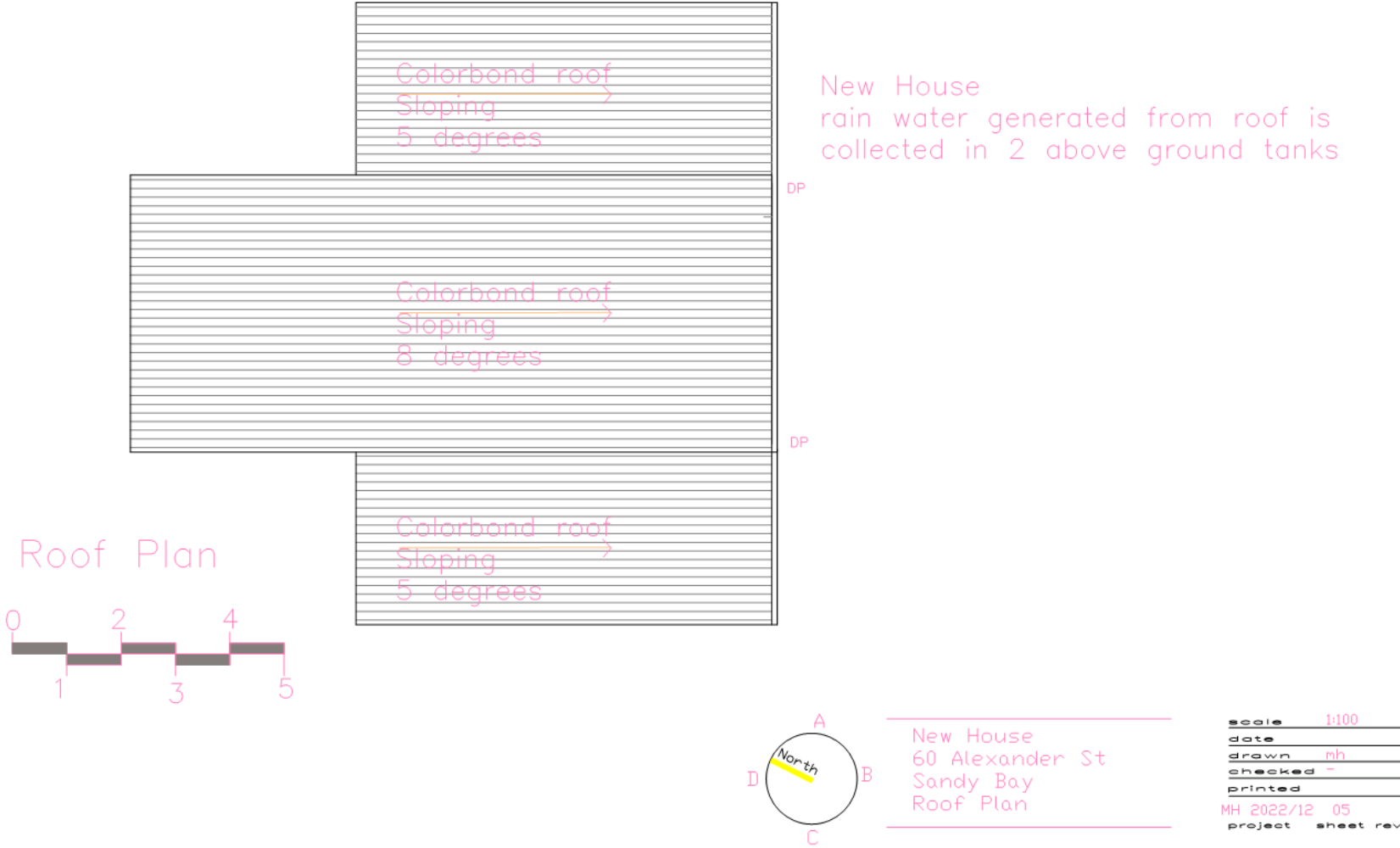


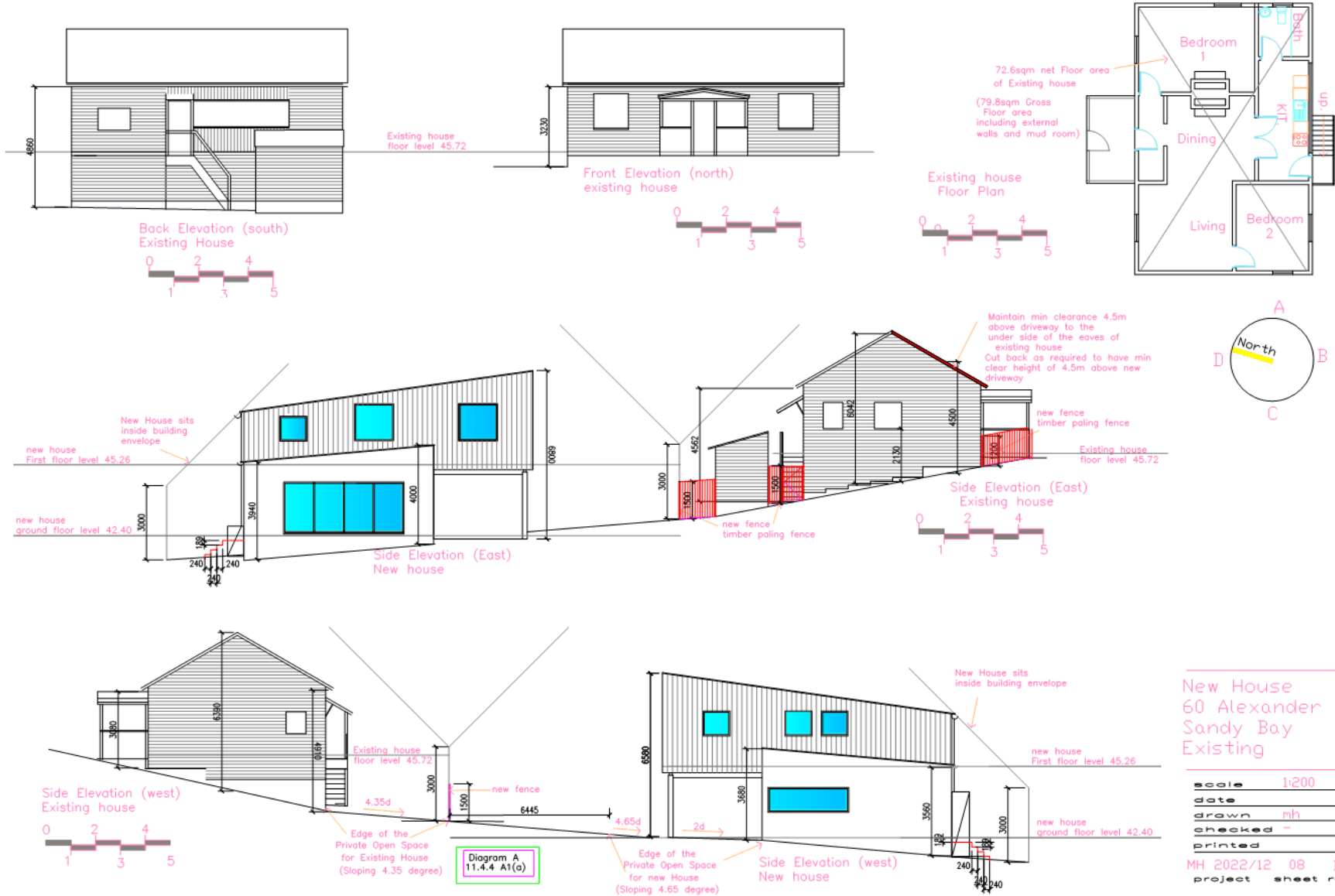
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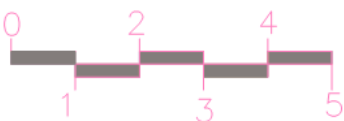
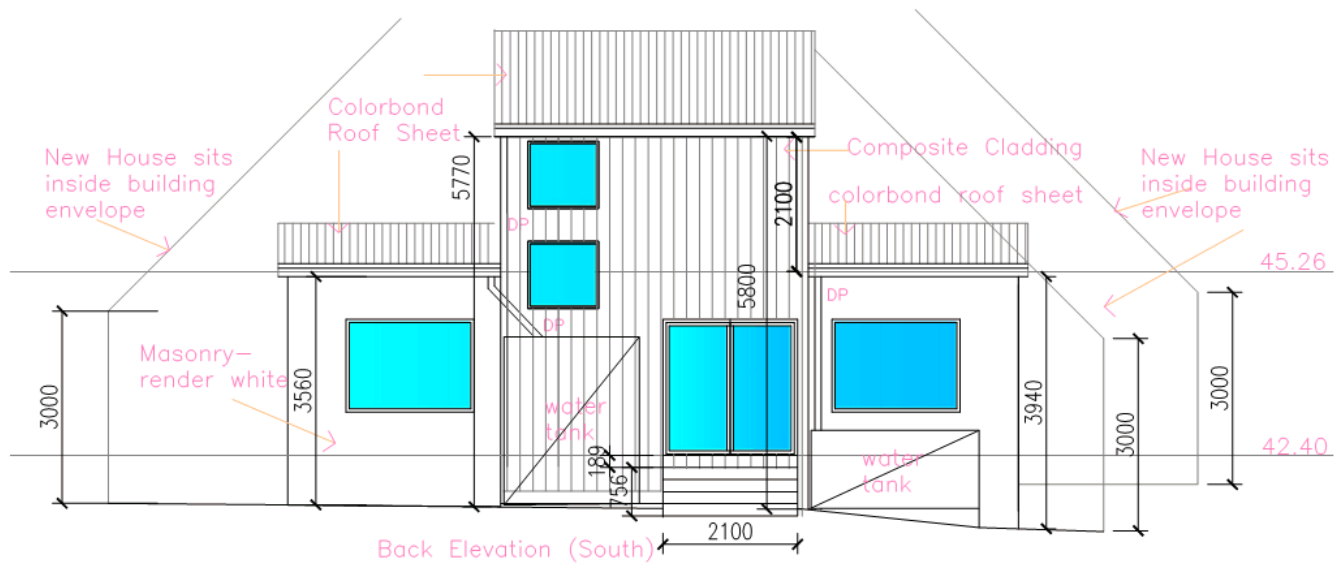
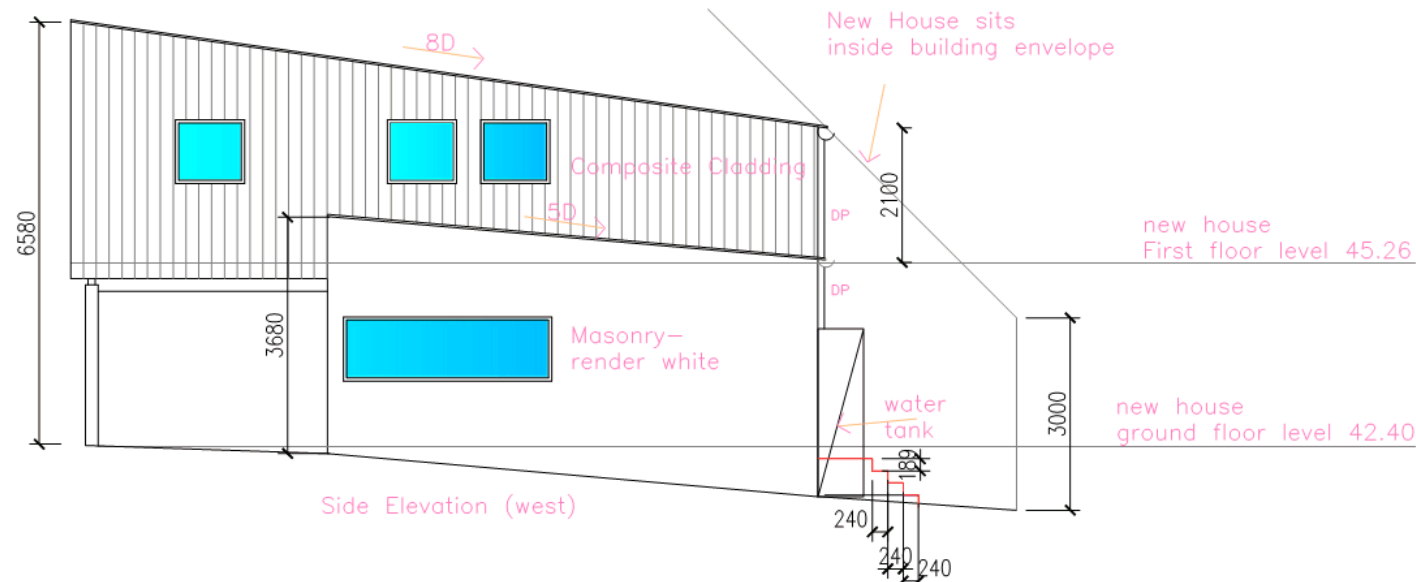
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First Floor Plan

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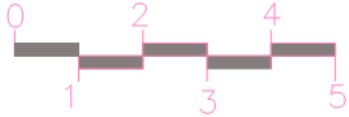
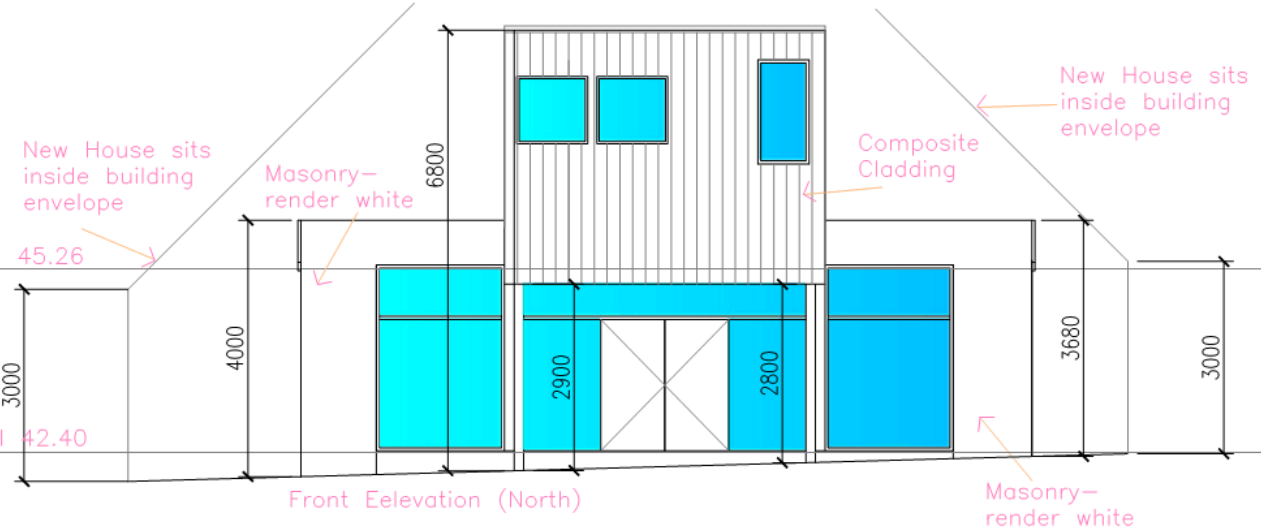
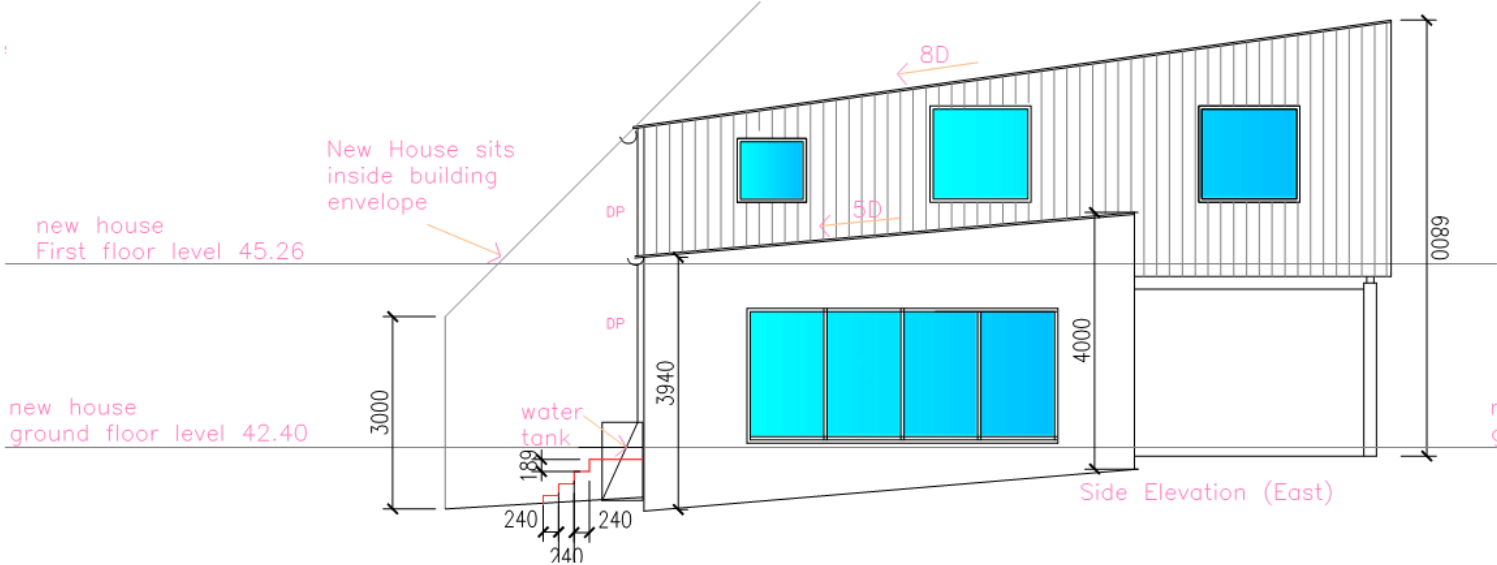






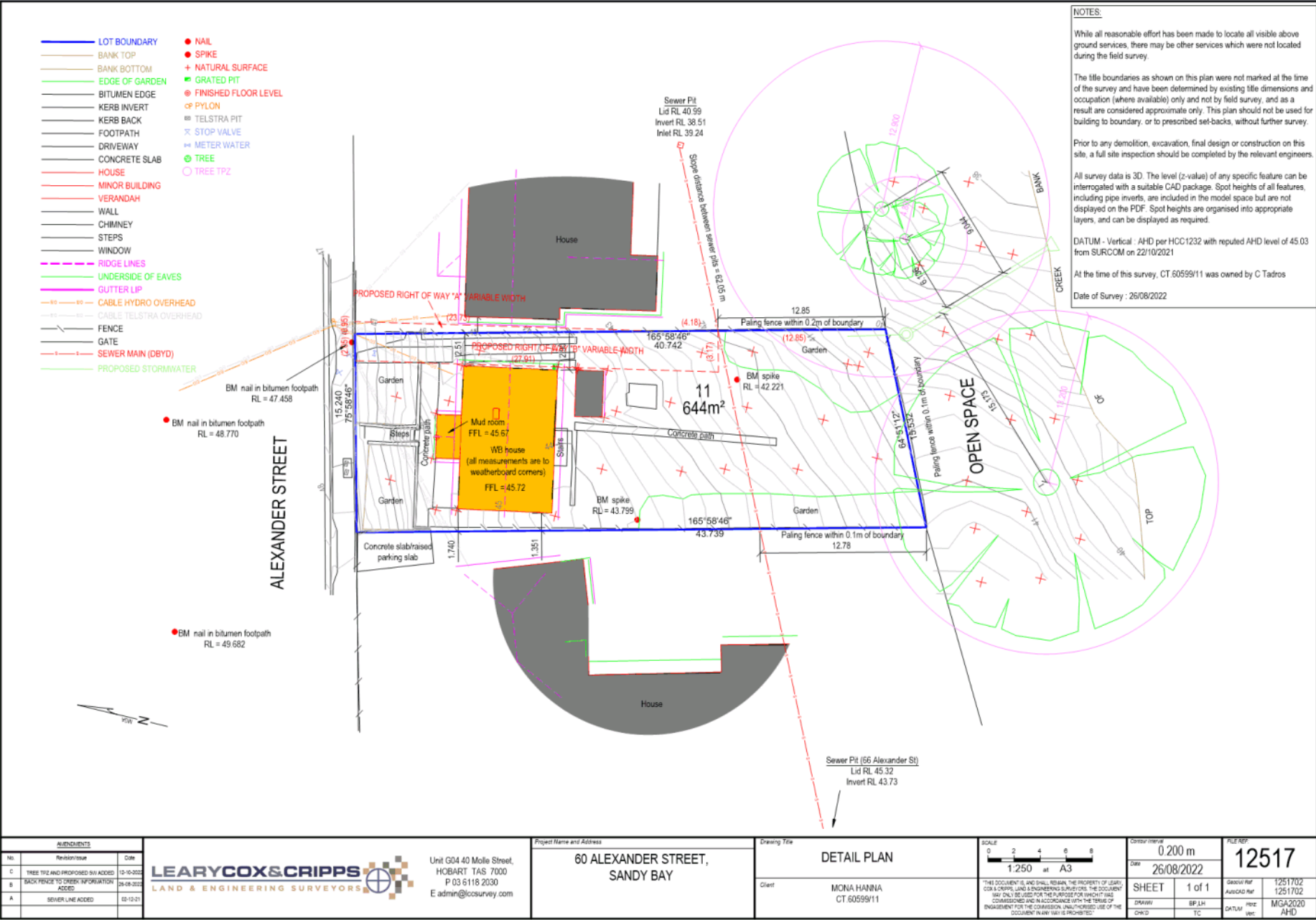
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CIVIL DRAWINGS  
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60 ALEXANDER STREET  
SANDY BAY

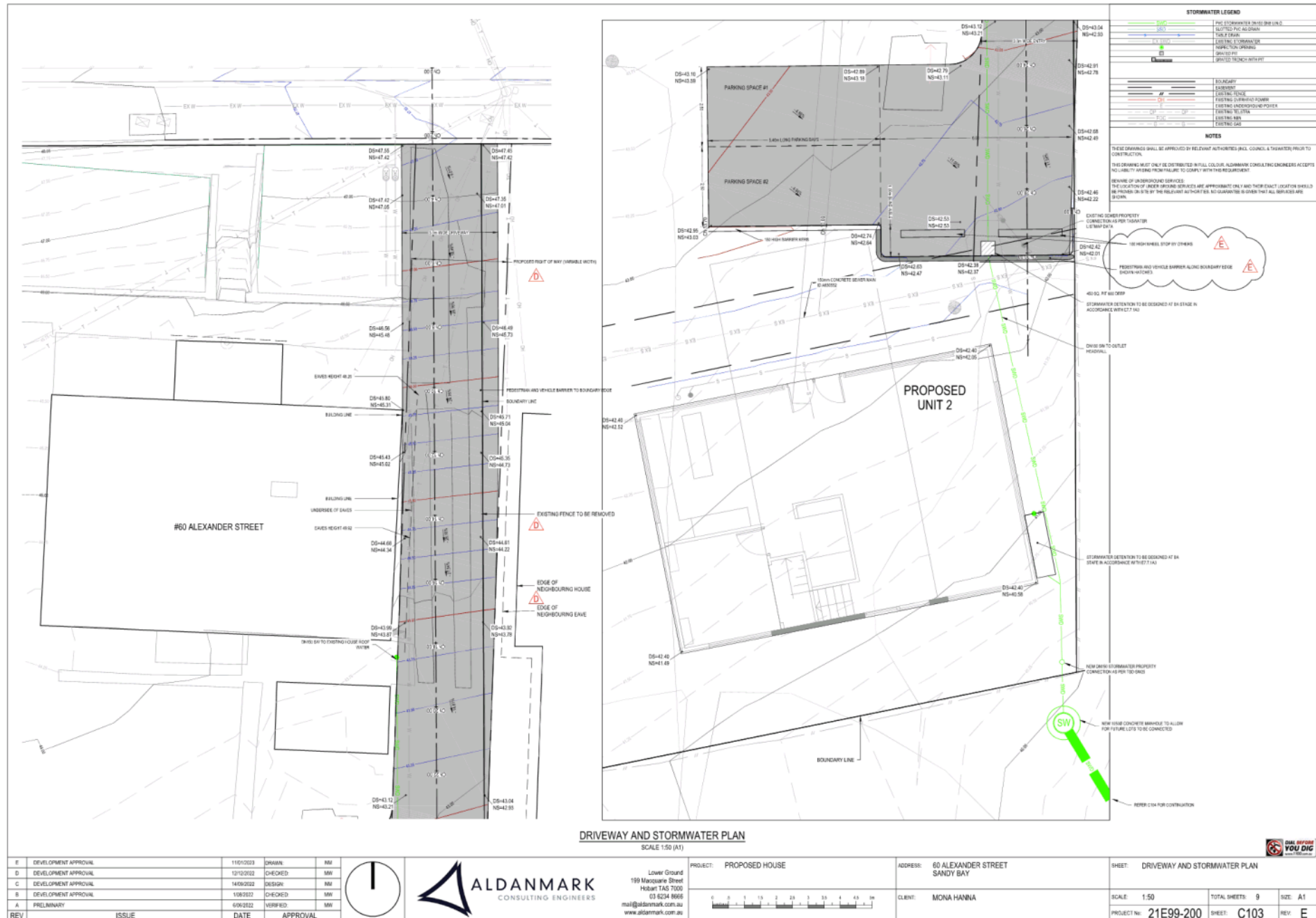
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C101	LOCALITY PLAN	D	12/12/2022
C102	SITE PLAN	D	12/12/2022
C103	DRIVEWAY AND STORMWATER PLAN	E	11/01/2023
C104	STORMWATER OUTFALL PLAN	C	14/09/2022
C105	SEWER AND WATER PLAN	C	14/09/2022
C301	SECTIONS 01	B	1/08/2022
C302	SECTIONS 02	C	12/12/2022
C401	CONSTRUCTION DETAILS	E	11/01/2023

E DEVELOPMENT APPROVAL		11/01/2023	DRAWN:	NM	 <div>ALDANMARK CONSULTING ENGINEERS</div> <div>Lower Ground 199 Macquarie Street Hobart TAS 7500 03 5234 8666 mail@aldanmark.com.au www.aldanmark.com.au</div>	PROJECT: PROPOSED HOUSE	ADDRESS: 60 ALEXANDER STREET SANDY BAY	SHEET: COVER	
D DEVELOPMENT APPROVAL		12/12/2022	CHECKED:	MW					
C DEVELOPMENT APPROVAL		14/09/2022	DESIGN:	NM					
B DEVELOPMENT APPROVAL		1/08/2022	CHECKED:	MW					
A PRELIMINARY		09/02/22	VERIFIED:	MW					
REV	ISSUE	DATE	APPROVAL			CLIENT: MONA HANNA	SCALE: AS INDICATED	TOTAL SHEETS: 9	SIZE: A1
							PROJECT No: 21E99-200	SHEET: C001	REV: E



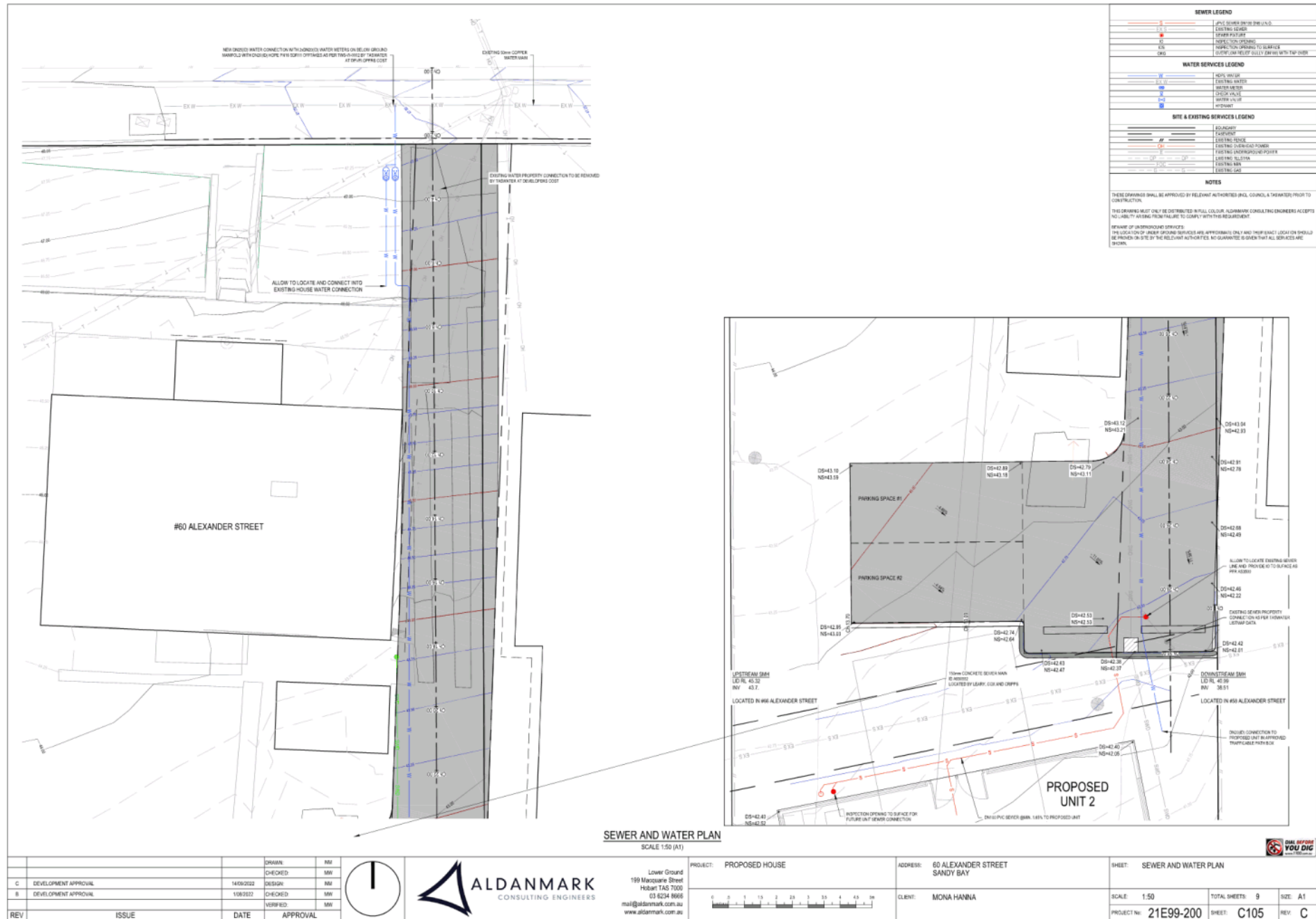


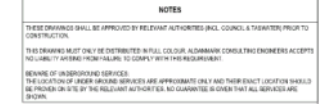




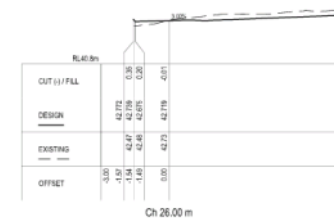
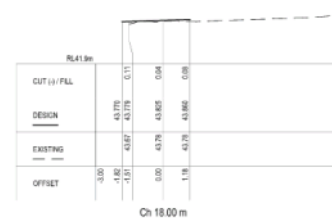
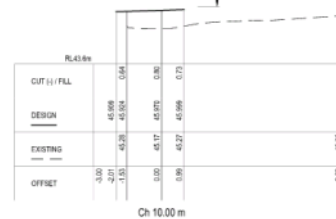
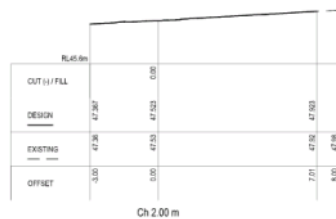
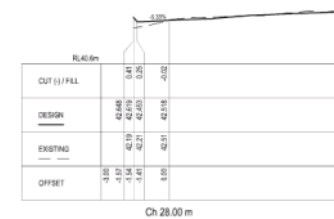
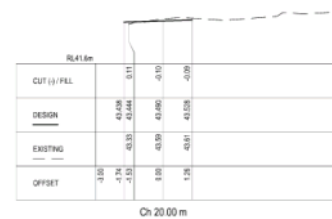
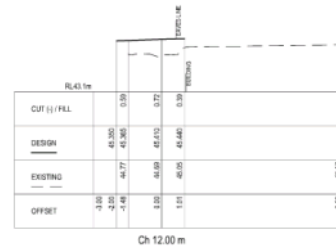
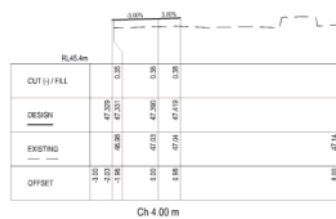
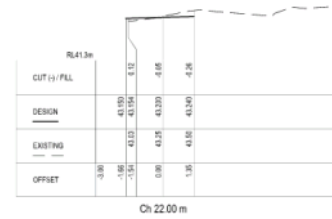
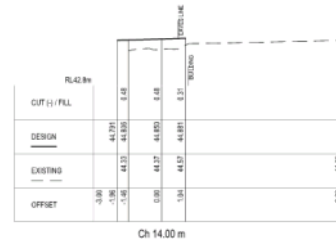
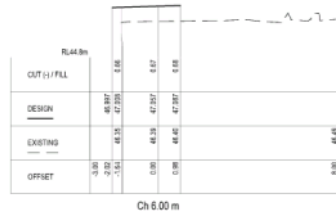
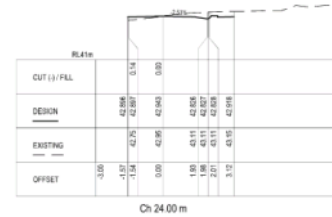
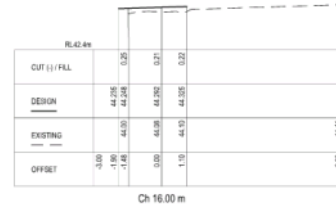
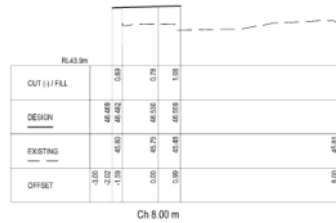








			ISSUED	MM	 <b>ALDANMARK</b> CONSULTING ENGINEERS Lower Ground 199 Macquarie Street Hobart TAS 7000 03 524 6665 mail@aldanmark.com.au www.aldanmark.com.au	PROJECT: PROPOSED HOUSE	ADDRESS: 60 ALEXANDER STREET SANDY BAY	SHEET: SECTIONS D1		
B	DEVELOPMENT APPROVAL	1/08/2022	CHECKED	MM		AS INDICATED	CLIENT: MONA HANNA	SCALE: AS INDICATED	TOTAL SHEETS: 9	SIZE: A1
A	PRELIMINARY	6/06/2022	CHECKED	MM						
REV	ISSUE	DATE	APPROVAL							
								PROJECT No: 21E99-200	SHEET: C301	REV: B



NOTES
THESE DRAWINGS SHALL BE APPROVED BY RELEVANT AUTHORITIES (INCL. COUNCIL & TAXPAYER) PRIOR TO CONSTRUCTION.
THIS DRAWING MUST ONLY BE DETEMINED IN FULL. COLOUR ALUMINIUM CONSULTING ENGINEERS ACCEPTS NO LIABILITY ARISING FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
BEARING OF UNDERGROUND SERVICES: THE LOCATION OF UNDER GROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT LOCATION SHOULD BE PROVIDED ON SITE BY THE RELEVANT AUTHORITIES. NO GUARANTEE IS GIVEN THAT ALL SERVICES ARE SHOWN.

			ORIGIN	NM
			CHECKED	NM
			DESIGN	NM
			CHECKED	NM
A	PRELIMINARY	1900/2022	VERIFIED	NM
REV	ISSUE	DATE	APPROVAL	



Lower Ground  
199 Macquarie Street  
Hobart TAS 7000  
03 6234 8666  
mail@aldanmark.com.au  
www.aldanmark.com.au

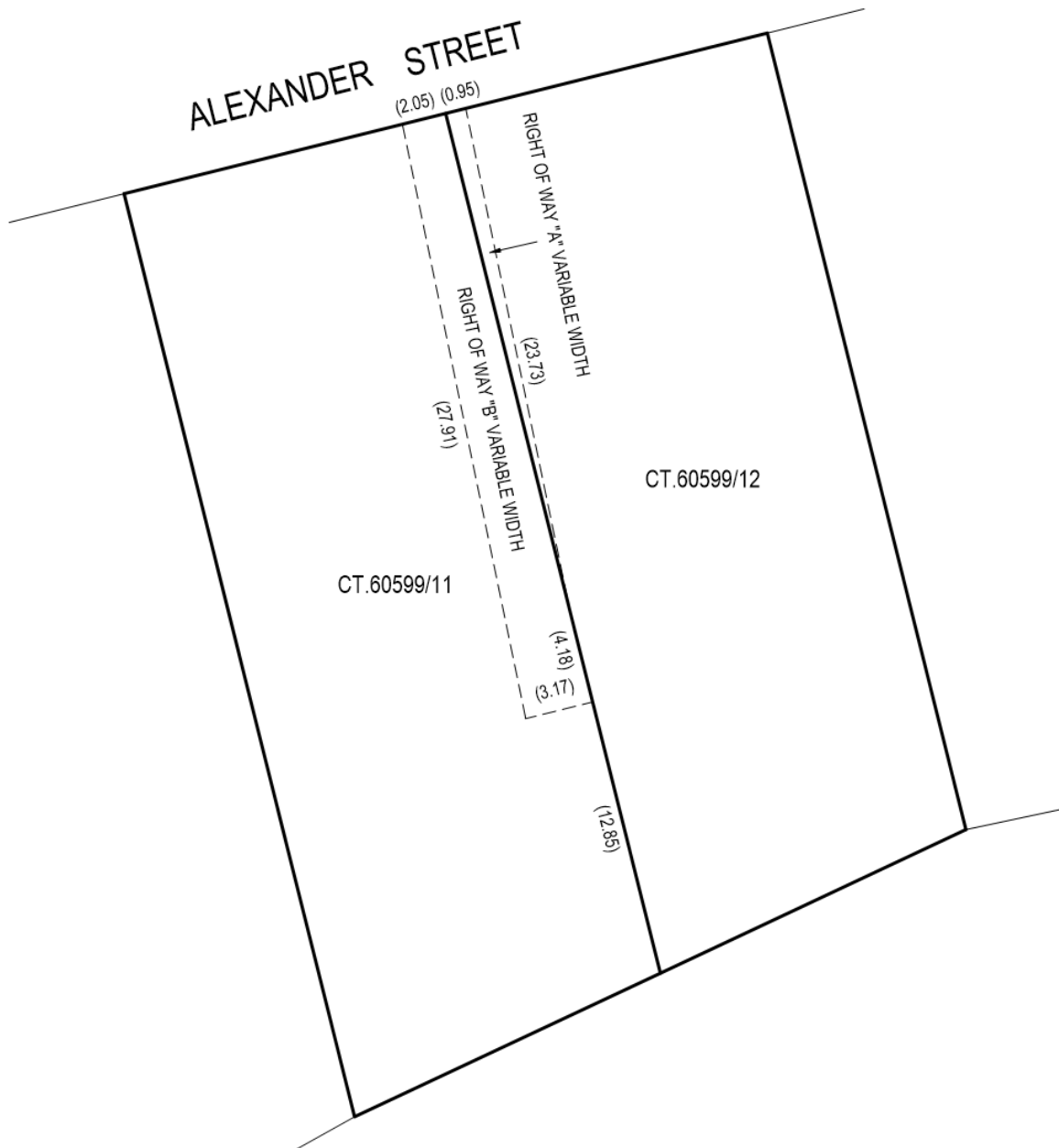
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		PROJECT No: 21E99-200	SHEET: C302	REV: A



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ANNEXURE PAGE

PAGE .....1.....OF.....1.....PAGES  
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**NOTE:-** Every annexed page shall be signed by the parties to the dealing, or where the party is a corporate body, be signed by the persons who have attested the affixing of the seal of that body to the dealing.

Version 1

**THE BACK OF THIS PAGE MUST NOT BE USED**



**Arboricultural Report  
Preliminary Tree Assessment**

For

**Christine Tadros**

Site

**60 Alexander Street, Sandy Bay,  
TAS**

Prepared By

**Tree Pioneers**  
**ABN: 97 327 587 243**  
21 Victoria Road, Ranelagh,  
Tasmania, 7109

Consulting Arborist

Joe Loorham  
Diploma of Horticulture  
(Arboriculture)  
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## 1. Overview

Commissioned by Christine Tadros, Tree Pioneers were engaged to provide a Preliminary Tree Assessment 60 Alexander Street, Sandy Bay. The assessment of the site will consider the potential developments and the impacts of trees on or close to site.

## 2. Key Objectives

- Identify and record tree data.
- Assess tree retention of specific tree.
- Provide guidelines for tree retention, in light a proposed development.

## 3. Method

The trees were inspected from the ground on the 1st of October 2022 by Joe Loorham. The trees were assessed for the following;

- Species identification and origin
- Approximate age of the tree
- Stem diameter at 1.4 meters above ground level with DBH tape (multiple stem trees calculated with TreeTec calculator)
- An estimation of the height and width of the tree canopy with a clinometer
- The structure of the tree
- The health of the tree
- The significance of the tree to the site
- Ule (useful life expectance)

The visual tree inspection was undertaken from the ground and recorded. No aerial assessment has taken place. An aerial inspection of the tree will be recommended if further assessment is required. Anything not visible from the ground cannot be accounted for. No underground investigation took place. The tree assessment relates to the data taken on the day of assessment and does not include any changes thereafter.



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#### 4. Site

The site is a residential block located at 60 Alexander Street, Sandy Bay. The site has access at this address to the North. The site has a declining aspect to the South. The site has no significant trees present. The neighbouring French Street Reserve has 3 trees present that are in close proximity to the site.



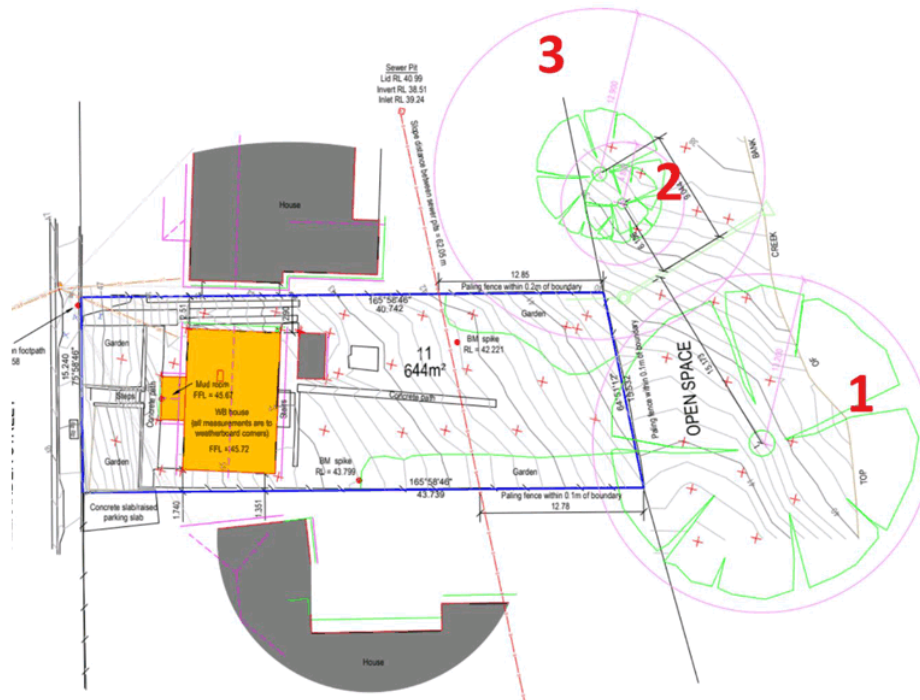
Figure 1. Rough map of site.

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## 5. Site Plan

The plan of 60 Alexander Street, Sandy Bay shows no trees on site. There are 3 trees identified in French Street Reserve which will be impacted on by development.




**Figure 2. Drawing provided by Leary Cox & Cripps engineering and Surveyors, showing tree numbers and there TPZ. Image shows stormwater outflow into French Street Reserve.**

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## 6. Tree Data

Tree 1	
	
Tree ID	<i>Eucalyptus globulus</i>
Common Name	Blue Gum
Age	Mature
Origin	Native
D.B.H	1.10m
TPZ	13.20m
Height	18m
Width	10m
Health	Fair
Structure	Fair
Retention Value	High – Third Party Owned
Risk	Low
<b>Comments:</b> Tree is located in council owned French Street Reserve,	

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Tree 2



Tree ID	<i>Crataegus monogyna</i>
Common Name	Hawthorn
Age	Mature
Origin	Exotic
D.B.H	0.4m
TPZ	4.80
Height	7m
Width	3m
Health	Fair
Structure	Fair
Retention Value	High – Third Party Owned
Risk	Low
<b>Comments:</b> Weed species, Tree is located in council owned French Street Reserve, covered in ivy	



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Tree 3



Tree ID	<i>Eucalyptus globulus</i>
Common Name	Blue Gum
Age	Mature
Origin	Native
D.B.H	1.08m
TPZ	12.96m
Height	16m
Width	8m
Health	Fair
Structure	Fair
Retention Value	High – Third Party Owned
Risk	Low
<b>Comments:</b> Tree is located in council owned French Street Reserve, lower trunk covered in ivy,	

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## 7. Observations/Discussion

The trees being retained are:

Tree No.	ID	Age	Origin	D.B.H (cm)	Height	Width	Health	Structure	Retention value	U.L.E	T.P.Z (m)	Incursion area (m2)	% of TPZ	Classification of encroachment
1	Eucalyptus globulus	Mature	Native	1.10m	18	10	Fair	Fair	High (third party owned)	Long	13.20	0m	0%	No encroachment
2	Crataegus monogyna	Mature	Exotic	0.4m	7	3	Fair	Fair	High (third party owned)	Short	4.8	0m	0%	No encroachment
3	Eucalyptus globulus	Mature	Native	1.08m	16	8	Fair	Fair	High (third party owned)	Long	12.96	50.13m2	9.5%	Minor Encroachment

- Tree No. 1 and 2 have no encroachment from the development of stormwater outflow.
- Tree No.3 an encroachment of 9.5% which is classed as a minor encroachment (less than 10%).
- Ground level at tree no. 3 is lower than the grade at area of incursion. This suggest the site behind 60 Alexander Street may have been built up previously. This indicates that there is less likely to have roots present at the site of incursion.
- TPZ is recommended to be erected to protect trees during development.
- In accordance with the AS 4970-2009 Protection of trees on development sites, encroachments must be supervised by an arborist and must demonstrate that the trees will remain viable in the landscape.

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## 8. Tree Protection

### Tree Protection Zones (TPZ)

The specific area set aside above ground at a given distance from the trunk set aside for the protection of the tree's roots and crown to provide for the viability and stability of a tree to be retained where it is potentially subject to damage by development.

### Structural Root Zones (SRZ)

The area around the base of a tree required for the tree's stability in the ground. The woody root growth and soil cohesion in this area are necessary to hold the tree upright. The SRZ is nominally circular with the trunk at its centre and is expressed by its radius in meters. This zone considers the trees structural stability only, not the root zone required for a tree's vigour and long-term viability, which will usually be much larger area.

### Development sites

Development sites incorporating trees need to implement protection measures to ensure the tree remains viable in the future landscape. Damage to trees during development can occur directly to the tree and indirectly to it through its environment;

- Direct damage includes mechanical injury to the trunk, severing roots, or alterations to the soil environment in the immediate vicinity of the roots. This included compactions or loss of organic matter.
- Indirect damage includes soil moisture alterations, changes in water tables and drainage patterns.

On development site, the protection of trees is achieved with a TPZ (Tree Protection Zone). TPZ are calculated according to *AS 4970-2009 Protections of amenity trees on development sites*. TPZ are 12 times the trunk diameter at 1.4m above ground level. Once the TPZ has been calculated, a TPZ fence is erected to protect the tree and its environment. This Fences must be erected before any work takes place.

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Guidelines for TPZ's (Tree Protection Zones):

- No building structures or hard landscape features.
- No building material storage.
- No excavation or soil disturbance work
- No placing of fill.
- No lighting of fire or preparing of chemicals.
- No vehicles or pedestrian access.

TPZ requirements:

- Erect signs along the entire length of the protective fence.
- Construct TPZ to prevent pedestrian and vehicle access.
- Mulch TPZ area to a depth of 150mm with wood chips.
- Irrigate the TPZ periodically, as determined by the arborist.

TPZ Guidelines and requirements need to be adhere to at all stages of the design and development process.

**Encroachment**

In some case, encroachment into the TPZ is necessary. By working within the Australian standards framework, there are provisions for encroachment. Encroachment is categories as minor or major.

**Minor Encroachment AS 4970-2009**

Minor encroachment is less than 10% of the TPZ and doesn't enter the SRZ (Structural Root Zone). Root investigation is required and the 10% must be compensated with an extension to the TPZ elsewhere. These TPZ encroachments must be supervised by the project arborist.

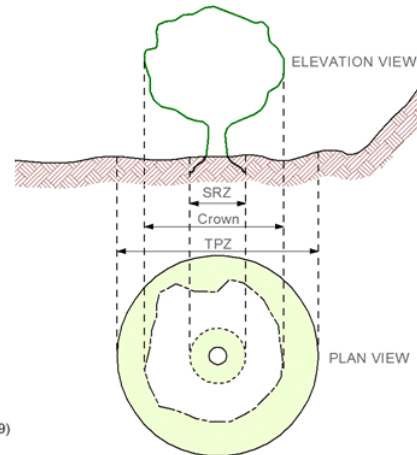
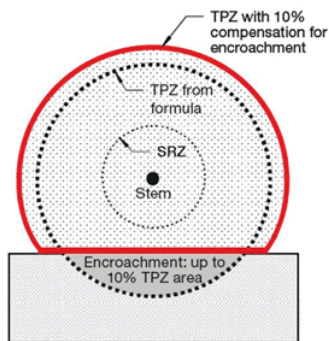


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#### Major Encroachments AS 4970-2009

Major encroachment is more than 10% of the TPZ and into the SRZ. These encroachments must be supervised by the project arborist. The project arborist must demonstrate that the trees will remain viable. The area lost to encroachment must be compensated with an extension to the TPA elsewhere.



: Example of TPZ encroachment and compensatory offset (image from AS 4970-2009)

It is recommended that:

- All trees represented on future designs and feature surveys with respective TPZ.
- The design team maintains contact with the arborist to ensure the trees remain viable by providing suitable space above and below ground.
- Following the development of a final design, it is reviewed by the arborist to produce a construction impact statement detailing which tree are to be removed or retained as part of the proposal.
- A tree management plan is to be produced following approval, detailing how the retain trees will be protected during the demolition and construction process.

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## 9. Conclusion/Recommendation

60 Alexander Street, Sandy Bay has the following recommendations.

- Tree No. 1 and 2 have no encroachment from the development of stormwater outflow.
- Tree No.3 an encroachment of 9.5% which is classed as a minor encroachment (less than 10%).
- Ground level at tree no. 3 is lower than the grade at area of incursion. This suggest the site behind 60 Alexander Street may have been built up previously. This indicates that there is less likely to have roots present at the site of incursion.
- Tree 3 can easily offset the incursion to the TPZ elsewhere as there is no other encroachments.
- TPZ is recommended to be erected to protect trees during development.
- In accordance with the AS 4970-2009 Protection of trees on development sites, encroachments must be supervised by an arborist and must demonstrate that the trees will remain viable in the landscape.

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## 10. References

Australian Standards – AS 4970-2009 Protection of trees on development site.

Australian Standards – AS 4373-2007 Pruning of Amenity trees.

Alex L. Shigo – *Modern Arboriculture: A Systems Approach to the care of trees and their associates*, 1st edition, published January 1991

Alex L. Shigo – *New tree Biology: Facts, Photos and Philosophies on trees and their problems and proper care*, 2nd edition, published June 1989

Mattheck, C. & Breleor, H. 1994, *The Body Language of Trees*, The Stationary Office, London, UK.

## 11. Glossary

Arboricultural terms used throughout the document.

Term	Meaning
Bifurcated	A tree or limb divides at a union into two main sections which is reasonable equal. Similar meaning as co-dominant stems.
Codominant stems	Two or more stems which are competing in size. They do not have branch collars but may form a bark ridge. In many cases this leads to included bark. Similar meaning to bifurcation.
Canker	A localized lesion; a dead spot. Canker doesn't allow the tree to callus over the wound.
Compartmentalization (CODIT)	Compartmentalization is the tree's defence process where boundaries form that resist spread of infections and that defend the liquid transport, energy storage and mechanical support systems. As trees compartmentalize infected wood, storage space for energy reserves is reduced. Strong compartmentalization "keeps" the lost space to a minimum. Wounded wood is compartmentalized inside the trees structure.
Dieback	A tree dying back at the extremity's either the roots or shoots to survive. Reducing distance of translocation
Epicormic Epicormic bud Epicormic branch	Located along trunk and branches. They are carried in the cambium and are dormant for years. They are suppressed by hormones by active shoots further up the tree. They're suppressed until specific conditions are triggered like damage, pruning or increase light. They have a weak attachment point.
Included bark	Include bark forms when the branch bark ridge turns inward. This is common with codominant stems. Included bark is a condition where the tree has grown around the bark which leaves it included.
Primary disorder	The first disorder, most prevalent diagnosed condition.
Secondary disorder	the secondary disorder, a disease that follows the and results from an earlier disease.
Brown rot	Brown rot or brittle rot is the decay of heart wood, the cellulose is digested, and the lignin is altered. Very brittle.
White rot	White rot or white decay is the decay of heart wood, lignin is digested, and cellulose remains altered.

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## 12. Tree Descriptors

**AGE**

The notation of age is based on the following categories.

Category	Description
Young	Less than 20% of the life expectancy of the tree.
Mature	20 – 80% of the life expectancy of the tree.
Over Mature	>80% of the life expectancy for the tree.
Dead	Tree is no long alive.

**HEALTH**

Pertains to the health and growth potential of the tree. The notation of 'health' is based on the following categories.

Category	Description
Good	Full canopy, good foliage density, average leaf colour for species. Average growth indicators such as good extension of growth per growing season, typical leaf size. Little to no dieback in the canopy, minimal deadwood. Good wound wood development. <b>Tree exhibits above average health and minimal to no work is required.</b>
Fair	Tree has <25% deadwood and may have minor canopy dieback. Foliage density and colour may be slightly below average for species. Imperfections in canopy present, pathogen signs present. Average growth indicators such as good extension of growth per growing season, typical leaf size and canopy density. Moderate wound wood development. <b>Tree exhibits below average health and remedial works may be employed to improve tree health.</b>
Poor	Tree has >25% deadwood and has canopy die back. Foliage density and colour is below average for species. Leaf size distorted and discoloured. Epicormic growth is present throughout the canopy. Canopy is incomplete and has pathogen damage present. Poor wound wood development. <b>Tree exhibits low health and remedial work or removal may be required.</b>
Very Poor	Tree has more than 50% deadwood and extensive canopy dieback. Foliage density is sparse and leaf and colour is atypical for species. Epicormic shoots can make up large sections of canopy. Pathogen and stress agent is present are leading to decline. Very poor wound wood development. <b>Tree exhibits low health and remedial work or removal are required.</b>
Dead	<b>Tree is no longer living.</b>

**RETENTION VALUE**

Retention Value is rated into three levels: LOW, MEDIUM and HIGH.

Category	Description
Low	Trees that offer little in terms of contributing to the future landscape. Should be considered for removal.
Medium	Trees with some beneficial attributes that may benefit the site. Could be considered for retention if possible.
High	Trees with the potential to positively contribute to the site. Should be considered for retention if possible.

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**STRUCTURE**

Pertains to the physical structure of the tree including main scaffold branches and roots. Structure includes those attributes that may influence the probability of major, trunk, root or limb failure.

Category	Description
Good	<p>Tree has well-defined and balance canopy. Branch unions appear strong and without defects evident. Trunk and branches have nice taper. Tree is unlikely to suffer trunk or branch failure under normal conditions. <b>The tree is considered a good example of the species with well-developed form.</b></p>
Fair	<p>Tree has some minor problems in the structure of the crown. The crown may slightly out on balance and some branch unions may exhibit structural faults. Tree may have a slight lean. Tree may have slight root damage. <b>These defects are not likely to result in catastrophic trunk or branch failure, although some branch failure may occur under normal conditions.</b></p>
Poor	<p>Tree may have significant problems in structural scaffold limbs and trunk. Canopy may be lopped sided and have gaps. Limbs crossing in canopy. Branch unions may be poor with faults present. Tree may have substantial lean. Tree may have suffered significant root damage. Tree may have basal or trunk damage. Tree may have co-dominate stems. Tree may have bifurcated unions. <b>These defects may predispose the tree to major trunk and branch failure.</b></p>
Hazardous	<p>Tree has very significant problems in structural scaffold limbs and trunk. Canopy is lopped sided and has gaps. Limbs crossing in canopy causing rubbing and damage. Branch unions are poor with faults at the point of attachment. Tree has substantial lean. Tree has suffered significant root damage. Tree has basal or trunk damage. Tree has co-dominate stems. Tree has bifurcated unions. <b>These defects are likely to predispose the tree to trunk and scaffold limb failure</b></p>

**USEFUL LIFE EXPECTANCY (ULE)**

U.L.E. pertains to the span of time that the tree might reasonably be expected to provide useful amenity value with an acceptable level of safety at an acceptable cost. Trees with have varying U.L.E. according to the environment, economical and other factors. **(Note: Useful life expectancy is relevant to the tree if it is maintained and nothing significantly in the environment changes)**

The notation of U.L.E. is based on the following categories.

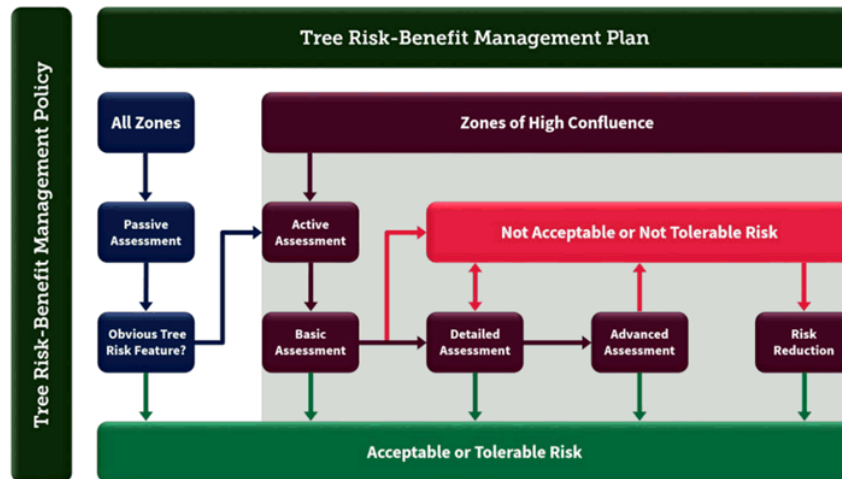
Category	Description
Short	The tree appears to be retainable with an acceptable level of risk for 5 to 15 years.
Medium	The tree appears to be retainable with an acceptable level of risk for 15 to 40 years.
Long	The tree appears to be retainable with an acceptable level of risk for more than 40 years.
Remove	The tree presents with a high level of risk that would need removal within the next 5 years

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## RISK

Risk is calculated using the following chart.



**Passive Assessment** - is simply picking up on Obvious Tree Risk Features you can't help but notice as you go about your daily routine. We carry it out in all zones of use. Passive Assessment is our most valuable risk management asset because it can be done by anyone and it's going on day in day out.

**Active Assessment** - is where we have trained assessors looking for risks that might not be Acceptable or Tolerable. Or where Passive Assessment has picked up an Obvious Tree Risk Feature that needs a closer look. Active Assessment has three levels to it that increase in depth of investigation from Basic, to Detailed, up to Advanced. We'll carry out Active Assessment in zones of high confluence every 5 years.

**Risk Ratings** - VALID has applied ISO 31000: Risk Management and the Tolerability of Risk Framework to tree risk-benefit assessment and management, which we've adopted. We're going to manage the risk from our trees and branches falling using four easy-to-understand traffic light signal coloured risk ratings. Red Not Acceptable risks will be reduced to an Acceptable level Amber Not Tolerable risks will be reduced to an Acceptable level, but with a lower priority than red Not Acceptable risks Amber Tolerable risks will not be reduced but may require an increased frequency of assessment than green Acceptable risks Green Acceptable risks will not be reduced.

More documentation is attached.

## TREE PROTECTION ZONES

The T.P.Z. applied is AS 4970-2009 'Protection of trees on development site'. AS 4970-2009 uses a multiplication method to determine the T.P.Z. based on T.P.Z. radius being 12 times stem diameter measured 1.4 metres above ground.

$$\text{T.P.Z. radius} = \text{DBH} \times 12$$

## STRUCTURAL ROOT ZONE

The S.R.Z. applied is AS 4970-2009 'Protection of trees on development site'. The SRZ is the area required for tree stability. A larger area is required to maintain a viable tree.

$$\text{SRZ radius} = (D \times 50)^{0.42} \times 0.64$$



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Email: [treepioneers@gmail.com](mailto:treepioneers@gmail.com)

To Hobart City Council,

In accordance with the report written for Christine Tadros at 60 Alexander Street, Sandy Bay,  
No native vegetation will be removed in the installation of the stormwater line and headwall.  
Further details can be found in the report. Please don't hesitate to contact for further information.

Kind Regards

Joe Loorham

**Planning points from council letter****PLN Fi1**

Revised site plan and elevations

- 1- Please Refer to elevations 06A & 07A, and Existing 08A
- 2- Please Refer to site plan 01A, elevations 06A & 07A, and Existing 08A
- 3- Private open space has a gradient not steeper than 1:10. Please refer to Existing 08A
- 4- Please refer to the site plan drawing. Waste/bin storage for lot currently behind the shed, and on the west elevation for the new dwelling. These are not enclosed due to their location.
- 5- Confirmed Lot 1&2 are intended future strata title lots, not subdivision.
- 6.- No front fence is proposed due to the current hedge providing privacy to existing house.

**PLN Fi2**

Please refer to the elevations on sheet 8 "Existing house plan" diagram A . The proposal is complying with 11.4.4. A1 (a)

The Existing dwelling is to the north of the new dwelling and it meets A1(a)

**W1**

The Existing location of Bins are as is, without change. The slop of the driveway still within the acceptable slop for the bins.



### Parking and Access

#### E6.6.1- Parking Provision

The proposed development provides a total of 2 new on-site car parking spaces. The layout of the car parking is shown in the Engineer's design. Please refer to this drawing.

#### Planning Scheme Requirements

The Acceptable Solution A1 of Clause E6.6.1 of the Planning Scheme states that "the number of on-site car parking spaces must be no less than the number specified in Table E6.1".

Table E6.1 requires 2 spaces for each dwelling. This is a requirement for 4 parking spaces. The provision of 2 parking spaces does not comply with the Acceptable Solution A1 of Clause E6.6.1 of the Planning Scheme (shortfall of 2 parking spaces). The Performance Criteria P1 of Clause E6.6.1 of the Planning Scheme states:

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

(a) car parking demand:

The development provides sufficient on-site car parking supply to cater the needs of the new house (2 spaces). The development does not provide on-site parking for the existing house. The existing house has never had any parking spaces on site but has 2 car parking permits still in use. The request to have 2 car spaces for the can be accommodated in the surrounding area with an abundance on-street parking

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

There is a relatively large supply of on-street car parking in the surrounding transport network, including Alexander Street, View Street (access via the laneway opposite the existing house), and French Street. There is sufficient on-street car parking to cater to the shortfall.

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

The site is located close to French Street and Regent Street/ Churchill Avenue which is a major transit corridor. Metro Tasmania operates frequent buses along both roads as well as via Alexander Street; the closest bus stop being 50m from the existing house.

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

The development is located close to the University of Tasmania. Walking, cycling, Uber and scooters are likely to be common transport modes for residents for certain trip types.

(e) the availability and suitability of alternative arrangements for car parking provisions: The existing house currently has two parking permits.

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

Not applicable.

(g) any car parking deficiency or surplus associated with the existing use of the land: There is limitation due to the existing sewer pipe in the middle of the site which is not permitted to drive over. This limits the space available to park and maneuverer in the area between the existing house and the existing main sewer pipe.

(h) any credit which should be allowed for a car parking demand deemed to have been provided in association with use that existed before the change of parking requirement, except in the case of substantial redevelopment of a site: Not applicable.

(i) the appropriateness of a financial contribution instead of parking towards the cost of parking facilities or other transport facilities, where such facilities exist or are planned in the vicinity: Not applicable.

(j) any verified prior payment of a financial contribution instead of parking for the land: Not applicable.

(k) any relevant parking plan for the area adopted by Council: Not applicable.

(l) the impact on the historic cultural heritage significance of the site is subject to the Local Heritage Code: Not applicable.

(m) whether the provision of the parking would result in the loss, directly or indirectly, of one or more significant trees listed in the Significant Trees Code". Not applicable.

Based on the above assessment the development complies with the requirements of the Performance Criteria P1 of Clause E6.6.1 of the Planning Scheme. Specifically, the development provides sufficient parking to cater to the parking demands of the new house but does not provide for existing house. The provision of 2 car parking space is readily available on-street in Alexander Street and the surrounding road network.

E6.7.5 submitted as revised Engineer drawings

## Parking and Access

### E6.6.1- Parking Provision

The proposed development provides a total of 2 new on-site car parking spaces. The layout of the car parking is shown in the Engineer's design. Please refer to this drawing.

### Planning Scheme Requirements

The Acceptable Solution A1 of Clause E6.6.1 of the Planning Scheme states that "the number of on-site car parking spaces must be no less than the number specified in Table E6.1".

Table E6.1 requires 2 spaces for each dwelling. This is a requirement for 4 parking spaces. The provision of 2 parking spaces does not comply with the Acceptable Solution A1 of Clause E6.6.1 of the Planning Scheme (shortfall of 2 parking spaces). The Performance Criteria P1 of Clause E6.6.1 of the Planning Scheme states:

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

(a) car parking demand:

The development provides sufficient on-site car parking supply to cater the needs of the new house (2 spaces). The development does not provide on-site parking for the existing house. The existing house has never had any parking spaces on site but has 2 car parking permits still in use. The request to have 2 car spaces for the can be accommodated in the surrounding area with an abundance on-street parking

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

There is a relatively large supply of on-street car parking in the surrounding transport network, including Alexander Street, View Street (access via the laneway opposite the existing house), and French Street. There is sufficient on-street car parking to cater to the shortfall.

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

The site is located close to French Street and Regent Street/ Churchill Avenue which is a major transit corridor. Metro Tasmania operates frequent buses along both roads as well as via Alexander Street; the closest bus stop being 50m from the existing house.

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

The development is located close to the University of Tasmania. Walking, cycling, Uber and scooters are likely to be common transport modes for residents for certain trip types.

(e) the availability and suitability of alternative arrangements for car parking provisions: The existing house currently has two parking permits.

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

Not applicable.

(g) any car parking deficiency or surplus associated with the existing use of the land: There is limitation due to the existing sewer pipe in the middle of the site which is not permitted to drive over. This limits the space available to park and maneuverer in the area between the existing house and the existing main sewer pipe.

(h) any credit which should be allowed for a car parking demand deemed to have been provided in association with use that existed before the change of parking requirement, except in the case of substantial redevelopment of a site: Not applicable.

(i) the appropriateness of a financial contribution instead of parking towards the cost of parking facilities or other transport facilities, where such facilities exist or are planned in the vicinity: Not applicable.

(j) any verified prior payment of a financial contribution instead of parking for the land: Not applicable.

(k) any relevant parking plan for the area adopted by Council: Not applicable.

(l) the impact on the historic cultural heritage significance of the site is subject to the Local Heritage Code: Not applicable.

(m) whether the provision of the parking would result in the loss, directly or indirectly, of one or more significant trees listed in the Significant Trees Code". Not applicable.

Based on the above assessment the development complies with the requirements of the Performance Criteria P1 of Clause E6.6.1 of the Planning Scheme. Specifically, the development provides sufficient parking to cater to the parking demands of the new house but does not provide for existing house. The provision of 2 car parking space is readily available on-street in Alexander Street and the surrounding road network.

E6.7.5 To be supplied from the Engineer



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

14 November 2022

Christine Tadros  
60 Alexander Street  
SANDY BAY TAS 7005

mailto:chrissy.tadros@gmail.com

Dear Sir/Madam

**12 FRENCH STREET & 60 ALEXANDER STREET, SANDY BAY  
GMC - THE ADDITION OF A NEW DWELLING. A TANK WILL BE IMPLEMENTED- ANY  
OVERFLOW HAS BEEN DESIGNED TO RUN TO THE CREEK NOTICE OF LAND  
OWNER CONSENT TO LODGE A PLANNING APPLICATION - GMC-22-55**

**Site Address:**

60 Alexander Street & 12 French Street

**Description of Proposal:**

Two Multiple Dwellings (One Existing, One New) and Associated Stormwater Works

**Applicant Name:**

Christine Tadros

**PLN (if applicable):**

PLN-22-507

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

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

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

as the statutory planning authority.

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

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

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

Yours faithfully



(Glenn Doyle)

**HEAD OF CITY PROJECTS**

Relevant documents/plans:

C001, C102, C103, C104, C105, C301 & C302 from Aldanmark



## City of Hobart

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### INSTRUMENT OF DELEGATION

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#### General Delegation

#### Head of City Projects

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##### ***Section 64 of the Local Government Act 1993***

I, Kelly Grigsby, Chief Executive Officer, being the General Manager as appointed by Council pursuant to Section 61 of the *Local Government Act 1993 (Tas)* ("the Act") hereby delegate pursuant to Section 64 of the Act, the following powers and functions to the Head of City Projects:

1. to sign an application; and
2. to provide written permission to make an application;

pursuant to section 52(1B) of the *Land Use Planning and Approvals Act 1993*, except where an application pursuant to that section is recommended for refusal by Council officers.

Dated this 24th day of February 2022



**SIGNED**

Kelly Grigsby  
(Chief Executive Officer)

Being the General Manager as appointed by Council pursuant to section 61 of the *Local Government Act 1993 (Tas)*



CIVIL DRAWINGS  
PROPOSED HOUSE  
60 ALEXANDER STREET  
SANDY BAY

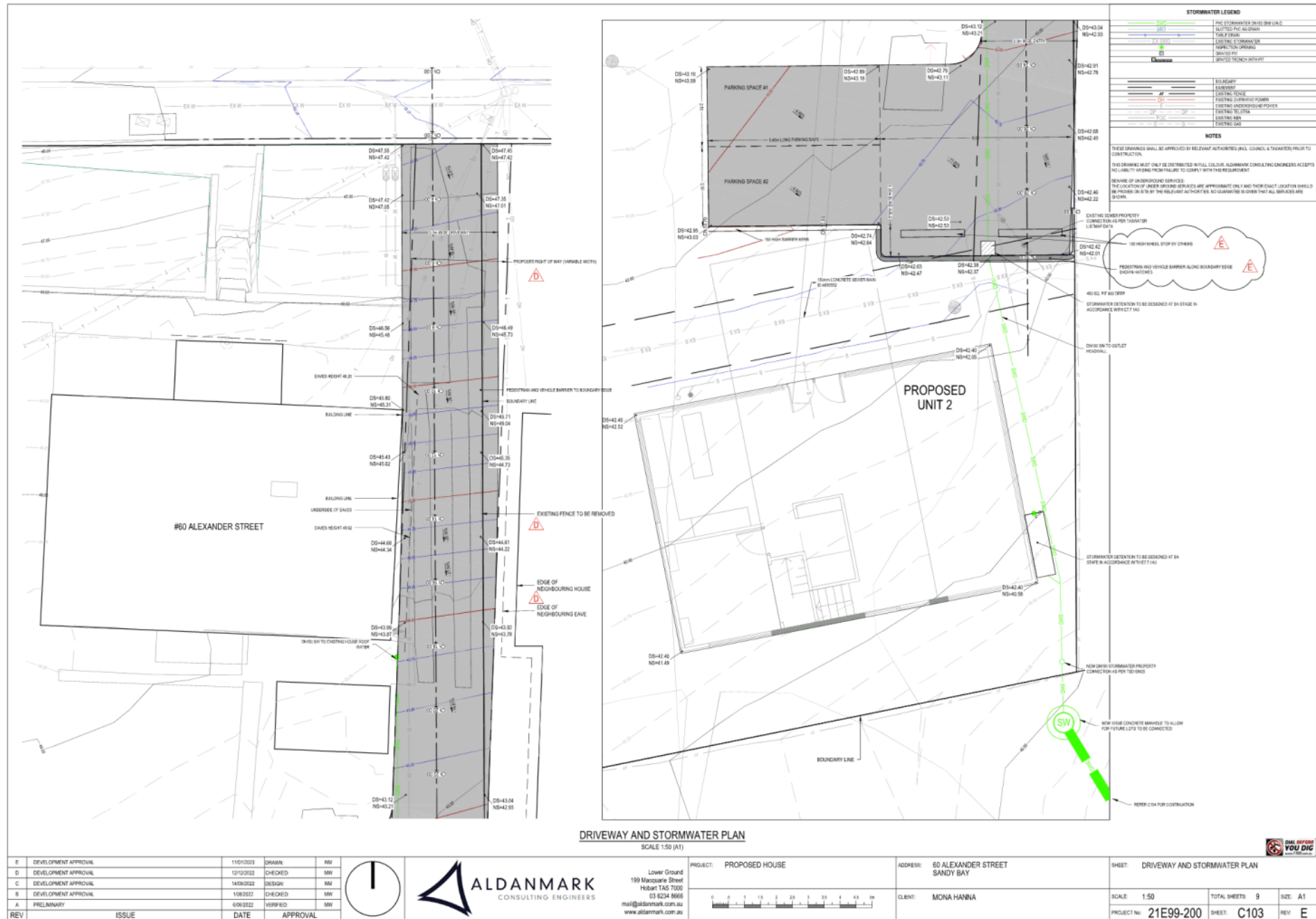
C001	COVER	E	11/01/2023
C101	LOCALITY PLAN	D	12/12/2022
C102	SITE PLAN	D	12/12/2022
C103	DRIVEWAY AND STORMWATER PLAN	E	11/01/2023
C104	STORMWATER OUTFALL PLAN	C	14/09/2022
C105	SEWER AND WATER PLAN	C	14/09/2022
C301	SECTIONS 01	B	1/08/2022
C302	SECTIONS 02	C	12/12/2022
C401	CONSTRUCTION DETAILS	E	11/01/2023

E DEVELOPMENT APPROVAL		11/01/2023	DRAWN:	NM	 <div>ALDANMARK CONSULTING ENGINEERS</div> <div>Lower Ground 199 Macquarie Street Hobart TAS 7500 03 5234 8666 mail@aldanmark.com.au www.aldanmark.com.au</div>	PROJECT: PROPOSED HOUSE	ADDRESS: 60 ALEXANDER STREET SANDY BAY	SHEET: COVER	
D DEVELOPMENT APPROVAL		12/12/2022	CHECKED:	NM					
C DEVELOPMENT APPROVAL		14/09/2022	DESIGN:	NM					
B DEVELOPMENT APPROVAL		1/08/2022	CHECKED:	NM					
A PRELIMINARY		09/02/22	VERIFIED:	NM					
REV	ISSUE	DATE	APPROVAL			CLIENT: MONA HANNA	SCALE: AS INDICATED PROJECT No: 21E99-200	TOTAL SHEETS: 9 SHEET: C001	SIZE: A1 REV: E





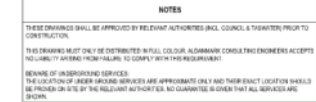




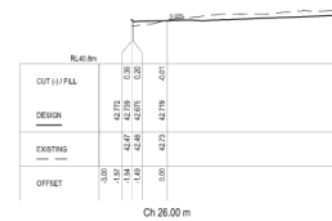








				DESIGN	MM	 <div>ALDANMARK CONSULTING ENGINEERS</div> <div>Lower Ground 199 Macquarie Street Hobart TAS 7000 03 824 8666 mail@aldanmark.com.au www.aldanmark.com.au</div>	PROJECT:	PROPOSED HOUSE	ADDRESS:	60 ALEXANDER STREET SANDY BAY	SHEET:	SECTIONS 01			
				CHECKED	MM		AS INDICATED								
				DESIGN	MM										
B	DEVELOPMENT APPROVAL	1/08/2022		CHECKED	MM										
A	PRELIMINARY	6/06/2022		REVIEWED	MM										
REV	ISSUE	DATE	APPROVAL					CLIENT:	MONA HANNA	SCALE:	AS INDICATED	TOTAL SHEETS:	9	SIZE:	A1
										PROJECT No:	21E99-200	SHEET:	C301	REV:	B

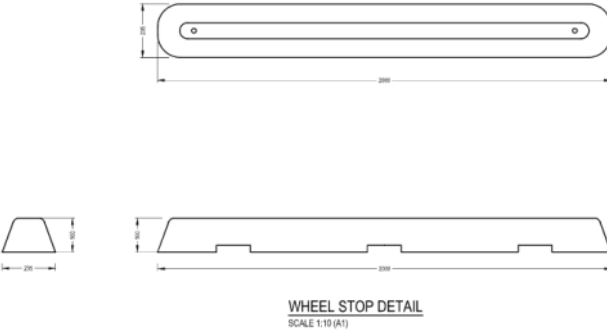
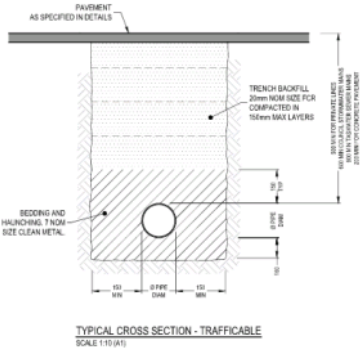
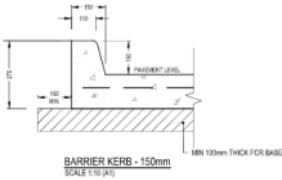


NOTES
THESE DRAWINGS SHALL BE APPROVED BY RELEVANT AUTHORITIES (INCL. COUNCIL & TAXPAYER) PRIOR TO CONSTRUCTION.
THIS DRAWING MUST ONLY BE DETRIMENTS IN FULL COLOUR. ALDARMAN CONSULTING ENGINEERS ACCEPTS NO LIABILITY ARISING FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
BEARING OF UNDERGROUND SERVICES: THE LOCATION OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT LOCATION SHOULD BE PROBED ON SITE BY THE RELEVANT AUTHORITIES. NO GUARANTEE IS GIVEN THAT ALL SERVICES ARE SHOWN.

			DESIGN	MM	 <b>ALDANMARK</b> CONSULTING ENGINEERS Lower Ground 199 Macquarie Street Hobart TAS 7000 03 5234 8695 mail@aldanmark.com.au www.aldanmark.com.au	PROJECT: PROPOSED HOUSE	ADDRESS: 60 ALEXANDER STREET SANDY BAY	SHEET: SECTIONS 02		
			CHECKED	MM						
			DESIGN	MM						
			CHECKED	MM						
A	PRELIMINARY	19/05/2022	VERIFIED	MM						
REV	ISSUE	DATE	APPROVAL			CLIENT:		SCALE: AS INDICATED	TOTAL SHEETS: 4	SIZE: A1
								PROJECT No: 21E99-200	SHEET: C302	REV: A

NOTES

THESE DRAWINGS SHALL BE APPROVED BY RELEVANT AUTHORITIES (INCL. COUNCIL & THURWATER) PRIOR TO CONSTRUCTION.  
THIS DRAWING MUST ONLY BE DETERMINED IN FULL COLOUR. ALDANMARK CONSULTING ENGINEERS ACCEPTS NO LIABILITY WHERE PROPORTIONS DO NOT COMPLY WITH THE REQUIREMENTS.  
REMARKS OF UNDESIGNATED SERVICES.  
THE LOCATION OF JERK BRIDGING SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT LOCATION SHOULD BE PROVIDED ON SITE BY THE RELEVANT AUTHORITY. NO GUARANTEE IS GIVEN THAT ALL SERVICES ARE SHOWN.



CONSTRUCTION DETAILS  
AS INDICATED

E	DEVELOPMENT APPROVAL	11/01/2023	DRAWN:	MM	 <div>Lower Ground 199 Macquarie Street Hobart TAS 7500 03 5234 8666 mail@aldanmark.com.au www.aldanmark.com.au</div>	PROJECT: PROPOSED HOUSE	ADDRESS: 60 ALEXANDER STREET SANDY BAY	SHEET: CONSTRUCTION DETAILS
D	DEVELOPMENT APPROVAL	12/12/2022	CHECKED:	MM			CLIENT: MONA HANNA	SCALE: AS INDICATED
C	DEVELOPMENT APPROVAL	12/12/2022	DESIGN:	MM			TOTAL SHEETS: 9	SIZE: A1
B	DEVELOPMENT APPROVAL	10/08/2022	CHECKED:	MM			PROJECT No: 21E99-200	SHEET: C401
A	PRELIMINARY	09/08/2022	VERIFIED:	MM			REV: E	
REV	ISSUE	DATE	APPROVAL					



**RESULT OF SEARCH**

RECORDER OF TITLES

*Issued Pursuant to the Land Titles Act 1980*

## SEARCH OF TORRENS TITLE

VOLUME 60599	FOLIO 11
EDITION 6	DATE OF ISSUE 18-Feb-2016

SEARCH DATE : 03-Aug-2022

SEARCH TIME : 02.49 PM

DESCRIPTION OF LAND

City of HOBART

Lot 11 on Diagram 60599 (formerly being 17-33NS)

Derivation : Part of 167A. 2R.0P. Gtd. to D.Lord

Prior CT 2092/50

SCHEDULE 1

M556673 TRANSFER to CHRISTINE ATHANASSIUS NAGUIB TADROS

Registered 18-Feb-2016 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

E37575 MORTGAGE to Commonwealth Bank of Australia

Registered 18-Feb-2016 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

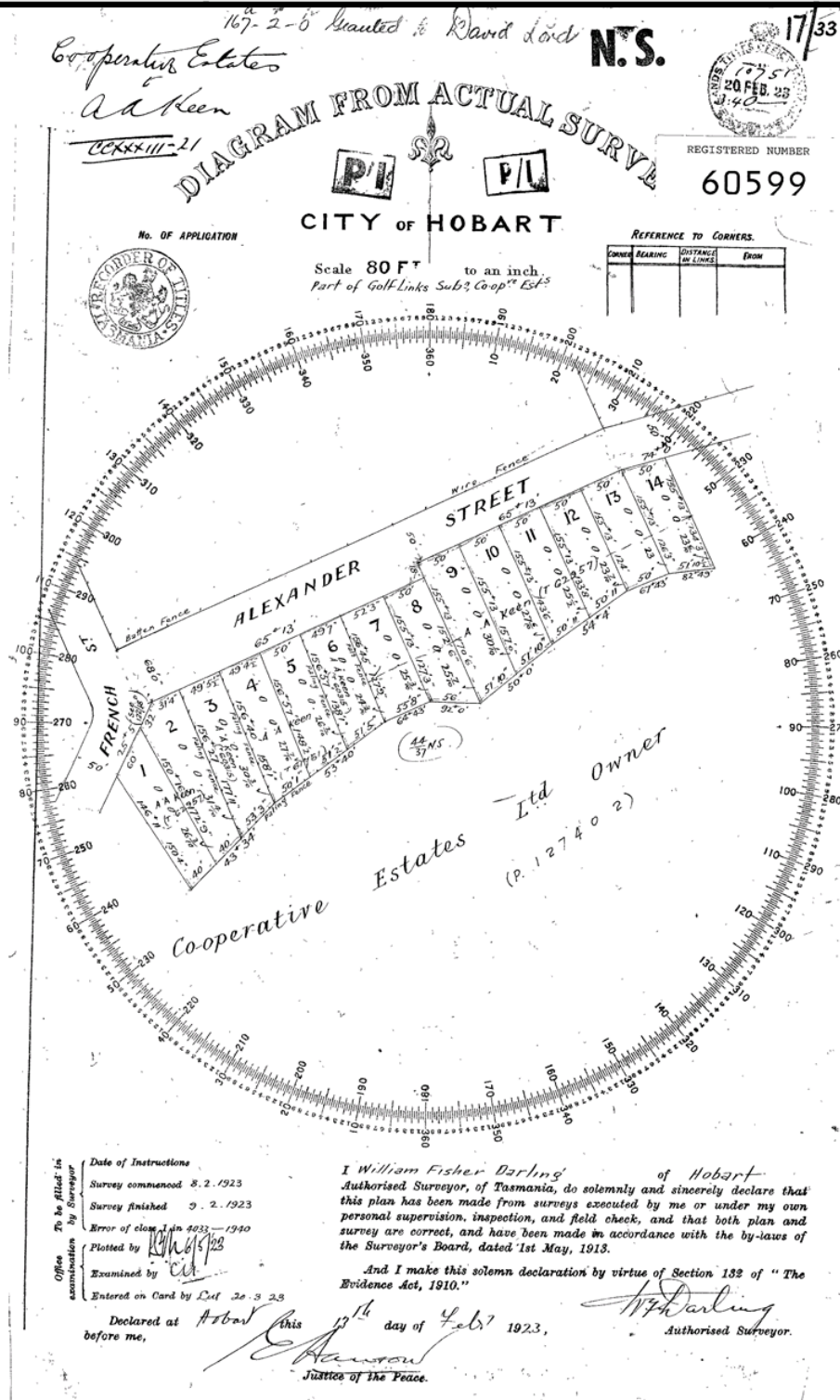
No unregistered dealings or other notations



## FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980




[www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)

Land Tasmania

Generated at: 16:57 on 5-January-2016 User: tas@strandconveyancing.com

Page: 1 of 1


[www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)

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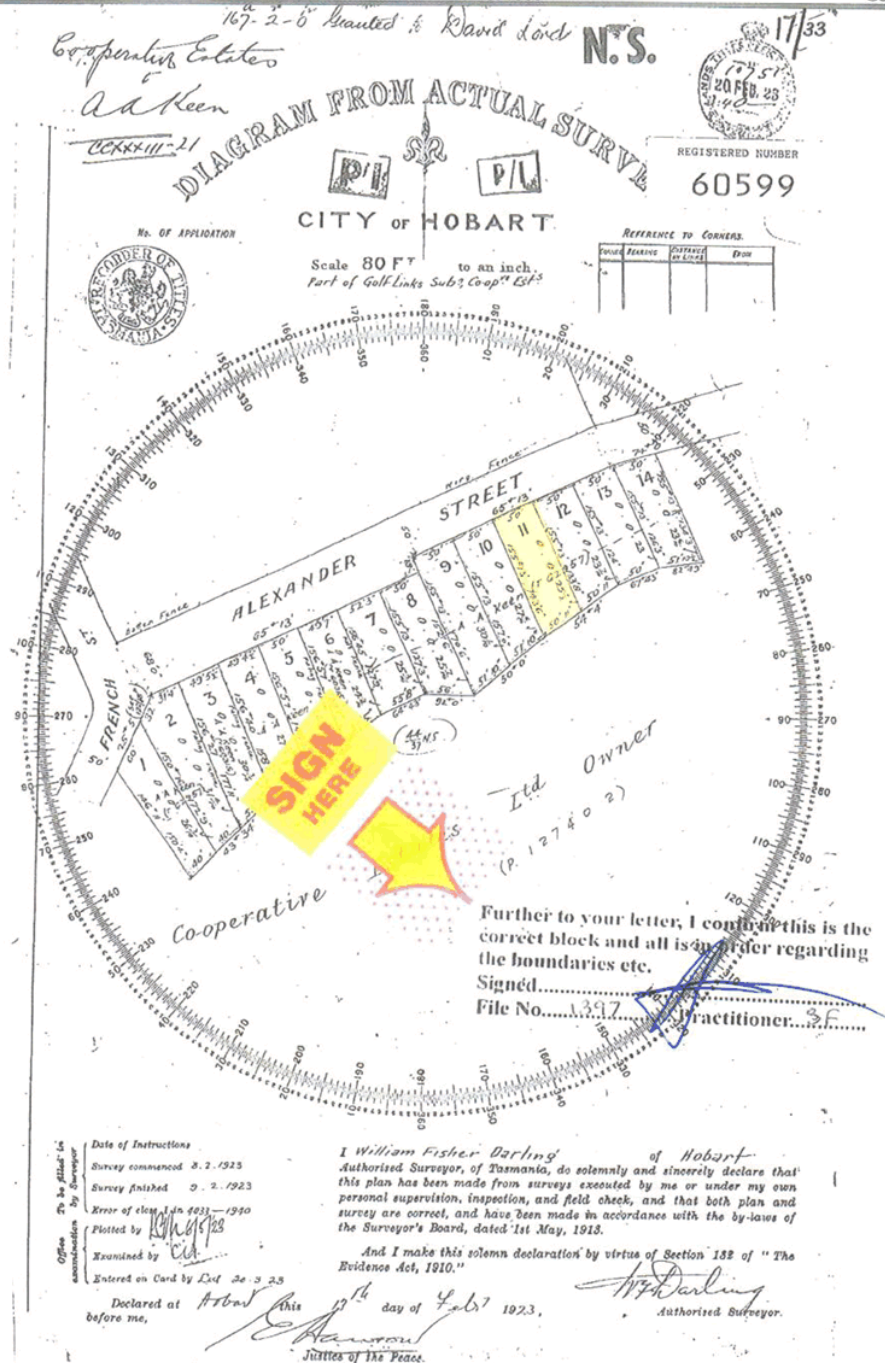


the List

## FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980





## RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



## SEARCH OF TORRENS TITLE

VOLUME 60599	FOLIO 12
EDITION 5	DATE OF ISSUE 17-Dec-2019

SEARCH DATE : 18-Oct-2022

SEARCH TIME : 08.51 PM

DESCRIPTION OF LAND

City of HOBART  
Lot 12 on Diagram 60599 (formerly being 17-33NS)  
Derivation : Part of 167A-2R-0Ps. - Gtd. to D. Lord.  
Prior CT 2977/86

SCHEDULE 1

M403658 TRANSFER to CARLITA HADARSHINI ANTOINETTE WEERASINHA  
Registered 21-Jan-2013 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
D109802 MORTGAGE to Bank of Queensland Limited Registered  
10-Dec-2013 at 12.01 PM  
M755418 MORTGAGE to Junong Pty Ltd Registered 17-Dec-2019 at  
noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

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

Issued Pursuant to the Land Titles Act 1980



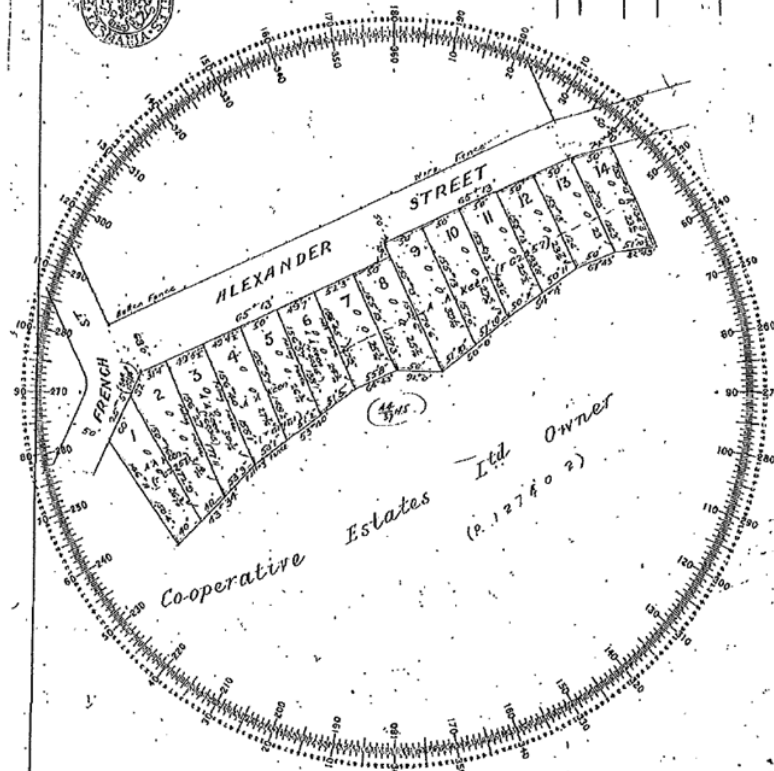
Co-operative Estates  
Ad Keen  
167-2-6 Banded & David Lord  
N.S.  
17/33  
DIAGRAM FROM ACTUAL SURVEY  
P/L  
P/L  
REGISTERED NUMBER  
60599



CITY OF HOBART

Scale 80 FT to an inch  
Part of Golf Links Subj. Corp. Est.

REFERENCE TO CORNERS.		
Corner	Distance	From



Date of Instructions  
Survey commenced 8.2.1925  
Survey finished 9.2.1925  
Error of closure 1925-1920  
Plotted by R.M. 1923  
Examined by [Signature]  
Entered in Book by List 26.3.23

Declared at Hobart this 13th day of Feb. 1923,  
before me,  
[Signature]  
Justice of the Peace.

I William Fisher Darling of Hobart  
Authorized Surveyor, of Tasmania, do solemnly and sincerely declare that  
this plan has been made from surveys executed by me or under my own  
personal supervision, inspection, and field check, and that both plan and  
survey are correct, and have been made in accordance with the by-laws of  
the Surveyor's Board, dated 1st May, 1915.

And I make this solemn declaration by virtue of Section 132 of "The  
Evidence Act, 1910."

[Signature]  
Authorized Surveyor.





## RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



## SEARCH OF TORRENS TITLE

VOLUME	FOLIO
224927	1
EDITION	DATE OF ISSUE
1	10-Feb-1995

SEARCH DATE : 10-Aug-2022  
SEARCH TIME : 11.02 AM

DESCRIPTION OF LAND

City of HOBART  
Lot 1 on Plan 224927  
Derivation : Parts of 65A-2R-0Ps. and 167A-2R-0Ps. - Gtd. to D.  
Lord  
Prior CT 2857/82

SCHEDULE 1

90378 HOBART CITY COUNCIL

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



**FOLIO PLAN**  
RECORDER OF TITLES

*Issued Pursuant to the Land Titles Act 1980*



B.P. 512

**ANNEXURE TO CERTIFICATE OF TITLE**

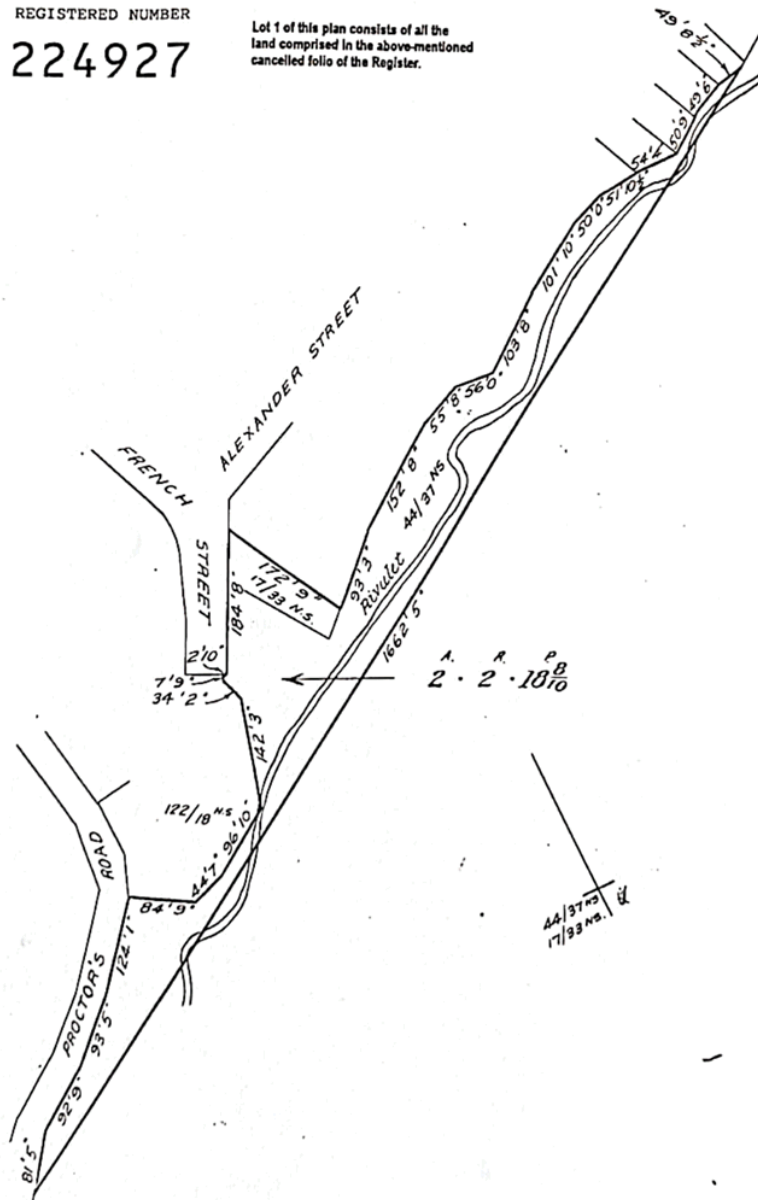
<b>VOL.</b>	<b>FOL.</b>
2857	82

### Recorder of Titles

REGISTERED NUMBER

224927

Lot 1 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register.





Planning #270624

**Property**

60 ALEXANDER STREET SANDY BAY TAS 7005

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

Christine Tadros  
60 Alexander Street  
SANDY BAY TAS 7005  
0400 829 629  
chrissy.tadros@gmail.com

**Owner \***

Christine Tadros  
60 Alexander Street  
SANDY BAY TAS 7005  
0400 829 629  
chrissy.tadros@gmail.com

**Entered By**

CHRISTINE TADROS  
0400 829 629  
chrissy.tadros@gmail.com

**Use**

Multiple dwellings

**Details**

Have you obtained pre application advice?

☒ Yes

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

PAE-21-290

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

☒ No

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

☒ No

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

## Details

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

Inner Residential Zone

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

Additional new dwelling to current dwelling

Estimated cost of development \*

480000.00

Existing floor area (m2)

79.80

Proposed floor area (m2)

133.34

Site area (m2)

644

## Carparking on Site

Total parking spaces

2

Existing parking spaces

0

N/A

☒ Other (no selection chosen)

## Other Details

Does the application include signage? \*

☒ No

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

0

## Tasmania Heritage Register

Is this property on the Tasmanian Heritage Register?

☒ No

## Documents

## Required Documents

Title (Folio text and Plan and land title 60 alexander.pdf  
Schedule of Easements) \*

Plans (proposed, existing) \* 60 Alexander street 2022-08 Existing.pdf

Plans (proposed, existing) \* 60 Alexander street 2022-07 Elevation second.pdf

Plans (proposed, existing) \* 60 Alexander street 2022-06 Elevation first.pdf

Plans (proposed, existing) \* 60 Alexander street 2022-05 Roof Plan.pdf

Plans (proposed, existing) \* 60 Alexander street 2022-04 first floor plan.pdf

Plans (proposed, existing) \* 60 Alexander street 2022-03 Ground floor plan.pdf

Plans (proposed, existing) \* 60 Alexander street 2022-02 sitting plan.pdf

Plans (proposed, existing) \* 60 Alexander street 2022-01 Site plan.pdf

GM or Crown consent GMC-22-55 - 60 ALEXANDER STREET SANDY BAY TAS 7005 - Notice of Land Owner Consent to Lodge a Planning Application (including documentation) (1).pdf

Right of way Right of way.pdf

Surveyor Drawing Surveyor drawing inc right of way.pdf

Engineer Drawing Engineer drawing.pdf

58 Alexander st title	58 Alexander Street Title.pdf
58 Alexander st plan	58 Alexander Street Plan.pdf
12 French Street title	12 French Street sandy bay title.pdf
60 Alexander st plan	FolioPlan-60599-11.pdf
60 Alexandet st title	FolioText-60599-11.pdf



## Submission to Planning Authority Notice

<b>Council Planning Permit No.</b>	PLN-22-853	<b>Council notice date</b>	21/12/2022
<b>TasWater details</b>			
<b>TasWater Reference No.</b>	TWDA 2022/02079-HCC	<b>Date of response</b>	07/02/2023
<b>TasWater Contact</b>	Timothy Carr	<b>Phone No.</b>	0419 306 130
<b>Response issued to</b>			
<b>Council name</b>	CITY OF HOBART		
<b>Contact details</b>	coh@hobartcity.com.au		
<b>Development details</b>			
<b>Address</b>	60 ALEXANDER ST, SANDY BAY	<b>Property ID (PID)</b>	5599729
<b>Description of development</b>	Multiple Dwellings x 2 (1 new + 1 ex) CT 224927/1		
<b>Schedule of drawings/documents</b>			
<b>Prepared by</b>	<b>Drawing/document No.</b>	<b>Revision No.</b>	<b>Date of Issue</b>
Aldanmark	Site Plan – 21E99-200 – C102	D	12/12/2022
Mona Hanna	Site Plan – 01	A	2022/12
<b>Conditions</b>			
Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:			
<b>CONNECTIONS, METERING &amp; BACKFLOW</b>			
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.			
<b>Advice:</b> <i>The sewer inspection opening must have a trafficable cover installed, if located in the driveway area.</i>			
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.			
3. Prior to commencing construction of the use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.			
<b>56W CONSENT</b>			
4. Prior to the issue of the Certificate for Certifiable Work (Building) and/or (Plumbing) by TasWater the applicant or landowner as the case may be must make application to TasWater pursuant to section 56W of the <i>Water and Sewerage Industry Act 2008</i> for its consent in respect of that part of the development which is built over or within two metres of TasWater infrastructure.			
<b>TASWATER ASSETS</b>			
5. The developer must take all precautions to protect existing TasWater infrastructure. Any damage caused to existing TasWater infrastructure during the construction period must be promptly reported to TasWater and repaired by TasWater at the developer's cost.			
<b>Advice:</b> <i>Cover over the existing TasWater infrastructure must not be altered without written consent</i>			



from TasWater.

#### DEVELOPMENT ASSESSMENT FEES

6. The applicant or landowner as the case may be, must pay a development assessment fee of \$226.71 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

##### 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](http://www.taswater.com.au)) within our Sub-Metering Policy and Water Metering Guidelines.

##### General

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

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

##### Service Locations

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

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

##### 56W Consent

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

- (a) Existing pipe depth and proposed finished surface levels over the pipe;
- (b) The line of influence from the base of the footing must pass below the invert of the pipe and be clear of the pipe trench and;
- (c) In the event that a retaining wall is required to be constructed for the parking area, the footings must be a minimum of 1.0m clear of the outside wall of the sewer pipeline;
- (d) A note on the plan indicating how the pipe location and depth were ascertained.
- (e) The location of the property service connection and sewer inspection opening (IO)



Declaration			
The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.			
TasWater Contact Details			
Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au

## **7. REPORTS**

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### **7.1 Planning - Advertised Applications Report File Ref: F23/20389**

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Report of the Acting Director City Life of 9 March 2023 and attachment.

Delegation: Committee



City of **HOBART**

## Planning - Advertised Applications Report

Attached is the delegated planning decisions report for the period 13 February 2023 to 27 February 2023.

### **RECOMMENDATION**

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

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

Karen Abey  
**ACTING DIRECTOR CITY LIFE**

Date: 9 March 2023  
File Reference: F23/20389

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-22-510	52 NAPOLEON STREET	BATTERY POINT	Swimming Pool and Deck	\$85,000	05/03/2023	mcclenahanm	Director	16/02/2023	02/03/2023
2	PLN-23-32	17 A CASTRAY ESPLANADE	BATTERY POINT	Signage and Extension to Operating Hours	\$0	13/03/2023	ayersh	Director	15/02/2023	01/03/2023
3	PLN-23-22	5 C ZOMAY AVENUE	DYNNYRNE	Alterations, Landscaping, Front Fencing, and Garage and Studio/Gym	\$250,000	01/03/2023	ayersh	Director	21/02/2023	07/03/2023
4	PLN-23-5	222 - 228 ELIZABETH STREET	HOBART	Partial Demolition, Alterations, Extension, Signage, and Partial Change of Use to Two Multiple Dwellings (One Existing, One New)	\$800,000	16/03/2023	mcclenahanm	Director	23/02/2023	09/03/2023
5	PLN-22-728	298 LIVERPOOL STREET	HOBART	Partial Demolition, Alterations, and Extension	\$478,000	06/03/2023	mcclenahanm	Director	16/02/2023	02/03/2023
6	PLN-22-794	171 BATHURST STREET	HOBART	Partial Demolition, Alterations, and Extension	\$275,000	09/01/2023	smeea	Committee (Refusal)	24/02/2023	10/03/2023
7	PLN-22-779	1 / 52 POTTERY ROAD	LENAH VALLEY	Partial Hedge Removal and Front Fencing	\$3,500	02/01/2023	langd	Director	15/02/2023	01/03/2023

No	Application	Street	Suburb	Development	Works Value	Expiry Date	Referral	Proposed Delegation	Advertising Period Start	Advertising Period End
8	PLN-22-773	12 CLAUDE STREET	NEW TOWN	Partial Demolition, Alterations, Extension, Garage, and Carport	\$200,000	17/03/2023	mcclenahanm	Director	21/02/2023	07/03/2023
9	PLN-22-763	30 - 36 NEW TOWN ROAD	NEW TOWN	Alterations, Signage, and Partial Change of Use to Business and Professional Services	\$2,000,000	27/12/2022	ayersh	Director	21/02/2023	07/03/2023
10	PLN-23-45	155 NEW TOWN ROAD	NEW TOWN	Partial Demolition and Alterations	\$75,000	20/03/2023	baconr	Director	14/02/2023	28/02/2023
11	PLN-23-49	8 STOKE STREET	NEW TOWN	Partial Demolition, Alterations, and Extension	\$50,000	21/03/2023	mcclenahanm	Director	27/02/2023	14/03/2023
12	PLN-20-892	65 - 69 LETITIA STREET	NORTH HOBART	Partial Demolition, Retaining Wall, and Front Fence	\$15,000	28/01/2021	ayersh	Director	21/02/2023	07/03/2023
13	PLN-22-866	265 - 269 ELIZABETH STREET	NORTH HOBART	Partial Change of Use to Sport and Recreation	\$100,000	01/02/2023	burkedan	Director	27/02/2023	14/03/2023
14	PLN-22-327	17 ALEXANDER STREET	SANDY BAY	Demolition and Two Multiple Dwellings	\$1,000,000	05/07/2022	baconr	Director	15/02/2023	01/03/2023
15	PLN-22-434	42 PLAISTER COURT	SANDY BAY	Alterations	\$60,000	17/08/2022	smeea	Director	20/02/2023	06/03/2023
16	PLN-22-678	25 YORK STREET	SANDY BAY	Partial Demolition, Alterations, Extension, and Garage	\$400,000	22/11/2022	baconr	Director	20/02/2023	06/03/2023

No	Application	Street	Suburb	Development	Works Value	Expiry Date	Referral	Proposed Delegation	Advertising Period Start	Advertising Period End
17	PLN-22-833	20 ASCOT AVENUE	SANDY BAY	Partial Demolition, Alterations, and Outbuilding (Garage)	\$22,654	20/01/2023	baconr	Director	14/02/2023	28/02/2023
18	PLN-23-13	30 MARGARET STREET	SANDY BAY	Partial Demolition, Alterations, and Extensions	\$1,500,000	21/02/2023	baconr	Director	16/02/2023	02/03/2023
19	PLN-23-50	51 QUAYLE STREET	SANDY BAY	Change of Use to Visitor Accommodation	\$0	21/03/2023	langd	Director	15/02/2023	01/03/2023
20	PLN-22-347	12 CASCADE ROAD	SOUTH HOBART	Partial Demolition, Alterations, and Ancillary Dwelling	\$180,000	12/07/2022	langd	Director	27/02/2023	14/03/2023
21	PLN-22-827	77 WENTWORTH STREET	SOUTH HOBART	Partial Demolition, Alterations, Extension, Ancillary Dwelling, Garage, and Front Fencing	\$600,000	19/01/2023	ayersh	Director	16/02/2023	02/03/2023
22	PLN-23-44	1 / 6 THELMA DRIVE	WEST HOBART	Change of Use to Visitor Accommodation	\$0	20/03/2023	nolanm	Director	27/02/2023	14/03/2023
23	PLN-23-70	10 MELLIFONT STREET	WEST HOBART	Partial Demolition, Alteration, and Extension to Outbuilding	\$50,000	31/03/2023	langd	Director	24/02/2023	10/03/2023

**7.2 Delegated Decision Report (Planning)**  
**File Ref: F23/22545**

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Report of the Acting Director City Life of 7 March 2023 and attachment.

Delegation: Committee



City of **HOBART**

## Delegated Decision Report (Planning)

Attached is the delegated planning decisions report for the period 21 February 2023 to 6 March 2023.


### **RECOMMENDATION**

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

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

Karen Abey  
**ACTING DIRECTOR CITY LIFE**

Date: 7 March 2023  
File Reference: F23/22545

Attachment A: Delegated Decision Report (Planning) ↓ 

7 March 2023

**Delegated Decisions Report (Planning)**

23 applications found.

					Approved	All
Planning Description	Address	Works Value	Decision	Authority		
PLN-22-510 Swimming Pool & Deck	52 NAPOLEON STREET BATTERY POINT TAS 7004	\$ 85,000	Approved	Delegated		
PLN-22-697 Outbuilding	56 VIEW STREET SANDY BAY TAS 7005	\$ 300	Approved	Delegated		
PLN-22-757 Change of Use to Three Visitor Accommodation Units	220 MURRAY STREET HOBART TAS 7000	\$ 350,000	Approved	Delegated		
PLN-22-788 Partial Demolition, Alterations, and Extension for Ancillary Dwelling	4 MOUNT STUART ROAD MOUNT STUART TAS 7000	\$ 280,000	Approved	Delegated		
PLN-22-826 Alterations and Signage	1A BRISBANE STREET HOBART TAS 7000	\$ 50,000	Approved	Delegated		
PLN-22-833 Partial Demolition, Alterations, and Outbuilding (Garage)	20 ASCOT AVENUE SANDY BAY TAS 7005	\$ 22,654	Approved	Delegated		
PLN-22-841 Partial Demolition, Alterations, Extension, and Front Fencing	9 MCGREGOR STREET BATTERY POINT TAS 7004	\$ 750,000	Approved	Delegated		
PLN-22-858 Partial Demolition, Alterations, and Extension	43 YORK STREET SANDY BAY TAS 7005	\$ 800,000	Approved	Delegated		
PLN-23-10 Partial Demolition and Alterations	98-98A CAMPBELL STREET HOBART TAS 7000	\$ 100,000	Approved	Delegated		
PLN-23-12 Alterations	24-26 WELD STREET SOUTH HOBART TAS 7004	\$ 15,491	Approved	Delegated		
PLN-23-17 Partial Demolition, Alterations, Extension, and Front Fencing	4 STAR STREET SANDY BAY TAS 7005	\$ 350,000	Approved	Delegated		
PLN-23-20 Partial Demolition and Alterations	101 CASCADE ROAD SOUTH HOBART TAS 7004	\$ 200,000	Approved	Delegated		
PLN-23-21 Partial Demolition and Alterations	1 REID'S ROAD FERN TREE TAS 7054	\$ 30,000	Approved	Delegated		
PLN-23-25 Alterations, and Partial Change of Use to General Retail and Hire	281 ELIZABETH STREET NORTH HOBART TAS 7000	\$ 30,000	Approved	Delegated		
PLN-23-27 Alterations (Umbrellas and Shade Structure)	50 OLINDA GROVE MOUNT NELSON TAS 7007	\$ 83,987	Approved	Delegated		
PLN-23-29 Partial Demolition and Alterations	331 PARK STREET NEW TOWN TAS 7008	\$ 40,000	Approved	Delegated		
PLN-23-30 Change of Use to Visitor Accommodation	1/324 DAVEY STREET SOUTH HOBART TAS 7004	\$ 0	Approved	Delegated		
PLN-23-33 Change of Use to Visitor Accommodation	55 MORTIMER AVENUE MOUNT STUART TAS 7000	\$ 0	Approved	Delegated		
PLN-23-50 Change of Use to Visitor Accommodation	51 QUAYLE STREET SANDY BAY TAS 7005	\$ 0	Approved	Delegated		
PLN-23-58 Four Flag Poles	35-49 CREEK ROAD NEW TOWN TAS 7008	\$ 5,000	Approved	Delegated		
PLN-23-65 Change of Use to Visitor Accommodation	3 DOWNIE STREET SOUTH HOBART TAS 7004	\$ 0	Approved	Delegated		
PLN-23-69 Change of Use to Visitor Accommodation	416 NELSON ROAD MOUNT NELSON TAS 7007	\$ 0	Approved	Delegated		
PLN-23-82 Partial Demolition and Alterations	18-20 ASHFIELD STREET SANDY BAY TAS 7005	\$ 50,000	Approved	Delegated		

CITY OF HOBART

## **8. RESPONSES TO QUESTIONS WITHOUT NOTICE**

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

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

### **8.1 Aggregate Stockpile – New Town Bay Hockey Centre**

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Memorandum of the Acting Director City Life 10 March 2023.

*That the information be received and noted.*

City of **HOBART**

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

## **AGGREGATE STOCKPILE - NEW TOWN BAY HOCKEY CENTRE**

**Meeting:** Planning Committee

**Meeting date:** 1 February 2023

**Raised by:** Councillor Harvey

**Question:**

Can the Director advise what the aggregate stockpile in the vicinity of the New Town Bay Hockey centre is to be used for?

**Response:**

The aggregate stockpile at the New Town Bay Hockey Centre is for the slurry seal program currently underway. This program has been awarded to a specialised contractor based in the mainland. The work commenced on the 1 February 2023 and expected to be completed by 11 February 2023. Any remaining material stockpiled in the area will be removed and site cleared to our satisfaction. The Hockey Centre has been consulted about the temporary placement of material and provided consent to the works.

*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: 10 March 2023  
File Reference: F23/11441



## **9. QUESTIONS WITHOUT NOTICE**

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- (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 chief executive officer.***
- (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 chief executive officer 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.*

## 10. CLOSED PORTION OF THE MEETING

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

- Minutes of a Closed Committee meeting
- Legal action involving the Council

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. 3   | Applications under the Hobart Interim Planning Scheme 2015                 |
| Item No. 3.0 | PLN-20-104 - 202-206 Macquarie Street, Hobart - Appeal - Mediation         |
|              | LG(MP)R 15(4)(a)   |
| Item No 5    | Questions Without Notice   |