



CITY OF HOBART

## AGENDA

Planning Committee Meeting  
Open Portion  
Wednesday, 11 October 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, 11 October 2023  
at 5:00 pm in the Council Chamber, Town Hall.**

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

**COMMITTEE MEMBERS**

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:**

**1. CONFIRMATION OF MINUTES**

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The minutes of the Open Portion of the Planning Committee meeting held on [Wednesday, 6 September 2023](#), and the minutes of the abandoned Planning Committee meeting held on [Wednesday, 20 September 2023](#), are submitted for confirmation.

**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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### 6.1.1 250 MACQUARIE STREET, HOBART - PARTIAL DEMOLITION, ALTERATIONS, EXTENSION, FRONT FENCING, AND ALTERATIONS TO CARPARKING PLN-22-862 - FILE REF: F23/106605

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Address:	250 Macquarie Street, Hobart
Proposal:	Partial Demolition, Alterations, Extension, Front Fencing, and Alterations to Carparking
Expiry Date:	13 October 2023
Extension of Time:	N/A
Author:	Michael McClenahan




#### **RECOMMENDATION**

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Planning Committee, in accordance with the delegations contained in its terms of reference, refuses the application for Partial Demolition, Alterations, Extension, Front Fencing, and Alterations to Carparking, at 250 Macquarie Street, Hobart for the following reasons:

1. The proposal does not meet the acceptable solution or the performance criterion with respect to clause E6.7.2 of the *Hobart Interim Planning Scheme 2015* because the proposed access design is not safe, efficient, or convenient having regard to: avoidance of conflicts between users including vehicles, cyclists and pedestrians; avoidance of unreasonable interference with the flow of traffic on adjoining roads; suitability for the type and volume of traffic likely to be generated by the use or development; and ease of accessibility and recognition for users.
2. The proposal does not meet the acceptable solution or the performance criterion with respect to clause E6.7.3 of the *Hobart Interim Planning Scheme 2015* because the proposal does not include any passing bays so that the access is not safe, efficient or convenient, having regard to: avoidance of conflicts between users

including vehicles, cyclists and pedestrians; avoidance of unreasonable interference with the flow of traffic on adjoining roads; suitability for the type and volume of traffic likely to be generated by the use or development; and ease of accessibility and recognition for users.

3. The proposal does not meet the acceptable solution or the performance criterion with respect to clause E6.7.5 of the *Hobart Interim Planning Scheme 2015* because the proposed parking layout is not safe and does not ensure ease of access, egress and manoeuvring on-site.
4. The proposal does not meet the acceptable solution or the performance criterion with respect to clause E6.7.6 of the *Hobart Interim Planning Scheme 2015* because the proposal includes a surface treatment which is not suitable for the location and does not include satisfactory dust and sediment mitigation, and will therefore unreasonably detract from the amenity of users, adjoining occupiers, and the quality of the environment.

- Attachment A: PLN-22-862 - 250 MACQUARIE STREET HOBART TAS 7000 - Planning Committee or Delegated Report ↓ 
- Attachment B: PLN-22-862 - 250 MACQUARIE STREET HOBART TAS 7000 - Attachment B - Planning Committee Agenda Documents ↓ 
- Attachment C: PLN-22-862 - 250 MACQUARIE STREET HOBART TAS 7000 - Attachment C - Planning Referral Officer Development Engineering Report ↓ 





City of HOBART

**APPLICATION UNDER HOBART INTERIM PLANNING SCHEME 2015**

Type of Report:	Committee
Committee:	11 October 2023
Expiry Date:	13 October 2023
Application No:	PLN-22-862
Address:	250 MACQUARIE STREET , HOBART
Applicant:	Dominic Abbott (Design East) 153a Davey Street
Proposal:	Partial Demolition, Alterations, Extension, Front Fencing, and Alterations to Carparking
Representations:	Zero
Performance criteria:	Parking and Access Code, Historic Heritage Code

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**1. Executive Summary**

- 1.1 Planning approval is sought for Partial Demolition, Alterations, Extension, Front Fencing, and Alterations to Carparking, at 250 Macquarie Street, Hobart.
- 1.2 More specifically the proposal includes:
  - Proposed single car space behind existing building on Macquarie Street frontage
  - Demolition and alterations to front verandah of existing building on Macquarie Street frontage
  - Construction of new 1m high fence on Macquarie Street frontage
  - Partial demolition and extension of rear upper floor of existing building on Macquarie Street frontage
  - Construction of open frame pergola over approved private outdoor area for Dwelling 1
- 1.3 The proposal relies on performance criteria to satisfy the following standards and codes:
  - 1.3.1 Parking and Access Code - Number of Parking Spaces, Design of Vehicular Accesses, Vehicle Passing Areas along an Access, Layout of Parking Areas, Surface Treatment of Parking Areas
  - 1.3.2 Stormwater Management Code - Stormwater Drainage and Design

- 1.3.3 Historic Heritage Code - Building and Works other than Demolition on a Heritage Place, Building and Works other than Demolition in a Heritage Precinct
  
- 1.4 No representations were received during the statutory advertising period between 28/02/23 - 15/03/23.
  
- 1.5 The proposal is recommended for refusal on Parking and Access Code grounds.
  
- 1.6 The final decision is delegated to the Planning Committee, because the recommendation is for refusal.

## 2. Site Detail

- 2.1 The subject site is located at 250 Macquarie Street and is a rectangular shaped lot approximately 525m<sup>2</sup> in size. The site has a frontage to Macquarie Street on its north western boundary and is accessible via a shared right of way with the adjoining property at number 248 Macquarie Street. The site has access to Davey Street to the south east through another right of way shared with numbers 155, 159 and 153 Davey Street. The site presently comprises of a two storey dwelling on the Macquarie Street frontage which contains a single dwelling on the upper floor and business and professional services (office) use on the ground floor). The site also includes several outbuildings including garage, workshop and shed to the rear of the site.



Figure 1: Aerial image of the subject site and adjoining titles and rights of way which are sought to be relied upon (bordered in blue).

## 3. Proposal

- 3.1 Planning approval is sought for Partial Demolition, Alterations, Extension, Front Fencing, and Alterations to Carparking, at 250 Macquarie Street, Hobart.

3.2 More specifically the proposal is for:

- Proposed single car space behind existing building on Macquarie Street frontage
- Demolition and alterations to front verandah of existing building on Macquarie Street frontage
- Construction of new 1m high fence on Macquarie Street frontage
- Partial demolition and extension of rear upper floor of existing building on Macquarie Street frontage
- Construction of open frame pergola over approved private outdoor area for Dwelling 1

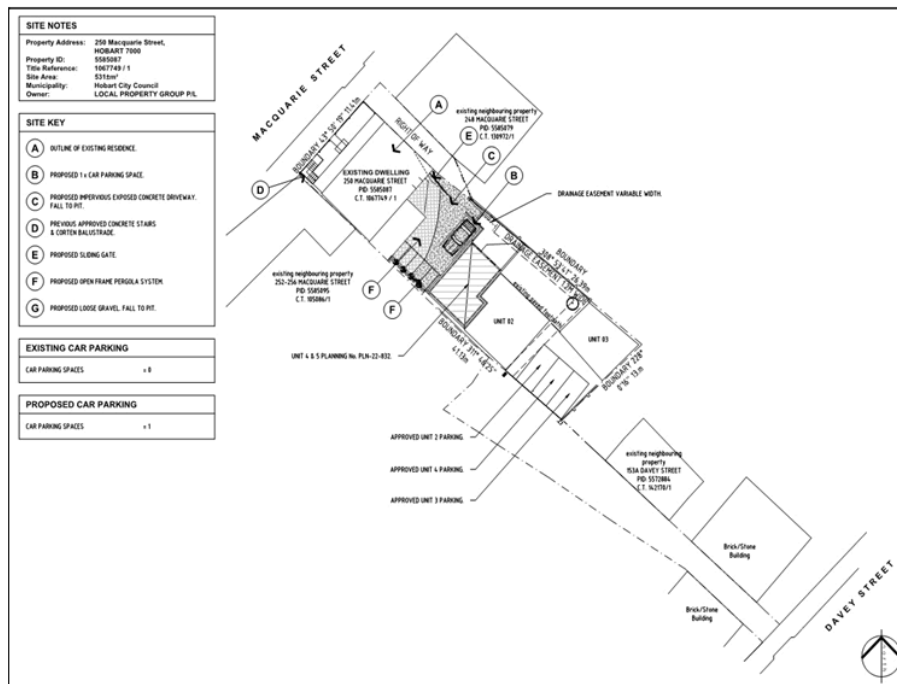


Figure 2: Proposed site plan.

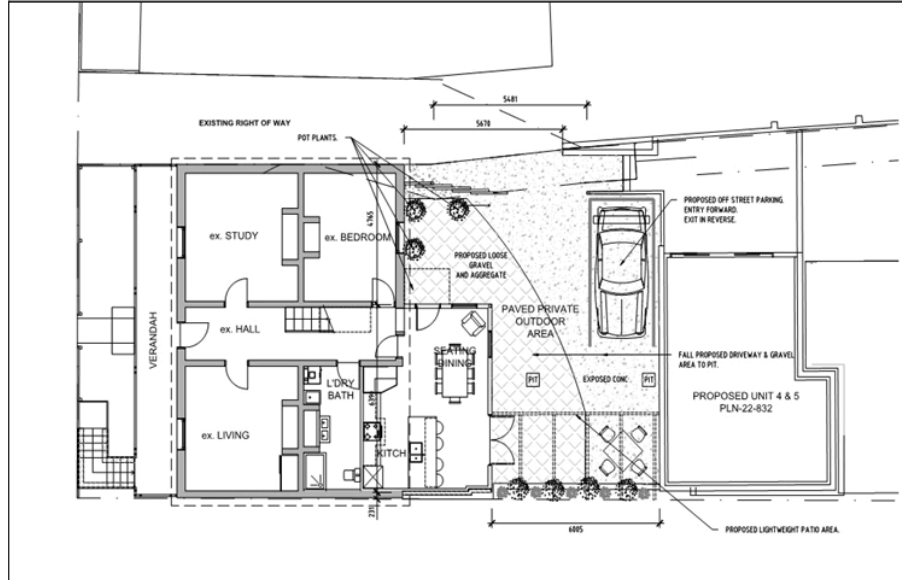


Figure 3: Proposed first floor plan and car parking plan.

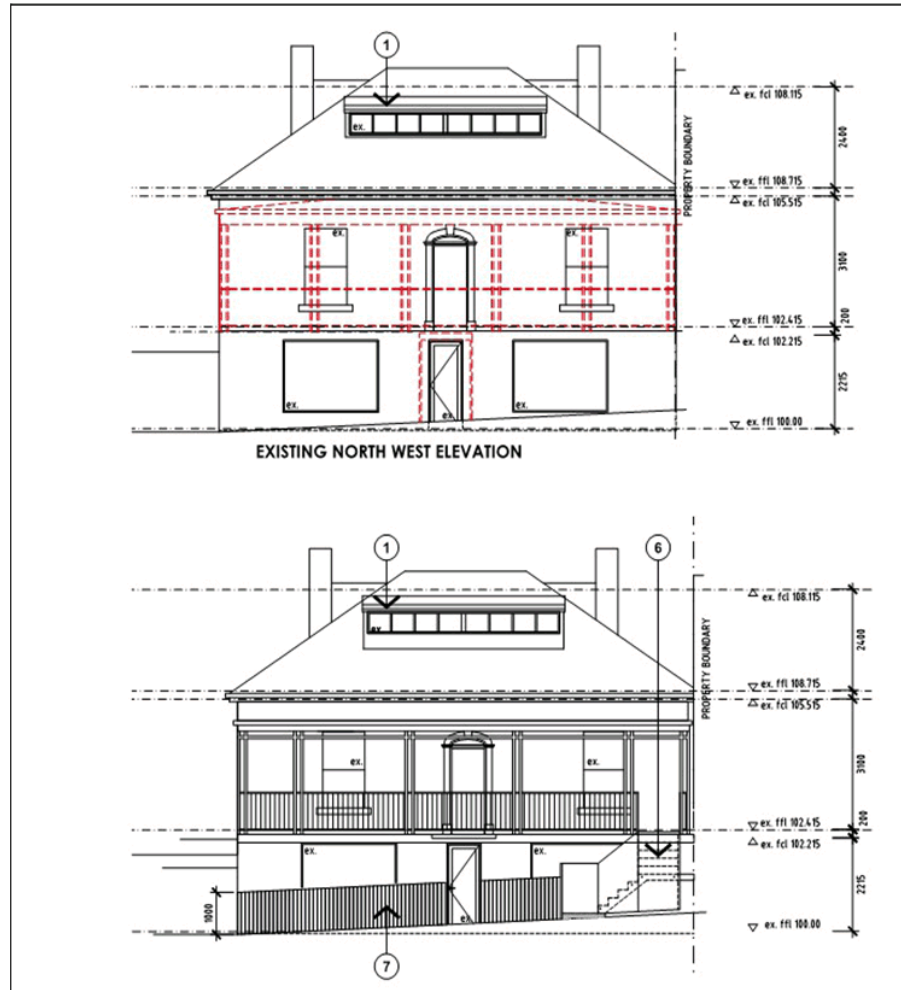


Figure 4: Elevations illustrating proposed demolition and alterations to Macquarie Street frontage.

**4. Background**

4.1 The site has been subject to several planning approvals in recent years. Planning approval was granted in 2020 for Partial Demolition and Alterations for Three Multiple Dwellings (One Existing, Two New) under PLN-19-841. A second approval was granted in 2021 for Partial Demolition and Alterations which included works to the existing dwelling on the Macquarie Street frontage of the site under PLN-21-772, a minor amendment to this DA included a pedestrian gate facing the adjoining right of way.

- 4.2 A third approval was granted in 2022 under PLN-22-546 for Partial Demolition, New Building, and Partial Change of Use to Four Multiple Dwellings (One Existing, Two Approved, One New) this converted the two-bedroom multiple dwelling approved under PLN-19-841 to two one-bedroom dwellings.
- 4.3 The most recent approval was granted in 2023 under PLN-22-832 for Partial Demolition, New Building, and Partial Change of Use to Five Multiple Dwellings (One Existing, Two Approved, Two New). Specifically this was to convert the fourth multiple dwelling (granted under PLN-22-546), which was spread across two levels, into two one-bedroom dwellings, with one dwelling per level. No additional car parking was approved.
- 4.4 The current approvals for the site therefore allow:
- five dwellings; and
  - three parking spaces all accessed of Davey St.
- 4.5 The current parking arrangement, as shown in Attachment 1 to this report, was originally supported by the Council's Development Engineer. However, after advertising, the Council's Senior Development Engineer reviewed the proposal and was of the view that the proposal could not be supported because it did not comply with the Parking and Access Code. The change in position was communicated applicant and a lengthy period of discussions ensued. The applicant was afforded the opportunity to prepare revised plans and provide a traffic impact assessment. Ultimately, Council's Senior Development Engineer remained of the view that the proposal could not satisfy the Parking and Access Code, notwithstanding the additional information provided. The applicant has chosen to continue with the application with an officer recommendation for refusal. The Council's Senior Development Engineer's report is provided as an attachment to this report.

## 5. Concerns raised by representors

- 5.1 No representations were received during the statutory advertising period between 28/02/23 - 15/03/23.

## 6. Assessment

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

the Council may approve or refuse the proposal on that basis. The ability to approve or refuse the proposal relates only to the performance criteria relied on.

- 6.2 The site is located within the Urban Mixed Use Zone of the *Hobart Interim Planning Scheme 2015*.
- 6.3 The existing use is Residential (multiple dwelling) and Business and Professional Services. There is no proposed change of use. The existing use is a permitted use in the zone.
- 6.4 The proposal has been assessed against:
- 6.4.1 D15.0 Urban Mixed Use Zone
  - 6.4.2 E5.0 Road and Railway Access Code
  - 6.4.3 E6.0 Parking and Access Code
  - 6.4.4 E7.0 Stormwater Management Code
  - 6.4.5 E13.0 Historic Heritage Code
- 6.5 The proposal relies on the following performance criteria to comply with the applicable standards:
- 6.5.1 Parking and Access Code:
    - Number of Parking Spaces - E6.6.1 P1*
    - Design of Vehicular Accesses - E6.7.2 P1*
    - Vehicle Passing Areas along an Access - E6.7.3 P1*
    - Layout of Parking Areas - E6.7.5 P1*
    - Surface Treatment of Parking Areas - E6.7.6 P1*
  - 6.5.2 Stormwater Management Code
    - Stormwater Drainage and Disposal - E7.7.1 P1*
  - 6.5.3 Historic Heritage Code:
    - Building and Works other than Demolition on a Listed Place- E13.7.2 P1; P2; P3; P4*
    - Building and Works other than Demolition in a Heritage Precinct - E13.8.2 P1; P3*



6.6 Each performance criterion is assessed below.

6.7 Number of Parking Spaces - E6.6.1 P1

6.7.1 The acceptable solution at clause 6.6.1 A1 requires the number of on-site car parking spaces must be no less than the number specified in Table E6.1

6.7.2 The proposal includes one (1) on-site car parking space for a two (2) bedroom multiple dwelling which requires two (2) spaces under Table E6.1

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

6.7.4 The performance criterion at clause 6.6.1 P1 provides as follows:

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

*(a) car parking demand generated by the proposed use during its proposed hours of operation;*

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

*(c) the availability and frequency of public transport within a 400 m 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 Historic Heritage Code;*

*(m) any existing on-street parking restrictions;*

*(n) the proportion of residential properties without off-street parking within a 100m radius of the subject site.*

6.7.5 The proposal was referred to Council's Senior 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 2 (two) on-site car parking spaces will sufficiently meet the likely demands associated with the development, with the exception of onsite visitor parking.**

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

**- There is a relatively large supply of on-street parking in the surrounding road network. Much of the available parking is in the form of time-restricted parking, with authorised residents excepted. Observations indicate that there is a large pool of parking that would be available to meet the potential demands of visitor and overflow parking, particularly after normal working hours.**

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

**- Metro Tasmania operate regular bus services along Macquarie Street 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. The deficiency existing is 2 car parking spaces, with the existing dwelling currently having no parking provisions.**

6.7.6 The proposal complies with the performance criterion. (It should also be noted that the provision of no on site parking would be considered to satisfy the performance criteria given that is the current arrangement for the dwelling.)

#### 6.8 Design of Vehicular Accesses - E6.7.2 P1

6.8.1 The acceptable solution at clause 6.7.2 A1 requires that in the case on non-commercial vehicle accesses, the location, sight distance, width and gradient of an access must be designed and constructed to comply with section 3 – “Access Facilities to Off-street Parking Areas and Queuing Areas” of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking.

6.8.2 The proposal included plans which includes 2m x 2.5m sight triangle areas abutting the driveway are not kept clear of obstructions to visibility due to the existing buildings either side of the access that extend to the frontage. Vehicle is also exiting access in reverse, impacting sight lines significantly.

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

6.8.4 The performance criterion at clause 6.7.2 P1 provides as follows:

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

*(a) avoidance of conflicts between users including vehicles, cyclists and pedestrians;*

*(b) avoidance of unreasonable interference with the flow of traffic on adjoining roads;*

*(c) suitability for the type and volume of traffic likely to be generated by the use or development;*

*(d) ease of accessibility and recognition for users.*

6.8.5 The proposal was referred to Council's Senior Development Engineer who has provided the following assessment:

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

*(a) avoidance of conflicts between users including vehicles, cyclists and pedestrians;*

**- Submitted documentation does not satisfy this requirement.**

**Sight distances at the frontage are not achieved, and as a result vehicles exiting from 250 Macquarie Street will be required to reverse over the footpath blind of any pedestrians, cyclists or vehicle movements. 250 Macquarie Street accesses Macquarie Street via a shared roadway along with 248 Macquarie Street. This access has never been utilised by 250 Macquarie Street from this shared roadway. As vehicles leave 250 Macquarie Street, no sight distances will be available for any other users of the right of way (cyclists, pedestrians and vehicles), making it dangerous for the other users. The roadway also serves as a pedestrian access for one of the rear units of 250 Macquarie Street making it a shared zone. Hence, conflict between users is very likely, and given that no sight distances are available for vehicles exiting 250 Macquarie Street the arrangement cannot be supported due to the safety risk.**

*(b) avoidance of unreasonable interference with the flow of traffic on adjoining roads;*

**- Submitted documentation does not satisfy this requirement.**

**The proposal would result in unreasonable interference with the flow of traffic on Macquarie Street. Vehicles exiting onto Macquarie Street would**

be required to impede 2 out of the 3 lanes of traffic to complete the turning manoeuvre. Given that Macquarie Street is governed by the department of state growth as an arterial road (main transportation corridor), and has a traffic volume greater than 32,000 vehicles per day, this arrangement would impact the traffic flow significantly.

(c) suitability for the type and volume of traffic likely to be generated by the use or development; and

- The access is not safe for the proposed configuration and additional loading in this location given the sight distance constraints and the volume of traffic on Macquarie Street.

(d) ease of accessibility and recognition for users.

-Submitted documentation does not satisfy this requirement.

The proposal does not have regard for ease of accessibility or recognition for users. The width of the access is 2650mm, below the minimum Australian Standard 3000mm, and does not allow access for a standard B85 vehicle (for example a Toyota Camry) to enter the parking area of 250 Macquarie Street. Given a vehicle cannot access the site, recognition for users and ease of accessibility is not achieved.

The design of the vehicle access point is not safe, efficient, or convenient. The documentation provided does not satisfy the Performance Criteria P1:E6.7.2 of the Planning Scheme. Given the impeded sight distances, high traffic volume, and inability to access the parking area due to the access constraints.



**Figure 4:** Sight Distances of access impeded. Note vehicles exiting the site would be doing so in reverse. (Officer Photo)

6.8.6 The proposal does not comply with the performance criterion.

6.9 Vehicle Passing Areas along an Access - E6.7.3 P1

6.9.1 The acceptable solution at clause 6.7.3 A1 requires that vehicular passing areas must be provided if it meets a road serving more than 6000 vehicles a day.

6.9.2 The subject site has a frontage to Macquarie Street, which serves more than 6000 vehicles a day, no vehicle passing areas have been provided.

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 6.7.2 P1 provides as follows:

*Vehicular passing areas must be provided in sufficient number, dimension and siting so that the access is safe, efficient and convenient, having regard to all of the following:*

*(a) avoidance of conflicts between users including vehicles, cyclists and*

*pedestrians;*

*(b) avoidance of unreasonable interference with the flow of traffic on adjoining roads;*

*(c) suitability for the type and volume of traffic likely to be generated by the use or development;*

*(d) ease of accessibility and recognition for users.*

6.9.5 The proposal was referred to Council's Senior Development Engineer who has provided the following assessment:

Vehicular passing areas must be provided in sufficient number, dimension and siting so that the access is safe, efficient and convenient, having regard to all of the following:

(a) avoidance of conflicts between users including vehicles, cyclists and pedestrians;

**- Submitted documentation does not satisfy this criteria.**

**No passing opportunity is given for vehicles, cyclists and pedestrians. Given the width of the access is 2650mm, only a single mode can use the access at one time. This will likely result in queuing occurring on Macquarie Street for vehicles entering and conflicts between users.**

(b) avoidance of unreasonable interference with the flow of traffic on adjoining roads;

**- Submitted documentation does not satisfy this criteria.**

**Given there is no passing opportunity, vehicles would be required to queue on Macquarie Street blocking a lane. Due to the access being shared between multiple users, the likelihood of this is increased. This would result in an unreasonable interference with the traffic flow, and may be dangerous given it could require a lane of free flowing traffic to stop suddenly.**

(c) suitability for the type and volume of traffic likely to be generated by the use or development;

**- The access is not safe for the proposed configuration and additional**



loading in this location given the sight distance constraints and the volume of traffic on Macquarie Street.

(d) ease of accessibility and recognition for users;

- Submitted documentation does not satisfy this criteria.

The proposal does not have regard for ease of accessibility or recognition for users. The width of the access is 2650mm, below the minimum Australian Standard 3000mm, and does not allow access for a standard B85 vehicle, hence manoeuvring within the access is not applicable. Two users are unable to use the access at the same time.

No passing bays are proposed, and the submitted documentation does not satisfy the Performance Criteria P1: E6.7.3 Vehicle Passing Area Along an Access. Given that the access is utilised by multiple users independent of each other and only a single user can use the access at one time, interference with traffic on Macquarie Street is likely to occur due to the queuing, and manoeuvring within the access unable to occur.

The lack of passing bays will result in unreasonable interference with the flow of traffic on Macquarie Street, an arterial road carrying over 32,000 vehicles per day governed by the Department of State Growth due to its significance. Ease of accessibility and recognition of users is not achieved with no recognition for the existing users of the access, with the width of the access (2650mm, Australian Standard is 3000mm) constrained by the vertical walls of 248 and 250 Macquarie Street, making the access not suitable for intensification.

6.9.6 The proposal does not comply with the performance criterion.

#### 6.10 Layout of Parking Areas - E6.7.5 P1

6.10.1 The acceptable solution at clause 6.7.5 A1 requires that the layout of car parking spaces, access aisles, circulation roadways and ramps must be designed and constructed to comply with section 2 "Design of Parking Modules, Circulation Roadways and Ramps" of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking and must have sufficient headroom to comply with clause 5.3 "Headroom" of the same Standard.

6.10.2 Submitted documentation does not satisfy the Australian Standards with respect to car parking space dimensions, aisle width, parking module gradient, driveway gradient and with transitions, and blind aisle end widening.

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

6.10.4 The performance criterion at clause 6.7.5 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.*

6.10.5 The proposal was referred to Council's Senior Development Engineer who has provided the following assessment:

**Not Acceptable. The parking layout is not functional and vehicles are unable to enter the site safely. Hence, ease of access, egress and manoeuvring on-site is not provided.**

**The parking space proposed is below the minimum width and length. A blind aisle extension is not incorporated into the design, and in combination with the 3m aisle width the parking layout does not allow for a car to access the parking space as proposed. The width of the driveway (2650mm) is below the minimum Australian Standard (3000mm), and restricts access to the parking area. Swept paths below show vehicles unable to enter the parking area, coming into contact with the fixed building walls of 248 Macquarie and 250 Macquarie. The parking layout proposed is not functional, and the submitted documentation does not meet the Performance Criteria P1:E6.7.5.**

6.10.6 The proposal does not comply with the performance criterion.

#### 6.11 Surface Treatment of Parking Areas - E6.7.6 P1

6.11.1 The acceptable solution at clause 6.7.6 A1 requires that parking spaces and vehicle circulation roadways must be paved or treated with a durable all weather pavement where within 75m of a property boundary or sealed roadway and drained to an approved stormwater system unless the road from which access is provided to the property is unsealed.

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

6.11.3 The performance criterion at clause 6.7.6 P1 provides as follows:

*Parking spaces and vehicle circulation roadways must not unreasonably detract from the amenity of users, adjoining occupiers or the quality of the environment through dust or mud generation or sediment transport, having regard to all of the following:*

*(a) the suitability of the surface treatment;*

*(b) the characteristics of the use or development;*

*(c) measures to mitigate mud or dust generation or sediment transport.*

6.11.4 The proposal was referred to Council's Senior Development Engineer who has provided the following assessment:

Parking spaces and vehicle circulation roadways must not unreasonably detract from the amenity of users, adjoining occupiers or the quality of the environment through dust or mud generation or sediment transport, having regard to all of the following:

(a) the suitability of the surface treatment;

**- not suitable, documentation does not satisfy this requirement.**

**Surface treatment is not suitable with the portion of 'loose gravel driveway' requiring significant turning manoeuvres.**

(b) the characteristics of the use or development; and

**- not suitable, documentation does not satisfy this requirement.**

**Gravel is not suitable for inner city development, and not with an adjoining shared roadway. Gravel will be transported into the shared roadway and eventually onto Macquarie Street footpath, becoming a trip hazard for pedestrians. This will also detract from the safety of the access.**

(c) measures to mitigate mud or dust generation or sediment transport.

**- not suitable, no mitigation methods have been proposed.**

**Drainage for the parking area is inadequate. The location proposed for the gravel surface is not acceptable due to vehicle manoeuvring over the area. The gravel surface is not suitable for an inner city development, and it is likely gravel will be transported onto the shared roadway and**

**Macquarie Street becoming a hazard for pedestrians. No mitigation methods are proposed to stop the transportation of the gravel. Given this, the documentation submitted does not satisfy the Performance Criteria P1 E6.6.7 of the planning scheme.**

6.11.5 The proposal does not comply with the performance criterion.

6.12 Stormwater Drainage and Disposal - E7.7.1 P1

6.12.1 The acceptable solution at clause 7.7.1 A1 requires that stormwater from new impervious surfaces must be disposed of by gravity to public stormwater infrastructure.

6.12.2 Drainage plans have not been provided and on this basis it is not clear if disposal of stormwater via gravity will be achieved.

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

6.12.4 The performance criterion at clause 7.7.1 P1 provides as follows:

*Stormwater from new impervious surfaces must be managed by any of the following:*

*(a) disposed of on-site with soakage devices having regard to the suitability of the site, the system design and water sensitive urban design principles*

*(b) collected for reuse on the site;*

*(c) disposed of to public stormwater infrastructure via a pump system which is designed, maintained and managed to minimise the risk of failure to the satisfaction of the Council.*

6.12.5 The proposal was referred to Council's Senior Development Engineer who has provided the following assessment:

Submitted plans appear to indicate stormwater from new impervious surfaces being able to be disposed of by gravity to public stormwater infrastructure.

To be verified at Plumbing Permit stage.

6.12.6 The proposal complies with the performance criterion.

## 6.13 Historic Heritage Code E13.0

6.13.1 The subject site is located in a Historic Heritage Precinct and as such was referred to Council's Cultural Heritage Officer who has provided the following assessment:

This application is for a place that is heritage listed in Table E13.1 and also located in the Hobart 4 Heritage Precinct.

This application is preceded by the following DAs: PLN-21-772, PLN-21-511 (withdrawn) and PLN-19-841. An application for an extension of time has also been issued, ETA-22-39 for PLN-19-841. There is also a minor amendment PAM-22-103 and a building set issued (BLD-22-27) for PLN-21-772. There is currently another building set (BLD-22-54) for PAM-103 which links back to PLN-19-841.

Further to this there have been additional applications, PLN-22-546 and PLN-22-832, The following two conditions (HER 10 and HER 17c) were included in PLN-22-832, firstly as a result of the inclusion of a side gate configuration which included little in the way of detail.

Comment was also provided in the assessment for PLN-22-832:

"Given the incremental nature of change and the lack of clarity about what is being proposed, it is recommended that a condition be imposed for the gate not be approved as part of this DA, but be resolved by way of condition as part of the future DA PLN-22-862. An alternative option could be for there to be a separate and new DA for the gate.

In terms of this current DA, what is being proposed displays incremental change to the rear non-heritage structures so they encroach further toward the rear of the heritage listed house with new 'noncombustible fence' steps and addition 190mm fire rated blockwork wall that now sits within the private open space associated with the front house. This is yet another application in the ongoing stream of minor incremental changes to the original DA which results in further incursions into the curtilage of the heritage listed place and the new development. There is, however, little in the way of the heritage assessment that results in this application failing to satisfy the above provisions."

**HER 10**

**The proposed stacking gate (as shown on drawing A04, Proposed Basement Floor Plan, dated 08/12/2022 ) is not approved.**

**Prior to the issue of any approval under the Building Act 2016, revised plans must be submitted and approved as a Condition Endorsement removing the gate from all drawings and in accordance with the above requirement.**

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

*Advice:*

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

Reason for condition

To ensure that work at a heritage place and in a heritage precinct does not result in the loss of historic cultural heritage values.

**HER 17c**

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

Reason for condition

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

This application is within the area between the 19th century cottage on Macquarie Street and the modified rear structures (units). This DA is for a new pergola - open frame structure across the south west boundary and the previously refused sliding gate that has been included with further and additional details. There is also a change to the previously approved triangular deck which is now reduced in scale to a smaller porch cover with a square roof plan. There is also a car parking space and maneuvering area. No additional demolition is proposed to what has already been approved or already been modified.

E13.7.2 P1, P2, P3, P4 and E13.8.2 P1 and P3, new work at a heritage place and in a heritage precinct.

The proposal is modest in scale, minor and subservient to the heritage listed place nor does it result in detriment or detract from the precinct values. The above comments in relation to the incremental change remain current.

In summary, the proposal satisfies the above provisions for new work at a heritage place and in a heritage precinct.

The above condition HER 17c should remain on the permit.

Sarah Waight  
Senior Cultural Heritage Officer  
16 March 2023

6.13.2 The proposal complies with the performance criterion.

## 7. Discussion

- 7.1 Planning approval is sought for Partial Demolition, Alterations, Extension, Front Fencing, and Alterations to Carparking, at 250 Macquarie Street, Hobart.
- 7.2 The application was advertised and no representations were received.

7.3 The current proposed parking arrangement, as shown in Attachment 1 to this report, was originally supported by the Council's Development Engineer. However, after advertising, the Council's Senior Development Engineer reviewed the proposal and was of the view that the proposal could not be supported because it did not comply with the Parking and Access Code. The change in position was communicated applicant and a lengthy period of discussions ensued. The applicant was afforded the opportunity to prepare revised plans and provide a traffic impact assessment. The revised documentation that was submitted still did not address the fundamental issues with the proposal - that the access is unsafe requiring a person to exit the site in reverse with impeded sight lines and no passing bays. The TIA that was provided did not address the relevant scheme provisions. Ultimately, Council's Senior Development Engineer remains of the view that the proposal cannot satisfy the Parking and Access Code, notwithstanding the additional information provided.

It should also be reiterated that:

- 250 Macquarie St currently has no vehicular access off Macquarie Street, instead relying on access off Davey St. The owner of the site has removed the ability of the front dwelling to access Davey Street by constructing four dwellings behind it.
- Only 248 Macquarie Street utilises the existing access off Macquarie St, and this property has adequate space on its site to allow for on site turning so that people can exit the site in a forwards direction.
- The current proposal therefore seeks to intensify the use of the access by providing vehicle access and parking to the front dwelling and pedestrian access for occupants of one of the rear dwellings on 250 Macquarie St, without any passing bays, requiring people to exit the site in reverse across a footpath and onto a major arterial road, with impeded sight lines.
- Officers are supportive of the provision of no onsite parking for this dwelling, given that is the existing situation.

Nevertheless, the applicant has chosen to continue with the application with an officer recommendation for refusal. The Council's Senior Development Engineer's report is provided as an attachment to this report.

7.4 The proposal has been assessed against the relevant provisions of the planning scheme and is not considered to perform well with respect to the Parking and Access Code.

7.5 The proposal has been assessed by other Council officers, including the Council's Senior Development Engineer and Cultural Heritage Officer. The Council's Senior Development Engineer has raised objection to the proposal.



7.6 The proposal is recommended for refusal.

**8. Conclusion**

8.1 The proposed Partial Demolition, Alterations, Extension, Front Fencing, and Alterations to Carparking, at 250 Macquarie Street, Hobart does not satisfy the relevant provisions of the *Hobart Interim Planning Scheme 2015*, and as such is recommended for refusal.

## 9. Recommendations

That: Pursuant to the *Hobart Interim Planning Scheme 2015*, the Planning Committee, in accordance with the delegations contained in its terms of reference, refuses the application for Partial Demolition, Alterations, Extension, Front Fencing, and Alterations to Carparking, at 250 Macquarie Street, Hobart for the following reasons:

- 1 The proposal does not meet the acceptable solution or the performance criterion with respect to clause E6.7.2 of the *Hobart Interim Planning Scheme 2015* because the proposed access design is not safe, efficient, or convenient having regard to: avoidance of conflicts between users including vehicles, cyclists and pedestrians; avoidance of unreasonable interference with the flow of traffic on adjoining roads; suitability for the type and volume of traffic likely to be generated by the use or development; and ease of accessibility and recognition for users.
- 2 The proposal does not meet the acceptable solution or the performance criterion with respect to clause E6.7.3 of the *Hobart Interim Planning Scheme 2015* because the proposal does not include any passing bays so that the access is not safe, efficient or convenient, having regard to: avoidance of conflicts between users including vehicles, cyclists and pedestrians; avoidance of unreasonable interference with the flow of traffic on adjoining roads; suitability for the type and volume of traffic likely to be generated by the use or development; and ease of accessibility and recognition for users.
- 3 The proposal does not meet the acceptable solution or the performance criterion with respect to clause E6.7.5 of the *Hobart Interim Planning Scheme 2015* because the proposed parking layout is not safe and does not ensure ease of access, egress and manoeuvring on-site.
- 4 The proposal does not meet the acceptable solution or the performance criterion with respect to clause E6.7.6 of the *Hobart Interim Planning Scheme 2015* because the proposal includes a surface treatment which is not suitable for the location and does not include satisfactory dust and sediment mitigation, and will therefore unreasonably detract from the amenity of users, adjoining occupiers, and the quality of the environment.



(Michael McClenahan)

**Development Appraisal Planner**

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



(Helen Ayers)

**Acting Senior Statutory Planner**

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

Date of Report: 26 September 2023

**Attachment(s):**

Attachment B - Planning Committee Agenda Documents

Attachment C - Planning Referral Officer Development Engineering Report

<b>PROPOSED PARKING &amp; ENTRY STAIRS at No. 250 MACQUARIE STREET, HOBART, 7000 for LOCAL PROPERTY GROUP PTY LTD</b>		<b>DE JOB No 5305</b>
<b>ISSUE: AS CONSTRUCTED SET - 22.12.22</b>		
DWG. No.	DRAWING	ISSUE
5305 - A01	DRAWING INDEX	B
5305 - A02	PROPOSED SITE PLAN	B
5305 - A03	PROPOSED SITE PARKING PLAN	B
5305 - A04	PROPOSED SETOUT PARKING PLAN	B
5305 - A05	EX/DEMO & PROPOSED BASEMENT FLOOR PLAN	B
5305 - A06	EXISTING GROUND FLOOR PLAN	B
5305 - A07	PROPOSED GROUND FLOOR PLAN	B
5305 - A08	EX/DEMO FIRST FLOOR PLAN	B
5305 - A19	NE ELEVATIONS	B
5305 - A10	SE ELEVATIONS	B
5305 - A11	NW ELEVATIONS	B

**IMPORTANT**

1. USE WRITTEN DIMENSIONS ONLY.
2. DO NOT SCALE DRAWINGS.
3. THE CONTRACTOR IS TO CHECK ALL LEVELS, DATUMS, AND DIMENSIONS IN RELATION TO THE DRAWINGS AND THE SITE BEFORE PROCEEDING WITH THE WORK OR SHOP DRAWINGS.
4. ENSURE THAT THIS DRAWING AND ANY ACCOMPANYING DETAILS AND/OR SPECIFICATIONS HAVE BEEN STAMPED AS 'APPROVED' BY THE RELEVANT LOCAL AUTHORITY.
5. THE PROPRIETOR IS TO ENSURE THAT ANY 'CONDITIONS OF APPROVAL' ISSUED BY THE BUILDING SURVEYOR, RELEVANT COUNCIL AND OTHER STATUTORY AUTHORITIES ARE PASSED ONTO THE CONTRACTOR BEFORE CONSTRUCTION BEGINS.
6. MATERIALS AND WORKMANSHIP SHALL CONFORM WITH RELEVANT STANDARDS, BUILDING CODE OF AUSTRALIA AND PRODUCT MANUFACTURERS WRITTEN INSTRUCTIONS.
7. ANY ALTERATION TO THE CONSTRUCTION AND/OR MATERIALS INDICATED IN THESE DRAWINGS IS TO BE APPROVED BY DESIGN EAST, THE ENGINEER, THE BUILDING SURVEYOR, AND THE PROPRIETOR BEFORE PROCEEDING WITH THE WORK.
8. IF THERE ARE ANY QUERIES IN RELATION TO DIMENSIONS, LEVELS OR CONSTRUCTION DETAILS, CONTACT:

**design . EAST**  
 phone 6223 6740 email admin@designeast.com.au

**AMENDED**

153A Davey Street Hobart  
 Tasmania 7000  
 Phone (03) 6223 6740  
 Email design@designeast.com.au  
 Admin@designeast.com.au  
 Accreditation No. CC19110

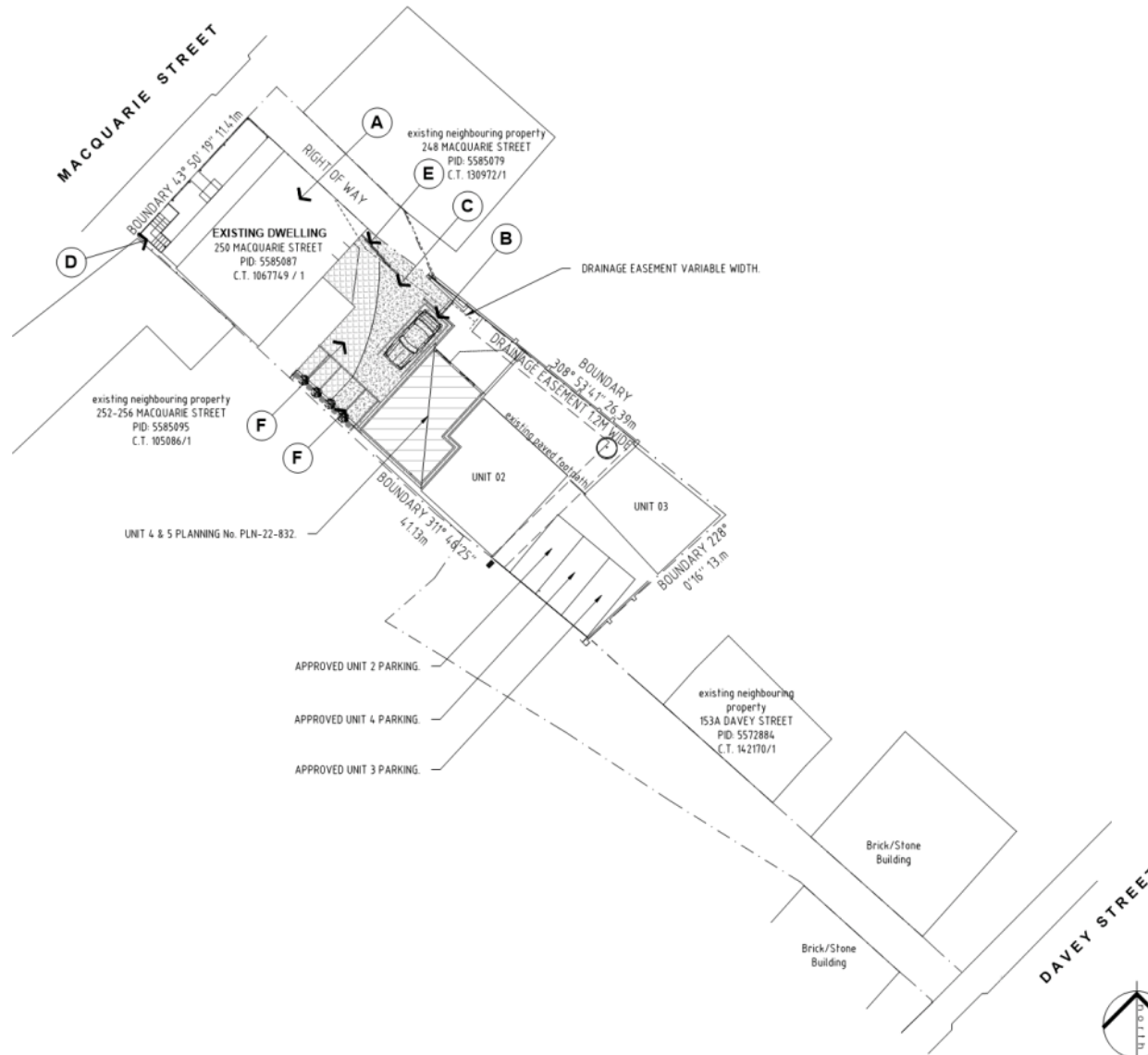


SITE NOTES	
Property Address:	250 Macquarie Street, HOBART 7000
Property ID:	5585087
Title Reference:	1067749 / 1
Site Area:	5312m <sup>2</sup>
Municipality:	Hobart City Council
Owner:	LOCAL PROPERTY GROUP P/L

SITE KEY	
<b>A</b>	OUTLINE OF EXISTING RESIDENCE.
<b>B</b>	PROPOSED 1 x CAR PARKING SPACE.
<b>C</b>	PROPOSED IMPERVIOUS EXPOSED CONCRETE DRIVEWAY. FALL TO PIT.
<b>D</b>	PREVIOUS APPROVED CONCRETE STAIRS & CORTEN BALUSTRADE.
<b>E</b>	PROPOSED SLIDING GATE.
<b>F</b>	PROPOSED OPEN FRAME PERGOLA SYSTEM.
<b>G</b>	PROPOSED LOOSE GRAVEL. FALL TO PIT.

EXISTING CAR PARKING	
CAR PARKING SPACES	= 0

PROPOSED CAR PARKING	
CAR PARKING SPACES	= 1



PROPOSED SITE PLAN

SHEET No. 3 OF 11

ISSUE	DESCRIPTION	DATE	DRAWN
A	PARKING PROPOSAL DA	20.12.22	DA
B	REVISED PLANNING APPLICATION	08.02.23	DA

Project:	PARKING & ENTRY STAIRS 250 MACQUARIE STREET, HOBART TAS 7000 LOCAL PROPERTY GROUP PTY LTD
Drawn:	PROPOSED SITE PLAN
design/EAST registered trading name for design/EAST Pty. Ltd.	

SCALE:	DRG NO:
1:500 @ A3	AC3
DRAWN:	DATE:
DA	22.12.22

153 Davey Street Hobart Tasmania 7000 Phone (03)6223 6740 Email design@designeast.com.au Web www.designeast.com.au Accreditation No. CC1917 0
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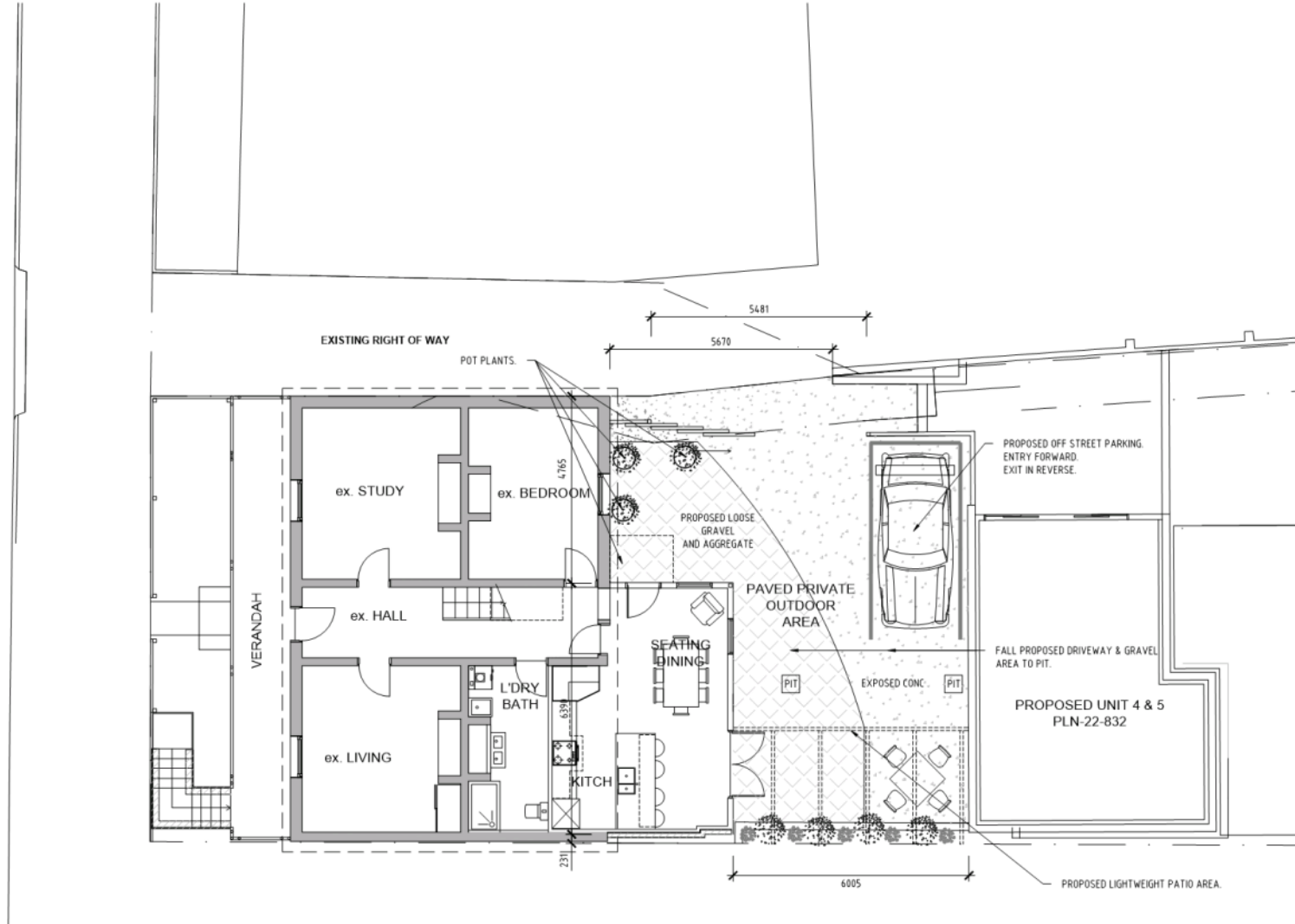
**AMENDED**

design



**EAST**

building design and interior architecture



SHEET No. **3** OF 11

ISSUE	DESCRIPTION	DATE	DRAWN
A	PARKING PROPOSAL DA	20.12.22	DA
B	REVISED PLANNING APPLICATION	08.02.23	DA

Project: PARKING & ENTRY STAIRS  
 250 MACQUARIE STREET, HOBART TAS 7000  
 LOCAL PROPERTY GROUP PTY LTD  
 Drawing: PROPOSED SITE PARKING PLAN  
 design/EAST registered trading name for design/EAST Pty. Ltd

SCALE: 1:100 @ A3  
 DRG NO: AC3  
 DATE: 22.12.22  
 DRAWN: DA

153 Dawey Street Hobart  
 Tasmania 7000  
 Phone: (03)6223 6740  
 Email: design@designand.com.au  
 Web: www.designand.com.au  
 Accreditation No: CC1917 0

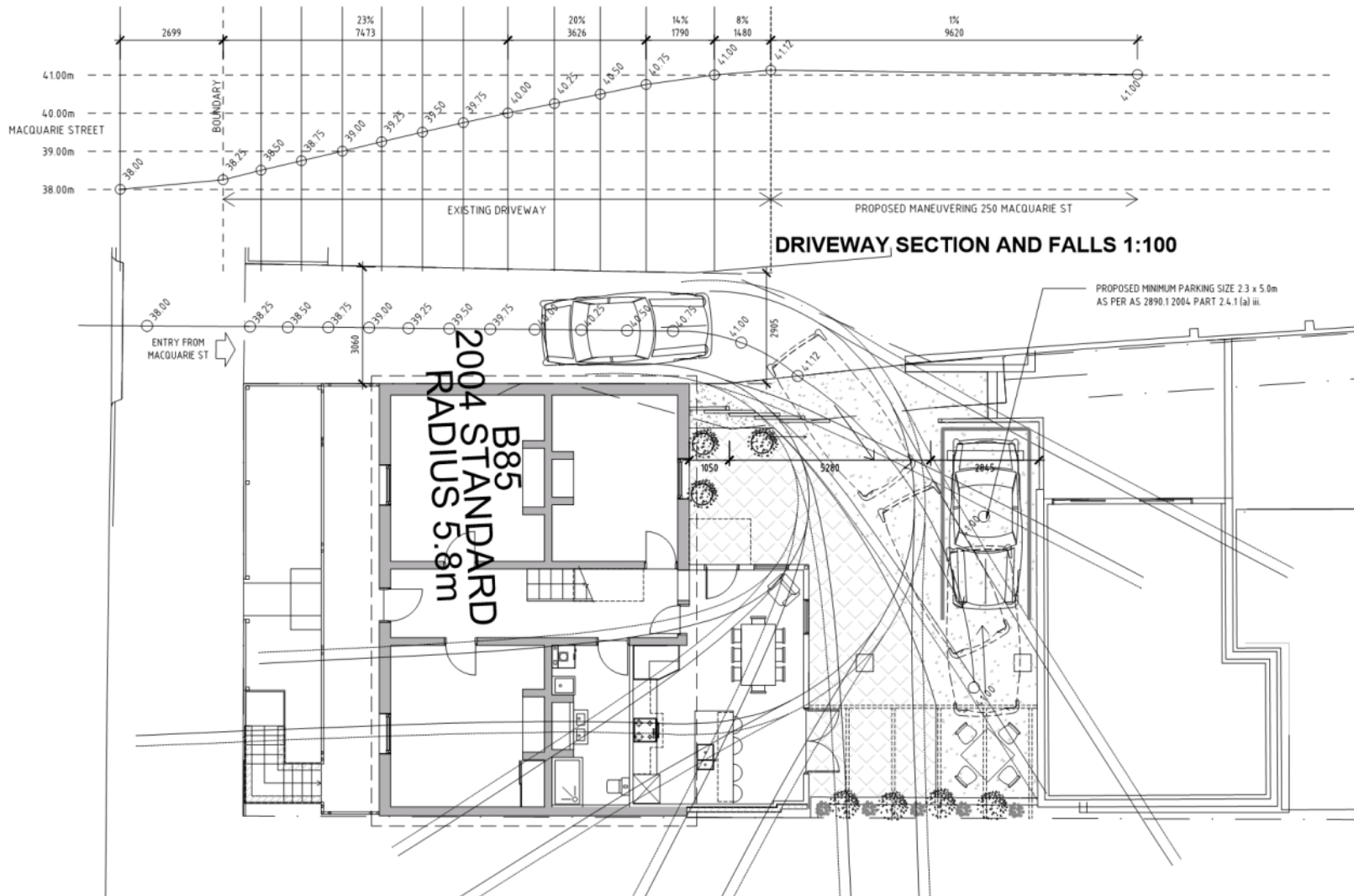
PROPOSED SITE PARKING PLAN

**AMENDED**

*design*

**EAST**

building design and interior architecture



SHEET No. 4 OF 11

ISSUE	DESCRIPTION	DATE	DRAWN
A	PARKING PROPOSAL DA	20.12.22	DA
B	REVISED PLANNING APPLICATION	08.02.23	DA

Project:	PARKING & ENTRY STAIRS 250 MACQUARIE STREET, HOBART TAS 7000 LOCAL PROPERTY GROUP PTY LTD
Drawn:	PROPOSED SITE PARKING PLAN <small>design EAST registered trading name for design EAST Pty. Ltd</small>

SCALE:	DRG. NO.:
1:100 @ A3	AO4
DRAWN:	DATE:
DA	22.12.22

153 Dawey Street Hobart  
 Tasmania 7000  
 Phone (03)6223 6740  
 Email design@designeast.com.au  
 Web www.designeast.com.au  
 Accreditation No. CC1917 0

PROPOSED SITE PARKING PLAN

**AMENDED**

*design*

**EAST**

building design and interior architecture

LEGEND	
MARK	DESCRIPTION
	EXISTING WALLS TO BE RETAINED.
	EXISTING WALLS TO BE DEMOLISHED.
	PROPOSED WALLS.

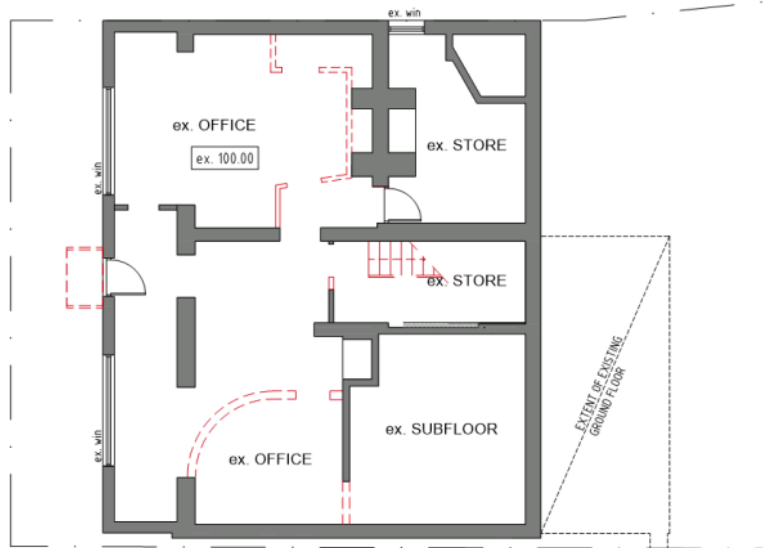
  

EXISTING DWELLING AREA
EXISTING DWELLING AREA 110 ± sqm

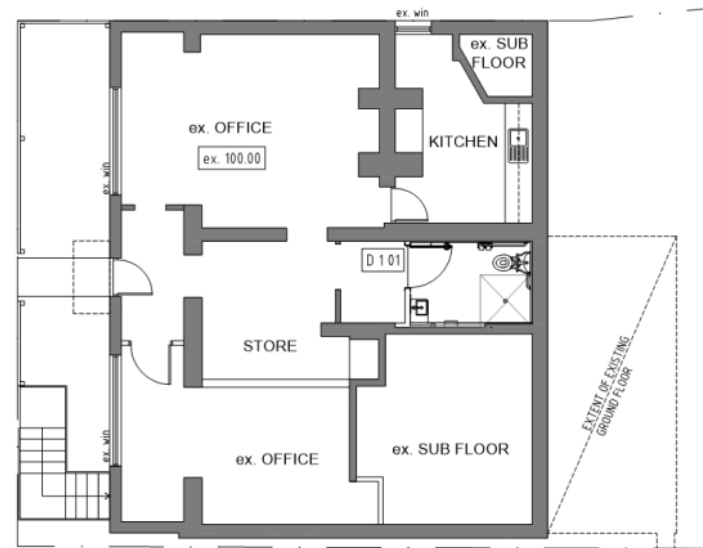
DEMOLITION NOTES		
<p>GENERALLY DEMOLITION WORKS MUST BE CARRIED OUT IN ACCORDANCE WITH AS 2601-2001: DEMOLITION OF STRUCTURES &amp; REGULATIONS 29, 30 &amp; 31 OF THE BUILDING REGULATIONS (Tas.) 2019.</p> <p>BUILDINGS PRIOR TO 1990 MAY CONTAIN ASBESTOS BUILDINGS PRIOR TO 1986 ARE LIKELY TO CONTAIN ASBESTOS EITHER IN CLADDING MATERIAL OR IN FIRE RETARDANT INSULATION MATERIAL. THE BUILDER SHOULD CHECK &amp; IF NECESSARY, TAKE APPROPRIATE ACTION BEFORE DEMOLISHING, CUTTING, SANDING, DRILLING OR OTHERWISE DISTURBING THE EXISTING STRUCTURE.</p>	<p>PROCEDURES &amp; METHODS OF DEMOLITION MUST BE ADEQUATE TO PREVENT INJURY TO PERSONS &amp; AVOID DAMAGE TO NEIGHBORING PROPERTY.</p> <p>BEFORE REMOVING EXISTING WALLS SHOWN TO BE DEMOLISHED, BUILDER SHALL CONFIRM ON-SITE WHETHER THEY ARE LOAD-BEARING OR NOT. IF IT IS FOUND THAT THEY ARE LOAD-BEARING, A STRUCTURAL ENGINEER MUST BE ENGAGED TO DETERMINE ANY BEAMS REQUIRED TO SUPPORT THESE EXISTING LOADS.</p>	<p>ALL REDUNDANT STORMWATER, SEWER &amp; WATER CONNECTIONS ASSOCIATED WITH THE DEMOLITION SHALL BE CUT &amp; SEALED TO THE SATISFACTION OF COUNCIL'S SENIOR PLUMBING INSPECTOR.</p> <p>THE REMOVAL OF EXISTING PLUMBING FIXTURES SHALL INCLUDE ALL ASSOCIATED WASTE &amp; VENT PIPES, FLOOR DRAINS, WATER SERVICE PIPEWORK BRACKETS, SUPPORTS etc. &amp; SEAL OFF EXISTING SERVICES. SEAL OFF &amp; MAKE GOOD ALL FLOOR, WALL &amp; ROOF PENETRATIONS.</p> <p>GENERALLY, MAKE GOOD TO EXISTING FLOORS, WALLS &amp; CEILINGS WHERE ALL DEMOLITION WORK OCCURS TO MATCH EXISTING AS &amp; WHERE REQUIRED.</p>

SHEET No. 5 OF 11

ISSUE	DESCRIPTION	DATE	DRAWN
A	PARKING PROPOSAL DA	20.12.22	DA
B	REVISED PLANNING APPLICATION	08.02.23	DA



EXISTING BASEMENT FLOOR PLAN



PROPOSED BASEMENT FLOOR PLAN

Project
PARKING & ENTRY STAIRS 250 MACQUARIE STREET, HOBART TAS 7000 LOCAL PROPERTY GROUP PTY LTD
Drawn
EX/DEMO & PROPOSED BASEMENT FLOOR PLAN design/EAST registered trading name for design/EAST Pty. Ltd.

SCALE	DRG. NO.	DATE
1:100 @ A3	A05	22.12.22
DRAWN	DATE	
DA	22.12.22	

153 Davey Street Hobart Tasmania 7000 Phone (0)36223 6740 Email design@designand.com.au Web www.designand.com.au Accreditation No. CC19170
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EX/DEMO & PROPOSED BASEMENT FLOOR PLAN

**AMENDED**

*design*

**EAST**  
 building design and interior architecture



LEGEND	
MARK	DESCRIPTION
	EXISTING WALLS TO BE RETAINED.
	EXISTING WALLS TO BE DEMOLISHED.
	PROPOSED WALLS.

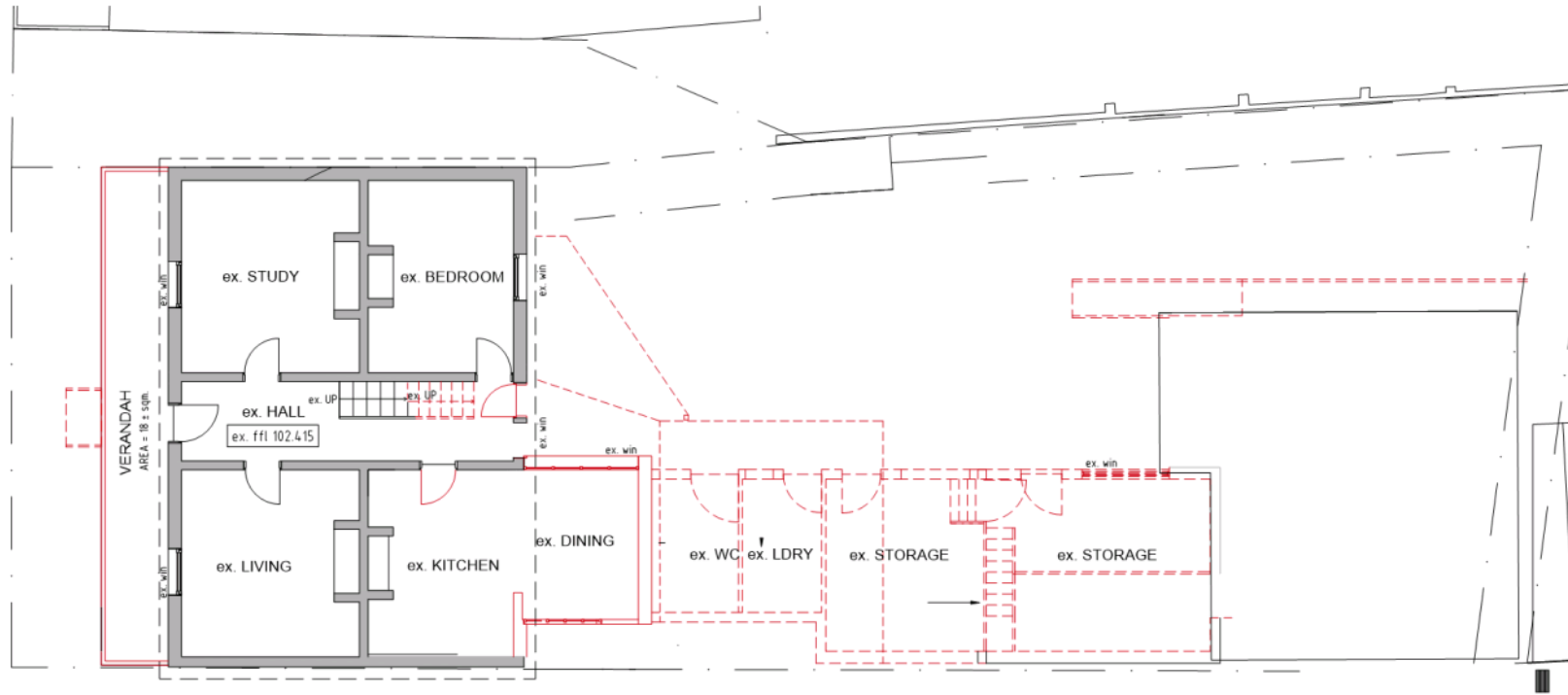
  

EXISTING DWELLING AREA
EXISTING DWELLING AREA 120 ± sqm

DEMOLITION NOTES		
<p>GENERALLY DEMOLITION WORKS MUST BE CARRIED OUT IN ACCORDANCE WITH AS 2601-2001: DEMOLITION OF STRUCTURES &amp; REGULATIONS 29, 30 &amp; 31 OF THE BUILDING REGULATIONS (Tas.) 2019.</p> <p>BUILDINGS PRIOR TO 1990 MAY CONTAIN ASBESTOS BUILDINGS PRIOR TO 1986 ARE LIKELY TO CONTAIN ASBESTOS EITHER IN CLADDING MATERIAL OR IN FIRE RETARDANT INSULATION MATERIAL. THE BUILDER SHOULD CHECK &amp;, IF NECESSARY, TAKE APPROPRIATE ACTION BEFORE DEMOLISHING, CUTTING, SANDING, DRILLING OR OTHERWISE DISTURBING THE EXISTING STRUCTURE.</p>	<p>PROCEDURES &amp; METHODS OF DEMOLITION MUST BE ADEQUATE TO PREVENT INJURY TO PERSONS &amp; AVOID DAMAGE TO NEIGHBORING PROPERTY.</p> <p>BEFORE REMOVING EXISTING WALLS SHOWN TO BE DEMOLISHED, BUILDER SHALL CONFIRM ON-SITE WHETHER THEY ARE LOAD-BEARING OR NOT. IF IT IS FOUND THAT THEY ARE LOAD-BEARING, A STRUCTURAL ENGINEER MUST BE ENGAGED TO DETERMINE ANY BEAMS REQUIRED TO SUPPORT THESE EXISTING LOADS.</p>	<p>ALL REDUNDANT STORMWATER, SEWER &amp; WATER CONNECTIONS ASSOCIATED WITH THE DEMOLITION SHALL BE CUT &amp; SEALED TO THE SATISFACTION OF COUNCIL'S SENIOR PLUMBING INSPECTOR.</p> <p>THE REMOVAL OF EXISTING PLUMBING FIXTURES SHALL INCLUDE ALL ASSOCIATED WASTE &amp; VENT PIPES, FLOOR DRAINS, WATER SERVICE PIPEWORK BRACKETS, SUPPORTS etc &amp; SEAL OFF EXISTING SERVICES. SEAL OFF &amp; MAKE GOOD ALL FLOOR, WALL &amp; ROOF PENETRATIONS.</p> <p>GENERALLY, MAKE GOOD TO EXISTING FLOORS, WALLS &amp; CEILINGS WHERE ALL DEMOLITION WORK OCCURS TO MATCH EXISTING AS &amp; WHERE REQUIRED.</p>

SHEET No. 6 OF 11

ISSUE	DESCRIPTION	DATE	DRAWN
A	PARKING PROPOSAL DA	20.12.22	DA
B	REVISED PLANNING APPLICATION	08.02.23	DA



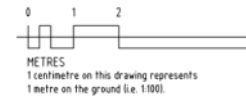
Project
PARKING & ENTRY STAIRS 250 MACQUARIE STREET, HOBART TAS 7000 LOCAL PROPERTY GROUP PTY LTD
Drawn
EX/DEMO GROUND FLOOR PLAN design/EAST registered trading name for design/EAST Pty Ltd

DRG NO.	SCALE	DATE
A06	1:100 @ A3	22.12.22
DRAWN	DATE	
DA	22.12.22	

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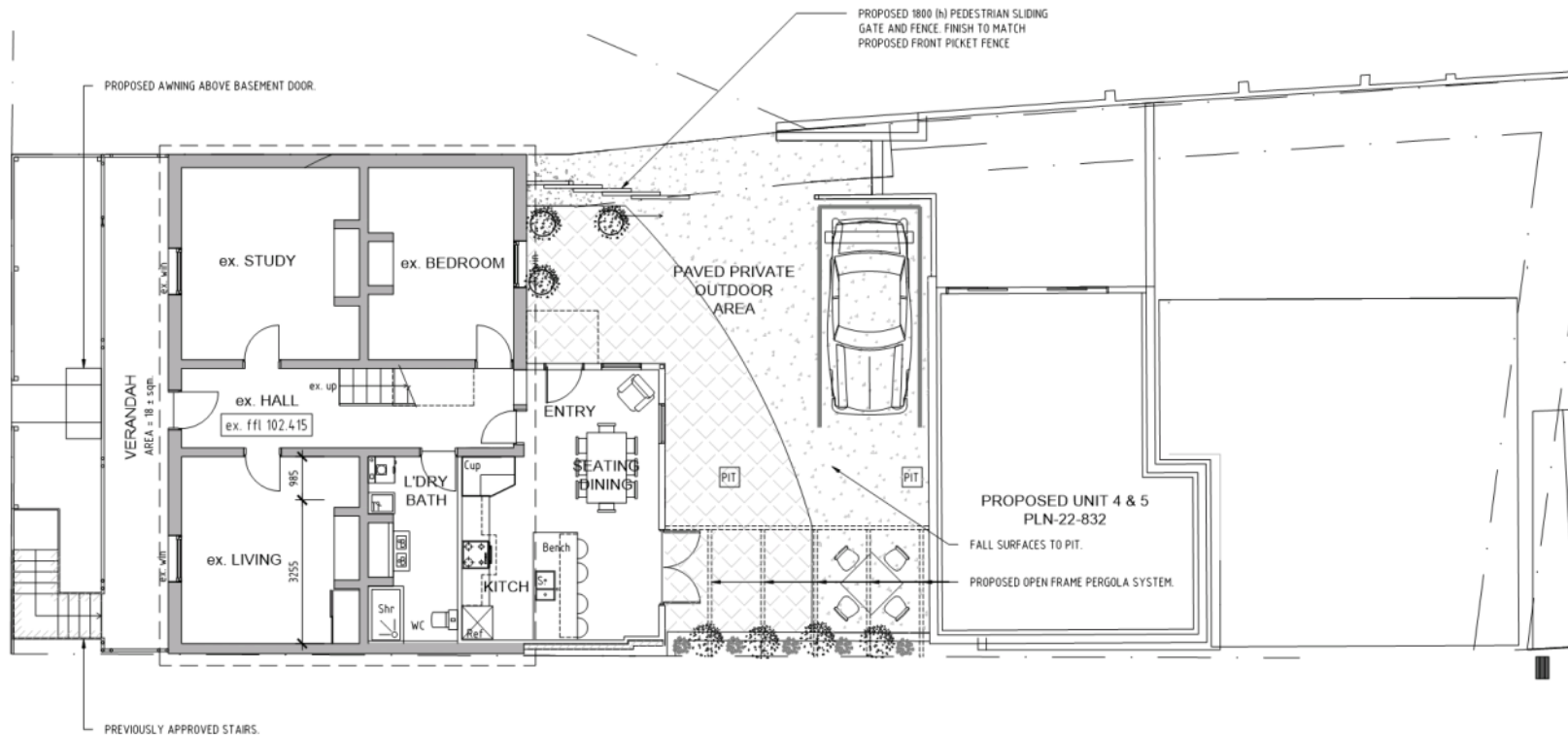
EX/DEMO GROUND FLOOR PLAN

**AMENDED**



LEGEND	
MARK	DESCRIPTION
	EXISTING WALLS TO BE RETAINED.
	90mm STUDWORK WALL (internal wall).
	140mm STUDWORK WALL (external wall).
	190mm BLOCKWORK WALL.

PROPOSED DWELLING AREA
EXISTING DWELLING AREA 128 ± sqm



SHEET No. 7 OF 11

ISSUE	DESCRIPTION	DATE	DRAWN
A	PARKING PROPOSAL DA	20.12.22	DA
B	REVISED PLANNING APPLICATION	08.02.23	DA

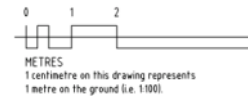
Project:	PARKING & ENTRY STAIRS 250 MACQUARIE STREET, HOBART TAS 7000 LOCAL PROPERTY GROUP PTY LTD
Drawn:	PROPOSED GROUND FLOOR PLAN
design EAST registered trading name for design EAST Pty. Ltd.	

SCALE:	DRG NO.:
1:100 @ A3	A07
DATE:	DRAWN:
22.12.22	DA

153 Davey Street Hobart  
 Tasmania 7000  
 Phone (03)6223 6740  
 Email [design@designeast.com.au](mailto:design@designeast.com.au)  
 Web [www.designeast.com.au](http://www.designeast.com.au)  
 Accreditation No. CC19170

PROPOSED GROUND FLOOR PLAN

**AMENDED**



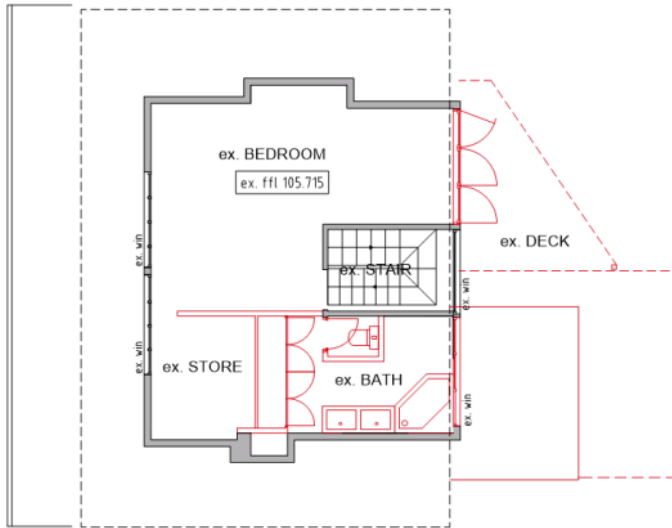
**design EAST**  
 building design and interior architecture

LEGEND	
MARK	DESCRIPTION
	EXISTING WALLS TO BE RETAINED.
	EXISTING WALLS TO BE DEMOLISHED.
	PROPOSED WALLS.

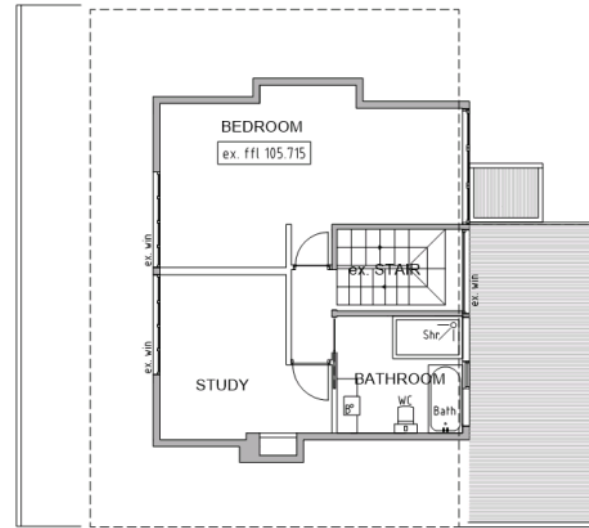
EXISTING DWELLING AREA
EXISTING DWELLING AREA 54 ± sqm

EXISTING DWELLING AREA
EXISTING DWELLING AREA 54 ± sqm

DEMOLITION NOTES		
<p>GENERALLY DEMOLITION WORKS MUST BE CARRIED OUT IN ACCORDANCE WITH AS 2601-2001: DEMOLITION OF STRUCTURES &amp; REGULATIONS 29, 30 &amp; 31 OF THE BUILDING REGULATIONS (Tas.) 2019.</p> <p>BUILDINGS PRIOR TO 1990 MAY CONTAIN ASBESTOS BUILDINGS PRIOR TO 1986 ARE LIKELY TO CONTAIN ASBESTOS EITHER IN CLADDING MATERIAL OR IN FIRE RETARDANT INSULATION MATERIAL. THE BUILDER SHOULD CHECK &amp;, IF NECESSARY, TAKE APPROPRIATE ACTION BEFORE DEMOLISHING, CUTTING, SANDING, DRILLING OR OTHERWISE DISTURBING THE EXISTING STRUCTURE.</p>	<p>PROCEDURES &amp; METHODS OF DEMOLITION MUST BE ADEQUATE TO PREVENT INJURY TO PERSONS &amp; AVOID DAMAGE TO NEIGHBORING PROPERTY.</p> <p>BEFORE REMOVING EXISTING WALLS SHOWN TO BE DEMOLISHED, BUILDER SHALL CONFIRM ON-SITE WHETHER THEY ARE LOAD-BEARING OR NOT. IF IT IS FOUND THAT THEY ARE LOAD-BEARING, A STRUCTURAL ENGINEER MUST BE ENGAGED TO DETERMINE ANY BEAMS REQUIRED TO SUPPORT THESE EXISTING LOADS.</p>	<p>ALL REDUNDANT STORMWATER, SEWER &amp; WATER CONNECTIONS ASSOCIATED WITH THE DEMOLITION SHALL BE CUT &amp; SEALED TO THE SATISFACTION OF COUNCIL'S SENIOR PLUMBING INSPECTOR.</p> <p>THE REMOVAL OF EXISTING PLUMBING FIXTURES SHALL INCLUDE ALL ASSOCIATED WASTE &amp; VENT PIPES, FLOOR DRAINS, WATER SERVICE PIPEWORK BRACKETS, SUPPORTS etc. &amp; SEAL OFF EXISTING SERVICES. SEAL OFF &amp; MAKE GOOD ALL FLOOR, WALL &amp; ROOF PENETRATIONS.</p> <p>GENERALLY, MAKE GOOD TO EXISTING FLOORS, WALLS &amp; CEILINGS WHERE ALL DEMOLITION WORK OCCURS TO MATCH EXISTING AS &amp; WHERE REQUIRED.</p>



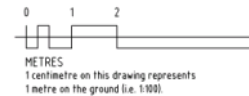
EXISTING FIRST FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

EX/DEMO & PROPOSED FIRST FLOOR PLAN

**AMENDED**



**design**

SHEET No. 8 OF 11

ISSUE	DESCRIPTION	DATE	DRAWN
A	PARKING PROPOSAL DA	20.12.22	DA
B	REVISED PLANNING APPLICATION	08.02.23	DA

Project:	PARKING & ENTRY STAIRS 250 MACQUARIE STREET, HOBART TAS 7000 LOCAL PROPERTY GROUP PTY LTD
Drawn:	EX/DEMO & PROPOSED FIRST FLOOR PLAN design/EAST registered trading name for design/EAST Pty. Ltd

SCALE:	@ A3
DRG NO:	AC08
DATE:	22.12.22
DRAWN:	DA

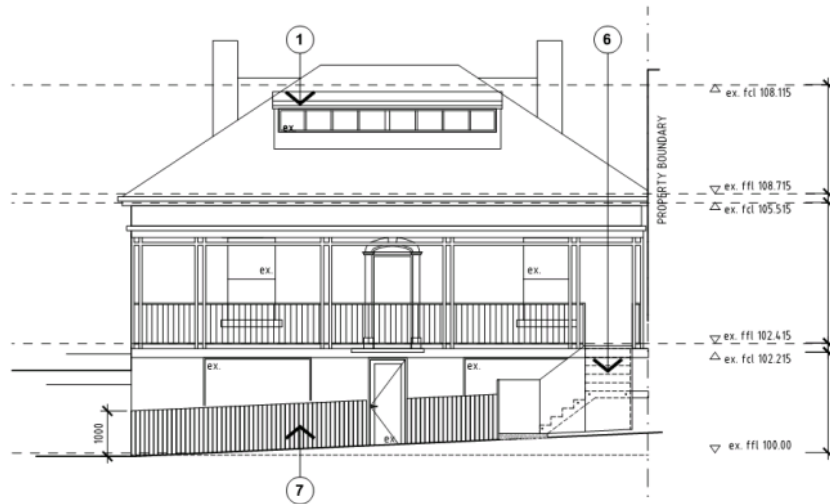
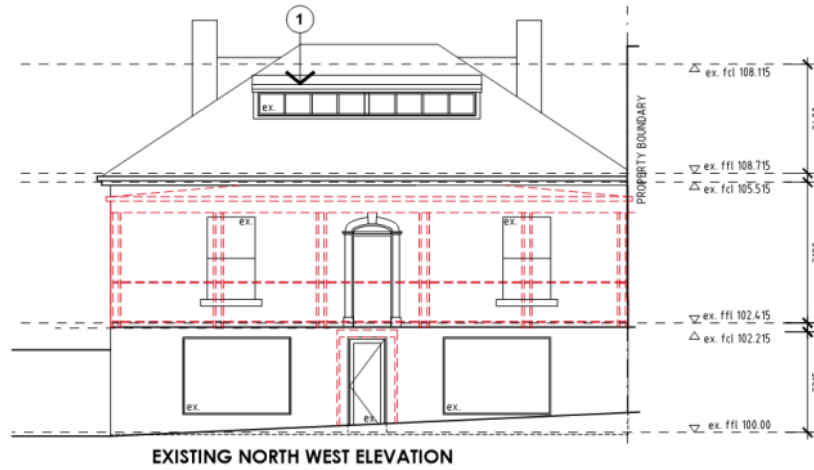
153 Davey Street Hobart Tasmania 7000 Phone (03)6223 6740 Email design@designeast.com.au Web www.designeast.com.au Accreditation No. CC19170
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building design and interior architecture

EXTERNAL FINISHES	
1	EXISTING BUILDINGS ON SITE
2	PROPOSED SLIDING GATE.
3	PROPOSED LIGHTWEIGHT PERGOLA SYSTEM.
4	RETAINING WALL AND GARDEN.
5	APPROVED CONC STAIRS. CORETEN TO NGL.
6	PROPOSED ENTRY VERANDA.
7	PROPOSED 1m PICKET FENCE.
8	REVISE WINDOWS AND PROVIDE GRADE 'A' SAFETY GLASS.

LEGEND	
ex.	- EXISTING WINDOW / DOOR.
F.	- FIXED WINDOW.
A.	- AWNING WINDOW.
G.	- GLAZED HINGED DOOR.
DH.	-DOUBLE HUNG



NW ELEVATION

**AMENDED**

**design** **EAST**  
 building design and interior architecture

SHEET No. 9 OF 11

ISSUE	DESCRIPTION	DATE	DRAWN
A	PARKING PROPOSAL DA	20.12.22	DA
B	REVISED PLANNING APPLICATION	08.02.23	DA

Project:	PARKING & ENTRY STAIRS 250 MACQUARIE STREET, HOBBART TAS 7000 LOCAL PROPERTY GROUP PTY LTD
Drawn:	NW ELEVATION design EAST registered trading name for design EAST Pty. Ltd

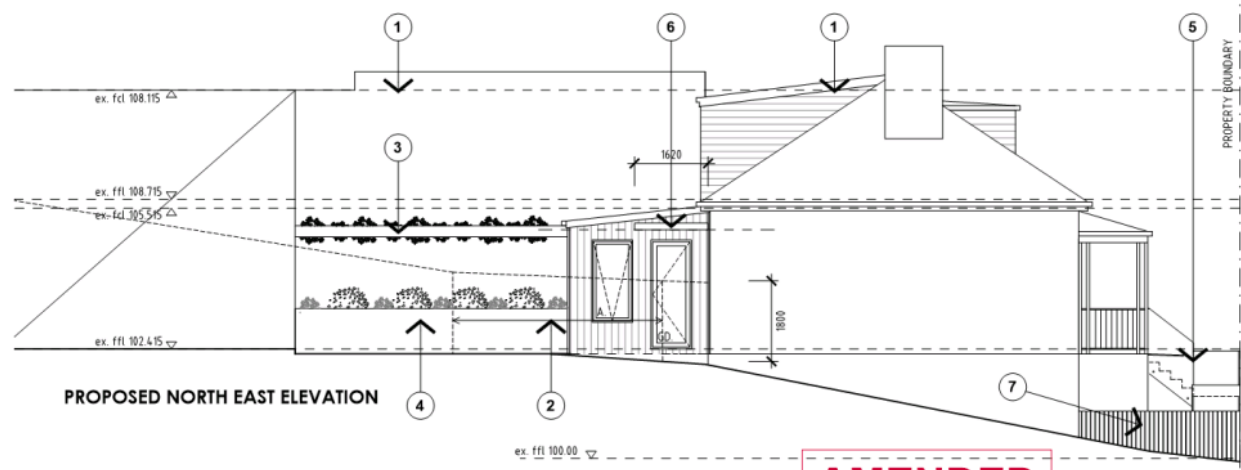
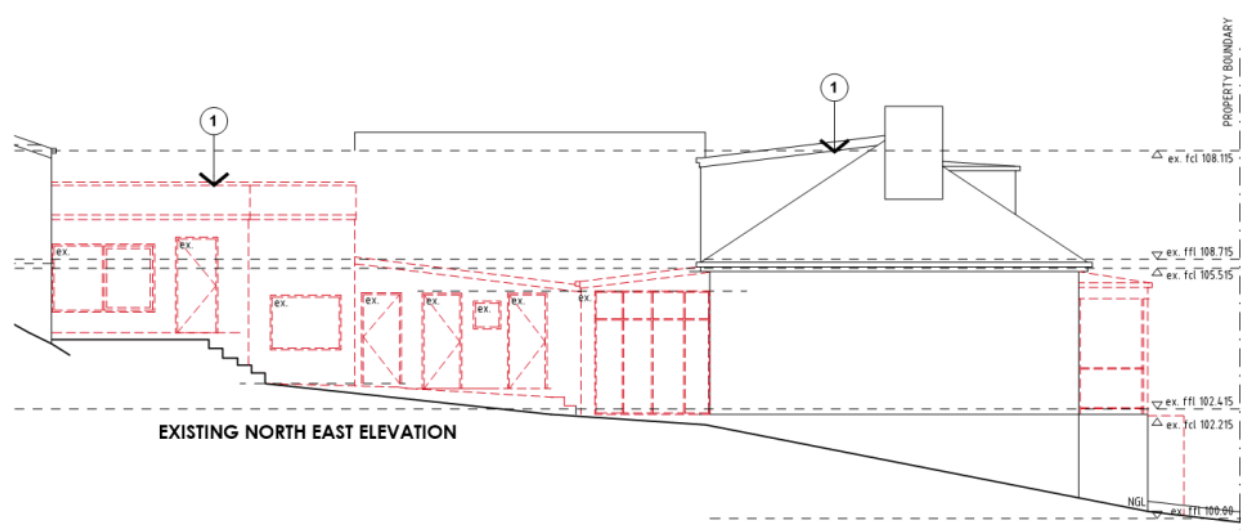
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DRG NO:	AO9
DRAWN:	DA
DATE:	22.12.22

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--

EXTERNAL FINISHES	
1	EXISTING BUILDINGS ON SITE
2	PROPOSED SLIDING GATE.
3	PROPOSED LIGHTWEIGHT PERGOLA SYSTEM.
4	RETAINING WALL AND GARDEN.
5	APPROVED CONC STAIRS. CORETEN TO NGL.
6	PROPOSED ENTRY VERANDA.
7	PROPOSED 1m PICKET FENCE.
8	REVISE WINDOWS AND PROVIDE GRADE 'A' SAFETY GLASS.

LEGEND	
ex.	- EXISTING WINDOW / DOOR.
F.	- FIXED WINDOW.
A.	- AWNING WINDOW.
G.	- GLAZED HINGED DOOR.
DH.	-DOUBLE HUNG



NE ELEVATION

**AMENDED**

*design*

**EAST**

building design and interior architecture

SHEET No.10 OF 11

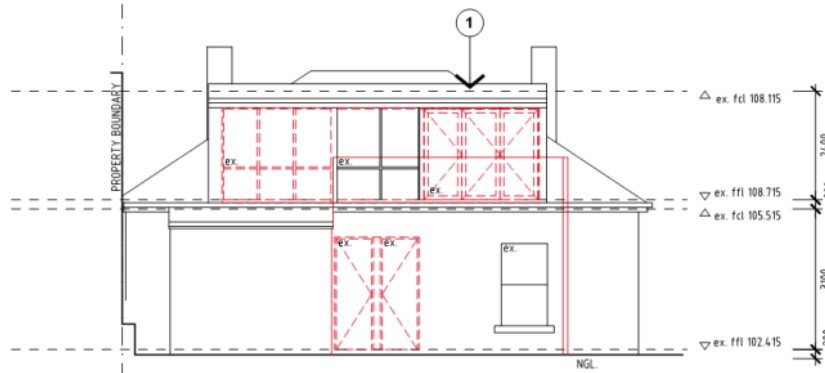
ISSUE	DESCRIPTION	DATE	DRAWN
A	PARKING PROPOSAL DA	20.12.22	DA
B	REVISED PLANNING APPLICATION	08.02.23	DA

Project: PARKING & ENTRY STAIRS  
250 MACQUARIE STREET, HOBART TAS 7000  
LOCAL PROPERTY GROUP PTY LTD  
Drawn: NE ELEVATION  
design/EAST registered trading name for design/EAST Pty. Ltd

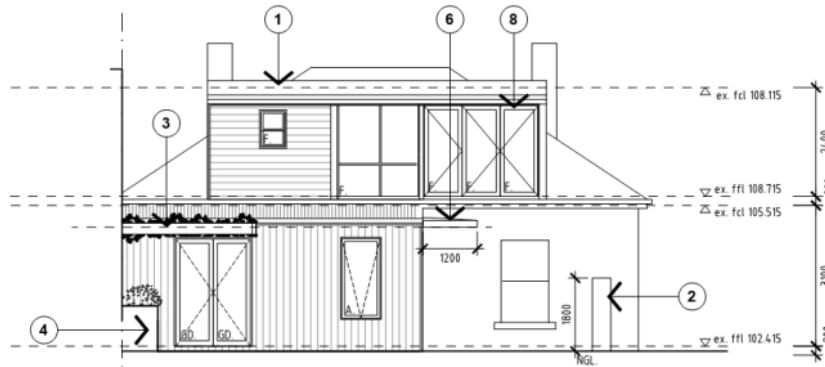
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1:100 @ A3	A10	22.12.22

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EXTERNAL FINISHES	
1	EXISTING BUILDINGS ON SITE
2	PROPOSED SLIDING GATE.
3	PROPOSED LIGHTWEIGHT PERGOLA SYSTEM.
4	RETAINING WALL AND GARDEN.
5	APPROVED CONC STAIRS. CORETEN TO NGL.
6	PROPOSED ENTRY VERANDA.
7	PROPOSED 1m PICKET FENCE.
8	REVISE WINDOWS AND PROVIDE GRADE 'A' SAFETY GLASS.
LEGEND	
ex.	- EXISTING WINDOW / DOOR.
F.	- FIXED WINDOW.
A.	- AWNING WINDOW.
G.	- GLAZED HINGED DOOR.
DH.	-DOUBLE HUNG



EXISTING SOUTH EAST ELEVATION



PROPOSED SOUTH EAST ELEVATION

SE ELEVATION

**AMENDED**

**design** **EAST**  
 building design and interior architecture

SHEET No. 11 of 11

ISSUE	DESCRIPTION	DATE	DRAWN
A	PARKING PROPOSAL DA	20.12.22	DA
B	REVISED PLANNING APPLICATION	08.02.23	DA

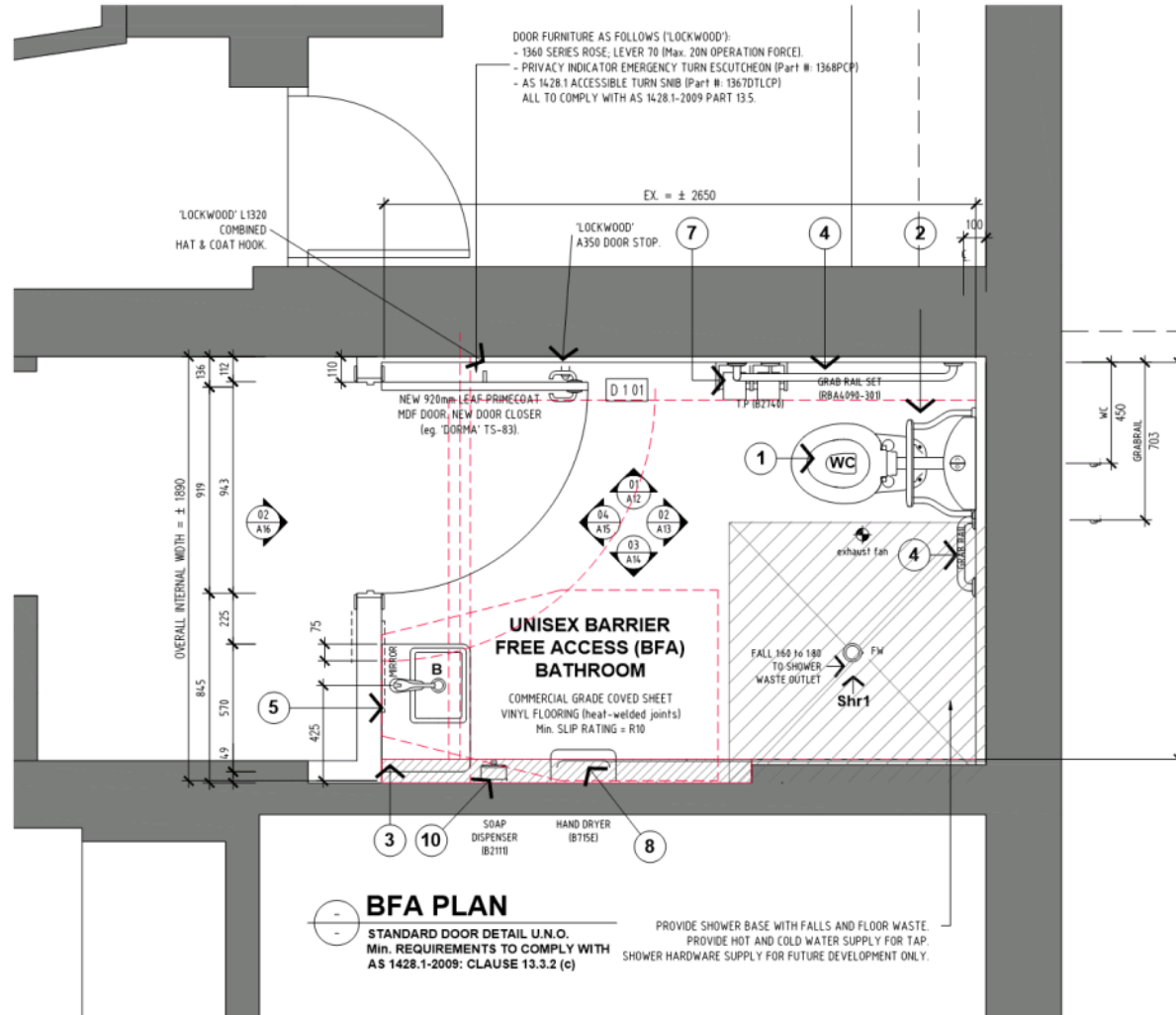
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Drawn:	SE ELEVATION
design/EAST registered trading name for design/EAST Pty. Ltd.	

SCALE:	1:100
DRG NO:	A11
DATE:	22.12.22
DRAWN:	DA

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--

BFA BATHROOM FIXTURES SCHEDULE	
1	'CAROMA' COSMO SOVEREIGN CARE TOILET SUITE WITH BACKREST, CARAVELLE SINGLE FLAP SEAT (SB = Sorrento Blue), S-TRAP (Code No. 987919BSB).
2	'CAROMA' BACKREST AS SUPPLIED WITH WC.
3	'CAROMA' CUBE EXTENSION RHS WALL BASIN (Code No. 864115W). 'CAROMA' ECO CHROME BOTTLE TRAP (Code No. 687295C). 'CAROMA' ACQUA CARE BASIN MIXER (Code No. 90989CSA).
4	'RBA' SATIN FINISH STAINLESS STEEL GRAB RAILS 90° RIGHT HAND + 300 STRAIGHT GRAB RAIL SET. (Code No. RBA4090-301). SHOWER 'T' GRABRAIL W/ HANDSET, SLIDER & HOSE RIGHT HAND. (Code No. RBA4110-926).
5	'RBA' MIRROR WITH STAINLESS STEEL ANGLE FRAME - SAFETY GLASS (Code No. B2908-1639).
6	'RBA' CONTURA SURFACE-MOUNTED SOAP DISPENSER (Code No. B2111).
7	'RBA' DOUBLE TOILET ROLL HOLDER (ALUMINIUM) (Code No. B2740).
8	'ELAN' SURFACE MOUNTED AUTOMATIC HAND DRYER (Code No. B715E) - OPTIONAL, ALTERNATIVELY, PROVIDE PAPER TOWEL DISPENSER AS SELECTED.
9	---
10	'RBA' 90° ANGLED SHOWER CURTAIN RAIL, ALUMINIUM TRACK 1200 x 1200 (Code No. RBA4170-120). FUTURE SCOPE.
11	'KDALA' BABY CHANGE TABLE, HORIZONTAL RECESSED, STAINLESS STEEL FINISH (Code No. KB110-SSRE).
12	LIGHT SWITCH: 'CLIPSAL' FLUSH SWITCH (Code No. P2031VA). Colour: SOFT GREY. SINGLE GPO: 'CLIPSAL' SINGLE SWITCH GPO (Code No. P2015N). Colour: SOFT GREY.
RBA BATHROOM PRODUCTS 103 Camberwell Road, East Hawthorn, Victoria Contact: Tony Merakis (Email: tonym@rba.com.au) Ph: 1300 788 778	
<b>SIGNAGE</b>	
S1	UNISEX ACCESSIBLE TOILET RIGHT HAND TRANSFER & SHOWER SYMBOL TO COMPLY WITH AS 1428.1-2009 & PART D3.6 OF THE BCA. (NOM. 270 x 190mm).
<b>NOTES</b>	
1. ITEMS / FIXTURES STRICTLY AS SPECIFIED OR 'AS SELECTED' TO COMPLY WITH AS 1428.1-2009: 'DESIGN FOR ACCESS AND MOBILITY'.	
2. ALL SETOUT DIMENSIONS (U.N.D.) / CLEARANCES ARE TO BE FROM FINISHED SURFACES. ALLOW FOR ALL WALL LININGS etc.	

NOTE:  
BFA ASSESSED BY MICHAEL SMALL FOR PERFORMANCE SOLUTION.



SHEET No. 11 OF 36

ISSUE	DESCRIPTION	DATE	DRAWN
A	PERMIT AMENDMENT	19.10.22	DA
B	REVISED GROUND FLOOR PWB PLAN	28.11.22	DA

Project:	ADDITIONS & ALTERATIONS 250 MACQUARIE STREET, HOBART TAS 7000 LOCAL PROPERTY GROUP PTY LTD
Drawn:	BASEMENT BFA TOILET design EAST registered trading name for design EAST Pty. Ltd

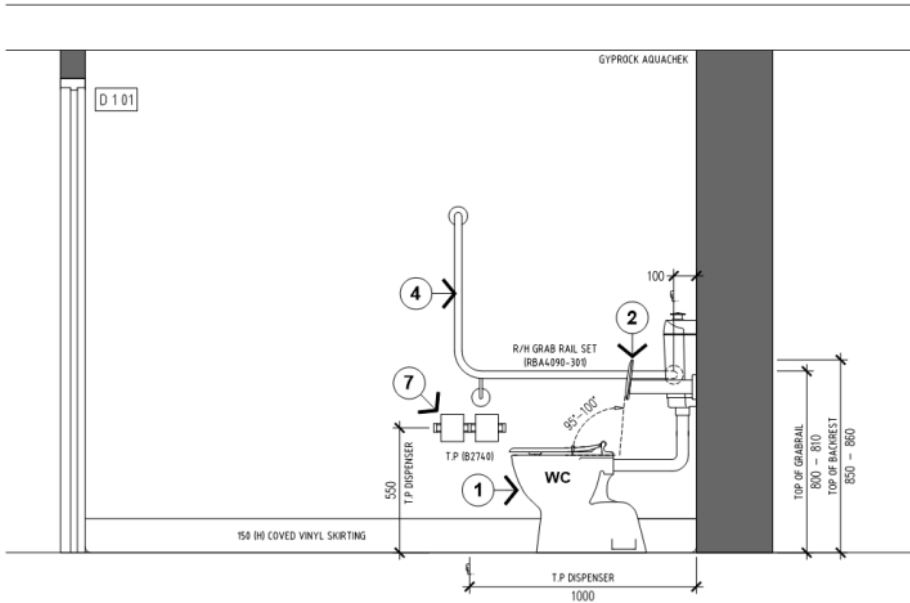
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1:50 @ A3	A11	19.10.22
DRAWN:	DATE:	
DA		

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Tasmania 7000  
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Web: www.designeast.com.au  
Accreditation No.: CC19170

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design

BASEMENT BFA TOILET

BFA BATHROOM FIXTURES SCHEDULE	
1	'CAROMA' COSMO SOVEREIGN CARE TOILET SUITE WITH BACKREST, CARAVELLE SINGLE FLAP SEAT (SB - Sorrento Blue), S-TRAP (Code No. 987919BSB).
2	'CAROMA' BACKREST AS SUPPLIED WITH WC.
3	'CAROMA' CUBE EXTENSION RHS WALL BASIN (Code No. 864115W). 'CAROMA' ECO CHROME BOTTLE TRAP (Code No. 687295C). 'CAROMA' ACQUA CARE BASIN MIXER (Code No. 99989CSA).
4	'RBA' SATIN FINISH STAINLESS STEEL GRAB RAILS 90° RIGHT HAND + 300 STRAIGHT GRAB RAIL SET. (Code No. RBA4090-301). SHOWER 'T' GRABRAIL W/ HANDSET, SLIDER & HOSE RIGHT HAND. (Code No. RBA4110-926).
5	'RBA' MIRROR WITH STAINLESS STEEL ANGLE FRAME - SAFETY GLASS (Code No. B2908-1639).
6	'RBA' CONTURA SURFACE-MOUNTED SOAP DISPENSER (Code No. B2111).
7	'RBA' DOUBLE TOILET ROLL HOLDER (ALUMINIUM) (Code No. B2740).
8	'ELAN' SURFACE MOUNTED AUTOMATIC HAND DRYER (Code No. B715E) - OPTIONAL, ALTERNATIVELY, PROVIDE PAPER TOWEL DISPENSER AS SELECTED.
9	---
10	'RBA' 90° ANGLED SHOWER CURTAIN RAIL, ALUMINIUM TRACK 1200 x 1200 (Code No. RBA4170-120). FUTURE SCOPE.
11	'KODALA' BABY CHANGE TABLE, HORIZONTAL RECESSED, STAINLESS STEEL FINISH (Code No. KB110-SSRE).
12	LIGHT SWITCH: 'CLIPSAL' FLUSH SWITCH (Code No. P2031VA). Colour: SOFT GREY. SINGLE GPO: 'CLIPSAL' SINGLE SWITCH GPO (Code No. P2015N). Colour: SOFT GREY.
RBA BATHROOM PRODUCTS 103 Camberwell Road, East Hawthorn, Victoria Contact: Tony Merakis (Email: tonym@rba.com.au) Ph: 1300 788 778	
SIGNAGE	
S1	UNISEX ACCESSIBLE TOILET RIGHT HAND TRANSFER & SHOWER SYMBOL TO COMPLY WITH AS 1428.1-2009 & PART D3.6 OF THE BCA. (NOM. 270 x 190mm).
NOTES	
1. ITEMS / FIXTURES STRICTLY <u>AS SPECIFIED</u> OR 'AS SELECTED' TO COMPLY WITH AS 1428.1-2009: 'DESIGN FOR ACCESS AND MOBILITY'. 2. ALL SETOUT DIMENSIONS (U.N.D.) / CLEARANCES ARE TO BE FROM FINISHED SURFACES. ALLOW FOR ALL WALL LININGS etc.	



01  
 A11 **ELEVATION 01 1:20**  
 UNISEX BARRIER FREE ACCESS BATHROOM  
 TO COMPLY WITH AS 1428.1-2009.

SHEET No. 12 OF 36

ISSUE	DESCRIPTION	DATE	DRAWN
A	PERMIT AMENDMENT	19.10.22	DA
B	REVISED GROUND FLOOR PLAN	20.11.22	DA

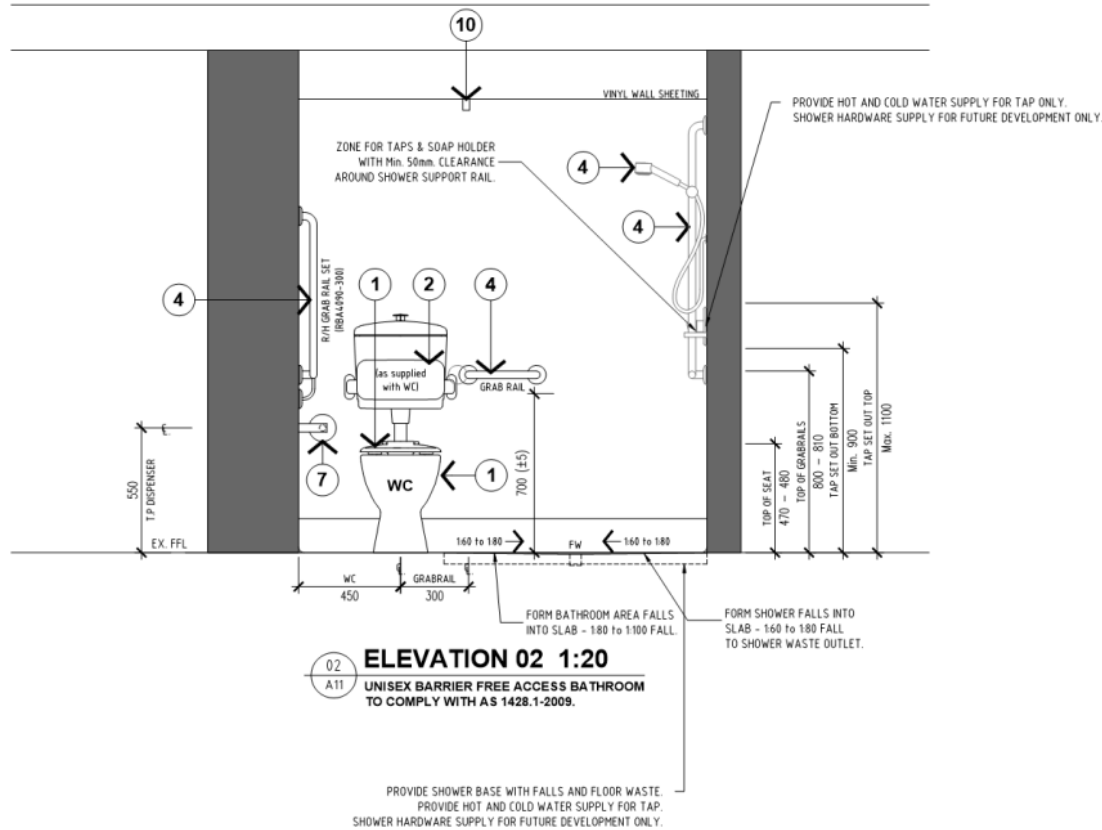
Project: ADDITIONS & ALTERATIONS 250 MACQUARIE STREET, HOBART TAS 7000 LOCAL PROPERTY GROUP PTY LTD Drawn: BFA ELEVATION 01 design/EAST registered trading name for design/EAST Pty Ltd
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SCALE: 1:50 @ A3	DRG. NO.: A12	DATE: 19.10.22
DRAWN: DA		

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BFA BATHROOM FIXTURES SCHEDULE	
1	'CAROMA' COSMO SOVEREIGN CARE TOILET SUITE WITH BACKREST, CARAVELLE SINGLE FLAP SEAT (SB - Sorrento Blue) S-TRAP (Code No. 987919BSB).
2	'CAROMA' BACKREST AS SUPPLIED WITH WC.
3	'CAROMA' CUBE EXTENSION RHS WALL BASIN (Code No. 864115W). 'CAROMA' ECO CHROME BOTTLE TRAP (Code No. 687295C). 'CAROMA' ACQUA CARE BASIN MIXER (Code No. 90989CSA).
4	'RBA' SATIN FINISH STAINLESS STEEL GRAB RAILS 90° RIGHT HAND + 300 STRAIGHT GRAB RAIL SET. (Code No. RBA4090-301). SHOWER 'T' GRABRAIL W/ HANSET, SLIDER & HOSE RIGHT HAND. (Code No. RBA4110-926).
5	'RBA' MIRROR WITH STAINLESS STEEL ANGLE FRAME - SAFETY GLASS (Code No. B2908-1639).
6	'RBA' CONTURA SURFACE-MOUNTED SOAP DISPENSER (Code No. B2111).
7	'RBA' DOUBLE TOILET ROLL HOLDER (ALUMINIUM) (Code No. B2740).
8	'ELAN' SURFACE MOUNTED AUTOMATIC HAND DRYER (Code No. B715E) - OPTIONAL. ALTERNATIVELY, PROVIDE PAPER TOWEL DISPENSER AS SELECTED.
9	---
10	'RBA' 90° ANGLED SHOWER CURTAIN RAIL. ALUMINIUM TRACK 1200 x 1200 (Code No. RBA4170-120). FUTURE SCOPE.
11	'KOALA' BABY CHANGE TABLE, HORIZONTAL RECESSED, STAINLESS STEEL FINISH (Code No. KB110-SSRE).
12	LIGHT SWITCH: 'CLIPSAI' FLUSH SWITCH (Code No. P2031VA). Colour: SOFT GREY. SINGLE GPO: 'CLIPSAI' SINGLE SWITCH GPO (Code No. P2015N). Colour: SOFT GREY.
RBA BATHROOM PRODUCTS 103 Camberwell Road, East Hawthorn, Victoria Contact: Tony Merakis (Email: tonym@rba.com.au) Ph: 1300 788 778	
SIGNAGE	
S1	UNISEX ACCESSIBLE TOILET RIGHT HAND TRANSFER & SHOWER SYMBOL TO COMPLY WITH AS 1428.1-2009 & PART D3.6 OF THE BCA. (NOM. 270 x 190mm).
NOTES	
1. ITEMS / FIXTURES STRICTLY <u>AS SPECIFIED</u> OR 'AS SELECTED' TO COMPLY WITH AS 1428.1-2009: 'DESIGN FOR ACCESS AND MOBILITY'.	
2. ALL SETOUT DIMENSIONS (I.N.D.) / CLEARANCES ARE TO BE FROM FINISHED SURFACES. ALLOW FOR ALL WALL LININGS etc.	



SHEET No. 13 OF 36

ISSUE	DESCRIPTION	DATE	DRAWN
A	PERMIT AMENDMENT	19.10.22	DA
B	REVISED GROUND FLOOR PLAN	20.11.22	DA

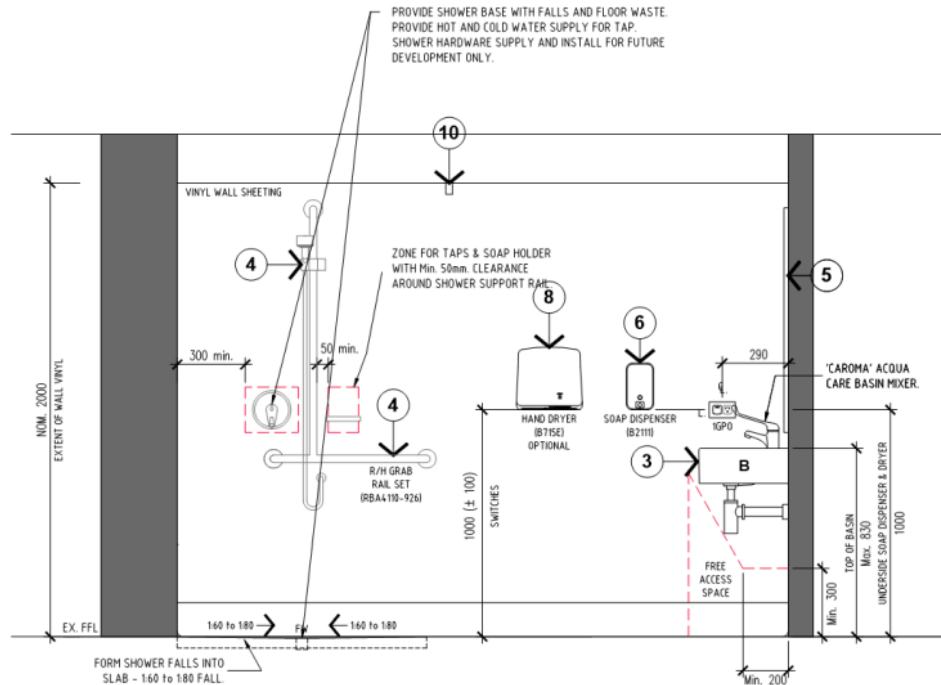
Project:	ADDITIONS & ALTERATIONS 250 MACQUARIE STREET, HOBART TAS 7000 LOCAL PROPERTY GROUP PTY LTD
Drawn:	BFA ELEVATION 02 design EAST registered trading name for design EAST Pty Ltd

DRG NO:	A13
SCALE:	1:50 @ A3
DATE:	19.10.22
DRAWN:	DA

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building design and interior architecture

BFA BATHROOM FIXTURES SCHEDULE	
1	'CAROMA' COSMO SOVEREIGN CARE TOILET SUITE WITH BACKREST, CARAVELLE SINGLE FLAP SEAT (SB = Sorrento Blue), S-TRAP (Code No. 987919BSB).
2	'CAROMA' BACKREST AS SUPPLIED WITH WC.
3	'CAROMA' CUBE EXTENSION RHS WALL BASIN (Code No. 864115W). 'CAROMA' ECO CHROME BOTTLE TRAP (Code No. 687295C). 'CAROMA' ACQUA CARE BASIN MIXER (Code No. 99989CSA).
4	'RBA' SATIN FINISH STAINLESS STEEL GRAB RAILS 90° RIGHT HAND + 300 STRAIGHT GRAB RAIL SET. (Code No. RBA4090-301). SHOWER 'T' GRABRAIL W/ HANDESET, SLIDER & HOSE RIGHT HAND. (Code No. RBA4110-926).
5	'RBA' MIRROR WITH STAINLESS STEEL ANGLE FRAME - SAFETY GLASS (Code No. B2908-1639).
6	'RBA' CONTURA SURFACE-MOUNTED SOAP DISPENSER (Code No. B2111).
7	'RBA' DOUBLE TOILET ROLL HOLDER (ALUMINIUM) (Code No. B2740).
8	'ELAN' SURFACE MOUNTED AUTOMATIC HAND DRYER (Code No. B715E) - OPTIONAL. ALTERNATIVELY, PROVIDE PAPER TOWEL DISPENSER AS SELECTED.
9	---
10	'RBA' 90° ANGLED SHOWER CURTAIN RAIL, ALUMINIUM TRACK 1200 x 1200 (Code No. RBA4170-120). FUTURE SCOPE.
11	'KOALA' BABY CHANGE TABLE, HORIZONTAL RECESSED, STAINLESS STEEL FINISH (Code No. KB110-SSRE).
12	LIGHT SWITCH: 'CLIPSAL' FLUSH SWITCH (Code No. P2031VA). Colour: SOFT GREY. SINGLE GPO: 'CLIPSAL' SINGLE SWITCH GPO (Code No. P2015N). Colour: SOFT GREY.
RBA BATHROOM PRODUCTS 103 Camberwell Road, East Hawthorn, Victoria Contact: Tony Merakis (Email: tonym@rba.com.au) Ph: 1300 788 778	
SIGNAGE	
S1	UNISEX ACCESSIBLE TOILET RIGHT HAND TRANSFER & SHOWER SYMBOL TO COMPLY WITH AS 1428.1-2009 & PART D3.6 OF THE BCA. (NOM. 270 x 190mm).
NOTES	
1. ITEMS / FIXTURES STRICTLY <u>AS SPECIFIED</u> OR 'AS SELECTED' TO COMPLY WITH AS 1428.1-2009: 'DESIGN FOR ACCESS AND MOBILITY'.	
2. ALL SETOUT DIMENSIONS (I.U.D.) / CLEARANCES ARE TO BE FROM FINISHED SURFACES. ALLOW FOR ALL WALL LININGS etc.	



03  
A11  
**ELEVATION 03 1:20**  
UNISEX BARRIER FREE ACCESS BATHROOM  
TO COMPLY WITH AS 1428.1-2009.

SHEET No. 14 OF 36

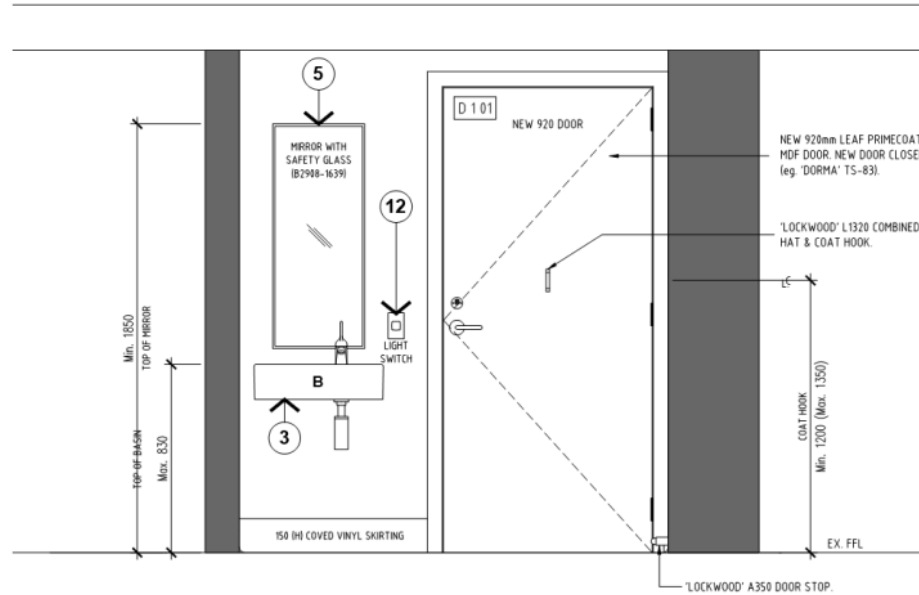
ISSUE	DESCRIPTION	DATE	DRAWN
A	PERMIT AMENDMENT	19.10.22	DA
B	REVISED GROUND FLOOR PLAN	20.11.22	DA

Project:	ADDITIONS & ALTERATIONS 250 MACQUARIE STREET, HOBART TAS 7000 LOCAL PROPERTY GROUP PTY LTD
Drawn:	BFA ELEVATION 03 design EAST registered trading name for design EAST Pty Ltd

DRG NO:	A14
SCALE:	1:50 @ A3
DATE:	19.10.22
DRAWN:	DA

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BFA BATHROOM FIXTURES SCHEDULE	
1	'CAROMA' COSMO SOVEREIGN CARE TOILET SUITE WITH BACKREST, CARAVELLE SINGLE FLAP SEAT (SB - Sorrento Blue), S-TRAP (Code No. 987919BSB).
2	'CAROMA' BACKREST AS SUPPLIED WITH WC.
3	'CAROMA' CUBE EXTENSION RHS WALL BASIN (Code No. 864115W). 'CAROMA' ECO CHROME BOTTLE TRAP (Code No. 687295C). 'CAROMA' ACOUA CARE BASIN MIXER (Code No. 99989CSA).
4	'RBA' SATIN FINISH STAINLESS STEEL GRAB RAILS 90° RIGHT HAND + 300 STRAIGHT GRAB RAIL SET. (Code No. RBA4090-301). SHOWER 'T' GRABRAIL W/ HANDSET, SLIDER & HOSE RIGHT HAND. (Code No. RBA4110-926).
5	'RBA' MIRROR WITH STAINLESS STEEL ANGLE FRAME - SAFETY GLASS (Code No. B2908-1639).
6	'RBA' CONTURA SURFACE-MOUNTED SOAP DISPENSER (Code No. B2111).
7	'RBA' DOUBLE TOILET ROLL HOLDER (ALUMINIUM) (Code No. B2740).
8	'ELAN' SURFACE MOUNTED AUTOMATIC HAND DRYER (Code No. B715E) - OPTIONAL, ALTERNATIVELY, PROVIDE PAPER TOWEL DISPENSER AS SELECTED.
9	---
10	'RBA' 90° ANGLED SHOWER CURTAIN RAIL, ALUMINIUM TRACK 1200 x 1200 (Code No. RBA4170-120). FUTURE SCOPE.
11	'KOALA' BABY CHANGE TABLE, HORIZONTAL RECESSED, STAINLESS STEEL FINISH (Code No. KB110-SSRE).
12	LIGHT SWITCH: 'CLIPSAL' FLUSH SWITCH (Code No. P2031VA). Colour: SOFT GREY. SINGLE GPO: 'CLIPSAL' SINGLE SWITCH GPO (Code No. P2015N). Colour: SOFT GREY.
RBA BATHROOM PRODUCTS 103 Camperwell Road, East Hawthorn, Victoria Contact: Tony Merakis (Email: tonym@rba.com.au) Ph: 1300 788 778	
SIGNAGE	
S1	UNISEX ACCESSIBLE TOILET RIGHT HAND TRANSFER & SHOWER SYMBOL TO COMPLY WITH AS 1428.1-2009 & PART D3.6 OF THE BCA. (NOM. 270 x 190mm).
NOTES	
1. ITEMS / FIXTURES STRICTLY <u>AS SPECIFIED</u> OR 'AS SELECTED' TO COMPLY WITH AS 1428.1-2009; 'DESIGN FOR ACCESS AND MOBILITY'.	
2. ALL SETOUT DIMENSIONS (U.N.D.) / CLEARANCES ARE TO BE FROM FINISHED SURFACES. ALLOW FOR ALL WALL LININGS etc.	



**ELEVATION 04 1:20**  
UNISEX BARRIER FREE ACCESS BATHROOM  
TO COMPLY WITH AS 1428.1-2009.

SHEET No. 15 OF 36

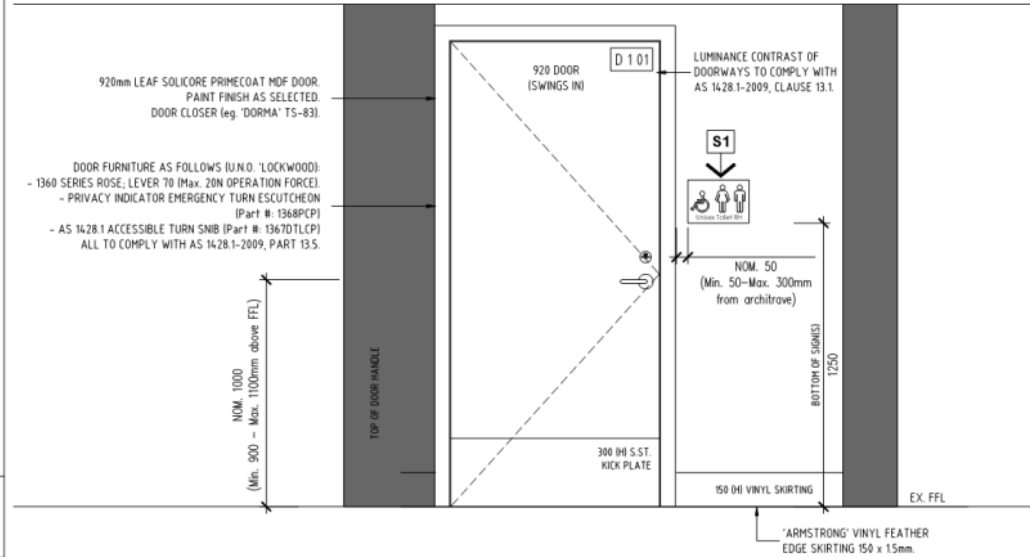
ISSUE	DESCRIPTION	DATE	DRAWN
A	PERMIT AMENDMENT	19.10.22	DA
B	REVISED GROUND FLOOR PLAN	20.11.22	DA

Project:	ADDITIONS & ALTERATIONS 250 MACQUARIE STREET, HOBART TAS 7000 LOCAL PROPERTY GROUP PTY LTD
Drawn:	BFA ELEVATION 04 design EAST registered trading name for design EAST Pty. Ltd

DRG. NO.:	A15
SCALE:	1:50 @ A3
DATE:	19.10.22
DRAWN:	DA

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BFA BATHROOM FIXTURES SCHEDULE	
1	'CAROMA' COSMO SOVEREIGN CARE TOILET SUITE WITH BACKREST, CARAVELLE SINGLE FLAP SEAT (SB = Sorrento Blue), S-TRAP (Code No. 987919BSB).
2	'CAROMA' BACKREST AS SUPPLIED WITH WC.
3	'CAROMA' CUBE EXTENSION RHS WALL BASIN (Code No. 864115W). 'CAROMA' ECO CHROME BOTTLE TRAP (Code No. 687295C). 'CAROMA' ACOUA CARE BASIN MIXER (Code No. 99989CSA).
4	'RBA' SATIN FINISH STAINLESS STEEL GRAB RAILS 90° RIGHT HAND + 300 STRAIGHT GRAB RAIL SET. (Code No. RBA4090-301). SHOWER 'T' GRABRAIL W/ HANDSET, SLIDER & HOSE RIGHT HAND. (Code No. RBA4110-926).
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RBA BATHROOM PRODUCTS 103 Camperwell Road, East Hawthorn, Victoria Contact: Tony Merakis (Email: tonym@rba.com.au) Ph: 1300 788 778	
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NOTES	
1. ITEMS / FIXTURES STRICTLY <u>AS SPECIFIED</u> OR 'AS SELECTED' TO COMPLY WITH AS 1428.1-2009; 'DESIGN FOR ACCESS AND MOBILITY'.	
2. ALL SETOUT DIMENSIONS (U.N.D.) / CLEARANCES ARE TO BE FROM FINISHED SURFACES. ALLOW FOR ALL WALL LININGS etc.	



05  
A11  
**ELEVATION 05 1:20**  
UNISEX BARRIER FREE ACCESS BATHROOM  
TO COMPLY WITH AS 1428.1-2009.

SHEET No. 16 OF 36

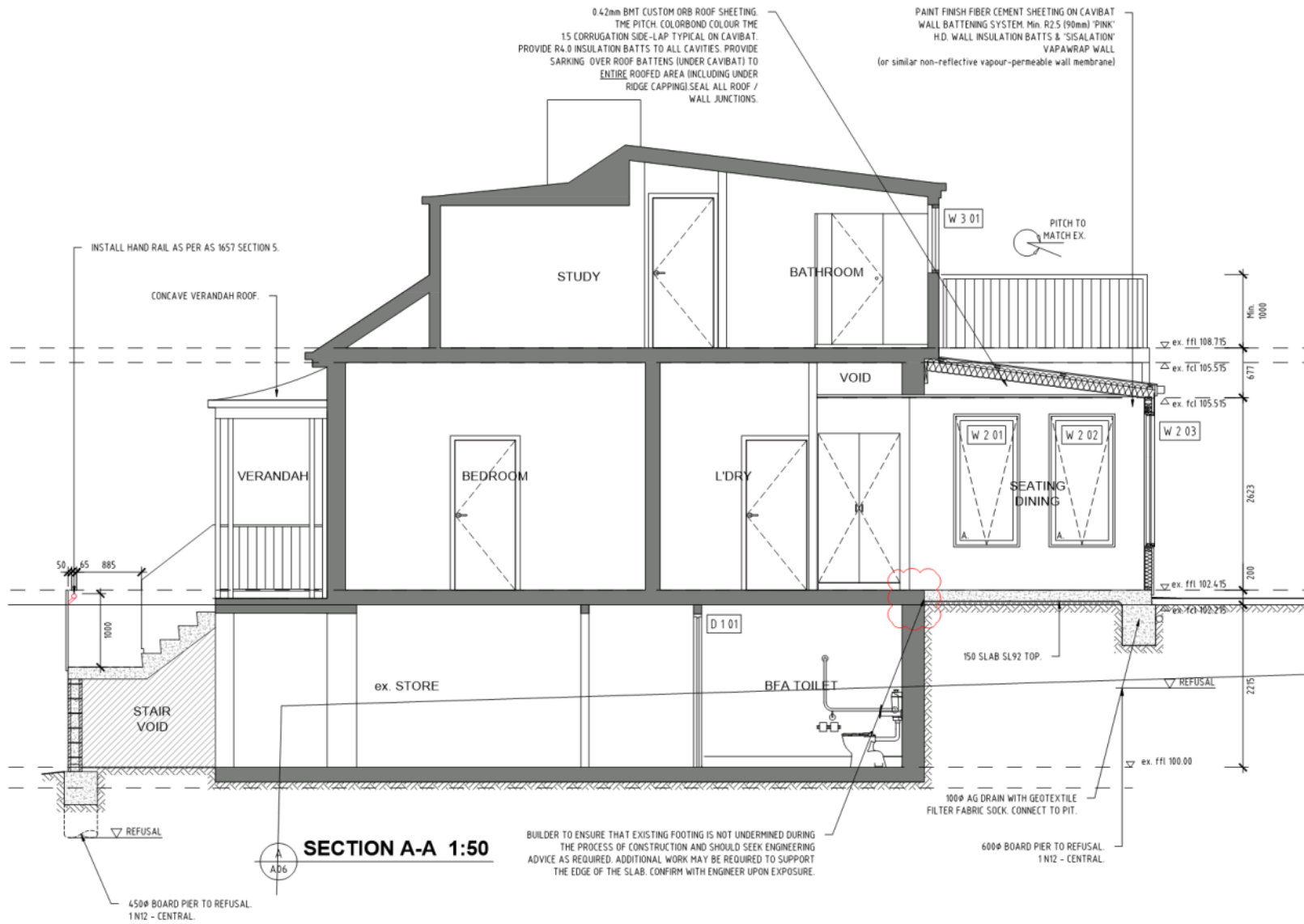
ISSUE	DESCRIPTION	DATE	DRAWN
A	PERMIT AMENDMENT	19.10.22	DA
B	REVISED GROUND FLOOR PWB PLAN	28.11.22	DA

Project:	ADDITIONS & ALTERATIONS 250 MACQUARIE STREET, HOBART TAS 7000 LOCAL PROPERTY GROUP PTY LTD
Drawn:	BFA ELEVATION 05 design/EAST registered trading name for design/EAST Pty. Ltd

DRG NO:	A16
SCALE:	1:50 @ A3
DATE:	19.10.22
DRAWN:	DA

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**SECTION A-A 1:50**

BUILDER TO ENSURE THAT EXISTING FOOTING IS NOT UNDERMINED DURING THE PROCESS OF CONSTRUCTION AND SHOULD SEEK ENGINEERING ADVICE AS REQUIRED. ADDITIONAL WORK MAY BE REQUIRED TO SUPPORT THE EDGE OF THE SLAB. CONFIRM WITH ENGINEER UPON EXPOSURE.

SHEET No. 17 OF 36

ISSUE	DESCRIPTION	DATE	DRAWN
A	PERMIT AMENDMENT	19.10.22	DA
B	REVISED GROUND FLOOR PLAN	20.11.22	DA

Project:	ADDITIONS & ALTERATIONS 250 MACQUARIE STREET, HOBART TAS 7000 LOCAL PROPERTY GROUP PTY LTD
Drawn:	SECTION A design/EAST registered trading name for design/EAST Pty. Ltd

DRG NO:	A17
SCALE:	1:50 @ A3
DATE:	19.10.22
DRAWN:	DA

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**EAST**

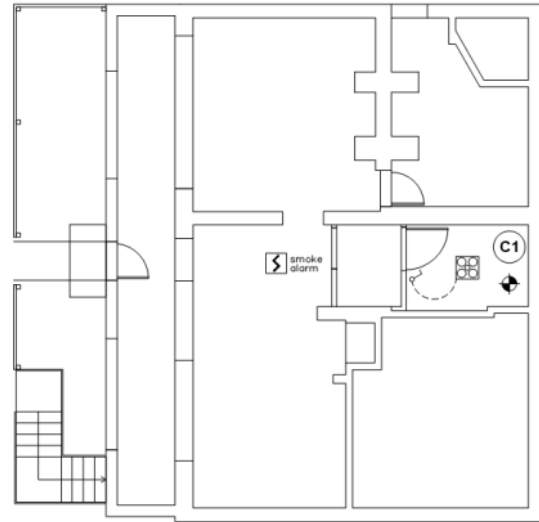
building design and interior architecture

design

ARTIFICIAL LIGHTING NOTES	
ALL ELECTRICAL WORK SHALL BE CARRIED OUT & TESTED IN ACCORDANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS & LOCAL AUTHORITIES RULES / REGULATIONS.	
PROVIDE ARTIFICIAL LIGHTING TO ALL ROOMS IN ACCORDANCE WITH AS/NZS 1680.0 & WHERE APPLICABLE, BCA 3.8.4.3.	
ARTIFICIAL LIGHTING SHALL ALSO COMPLY WITH BCA 3.12.5.5 (ENERGY EFFICIENCY), SPECIFICALLY: - Max 5 WATTS PER SQUARE METER (5W/sqm) OF LIGHTING INDOORS (Class 1 building) - Max 4 WATTS PER SQUARE METER (4W/sqm) OF LIGHTING IN OUTDOOR AREAS (including verandahs, balconies & the like) - Max 3 WATTS PER SQUARE METER (3W/sqm) OF LIGHTING FOR GARAGES, CARPORTS, SHEDS & THE LIKE (Class 10a associated with the Class 1 building).	
EXTERNAL LIGHTS MUST BE CONTROLLED BY A DAYLIGHT SENSOR (AS SHOWN), OR HAVE AN AVERAGE LIGHT SOURCE EFFICACY OF NOT LESS THAN 40 LUMENS/W - TO BCA 3.12.5.5(e).	
ALL BATHROOM FANS TO BE FITTED WITH A SEALING DEVICE SUCH AS A SELF-CLOSING DAMPER, FILTER OR THE LIKE - TO BCA 3.12.3.4. CEILING FANS MUST BE DUCTED TO OUTSIDE AIR.	
SEE ATTACHED LIGHTING CALCULATOR (A4 DOCUMENT) FOR ENERGY EFFICIENCY COMPLIANCE - BCA 3.12.5.5.	
FINAL LIGHTING LAYOUT TO BE COORDINATED BETWEEN THE OWNER & THE BUILDER.	
CEILING NOTES	
ALL CEILINGS & SOFFIT SYSTEMS MUST BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS / INSTRUCTIONS. GENERALLY PAINT FINISH AS SELECTED BY OWNERS TO ALL CEILINGS / SOFFITS.	

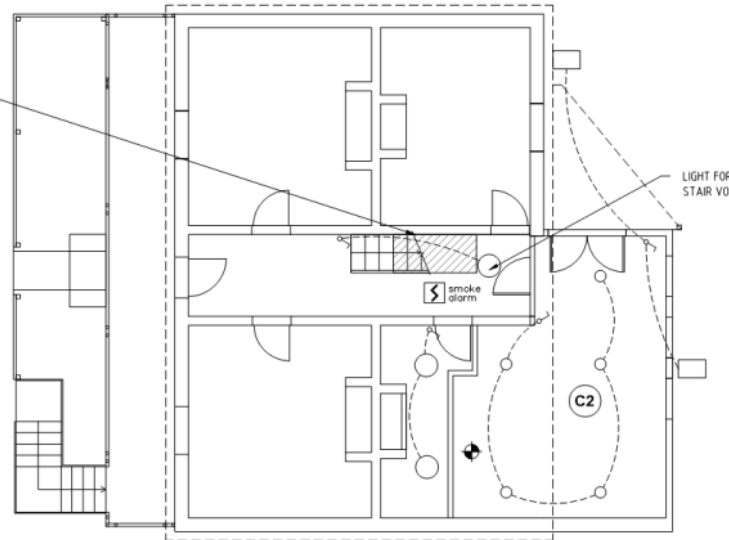
CEILING LEGEND	
MARK	DESCRIPTION
C1	FCL: 2200mm ABOVE FFL. Type: FLAT CEILING (WET AREAS). System: 'RONDO' KEY-LOCK SYSTEM. Lining: 10mm 'GYPROCK' AQUACHEK W/R P.B. Support: FURRING CHANNELS @ Max. 450mm cts. Junctions: SQUARE STOPPED. Finish: PAINT FINISHED AS SELECTED.
C2	FCL: 2420mm ABOVE FFL. Type: FLAT CEILING. System: 'RONDO' KEY-LOCK SYSTEM. Lining: 10mm 'GYPROCK' PLASTERBOARD. Support: FURRING CHANNELS @ Max. 450mm cts. Junctions: SQUARE STOPPED. Finish: PAINT FINISHED AS SELECTED.
C3	FCL: BAKED EXISTING FFL. Type: FLAT CEILING (WET AREAS). System: 'RONDO' KEY-LOCK SYSTEM. Lining: 10mm 'GYPROCK' AQUACHEK W/R P.B. Support: FURRING CHANNELS @ Max. 450mm cts. Junctions: SQUARE STOPPED. Finish: PAINT FINISHED AS SELECTED.

LEGEND	
MARK	DESCRIPTION
2w	LIGHT SWITCH & SWITCH WIRE. 2w = 2 WAY SWITCH.
DL O	LED RECESSED DOWNLIGHT NOM 15W.
CL	LED CTC Ø 160mm CEILING LIGHT. NOM. 18W / 1350 lm.
smoke alarm	PHOTOELECTRIC SMOKE ALARM (HARD WIRED) TO COMPLY WITH BCA 3.7.2 & AS 3786. MUST BE INTERCONNECTED WHERE THERE IS MORE THAN ONE SMOKE ALARM.
3in1	'TASTIC' ECO 3 IN 1 (4 LAMP). 1 x 15W FLUORESCENT BULB. 4 x 275W HEAT LAMPS (not included in calc's).
fan	MECHANICAL EXHAUST FAN. INSTALL & DUCT TO OUTSIDE AIR IN ACCORDANCE WITH AS 1668.2.
W	EXTERNAL LED WALL MOUNTED UPLIGHT. (mount @ 1900mm above FFL). NOM. 28W / 3000 lm.



BASEMENT REFLECTIVE CEILING PLAN

PROVIDE FIRE RATED CEILING EXTENT OF DEMOLISHED STAIRS AT BASEMENT LEVEL. CSR: 6183 60/60/60 = 2 x 13mm FYRCEK. USE 90 GOLD BATTS FOR NISE TRANSFER. TWO LAYERS OF FYRCEK HELP TO ACHIEVE 50 Rw.



GROUND REFLECTIVE CEILING PLAN

SHEET No. 18 OF 36

ISSUE	DESCRIPTION	DATE	DRAWN
A	PERMIT AMENDMENT	19.10.22	DA
B	REVISED GROUND FLOOR PLAN	28.11.22	DA

Project:	ADDITIONS & ALTERATIONS 250 MACQUARIE STREET, HOBART TAS 7000 LOCAL PROPERTY GROUP PTY LTD
Drawn:	PROPOSED REFLECTIVE CEILING PLAN 01 OF 02 design EAST registered trading name for design EAST Pty. Ltd

SCALE:	1:100 @ A3
DRG. NO.:	A18
DATE:	19.10.22
DRAWN:	DA

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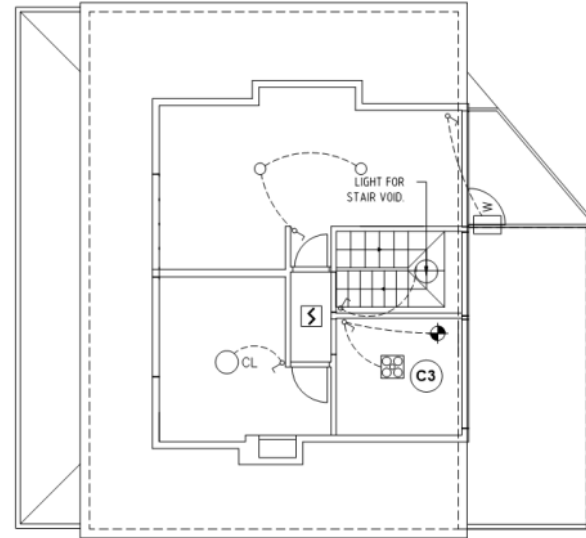
design

PROPOSED REFLECTIVE CEILING PLAN 01 OF 02

ARTIFICIAL LIGHTING NOTES
ALL ELECTRICAL WORK SHALL BE CARRIED OUT & TESTED IN ACCORDANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS & LOCAL AUTHORITIES RULES / REGULATIONS.
PROVIDE ARTIFICIAL LIGHTING TO ALL ROOMS IN ACCORDANCE WITH AS/NZS 1680.0 & WHERE APPLICABLE, BCA 3.8.4.3.
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EXTERNAL LIGHTS MUST BE CONTROLLED BY A DAYLIGHT SENSOR (AS SHOWN), OR HAVE AN AVERAGE LIGHT SOURCE EFFICACY OF NOT LESS THAN 40 LUMENS/W - TO BCA 3.12.5.5(e).
ALL BATHROOM FANS TO BE FITTED WITH A SEALING DEVICE SUCH AS A SELF-CLOSING DAMPER, FILTER OR THE LIKE - TO BCA 3.12.3.4. CEILING FANS MUST BE DUCTED TO OUTSIDE AIR.
SEE ATTACHED LIGHTING CALCULATOR (A4 DOCUMENT) FOR ENERGY EFFICIENCY COMPLIANCE - BCA 3.12.5.5.
FINAL LIGHTING LAYOUT TO BE COORDINATED BETWEEN THE OWNER & THE BUILDER.

CEILING LEGEND	
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C2	FCL: 2620mm ABOVE FFL. Type: FLAT CEILING. System: 'RONDO' KEY-LOCK SYSTEM. Lining: 10mm 'GYPROCK' PLASTERBOARD. Support: FURRING CHANNELS @ Max. 450mm cts. Junctions: SQUARE STOPPED. Finish: PAINT FINISHED AS SELECTED.
C3	FCL: BAKED EXISTING FFL. Type: FLAT CEILING (WET AREAS). System: 'RONDO' KEY-LOCK SYSTEM. Lining: 10mm 'GYPROCK' AQUACHEK W/R P.B. Support: FURRING CHANNELS @ Max. 450mm cts. Junctions: SQUARE STOPPED. Finish: PAINT FINISHED AS SELECTED.

LEGEND	
MARK	DESCRIPTION
2w	LIGHT SWITCH & SWITCH WIRE. 2w = 2 WAY SWITCH.
DL O	LED RECESSED DOWNLIGHT NOM 15W.
CL	LED CTC Ø 160mm CEILING LIGHT. NOM. 18W / 1350 lm.
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3in1	'TASTIC' ECO 3 IN 1 (4 LAMP). 1 x 15W FLUORESCENT BULB. 4 x 275W HEAT LAMPS (not included in calc's).
fan	MECHANICAL EXHAUST FAN. INSTALL & DUCT TO OUTSIDE AIR IN ACCORDANCE WITH AS 1668.2.
W	EXTERNAL LED WALL MOUNTED UPLIGHT. (mount @ 1900mm above FFL). NOM. 28W / 3000 lm.



FIRST FLOOR REFLECTIVE CEILING PLAN

PROPOSED REFLECTIVE CEILING PLAN 02 OF 02

SHEET No. 19 OF 36

ISSUE	DESCRIPTION	DATE	DRAWN
A	PERMIT AMENDMENT	19.10.22	DA
B	REVISED GROUND FLOOR PLAN	20.11.22	DA

Project:	ADDITIONS & ALTERATIONS 250 MACQUARIE STREET, HOBART TAS 7000 LOCAL PROPERTY GROUP PTY LTD
Drawn:	PROPOSED REFLECTIVE CEILING PLAN 02 OF 02 design EAST registered trading name for design EAST Pty Ltd

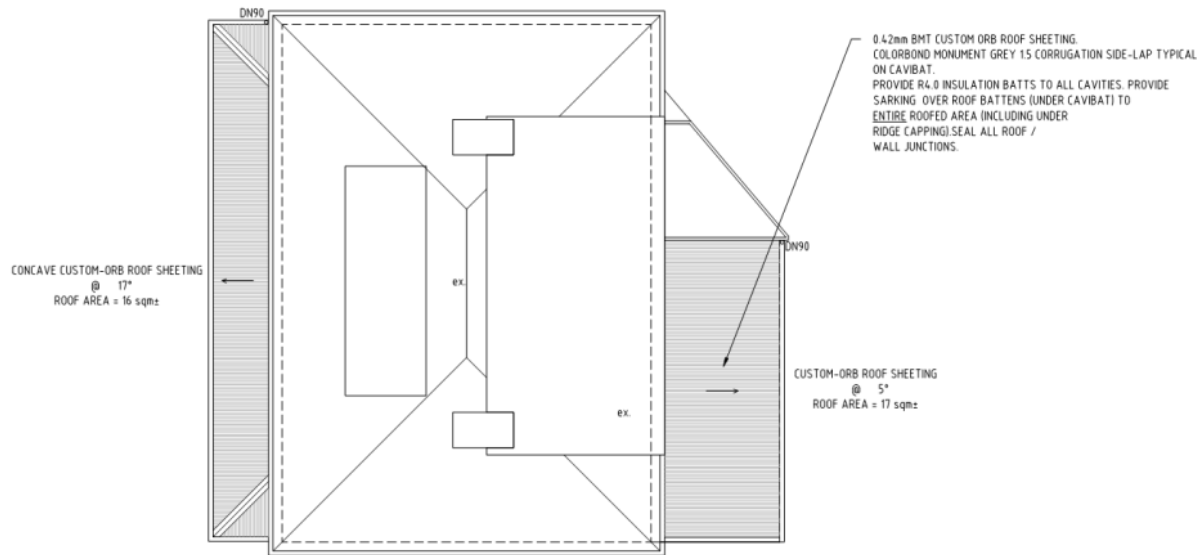
DRG. NO.:	A19
SCALE:	1:100 @ A3
DRAWN:	DA
DATE:	19.10.22

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ROOF NOTES	
METAL ROOF CLADDING & FLASHING PROVIDED & INSTALLED IN ACCORDANCE WITH AS 1562.1 PART 3.5.1 OF THE BCA 2019 & STRICTLY INSTALLED ACCORDING TO PRODUCT MANUFACTURERS SPECIFICATIONS & FIXING GUIDELINES.	
COLORBOND FINISH TO SHEET ROOFS (una) AS SELECTED BY OWNER.	
Roof sheeting: CUSTOM ORB (0.42mm BMT).	ALL RIDGES, FASCIAS, BARGE ENDS, HIP ENDS & ROOF PENETRATIONS MUST BE PROPERLY FLASHED & SEALED (i.e. watertight). REFER TO ARCHITECTURAL DWGS FOR TYPICAL SARKING DETAILS & EXTENT OF ROOF CLADDINGS.
Finish: COLORBOND COLOUR AS SELECTED.	
Side Lap: SIDE LAP Min. 15 CORRUGATIONS.	
Fixing to timber: COLORBOND 12-11 x 50, Type 17 ROOFING SCREWS; HIGH GRIP, HEX HEAD (FIXED AT SIDE LAPS); 3 FASTENERS FOR INTERNAL SPANS 5 FASTENERS FOR SINGLE & END SPANS.	
Roof sheeting: KLIP-LOK CLASSIC 700 (0.48mm BMT).	ALL GUTTERS AND DOWNPIPES SHALL BE DESIGNED & CONSTRUCTED IN ACCORDANCE WITH AS/NZS 3500.3 or AS/NZS 3500.5 (domestic installations, Section 5) & PART 3.5.2 OF THE BCA 2015. REFER TO ARCHITECTURAL DWGS FOR TYPICAL GUTTER & FASCIA DETAILS. - EAVES GUTTERING @ Min. 1500 FALL. - EAVES GUTTER BRACKETS AT STOP ENDS & @ Max. 12m cts. - DOWNPIPES MUST SERVE NO MORE THAN 12m OF GUTTER LENGTH - IF MORE THAN 12m FROM VALLEY GUTTER, PROVIDE OVERFLOW.
Finish: COLORBOND COLOUR AS SELECTED.	
Side Laps: TO MANUFACTURERS SPECIFICATIONS.	
Fixing to timber: 1 CLIP / 2 FASTENERS. 10-12 x 35mm, Type 17, WAFER HEAD.	
PREFABRICATED TIMBER ROOF TRUSSES TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS. CERTIFIED TRUSS DESIGN CRITERIA & PLAN SHOWING FIXING & BRACING DETAILS TO BE SUBMITTED TO THE BUILDING SURVEYOR PRIOR TO FRAME INSPECTION & INCLUDE ANY VARIATION REQUIRED TO LINTELS & STUDS TO ACCOUNT FOR CONCENTRATED LOADS.	

ROOF KEY	
MARK	DESCRIPTION
H	HIP.
R	RIDGE.
V	VALLEY GUTTER.
ex.	EXISTING ROOF PITCH (CONFIRM ON-SITE).
TME *	TO MATCH EXISTING PITCH (CONFIRM ON-SITE).



ROOF PLAN

SHEET No. 20 OF 36

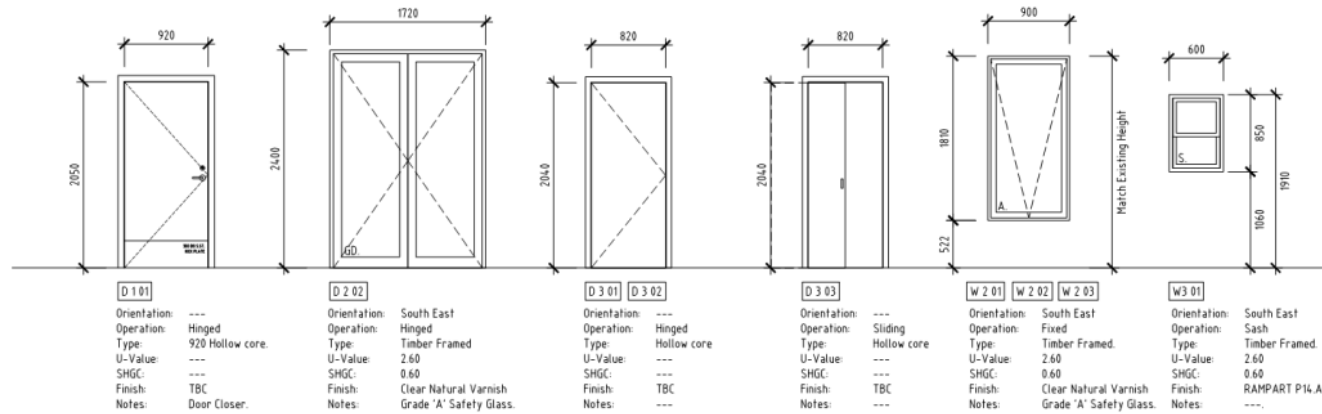
ISSUE	DESCRIPTION	DATE	DRAWN
A	PERMIT AMENDMENT	19.10.22	DA
B	REVISED GROUND FLOOR PLAN	20.11.22	DA

Project:	ADDITIONS & ALTERATIONS 250 MACQUARIE STREET, HOBART TAS 7000 LOCAL PROPERTY GROUP PTY LTD
Drawn:	ROOF PLAN design EAST registered trading name for design EAST Pty. Ltd

SCALE:	DRG NO:	DATE:
1:100 @ A3	A20	19.10.22
DRAWN:	DATE:	
DA	DA	

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**NOTES:**

- REFER TO ELEVATIONS ON DWG. A08 / A09 / A10 FOR CONFIGURATIONS / REFERENCING.
- GLASS IN DOORS, DOOR SIDE PANELS & FULL HEIGHT FRAMED GLASS PANELS / WINDOWS SHALL BE GLAZED WITH GRADE 'A' SAFETY GLASS IN ACCORDANCE WITH BCA Figure 3.6.1 & Table 3.6.5 &/OR AS 1288.
- GLASS TYPE - REFER TO ATTACHED GLAZING CALCULATOR SHEETS FOR MINIMUM REQUIREMENTS (BCA 2016 - PART 3.12.2 EXTERNAL GLAZING).
- CLEAR GLASS HAS BEEN CHOSEN FOR THE PURPOSE OF THESE CALCULATIONS, IF TINTING IS SELECTED BY THE OWNER THEN THE CALCULATED OUTCOMES MAY DIFFER FROM THOSE SHOWN.
- ANY VARIANCE (GLASS TYPE, THICKNESS, TINT etc.) TO THE ABOVE FIGURES WILL REQUIRE RE-CALCULATION TO ACHIEVE BCA 2016 COMPLIANCE (NOTIFY DESIGNER &/or BUILDING SURVEYOR IF REQUIRED).
- BUILDER SHALL CONFIRM ALL WINDOW & DOOR FRAME SIZES ON SITE BEFORE INSTALLATION.

**SCHEDULES: DOORS & WINDOWS**

SHEET No. 21 OF 36

ISSUE	DESCRIPTION	DATE	DRAWN
A	PERMIT AMENDMENT	19.10.22	DA
B	REVISED GROUND FLOOR PLAN	20.11.22	DA

**Project:**  
 ADDITIONS & ALTERATIONS  
 250 MACQUARIE STREET, HOBART TAS 7000  
 LOCAL PROPERTY GROUP PTY LTD  
**Drawn:**  
 SCHEDULES; DOOR & WINDOW  
 design/EAST registered trading name for design/EAST Pty. Ltd

SCALE	DRG NO.	DATE
@ A3	A21	19.10.22

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 Tasmania 7000  
 Phone (03)6223 6740  
 Email design@designand.com.au  
 Web www.designand.com.au  
 Accreditation No. CC1917 0



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**STUDIO 153**  
153A DAVEY STREET  
HOBART TASMANIA 7000  
Phone: +61 3 6223 6740  
Email: admin@designeast.com.au  
ABN 55 106 867 805

08.02.2023

HOBART CITY COUNCIL  
ELIZABETH ST  
HOBART  
TAS 7000

Att: **To whom it may concern**

**PLN-22-862**  
**Additions, alterations and change of use**  
**250 Macquarie St Hobart 7000**

Dear Sir/madam,

I am writing regarding to HCC's RFI dated 09 Jan 2023.

**HER Fi 1**

Attached to this letter is our original impact statement to HCC for the development of 250 Macquarie St and we believe this to be suitable to address HER Fi 1.

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

In our previous submission we were relying on street parking for both lower office and upper residential for the front building at 250 Macquarie St . As per our previous proposal we proposed on street parking for the existing front heritage building. The attached proposal is a reasonable solution to address this deficiency. Your consideration is appreciated.

**P1**

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;

*Total site demand = 6 Spaces*  
*Total deficiency = 2 (Front building office = 1. Unit 5 = 1)*

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

*Availability of on street parking is no longer an option as the clearway has been approved for Macquarie St, removing the capacity to park on the street. Our previous amendment for the front building included on-street parking was approved.*

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

*As its so close to the CBD there is ample transport.*

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

*Other forms of transport are varied and ample. Such facilities include Uber, taxi, E-scooter or even walking.*

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

*There are none in our opinion. That option was taken away with the approved clearway on Macquarie St.*

- (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;

*As per above*

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

*2 parking deficiency in total. This is for the Office on basement level and proposed unit 5. One Parking space is currently allocated to unit's 2, 3 and 4 on the upper part of the block (accessed from Davey St).*

<i>Unit</i>	<i>Current approved parking</i>	<i>Required parking</i>	<i>Deficiency</i>	<i>Changes to parking</i>
<i>House</i>	<i>On street</i>	<i>2</i>	<i>2</i>	<i>1 off-street</i>
<i>office</i>	<i>On street</i>	<i>??</i>	<i>??</i>	<i>No changes</i>
<i>Unit 2</i>	<i>One off street</i>	<i>2</i>	<i>1</i>	<i>No changes</i>
<i>Unit 3</i>	<i>One off street</i>	<i>1</i>	<i>1</i>	<i>No changes</i>
<i>Unit 4</i>	<i>One off street</i>	<i>1</i>	<i>1</i>	<i>No changes</i>
<i>Unit 5</i>	<i>No parking required</i>	<i>1</i>	<i>1</i>	<i>No changes</i>

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

*N/A*

- (i) the appropriateness of a financial contribution in lieu of parking towards the cost of parking facilities or other transport facilities, where such

facilities exist or are planned in the vicinity;

N/A

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

N/A

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

*There is none.*

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

*The space allocated towards the back of 250 Macquarie St was approved for POS. We are simply added a parking space. No loss of heritage significance in this instance.*

- (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.

N/A

#### **E6.7.3 Vehicle Passing Areas Along an Access**

##### **P1**

Vehicular passing areas must be provided in sufficient number, dimension and siting so that the access is safe, efficient and convenient, having regard to all of the following:

- (a) avoidance of conflicts between users including vehicles, cyclists and pedestrians;

*Due to the existing nature of the space, avoidance of pedestrians, car and cyclists on the right of way is unavoidable. However, risk to pedestrians, car and cyclists on Macquarie St footpath can be mitigated via mirrors and car exiting noise indicator.*

- (b) avoidance of unreasonable interference with the flow of traffic on adjoining roads;

*Antill St traffic lights offers breaks in traffic. This will offer ample time for safe merging onto Macquarie St at peak time.*

- (c) suitability for the type and volume of traffic likely to be generated by the use or development;

*There will likely be a B85 vehicle parking in the allocated space for 250 Macquarie St. As there is one space proposed, there will be minimal disruption to existing volume including neighbouring property and Macquarie St.*

- (d) ease of accessibility and recognition for users.

*Accessibility is achievable for a B85 vehicle. Proposed access will be gated and be accessible only to owner. Signage will be provided to show house number.*

#### **E6.7.4 On Site Turning**

As the clearway along Macquarie St has been approved in our previous amendment, we are at a severe disadvantage in terms of parking for 250 Macquarie St. As per our previous proposal we proposed on street parking for the existing front heritage building. The attached proposal is a reasonable solution to address this deficiency. Your consideration is appreciated.

#### **P1**

On-site turning may not be required if access is safe, efficient and convenient, having regard to all of the following:

- (a) avoidance of conflicts between users including vehicles, cyclists, dwelling occupants and pedestrians;

*The proposed exit of the site is in reverse as there is no room to turn due to existing building restrictions.*

- (b) avoidance of unreasonable interference with the flow of traffic on adjoining roads;

*Antill St traffic lights offers breaks in traffic. This will offer ample time for safe merging onto Macquarie St at peak time. However, mirrors could help aid in the interference with pedestrians and traffic.*

- (c) suitability for the type and volume of traffic likely to be generated by the use or development;

*There will likely be one B85 vehicle parking in the allocated space for 250 Macquarie St. As there is one space proposed, there will be minimal disruption to existing volume including neighbouring property and Macquarie St.*

- (d) ease of accessibility and recognition for users;

*Accessibility is achievable for a B85 vehicle. Proposed access will be gated and will be accessible only to owner.*

- (e) suitability of the location of the access point and the traffic volumes on the road.

*Access point is useable as the access is currently in use by 248 Macquarie*

*It and poses no problem to date. The addition of one extra car offers marginal difference to volume/.*

**Yours Faithfully**

A handwritten signature in black ink, appearing to be 'Monty East', written in a cursive style.

**Monty East**  
Director Design East Pty Ltd

**STUDIO 153**  
153A DAVEY STREET  
HOBART TASMANIA 7000  
Phone: +61 3 6223 6740  
Email: admin@designeast.com.au

design.**EAST**

ABN 55 106 867 805

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Building design and interior architecture

**Heritage Impact Statement**

250 Macquarie Street HOBART TAS 7000

Owner: Local Property group Pty Ltd

Client: Mr Chris Love



Figure 1: Front Facade Facing Macquarie Street

**STATEMENT OF HERITAGE SIGNIFICANCE**

250 Macquarie Street is located in Heritage Precinct 116.0 H4 as well as being listed as a heritage place in the City of Hobart Interim Planning Scheme 2015 (ref: 1913). The site is not, however, listed on the Heritage Tasmania Register.

Heritage Precinct 116.0 H4:

The Precinct is deemed significant for reasons including:

1. The quality and quantity of intact Colonial, Victorian, Federation and Inter-War residential buildings that exemplify the historical development phases of the precinct.
2. The large number of early colonial buildings that survive which provide evidence of the development of Hobart.
3. The Victorian houses set on large allotments demonstrating the second major phase of the development of the precinct.
4. The largely intact streetscape of Fitzroy Place that is created by a general uniformity of scale, external detailing, materials and building forms.
5. The character and historical relationship created by buildings, trees and views of Fitzroy Place and Crescent Gardens.
6. The scale and style of buildings in Macquarie and Davey St has a high degree of coherence and continuity and has remained relatively free from intrusion.

Heritage Development Standards:

The development standards for works within a heritage precinct are set out in the *Hobart Interim Planning Scheme 2015*:

*Section E13.8.1 Demolition*

Acceptable Solution	Performance Criteria
No Acceptable Solution	Demolition must not result in the loss of any of the following: <ul style="list-style-type: none"> <li>(a) buildings or works that contribute to the historic cultural heritage significance of the precinct;</li> <li>(b) fabric or landscape elements, including plants, trees, fences, paths, outbuildings and other items, that contribute to the historic cultural heritage significance of the precinct;</li> </ul> unless all of the following apply; <ul style="list-style-type: none"> <li>(i) there are, environmental, social, economic or safety reasons of greater value to the community than the historic cultural heritage values of the place;</li> <li>(ii) there are no prudent or feasible alternatives;</li> <li>(iii) Opportunity is created for a replacement building that will be more Complementary to the heritage values of the precinct.</li> </ul>



*E13.8.2 Buildings and Works other than Demolition*

Acceptable Solutions	Performance Criteria
A1 – No Acceptable Solution	P1 - Design and siting of buildings and works must not result in detriment to the historic cultural heritage significance of the precinct, as listed in Table E13.2.
A2 – No Acceptable Solution	P2 - Design and siting of buildings and works must comply with any relevant design criteria / conservation policy listed in Table E13.2, except if a heritage place of an architectural style different from that characterising the precinct.
A3 – No Acceptable Solution	P3- Extensions to existing buildings must not detract from the historic cultural heritage significance of the precinct.
A4 – No Acceptable Solution	P4- New front fences and gates must be sympathetic in design, (including height, form, scale and materials), and setback to the style, period and characteristics of the precinct.
A5 – No Acceptable Solution	P5- The removal of areas of landscaping between a dwelling and the street must not result in the loss of elements of landscaping that contribute to the historic cultural significance or the streetscape values and character of the precinct.

*E13.8.3 Subdivision*

Acceptable Solutions	Performance Criteria
A1 – No Acceptable Solution	Subdivision must not result in any of the following: <ul style="list-style-type: none"> <li>a) detriment to the historic cultural heritage significance of the precinct, as listed in Table E13.2;</li> <li>b) a pattern of subdivision unsympathetic to the historic cultural heritage significance of the precinct;</li> <li>c) potential for a confused understanding of the development of the precinct;</li> <li>d) an increased likelihood of future development that is incompatible with the historic cultural heritage significance of the precinct.</li> </ul>
A2 – No Acceptable Solution	Subdivision must comply with any relevant design criteria / conservation policy listed in Table E13.2.

250 Macquarie Street

250 Macquarie Street is part of a streetscape characterised by Victorian and Georgian townhouses and cottages as shown in *Figure 2 and Figure 3*. These buildings consist of a series of hip roofed, single and double storey structures that while varying in construction materials and detail; they do create a coherent group of heritage buildings.



*Figure 2 – View of Macquarie Street*



*Figure 3 – View of Macquarie Street*

The main dwelling at 250 Macquarie Street was built approximately 1870. It consists of three storeys: the ground floor and upper floors are currently used as a residential dwelling, while the basement is being used for commercial purposes.

Since its original construction, the building has had several alterations made; some of which has sought to be more in keeping with its heritage origin, while others have to some degree changed the character of the house to be less consistent with a typical Victorian and Georgian townhouse or cottage. Some of the most notable documented changes are listed below:

Date	History of Alterations & Additions
1957	<ul style="list-style-type: none"> <li>• Addition of a brick wall to Lower Ground Floor (Appendix A Figure 7)</li> <li>• New front door to Lower Ground to be more in keeping with original style of the house.</li> <li>• Addition of WC to flat</li> </ul>
1986	<ul style="list-style-type: none"> <li>• Office relocated from Upper Floor to Lower Ground Floor.</li> <li>• Ground Floor windows replaced with glazed French doors</li> <li>• Front brickwork rendered</li> <li>• Verandah weatherboard cladding replaced with wooden cross patterned balustrade and semi glazed in.</li> <li>• Extended existing kitchen by demolishing wall between kitchen and flat WC to create a 'sunroom' area.</li> </ul>
1989	Alterations were made to the roof of the main building by the addition of a wide dormer roof to the rear of the main building ( <i>See Appendix A Figure 7</i> ). The original proposal sought to replace the existing hip roof with a gable, however it was rejected after strong objection by The National Trust who believed this would significantly deteriorate the character of the building.
1957-2000	<ul style="list-style-type: none"> <li>• Concrete front yard landscaped and pipe railing removed</li> <li>• Front steel staircase removed</li> <li>• Rotting boundary paling fence replaced with brick wall</li> <li>• Macquarie Street Right of Way driveway cobbled over</li> <li>• Rear garden landscaped: addition of 3 x ornamental ponds and footbridge</li> </ul>

The structures at the rear of 250 Macquarie Street consist of several masonry buildings; namely a flat, a cubby/outhouse, a workshop and a garage. These structures were built between the years 1957 and 1990 and their construction material and design are not in keeping with the Victorian/Georgian style of the main building. Furthermore these structures are not in view from the Macquarie Street frontage.

Date	History of Alterations & Additions
1957	Alterations to existing flat
1988	Demolition and replacement of workshop with access from Davey Street.
1957-1990	<ul style="list-style-type: none"> <li>• Addition of double garage at rear of site with access from Davey Street.</li> <li>• Altered existing outhouse to a children's cubby house.</li> <li>• Paved Davey Street Access and install stormwater drainage</li> </ul>

**PROPOSALS**

Demolition

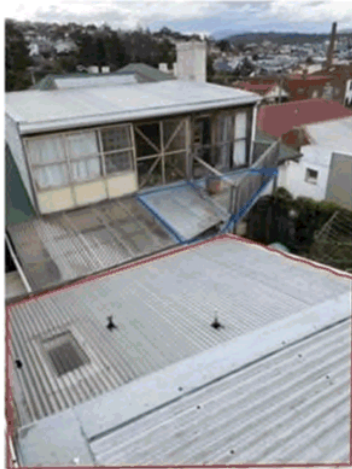
- The existing concrete block outbuildings are to be demolished to allow for the proposed private outdoor area. This part of the residence contain an existing laundry and a toilet.
- The existing external deck on the existing residence is to be modified.
- The existing rendered concrete block wall and glass block panels in the lower ground floor level is to be removed.



*Figure 4: Existing deck to be removed*



*Figure 5: Outbuildings to be removed*



*Figure 6: Existing deck to be removed*

**OUTBUILDINGS**

The outbuildings to be demolished are a recent addition to the existing residence built from concrete blocks, with concrete slabs and timber and metal framed rooves. (Contained within the RED line in the photographs)

There is no apparent indication of previous buildings on the site.

In my view the demolition will open up the space around the existing residence giving it a more spacious feel to its surrounds setting it off as a separate residence.

**EXTERNAL DECK**

The external deck at the rear of the residence is poorly built from Treated pine framing and decking. (Contained within the RED line in the photographs) The deck shape is to be modified and reconstructed in a smaller configuration.

It is not original, and its redesign will help return the existing residence to a more individual building.

**LOWER FLOOR OFFICE LEVEL WORK**

*Figure 7: Existing block and glass wall*

The concrete block wall and glass bricks on the lower ground Office level are also a recent construction The demolition of the walls have no structural implications and can be easily removed.

The demolition of these walls will return the lower level office to something similar to that which was originally built.

**UPPER FLOOR LEVEL - NEW WORK**

A new bathroom has been located in the rear of the present kitchen. This requires no demolition of walls. This bathroom is required to service this level of the house.

The existing rear doors to be replaced with double glazed doors and dining area extended to provide larger area to the existing kitchen and dining room.

As indicated on the new drawings the glass wall in the dining area is to be removed and the area extended out to a new wall adjacent to the boundary.

**FRONT GARDEN AND VERANDAH**

A new "Picket" fence is to be provided to the frontage and the side of the existing driveway. The front garden to be landscaped. New steps are to be provided at the end of the existing verandah.

The existing verandah is in a bad state of repair and is to be reconfigured and reconstructed in materials more suited to the style of the building (refer to the attached drawings for the extent of work).

#### CONCLUSION

All the issues raised in the Addendum to the Heritage impact statement and the resolution of those issues will have no major effect on the heritage value of the place and in my view they provide an improvement to the present heritage values.

#### APPENDIX A *archive drawings*

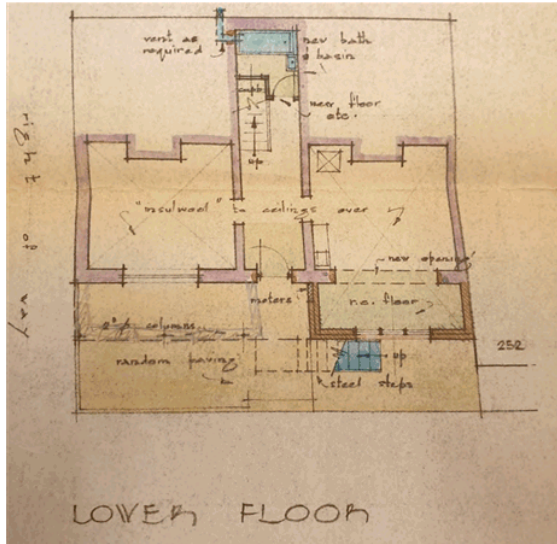


Figure 8: 1957 Alterations



COPY

182337 1

1 10-May-2022

Page 1 of 1

SEARCH DATE : 10-May-2022  
SEARCH TIME : 12.37 PM

DESCRIPTION OF LAND

City of HOBART  
Lot 1 on Plan 182337  
Being the land described in Conveyance No. 59/0192  
Derivation : Part of 0-1-0 gtd. to C Butler & J Harris  
Derived from A12173  
Prior CT 106749/1

SCHEDULE 1

M904613 TRANSFER to LOCAL PROPERTY GROUP PTY LTD Registered  
19-Aug-2021 at 12.02 PM

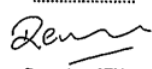
SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
7/5860 CONVEYANCE: Burdening Easement: Right of Carriageway  
over the Right of Way 3.22 Wide shown on Plan No.  
182337  
65/6745 CONVEYANCE: Burdening Easement: Drainage Right  
(appurtenant to land comprised in Certificate of  
Title Vol:4254 Folios: 41 & 42) over the strip of  
land marked Drainage Easement Variable width and  
Drainage Easement 1.20 Wide shown on Plan No.182337  
Benefiting Easement: Right of Carriageway over the strip of  
land marked Right of Way 'A' Variable Width shown on  
Plan No.182337  
Benefiting Easement: Right of Carriageway over the strip of  
land marked Right of Way 'B' Variable Width shown on  
Plan No.182337

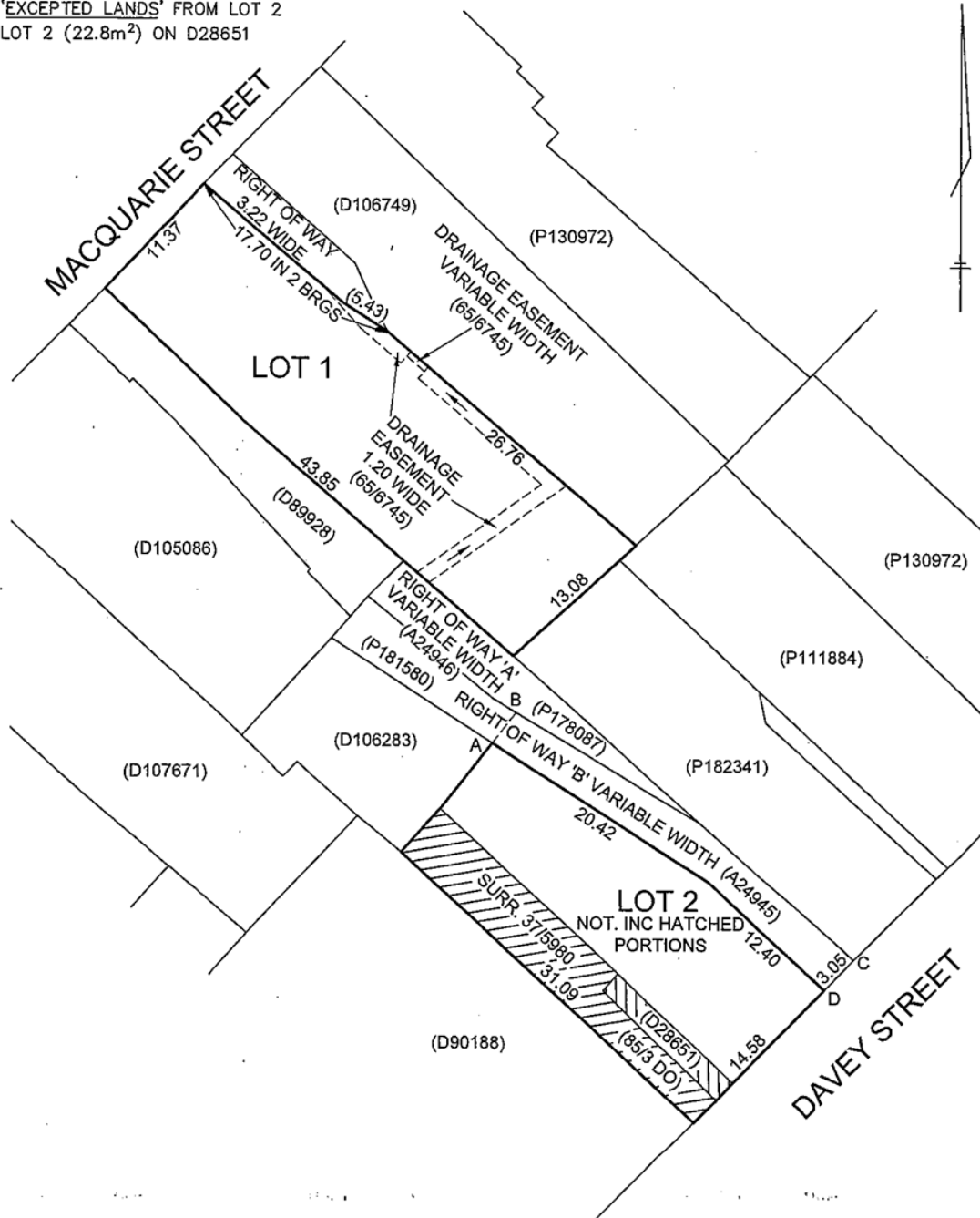
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



OWNER:  FOLIO REFERENCE: 106749/1, 28650/1  GRANTEE: PART OF 0A-1R-15P GTD ELISHA BAILEY, PART OF 0A-1R-0P GTD CHARLES BUTLER & JAMES HARRIS.	<p style="text-align: center;"><b>PLAN OF TITLE</b></p> LOCATION: <p style="text-align: center;"><b>CITY OF HOBART</b></p> (SECTION D) CONVERTED BY PLAN No. D106749 & D28650 COMPILED BY: LTO NOT TO SCALE <span style="float: right;">LENGTHS IN METRES</span>	Registered Number <p style="text-align: center;"><b>P.182337</b></p> <hr/> APPROVED <u>10 MAY 2022</u>  Recorder of Titles
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SKETCH BY WAY OF ILLUSTRATION ONLY  
 'EXCEPTED LANDS' FROM LOT 2  
 LOT 2 (22.8m<sup>2</sup>) ON D28651

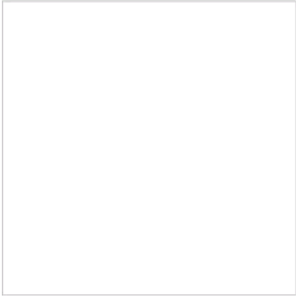


AJ

Planning #271076

**Property**

250 MACQUARIE STREET HOBART TAS 7000



**People**

<b>Applicant *</b>	Design East Dominic Abbott 153a Davey Street HOBART TAS 7000 6223 6740 dabbot@designeast.com.au
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<b>Owner *</b>	Chris Love PO Box 1000 SANDY BAY TAS 7006 0433140723 chris@bigblueco.com.au
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<b>Entered By</b>	DESIGN EAST PTY LTD 03 6223 6740 meast@designeast.com.au
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**Use**

Multiple dwellings

**Details**

Have you obtained pre application advice?  
 Yes

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

Are you applying for permitted visitor accommodation as defined by the State Government Visitor Accommodation Standards? Click on help information button for definition. \*  
 No

Is the application for SIGNAGE ONLY? If yes, please enter \$0 in the cost of development, and you must enter the number of signs under Other Details below. \*  
 No

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

**Details**

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

Residential & Office

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

Proposed Car Parking and Revised front stair design (minor change)

Estimated cost of development \*

50000.00

Existing floor area (m2)

134.00

Proposed floor area (m2)

134.00

Site area (m2)

531

**Carparking on Site**

Total parking spaces

1

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 250 Macquarie Street - Certificate of Titles.pdf Schedule of Easements) \*

Plans (proposed, existing) \* 250 Macquaire St Parking 20.12.22.pdf

## Application Referral Development Engineering - Response

<b>From:</b>	Keith Burton, Senior Development Engineer
<b>Recommendation:</b>	
<b>Date Completed:</b>	
<b>Address:</b>	250 MACQUARIE STREET, HOBART
<b>Proposal:</b>	Partial Demolition, Alterations, Extension, Front Fencing, and Alterations to Carparking
<b>Application No:</b>	PLN-22-862
<b>Assessment Officer:</b>	Michael McClenahan,

### Referral Officer comments:

#### **OVERVIEW:**

##### *PLN-22-862 - 250 MACQUARIE STREET*

Off-street parking space and pedestrian access proposed for the rear of 250 Macquarie Street, using an existing access and shared roadway. Existing access is currently utilised for parking at the rear of 248 Macquarie Street where two parking spaces are in use and are provided with adequate on site turning area to allow egress in a forwards direction. The access is constrained by the two existing buildings of 248 and 250 Macquarie street, which extend to the frontage and impede sight distances. 250 Macquarie Street does not have an existing vehicle access from the proposed location, with vehicular access currently only provided for 248 Macquarie Street. The proposal plans to intensify this access by providing access for 250 Macquarie Street.

Inconsistencies are present in the documentation provided by Design.EAST Pty. LTD. The minimum width of the access was initially detailed as 2750mm in the original plans submitted on the 20th of December 2022. After the initial request for information, amended plans were submitted by Design.EAST Pty. LTD on the 9th of February 2023. That submitted documentation detailed the minimum width as 2905mm. On-site measurements found this distance to be 2650mm (see attachment B and C), which does not align to the design drawings provided. This dimension governs the scaling of the drawings, and hence by changing this dimension it appears as if a vehicle of a normal size could access the parking area. However, this is not actually the case. Note that as part of the discussions that occurred between the applicant and officers after advertising had occurred, revised plans were submitted (in September this year) showing the correct dimension. The corrected plans also do not satisfy the Parking and Access Code.

Development engineering is not supportive of the proposal on the grounds that the submitted documentation fails to comply with the performance criteria for:

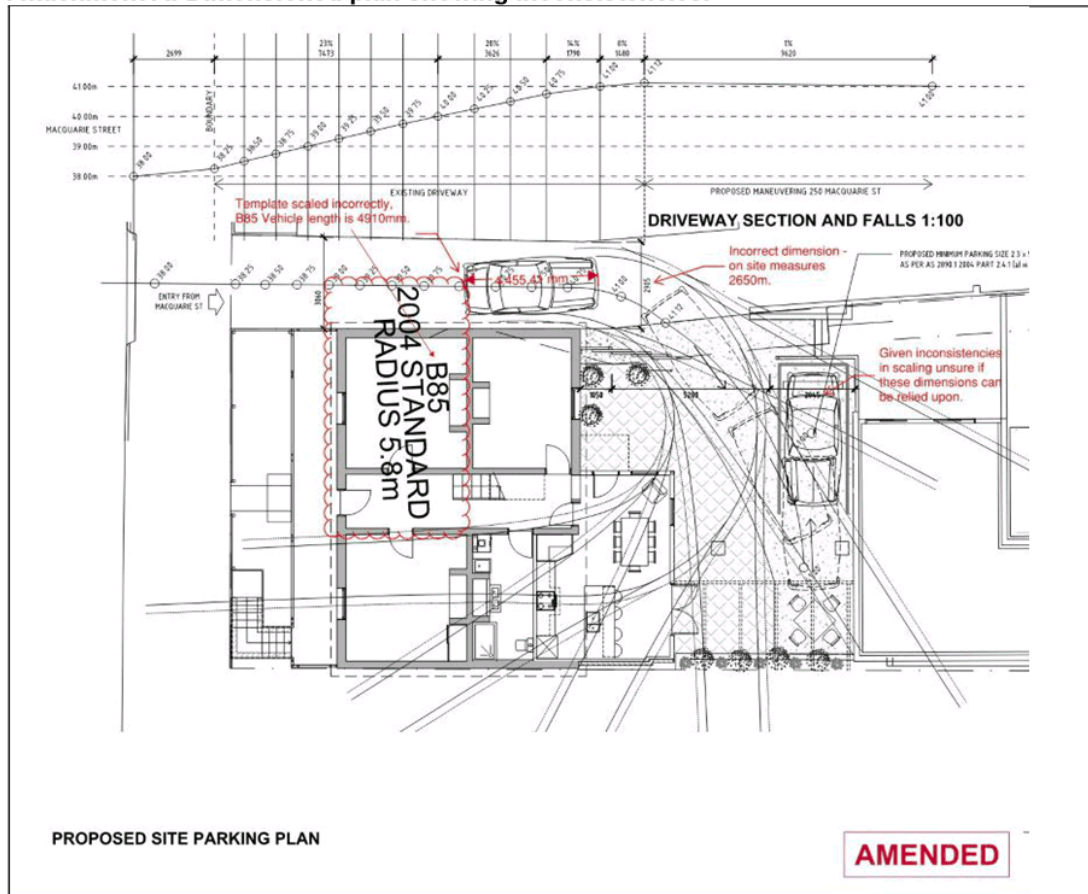
- E6.7.2: Design of Vehicle Access P1
- E6.7.3: Vehicle Passing area along an access P1
- E6.7.5: Layout of Parking P1
- E6.7.6: Surface treatment of parking areas P1

Refusal of the application is based on the safety risk that the design proposes. Exiting vehicles will have no sight distances for pedestrians and are required to reverse over the footpath with

no vision of oncoming pedestrians/vehicles. Given the high pedestrian traffic volume in the area and close vicinity to St Michael's Collegiate School this risk is not acceptable jeopardising pedestrian safety. Vehicles exiting 250 Macquarie street will be required to use 2 out of the 3 lanes of traffic to complete the reversing manoeuvre to exit the property, potentially causing multiple lanes of traffic to stop. Macquarie Street is utilised by a large amount of heavy vehicles, and spontaneous stopping may lead to accidents. Given the volume of traffic, the road's significance in the transportation network, and the safety risk that the reversing manoeuvre proposes, the arrangement is not acceptable with significant impact on the traffic flow. No vehicle passing opportunities are available due to the site constraints. The access is shared between multiple users and modes (pedestrians, vehicles and cyclists from 248 Macquarie Street, Unit 2 / 250 Macquarie Street, and 250 Macquarie Street), and due to the site constraints only a single user is able to use the access at once. This will result in queuing on Macquarie Street and again may impede 2 lanes of traffic. The car parking layout proposed is not accessible for a standard vehicle, with the minimum width of the driveway being 2650mm. This width impedes vehicles turning into and reversing out of the parking area with correctly scaled swept paths showing vehicles unable to access the area without conflicting with fixed objects. The internal layout of the car parking area is also not functional with vehicles unable to manoeuvre in and out of the parking space.

It is clear from the assessment that the development application fails to meet the relevant performance criteria, and proposes a considerable safety risk to users of Macquarie Street. It is recommended that this development application be refused on this basis.

**Attachment A: Dimensioned plan showing inconsistencies.**

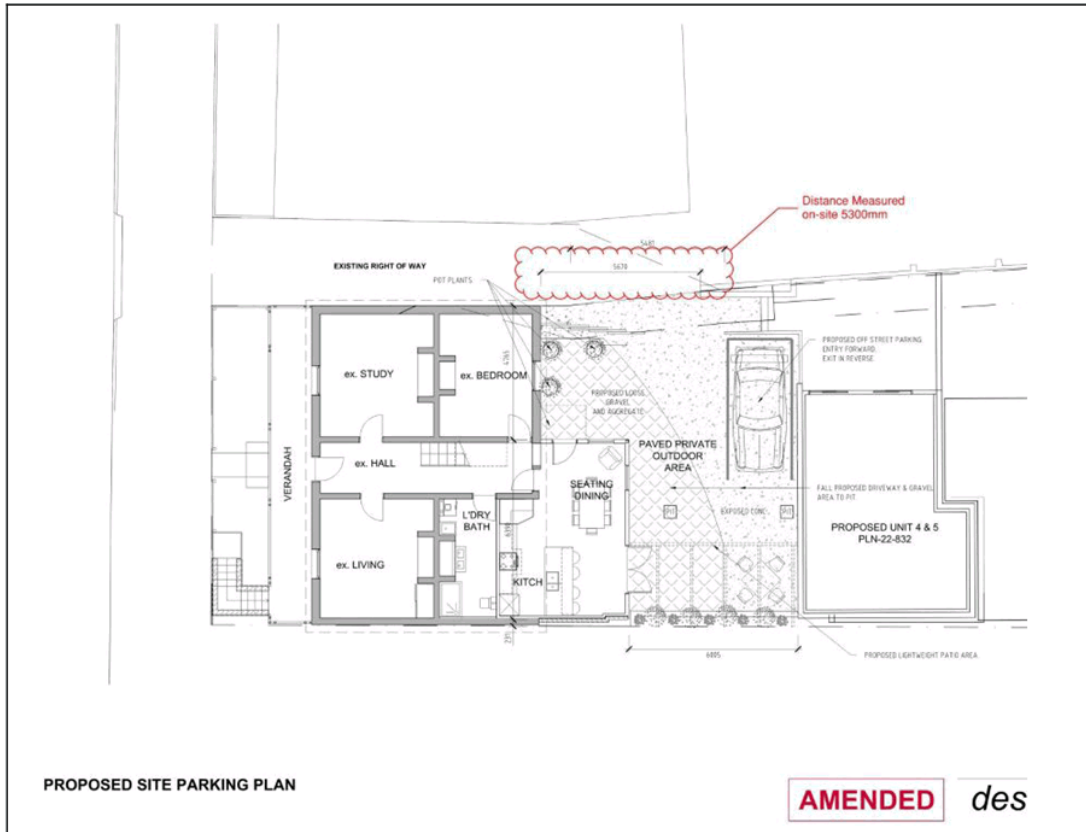


Attachment B and C: Images confirming detailed minimum width as 2650mm not 1905mm.





Attachment D: Dimensioned plan showing true scale.



Attachment E and F: Images confirming access width as 5300mm not 5670mm

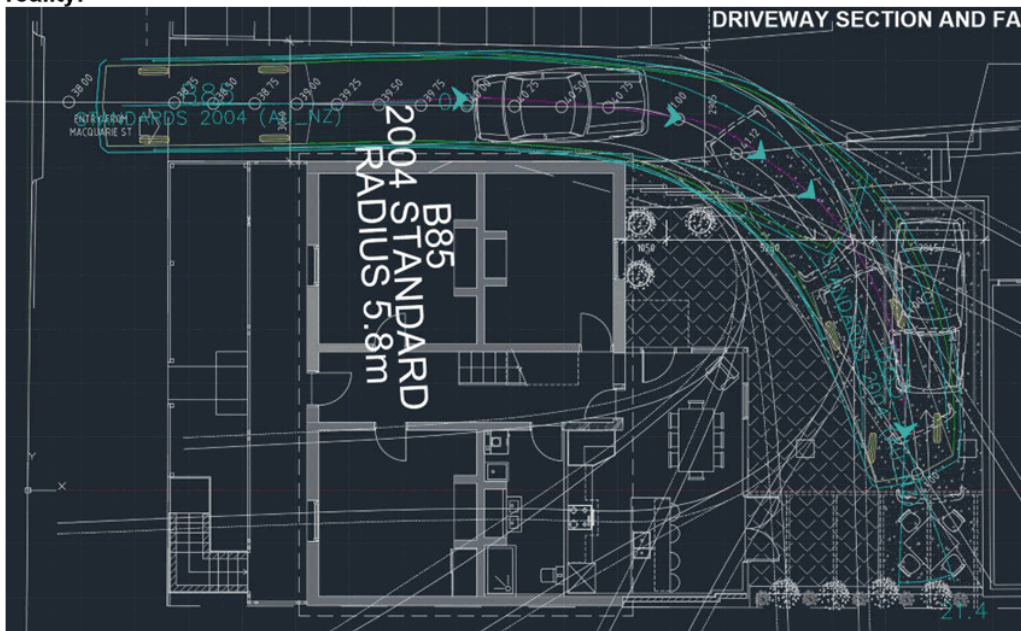






**Attachment G: B85 Vehicle Turn path (averaged size car for example a Toyota Camry) showing conflict with fixed objects on entry. Vehicle is unable to enter the car parking space as proposed.**

**Note yellow line is the computer simulation, and the blue is what is likely to occur in reality.**



**ASSESSMENT SUMMARY:**

- E5.0 Road and railway access code - DOES APPLY
- E6.0 Parking and Access Code - DOES APPLY

- Clause(s) E6.6's: Are all to do with parking number assessment - **Performance Criteria**

Based on the deficiency existing (2 car parking spaces), and given the submitted documentation, the parking provision may be accepted under *Performance Criteria P1:E6.6.1* of the Planning Scheme.

- Clause E6.7.2: Design of vehicle accesses - **Performance Criteria**

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

(a) avoidance of conflicts between users including vehicles, cyclists and pedestrians;

- Submitted documentation does not satisfy this requirement.

Sight distances at the frontage are not achieved, and as a result, vehicles exiting from 250 Macquarie Street will be required to reverse over the footpath blind of any pedestrians, cyclists or vehicle movements. 250 Macquarie Street accesses Macquarie Street via a shared roadway along with 248 Macquarie Street. This access has never been utilised by 250 Macquarie street from this shared roadway. As vehicles leave 250 Macquarie Street, no sight distances will be available for any other users of the right of way (cyclists, pedestrians and vehicles), making it dangerous for the other users. The roadway also serves as a pedestrian access for one of the rear units of 250 Macquarie Street making it a shared zone. Hence, conflict between users is very likely, and given that no sight distances are available for vehicles exiting 250 Macquarie Street into the roadway conflict between users is likely.

(b) avoidance of unreasonable interference with the flow of traffic on adjoining roads;

- Submitted documentation does not satisfy this requirement.

The proposal would result in unreasonable interference with the flow of traffic on Macquarie Street. Vehicles exiting onto Macquarie Street would be required to impede 2 out of the 3 lanes of traffic to complete the turning manoeuvre. Given that Macquarie Street is governed by the department of state growth as an arterial road (main transportation corridor), and has a traffic volume greater than 32,000 vehicles per day, this arrangement would impact the traffic flow significantly.

(c) suitability for the type and volume of traffic likely to be generated by the use or development; and

- The access would be suitable for the residential nature and volume of traffic if in a different location.

(d) ease of accessibility and recognition for users.

- Submitted documentation does not satisfy this requirement.

The proposal does not have regard for ease of accessibility or recognition for users. The width of the access is 2650mm, below the minimum Australian Standard 3000mm, and does not allow access for a standard B85 vehicle (for example a Toyota Camry) to enter the parking area of 250 Macquarie Street. Given a vehicle cannot access the site, with recognition for users and ease of accessibility is not achieved.

The design of the vehicle access point is not safe, efficient, or convenient. The documentation provided does not satisfy the *Performance Criteria P1:E6.7.2* of the Planning Scheme. Given the impeded sight distances, high traffic volume, and inability to access the parking area due to the access constraints.

- Clause E6.7.3: Vehicle passing area along an access - Performance Criteria

Vehicular passing areas must be provided in sufficient number, dimension and siting so that the access is safe, efficient and convenient, having regard to all of the following:

(a) avoidance of conflicts between users including vehicles, cyclists and pedestrians;

- Submitted documentation does not satisfy this criteria.

No passing opportunity is given for vehicles, cyclists and pedestrians. Given the width of the access is 2650mm, only a single mode can use the access at one time. This will likely result in queuing occurring on Macquarie Street for vehicles entering and conflicts between users.

(b) avoidance of unreasonable interference with the flow of traffic on adjoining roads;

- Submitted documentation does not satisfy this criteria.

Given there is no passing opportunity, vehicles would be required to queue on Macquarie Street blocking the lane. Due to the access being shared between multiple users, the likelihood of this is increased. This would result in an unreasonable impact on the traffic flow, and may be dangerous given it could cause a lane of free flowing traffic to stop suddenly.

(c) suitability for the type and volume of traffic likely to be generated by the use or development;

- The access would be suitable for the residential nature and volume of traffic if in a different location.

(d) ease of accessibility and recognition for users;

- Submitted documentation does not satisfy this criteria.

The proposal does not have regard for ease of accessibility or recognition for users. The width of the access is 2650mm, below the minimum Australian Standard 3000mm,

and does not allow access for a standard B85 vehicle, hence manoeuvring within the access is not applicable. Two users are unable to use the access at the same time.

No passing bays are proposed, and the submitted documentation does not satisfy the Performance Criteria P1: E6.7.3 Vehicle Passing Area Along an Access. Given that the access is utilised by multiple users independent of each other and only a single user can use the access at one time, interference with traffic on Macquarie Street is likely to occur due to the queuing, and manoeuvring within the access unable to occur.

The lack of passing bays will result in unreasonable interference with the flow of traffic on Macquarie Street, an arterial road carrying over 32,000 vehicles per day governed by the Department of State Growth due to its significance. Ease of accessibility and recognition of users is not achieved with no recognition for the existing users of the access, with the width of the access (2650mm, required width is 3000mm) constrained by the vertical walls of 248 and 250 Macquarie Street, making the access not suitable for intensification.

**- Clause E6.7.5: Layout of parking areas - Performance Criteria**

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.

**- Not Acceptable.** The parking layout is not functional and vehicles are unable to enter the site safely. Hence, ease of access, egress and manoeuvring on-site is not provided.

The parking space proposed is below the minimum width and length. A blind aisle extension is not incorporated into the design, and in combination with the 3m aisle width the parking layout does not allow for a car to access the parking space as proposed. The width of the driveway (2650mm) is below the minimum Australian Standard (3000mm), and restricts access to the parking area. Swept paths below show vehicles unable to enter the parking area, coming into contact with the fixed building walls of 248 Macquarie and 250 Macquarie and fixed objects within the parking area. The parking layout proposed is not functional, and the submitted documentation does not meet the Performance Criteria P1:E6.7.5.

**- Clause E6.7.6: Surface treatment of parking areas - Performance Criteria**

Parking spaces and vehicle circulation roadways must not unreasonably detract from the amenity of users, adjoining occupiers or the quality of the environment through dust or mud generation or sediment transport, having regard to all of the following:

(a) the suitability of the surface treatment;

**- not suitable, documentation does not satisfy this requirement.**

**Surface treatment is not suitable with the portion of 'loose gravel driveway' requiring significant turning manoeuvres.**

(b) the characteristics of the use or development; and

**- not suitable, documentation does not satisfy this requirement.**

**Gravel is not suitable for inner city development, and not with an adjoining shared roadway. Gravel will be transported into the shared roadway and eventually onto Macquarie Street footpath, becoming a trip hazard for pedestrians. This will also detract from the safety of the access.**

(c) measures to mitigate mud or dust generation or sediment transport.

**- not suitable, no mitigation methods have been proposed.**

**Drainage for the parking area is inadequate. The location proposed for the gravel**

surface is not acceptable due to vehicle manoeuvring over the area. The gravel surface is not suitable for an inner city development, and it is likely gravel will be transported onto the shared roadway and Macquarie Street becoming a hazard for pedestrians. No mitigation methods are proposed to stop the transportation of the gravel. Given this, the documentation submitted does not satisfy the Performance Criteria P1LE6.6.7 of the planning scheme.

• **E7.0 Stormwater - DOES APPLY**

- Clause E7.7.1 - 1: Stormwater drainage and disposal - **Performance Criteria**  
**No Drainage plans are provided for the site. Connection existing. If approved drainage to be confirmed at plumbing stage.**

***GENERAL CONDITIONS: No conditions prepared for the permit due to recommended refusal of the application.***

**ADVICE:**

- Dial before you dig
- Fees and charges
- Building Permit
- Plumbing Permit
- Occupation of the Public Highway

**REPRESENTATIONS:**

**Nil**

## **7. REPORTS**

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### **7.1 Planning - Advertised Applications Report File Ref: F23/105412**

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Report of the Acting Director City Life of 6 October 2023 and attachments.

Delegation: Committee



City of **HOBART**

**MEMORANDUM: PLANNING COMMITTEE**

**Planning - Advertised Applications Report**

Attached is the advertised applications list for the period 5 September 2023 to 2 October 2023.

**RECOMMENDATION**

***That the information contained in the 'Planning – Advertised Applications Report' be received and noted.***

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

Karen Abey  
**ACTING DIRECTOR CITY LIFE**

Date: 6 October 2023  
File Reference: F23/105412

Attachment A: Planning - Advertised Applications Report ↓ 



No	Application	Street	Suburb	Development	Works Value	Expiry Date	Referral	Proposed Delegation	Advertising Period Start	Advertising Period End
1	PLN-23-486	30 WATERLOO CRESCENT	BATTERY POINT	Partial Demolition and Alterations	\$100,000	17/10/2023	baconr	Director	8/09/2023	22/09/2023
2	PLN-23-459	303/62 PATRICK STREET	HOBART	Change of Use to Visitor	\$0	18/09/2023	maxwellv	Director	26/09/2023	10/10/2023
3	PLN-23-532	311/62 PATRICK STREET	HOBART	Change of Use to Visitor Accommodation	\$670,000	20/10/2023	maxwellv	Director	26/09/2023	10/10/2023
4	PLN-23-139	BROOKER AVENUE	HOBART	Signage and Associated Works	\$1,016,000	25/09/2023	smeea	Director	6/09/2023	20/09/2023
5	PLN-23-282	90 MELVILLE STREET	HOBART	Demolition, New Building for Business and Professional Services and Vehicle Parking, and Associated Works	\$11,000,000	12/11/2023	smeea	Committee (Major Development)	29/09/2023	13/10/2023
6	PLN-23-435	89 - 93 GOULBURN STREET	HOBART	Alterations, Signage and Partial Change of Use to Food Services (Restaurant/Takeaway) and General Retail and Hire (Shop)	\$30,000	31/10/2023	sherriffc	Director	29/09/2023	13/10/2023

No	Application	Street	Suburb	Development	Works Value	Expiry Date	Referral	Proposed Delegation	Advertising Period Start	Advertising Period End
7	PLN-23-480	15 - 19 WARWICK STREET	HOBART	Alterations to Previously Approved Development including Signage	\$110,000	30/09/2023	mcclenahanm	Director	7/09/2023	21/09/2023
8	PLN-23-477	164 HARRINGTON STREET	HOBART	Car Park and Roof Over Existing Sports Court	\$500,000	5/10/2023	burkedan	Director	6/09/2023	20/09/2023
9	PLN-23-481	140 BATHURST STREET	HOBART	Front Fencing	\$15,000	5/10/2023	nolanm	Director	6/09/2023	20/09/2023
10	PLN-23-482	82 - 84 WARWICK STREET	HOBART	Alterations and Partial Change of Use to Dwelling and Visitor Accommodation	\$60,000	18/10/2023	sherriffc	Director	19/09/2023	3/10/2023
11	PLN-23-517	135 - 139 BATHURST STREET	HOBART	Demolition, New Warehouse, and Signage	\$950,000	3/11/2023	sherriffc	Director	2/10/2023	16/10/2023
12	PLN-23-525	5 / 117 COLLINS STREET	HOBART	Partial Demolition, Alterations and Partial Change of Use to Food Services	\$20,000	18/10/2023	mcclenahanm	Director	25/09/2023	9/10/2023

No	Application	Street	Suburb	Development	Works Value	Expiry Date	Referral	Proposed Delegation	Advertising Period Start	Advertising Period End
13	PLN-23-539	1 SALAMANCA PLACE	HOBART	Alterations (Rooftop Mechanical Plant)	\$1,324,561	24/10/2023	nolanm	Director	25/09/2023	9/10/2023
14	PLN-23-538	10 EVANS STREET	HOBART	Partial Change of Use to Market, Eating Establishments, Shops, Office, Bar, Associated Temporary Buildings, and Signage	\$65,000	11/11/2023	sherriffc	Director	29/09/2023	13/10/2023
15	PLN-23-547	6 EVANS STREET	HOBART	Signage	\$2,000	13/11/2023	sherriffc	Director	29/09/2023	13/10/2023
16	PLN-23-568	77 - 79 ARGYLE STREET	HOBART	Signage	\$0	6/11/2023	mcclenahanm	Director	2/10/2023	16/10/2023
17	PLN-23-431	5 HAIG STREET	LENAH VALLEY	Partial Demolition, Alterations, and Extension	\$500,000	23/09/2023	maxwellv	Director	8/09/2023	22/09/2023
18	PLN-23-556	459 NELSON ROAD	MOUNT NELSON	Frontage Fence	\$5,000	2/11/2023	nolanm	Director	2/10/2023	16/10/2023
19	PLN-22-808	43 PEDDER STREET	NEW TOWN	Swimming Pool	\$35,000	20/10/2023	baconr	Director	22/09/2023	6/10/2023
20	PLN-23-277	32 B FORSTER STREET	NEW TOWN	Communal Residence and Associated Works	\$140,000	19/10/2023	mcclenahanm	Committee (Council Land)	26/09/2023	10/10/2023

No	Application	Street	Suburb	Development	Works Value	Expiry Date	Referral	Proposed Delegation	Advertising Period Start	Advertising Period End
21	PLN-23-466	6 MIDWOOD STREET	NEW TOWN	Alterations (Solar Panels)	\$7,584	6/10/2023	burkedan	Director	7/09/2023	21/09/2023
22	PLN-23-372	14 TABART STREET	NEW TOWN	Dwelling	\$651,006	11/10/2023	burkedan	Director	14/09/2023	28/09/2023
23	PLN-23-436	38 CARLTON STREET	NEW TOWN	Partial Demolition and Construction of Ancillary Dwelling	\$120,000	3/10/2023	nolanm	Director	8/09/2023	22/09/2023
24	PLN-23-503	73 A NEW TOWN ROAD	NEW TOWN	Subdivision (1 New Lot)	\$20,000	10/10/2023	burkedan	Director	11/09/2023	25/09/2023
25	PLN-23-527	32 SMITH STREET	NORTH HOBART	Partial Demolition, Alterations and Extension	\$125,000	18/10/2023	langd	Director	19/09/2023	3/10/2023
26	PLN-23-271	443 CHURCHILL AVENUE	SANDY BAY	Dwelling and Associated Work Within Adjacent Road Reserve	\$750,000	17/10/2023	smeea	Director	25/09/2023	9/10/2023
27	PLN-23-483	226 CHURCHILL AVENUE	SANDY BAY	Partial Demolition, Alterations, Extensions, and Alterations to Driveway	\$600,000	14/10/2023	burkedan	Director	12/09/2023	26/09/2023
28	PLN-23-500	8 / 7 VIEW STREET	SANDY BAY	Change of Use to Visitor Accommodation	\$0	9/10/2023	langd	Director	22/09/2023	6/10/2023

No	Application	Street	Suburb	Development	Works Value	Expiry Date	Referral	Proposed Delegation	Advertising Period Start	Advertising Period End
29	PLN-23-511	44 VIEW STREET	SANDY BAY	Partial Demolition, Alterations and Extension	\$1,000,000	24/10/2023	sherriffc	Director	25/09/2023	9/10/2023
30	PLN-23-518	58 GROSVENOR STREET	SANDY BAY	Partial Demolition, Alterations, Extension and Deck	\$150,000	16/10/2023	langd	Director	26/09/2023	10/10/2023
31	PLN-23-513	2 / 674A SANDY BAY ROAD	SANDY BAY	Partial Demolition, Alteration and Extension	\$100,000	11/10/2023	smeea	Director	7/09/2023	21/09/2023
32	PLN-23-520	812 SANDY BAY ROAD	SANDY BAY	Ancillary Dwelling, Alterations and Addition (Deck)	\$25,000	16/10/2023	maxwellv	Director	14/09/2023	28/09/2023
33	PLN-23-544	292 SANDY BAY ROAD	SANDY BAY	Tree Removal	\$6,600	25/10/2023	mcclenahanm	Director	25/09/2023	9/10/2023
34	PLN-23-543	1 / 85 YORK STREET	SANDY BAY	Change of Use to Visitor Accommodation	\$0	25/10/2023	langd	Director	2/10/2023	16/10/2023
35	PLN-23-536	430 CHURCHILL AVENUE	SANDY BAY	Change of Use to Visitor Accommodation	\$30,000	24/10/2023	mcclenahanm	Director	19/09/2023	3/10/2023
36	PLN-23-540	34 DUKE STREET	SANDY BAY	Partial Demolition, Alterations, Outbuilding and Fencing	\$65,000	24/10/2023	nolanm	Director	2/10/2023	16/10/2023

No	Application	Street	Suburb	Development	Works Value	Expiry Date	Referral	Proposed Delegation	Advertising Period Start	Advertising Period End
37	PLN-22-291	30 WELD STREET	SOUTH HOBART	Partial Demolition, Alterations, and Extension	\$280,000	22/06/2022	mcclenahanm	Director	21/09/2023	5/10/2023
38	PLN-23-383	6 INGRAM STREET	SOUTH HOBART	Partial Demolition, Alterations, Carport and Front Fencing	\$19,900	18/10/2023	maxwellv	Director	19/09/2023	3/10/2023
39	PLN-23-470	55 OLD FARM ROAD	SOUTH HOBART	Partial demolition and Outbuildings	\$50	31/10/2023	langd	Director	26/09/2023	10/10/2023
40	PLN-23-519	10 / 40 MACFARLANE STREET	SOUTH HOBART	Change of Use to Visitor Accommodation	\$3,000	16/10/2023	langd	Director	22/09/2023	6/10/2023
41	PLN-23-355	6 WOODCUTTERS ROAD	TOLMANS HILL	Dwelling and Associated Bushfire Hazard Management	\$800,000	5/10/2023	sherriffc	Director	6/09/2023	20/09/2023
42	PLN-23-515	199 WARWICK STREET	WEST HOBART	Partial Demolition and Alterations	\$70,000	12/10/2023	langd	Director	12/09/2023	26/09/2023

**7.2 Delegated Decision Report (Planning)**  
**File Ref: F23/105423; 22/86**

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Report of the Acting Director City Life of 6 October 2023 and attachments.

Delegation: Committee



City of **HOBART**

**MEMORANDUM: PLANNING COMMITTEE**

**Delegated Decision Report (Planning)**

Attached is the delegated planning decisions report for the period 13 September 2023 to 2 October 2023.

**RECOMMENDATION**

***That the information contained in the 'Delegated Decision Report (Planning)' be received and noted.***

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

Karen Abey  
**ACTING DIRECTOR CITY LIFE**

Date: 6 October 2023  
File Reference: F23/105423; 22/86

Attachment A: Delegated Decision Report (Planning) ↓ 



4 October 2023

**Delegated Decisions Report (Planning)**

34 applications found.

Planning Description	Address	Works Value	Approved All	
			Decision	Authority
PLN-21-648 Front Fencing	124 SANDY BAY ROAD SANDY BAY TAS 7005	\$ 9,000	Approved	Delegated
PLN-22-861 Partial Demolition, Alterations to Driveway and Parking, Carport, Outbuilding (Storage), and Ancillary Dwelling	9 CUTHBERT AVENUE LENA VALLEY TAS 7008	\$ 150,000	Approved	Delegated
PLN-23-139 Signage and Associated Works	BROOKER AVENUE HOBART TAS 7000	\$ 1,016,000	Approved	Delegated
PLN-23-301 Alterations, Ancillary Dwelling, and Landscaping Works	121 WOODCUTTERS ROAD TOLMANS HILL TAS 7007	\$ 200,000	Approved	Delegated
PLN-23-337 Dwelling	11 MONTRIVALE RISE DYN NYRNE TAS 7005	\$ 1,000,000	Approved	Delegated
PLN-23-355 Dwelling and Associated Bushfire Hazard Management	42 HILLCREST ROAD TOLMANS HILL TAS 7007	\$ 800,000	Approved	Delegated
PLN-23-378 Temporary Housing	106 CASCADE ROAD SOUTH HOBART TAS 7004	\$ 4,000,000	Approved	Delegated
PLN-23-389 Signage and Alterations	319 ELIZABETH STREET NORTH HOBART TAS 7000	\$ 3,000	Approved	Delegated
PLN-23-415 Partial Demolition, Alterations, and Extension	54 LORD STREET SANDY BAY TAS 7005	\$ 500,000	Approved	Delegated
PLN-23-431 Partial Demolition, Alterations, and Extension	5 HAIG STREET LENA VALLEY TAS 7008	\$ 500,000	Approved	Delegated
PLN-23-432 Outbuilding	1/16 KING STREET SANDY BAY TAS 7005	\$ 8,450	Approved	Delegated
PLN-23-433 Alterations and Extension	2/482 SANDY BAY ROAD SANDY BAY TAS 7005	\$ 50,000	Approved	Delegated
PLN-23-436 Partial Demolition and Construction of Ancillary Dwelling	38 CARLTON STREET NEW TOWN TAS 7008	\$ 120,000	Approved	Delegated
PLN-23-439 Change of Use to Visitor Accommodation	303/62 PATRICK STREET HOBART TAS 7000	\$ 685,000	Approved	Delegated
PLN-23-440 Change of Use to Visitor Accommodation	58 LIPSCOMBE AVENUE SANDY BAY TAS 7005	\$ 0	Approved	Delegated
PLN-23-443 Extension (Carport)	28 RIALANNAH ROAD MOUNT NELSON TAS 7007	\$ 12,000	Approved	Delegated
PLN-23-447 Partial Demolition and New Garage	4 WHELAN CRESCENT WEST HOBART TAS 7000	\$ 30,000	Approved	Delegated
PLN-23-451 Partial Demolition, Alterations, Extension, and Extension to Operating Hours for Approved Food Services Use (Cafe/Restaurant)	58 BARRACK STREET HOBART TAS 7000	\$ 15,000	Approved	Delegated
PLN-23-453 Partial Demolition, Alterations and Fencing	146 FOREST ROAD WEST HOBART TAS 7000	\$ 10,000	Approved	Delegated
PLN-23-466 Alterations (Solar Panels)	6 MIDWOOD STREET NEW TOWN TAS 7008	\$ 7,584	Approved	Delegated
PLN-23-469 Alterations and Extension to Marina	23 MARIEVILLE ESPLANADE SANDY BAY TAS 7005	\$ 300,000	Approved	Delegated
PLN-23-472 Change of Use to Visitor Accommodation	311/62 PATRICK STREET HOBART TAS 7000	\$ 0	Approved	Delegated
PLN-23-473 Extension	5 ARCHER STREET NEW TOWN TAS 7008	\$ 24,421	Approved	Delegated
PLN-23-474 Partial Demolition, Alterations, and Extension	6 JENNINGS STREET NEW TOWN TAS 7008	\$ 410,000	Approved	Delegated

CITY OF HOBART

Planning Description	Address	Works Value	Decision	Authority
PLN-23-477 Car Park and Roof Over Existing Sports Court	164 HARRINGTON STREET HOBART TAS 7000	\$ 500,000	Approved	Delegated
PLN-23-480 Alterations to Previously Approved Development including Signage	15-19 WARWICK STREET HOBART TAS 7000	\$ 110,000	Approved	Delegated
PLN-23-481 Front Fencing	140 BATHURST STREET HOBART TAS 7000	\$ 15,000	Approved	Delegated
PLN-23-485 Change of Use to Visitor Accommodation	6/165 CAMPBELL STREET HOBART TAS 7000	\$ 0	Approved	Delegated
PLN-23-502 Change of Use to Visitor Accommodation	2/26 ARTHUR STREET WEST HOBART TAS 7000	\$ 0	Approved	Delegated
PLN-23-513 Partial Demolition, Alteration and Extension	2/674A SANDY BAY ROAD SANDY BAY TAS 7005	\$ 100,000	Approved	Delegated
PLN-23-515 Partial Demolition and Alterations	199 WARWICK STREET WEST HOBART TAS 7000	\$ 70,000	Approved	Delegated
PLN-23-531 Partial Demolition and Alterations (windows and Skylights)	30 TURNIP FIELDS ROAD SOUTH HOBART TAS 7004	\$ 30,000	Approved	Delegated
PLN-23-68 Partial Demolition, Alterations, and Extension	8 GRAYS ROAD FERN TREE TAS 7054	\$ 450,000	Approved	Delegated
PLN-23-76 Subdivision (One Additional Lot)	12 GIBLIN STREET LENA VALLEY TAS 7008	\$ 0	Approved	Delegated

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

## 9. CLOSED PORTION OF THE MEETING

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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 the Closed Meeting

The following items were discussed: -

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