

# **GLENORCHY PLANNING AUTHORITY**

## **MINUTES**

### **MONDAY, 10 JULY 2023**



**Chairperson:** Alderman B. Thomas

**Hour:** 3.30 p.m.

**Present:** Aldermen: B Thomas, J Dunsby, J Cockshutt, R Yaxley and S King

**In attendance:** E Reale (Director Infrastructure and Works)

S Salter (Acting Manager Development)

T Boheim (Coordinator Planning Services)

G Paisley (Senior Statutory Planner)

S Jeffreys (Planning Officer), U Sahni (Planning Officer)

L Byrne (Coordinator Strategic Planning), D Bangaru (Strategic Planner)

B Narksut (Development Engineer)

E Burch (Transport Engineer)

D Egodawatte (Senior Civil Engineer)

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## 1. PLANNING AUTHORITY DECLARATION

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The Chairperson stated that the Glenorchy Planning Authority intended to act as a Planning Authority under the *Land Use Planning and Approvals Act 1993*.

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## 2. APOLOGIES

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None.

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## 3. PECUNIARY INTERESTS

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None.

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## 4. CONFIRMATION OF MINUTES

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### Resolution:

DUNSBY/COCKSHUTT

That the minutes of the Glenorchy Planning Authority Meeting held on Monday, 15 May 2023 be confirmed.

The motion was put.

**FOR:** Aldermen Thomas, Yaxley, Dunsby, Cockshutt and King

**AGAINST:**

The motion was CARRIED.

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## 5. PROPOSED USE AND DEVELOPMENT - MULTIPLE DWELLINGS (13 NEW), ONE LOT SUBDIVISION, AND DEMOLITION - 72 MAIN ROAD CLAREMONT AND 74 MAIN ROAD CLAREMONT

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File Reference: 3215937

### REPORT SUMMARY

<b>Application No.:</b>	<b>PLN-23-015</b>
<b>Applicant:</b>	<b>MinD Architects</b>
<b>Owner:</b>	<b>DJM Properties Pty Ltd</b>
<b>Zone:</b>	<b>Inner Residential</b>
<b>Use Class</b>	<b>Residential (Multiple Dwellings) and Subdivision</b>
<b>Application Status:</b>	<b>Discretionary</b>
<b>Discretions:</b>	<b>9.4.3 P2 Site coverage and private open space for all dwellings</b> <b>C2.5.3 P1 Motorcycle parking numbers</b> <b>C2.6.5 P1 Pedestrian access</b> <b>C3.5.1 P1 Traffic generation at a vehicle crossing, level crossing or new junction</b>  (The proposal meets all other applicable standards as demonstrated in the attached appendices)
<b>Level 2 Activity?</b>	<b>No</b>
<b>42 Days Expires:</b>	<b>12 July 2023</b>
<b>Existing Land Use:</b>	<b>Residential - Single Dwellings</b>
<b>Representations:</b>	<b>3</b>
<b>Recommendation:</b>	<b>Approval, subject to conditions</b>

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**Resolution:**

KING/COCKSHUTT

That a permit be granted for the proposed use and development of 72 Main Road Claremont and 74 Main Road Claremont subject to the following conditions:

**Planning**

1. Use and development must be substantially in accordance with planning permit application No. PLN-23-015 and Drawings submitted on 02/05/2023 (1page) 30/01/2023 (2 pages), 07/06/2023 (11 pages), except as otherwise required by this permit.
2. Any conditions and/or advice as determined by TasWater and set out in the attached Submission to Planning Authority Notice, reference No. TWDA 2023/00140-GCC dated 14/06/2023, form part of this permit.
3. First floor balconies must have a permanently fixed screen on both side elevations, at least 1.7m in height above the floor level, with a uniform transparency of not more than 25%. Screen height must be shown on plans submitted in association with a building permit application.
4. Second storey windows on the west elevation of Units 9 to 12 are to have a sill height of not less than 1.7m above the floor level. Sill height must be shown on plans submitted in association with a building permit application.
5. Permanently fixed screens must be installed to separate parking areas from windows on the west elevations of neighbouring units to a height of at least 1.7m for Units 1-6. The screens must be installed prior to completion of each relevant dwelling.
6. Staging must occur in the following stages:
  - Stage 1: Subdivision
  - Stage 2: Units 1-4
  - Stage 3: Units 6-8
  - Stage 4: Units 11-13

Each stage must be completed prior to the next stage commencing. New titles must be issued, or a certificate of completion must be granted at the end of the relevant stage.

## Engineering

7. The developer shall within fourteen (14) days of this permit taking effect, submit a Soil and Water Management Plan detailing proposed sediment and erosion control measures to the satisfaction of Council's Development Engineer. The approved control measures must be installed prior to any disturbance of soil or construction activity such as concrete cutting, demolition and must be regularly inspected and maintained during the construction and demolition period to prevent soil and other materials entering the local stormwater system, roadways, or adjoining properties. The approved control measures must remain in place until such time as all construction activity likely to generate sediment has been completed or all disturbed areas have been stabilised using vegetation and/or restored or sealed to the satisfaction of the Council.

The approved Soil and Water Management Plan (SWMP) forms part of this permit and must be complied with.

*Advice: For further information please refer to the Soil and Water Management Fact Sheets published by the Department of Primary Industries, Parks, Waters and Environment. These are available from Council or online at [www.derwentestuary.org.au](http://www.derwentestuary.org.au).*

8. The loading and unloading of goods from vehicles, including building materials and equipment, must only be carried out on the land.
9. The property owner is to ensure that Council's Road Assets and Infrastructure are protected during the demolition and building process. The owner is to ensure that damage to road assets, footpaths, kerb and channel, drainage pits, nature strips and other services is kept to a minimum and any damaged assets are reinstated. Should damages occur, the repair costs associated with such damages are the responsibility of the property owner. If reinstatement works are not undertaken promptly or to Council's satisfaction, Council may elect to reinstate or rectify any defects and recover the expenses reasonably incurred in doing so from the property owner.
10. Any damage to Council's assets, including services, footpaths, driveway crossings and nature strips must be promptly reported to and then repaired to the requirements of Council's Development Engineer, at the developer's cost. It must be the developer's responsibility to obtain and submit within fourteen (14) days of this permit taking effect a comprehensive photographic record of the condition of the footpaths, driveways and nature strips at the

road frontage to the site and adjacent to the site, prior to commencing construction. The photographic record will be relied upon to establish the extent of damage caused to Council's assets throughout construction. In the event that the developer fails to provide a pre-construction photographic record of the site then any damage to Council assets found on completion of the works will be deemed to be the responsibility of the developer and must be repaired at the developer's cost.

11. A detailed estimate for the works must be provided and payment of the engineering assessment fee must be made prior to the issue of approved engineering drawings. Under Council Schedule of fees and charges 2022/2023, the engineering drawings approval fee is 2.1% of the value of the civil works. This amount is subject to annual adjustment in accordance with the Council Fees and Charges Register. Construction must not commence until the approved engineering plans have been issued.
12. The applicant must pay Council the amount of \$305.00 per lot on the diagram to complete the measure up and record 'as constructed' data for all assets to be taken over by council prior to the sealing of a Final Plan. This amount is subject to annual adjustment with the Council Fees and Charges Register.
13. The developer shall undertake an assessment of the 'service road' within fourteen (14) days of this permit taking effect. Prior to the completion of the works, any damage to the 'service road' shall be rectified to the satisfaction of Council's Development Engineer, including shoulder areas and pavement in general accordance with Tasmanian Standard Drawings TSD-R09-v3.
14. The design and construction of the parking, access and turning areas must comply with the Australian Standard, Parking facilities, Part 1: Off-Street Car parking, AS 2890.1 – 2004, to the satisfaction of the Council's Development Engineer. Drawings showing the driveway details must be in accordance with the Australian Standard and submitted with the Building Application for approval by Council's Development Engineer prior to the commencement of works on site. The proposed driveway and parking must comply with the following:-
  - (a) Be constructed to a sealed finish and the finished gradient shall not exceed the maximum gradient of 20% or 1 in 5.
  - (b) Vertical alignment shall include transition curves (or straight sections) at all grade changes greater than 12.5%.

- (c) Total of thirty (30) clearly marked car parking spaces (2 spaces per each dwelling and 4 spaces for visitor parking spaces) must be provided in accordance with the approved plan received by Council and always kept available for these purposes.
- (d) All runoff from paved and driveway areas must be discharged into Council's stormwater system.
- (e) The crossfall along the footpath must not exceed 4%.
- (f) The gradient of any parking areas must not exceed 5% and
- (g) Minimum carriageway width is to be no less than 3.0 metres.

All works required by this condition must be installed prior to the occupancy of the dwellings in each stage.

15. Parking and driveway must be installed and completed in the following order:

- (a) Stage 1: provide two (2) car parking spaces for the existing dwelling on the balance lot.
- (b) Stage 2: provide two (2) car parking spaces each for unit 1 to 4 and four (4) visitor car parking spaces.
- (c) Stage 3: provide two (2) car parking spaces each for unit 5 to 8.
- (d) Stage 4: provide two (2) car parking spaces each for unit 9 to 13.

Prior to the occupancy of the dwellings in each stage, parking spaces must be provided and approved by Council's Development engineer.

16. Private sewer, stormwater and water services/connections are to be entirely separate to each lot in order to ensure that they are contained entirely within the lots served. Power and telephone connections must also be contained within their respective lots. A detailed services plan showing both the existing and the proposed (or as built) private services, Council mains and access to all lots on the site must be prepared by a civil engineer or a qualified designer and submitted to the Council for approval prior to the sealing of the final plans. In particular, the developer must confirm the position of any services that may be affected by the subdivision/boundary adjustment.

17. In order to satisfy the above condition on the separation of services, the developer must verify compliance by supplying the Council with a services

plan clearly indicating the location and details of all relevant services (entirely contained within their respective lots) and also a covering letter, where the Council is advised in writing that all the relevant engineering work required in these planning permit conditions have been satisfactorily completed, prior to the sealing of the final plan. Any final plan submitted for sealing cannot be sealed unless it is accompanied by documentation by a qualified person that clearly certifies that this condition has been satisfied and that all the work required by this condition has been completed. A “qualified person” is a professional engineer or professional surveyor or other persons acceptable to Council.

18. The final plan and schedule of easements is to include, to the satisfaction of the Council’s Development Engineer, any existing or proposed right of ways, drainage and/or service easements that are or may be required to adequately provide access and services to, from or through the lots shown on the plan.
19. Embankment reinstatement must be in accordance with LGAT standard for nature strip details TSD-RF04-v3. It is recommended that a suitable geosynthetic matt and planting species be considered in consultation with Council’s Senior Civil Engineer prior to submitting engineering plans.
20. Engineering design drawings must be submitted and approved, prior to the issue of Building Permit. The engineering drawings must:
  - (a) be certified by a qualified and experienced Engineer.
  - (b) show in both plan and long-section the proposed stormwater mains, including but not limited to, connections, flows rates, velocities, hydraulic grade lines, clearances, location related to other services, cover, gradients, sizing, material, pipe class, adequate working platforms around manholes, easements, and inspection openings.
  - (c) Include the associated calculations and plans. The stormwater main must be sized to accommodate at least the 5% AEP flows from a fully developed catchment.
  - (d) Clearly distinguish between public and private infrastructure
  - (e) Stormwater Manhole must be provided wherever there is a change in alignment and at the connection point to Council’s main.



- (f) Be substantially in accordance with the LGAT Standard Drawings and Tasmanian Subdivision Guidelines 2013
21. A design must be submitted showing that the minor stormwater drainage system is designed to accommodate a 1% AEP storm event, details of which must be submitted in association with a Building Permit Application.
  22. Digital copies of a post construction work CCTV video and associated report(s) of any proposed Council stormwater main must be submitted to Council after completion of all work but prior to the issue of any Certificate of Completion.
  23. The development must incorporate the On-Site Detention (OSD) as part of the development as presented in Stormwater Assessment, prepared by AssetSafe. The onsite detention elements and its associated components must be designed and constructed to the satisfaction of the development engineer and completed prior to a Certificate of Occupancy being issued for any of the dwelling. A detailed design of on-site detention must be certified by a suitably qualified structural engineer must be submitted prior to issue of any consent under Building Act/Commencement of works.
  24. In association with a Building Permit Application, a Water Sensitive Urban Design (WSUD) and On Site Detention (OSD) Maintenance Scheme must be submitted for approval, to the satisfaction of Council's Senior Civil Engineer, defining the maintenance method and frequency for each WSUD or OSD element incorporated in the development. The Owner and all successors in title must ensure ongoing compliance with the approved WSUD and OSD Maintenance Scheme for the duration of the approved use. Council must first approve any changes to the approved WSUD and OSD Maintenance Scheme.
  25. Upon approval of the WSUD and OSD Maintenance Scheme, and in association with a Building Permit Application, the applicant shall enter into a registered agreement with Council, at the sole expense of the applicant, pursuant to Part 5 of the Land Use Planning and Approvals Act 1993, for the area which is subject to this permit. The Owner and all successors in title must advise any subsequent successor in title of the existence of the Agreement and its terms and conditions. The Part 5 agreement shall require the Owner and all successors in title to covenant and agree with Council the following:

- (a) All works outlined in the WSUD and OSD Maintenance Scheme submitted by the applicant and approved by Council, including the maintenance method and frequency for individual WSUD and OSD elements, must be implemented and managed by the Owner and all successors in title at their sole expense.
  - (b) The Owner must keep the maintenance records in an accessible form (either printed or electronic) for five years from the date of the work was carried out to prove that the maintenance of each WSUD and OSD element has been conducted in accordance with the WSUD and OSD Maintenance Scheme.
  - (c) Repair and replace all the WSUD and OSD elements at the sole expense of the Owner and all successors in title so that the WSUD and OSD functions (stormwater quality and quantity control) in a safe and efficient manner.
  - (d) Permit the Council from time to time and upon giving reasonable notice (but in the case of an emergency, at any time and without notice) to enter and inspect the WSUD and OSD elements for compliance with the requirements of this agreement.
  - (e) Comply with the terms of any written notice issued by the Council in respect of the requirements of this agreement within the time stated in the notice.
26. Prior to the commencement of the use or development, a new stormwater connection to Council's public stormwater system onto the property boundary must be installed in accordance with the approved plans. The stormwater connection(s) must be constructed by a suitably qualified person to the satisfaction of Council. To ensure the connections constructed to Council's satisfaction, the applicant must contact Council, by completing the Stormwater Connection Request Form, to arrange the visual inspection by Council for any alterations or works to Council's public stormwater network. A copy of the Stormwater Connection Request Form can be obtained via Council's Customer Service or via Council's website <https://www.gcc.tas.gov.au/council/documents-and-publications/forms/>, which outlines the process and conditions for stormwater connections.

**Waste Management**

27. A bin collection area must be constructed within the road reserve to the satisfaction of Council's Development Engineer and substantially in accordance with the location shown on the approved plans.
28. The design for the bin enclosure must comply with the following:
- (a) it must be built on a flat surface with a concrete base/pad and surround of a brick or painted block enclosure or other suitable material to Councils approval;
  - (b) it must have concrete at the entrance to the bin enclosure;
  - (c) there must be no lip on the concrete slab of the bin enclosure;
  - (d) the bin enclosure would be built within the property boundary. If built at the entrance of the property, must allow a minimum of 4.5 metre distance from the entrance to prevent impacting on sight distances for vehicles leaving the site;
  - (e) the bin enclosure must not be built closer than a minimum of 5.5 metres to any residence to avoid odour and nuisance issues arising;
  - (f) it must suit thirteen (13) X 240L wheelie bins of size 1100 height x 600mm wide x 800mm deep and must allow for 300mm space in between each bin;
  - (g) minimum height of the enclosure is 1200mm and minimum depth is 930mm;
  - (h) the front of the bin enclosure should face the internal access driveway and be left open throughout the length of the bin enclosure. It may be fenced and/or gated, but must enable wheelie bins to be removed, and returned in a safe and efficient manner.

**Advice to Applicant**

*This advice does not form part of the permit but is provided for the information of the applicant.*

*General Manager's Consent for Stormwater Management*

Any conditions and/or advice as set out in the attached General Manager's Consent for Stormwater Management, reference No. PLN-23-015 dated 27 June 2023, is associated with this permit.

### *Other Permits*

Please be aware that this planning permit is a planning approval issued under the Tasmanian Planning Scheme - Glenorchy. You should consult with an accredited Building Surveyor prior to commencing this use or work to ensure all relevant requirements of the *Building Act 2016* are complied with.

In addition to this planning permit, a building permit and/or plumbing permit may also be required. If further clarification is required, please contact Council's Building Section on 6216 6800.

### *Other Services*

The designer must ensure that the needs of all providers including TasWater, TasGas, TasNetworks, and Telstra are catered for both in the design and construction of the works. Underground service providers should be contacted for line marking of their services and any requirements or conditions they may have prior to commencing any works on site. Phone 1100, Dial Before You Dig or visit [www.dialbeforeyoudig.com.au](http://www.dialbeforeyoudig.com.au) for information on the location of underground services and cables in relation to the proposed development prior to commencing any works on site.

Prior to the commencement of any work within the road reservation by a private contractor, the contractor must obtain a Road Opening Permit from the Council's Compliance Officer. This permit shall include items such as hours of work, road safety, reinstatement, soil and water management, etc. The Road Opening Permit Application Form is available via Council's website <https://www.gcc.tas.gov.au/wp-content/uploads/2022/08/Road-Opening-Permit-Application-Form-1.pdf>

### *Waste Management*

Prior to occupancy of the dwelling/s the bin enclosure must be constructed to the satisfaction of Council's Waste Services Co-ordinator. The proposed multiple dwellings would be eligible for a maximum of thirteen (13) x 240L wheelie bins. Five (5) x 240L Waste Bins (Red lids), five (5) x 240L Recycling Bins, three (3) x 240L FOGO bins, collected weekly to be shared by all thirteen (13) dwellings. Collection of bins would be from the existing kerbside.

PLEASE NOTE: Councils Waste Contractor is unable to turn service vehicles at the head of the road therefore all shared wheelie bins will be collected from the left hand side of the road as you enter the road (as currently).

An area to suit the placement and collection of bins will need to be constructed to accommodate the bins on the kerbside for collection if this is not present. Bins will need to be lined up next to one another.

Council's Waste Services Contractor would not enter the property to collect and empty bins.

However, if at any stage, any part of the Council Road becomes Private Property as part of the Multiple Dwelling Development a Deed of Release will need to be signed by the Developer and Council.

The motion was put.

**FOR:** Aldermen Thomas, King, Dunsby, Cockshutt and Yaxley

**AGAINST:**

The motion was CARRIED.

**Reason for Decision:**

The Glenorchy Planning Authority after seeking to further the objectives of the *Land Use Planning and Approvals Act 1993* and with reference to the current provisions of the Tasmanian Planning Scheme – Glenorchy, and having regard to the matters raised in representations received on the application, decided to **grant a permit** for the reasons set out in the officer's report, except that:

- Condition 5 be replaced with "The windows on the west elevations of Units 1 to 6, adjacent to neighboring parking, must have fixed obscure glazing extending to a height of not less than 1.7m above floor level".
- Add Condition reading "The second storey windows on the north elevation of units 7 and 8 are to have obscure glazing and be fixed to a height of not less than 1.7m above floor level".

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## 6. REPORT ON REPRESENTATIONS TO – ARCHAEOLOGICAL HERITAGE AMENDMENT PLAM-23/01 – 60 CREEK ROAD, NEW TOWN, 26 CADBURY ROAD AND 36 CADBURY ROAD, CLAREMONT

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File Reference: 3257957

### REPORT SUMMARY

<b>Application No.</b>	<b>PLAM-23/01</b>
<b>Applicant</b>	<b>N/A</b>
<b>Owner</b>	<b>60 Creek Road, New Town: Ray Taylor Investments Pty Ltd</b> <b>36 Cadbury Road, Claremont: Claremont City Developments Pty Ltd</b> <b>26 Cadbury Road, Claremont: Glenorchy City Council</b>
<b>Proposal</b>	<b>Amendment to add a new listing and modify an existing listing under GLE-Table C6.4 Places or Precincts of Archaeological Potential</b>
<b>Report Purpose</b>	<b>To consider the merits of representations received.</b>  <b>The Planning Authority's assessment must be provided to the Commission under Section 40K of the <i>Land Use Planning and Approvals Act 1993</i></b>
<b>Representations:</b>	<b>Two (including one indicating no objection from TasWater)</b>
<b>Recommendation:</b>	<b>Refer representations and amendment, without changes, to the Commission</b>

**Resolution:**

DUNSBY/YAXLEY

That the Glenorchy Planning Authority, after considering the merits of the representations, and being satisfied that no changes to the amendment are required:

1. *PROVIDE the representations, and this GPA Report on PLAM-23/01 on land at 60 Creek Road, New Town, 26 & 36 Cadbury Road, Claremont to the Tasmanian Planning Commission under S40K of the Land Use Planning and Approvals Act 1993.*

The motion was put.

**FOR:** Aldermen Thomas, Cockshutt, Dunsby, Yaxley and King

**AGAINST:**

The motion was CARRIED.

**Reason for Decision:**

The Glenorchy Planning Authority decided that the representations and officer report regarding draft amendment PLAM-23/01 to add a new listing and modify an existing listing under GLE-Table C6.4 Places or Precincts of Archaeological Potential at 60 Creek Road, New Town, 26 & 36 Cadbury Road, Claremont be forwarded to the Tasmanian Planning Commission under S40K of the Land Use Planning and Approvals Act 1993 for the reasons set out in the officer's report.

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## **7. PLANNING SCHEME AMENDMENT REQUEST - TO AMEND THE PROVISIONS OF GLE-P2.0 PARTICULAR PURPOSE ZONE - TECHNOPARK – PROPERTIES IN INNOVATION DRIVE AND LONGREACH AVENUE, DOWSING POINT**

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File Reference: 3248429

### **REPORT SUMMARY**

<b>Application No.:</b>	<b>PLAM – 22/08</b>
<b>Applicant:</b>	<b>JMG Engineers &amp; Planners on behalf of Department of State Growth</b>
<b>Owners:</b>	<b>Tasmania Development &amp; Resources (State Growth) Glenorchy City Council The Herald and Weekly Times Pty Ltd S L Sainsbury and L E Ryan Youngco Nominees Pty Ltd Fidelity Investment Pty Ltd Tasmanian Networks Pty Ltd</b>
<b>Existing Zoning:</b>	<b>Particular Purpose Zone – Technopark</b>
<b>Existing Land Use:</b>	<b>Various uses across the site including call centres, factory/workshops and offices</b>
<b>Proposal in Brief:</b>	<b>To amend the Particular Purpose Zone to allow a greater diversity of uses</b>
<b>Representations:</b>	<b>Advertising occurs after the amendment is prepared</b>
<b>Recommendation:</b>	<b>Prepare and certify amendment, and exhibit for 28 days</b>



**Resolution:**

YAXLEY/COCKSHUTT

- 1 That pursuant to Section 40D (a)(i), and for 31 Innovation Drive pursuant to Section 40D (b), of the *Land Use Planning and Approvals Act 1993*, the Planning Authority agrees to prepare Amendment PLAM-22/08 to the Glenorchy Local Provisions Schedule to amend the provisions of GLE-P2.0 Particular Purpose Zone – Technopark as shown in **Attachment 1**.
- 2 That having decided to prepare the amendment, the Planning Authority certifies pursuant to Section 40F of the *Land Use Planning and Approvals Act 1993* that the draft amendment meets the *Land Use Planning and Approvals Act 1993*.
- 3 That, in accordance with Section 40G of the *Land Use Planning and Approvals Act 1993*, the Planning Authority places the amendment on public exhibition for a period of 28 days.

The motion was put.

**FOR:** Aldermen Thomas, Dunsby, Yaxley, Cockshutt and King

**AGAINST:**

The motion was CARRIED.

**Reason for Decision:**

After seeking to further the objectives of the *Land Use Planning and Approvals Act 1993*; considering State Policies and having regard to draft Amendment PLAM-22/08 to the Glenorchy Local Provisions Schedule to amend the provisions of GLE-P2.0 Particular Purpose Zone – Technopark as shown in Attachment 1, the Glenorchy Planning Authority decided to prepare and certify this draft amendment for the reasons set out in the officer's report.

The Chair closed the meeting at 4.43pm.

Confirmed,

**CHAIR**