

GLENORCHY PLANNING AUTHORITY

MINUTES

MONDAY, 4 SEPTEMBER 2023



Chairperson: Alderman Bec Thomas

Hour: 3.32 p.m.

Present: Aldermen Bec Thomas, Josh Cockshutt, Steven King and Russell Yaxley

In attendance: Emilio Reale (Director Infrastructure and Works),
Paul Garnsey (Manager Development),
Trevor Boheim (Coordinator Planning Services)
Peter Coney (Acting Senior Statutory Planner),
Sylvia Jeffreys (Planning Officer), Naman Kumawat (Planning Officer) Uvika Sahni (Planning Officer),
Bree Narksut (Development Engineer),
Nathan Wass (Environmental Health Officer),
Emily Burch (Transport Engineer), Dan Egodawatte (Senior Civil Engineer),
Molly Kendall (Councillor),
Dan Zhu,
Sam Madden,
Britt Madden,

Mark O'Brien,
Kevin Roberts,
Eddy Steenbergen

1. PLANNING AUTHORITY DECLARATION

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

2. APOLOGIES

Alderman Jan Dunsby.

3. PECUNIARY INTERESTS

None.

4. CONFIRMATION OF MINUTES

Resolution:

KING/YAXLEY

That the minutes of the Glenorchy Planning Authority Meeting held on Monday, 7 August 2023 be confirmed.

The motion was put.

FOR: Aldermen Thomas, Cockshutt, King and Yaxley

AGAINST:

The motion was CARRIED.

5. PROPOSED USE AND DEVELOPMENT - PARTIAL DEMOLITION AND CONSTRUCTION OF NEW EDUCATION BUILDING, LANDSCAPING AND CAR PARKING WORKS - 286-294 MAIN ROAD GLENORCHY

File Reference: 3283784

REPORT SUMMARY

Application No.:	PLN-23-198
Applicant:	ERA Planning & Environment
Owner:	Department for Education Children and Young People
Zone:	Community Purpose
Use Class	Educational and Occasional Care
Application Status:	Discretionary
Discretions:	27.4.1 P1 Building Height C2.6.5 P1 Pedestrian access C2.6.6 P1 Loading Bay C3.5.1 P1 Traffic generation at a vehicle crossing, level crossing or new junction (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	08 Sep 2023
Existing Land Use:	Secondary School
Representations:	0
Recommendation:	Approval, subject to condition

Resolution:

KING/COCKSHUTT

That a permit be granted for the Partial demolition and construction of new education building, landscaping and car parking works of 286-294 Main Road Glenorchy subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-23-198 and Drawings submitted on 20/07/2023, 17 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 2023/01016-GCC, 14/08/2023, form part of this permit.

Engineering

3. Prior to the issuing of a Building Approval or the commencement of works on site, including demolition (whichever occurs first), 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.

4. The loading and unloading of goods from vehicles, including building materials and equipment, must only be carried out on the land.
5. 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.
6. 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 with the Building Application, 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 shall 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 shall be deemed to be the responsibility of the developer and shall be repaired at the developer's cost.
7. 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.
 - (b) 64 clearly marked car parking spaces must be provided in accordance with the approved plan received by Council and always kept available for these purposes.

- (c) Of the required number of car parking spaces, one (1) car parking space must be provided for the exclusive use of people with disabilities, clearly always marked and kept available for these purposes.
- (d) Bicycle and motorcycle parking area must be provided in accordance with the requirements.
- (e) All runoff from paved and driveway areas must be discharged into Council's stormwater system.
- (f) The gradient of any parking areas must not exceed 5%.

All works required by this condition must be installed prior to the completion.

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-23-198, dated 23 August 2023, form part of this permit.

Underground 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 for information on the location of underground services and cables in relation to the proposed development prior to commencing any works on site.

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.

Food Premises

The proponent's Building Surveyor should forward copies of the following documents to Council's Environmental Health department prior to any works being undertaken on site (including the installation of fixtures and fittings) that relate to the proposed food premises:

- (a) a request in an approved form (Form 42) for an Environmental Health Officer report;
- (b) any relevant drawings, specifications or other documents submitted with the application; and
- (c) details provided by the owner of the nature of the foods to be prepared, handled, stored or sold and the types of manufacturing processes to be undertaken on the premise
- (d) Council's Environmental Health department may require the premises to meet equipment and fit out specifications which exceed those required by the National Construction Code before the premises can be registered and the food business licensed pursuant to the *Food Act 2003*.

TasNetworks

It is recommended that if the electricity supply connection needs to be upgraded, that an application be submitted via the TasNetworks website portal [Connections Hub – TasNetworks](#).

The motion was put.

FOR: Aldermen Thomas, Cockshutt, King 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.

6. PROPOSED USE AND DEVELOPMENT - MULTIPLE DWELLINGS (RESIDENTIAL) - 28 MONTROSE ROAD MONTROSE

File Reference: 3271995

REPORT SUMMARY

Application No.:	PLN-23-162
Applicant:	James Ho Architecture
Owner:	T P Vo
Zone:	General Residential
Use Class	Residential
Application Status:	Discretionary
Discretions:	<p>8.4.1 (P1) Residential density for multiple dwellings;</p> <p>8.4.2 (P3) Setbacks and building envelope for all dwellings;</p> <p>8.4.3 (P2) Site coverage and private open space for all dwellings;</p> <p>8.4.6 (P3) Privacy for all dwellings; and</p> <p>C2.5.1 (P1) Car parking numbers.</p> <p>(The proposal meets all other applicable standards as demonstrated in the attached appendices)</p>
Level 2 Activity?	No
42 Days Expires:	05 September 2023
Existing Land Use:	Single Dwelling (Residential)
Representations:	4
Recommendation:	Approval subject to conditions

Resolution:

COCKSHUTT/KING

That a permit be granted for the Multiple Dwellings (Residential) of 28 Montrose Road Montrose subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-23-162 and Drawings submitted on 19 June 2023, 7 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 2023/0089-GCC dated 30 June 2023, form part of this permit.
3. Prior to the commencement of works for the preparation and construction of the proposed dwelling, the landscaping, fencing and other formation of areas of private open space for the occupants of the existing dwelling (Unit 1) within the frontage, must be completed. These areas must be maintained for the life of the development.
4. At the commencement of works for the preparation and construction of the proposed dwelling, an area for the temporary parking of vehicles used by the occupants of the existing dwelling must be provided, and must be maintained during construction.
5. Prior to the occupancy of the proposed dwelling (Unit 2), all disturbed areas within the property must where not landscaped, set aside as the location for services installations, or formed for the purpose of parking and access ways, be turfed.
6. The site must not at any time afford more than one self-contained residence per Unit.

Engineering

7. Soil and water management is to comply with best practice to prevent any transfer of soil material outside of the area specifically and necessarily disturbed for construction. Particular attention is to be paid to ensure no soil material is tracked onto roads and footpaths or to enter the Council's stormwater system. All aspects and protection measures in connection with soil and water management are to comply with the requirements of Council and be installed prior to the removal of and/or disturbance of any soil or vegetation.

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.

8. Prior to the issuing of a Building Approval or the commencement of works on site, including demolition (whichever occurs first), 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 <https://www.derwentestuary.org.au/stormwater/>

9. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
10. 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.
11. 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:-
 - Be constructed to a sealed finish and the finished gradients is no more than 1 in 4 or 25%.
 - The crossfall over the access apron shall be no more than 2% or exceed grades of the adjacent footpath.

- Minimum of four (4) clearly marked car parking spaces for a new unit must be provided in accordance with the approved plan received by Council and always kept available for these purposes.
- All runoff from paved and driveway areas must be discharged into Council's stormwater system, the driveway edge treatment shall be provided.
- The gradient of any parking areas must not exceed 5% and
- 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.

12. Barrier compliant with the Australian Standard AS 1170.1 must be installed to prevent vehicles running off the edge of a carriageway, raised platform or deck where the drop from the edge of the trafficable area to a lower level is 600mm or greater, and wheel stops must be installed for drops between 150mm and 600mm. Barriers must not limit the width of the driveway access or parking and turning areas approved under the permit. All works required by this condition must be installed prior to the occupancy of the dwelling(s).
13. Prior to the commencement of the works, a new 150mm 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 submit for approval the Stormwater Connection Request Form prior to the issuing of the plumbing permit, and to arrange the visual inspection by Council prior to the backfilling or the completion. 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.

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-23-162 dated 24 August 2023, is associated with this permit.

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 for information on the location of underground services and cables in relation to the proposed development prior to commencing any works on site.

General Managers 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-23-162, dated 24 August 2023, form part of 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.

The motion was put.

FOR: Aldermen Thomas Cockshutt, King 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.

7. PROPOSED USE AND DEVELOPMENT - MULTIPLE DWELLINGS (76) AND VISITOR ACCOMMODATION UNIT INCLUDING WORKS. - 43 RUSSELL ROAD CLAREMONT

File Reference: 3242163

REPORT SUMMARY

Application No.:	PLN-23-067
Applicant:	ERA Planning & Environment
Owner:	Ellington Developments Pty Ltd
Zone:	General Residential (25%), Landscape Conservation (75%) and Environmental Management
Use Class	Residential
Application Status:	Discretionary
Discretions:	<p>8.4.3 Site coverage and private open space for all dwellings (P1); 8.4.6 Privacy for all dwellings (P1); 22.3.3 Discretionary use (P1); 23.3.1 Discretionary Uses (P1); 23.4.4 Vegetation Management (P1); C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction (P1); C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area (P1); C7.6.1 Buildings and works within a waterway; and coastal protection area or a future coastal refugia area (P3)</p> <p>(The proposal meets all other applicable standards as demonstrated in the attached appendices)</p>
Level 2 Activity?	No
42 Days Expires:	5 September 2023
Existing Land Use:	Single dwelling
Representations:	2

Recommendation:	Approval, subject to conditions
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Resolution:

YAXLEY/COCKSHUTT

That a permit be granted for the Multiple dwellings (76) and Visitor Accommodation Unit including works of 43 Russell Road Claremont subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-23-067 and Drawings submitted on 30 June 2023, 40 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 2023/00514-GCC dated 10/07/2023, form part of this permit.
3. The conversion of the existing dwelling to visitor accommodation must occur before the use and development of the land for multiple dwellings commences.
4. Staging must occur in the following stages:
 - Stage 1A: Conversion of existing dwelling to visitor accommodation
 - Stage 1B: Dwellings 1-9
 - Stage 2: Dwellings 10-20
 - Stage 3: Dwellings 21-29
 - Stage 4: Dwellings 30-37
 - Stage 5: Dwellings 38-46
 - Stage 6: Dwellings 47-55
 - Stage 7: Dwellings 56- 70
 - Stage 8: Dwellings 71-76

Each stage must be completed prior to the next stage commencing. Earthworks and service infrastructure may be constructed simultaneously across stages.

5. The screening of the decks, balconies and parking spaces as shown on the approved plans must be maintained for the life of the use.

Engineering

6. Prior to the issuing of a Building Approval or the commencement of works on site for each stage, including demolition (whichever occurs first), submit a Soil and Water Management Plan detailing proposed sediment and erosion control measures to the satisfaction of Council's Development Engineer. These plans must be prepared in accordance with the Derwent Estuary Program guidelines (Erosion and Sediment Control).

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. Any temporary or permanent batter stabilisation works must be designed according to the recommendations from a qualified Geotechnical Engineer. 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/stormwater/.

7. The loading and unloading of goods from vehicles, including building materials and equipment, must only be carried out on the land.

8. No civil works related to or associated with the use or development approved by this permit are to occur on or external to the site unless these works are in accordance with engineering drawings that have been approved by Council's Development Engineer. Changes to the design and/or location of civil works will require the submission of amended engineering drawings prepared by a licensed civil engineer for approval by Council's Engineer.
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 with the Building Application, 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 drawing approval fee must be made prior to the issue of approved engineering drawings or the issuing of the building approval. Under Council Schedule of fees and charges 2023/2024, 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 engineering plans have been approved.
12. The applicant must pay Council to complete the measure up and record 'as constructed' data for all assets to be taken over by council prior to the completion. This amount is outlined in Councils Fees and Charges Register is subject to annual adjustment with the Council Fees and Charges Register.

Traffic and parking

13. The developer must construct temporary turning areas as part of stage 1B, 3, 5 and 7 of an all-weather gravel pavement, designed for a medium rigid vehicle swept path. These temporary turning areas must be upgraded to permanent turning areas should subsequent stages not commence within a year of the previous stage finishing, to the satisfaction of the Development Engineer.
14. The developer must undertake No Parking signs in the temporary or permanent turning areas as part of each stage, in accordance with AS1742.1.
15. As part of stage 1B, the developer must undertake road pavement widening within the Russel Road reservation on the western side, approximately 30m to the north and 20m to the south of the centre of the new driveway access to the development. The new road pavement must be constructed in general accordance with TSD-R02-V3, with a minimum 35mm asphalt wearing course, base and sub-base, tie into existing pavement with saw cut and the surface levels must match into the existing road pavement. The works are to be undertaken to the satisfaction of Council's Senior Civil Engineer.
16. 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. Engineering Drawings showing the driveway details must be in accordance with the Australian Standard and submitted for approval by Council's Development Engineer prior to the issue of building approval and/or 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 must not exceed the maximum gradient of 25% or 1 in4;
 - (b) Vertical alignment must include transition curves (or straight sections) at all grade changes greater than 12.5%;
 - (c) Total of 178 clearly marked car parking spaces (2 spaces per each dwelling and 26 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) 8 motorcycle parking spaces to Australian Standard must be provided;
 - (e) All runoff from paved and driveway areas must be discharged into Council's stormwater system;

- (f) Footpath with minimum width of 1m with appropriate separation must be provided;
- (g) The crossfall along the footpath must not exceed 4%;
- (h) The gradient of any parking areas must not exceed 5%; and
- (i) Minimum carriageway width is to be no less than 6.0 metres.

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

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

- (a) Stage 1A: provide two (2) car parking spaces for the visitor accommodation use and associated driveway to the lot proper.
- (b) Stage 1B: provide two (2) car parking spaces each for dwellings 1 to 9, six (6) visitor car parking spaces and the temporary turning area at the end of the driveway.
- (c) Stage 2: provide two (2) car parking spaces each for dwelling 10 to 20.
- (d) Stage 3: provide two (2) car parking spaces each for dwelling 21 to 29 and the temporary turning area at the end of the driveway.
- (e) Stage 4: provide two (2) car parking spaces each for dwelling 30 to 37.
- (f) Stage 5: provide two (2) car parking spaces each for dwelling 38 to 46 and the temporary turning area at the end of the driveway.
- (g) Stage 6: provide two (2) car parking spaces each for dwelling 47 to 55 and associated visitor parking spaces.
- (h) Stage 7: provide two (2) car parking spaces each for dwelling 56 to 70 and associated visitor parking spaces.
- (i) Stage 8: provide two (2) car parking spaces each for dwelling 71 to 76 and associated visitor parking spaces.

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

18. Barrier compliant with the Australian Standard AS 1170.1 must be installed to prevent vehicles running off the edge of a carriageway, raised platform or deck where the drop from the edge of the trafficable area to a lower level is 600mm or greater, and wheel stops must be installed for drops between 150mm and 600mm. Barriers must not limit the width of the driveway access or parking and turning areas approved under the permit. All works required by this condition must be installed prior to the occupancy of the dwelling.

Hydraulics and engineering

19. Prior to the issuing of the Building approval for stage 1B or the commencement of any works (whichever occurs first) submit a detailed engineering design drawings to the satisfaction of Council's Manager's Infrastructure, Engineer and Design for approval of works in all stages. The engineering drawings must:
 - (a) be consistent with the consent issued under section 14 of the Urban Drainage Act 2013;
 - (b) be certified by a qualified and experienced Engineer;
 - (c) 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;
 - (d) clearly distinguish between public and private infrastructure;
 - (e) be substantially in accordance with the LGAT Standard Drawings and Tasmanian Subdivision Guidelines 2013;
 - (f) have regard to the recommendations of the Geotechnical Site Investigation Version 3, prepared by Geo-Environmental Solutions and dated 22 August 2022;
 - (g) include a minor stormwater drainage system including On Site Detention designed to accommodate a 5% AEP storm event, details of which including model data must be submitted in with the engineering drawing; and

- (h) include a major stormwater drainage system including an adequate overland flow path(s) must be designed considering full development and individual stages, such that flows are excluded from the dwellings and not redirected onto third-party land, for the 1% AEP as at 2100 (including climate change loading) storm event. The detailed design drawings and associated documentation of the overland flow path must include the followings:
 - (i) Detail overland flow paths including supporting cross sections and flow calculations for each individual stage. Also provide associated stormwater model and output data.
 - (ii) Be designed to accommodate a storm with a 1% AEP plus climate change loading and
 - (iii) Demonstrate no diversion of the overland flows onto third-party property.
- 20. Prior to the commencement of the use or development, new stormwater connections to Council's public stormwater system onto the property boundary must be installed in accordance with the approved plans. Any existing abandoned connections must be made redundant and sealed by owner's expense. The stormwater connection(s) must be constructed by a suitably qualified person to the satisfaction of Council and be inspection by Council's Senior Civil Engineer. The applicant must contact Council and submit for approval the Stormwater Connection Request Form. 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.

Advice: 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 for stage 1B.
- 21. In association with a Building Permit Application, a WSUD and 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.

22. 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 must 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; and
 - (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.

Advice to Applicant

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

General Managers Consent for Stormwater Management

This permit has been granted without sufficient information being provided to allow an integrated assessment of stormwater management that is adequate to issue a consent under Section 14(1) of the Urban Drainage Act 2013. Before any other approvals can be issued for the use and development approved by this permit, including any building or plumbing approval, a consent for the development issued under Section 14(1) of the Urban Drainage Act 2013 must be obtained for the entire development. Changes to the design of the development approved by this permit may be necessary to accommodate stormwater infrastructure required by a consent granted under Section 14(1) of the Urban Drainage Act 2013. Depending on the extent of these changes, an amendment of this permit or the need to apply for and obtain a new planning permit may be required.

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.

Vegetation clearance

Where the clearing of vegetation is approved as part of this development, re-purposing the vegetation through chipping, or mulching or removal offsite is recommended. Although the burning of vegetation is not encouraged, should it be used as mechanism to remove cleared vegetation, the vegetation must be dry, and wood seasoned to minimise impacts of the burn. Where burning is required, you are encouraged to contact Environmental Health on 03 6216 6800 to discuss your burn.

An Environmental Protection Notice may be issued on the site under the *Environmental Management and Pollution Control Act 1994* to secure compliance with the general environmental duty to prevent or minimise environmental harm or environmental nuisance caused, or likely to be caused, by the activity of burning vegetation.

Engineering

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 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>

The motion was put.

FOR: Aldermen Thomas Cockshutt, King 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.

8. UPDATE OF GLENORCHY PLANNING AUTHORITY TERMS OF REFERENCE

File Reference: GPA

Community Plan Reference:

Under the *City of Glenorchy Community Plan 2015 - 2040*, the Community has prioritised 'transparent and accountable government'.

Strategic or Annual Plan Reference:

Leading our Community

Objective: We are a leader and partner that acts with integrity and upholds our community's best interests.

Strategy: Make informed decisions that are open and transparent and in the best interests of our community.

Strategy: Manage compliance and risk in Council and our community through effective systems and processes.

REPORT SUMMARY

To seek the Glenorchy Planning Authority's approval of an updated Terms of Reference to guide the operation of the Committee.

Resolution:

KING/COCKSHUTT

That Council:

1. ADOPT the updated Terms of Reference (Attachment 2) attached to this report.

The motion was put.

FOR: Aldermen Thomas, Cockshutt, King and Yaxley

AGAINST:

The motion was CARRIED.

The Chair closed the meeting at 4:49pm.

Confirmed,

CHAIR