

# **GLENORCHY PLANNING AUTHORITY MINUTES THURSDAY, 21 JANUARY 2021**



**Chairperson:** Alderman K. Johnston

**Hour:** 5.00 p.m.

**Present:** Aldermen Kristie Johnston, Jan Dunsby and Bec Thomas

**In attendance:** S Fox (Director Strategy and Development), T Boheim (Acting Manager Development), V Tomlin (Senior Statutory Planner), S Jeffreys (Planning Officer), C Griffin (Planning Officer), B Gungabison (Planning Officer), A Dionysopoulos (Planning Officer), M Graham (Development Engineer), L Meline (Development Technical Officer), T Eschler (Acting Coordinator Environmental Health), B Owens (Environmental Health Officer), N Cameron (Environmental Health Officer), E Burch (Traffic 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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A Ryan and K Sims.

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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/THOMAS

That the minutes of the Glenorchy Planning Authority Meeting held on Monday, 7 December 2020 be confirmed.

The motion was put.

**FOR:** Aldermen Johnston, Dunsby and Thomas

**AGAINST:**

The motion was CARRIED.

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- 5. PROPOSED USE AND DEVELOPMENT - EXTENSION AND REDEVELOPMENT OF THE DERWENT ENTERTAINMENT CENTRE INCLUDING DEMOLITION, INCREASE IN FLOOR AREA FROM APPROXIMATELY 6,800 SQUARE METRES TO 9,897 SQUARE METRES, INCREASE IN SEATING CAPACITY TO 5,500 SEATS, REMOVAL AND RELOCATION OF EXISTING CARPARKING RESULTING IN 911 SPACES, PROVISION OF 10 MOTORCYCLE SPACES, GENERAL LANDSCAPING INCLUDING WIDENING OF PATHS AND PLANTING AND PARTIAL CHANGE OF USE TO HOTEL INDUSTRY USE TO ALLOW BAR TO OPERATE INDEPENDENT OF THE CENTRE - 601 BROOKER HIGHWAY, GLENORCHY**
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File Reference: 7597188

### **REPORT SUMMARY**

<b>Application No.:</b>	<b>PLN-20-433</b>
<b>Applicant:</b>	<b>Ireneinc Planning</b>
<b>Owner:</b>	<b>Glenorchy City Council</b>
<b>Zone:</b>	<b>Recreation Zone</b>
<b>Use Class</b>	<b>Community meeting and entertainment, Sports and recreation, Hotel industry (sports bar)</b>
<b>Application Status:</b>	<b>Discretionary</b>

<b>Discretions:</b>	<p>Discretionary use (sports bar), Clause 18.3.1 P1 (hours of operation), Clause 18.3.2 P1 (noise emissions), Clause 18.3.4 P1 (commercial and patron vehicle movements), Clause E2.5 P1 (use), Clause E2.6.2 P1 (excavation), Clause E5.5.1 P1 &amp; P2 (existing road accesses and junctions), Clause E6.6.1 P1 (number of parking spaces), Clause E6.6.3 P1 (number of motorcycle spaces), Clause E6.7.2 P1 (design of vehicular accesses), Clause E6.7.9 P1 (design of motorcycle parking areas), Clause E6.7.10 P1 (design of bicycle parking facilities), Clause E11.7.1 P1 (buildings and works), Clause F13.6.1 P1 (discretionary use), Clause F13.7.1 P1 &amp; P2 (building height &amp; site coverage), Clause F13.7.3 P1, P2 &amp; P3 (building design) and Clause F13.7.5 P1 (landscaping)</p> <p>(The proposal meets all other applicable standards as demonstrated in the attached appendices)</p>
<b>Level 2 Activity?</b>	<b>No</b>
<b>42 Days Expires:</b>	<b>7 January 2021 (extension of time granted until 21 January 2021)</b>
<b>Existing Land Use:</b>	<b>Community meeting and entertainment</b>
<b>Representations:</b>	<b>Nil</b>
<b>Recommendation:</b>	<b>Approval, subject to conditions</b>

### **Resolution:**

THOMAS/DUNSBY

That a permit be granted for the proposed extension and alterations to the Derwent Entertainment Centre, including alterations to car parking, landscaping and partial change of use to Hotel Industry at 601 Brooker Highway, Glenorchy subject to the following conditions:

## Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-20-433 and Drawing No. A0000, A0201, A0202, A0500, A0501 and A3000 (dated 25/09/20), Drawing No. A0100 Rev E (dated 21/10/2020) and Drawing No. A0200 Rev C (dated 21/10/2020) 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 2020/01569-GCC, dated 19/11/2020, form part of this permit.
3. Any flood lighting provided within 200m of land in a residential zone must not result in residences being subject a spill of light that gives rise to annoyance, discomfort or distraction of occupants.
4. Hours of operation for the Hotel Industry use are as follows:
  - Monday: 7 am to 8 pm
  - Tuesday: 7 am to 8 pm
  - Wednesday: 7 am to 8 pm
  - Thursday: 7 am to 1 am (Friday)
  - Friday: 7 am to 1 am (Saturday)
  - Saturday: 7 am to 1 am (Sunday)
  - Sunday: 7 am to 1 am (Monday).
5. A landscaping plan, which incorporates buffer landscaping along the frontage to the Brooker Highway and additional canopy tree planting between the proposed new parking area and the frontage to Brooker Highway, must be submitted for the approval of the Senior Statutory Planner, and the landscaping and planting indicated on the approved plan must be implemented prior to commencement of the approved use.

## Engineering (development, hydraulic and traffic)

6. 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](http://www.derwentestuary.org.au).*

7. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
8. The design and construction of the parking, access and turning areas must generally comply with the Australian Standard, Parking facilities, Part 1: Off-Street Car parking, ASNZS 2890.1 and AS/NZS 2890.2, to the satisfaction of the Council's Development Engineer. Drawings showing the design of the driveway, parking, access and turning areas must be submitted with the Building Application or prior to the commencement of works on site (whichever comes first) for approval by Council's Development Engineer. The proposed driveway and parking area must comply with the following:-
  - a) Be constructed to a sealed finish and the finished gradient shall not exceed the maximum gradient of 25%;
  - b) The thirty six (36) additional car parking spaces proposed are to be clearly marked and must be provided in accordance with the approved plan and kept available for these purposes at all times;
  - c) Vertical alignment shall include transition curves (or straight sections) to the Australian Standard, Parking facilities - Part 1: Off-Street Carparking AS 2890.1 - 2004, Clause 2.5.3 (d) at all grade changes greater than 12.5%;
  - d) All runoff from the new paved areas must be discharged into Council's stormwater system;
  - e) All parking spaces available on the site are to be clearly line-marked or physically separated to each space in accordance with the approved plan;
  - f) The gradient of any parking areas must not exceed 5%; and

The approved design of the parking, access and turning areas must be installed prior to the occupancy of the approved use.

9. The construction of footpath and walkways must be in accordance with the LGAT Standard Drawings and Council's footpath policy.
10. An Event Traffic Management Plan (TMP) must be undertaken by the developer and submitted to Council, for the approval of the Director of Infrastructure and Works prior to the commencement of the approved use. The Event TMP is for events over 2,300 people or any event that will have a major impact on the weekday peak traffic. Events must be undertaken in accordance with the Event TMP and if circumstances change, must be amended to the satisfaction of the Director of Infrastructure and Works.

11. The developer must submit a parking signage plan to Council for the approval of the Director of Infrastructure and Works prior to the commencement of the approved use. The signage plan, when approved, shall be installed as per the approved plan by the developer prior to the commencement of the approved use.
12. The stormwater reticulation system for the site shall be designed to comply with AS3500.3 National Plumbing and Drainage Code – Stormwater Drainage.
13. All internal hydraulic service works required for the development shall be at the Developer's expense and must comply with the requirements of Council's Plumbing Surveyor. Any alterations or works to Council mains shall be undertaken by Council at the developer's cost. The development must comply with Stormwater Management Code. Any system proposed to retain the required runoff storage volume and treatment must be detailed in an engineering design lodged and approved as part of the plumbing application. The construction and the appropriate maintenance of those facilities will be required prior to the commencement of the use of the premises and installed to the satisfaction of Council's Plumbing Surveyor.
14. The development must incorporate the nominated Water Sensitive Urban Design (WSUD) element(s) or equivalent, as presented in the Concept Services Report - Derwent Entertainment Centre Redevelopment Wilkinsons Point, Glenorchy – September 2010, and other drawings approved as part of this permit.
15. 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.

### **Traffic**

16. The bus set-down/pick-up area on the eastern side of the car parking area must be extended by a further 30 metres, resulting in a set-down/pick-up area total length of approximately 73 metres, prior to hosting events with more than 2,300 people. If works other than line marking is required to provide additional capacity, detailed drawings of the proposed works must be submitted for the approval of the Director of Infrastructure and Works prior to undertaking these works.

## Environmental Health

17. As required in the Environmental Site Assessment Wilkinsons Point – 601, 601A and 601B Brooker Highway, Glenorchy Project No: 0571.052, dated 9 June 2020 (The Report) a Contamination Management Plan, or similar, developed by a suitably qualified person, must be supplied to and approved by the Coordinator Environmental Health prior to any development on the site commencing. The Contamination Management Plan must address all potential risks outlined in The Report and how these risks will be managed throughout the development and ongoing use of the site.

All management practices and procedures outline in the approved Contamination Management Plan must be implemented during the development and ongoing use of the site.

## Advice to Applicant

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

### Other Permits

- (a) Please be aware that this planning permit is a planning approval issued under the Glenorchy Interim Planning Scheme 2015. 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.
- (b) 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.



The motion was put.

**FOR:** Aldermen Johnston, Dunsby and Thomas

**AGAINST:**

The motion was CARRIED.

**Reason for Decision:**

After seeking to further the objectives of the *Land Use Planning and Approvals Act 1993*; considering the matters set out in representations (if any); and reference to the current provisions of the Glenorchy Interim Planning Scheme 2015, the Glenorchy Planning Authority decides to grant a permit for the reasons set out in the officer's report, except that: Condition 17 is modified to include notification to Council as key actions are undertaken in accordance with the Contamination Management Plan, to ensure verification of those actions occurs.

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## 6. PROPOSED USE AND DEVELOPMENT - STAGED MULTIPLE DWELLING (20) DEVELOPMENT WITH ASSOCIATED DEMOLITION, BOUNDARY ADJUSTMENT AND MINOR WORKS ON MERRIWA STREET - 192 MARYS HOPE ROAD ROSETTA & 8 MERRIWA STREET BERRIEDALE

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File Reference: 5333787

### REPORT SUMMARY

<b>Application No.:</b>	<b>PLN-20-288</b>
<b>Applicant:</b>	<b>House Plan Studio</b>
<b>Owner:</b>	<b>McTas Properties Pty Ltd</b>
<b>Zone:</b>	<b>General Residential Zone</b>
<b>Use Class</b>	<b>Residential</b>
<b>Application Status:</b>	<b>Discretionary</b>
<b>Discretions:</b>	<b>10.4.2 Setback</b>  <b>10.4.3 Private Open Space</b>  <b>10.4.4 Sunlight</b>  <b>10.4.6 Privacy</b>  <b>10.4.8 Waste</b>  <b>E5.5.1 Existing Accesses and Junctions</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>22 Jan 2021</b>
<b>Existing Land Use:</b>	<b>Residential</b>

<b>Representations:</b>	<b>5</b>
<b>Recommendation:</b>	<b>Approval, subject to conditions</b>

**Resolution:**

DUNSBY/THOMAS

That a permit be granted for the proposed use and development of Staged Multiple dwelling (20) development with associated demolition and boundary adjustment at 192 Marys Hope Road Rosetta, 8 Merriwa Street Berriedale subject to the following conditions:

**Planning**

1. Use and development must be substantially in accordance with planning permit application No. PLN-20-288 and Drawing submitted on 3/09/2020 (2 pages) and Drawing submitted on 14/12/2020 (67 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 2020/01140-GCC, dated 14/08/2020 and amended on 10/09/2020, form part of this permit.
3. The development must proceed in accordance with the approved stages:
  - a) Stage 1: Units 1 – 6 with associated driveway, all shared plumbing works, services and waste storage areas for 192 Marys Hope Road;
  - b) Stage 2: Units 7 – 10 with associated driveway;
  - c) Stage 3: Units 5 – 10 with associated driveway, waste storage areas for 8 Merriwa Street and Merriwa Street road widening/works;
  - d) Stage 4: Units 1 – 4 with associated driveway.
4. An original and two copies of each of the Plan of Subdivision and Schedule of Easements must be submitted to Council for sealing prior to an occupancy permit being issued for Stage 1 of the development.
5. The Plan of Survey and accompanying Schedule of Easements must describe all existing easements and any additional easements required.

6. A permanently fixed 1.8m high privacy screen with no more than 25% transparency must be placed between parking space 2 of Unit 8 (U8P2) and Unit 6 at 192 Marys Hope Road. The screen must remain in place for the duration of the use as approved.
7. A permanently fixed 1.8m high privacy screen with no more than 25% transparency must be placed between parking space 2 of Unit 4 (U4P2) and Unit 3 at 8 Merriwa Street. The screen must remain in place for the duration of the use as approved.
8. A permanently fixed 1.8m high privacy screen with no more than 25% transparency must be placed between parking space 2 of Unit 5 (U5P2) and Unit 6 at 8 Merriwa Street. The screen must remain in place for the duration of the use as approved.

### Engineering

9. 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](http://www.derwentestuary.org.au).*

10. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
11. The design and construction of the accesses must generally 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 design of the driveway must be submitted with the Building Application or prior to the commencement of works on site (whichever comes first) for approval by Council's Development Engineer. The proposed driveway and parking area must comply with the following:-

- a) Be constructed to a sealed finish and the finished gradient must not exceed the maximum gradient of 25%;
- b) The twenty six (26) external car parking spaces are to be clearly marked and must be provided in accordance with the approved plan and kept available for these purposes at all times;
- c) Vertical alignment shall include transition curves (or straight sections) to the Australian Standard, Parking facilities - Part 1: Off-Street Carparking AS 2890.1 - 2004, Clause 2.5.3 (d) at all grade changes greater than 12.5%;
- d) All runoff from paved and driveway areas must be discharged into Council's stormwater system;
- e) Minimum carriageway width is to be no less than 3.0 metres.

The approved design of the driveway, parking, access and turning areas must be installed prior to the occupancy of any dwelling within each designated stage.

12. The developer must undertake a parking (or line marking) plan for the end of Merriwa Street and submit it to Council, to the satisfaction of the Council's Traffic Engineer. The signage (or line marking) must be installed as per the approved plan by the developer prior to the commencement of use.
13. The developer must provide detailed long and cross sections of the proposed turning area within Merriwa Street along with pavement details to Council, to the satisfaction of the Council's Development Engineer.

*Advice: The developer must provide evidence that a consultation process was undertaken with the owners of 3 Merriwa Street and provide this to Council to the satisfaction of the Development Engineer before any designs for the turning area proposed adjacent to their property are submitted for approval.*

14. The upgrade and extension of the driveway crossing in Marys Hope Road is to be in accordance with Municipal Standard Drawing TSD-R09 V3.
15. 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.

16. Provide written certification from a licensed civil engineer certifying that all civil works have been completed in accordance with the engineering drawings approved by Council's Development Engineer and to the applicable Australian Standards prior to the commencement of the use or within 20 days of completion of the works whichever occurs sooner
17. Arrange a compliance inspection with Council of the civil works that have been approved by Council's Development Engineer prior to the commencement of the use or within 20 days of completion of the works whichever occurs sooner. Note that a minimum of five (5) business days' notice must be given to Council for a compliance inspection.
18. Adequate on-site stormwater detention must be provided so that stormwater discharged from the site does not exceed the pre-development stormwater runoff for 1 in 20 ARI (5% AEP) storm event. A detailed design must be submitted with the Building Application prepared by a qualified professional engineer for approval by Council's Senior Civil Engineer and completed prior to a Certificate of Occupancy being issued for any dwelling within each designated stage.
19. A major stormwater drainage system must be designed to ensure overland flow formed in any major flood events (e.g. 1% AEP) can pass the site in a controlled manner, without causing risk to properties or users of the site. Any flood mitigation proposed onsite must not impede overland flood or increase flood risks to neighbouring properties in any major flood events.
20. All internal hydraulic service works required for the development shall be at the Developer's expense and must comply with the requirements of Council's Plumbing Surveyor.
21. The development must incorporate the nominated Water Sensitive Urban Design (WSUD) element(s) or equivalent, as presented in the stormwater report by Aldanmark, dated 31/08/20, and other drawings approved as part of this permit. The WSUD design must achieve the acceptable stormwater quality and quantity targets stated in Table E7.1 of the Glenorchy Interim Planning Scheme 2015, for the treatment of stormwater discharging from the development and be submitted and approved in association with a Building Permit Application.

- a) Prior to the commencement of works, a WSUD Maintenance Scheme must be submitted for approval, to the satisfaction of Council's Hydraulic Engineer, defining the maintenance method and frequency for each WSUD elements incorporated in the treatment train. The body corporate managing the site must comply with the WSUD Maintenance Scheme once it is accepted by the Council, and any changes to this Scheme must first be approved by Council's Hydraulic Engineer.
- b) Upon approval of the WSUD Maintenance Scheme, the applicant must 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.
- c) The Part 5 agreement will require the owner and all successors in title to covenant and agree with the Council:
  - i. All works outlined in the approved WSUD maintenance Scheme, including the maintenance method and frequency for individual Water Sensitive Urban Design (WSUD) elements, must be implemented and managed by the owner and all successors in title at their sole expense;
  - ii. 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 elements have been conducted in accordance with the WSUD Maintenance Scheme;
  - iii. Repair and replace all the WSUD elements at the sole expense of the owner and its successors in title so that it functions (removing pollutants from stormwater runoff) in a safe and efficient manner;
  - iv. 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 elements for compliance with the requirements of this agreement;
  - v. 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;
  - vi. In the event that Owner fails to comply with its obligations under this Agreement, Council may arrange for its employees, agents or

contractors to enter upon the Land and undertake all works necessary to ensure that the obligations of this Agreement are met and all required works are performed in full;

vii. The reasonable costs of all works undertaken pursuant to the clause above (including GST) will constitute a debt due and owing to the Council immediately upon demand, by the owner of the land upon which such works were undertaken and, if not paid to Council within 14 days of receipt of a demand for payment by Council, are recoverable by Council in a court of competent jurisdiction along with interest calculated.

22. The landscaping within the parking and circulation areas must be provided. A landscape design is to be submitted for approval of the Council's Senior Statutory Planner prior to the commencement of any works on-site. These works are to be completed prior to the occupancy of any dwelling within each designated stage.
23. Lighting is to be provided to all car parking and driveways areas in accordance with clause 3.1 "Basis of Design" and clause 3.6 "Car parks" of AS/NZ 1158.3.1: 2005. The illumination of the proposed light standards is to be activated prior to the occupancy.

#### **Waste Management**

24. The design for both bin enclosures for shared bins, one at 192 Marys Hope Rd and one at 8 Merriwa Street must comply with the following:
  - a) 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) must have concrete at the entrance to the bin enclosure;
  - c) must suit in each bin enclosure 12 X 240L wheelie bins of size 1100 height x 600mm wide x 800mm deep and must allow for 300mm space in between each bin;
  - d) recommended minimum height of the enclosure is 1200mm and minimum recommended depth is 930mm;
  - e) the front of the enclosure must face the internal access driveway, and be left open throughout the length of the bin enclosure to enable the bins to be removed, and returned in a safe and efficient manner;



- f) there must be no lip on the concrete slab of the bin enclosure;

Prior to occupancy of the dwelling/s the bin enclosure must be constructed to the satisfaction of Council's Waste Services Co-ordinator.

Advice: A Deed of Release must be signed by the Developer and Council prior to Councils contractor service vehicles entering the property at 8 Merriwa Street Berriedale to empty the shared wheelie bins.

#### **Advice to Applicant**

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

#### *Engineering*

The designer must ensure that the needs of all providers including TasWater, TasGas, TasNetwork, 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.

#### *Waste Management*

Twenty dwellings in total, ten (10) units per address, would be eligible for a maximum of 4 x 240L waste wheelie bins, 4 x 240L recycling bins, and 4 FOGO bins, collected weekly to be shared by all the 10 dwellings at each address.

#### Storage and Collection of Waste & Recycling Bins

The bins would be stored in the bin enclosures preferably to be built opposite the letter boxes.

The bin enclosures should be built within the property boundary preferably at the entrance of the property allowing a 4.5 metre distance from the entrance to prevent impacting on sight distances for vehicles leaving the site.

It is recommended that no bin enclosure be built closer than a minimum of 5.5 metres to any residence to avoid odour and nuisance issues arising.

Collection of bins will be from the internal bin enclosure at 8 Merriwa Street due to there being no room within the cul-de-sac for the placement of wheelie bins on the kerbside.

Council's Waste Management Contractor would not enter the property at 192 Marys Hope Rd to collect and empty bins. All wheelie bins from this address should be placed on the existing kerbside for collection.

#### *Other Permits*

Please be aware that this planning permit is a planning approval issued under the Glenorchy Interim Planning Scheme 2015. 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 Johnston, Dunsby and Thomas

**AGAINST:**

The motion was CARRIED.

#### **Reason for Decision:**

After seeking to further the objectives of the *Land Use Planning and Approvals Act 1993*; considering the matters set out in representations (if any); and reference to the current provisions of the Glenorchy Interim Planning Scheme 2015, the Glenorchy Planning Authority decides to grant a permit for the reasons set out in the officer's report.

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## **7. PROPOSED USE AND DEVELOPMENT - DEMOLITION OF EXISTING DWELLING AND CONSTRUCTION OF MULTIPLE DWELLINGS (EIGHT) - 68 BUTLER AVENUE MOONAH AND 70 BUTLER AVENUE MOONAH**

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File Reference: 5413410

### **REPORT SUMMARY**

<b>Application No.:</b>	<b>PLN-20-327</b>
<b>Applicant:</b>	<b>Another Perspective Drafting Design</b>
<b>Owner:</b>	<b>Noag Pty Ltd</b>
<b>Zone:</b>	<b>Inner Residential</b>
<b>Use Class</b>	<b>Residential</b>
<b>Application Status:</b>	<b>Discretionary</b>
<b>Discretions:</b>	<b>11.4.6 P3 Privacy for all dwellings</b> <b>11.4.8 P1 Waste Storage for multiple dwellings</b> <b>E5.5.1 P3 Existing road accesses and junctions</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>21 Jan 2021</b>
<b>Existing Land Use:</b>	<b>Single Dwelling</b>
<b>Representations:</b>	<b>3</b>
<b>Recommendation:</b>	<b>Approval, subject to conditions</b>

**Resolution:**

THOMAS/DUNSBY

That a permit be granted for the proposed use and development of Demolition of existing dwelling and construction of multiple dwellings (eight) at 68 Butler Avenue and Moonah 70 Butler Avenue Moonah, subject to the following conditions:

**Planning**

1. Use and development must be substantially in accordance with planning permit application No. PLN-20-327 and Drawing submitted on 18/11/20, 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 2020/01218-GCC, dated 18/08/2020, form part of this permit.
3. Titles for the land subject to the use and development approved herewith must be adhered and a registered title prior to the lodging of the building permit application.
4. A total area of private open space of not less than 50m<sup>2</sup> associated with each dwelling must be provided.
5. The shared driveway must be separated from windows with landscaping as shown on the approved landscaping plan.

**Engineering**

6. 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](http://www.derwentestuary.org.au)

7. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
8. The design and construction of the access must generally 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 design of the driveway must be submitted with the Building Application or prior to the commencement of works on site (whichever comes first) for approval by Council's Development Engineer. The proposed driveway and parking area must comply with the following:-
  - (a) Be constructed to a sealed finish and the finished gradient must not exceed the maximum gradient of 25%;
  - (b) The ten (10) external car parking spaces (two per dwelling) are to be clearly marked and must be provided in accordance with the approved plan and kept available for these purposes at all times;
  - (c) Vertical alignment shall include transition curves (or straight sections) to the Australian Standard, Parking facilities - Part 1: Off-Street Carparking AS 2890.1 - 2004, Clause 2.5.3 (d) at all grade changes greater than 12.5%;
  - (d) All runoff from paved and driveway areas must be discharged into Council's stormwater system;
  - (e) Minimum carriageway width is to be no less than 3.0 metres.

The approved design of the driveway, parking, access and turning areas must be installed prior to the occupancy of each dwelling.

9. 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.

10. Provide written certification from a licensed civil engineer certifying that all civil works have been completed in accordance with the engineering drawings approved by Council's Development Engineer and to the applicable Australian Standards prior to the commencement of the use or within 20 days of completion of the works whichever occurs sooner
11. Arrange a compliance inspection with Council of the civil works that have been approved by Council's Development Engineer prior to the commencement of the use or within 20 days of completion of the works whichever occurs sooner. Note that a minimum of five (5) business days notice must be given to Council for a compliance inspection.
12. Adequate on-site stormwater detention must be provided so that stormwater discharged from the site does not exceed the pre-development stormwater runoff for 1 in 20 ARI (5% AEP) storm event. A detailed design must be submitted with the Building Application prepared by a qualified professional engineer for approval by Council's Development Engineer and completed prior to a Certificate of Occupancy being issued for the new dwellings.
13. All internal hydraulic service works required for the development shall be at the Developer's expense and must comply with the requirements of Council's Plumbing Surveyor.

*WSUD (Water Sensitive Urban Design)*

14. Prior to the commencement of works, a WSUD Maintenance Scheme must be submitted for approval, to the satisfaction of Council's Hydraulic Engineer, defining the maintenance method and frequency for each WSUD elements incorporated in the treatment train. The body corporate managing the site must comply with the WSUD Maintenance Scheme once it is approved by the Council, and any changes to this Scheme must first be approved by Council.
15. The agreement with Council, is 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 Part 5 agreement will require the owner and all successors in title to covenant and agree with the Council:
  - (a) All works outlined in the approved WSUD maintenance Scheme submitted by the applicant, including the maintenance method and frequency for individual Water Sensitive Urban Design (WSUD). Upon

approval of the WSUD Maintenance Scheme, the applicant must enter into a registered elements, must be implemented and managed by the owner and all successors in title at their sole expense;

- (b) The Part 5 agreement will require the owner and all successors in title to covenant and agree with the Council:
- (c) All works outlined in the WSUD maintenance Scheme submitted by the applicant, including the maintenance method and frequency for individual Water Sensitive Urban Design (WSUD) elements, must be implemented and managed by the owner and all successors in title at their sole expense;
- (d) 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 elements have been conducted in accordance with the WSUD Maintenance Scheme;
- (e) Repair and replace all the WSUD elements at the sole expense of the owner and its successors in title so that it functions (removing pollutants from stormwater runoff) in a safe and efficient manner;
- (f) 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 elements for compliance with the requirements of this agreement;
- (g) 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;
- (h) In the event that Owner fails to comply with its obligations under this Agreement, Council may arrange for its employees, agents or contractors to enter upon the Land and undertake all works necessary to ensure that the obligations of this Agreement are met and all required works are performed in full;
- (i) The reasonable costs of all works undertaken pursuant to the clause above (including GST) will constitute a debt due and owing to the Council immediately upon demand, by the owner of the land upon which such works were undertaken and, if not paid to Council within 14 days of receipt of a demand for payment by Council, are recoverable by

Council in a court of competent jurisdiction along with interest calculated.

16. Landscaping within the parking and circulation areas must be provided. A landscape design is to be submitted for approval of the Senior Statutory Planner prior to the commencement of any works on-site. These works are to be completed prior to the occupancy of the new dwellings.
17. Lighting is to be provided to all car parking and driveways areas in accordance with clause 3.1 “Basis of Design” and clause 3.6 “Car parks” of AS/NZ 1158.3.1: 2005. The illumination of the proposed light standards is to be activated prior to the occupancy of the dwellings.
18. The driveway crossing extension is to be constructed in accordance with Municipal Standard Drawing TSD-R09-v3. The redundant cross-over is to be removed and the kerb and gutter is to be reinstated to match existing.

*Advice:* All works to be undertaken within the road reservation will require an approved Road Opening Permit issued by Council prior to the commencement of any works on the site.

19. 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.
20. If reinstatement works are not undertaken promptly or to Councils satisfaction, Council may elect to reinstate or rectify any defects and recover the expenses reasonably incurred in doing so from the property owner.

### **Waste Management**

21. The design for the bin enclosure must comply with the following:
  - (a) 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) must have concrete at the entrance to the bin enclosure;
  - (c) must suit nine (9) X 240L wheelie bins of size 1100 height x 600mm wide x 800mm deep and must allow for 300mm space in between each bin;



- (d) minimum recommended height of the enclosure is 1200mm and minimum recommended depth is 930mm;
- (e) the front of the enclosure must face the internal access driveway, and be left open throughout the length of the bin enclosure to enable the bins to be removed, and returned in a safe and efficient manner;
- (f) there must be no lip on the concrete slab of the bin enclosure;
- (g) the bin enclosure must be constructed prior to occupancy of the first dwelling to the satisfaction of Council's Waste Services Co-ordinator.

### **Advice to Applicant**

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

### *Other Permits*

Please be aware that this planning permit is a planning approval issued under the Glenorchy Interim Planning Scheme 2015. 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

### **Waste Management**

Eight (8) dwellings would be eligible for a maximum of three (3) x 240L waste wheelie bins, three (3) x 240L recycling bins and three (3) FOGO bins, collected weekly to be shared by all the eight (8) dwellings. Collection of bins would be from the kerbside.

### Storage and Collection of Waste & Recycling Bins

The bins would be stored in a bin enclosure. The bin enclosure should be built as shown on the approved plan.

Council's Waste Services Contractor would not enter the property to collect and empty bins. All wheelie bins should be placed on the existing kerbside for collection.

The motion was put.

**FOR:** Aldermen Johnston, Dunsby and Thomas

**AGAINST:**

The motion was CARRIED.

### Reason for Decision:

After seeking to further the objectives of the *Land Use Planning and Approvals Act 1993*; considering the matters set out in representations (if any); and reference to the current provisions of the Glenorchy Interim Planning Scheme 2015, the Glenorchy Planning Authority decides to grant a permit for the reasons set out in the officer's report.

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## **8. PROPOSED USE AND DEVELOPMENT - PLAY AREA UPGRADE (PASSIVE RECREATION) - GIBLINS RESERVE GEPP PARADE DERWENT PARK**

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File Reference: 2060701

### **REPORT SUMMARY**

<b>Application No.:</b>	<b>PLN-20-435</b>
<b>Applicant:</b>	<b>Glenorchy City Council</b>
<b>Owner:</b>	<b>Glenorchy City Council</b>
<b>Zone:</b>	<b>Open Space</b>
<b>Use Class</b>	<b>Passive Recreation</b>
<b>Application Status:</b>	<b>Discretionary</b>
<b>Discretions:</b>	<b>E2.5 P1 Use Standards</b>  <b>E2.6.2 P1 Excavation</b>  <b>E11.7.1 P1 Buildings and Works</b>  <b>E15.7.3 A3 Coastal Inundation Low Hazard Areas</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>21 Jan 2021</b>
<b>Existing Land Use:</b>	<b>Public Park (Passive Recreation)</b>
<b>Representations:</b>	<b>0</b>
<b>Recommendation:</b>	<b>Approval, subject to conditions</b>

**Resolution:**

DUNSBY/THOMAS

That a permit be granted for the proposed use and development of Play Area Upgrade (Passive Recreation) at Giblins Reserve Gepp Parade Derwent Park, subject to the following conditions:

**Planning**

1. Use and development must be substantially in accordance with planning permit application No. PLN-20-435 and Drawing submitted on 30/09/20, 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 2020/01589-GCC, dated 16/11/20, 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](http://www.derwentestuary.org.au).

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

5. The development must incorporate the nominated Water Sensitive Urban Design (WSUD) element(s) or equivalent, as presented in the JMG drawing J201124CH-C03 and C05 revision T1.
6. All internal hydraulic service works required for the development must be at the Developer's expense and must comply with the requirements of Council's Plumbing Surveyor. Any alterations or works to Council mains must be undertaken by Council at the developer's cost.
7. The landscaping of the area encompassed by the development is to be installed as detailed in the submitted landscape plans.
8. The design and construction of the proposed upgraded parking area access must generally 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 design of the proposed upgraded parking area must be submitted prior to the commencement of works on site for approval by Council's Development Engineer. The proposed parking area must comply with the following:-
  - (a) Be constructed to a sealed finish and the finished gradient shall not exceed the maximum gradient of 25%;
  - (b) Seven (7) clearly marked car parking spaces, including the designated spaces for people with a disability.
  - (c) Vertical alignment shall include transition curves (or straight sections) to the Australian Standard, Parking facilities - Part 1: Off-Street Carparking AS 2890.1 - 2004, Clause 2.5.3 (d) at all grade changes greater than 12.5%;
  - (d) All runoff from paved and driveway areas must be discharged into Council's stormwater system;
  - (e) The gradient of any parking areas must not exceed 5%; and
9. The demolition contractor must 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.

### **Advice to Applicant**

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

#### *Other Permits*

Please be aware that this planning permit is a planning approval issued under the Glenorchy Interim Planning Scheme 2015. 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.

#### *Management of Potentially Contaminated Soil*

Compliance is required with the Environmental Protection Authority's Information Bulletin 105 - Classification and management of contaminated soil for disposal.

The motion was put.

**FOR:** Aldermen Johnston, Dunsby and Thomas

**AGAINST:**

The motion was CARRIED.

**Reason for Decision:**

After seeking to further the objectives of the *Land Use Planning and Approvals Act 1993*; considering the matters set out in representations (if any); and reference to the current provisions of the Glenorchy Interim Planning Scheme 2015, the Glenorchy Planning Authority decides to grant a permit for the reasons set out in the officer's report.

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## **9. PROPOSED USE AND DEVELOPMENT - MULTIPLE DWELLINGS (1 EXISTING AND 1 NEW) - 36 ELWICK ROAD GLENORCHY**

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File Reference: 5367792

### **REPORT SUMMARY**

<b>Application No.:</b>	<b>PLN-20-522</b>
<b>Applicant:</b>	<b>B Sloan</b>
<b>Owner:</b>	<b>Eagles Iv Pty Ltd</b>
<b>Zone:</b>	<b>Inner Residential</b>
<b>Use Class</b>	<b>Residential</b>
<b>Application Status:</b>	<b>Discretionary</b>
<b>Discretions:</b>	<b>11.4.3 P2 Site coverage and private open space</b> <b>11.4.7 P1 Frontage fences</b> <b>11.4.8 P1 Waste storage for multiple dwellings</b> <b>E5.6.4 P1 Sight distance at accesses, junctions and level crossings</b> <b>E6.6.1 P1 Number of car parking spaces</b> <b>E6.7.2 P1 Design of Vehicular Accesses</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>21 Jan 2021</b>
<b>Existing Land Use:</b>	<b>Single Dwelling</b>
<b>Representations:</b>	<b>3</b>
<b>Recommendation:</b>	<b>Approval, subject to conditions</b>



**Resolution:**

THOMAS/DUNSBY

That a permit be granted for the proposed use and development of Multiple Dwellings (1 existing and 1 new) at 36 Elwick Road Glenorchy, subject to the following conditions:

**Planning**

1. Use and development must be substantially in accordance with planning permit application No. PLN-20-522 and submitted on 02/12/20, 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 2020/01910-GCC, dated 06/11/20, form part of this permit.
3. The fence that screens the private outdoor space of the new dwelling must be installed prior to a Certificate of Occupancy of that dwelling, as shown on the approved plan to the following specifications:
  - 1.8m in height, with openings above the height of 1.2m which provide a uniform transparency of not less than 30% (excluding any posts or uprights).
4. 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 Council's approval,
  - b) it must have concrete at the entrance to the bin enclosure;
  - c) it must suit six (6) X 240L wheelie bins of size 1100 height x 600mm wide x 800mm deep and must allow for 300mm space in between each bin;
  - d) recommended minimum height of the enclosure is 1200mm and minimum recommended depth is 930mm;
  - e) there must be no lip on the concrete slab of the bin enclosure;
  - f) the bin enclosure must be screened from the frontage and dwellings;
  - g) the bin enclosure must be constructed to the satisfaction of Council's Waste Services Co-ordinator prior to occupancy of the dwellings.

## Engineering

5. 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's Development Engineer and be installed prior to the removal of and/or disturbance of any soil or vegetation.
6. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
7. Two (2) clearly marked car parking spaces (one dedicated to each dwelling) must be provided and kept available for these purposes at all times prior to occupancy of the second dwelling unit. Car parking spaces, manoeuvring areas and aisles must be provided in accordance with the Australian Standard AS 2890.1 – 2004 Off-Street Parking.
8. Driveways and car parking areas must be constructed and sealed with an approved impervious surface treatment prior to occupancy of the second dwelling. The driveway and parking areas must be kept clear of obstructions, such as service authority infrastructure, letterboxes or bin enclosures, so that vehicle paths are not restricted.
9. To meet minimum sight lines for pedestrian safety as required under clause 3.2.4 sight distance at access driveway exists of the Australian Standard, Off-Street Car parking, AS 2890.1 – 2004; the fence and any obstruction either side of the access within the sight triangle is not permitted, as to not obstruct sightlines for pedestrian safety when vehicles are exiting the site in accordance with this standard.
10. The front boundary fence in the vicinity of the Elwick and Grove Road intersection must not exceed one meter in height to ensure sightlines are not compromised in accordance with the Australian Standard, Off-Street Car parking, AS 2890.1 – 2004.
11. All internal hydraulic service works required for the development shall be at the Developer's expense and must comply with the requirements of Council's Plumbing Surveyor.

### **Advice to Applicant**

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

#### *Other Permits*

Please be aware that this planning permit is a planning approval issued under the Glenorchy Interim Planning Scheme 2015. 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 should 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.

The motion was put.

**FOR:** Aldermen Johnston, Dunsby and Thomas

**AGAINST:**

The motion was CARRIED.

### **Reason for Decision:**

After seeking to further the objectives of the *Land Use Planning and Approvals Act 1993*; considering the matters set out in representations (if any); and reference to the current provisions of the Glenorchy Interim Planning Scheme 2015, the Glenorchy Planning Authority decides to grant a permit for the reasons set out in the officer's report.

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**10. PROPOSED USE AND DEVELOPMENT - ONE LOT PLUS  
BALANCE SUBDIVISION - 26 MAIN ROAD CLAREMONT**

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File Reference: 5330025

**REPORT SUMMARY**

<b>Application No.:</b>	<b>PLN-20-542</b>
<b>Applicant:</b>	<b>PDA Surveyors</b>
<b>Owner:</b>	<b>R J Martin</b>
<b>Zone:</b>	<b>Inner Residential</b>
<b>Use Class</b>	<b>Residential, Subdivision</b>
<b>Application Status:</b>	<b>Discretionary</b>
<b>Discretions:</b>	<b>Clause 9.7 Subdivision and Clause 11.5.1 Lot Design</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>Extension granted until 22 Jan 2021</b>
<b>Existing Land Use:</b>	<b>Single Dwelling</b>
<b>Representations:</b>	<b>1</b>
<b>Recommendation:</b>	<b>Approval, subject to conditions</b>

**Resolution:**

DUNSBY/THOMAS

That a permit be granted for the proposed use and development of one lot plus balance subdivision at 26 Main Road Claremont subject to the following conditions:

**Planning**

1. Use and development must be substantially in accordance with planning permit application No. PLN-20-542 and Drawing submitted on 19 November 2020, 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 2020/02062-GCC, dated 10 December 2020, form part of this permit.
3. All outbuildings located on the new lot (Lot 1) must be removed, to the approval of Council's Senior Statutory Planner prior to the sealing of the plan of subdivision.

**Engineering**

4. 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](http://www.derwentestuary.org.au).*

5. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
6. The developer must, prior to the sealing of the survey diagram, extend Council stormwater infrastructure located at the corner of Main Road and Amber Street so that it services the new lot subject of this approval. This extension must be a 150mm stormwater main. Prior to undertaking these works the developer must submit engineering drawings of the proposed works for the approval of Council's Development Engineer. The engineering drawings submitted for approval must be certified by a qualified and experienced engineer, show in both plan and long-section the proposed extension to the stormwater main, including but not limited to, connections, flows, clearances, cover, gradients, sizing, material, pipe class, easements and inspection openings. Following the installation of the new stormwater infrastructure and prior to backfilling of the trench, the applicant must contact Council's Development Engineer on (03) 6216 6800 to arrange an inspection of the works.
7. The developer must, prior to the sealing of the survey diagram subject of this approval, provide a 150mm stormwater connection to the extended stormwater main in accordance with the approved plans. The stormwater connection must be constructed by a suitably qualified person to the satisfaction of Council. Prior to undertaking these works the developer must complete a Stormwater Connection Request Form.

Advice: 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/planning-anddevelopment/plumbing/plumbing-forms.aspx>, which also outlines the process and conditions for the stormwater connection.

Advice: All works to be undertaken within the road reservation will require an approved Road Opening Permit issued by Council prior to the commencement of any works on the site.

8. The design and construction of the access to the balance lot must generally 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 design of the driveway must be submitted prior to the commencement of works on site for approval by Council's Development Engineer. The proposed driveway and parking area must comply with the following:-

- a) Be constructed to a sealed finish and the finished gradient must not exceed the maximum gradient of 25%;
- b) Two (2) car parking spaces are to be provided for the existing dwelling clearly marked and must be provided and kept available for these purposes at all times;
- c) Vertical alignment shall include transition curves (or straight sections) to the Australian Standard, Parking facilities - Part 1: Off-Street Carparking AS 2890.1 - 2004, Clause 2.5.3 (d) at all grade changes greater than 12.5%;
- d) All runoff from newly constructed paved and driveway areas must be discharged into Council's stormwater system;
- e) Minimum carriageway width is to be no less than 3.0 metres.

The new driveway crossing is to be constructed at a width to accommodate the access required to service the parking area and is to be in accordance with Municipal Standard Drawing TSD-R09-v3.

The approved design of the driveway, parking, access and turning areas must be installed prior to the sealing of the survey diagram.

- 9. 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 Resolution Nov 10/03, the engineering assessment fee is 1% of the value of the works or minimum of \$306. 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.
- 10. The developer must pay to Council to complete the measure up and record "as constructed" data for all services and connections prior to the works being placed on maintenance or the sealing of a final plan.
- 11. Prior to sealing of the plan of subdivision, all approved subdivision infrastructure works must be completed in accordance with the approved engineering plans and the requirements of Council's Development Engineer. Financial guarantees covering the cost of the uncompleted and unsecured works prior to the completion of approved Council infrastructure will not be permitted to be lodged.
- 12. 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.

13. 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 fully processed 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” must be a professional engineer or professional surveyor or other persons acceptable to Council. Applicants or their agents should take notice that unless this condition is satisfactorily complied with, then documents submitted for sealing of the final plans will not be processed.
14. The property owner is to ensure that Council’s Road Assets and Infrastructure are protected during the demolition and construction 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 Councils satisfaction, Council may elect to reinstate or rectify any defects and recover the expenses reasonably incurred in doing so from the property owner.

### **Advice to Applicant**

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

#### *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](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.

*Other Permits*

Please be aware that this planning permit is a planning approval issued under the Glenorchy Interim Planning Scheme 2015. 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 Johnston, Dunsby and Thomas

**AGAINST:**

The motion was CARRIED.

**Reason for Decision:**

After seeking to further the objectives of the *Land Use Planning and Approvals Act 1993*; considering the matters set out in representations (if any); and reference to the current provisions of the Glenorchy Interim Planning Scheme 2015, the Glenorchy Planning Authority decides to grant a permit for the reasons set out in the officer's report.

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**11. PROPOSED USE AND DEVELOPMENT - CHANGE OF USE TO SELF-STORAGE FACILITY (STORAGE) AND OFFICES (BUSINESS AND PROFESSIONAL SERVICES) - 52 ALBERT ROAD MOONAH**

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File Reference: 5403773

**REPORT SUMMARY**

<b>Application No.:</b>	<b>PLN-20-519</b>
<b>Applicant:</b>	<b>ERA Planning &amp; Environment</b>
<b>Owner:</b>	<b>BGHO Pty Ltd</b>
<b>Zone:</b>	<b>General Business</b>
<b>Use Class</b>	<b>Business and Professional Services &amp; Storage</b>
<b>Application Status:</b>	<b>Discretionary</b>
<b>Discretions:</b>	<b>21.2 Use Table, E6.6.1 Number of Car Parking Spaces</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>27 January 2021</b>
<b>Existing Land Use:</b>	<b>Bulky goods sales</b>
<b>Representations:</b>	<b>One</b>
<b>Recommendation:</b>	<b>Approval, subject to conditions</b>

## **Resolution:**

THOMAS/DUNSBY

That a permit be granted for the proposed use and development of Change of use to self-storage facility (storage) and offices (business and professional services) at 52 Albert Road Moonah subject to the following conditions:

### **Planning**

1. Use and development must be substantially in accordance with planning permit application No. PLN-20-519 and Plans submitted on 6/11/2020 (7 pages), except as otherwise required by this permit.

### **Engineering**

2. The five car parking spaces and loading area proposed are to be clearly marked to accord with the Australian Standard 2890.1:2004 and must be kept available for these purposes at all times.

### **Environmental Health**

3. Noise emissions measured at the boundary of a residential zone must not exceed the following:
  - (a) 55dB(A) (LAeq) between the hours of 7.00 am to 7.00 pm;
  - (b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 7.00 pm to 7.00 am;
  - (c) 65dB(A) (LAmax) at any time.

Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, issued by the Director of Environmental Management, including adjustment of noise levels for tonality and impulsiveness.

Noise levels are to be averaged over a 15 minute time interval.

### **Advice to Applicant**

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

*Other Permits*

Please be aware that this planning permit is a planning approval issued under the Glenorchy Interim Planning Scheme 2015. 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 Johnston, Dunsby and Thomas

**AGAINST:**

The motion was CARRIED.

**Reason for Decision:**

After seeking to further the objectives of the *Land Use Planning and Approvals Act 1993*; considering the matters set out in representations (if any); and reference to the current provisions of the Glenorchy Interim Planning Scheme 2015, the Glenorchy Planning Authority decides to grant a permit for the reasons set out in the officer's report.

## 12. PROPOSED USE AND DEVELOPMENT - SINGLE DWELLING - 10 SHIELDS COURT GLENORCHY

File Reference: 9328577

### REPORT SUMMARY

<b>Application No.:</b>	<b>PLN-20-489</b>
<b>Applicant:</b>	<b>Hotondo Hobart</b>
<b>Owner:</b>	<b>G Ghimire and U Karki Ghimire</b>
<b>Zone:</b>	<b>General Residential</b>
<b>Use Class</b>	<b>Residential</b>
<b>Application Status:</b>	<b>Discretionary</b>
<b>Discretions:</b>	<b>10.4.6 Privacy for all dwellings, E6.6.1 Number of Car Parking Spaces</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>27 January 2021</b>
<b>Existing Land Use:</b>	<b>Vacant lot</b>
<b>Representations:</b>	<b>0</b>
<b>Recommendation:</b>	<b>Approval, subject to conditions</b>

### **Resolution:**

DUNSBY/THOMAS

That a permit be granted for the proposed use and development of Single Dwelling at 10 Shields Court Glenorchy subject to the following conditions:

## Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-20-489 and Plans submitted on 26/11/2020 (11 pages), except as otherwise required by this permit.
2. Window W10 as shown on the approved plans must be implemented and maintained with an opaque finish for the duration of the use as approved.

## 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](http://www.derwentestuary.org.au).*

4. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
5. All internal hydraulic service works required for the development must be at the Developer's expense and must comply with the requirements of Council's Plumbing Surveyor. Any alterations or works to Council mains must be undertaken by Council at the developer's cost.
6. 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) All runoff from paved and driveway areas must be discharged into Council's stormwater system;
- (c) The gradient of any parking areas must not exceed 5%; and
- (d) 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 dwelling.

### **Advice to Applicant**

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

### *Other Permits*

Please be aware that this planning permit is a planning approval issued under the Glenorchy Interim Planning Scheme 2015. 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.

### *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](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.

The motion was put.

**FOR:** Aldermen Johnston, Dunsby and Thomas

**AGAINST:**

The motion was CARRIED.

**Reason for Decision:**

After seeking to further the objectives of the *Land Use Planning and Approvals Act 1993*; considering the matters set out in representations (if any); and reference to the current provisions of the Glenorchy Interim Planning Scheme 2015, the Glenorchy Planning Authority decides to grant a permit for the reasons set out in the officer's report.



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**13. PROPOSED USE AND DEVELOPMENT - FOOD VAN AND ASSOCIATED AMENITIES (FOOD SERVICES) - 79 CHARLES STREET MOONAH, 1/79 CHARLES STREET MOONAH, 2/79 CHARLES STREET MOONAH, 3/79 CHARLES STREET MOONAH, 4/79 CHARLES STREET MOONAH,**

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File Reference: 7383796

**REPORT SUMMARY**

<b>Application No.:</b>	<b>PLN-20-460</b>
<b>Applicant:</b>	<b>Sam Foods And Beverages Pty Ltd</b>
<b>Owner:</b>	<b>M Doherty</b>
<b>Zone:</b>	<b>Light Industrial zone</b>
<b>Use Class</b>	<b>Food Services</b>
<b>Application Status:</b>	<b>Discretionary</b>
<b>Discretions:</b>	<b>24.2 Use Table, 24.3.1 Hours of Operation P1; 24.4.3 Design P1; &amp; 24.4.4 Passive Surveillance P1</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>22 January 2021</b>
<b>Existing Land Use:</b>	<b>Vacant land</b>
<b>Representations:</b>	<b>2</b>
<b>Recommendation:</b>	<b>Approval, subject to conditions</b>

## **Resolution:**

THOMAS/DUNSBY

That a permit be granted for the proposed use and development of Food van and associated amenities (Food Services) at 79 Charles Street Moonah 1/79 Charles Street Moonah 2/79 Charles Street Moonah 3/79 Charles Street Moonah 4/79 Charles Street Moonah subject to the following conditions:

## **Planning**

1. Use and development must be substantially in accordance with planning permit application No. PLN-20-460 and Drawing submitted on 11 November 2020, 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 2020/01723-GCC, dated 23/11/2020, form part of this permit.
3. Lighting must be designed, baffled and located so that light overspill does not become an environmental nuisance to the occupiers of surrounding properties.

## **Environmental Health**

4. Noise emissions measured at the boundary of a residential zone must not exceed the following:
  - (a) 55dB(A) (LAeq) between the hours of 7.00 am to 7.00 pm;
  - (b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 7.00 pm to 7.00 am;
  - (c) 65dB(A) (LAmix) at any time.

Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, issued by the Director of Environmental Management, including adjustment of noise levels for tonality and impulsiveness.

Noise levels are to be averaged over a 15 minute time interval.

## **Advice to Applicant**

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

### *Other Permits*

Please be aware that this planning permit is a planning approval issued under the Glenorchy Interim Planning Scheme 2015. 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 Johnston, Dunsby and Thomas

**AGAINST:**

The motion was CARRIED.

### **Reason for Decision:**

After seeking to further the objectives of the *Land Use Planning and Approvals Act 1993*; considering the matters set out in representations (if any); and reference to the current provisions of the Glenorchy Interim Planning Scheme 2015, the Glenorchy Planning Authority decides to grant a permit for the reasons set out in the officer's report.

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## **14. PROPOSED USE AND DEVELOPMENT - TWO MULTIPLE DWELLINGS (1 NEW AND 1 EXISTING) 25 TILYARD STREET MONTROSE**

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File Reference: 5396331

### **REPORT SUMMARY**

<b>Application No.:</b>	<b>PLN-20-450</b>
<b>Applicant:</b>	<b>L J O'Brien</b>
<b>Owner:</b>	<b>L J O'Brien</b>
<b>Zone:</b>	<b>General Residential</b>
<b>Use Class</b>	<b>Residential</b>
<b>Application Status:</b>	<b>Discretionary</b>
<b>Discretions:</b>	<p><b>10.4.3 P2 Site coverage and private open space for all dwellings</b></p> <p><b>10.4.4 P1 Sunlight and overshadowing for all dwellings</b></p> <p><b>E7.7.1 Stormwater Drainage and Disposal P1</b></p> <p>(The proposal meets all other applicable standards as demonstrated in the attached appendices)</p>
<b>Level 2 Activity?</b>	<b>No</b>
<b>42 Days Expires:</b>	<b>21 January 2021</b>
<b>Existing Land Use:</b>	<b>Single dwelling</b>
<b>Representations:</b>	<b>3</b>
<b>Recommendation:</b>	<b>Approval, subject to conditions</b>

**Resolution:**

DUNSBY/THOMAS

That a permit be granted for the proposed use and development of Two Multiple Dwellings (1 new and 1 existing) at 25 Tilyard Street Montrose subject to the following conditions:

**Planning**

1. Use and development must be substantially in accordance with planning permit application No. PLN-20-450 and Drawing submitted on 04/12/2020, 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 2020/ 01684-GCC, dated 15/12/2020, form part of this permit.
3. The staging of the development must be constructed in the order as shown on the approved plan and as follows:

Stage 1 – The existing dwelling and two parking spaces;

Stage 2 – The additional dwelling and associated driveway and parking spaces for both dwellings.

**Engineering**

4. 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's Development Engineer and be installed prior to the removal of and/or disturbance of any soil or vegetation.
5. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
6. Four (4) clearly marked car parking spaces (two dedicated to each dwelling) must be provided and kept available for these purposes at all times prior to occupancy of the second dwelling. Car parking spaces, manoeuvring areas and aisles must be provided in accordance with the Australian Standard AS 2890.1 – 2004 Off-Street Parking. All works for the shared driveway area and two (2) parking spaces for the existing dwelling must be completed at stage 1. The driveway works including the two (2) parking space for unit 2 must be

completed at stage 2 and prior to the occupancy of the additional dwelling (unit 2).

7. Driveways, car parking and turning areas must be constructed and sealed with an approved impervious surface treatment prior to occupancy. The driveway, parking and manoeuvring areas must be kept clear of obstructions, such as service authority infrastructure, letterboxes or bin enclosures, so that vehicle paths are not restricted.
8. A new stormwater kerb connection via Tilyard Street onto the property boundary must be provided. The developer must apply for a Stormwater Connection Request Form which can be obtained by contacting Council's Customer Service or via Council's website. The Request Form outlines the process and conditions for stormwater connections.
9. The vehicle crossing must be constructed in accordance with standard drawing TSD-R09-v2 between the kerb and the property boundary. The driveway/crossover work within Council's road reservation must be carried out by a Council approved contractor and all work must be reinstated to match the existing adjacent footpath/nature strip profile. An inspection must be undertaken by a Council Inspector, prior to the placement of any concrete. Please phone 62 166 800 to arrange a suitable time for the inspection to occur with adequate prior notice. A reinspection fee may apply to work that is not to Council standards. Appropriate traffic control and safety fencing must be provided to ensure public safety is not compromised during the works and must not take longer than 48 hours to complete and be made available for safe pedestrian use.
10. All internal hydraulic service works required for the development shall be at the Developer's expense and must comply with the requirements of Council's Plumbing Surveyor. The applicant is required to construct a stormwater pump station to service the development. The stormwater pump and associated infrastructure must comply with the requirements of Australian Standard AS/NZS 3500 Plumbing and Drainage Code and Council's Plumbing Surveyor. The operation and maintenance of the stormwater pumping station must be managed by the body corporate and the location of the pump system must be within common ground.

#### **Advice to Applicant**

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

*Other Permits*

Please be aware that this planning permit is a planning approval issued under the Glenorchy Interim Planning Scheme 2015. 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 designer should 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.

The motion was put.

**FOR:** Aldermen Johnston, Dunsby and Thomas

**AGAINST:**

The motion was CARRIED.

**Reason for Decision:**

After seeking to further the objectives of the *Land Use Planning and Approvals Act 1993*; considering the matters set out in representations (if any); and reference to the current provisions of the Glenorchy Interim Planning Scheme 2015, the Glenorchy Planning Authority decides to grant a permit for the reasons set out in the officer's report.

The meeting closed at 06:35 pm

Confirmed,

**CHAIR**