

GLENORCHY PLANNING AUTHORITY MEETING

AGENDA

MONDAY, 15 FEBRUARY 2021



GLENORCHY CITY COUNCIL

- * Aldermen with an interest or concern in relation to a particular item on this Agenda, are invited to attend the meeting.
- * All application information is available to Aldermen for inspection upon request to the relevant Planning Officer.

Chairperson: Alderman Kristie Johnston

Hour: 5.00 p.m.

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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*.

2. APOLOGIES/LEAVE OF ABSENCE

3. PECUNIARY INTERESTS

4. CONFIRMATION OF MINUTES

That the minutes of the Glenorchy Planning Authority Meeting held on 21 January 2021 be confirmed.

5. PROPOSED USE AND DEVELOPMENT - SINGLE DWELLING - 166 FAULKNERS ROAD GLENLUSK

Author: Planning Officer (Angela Dionysopoulos)

Qualified Person: Planning Officer (Angela Dionysopoulos)

Property ID: 9504436

REPORT SUMMARY

Application No.:	PLN-20-580
Applicant:	P Cuthbertson
Owner:	B D Sargent
Zone:	Rural Resource
Use Class	Residential
Application Status:	Discretionary
Discretions:	26.3.1 Sensitive Use (including residential use), 26.3.3 Discretionary Use, 26.4.2 Setback, 26.4.3 Design, E7.7.1 Stormwater Drainage and Disposal, E10.7.1 Buildings and Works, E14.7.1 Removal of Bushland within Scenic Landscape Areas (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	16 February 2021
Existing Land Use:	Vacant lot
Representations:	One
Recommendation:	Approval, subject to conditions

REPORT IN DETAIL

PROPOSAL

The application proposes development of a two-bedroom, single dwelling on an existing, undeveloped lot.

The proposed dwelling has minimum setbacks of 28.089m from the south-west boundary, approximately 47.5m from the north-west boundary, approximately 16.45m from the northern boundary and in excess of 78m from the eastern boundary. Maximum overall building dimensions of 15.9m x 9.91m and a maximum building height of approximately 6.42m are proposed.

An area of cut and fill with a depth of approximately 2m is proposed to create a level building site. The excavations are proposed to be battered.

Access to the site is proposed via an existing, private right-of-way via land at Faulkners Road (PID 5320417) and 241 Faulkners Road (PID 2195518), terminating at a Reserved Road that adjoins the subject site. A letter confirming approval of a Crown Land access licence has been provided in support of the application. No works are proposed on the Reserved Road.

An existing access on the site is proposed to be upgraded with compacted gravel and a passing bay. Two external car parking spaces are proposed.

Two water tanks are proposed, with overflow to be directed to an onsite soakage trench.

An area of approximately 2,400m² is proposed to be cleared or disturbed in accordance with bushfire hazard management requirements.

The dwelling is proposed to rely on an on-site wastewater management system with an associated land application area.

SITE and LOCALITY

The site is a 2.054ha, vacant lot with a steep, south, south-westerly gradient averaging approximately 1 in 3 (Figure 1).



Figure 1 – Aerial photograph of the site (highlighted) and surrounds – LISTmap 2020

The locality is characterised by large, privately-owned lots containing predominantly intact tracts of native vegetation with some incursions of established pasture and some single dwellings. Wellington Park is located approximately 800m to the west of the site, and a Council-owned reserve adjoins the eastern boundary.

The site is accessed via a Reserved Road, which is subject to a Crown Licence for ongoing access to the site (Figure 2).

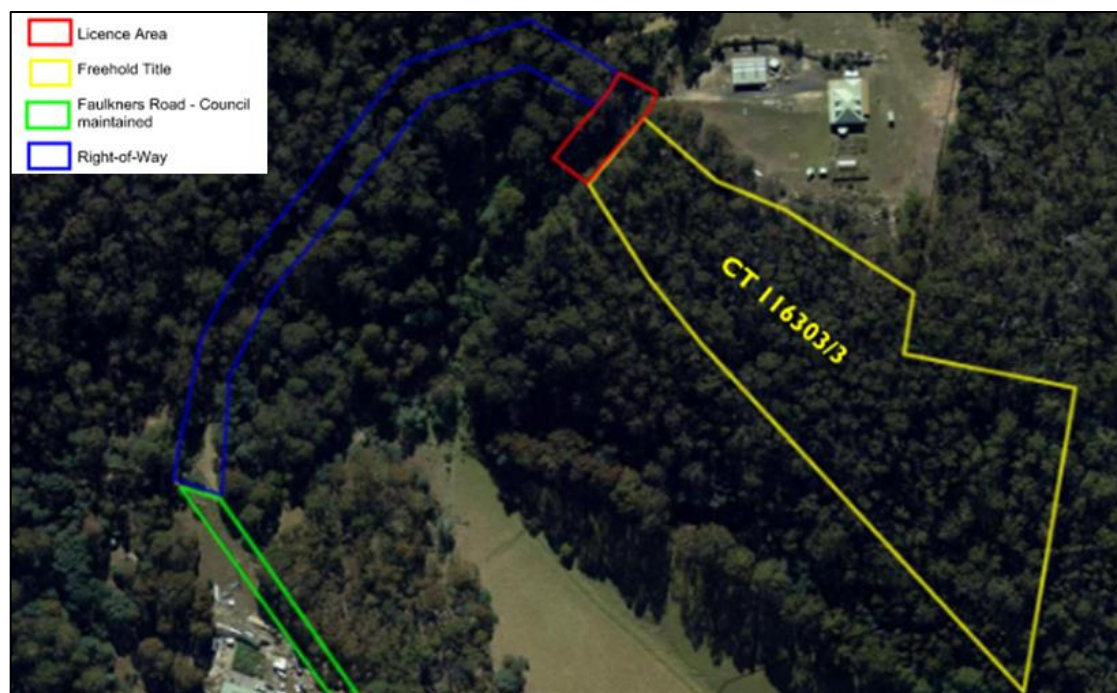


Figure 2 – Combined snapshot from Crown Land Access Licence approval letter – PLN-20-580

As shown in Figure 3 below, the site's south-west boundary also adjoins a Reserved Road.



Figure 3 – The land (highlighted) adjoining the south-west boundary of the site is a Reserved Road (Crown Land) – Council database 2019

The site therefore has no frontage (Refer to the definitions section of this report). As there is no frontage, all the site boundaries are considered as side boundaries.

ZONE

The site is in the Rural Resource Zone (Figure 4).

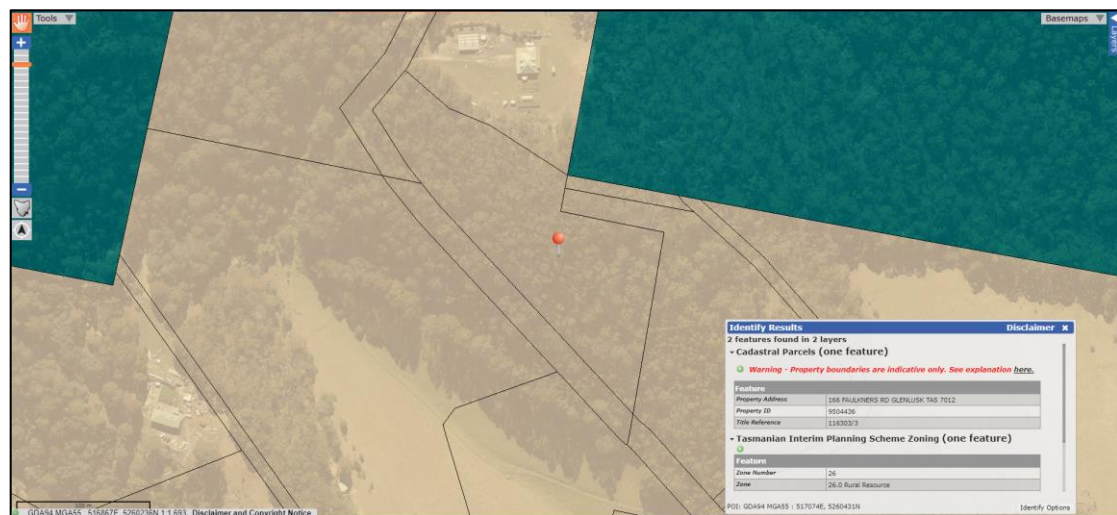


Figure 4 - The site is in the Rural Resource Zone (bisque), near an Environmental Management Zone (teal) – Glenorchy Interim Planning Scheme 2015

BACKGROUND

No planning background was identified in a search of Council's electronic records.

It is noted that other titles forming part of the same street address have existing dwellings; however the definition of a single dwelling relates to a lot (refer to the Definitions section of the report); there is no other dwelling on the subject lot, and the proposal is for a single dwelling.

ASSESSMENT

STATE POLICIES, OBJECTIVES of LUPAA

There are no inconsistencies with any other State Policies or with the objectives of the Land Use Planning and Approvals Act 1993 (LUPAA).

A condition is recommended requiring appropriate soil and water management to prevent erosion and the transport of sediments into surface waters, consistent with the State Policy on Water Quality Management.

GLENORCHY INTERIM PLANNING SCHEME 2015

Part B: Administration

General Exemptions

Nil.

Limited Exemptions

Nil.

Planning Scheme Operation (Does a SAP or Code override Zone provisions?)

No Specific Area Plan applies. The Parking and Access Code, Stormwater Management Code, Biodiversity Code and Scenic Landscapes Code apply, and therefore prevail over the Zone provisions, where there is any conflict.

Use Class Description (Table 8.2):

The use class is **Residential**, which means use of land for self-contained or shared living accommodation. Examples include an ancillary dwelling, boarding house, communal residence, home-based business, hostel, residential aged care home, residential college, respite centre, retirement village and single or multiple dwellings.

Other relevant definitions (Clause 4.1):

Building height means the vertical distance from natural ground level at any point to the uppermost part of a building directly above that point, excluding minor protrusions such as aerials, antennae, solar panels, chimneys and vents.

Frontage means a boundary of a lot which abuts a road. The site does not include any boundary that abuts a road (refer to the definition of road, below), and therefore does not have a frontage.

Native vegetation means plants that are indigenous to Tasmania including trees, shrubs, herbs and grasses that have not been planted for domestic or commercial purposes.

Road means land over which the general public has permanent right of passage, including the whole width between abutting property boundaries, all footpaths and the like, and all bridges over which such a road passes. The access to the site is via a private licence, issued by the Crown, to use a reserved road. As the general public does not have permanent right of passage over the reserved road, the land via which the site is accessed is not a road, for the purposes of the scheme.

Sensitive use means a residential use or a use involving the presence of people for extended periods except in the course of their employment, such as in a caravan park, childcare centre, dwelling, hospital or school.

Single dwelling means a dwelling on a lot on which no other dwelling is situated, or a dwelling and an ancillary dwelling on a lot on which no other dwelling is situated.

Site means the lot or lots on which a use or development is located or proposed to be located.

For the purposes of the Bushfire-Prone Areas Code:

Bushfire-prone area means: land that is within the boundary of a bushfire-prone area shown on an overlay on a planning scheme map; or where there is no overlay on a planning scheme map, land that is within 100m of an area of bushfire-prone vegetation equal to or greater than 1Ha.

Vulnerable use means a use that is within one of the following Use Classes: Custodial Facility; Educational and Occasional Care; Hospital Services; or Residential if for respite centre, residential aged care home, retirement home, and group home.

Hazardous use means a use where: the amount of hazardous chemicals used, handled, generated or stored on a site exceeds the manifest quantity as specified in the *Work Health and Safety Regulations 2012*; or explosives are stored on a site and where classified as an explosives location or large explosives location as specified in the *Explosives Act 2012*.

For the purposes of the Biodiversity Code:

Clearance and conversion means the process of removing native vegetation from an area of land and: leaving the area of land, on a permanent or extended basis, in a state predominantly unvegetated with native vegetation; or replacing the native vegetation so removed, on a permanent or extended basis, with residential, commercial, mining, agriculture or other non-agricultural development.

Disturbance means the alteration of the structure and species composition of a native vegetation community through actions including cutting down, felling, thinning, logging, removing or destroying of a native vegetation community.

Natural values assessment means an ecological assessment, generally consistent with the *Guidelines for Natural Values Assessment, (DPIPWE July 2009)*, by a suitably qualified person (biodiversity) to identify and convey: the location of priority biodiversity values affecting the site; the significance of priority biodiversity values, with particular reference to Table E10.1; any likely impact on these priority biodiversity values including existing activities on the site, nearby land uses, weeds, pests, pathogens and the degree of connectivity with other land with natural values; the likely impact of the proposed development or use on these priority biodiversity values; recommendations for the design and siting of the proposed development or use to avoid or minimise the identified impacts; recommendations for the mitigation or management of any residual impacts.

Special circumstances means particular circumstances associated with the proposed use or development that justify loss of high priority biodiversity values. Special circumstances are considered to exist if one or more of the following apply: the use or development will result in significant long term social or economic community benefits and there is no feasible alternative location; ongoing management cannot ensure the survival of the high priority biodiversity values on the site and there is little potential for recruitment or for long term persistence; the extent of proposed removal of high priority biodiversity values on the site is insignificant relative to the extent of that community elsewhere in the vicinity.

Suitably qualified person (biodiversity) means a person possessing the knowledge, skills and experience to provide advice on ecological issues associated with the use and development of land. The person must be cognisant of current legislation and policy and be mindful of best practice in management and mitigation of potential impacts.

Threatened species means a fauna or flora species listed under the *Threatened Species Protection Act 1995* or the *Environment Protection and Biodiversity Conservation Act 1999*.

For the purposes of the Scenic Landscapes Code:

Bushland means land which is dominated by native vegetation.

Disturbance means the alteration of the appearance of bushland through actions including cutting down, felling, thinning, logging, removing, destroying, poisoning, ringbarking, uprooting, slashing or burning.

Scenic landscape value means the specific characteristics or features of a landscape that collectively contribute to its value.

In accordance with Clause 4.1.1, terms in the Scheme have their ordinary meaning unless they are defined in the Act or the Scheme:

Crown land is defined in the *Crown Lands Act 1976* to mean land which is vested in the Crown, and which is not contracted to be granted in fee simple; and includes land granted in fee simple which has reverted in the Crown by way of purchase or otherwise.

The term '**intensifies**' is used in clause E5.2.1(b) of the E5.0 Road and Railway Assets Code but is not defined in the Scheme or the Act. The Macquarie Dictionary¹ defines 'intensify' to mean 'to make intense or more intense'. Intense is defined in the dictionary to mean existing or occurring in a high or extreme degree; of an extreme kind; very great. In this context, an intensified use is taken to mean an increase in excess of the normal usage, rather than any degree of increase.

Public reserve is defined in the *Crown Lands Act 1976* to mean Crown land that has been reserved to the Crown as a public reserve under s8 of that Act.

Reserved road is taken to mean a public reserve that has been reserved to the Crown for the purpose of the creation and use of public roads or streets in accordance with s8 of the *Crown Lands Act 1976*. It is noted that although reserved roads are public reserves, they have no status as a public road, unless they have become a public road managed by State Growth or Council².

Part C: Special Provisions

No special provisions of the Scheme apply to this proposal.

¹ 2001, *Macquarie Dictionary (revised third edition)*, The Macquarie Library, NSW.

² <https://parks.tas.gov.au/about-us/conducting-business-in-parks-and-reserves/property-services>, accessed 28/08/2020.

Part D: Zones

The land is within the Rural Resource Zone and the following Scheme zone purpose statements, use table, use standards and/or development standards apply to this proposal.

Zone Purpose Statements

The purpose of the Rural Resource Zone is to:

- Provide for the sustainable use or development of resources for agriculture, aquaculture, forestry, mining and other primary industries, including opportunities for resource processing;
- Provide for other use or development that does not constrain or conflict with resource development uses;
- Provide for non-agricultural use or development, such as recreation, conservation, tourism and retailing, where it supports existing agriculture, aquaculture, forestry, mining and other primary industries
- Allow for residential and other uses not necessary to support agriculture, aquaculture and other primary industries provided that such uses do not: fetter existing or potential rural resource use and development on other land; add to the need to provide services or infrastructure or to upgrade existing infrastructure; or contribute to the incremental loss of productive rural resources; and
- Provide for protection of rural land so future resource development opportunities are not lost.

The proposal accords with the zone purpose as it does not constrain, conflict with or fetter resource development uses; is to be self-sufficient for services and infrastructure; and will not result in the loss of any productive rural resources.

Use Table

Residential use for a new single dwelling has 'discretionary' status in the zone. The proposal is also discretionary owing to reliance on performance criteria for compliance with the standards for 26.3.1 Sensitive Use, 26.3.3 Discretionary Use, 26.4.2 Setback, 26.4.3 Design, E7.7.1 Stormwater Drainage and Disposal, E10.7.1 Buildings and Works, E14.7.1 Removal of Bushland within Scenic Landscape Areas.

Use Standards

26.3.1 Sensitive Use (including residential use) (A1)

Acceptable Solution A1 requires that a sensitive use is for a home based business or an extension or replacement of an existing dwelling or an existing ancillary dwelling, or for home-based child care. The proposed Residential use is a sensitive use (refer to the Definitions section of this report) and is for a new single dwelling with no

associated home based business. The proposal relies on Performance Criterion P1 for compliance with the standard.

Performance Criterion P1 requires that a sensitive use must not unreasonably convert agricultural land or conflict with or fetter non-sensitive use on adjoining land having regard to all of the following:

(a) the characteristics of the proposed sensitive use;

The proposed Residential use is for a single dwelling, the amenity of which is supported by the existing surrounding rural setting and protected vegetation.

(b) the characteristics of the existing or likely non-sensitive use on adjoining land;

The site and the adjoining land is within a Biodiversity Protection Area, which would not be expected to support approval of any non-sensitive uses that would affect residential amenity. The adjoining lot to the north contains an existing Residential use. There are no existing non-sensitive uses in proximity to the site.

(c) setback to site boundaries and separation distance between the proposed sensitive use and existing or likely non-sensitive use on adjoining land;

The proposed residence has a minimum setback of approximately 16.45m. There are no existing or likely non-sensitive uses on adjoining land.

(d) any characteristics of the site and adjoining land that would buffer the proposed sensitive use from the adverse impacts on residential amenity from existing or likely non-sensitive use.

The site and adjoining land is constrained from potential future non-sensitive use by its steep gradient and dominance of protected vegetation.

It is considered that the proposal will not conflict with or fetter non-sensitive use on adjoining land and does not convert agricultural land. The proposal is assessed as meeting the performance criteria and complies with the standard.

26.3.3 Discretionary Use (A1)

There is no acceptable solution for the standard. The proposed Residential use has Discretionary status in the Zone, and the proposal relies on Performance Criterion P1 for compliance with the standard.

Performance Criterion P1 requires that a discretionary non-agricultural use must not conflict with or fetter agricultural use on the site or adjoining land having regard to all of the following:

(a) the characteristics of the proposed non-agricultural use;

The proposed dwelling is for a single dwelling and is limited to a relatively small area of the site.

(b) *the characteristics of the existing or likely agricultural use;*

According to the Rural Industries Research and Development Corporation (RIRDC), 'A *'viable' small farm, for example, may be 20 hectares in parts of Victoria or 2000 hectares in parts of Western Australia*'.³ The site has an area of 2.054ha, which is not considered sufficient for commercial agricultural viability. In addition, it is noted that the site has not been identified as being Potential Agricultural Land under the LISTmap Primary Industries layers (Figure 5).

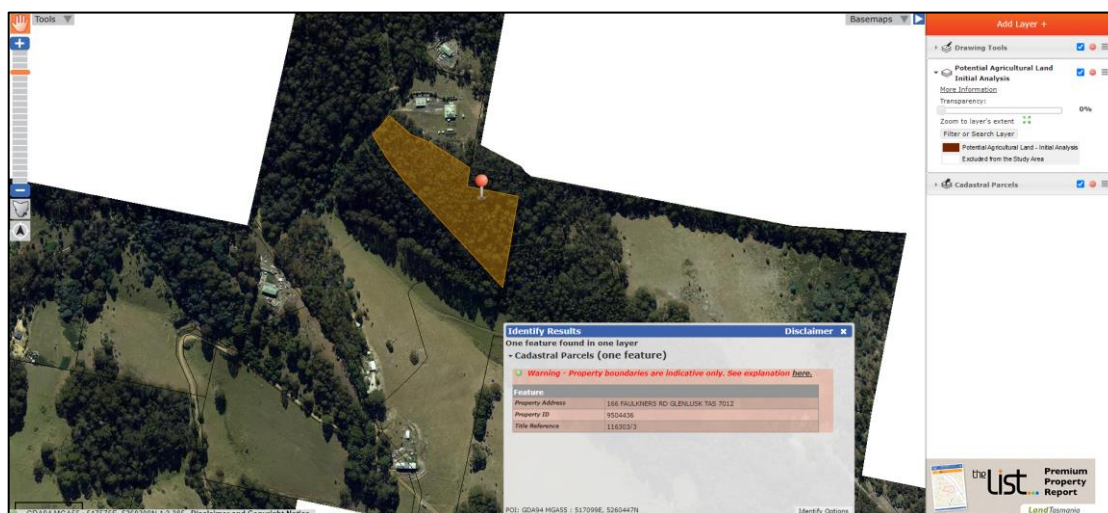


Figure 5 - The site (highlighted) and its surrounds are not identified as being Potential Agricultural Land – Initial Analysis (brown); the site was not excluded (white) from the study area – LISTmap 2020

(c) *setback to site boundaries and separation distance between the proposed non-agricultural use and existing or likely agricultural use;*

The proposed residence has setbacks in excess of 16m from all site boundaries, and there are no existing or likely agricultural uses nearby.

(d) *any characteristics of the site and adjoining land that would buffer the proposed non-agricultural use from the adverse impacts on amenity from existing or likely agricultural use.*

There is no existing or likely agricultural use that would impact on the amenity of the proposed Residential use, and the amenity of the use on the site is protected by surrounding vegetation.

The proposed Residential use is not considered to conflict with or fetter agricultural use on the site or in the vicinity. The proposal is assessed as meeting the performance criteria and complies with the standard.

³ Hollier, C. and Reid, M., 2007, *Small Farms: Valued contributors to healthy rural communities*, RIRDC Publication No 07/187, Australian Government Rural Industries Research and Development Corporation, Kingston ACT.

None of the remaining Zone use standards apply to the proposal, as detailed at Appendix A.

Development Standards for Buildings or Works

26.4.2 Setback (A2)

Acceptable Solution A2 requires a setback of at least 50m from rear and side boundaries. The proposal has a minimum setback of approximately 16.45m from the northern side boundary to the proposed water tank. The proposal relies on Performance Criterion P2 for compliance with the standard.

Performance Criterion P2 requires that building setback from side and rear boundaries must maintain the character of the surrounding rural landscape, having regard to all of the following:

(a) the topography of the site;

The site has a steep gradient, increasing from approximately 1 in 4 at the northern end, to less than 1 in 2 at the southern end. The proposed dwelling is located near the northern boundary, in the area of the site most feasible for development.

(b) the size and shape of the site;

The site has a relatively narrow, irregular shape with a minimum width of approximately 38m in the vicinity of the existing access., a maximum width of approximately 138.5m at the south-eastern end and a length of approximately 299m.

(c) the location of existing buildings on the site;

There are no existing buildings on the site.

(d) the proposed colours and external materials of the building;

The buildings are proposed to be constructed of muted colours with a light reflectance value substantially less than 40%. A condition is recommended to facilitate compliance.

(e) visual impact on skylines and prominent ridgelines;

The proposed site is not on a skyline or ridgeline.

(f) impact on native vegetation.

Proposed vegetation clearing and disturbance is limited to the extent required to meet bushfire hazard management measures identified in a Bushfire Hazard Assessment Report submitted in support of the application. A condition is recommended to prohibit additional vegetation clearing or conversion without additional approval.

The proposed development is considered to maintain the character of the surrounding rural landscape, by siting development to leverage visual screening from existing

vegetation. The proposal is assessed as meeting the performance criteria and complies with the standard.

26.4.2 Setback (A4)

Acceptable Solution A4 requires that buildings and works must have a setback of at least 100m from land zoned Environmental Management. The proposed development has a minimum setback of approximately 76.25m from land in the Environmental Management Zone. The proposal relies on Performance Criterion P4 for compliance with the standard.

Performance Criterion P4 requires that buildings and works must be setback from land zoned Environmental Management to minimise unreasonable impact from development on environmental values, having regard to all of the following:

(a) *the size of the site;*

The size, shape, access and gradient of the site limit the ability to achieve a greater setback than that proposed.

(b) *the potential for the spread of weeds or soil pathogens;*

The proposed development, including vegetation clearing or disturbance, is located a minimum of approximately 60m from the land in the Environmental Management Zone, with the intervening, existing vegetation to be retained. A Natural Values Assessment for the proposal did not identify any evidence of weeds or disease existing at the site (Figure 6).

<p><u>Weeds</u></p> <ul style="list-style-type: none"> No plant species classified as declared weeds within the meaning of the <i>Tasmanian Weed Management Act 1999</i> were detected from the study area/ <p><u>Plant disease</u></p> <ul style="list-style-type: none"> No evidence of <i>Phytophthora cinnamomi</i> (PC, rootrot) was recorded within the study area. No evidence of myrtle wilt was recorded from within the study area. No evidence of myrtle rust was recorded from within the study area. <p><u>Animal disease (chytrid)</u></p> <ul style="list-style-type: none"> The subject title proposed for development does not support habitats conducive to frog chytrid disease.
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Figure 6 – No evidence of weeds or pathogens was identified at the site – Snapshot from PLN-20-580 Natural Values Assessment (page 36)

In addition, the proposal specifies construction management measures to minimise the potential for the spread of weeds or soil pathogens, including: the application of weed-suppressing mulch to battered banks; implementation of a sediment barrier for the duration of construction; onsite retention of excavated topsoil; onsite cleaning of footwear, tools, plant and equipment; and minimising disturbance of the site beyond the construction area. A condition is recommended to facilitate compliance.

(c) *the potential for contamination or sedimentation from water runoff;*

The site is located on the south, south-western side of a local ridge, while the land in the Environmental Management Zone is on the opposing, easterly side of the ridge. There is not expected to be any runoff from the site to land in the Environment Management Zone.

(d) any alternatives for development.

Feasible development locations on the site are constrained by the steep gradient and the location of the existing formed access.

In summary, it is considered that the proposed development will not cause unreasonable adverse impact to land in the Environmental Management Zone. In addition, Council's Environment Officer has reviewed the proposal and does not object on this basis.

The proposal is assessed as meeting the performance criteria and complies with the standard.

26.4.3 Design (A1)

Acceptable Solution A1 requires that the location of buildings and works must: be within a building area, if provided on the title; be an addition or alteration to an existing building or be located in an area not requiring the clearing of native vegetation and not on a skyline or ridgeline. The proposed development is for a new building in an area requiring the clearing of native vegetation and there is no building area on the title. The proposal relies on Performance Criterion P1 for compliance with the standard.

Performance Criterion P1 requires that the location of buildings and works must satisfy all of the following:

(a) be located on a skyline or ridgeline only if:

- (i) there are no sites clear of native vegetation and clear of other significant site constraints such as access difficulties or excessive slope, or the location is necessary for the functional requirements of infrastructure;*
- (ii) significant impacts on the rural landscape are minimised through the height of the structure, landscaping and use of colours with a light reflectance value not greater than 40 percent for all exterior building surfaces;*

The proposed development is not located on a skyline or ridgeline.

(b) be consistent with any Desired Future Character Statements provided for the area;

There are no Desired Future Character Statements for the area.

(c) be located in an area requiring the clearing of native vegetation only if:

- (i) *there are no sites clear of native vegetation and clear of other significant site constraints such as access difficulties or excessive slope, or the location is necessary for the functional requirements of infrastructure;*

There are no areas clear of native vegetation on the site.

- (ii) *the extent of clearing is the minimum necessary to provide for buildings, associated works and associated bushfire protection measures.*

The proposed area of vegetation clearing and disturbance is the minimum specified in the Bushfire Hazard Assessment Report as being required for the proposed development. A condition is recommended to prohibit additional vegetation clearing or conversion without additional approval.

The proposal is assessed as meeting the performance criteria and complies with the standard.

The proposal complies with the acceptable solutions for all the remaining applicable Zone development standards, as detailed at Appendix A.

Part E: Codes

The following Codes of the Scheme apply to this proposal.

E1.0 Bushfire-Prone Areas Code

The Bushfire-Prone Areas Code applies to subdivision of land, or to a vulnerable use or hazardous use on land, that is located (or partially located) within a bushfire-prone area.

The site is identified as being within a bushfire-prone area (Figure 7).

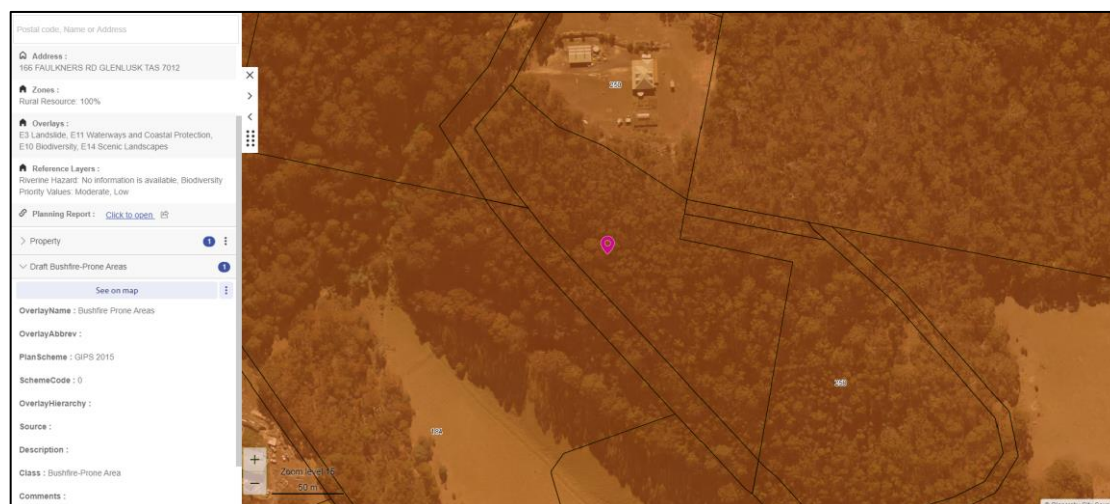


Figure 7 – The site is within a bushfire-prone area (orange) – Council database 2019

However, the proposed development is for a single dwelling, which is not a vulnerable use or hazardous use for the purposes of the code. No subdivision is proposed. The Code therefore does not apply.

E3.0 Landslide Code

The Landslide Code applies to development for buildings and works or subdivision on land within a Landslide Hazard Area, and use of land for vulnerable use or hazardous use within a Landslide Hazard Area.

The site is partly within a Landslide Hazard Area (Figure 8).

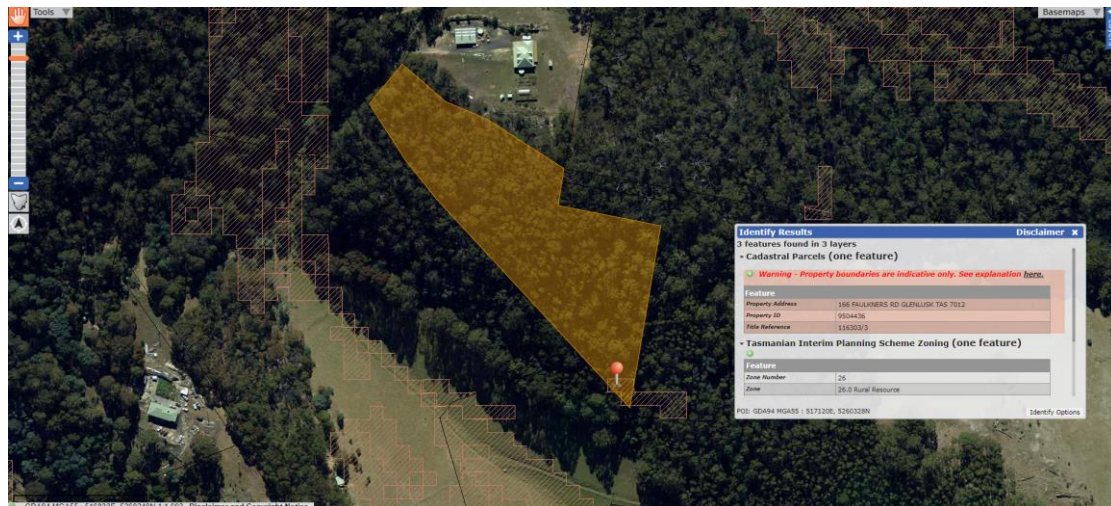


Figure 8 – Part of the site is within a Landslide Hazard Area (brown hatch) – Glenorchy Interim Planning Scheme 2015

However, the proposed development is located entirely outside the hazard area, and the Code does not apply.

E5.0 Road and Railway Assets Code

The Road and Railway Assets Code applies to use or development that intensifies the use of an existing access; requires a new crossing or junction; or that involves a sensitive use or development within 50m of certain road or railway assets.

The land is currently vacant and the existing access is essentially unused. The proposal will utilise the access to service a new residential use, which will involve increased traffic to and from the site. As detailed in the Administration section of this report, the term 'intensify' is taken to relate to an increase in excess of the normal usage for which the access has been provided. Considering that the Reserved Road already services an existing dwelling on the adjoining lot at 250 Faulkners Road (Figure 9), the access is taken to have been provided for residential use. Therefore, the use of the access by the proposed dwelling does not constitute an intensification, and the Code does not apply.

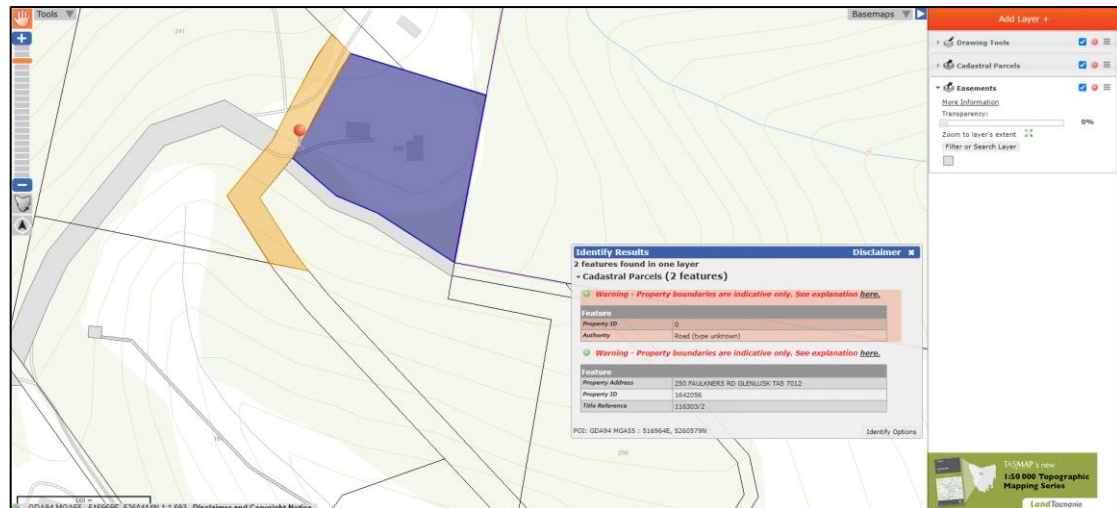


Figure 9 – The adjoining site at 250 Faulkners Road (highlighted) utilises the Reserved Road for its access (highlighted) – LISTmap 2020

E6.0 Parking and Access Code

The Parking and Access Code applies to all use and development.

The proposal complies with the acceptable solutions for all the applicable standards of the Code, as detailed at Appendix B.

E7.0 Stormwater Management Code

The Stormwater Management Code applies to all development requiring management of stormwater. New impervious surfaces are proposed, and the Code applies.

E7.7.1 Stormwater Drainage and Disposal (A1)

Acceptable Solution A1 requires that stormwater from new impervious surfaces must be disposed of by gravity to public stormwater infrastructure. There is no public stormwater infrastructure in the vicinity. The proposal relies on Performance Criterion P1 for compliance with the standard.

Performance Criterion P1 requires that stormwater from new impervious surfaces must be managed by any of the following:

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

The proposal includes an on-site soakage trench for stormwater overflow from proposed tanks.

- (b) *collected for re-use on the site*

Stormwater from impervious surfaces is proposed to be collected in two tanks for re-use on the site.

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

There is no public stormwater infrastructure in the vicinity.

The proposal is assessed as meeting the performance criteria and complies with the standard.

The proposal complies with the acceptable solutions for all the remaining applicable standards of the Code, as detailed at Appendix C.

E10.0 Biodiversity Code

The Biodiversity Code applies to development involving clearance and conversion or disturbance of native vegetation within a Biodiversity Protection Area.

The site is wholly within a Biodiversity Protection Area (Figure 10), and native vegetation clearance and disturbance is proposed. The Code applies.

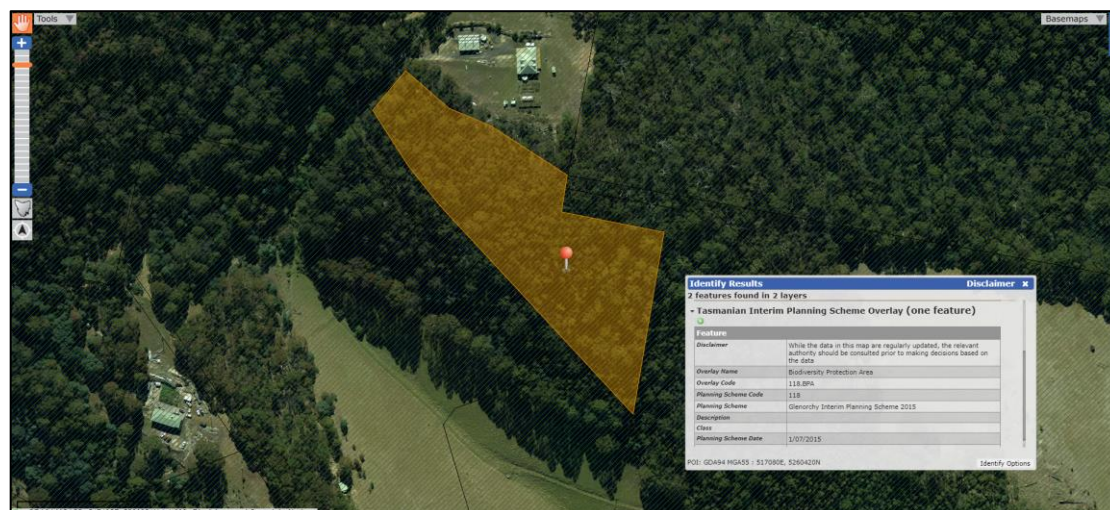


Figure 10 – The entire site (highlighted) is within a Biodiversity Protection Area (green hatch) – Glenorchy Interim Planning Scheme 2015

E10.7.1 Buildings and Works (A1)

Acceptable Solution A1 requires that clearance and conversion or disturbance must be within a Building Area. There is no Building Area on the title, and the proposal relies on Performance Criterion P1 for compliance with the standard.

Performance Criterion P1 specifies different requirements, depending on the priority biodiversity values of the vegetation proposed to be impacted.

The site is mapped as containing Moderate priority (Figure 11) *Eucalyptus obliqua* dry forest (DOB) vegetation under TASVEG 4.0 (Figure 12) in the vicinity of the proposed development.

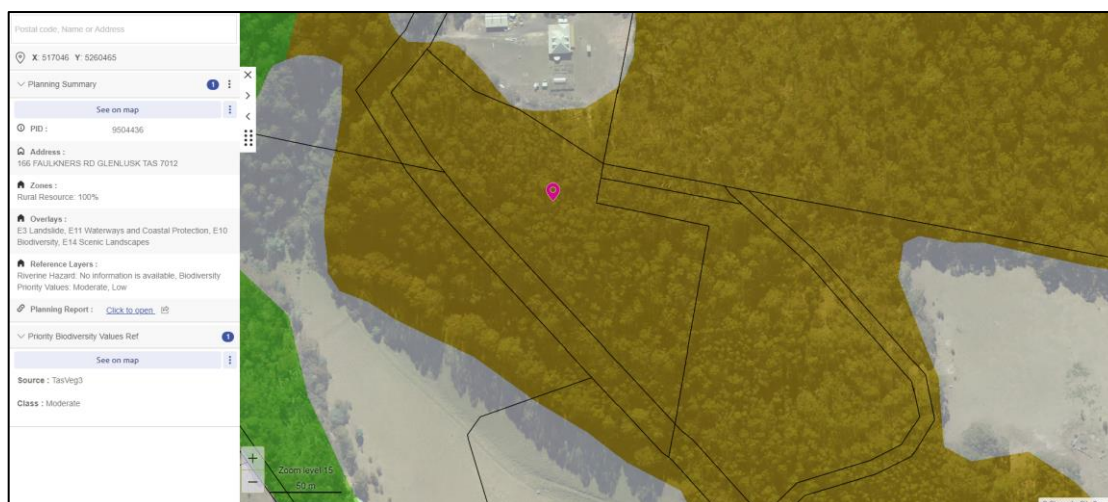


Figure 11 – The site is mapped as containing Moderate priority biodiversity values – Council database 2019

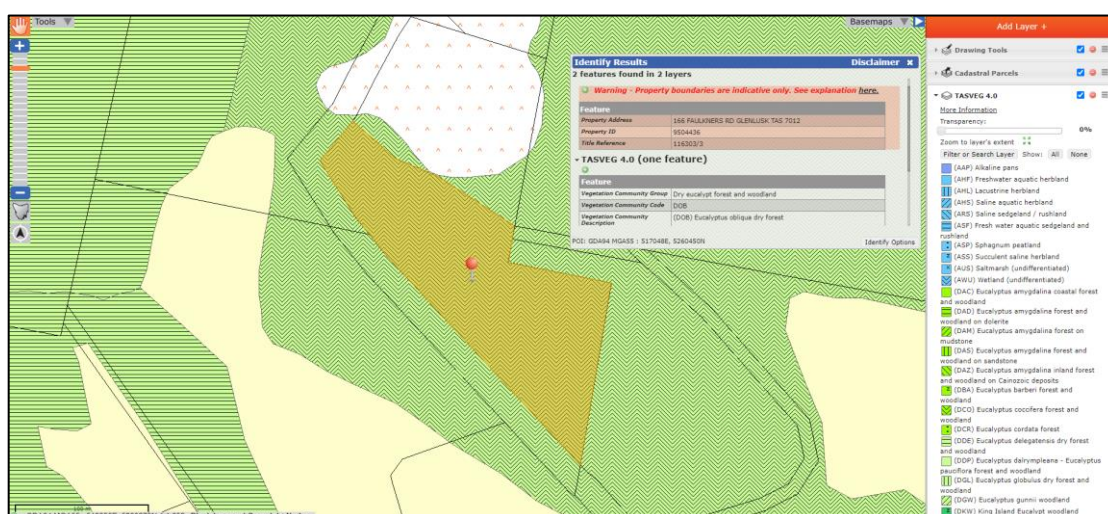


Figure 12 – TASVEG 4.0 mapping identifies the vegetation in the area impacted by the proposal as DOB (*Eucalyptus obliqua* dry forest) – LISTmap 2020

However, a Natural Values Assessment for the proposal identifies the vegetation communities on the site (Figure 13) as being *Eucalyptus obliqua* forest with broad-leaf shrubs (WOB) and *Eucalyptus globulus* wet forest (WGL), which equate to Low priority biodiversity values.

Although the vegetation communities on the site are low priority, the Natural Values Assessment provides a detailed consideration of the priority of the biodiversity values on the site and concludes that high priority biodiversity values are at least partially present, in the form of potential swift parrot foraging habitat.

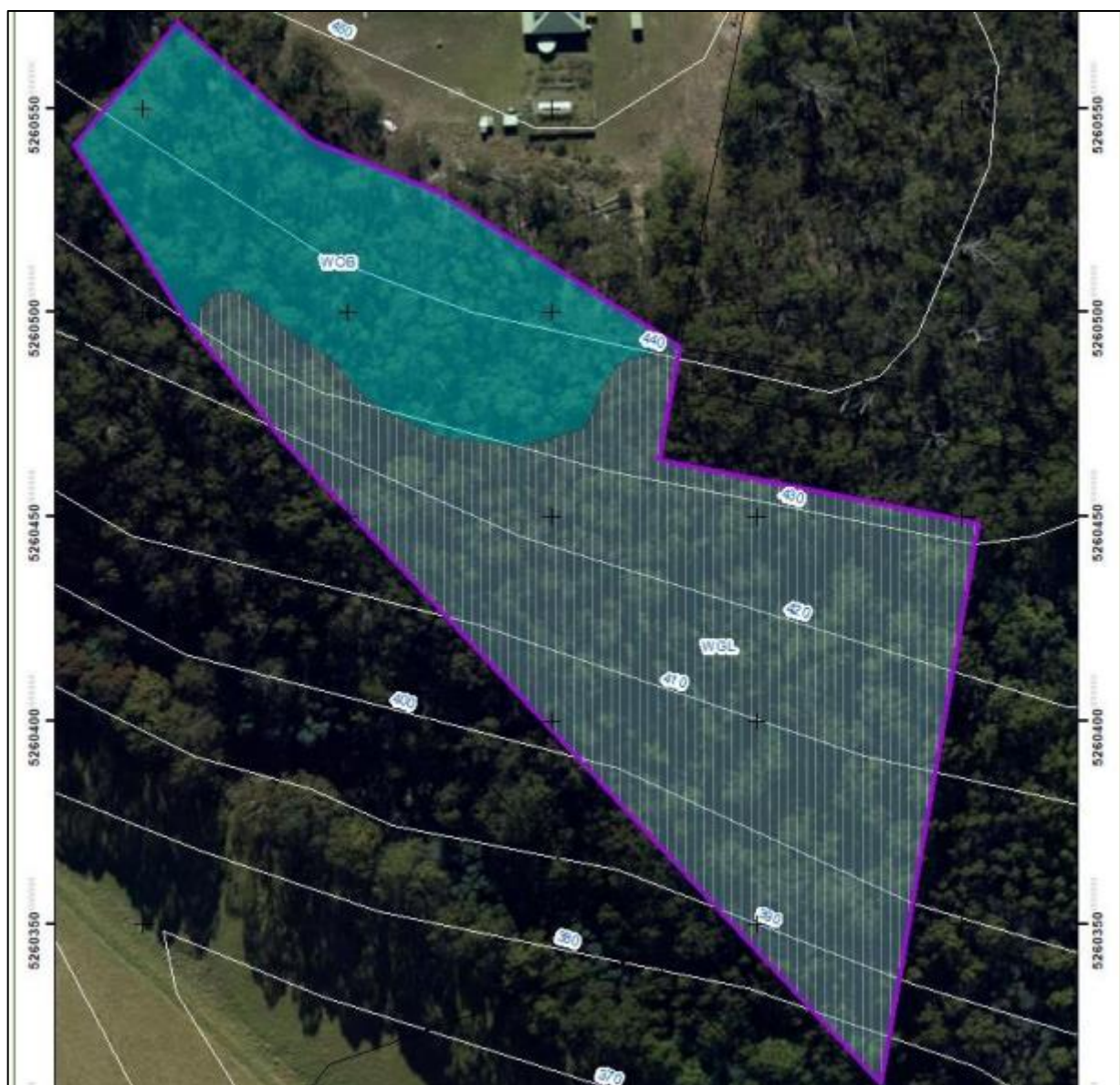


Figure 13 – Revised vegetation mapping – Snapshot from PLN-20-580 Natural Values Assessment (page 34)

Performance Criterion P1 requires, if high priority biodiversity values:

- (i) *development is designed and located to minimise impacts, having regard to constraints such as topography or land hazard and the particular requirements of the development;*

The proposed development is sited in proximity to the existing access track, minimising the need for additional clearing for access. The Natural Values Assessment found that the majority of the proposed impact is to WOB, being 'one of the most widespread and well-reserved vegetation types⁴' in the State, and 'resilient and robust

⁴ ECOTas, *Natural Values Assessment of 166 Faulkners Road (PID 9504436; C.T. 116303/3; LIP GGR93), Glenlusk, Tasmania*, dated 4 January 2021, 23.

to virtually all forms of disturbance⁵;' and that the proposal will have negligible impact on the less well-reserved WGL.

- (ii) *impacts resulting from bushfire hazard management measures are minimised as far as reasonably practicable through siting and fire-resistant design of habitable buildings;*

A bushfire hazard assessment report for the proposal identified a need for a BAL-29 rating for the proposed development, in association with a Hazard Management Area reviewed in the Natural Values Assessment, with no changes recommended.

- (iii) *remaining high priority biodiversity values on the site are retained and improved through implementation of current best practice mitigation strategies and ongoing management measures designed to protect the integrity of these values;*

No additional protection measures are recommended in the Natural Values Assessment. A condition is recommended to prohibit additional vegetation clearing or modification on the site.

- (iv) *special circumstances exist;*

Special circumstances include where the extent of proposed removal of high priority biodiversity values on the site is insignificant relative to the extent of that community elsewhere in the vicinity (refer to the Definitions section of this report).

The Natural Values Assessment states that the proposal would have a negligible impact on biodiversity values.

- (v) *Deleted*

Not applicable.

- (vi) *clearance and conversion or disturbance will not substantially detract from the conservation status of the biodiversity values in the vicinity of the development.*

The Natural Values Assessment states that at a broad scale, 'the minor modification of a small area (ca. 647 m²) of WGL is inconsequential,' while at a more local scale the proposal meets the intent of the provision⁶.

In summary, the proposed development is considered to not result in unnecessary or unacceptable loss of priority biodiversity values. In addition, Council's Environment Officer has reviewed the proposal and the Natural Values Assessment, and concurs with the analysis and recommendations contained in that assessment (refer to the Internal Referrals section of this report).

⁵ ECOTas, *Natural Values Assessment*, 39.

⁶ ECOTas, *Natural Values Assessment*, 39.

The proposal is assessed as meeting the performance criteria and complies with the standard.

None of the other standards of the Code apply, as detailed at Appendix D.

E14.0 Scenic Landscapes Code

The Scenic Landscapes Code applies to development on land within a Scenic Landscape Area.

The site is wholly within a Scenic Landscape Area (Figure 14), and development is proposed; the Code applies.

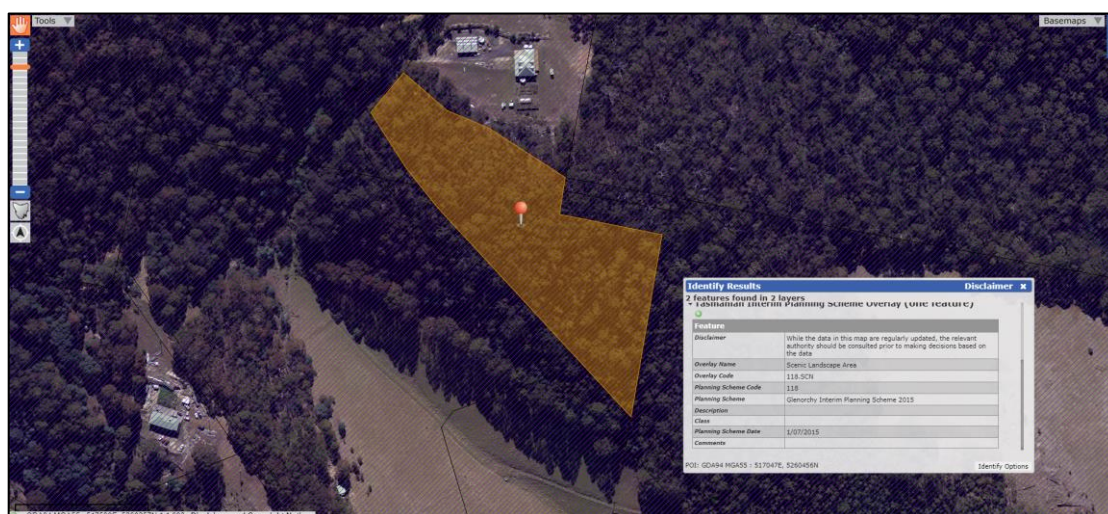


Figure 14 – The entire site (highlighted) is within a Scenic Landscape Area (purple hatch) – Glenorchy Interim Planning Scheme 2015

E14.7.1 Removal of Bushland within Scenic Landscape Areas (A1)

Acceptable Solution A1 includes a requirement that removal or disturbance of bushland must be no more than 500m² in total per title. An area of approximately 2,400m² is proposed to be cleared or disturbed in accordance with bushfire hazard management requirements. The proposal relies on Performance Criterion P1 for compliance with the standard.

Performance Criterion P1 requires that removal or disturbance of bushland must be minimised and must satisfy both of the following:

(a) *result in only negligible change to the silhouette of skylines;*

Not applicable. The site is not on a skyline.

(b) *maintain scenic landscape value.*

The character of the scenic landscape in the area is one of large tracts of bushland with scattered clearings of various sizes. The proposed area of vegetation removal and disturbance is the minimum necessary to meet bushfire hazard management requirements; is small relative to the scale of the surrounding bushland; and will be

shielded from public view by the retention of the existing vegetation on all sides surrounding the proposed development.

The proposal is assessed as meeting the performance criteria and complies with the standard.

The proposal complies with the acceptable solutions for all the remaining applicable standards of the Code, as detailed at Appendix E.

23.0 On-Site Wastewater Management Code

The On-Site Wastewater Management Code applies to use and development relying on onsite management of domestic wastewater from residential use, and wastewater similar to domestic wastewater from non-residential use, other than wastewater from industrial or manufacturing processes.

The proposed development for a single dwelling relies on onsite management of wastewater. However, residential development on sites greater than 5,000m² is exempt, with some exceptions. The site area has an area of 20,540m² and the exceptions from the exemption do not apply. The proposal is therefore exempt from the Code.

PART F: Specific Area Plans

The site is not subject to a Specific Area Plan.

INTERNAL REFERRALS

Development Engineer

Council's Development Engineer has reviewed the proposal and made the following comments.

The application proposes development of a two-bedroom, single dwelling on an existing, undeveloped lot.

Access to the site is proposed via an existing, private right-of-way via land at Faulkners Road (PID 5320417) and 241 Faulkners Road (PID 2195518), terminating at a Reserved Road that adjoins the subject site. A letter confirming approval of a Crown Land access licence has been provided in support of the application. No works are proposed on the Reserved Road.

E5.0 Road and Railway Assets Code

The development complies with Code E5 Road and Railway Assets Code; and the safety and efficiency of the road is not expected to reduce by the proposed developments. The development is not expected to increase vehicle

movements, to and from the site, over 40 vehicle movements and therefore complies with the Acceptable solution A3 of E5.5.1.

The access complies with E6.7.3 P1 as it is suitable for the type and volume of traffic to be generated by the use and meets the standards required for proposed accesses in bush fire prone areas (Table E2).

E6.0 Parking and Access Code

The submitted plans indicates space available for two (2) parking spaces therefore the development complies with Code E6 Parking and Access Code.

It is considered that the site is capable of being developed and the local traffic conditions are not expected to be significantly affected.

E7.0 Stormwater Management Code

This code applies to development requiring management of stormwater. This code does not apply to use. The stormwater run-off from the roof areas will connect to the proposed water tank and utilised for re-use and the overflow will be discharged to an on-site stormwater management system, the property has sufficient area to prevent any effect on adjoining properties.

E3.0 Landslide Code

There are landslide issues identified through Council's records that affect the site. The identified area is not within the area proposed for development.

E11.0 Waterway and Coastal Protection Code (E11.7.1 A4 and P4)

There is no new stormwater point of discharge into a watercourse. Therefore, the development application complies with the A4 of E11.7.1.

E15.0 Inundation Prone Areas Code

There are no flood prone issues identified through Council's records that affect the site.

Environmental Health Officer

Council's Environmental Health Officer reviewed the proposal and made the following comments.

This site is located in an area not currently serviced by TasWater reticulated sewer, as such an on-site wastewater management system (OWMS) is required as part of this development. Due to the land size exceeding 5000m² this application is exempt from E. 23.0 on-site wastewater management code. Therefore, the OWMS will be assessed as part of the Building and Plumbing permit assessment stage. It is recommended that advice regarding this be provided on the permit.

Environment Officer

Council's Environment Officer reviewed the proposal and made the following comments.

The proposed development is for a house and associated infrastructure towards the north of the parcel of land, at the top of a south-facing slope.

In response to a request for further information the proponents engaged ecological consultants, ECOTas, to prepare a natural values assessment for the development proposal. This report was completed on 4 January 2021.

ECOTas' assessment looks at the development against aspects of the planning scheme, specifically for impacts under the E-10 Biodiversity Code.

E-10 Biodiversity Code

This code applies to development involving clearance and conversion or disturbance of native vegetation within a Biodiversity Protection Area. The proposed development site is identified within a Biodiversity Protection Area.

The Natural Values Assessment assesses the natural values of the land associated with the development. In summary the assessment noted the vegetation was regrowth forest of approximately 50 years of age (likely post 1967 fire regeneration). No threatened flora or fauna were identified at the site and no threatened vegetation types occur here.

The assessment noted that there is potential threatened fauna browsing and foraging habitat here although none of it can be considered critical, particularly given the extensive forest cover on the property, in the surrounding area and the small size of the proposed clearing (<2500sqm).

A reclassification of the TasVeg4 vegetation type was made, identifying that two vegetation types occur here: *Eucalyptus obliqua* forest with broad-leaf shrubs (WOB) and *Eucalyptus obliqua* wet forest (WGL). Neither is listed as threatened under the *Nature Conservation Act (2002)*.

The assessment noted that no declared weed species occurred at the site, nor any other weed species.

The assessment includes numerous photos showing the condition of the forest which confirms the descriptions provided.

Waterways and Coastal Protection Code

The development site does not occur in an area affected by this code therefore it is of no relevance.

EXTERNAL REFERRALS

TasNetworks

The proposal was reviewed by TasNetworks, and advice was received that the proposal is not likely to adversely affect TasNetworks' operations. No conditions of permit were recommended. TasNetworks' response was provided to the applicant in accordance with s44M(2) of the *Electricity Supply Industry Act 1995*, as amended.

REPRESENTATIONS

The application was advertised for the statutory 14-day period. It is noted that some of the advertised plans were incorrectly dated as 5/01/2020 instead of 5/01/2021; this has now been corrected. In addition, a more detailed parking plan was provided after commencement of advertising. It is proposed to substitute the more detailed plan for the less detailed plan, in the plans recommended for approval (Figure 15).

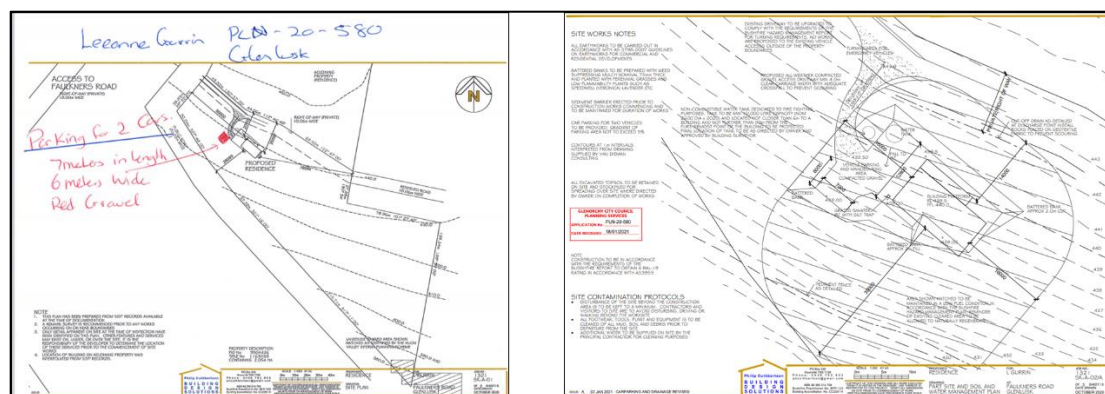


Figure 15 – Snapshots of advertised (left) and revised (right) parking plan – PLN-20-580

One representation was received during the advertising period. The issues raised are as follows:

1. Side boundary setback

The representor is concerned about the proposed location of the dwelling relative to the northern side boundary, and the orientation of the proposed dwelling, which faces towards the existing dwelling on the adjoining lot. The concerns expressed may be characterised as a perceived impact on privacy.

Planner's Comment

The proposed northern side boundary setback of 20m for the main dwelling (and approximately 16.45m for the associated water tank) is less than the 50m setback required to comply with Acceptable Solution A2 of standard 26.4.2 *Setback*. The proposal therefore relies on Performance Criterion P2 for the standard. The proposal is assessed as meeting the performance criteria, and complies with the standard, as detailed in the Part D: Zones section of this report.

Specific points raised by the representor in support of their preference for an alternative development location further to the east or south are addressed as follows.

No existing cleared area

The representor considers that as there is no existing cleared area on the site, the developer has the opportunity to site the proposed development elsewhere to achieve a greater separation.

Locating the proposed dwelling further east would reduce the setback from land in the Environmental Management Zone, while further south would encroach more into the WGL vegetation on the site. This would undermine the proposal's compliance with the 26.4.2 Setback standard (P4) and the E10.0 Biodiversity Code.

It is noted that the specified Bushfire Hazard Management Area does not extend to the site boundary (Figure 16). As detailed in the E10.0 Biodiversity Code assessment in the Part E: Codes section of this report, proposed vegetation clearing and disturbance is limited in extent to that required in accordance with bushfire hazard management requirements. As this does not include the vegetation along the northern boundary, the retention of that vegetation will assist with maintaining privacy between the proposed dwelling and its neighbour.

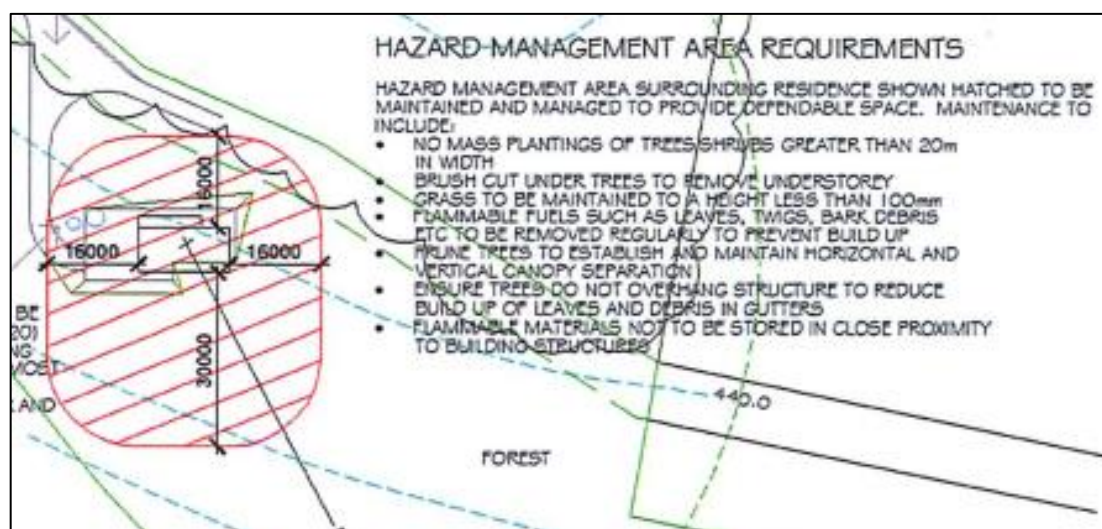


Figure 16 – The Bushfire Hazard Management Area (red hatch) has a setback of approximately 6m from the northern site boundary (solid green line) – Snapshot from PLN-20-580 advertised plans

Site gradient

The representor is of the view that the gradient of the subject site is reasonably consistent across its length, and therefore does not constrain the development location.

As illustrated in Figure 17, the gradient is steep and ranges from approximately 5 in 19 (approximately 1 in 4) to 5 in 7 (less than 1 in 2).

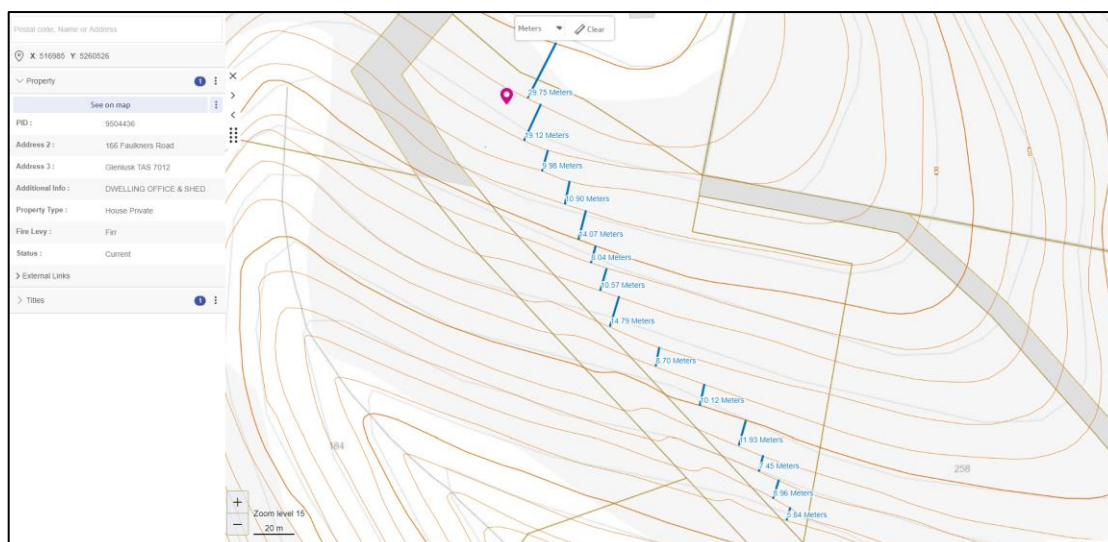


Figure 17 – Marked-up contour map showing approximate spacing of 5m contour lines – Council database 2019

The proposed dwelling is located in a relatively less steep area of the lot.

Site access

The representor contends that the site has good access along the southern boundary, as well as along the whole length of the northern boundary, and that the location of development on the site is therefore not constrained by access.

As illustrated in Figure 2 in the Site and Locality section of this report, access to the site is via a private right-of-way and a Crown Licence over a portion of Reserved Road at the northern end of the lot. The site's south-west boundary adjoins an extended section of the Reserved Road which connects to Cousens Road; however, no Crown Licence has been provided for access over that section of the Reserved Road. Therefore there is no existing legal access to the site, other than that proposed to be used, at the northern end of the site.

Sole neighbour

The representor's view is that as there are no other dwellings on lots adjoining the subject site, there is scope to increase the separation of the proposed development, without impacting on other parties.

The neighbouring dwelling has a setback of approximately 43m from the shared boundary with the subject lot. Combined with the proposed setback of 20m to the new main dwelling, the proposed separation distance is approximately 63m, which is similar to the approximately 71m separation distance between the representor's dwelling and their northern neighbour.

The proposed dwelling is single storey and is located on a contour approximately 9m lower than that of the neighbouring dwelling. It is considered that the gradient of the land provides a substantial privacy buffer between the proposed dwelling and its neighbour, and will minimise any direct line of sight between the dwellings.

Finally, moving the proposed dwelling east would place the development more directly in line with the existing dwelling on a north-south axis.

Summary

In summary, the proposal is assessed as meeting all the applicable standards of the planning scheme, and no alteration to the proposed development location is recommended.

Nevertheless, vegetation is proposed to be retained along the northern boundary, outside of the Bushfire Hazard Management Area. The proposed retention of vegetation accords with the requirements of applicable standards 26.4.2 Setback, 26.4.3 Design, E10.7.1 Buildings and Works and E14.7.1 Removal of Bushland within Scenic Landscape Areas, and a condition is recommended accordingly.

CONCLUSION

The proposal relies on performance criteria for compliance with the standards for 26.3.1 Sensitive Use, 26.3.3 Discretionary Use, 26.4.2 Setback, 26.4.3 Design, E7.7.1 Stormwater Drainage and Disposal, E10.7.1 Buildings and Works, E14.7.1 Removal of Bushland within Scenic Landscape Areas. The proposal is assessed as satisfying the performance criteria and complies with the standards. The proposal is assessed as complying with all other use and development standards in the Rural Resource Zone, as well as the applicable standards of the Parking and Access Code, Stormwater Management Code, Biodiversity Code and Scenic Landscapes Code. The application was publicly advertised for the statutory 14-day period and one representation was received. It is concluded that the proposal is consistent with the requirements of the Scheme and is satisfactory.

Recommendation:

That a permit be granted for the proposed use and development of Single dwelling at 166 Faulkners Road Glenlusk subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-20-580 and Plans submitted on 5/01/2021 (9 pages) and 7/01/2021 (1 page), except as otherwise required by this permit.
2. Exterior building surfaces must be coloured using colours with a light reflectance value not greater than 40 percent.
3. Existing native vegetation on the site must not be cleared or disturbed, other than as required for the Bushfire Hazard Management Area shown on the approved plans.

Advice: The Bushfire Hazard Management Area on the approved plans is set back from the northern boundary of the site.

Environment

4. Clearing of native vegetation must be to the minimum extent necessary to construct the dwelling and associated infrastructure.
5. Clearing and treating native vegetation to meet the BAL 29 standard identified for bushfire safety around the house and infrastructure must be to the minimum extent necessary to meet the BAL 29 standard.
6. Weed introduction and spread during the construction phase must be prevented by ensuring the Weed and Disease Planning and Hygiene Guidelines are adhered to during the development (DPIPWE, Stewart and Askey-Doran, 2015).
7. Run-off must be prevented from moving off the development site by ensuring construction methods are undertaken in accordance with Tasmanian Coastal Works Manual (DPIPWE, Page & Thorp, 2010).

Engineering

8. Prior to the issuing of a Building Approval or the commencement of works on site, including demolition (whichever occurs first), submit a Soil and Water Management Plan detailing proposed sediment and erosion control measures to the satisfaction of Council's Development Engineer. The approved control measures must be installed prior to any disturbance of soil or construction activity such as concrete cutting, demolition and must be regularly inspected and maintained during the construction and demolition period to prevent soil and other materials entering the local stormwater system, roadways or adjoining properties.

The approved control measures must remain in place until such time as all construction activity likely to generate sediment has been completed or all disturbed areas have been stabilised using vegetation and/or restored or sealed to the satisfaction of the Council. The approved Soil and Water Management Plan (SWMP) forms part of this permit and must be complied with.

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

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

10. 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.
11. 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, AS 2890.1 – 2004, 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 compacted gravel finish and the finished gradient must not exceed the maximum gradient of 25%;
 - (b) Two (2) parking spaces must be provided in accordance with the approved plan and kept available for these purposes at all times;
 - (c) Vertical alignment must 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 at all grade changes greater than 12.5%;
 - (d) All runoff from paved and driveway areas must be discharged into the existing roadside stormwater system;
 - (e) The gradient of any parking areas must not exceed 5%;
 - (f) Minimum carriageway width is to be no less than 4.0 metres. The approved design of the driveway, parking, access and turning areas 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 providers, TasNetworks, and Telstra are catered for both in the design and construction of the works. Underground service providers should be contacted for line marking of their services and any requirements or conditions they may have prior to commencing any works on site. Phone 1100, Dial Before You Dig or visit www.dialbeforeyoudig.com.au for information on the location of underground services and cables in relation to the proposed development prior to commencing any works on site.

Onsite Wastewater Management System

The applicant must obtain from Council, a Plumbing Permit for an Onsite Wastewater Management System, prior to any works being commenced on the site. The Application for a Plumbing Permit will need to contain plans and specifications demonstrating that the proposed design complies with the relevant provisions of *AS/NZS 1547.2012- Onsite Domestic Wastewater Management*.

Bushfire risk

The site is in an area identified as being in a bushfire-prone area. You are advised to ensure the development complies with any bushfire hazard management requirements specified by the Tasmanian Fire Service. If any changes to the approved plans are proposed, an application to amend the existing planning permit, or to request a new planning permit, may be required.

Vegetation clearing, modification or disturbance

No vegetation clearing, modification or disturbance is approved, other than in accordance with the approved plans.

Attachments/Annexures

- 1 GPA Attachment - 166 Faulkners Road Glenlusk



APPENDIX A**26.0 Rural Resource Zone**

Standard	Acceptable Solution	Proposed	Complies?
26.3 Use Standards			
26.3.1 Sensitive Use (including residential use)	A1 A sensitive use is for a home based business or an extension or replacement of an existing dwelling or existing ancillary dwelling, or for home-based child care in accordance with a licence under the Child Care Act 2001.	The proposed Residential use is for a new Single dwelling.	No
26.3.2 Visitor Accommodation	A1 Visitor accommodation must comply with all of the following: (a) is accommodated in existing buildings; (b) provides for any parking and manoeuvring spaces required pursuant to the Parking and Access Code on-site; (c) has a floor area of no more than 160m ² .	Not applicable. No Visitor accommodation is proposed.	NA
26.3.3 Discretionary Use	A1 No Acceptable Solution	The proposed use has Discretionary status in the Zone.	No
26.4 Development Standards for Buildings and Works			
26.4.1 Building Height	A1 Building height must be no more than: 8.5 m if for a residential use. 10 m otherwise.	A maximum building height of approximately 6.42m is proposed.	Yes
26.4.2 Setback	A1 Building setback from frontage must be no less than: 20 m.	The minimum proposed frontage setback is 28.089m.	Yes
	A2 Building setback from side and rear boundaries must be no less than: 50 m.	A minimum side boundary setback of approximately 16.45m is proposed.	No

Standard	Acceptable Solution	Proposed	Complies?
	A3 Building setback for buildings for sensitive use must comply with all of the following: (a) be sufficient to provide a separation distance from a plantation forest, Private Timber Reserve or State Forest of 100 m; (b) be sufficient to provide a separation distance from land zoned Significant Agriculture of 200 m.	Not applicable. There is no plantation forest, Private Timber Reserve or State Forest within 100m of the site, and no land zoned Significant Agriculture within 200m of the site.	NA
	A4 Buildings and works must be setback from land zoned Environmental Management no less than: 100 m.	The proposed development has a minimum setback of approximately 76.25m from land in the Environmental Management Zone.	No
26.4.3 Design	A1 The location of buildings and works must comply with any of the following: (a) be located within a building area, if provided on the title; (b) be an addition or alteration to an existing building; (c) be located in an area not require the clearing of native vegetation and not on a skyline or ridgeline.	The proposed development is for a new building in an area requiring the clearing of native vegetation and there is no building area on the title.	No
	A2 Exterior building surfaces must be coloured using colours with a light reflectance value not greater than 40 percent.	Exterior building surfaces are proposed to be coloured in a mid-grey colour ('Colorbond Woodland Grey'), which has an LRV of 12%.	Yes
	A3 The depth of any fill or excavation must be no more than 2 m from natural ground level, except where required for building foundations.	Fill and excavation are specified with a depth of up to 2m.	Yes
26.4.4 Plantation Forestry	A1 Plantation forestry, including establishment and harvesting, must comply with a certified Forest Practices Plan.	Not applicable. No plantation forestry is proposed.	NA

APPENDIX B

E6.0 Parking and Access Code

Standard	Acceptable Solution	Proposed	Complies?
E6.6 Use Standards			
E6.6.1 Number of Car Parking Spaces	A1 The number of on-site car parking spaces must be: (a) no less than the number specified in Table E6.1 and no more than 10% greater than that number; except if: (i) the site is subject to a parking plan for the area adopted by Council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan; (ii) this provision was not used in this planning scheme.	Two spaces are required. Sufficient room is provided for two onsite car parking spaces.	Yes
E6.6.2 Number of Accessible Car Parking Spaces for People with a Disability	A1 Car parking spaces provided for people with a disability must: (a) satisfy the relevant provisions of the Building Code of Australia; (b) be incorporated into the overall car park design; (c) be located as close as practicable to the building entrance.	Not applicable. The National Construction Code does not require accessible parking for the proposal.	NA
E6.6.3 Number of Motorcycle Parking Spaces	A1 The number of on-site motorcycle parking spaces provided must be at a rate of 1 space to each 20 car parking spaces after the first 19 car parking spaces except if bulky goods sales, (rounded to the nearest whole number). Where an existing use or development is extended or intensified, the additional number of motorcycle parking spaces provided must be calculated on the amount of extension or intensification, provided the existing number of motorcycle parking spaces is not reduced.	Not applicable. No motorcycle parking is required or proposed.	NA
E6.6.4 Number of Bicycle Parking Spaces	A1 The number of on-site bicycle parking spaces provided must be no less than the number specified in Table E6.2.	Not applicable. No bicycle parking is required or proposed.	NA

Standard	Acceptable Solution	Proposed	Complies?
E 6.7 Development Standards			
E6.7.1 Number of Vehicle Accesses	A1 The number of vehicle access points provided for each road frontage must be no more than 1 or the existing number of vehicle access points, whichever is the greater.	One vehicle access is proposed.	Yes
E6.7.2 Design of Vehicular Accesses	A1 Design of vehicle access points must comply with all of the following: (a) in the case of non-commercial vehicle access; the location, sight distance, width and gradient of an access must be designed and constructed to comply with section 3 – “Access Facilities to Off-street Parking Areas and Queuing Areas” of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking; (b) in the case of commercial vehicle access; the location, sight distance, geometry and gradient of an access must be designed and constructed to comply with all access driveway provisions in section 3 “Access Driveways and Circulation Roadways” of AS2890.2 - 2002 Parking facilities Part 2: Off-street commercial vehicle facilities.	Council’s Development Engineer has reviewed the proposal and does not object on this basis.	Yes
E6.7.3 Vehicular Passing Areas Along an Access	A1 Vehicular passing areas must: (a) be provided if any of the following applies to an access: (i) it serves more than 5 car parking spaces; (ii) is more than 30 m long; (iii) it meets a road serving more than 6000 vehicles per day; (b) be 6 m long, 5.5 m wide, and taper to the width of the driveway; (c) have the first passing area constructed at the kerb; (d) be at intervals of no more than 30 m along the access.	Council’s Development Engineer has reviewed the proposal and does not object on this basis.	Yes
E6.7.4 On-Site Turning	A1 On-site turning must be provided to enable vehicles to exit a site in a forward direction, except where the access complies with any of the following: (a) it serves no more than two dwelling units; (b) it meets a road carrying less than 6000 vehicles per day.	Not applicable. The proposal does not include any of the triggers for requiring on-site turning. Nevertheless, on-site turning is proposed.	NA

Standard	Acceptable Solution	Proposed	Complies?
E6.7.5 Layout of Parking Areas	A1 The layout of car parking spaces, access aisles, circulation roadways and ramps must be designed and constructed to comply with section 2 “Design of Parking Modules, Circulation Roadways and Ramps” of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking and must have sufficient headroom to comply with clause 5.3 “Headroom” of the same Standard.	Council’s Development Engineer has reviewed the proposal and does not object on this basis.	Yes
E6.7.6 Surface Treatment of Parking Areas	A1 Parking spaces and vehicle circulation roadways must be in accordance with all of the following; (a) paved or treated with a durable all-weather pavement where within 75m of a property boundary or a sealed roadway; (b) drained to an approved stormwater system, unless the road from which access is provided to the property is unsealed.	Council’s Development Engineer has reviewed the proposal and does not object on this basis.	Yes
E6.7.7 Lighting of Parking Areas	A1 Parking and vehicle circulation roadways and pedestrian paths serving 5 or more car parking spaces, used outside daylight hours, must be provided with lighting in accordance with clause 3.1 “Basis of Design” and clause 3.6 “Car Parks” in AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Part 3.1: Pedestrian area (Category P) lighting.	Not applicable. The proposal does not include any of the triggers for requiring lighting.	NA
E6.7.8 Landscaping of Parking Areas	A1 Landscaping of parking and circulation areas must be provided where more than 5 car parking spaces are proposed. This landscaping must be no less than 5 percent of the area of the car park, except in the Central Business Zone where no landscaping is required.	Not applicable. The proposal does not include any of the triggers for requiring landscaping.	NA
E6.7.9 Design of Motorcycle Parking Areas	A1 The design of motorcycle parking areas must comply with all of the following: (a) be located, designed and constructed to comply with section 2.4.7 “Provision for Motorcycles” of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking; (b) be located within 30 m of the main entrance to the building.	Not applicable. No motorcycle parking is required or proposed.	NA
E6.7.10 Design of Bicycle Parking Facilities	A1 The design of bicycle parking facilities must comply with all the following;	Not applicable. No bicycle parking is required or proposed.	NA

Standard	Acceptable Solution	Proposed	Complies?
	(a) be provided in accordance with the requirements of Table E6.2; (b) be located within 30 m of the main entrance to the building.		
	A2 The design of bicycle parking spaces must be to the class specified in table 1.1 of AS2890.3-1993 Parking facilities Part 3: Bicycle parking facilities in compliance with section 2 "Design of Parking Facilities" and clauses 3.1 "Security" and 3.3 "Ease of Use" of the same Standard.	Not applicable. No bicycle parking is required or proposed.	NA
E6.7.11 Bicycle End of Trip Facilities	A1 For all new buildings where the use requires the provision of more than 5 bicycle parking spaces for employees under Table E6.2, 1 shower and change room facility must be provided, plus 1 additional shower for each 10 additional employee bicycle spaces thereafter.	Not applicable. No bicycle parking is required or proposed.	NA
E6.7.12 Siting of Car Parking	A1 Parking spaces and vehicle turning areas, including garages or covered parking areas in the Inner Residential Zone, Urban Mixed Use Zone, Village Zone, Local Business Zone and General Business Zone must be located behind the building line of buildings located or proposed on a site except if a parking area is already provided in front of the building line of a shopping centre.	Not applicable. The site is in the Rural Resource Zone.	NA
E6.7.1.13 Facilities for Commercial Vehicles	A1 Commercial vehicles facilities for loading, unloading or manoeuvring must be provided on-site in accordance with Australian Standard for Off-street Parking, Part 2 : Commercial. Vehicle Facilities AS 2890.2:2002, unless: (a) the delivery of all inward bound goods is by a single person from a vehicle parked in a dedicated loading zone within 50 m of the site; (b) the use is not primarily dependent on outward delivery of goods from the site.	Not applicable. No commercial vehicle facilities are required or proposed.	NA
E6.7.14 Access to a Road	A1 Access to a road must be in accordance with the requirements of the road authority.	Council's Development Engineer has reviewed the proposal and does not object on this basis.	Yes

APPENDIX C

E7.0 Stormwater Management Code

Standard	Acceptable Solution	Proposed	Complies?
E7.7 Development Standards			
E7.7.1 Stormwater Drainage and Disposal	A1 Stormwater from new impervious surfaces must be disposed of by gravity to public stormwater infrastructure.	There is no public stormwater infrastructure in the vicinity.	No
	A2 A stormwater system for a new development must incorporate water sensitive urban design principles R1 for the treatment and disposal of stormwater if any of the following apply: (a) the size of new impervious area is more than 600 m ² ; (b) new car parking is provided for more than 6 cars; (c) a subdivision is for more than 5 lots.	Not applicable. The proposal does not include any of the triggers for requiring WSUD.	NA
	A3 A minor stormwater drainage system must be designed to comply with all of the following: (a) be able to accommodate a storm with an ARI of 20 years in the case of non-industrial zoned land and an ARI of 50 years in the case of industrial zoned land, when the land serviced by the system is fully developed; (b) stormwater runoff will be no greater than pre-existing runoff or any increase can be accommodated within existing or upgraded public stormwater infrastructure.	Council's Development Engineer has reviewed the proposal and does not object on this basis.	Yes
	A4 A major stormwater drainage system must be designed to accommodate a storm with an ARI of 100 years.	Council's Development Engineer has reviewed the proposal and does not object on this basis.	Yes

APPENDIX D**E10 Biodiversity Code**

Standard	Acceptable Solution	Proposed	Complies?
E10.7 Development Standards			
E10.7.1 Buildings and Works	A1 Clearance and conversion or disturbance must be within a Building Area on a plan of subdivision approved under this planning scheme.	There is no Building Area on the title.	No

APPENDIX E**E14 Scenic Landscapes Code**

Standard	Acceptable Solution	Proposed	Complies?
E14.7 Development Standards			
E14.7.1 Removal of Bushland within Scenic Landscape Areas	A1 Removal or disturbance of bushland must comply with both of the following: (a) be on land no less than 50 m (in elevation) from a skyline; (b) be no more than 500 m ² in extent.	More than 500m ² of bushland removal or disturbance is proposed.	No

Standard	Acceptable Solution	Proposed	Complies?
E14.7.2 Appearance of Buildings and Works within Scenic Landscape Areas	A1 Buildings must comply with one of the following: (a) not be visible from public spaces; (b) be an addition or alteration to an existing building that; (i) increases the gross floor area by no more than 25%; (ii) does not increase the building height; (iii) provides external finishes the same or similar to existing.	The proposed development is not located on a ridgeline or skyline and will be shielded from public view by the retention of existing mature vegetation on all sides.	Yes
	A2 Works must not be visible from public spaces.	The site does not have a public road frontage, and the proposed works will not be visible in the landscape from public vantage points.	Yes

**6. PROPOSED USE AND DEVELOPMENT - MULTIPLE DWELLINGS
(5) - 8 TIMSBURY ROAD GLENORCHY**

Author: Planning Officer (Bhavna Gungabison)

Qualified Person: Planning Officer (Bhavna Gungabison)

Property ID: 3486173

REPORT SUMMARY

Application No.:	PLN-20-190
Applicant:	Pinnacle Drafting & Design
Owner:	Medoutcomes Pty Ltd
Zone:	General Residential Zone
Use Class	Residential
Application Status:	Discretionary
Discretions:	10.4.2 Setback and Building Envelope 10.4.3 Site coverage and Private Open Space 10.4.4 Sunlight 10.4.6 Privacy (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	16 Feb 2021
Existing Land Use:	Vacant land (residential)
Representations:	0
Recommendation:	Approval, subject to conditions

REPORT IN DETAIL

PROPOSAL

The application is for a construction of five (5) two - bedroom dwellings at 8 Timsbury Road, Glenorchy. The dwellings are to be arranged along the edges of the property with an internal concrete driveway, providing access to each dwelling.

Units 1 and 5 are located along the frontage, with a minimum setback of 4.5m, Units 1 and 2 have a setback of 1.3m from the western side boundary, Unit 3 is setback 1.5m from the rear boundary and Unit 4 is setback 2.5m from the eastern side boundary. The dwellings are to be single storey with a maximum height ranging between 4.7m to 5.1m above natural ground level.

The units 1-3 are to have a floor area of 113.19m² and units 4 and 5 are to have a floor area of 107.58m². The floor layout includes an open plan kitchen/dining and living which opens onto a patio, two bedrooms, a bathroom, a single garage and a laundry.

Each unit has access to two (2) parking spaces and a total of three visitor parking spaces are proposed for the development. Each dwelling would have access to more than 80m² of private open space.

A 1.8m high fence is proposed along the frontage and between each dwelling. Each dwelling would have three bins (Recycling, waste, and Fogo) located to the rear of each dwelling.



Figure 1: Proposed Site Plan

SITE and LOCALITY

The subject site is located on the southern side of Timsbury Road, approximately 6m east of Howard Road. The subject site is currently vacant and consists of a 2.5m wide Drainage easement along the eastern side boundary. The site is shaped as a parallelogram, with a frontage of 56.62m, depth of 33.6m on the eastern side and 58.1 on the western side and total area of 1759m². The site adjoins a single dwelling to the west, multiple dwelling development to the east and industrial uses to the south as shown in Figure 2 below.

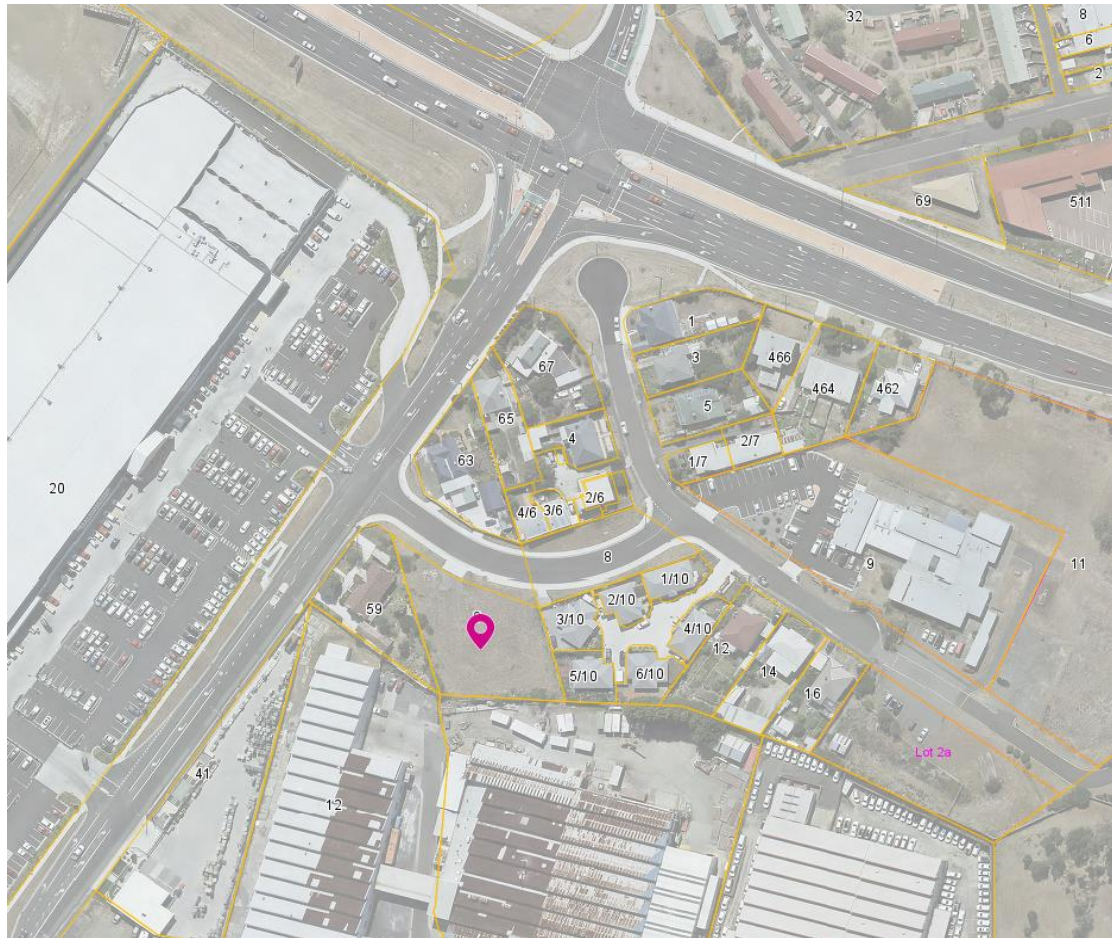


Figure 2: An aerial view of the subject site and surrounding locality

ZONE

The site is located within the General Residential Zone and adjoins the same zoning to the north, east and west and adjoins the General Industrial Zone to the south as shown in Figure 3 below.



Figure 3: Snapshot of the zoning (Red – General Residential Zone; Purple – General Industrial Zone; Light yellow – Community Purpose Zone; Yellow – Utilities Zone)

BACKGROUND

Reason for GPA

Planning Services do not have delegation to determine proposals for more than four (4) dwellings.

ASSESSMENT

STATE POLICIES, OBJECTIVES of LUPAA

There are no inconsistencies with any other State Policies or with the objectives of the Land Use Planning and Approvals Act 1993 (LUPAA).

A condition is recommended requiring appropriate soil and water management to prevent erosion and the transport of sediments into surface waters, consistent with the State Policy on Water Quality Management.

GLENORCHY INTERIM PLANNING SCHEME 2015

Part B: Administration

General Exemptions

Nil

Limited Exemptions

Nil

Planning Scheme Operation (Does a SAP or Code override Zone provisions?)

No SAP applies.

No conflict between zone and code provisions.

Use Class Description (Table 8.2):

Residential means the use of land for self-contained or shared living accommodation. Examples include an ancillary dwelling, boarding house, communal residence, home-based business, hostel, residential aged care home, residential college, respite centre, retirement village and single or multiple dwellings.

Other relevant definitions (Clause 4.1):

Building Envelope means the three-dimensional space within which buildings are to occur.

Building Height means the vertical distance from natural ground level at any point to the uppermost part of a building directly above that point, excluding minor protrusions such as aerials, antennae, solar panels, chimneys and vents.

Dwelling means a building, or part of a building, used as a self-contained residence and which includes food preparation facilities, a bath or shower, laundry facilities, a toilet and sink, and any outbuilding and works normally forming part of a dwelling.

Frontage means a boundary of a lot which abuts a road.

Habitable Room means any room of a dwelling other than a bathroom, laundry, toilet, pantry, walk-in wardrobe, corridor, stair, hallway, lobby, clothes drying room and other space of a specialised nature occupied neither frequently nor for extended periods.

Multiple Dwellings means 2 or more dwellings on a site.

Private Open Space means an outdoor area of the land or dwelling for the exclusive use of the occupants of the land or dwelling.

Setback means the distance from any lot boundary to a building on the lot.

Site Coverage means the proportion of a site (excluding any access strip) covered by roofed buildings.

Part C: Special Provisions

No special provisions of the Scheme apply to this proposal.

Part D: Zones

The land is within the General Residential zone and the following Scheme zone purpose statements, use table, use standards and/or development standards apply to this proposal.

Zone Purpose Statements

- 10.1.1.1 To provide for residential use or development that accommodates a range of dwelling types at suburban densities, where full infrastructure services are available or can be provided.
- 10.1.1.2 To provide for compatible non-residential uses that primarily serve the local community.
- 10.1.1.3 To provide for the efficient utilisation of services.

Comment:

The proposal is for the development of fully serviced vacant land to accommodate total of five dwellings. The proposal is assessed as complying with the purpose of the zone.

Use Table

Multiple dwellings are permitted within the Use Table 10.2; however, the proposal is assessed as being discretionary due to reliance on performance criteria to comply with applicable standards within the General Residential Zone and applicable code.

Use Standards

The use standards relate to non-residential uses and visitor accommodation. Since, this application is for multiple dwellings (residential), the use standards do not apply.

Development Standards for Residential Buildings & Works

10.4.2 Setback and Building Envelope (A3/P3)

Unit 1 and 2 are setback less than 1.5m from the western side boundary with a length exceeding 9m. Additionally, Unit 3 is setback less than 4m from the rear boundary and therefore the proposal relies on the performance criteria P3, which requires the following:

The siting and scale of a dwelling must:

- (a) *not cause unreasonable loss of amenity by:*
 - (i) *reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot; or*
 - (ii) *overshadowing the private open space of a dwelling on an adjoining lot; or*
 - (iii) *overshadowing of an adjoining vacant lot; or*
 - (iv) *visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and*
- (b) *provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area.*

Comment:

A shadow diagram was supplied by the applicant which demonstrated the potential overshadowing on the adjoining properties (shown in Figure 4 below).

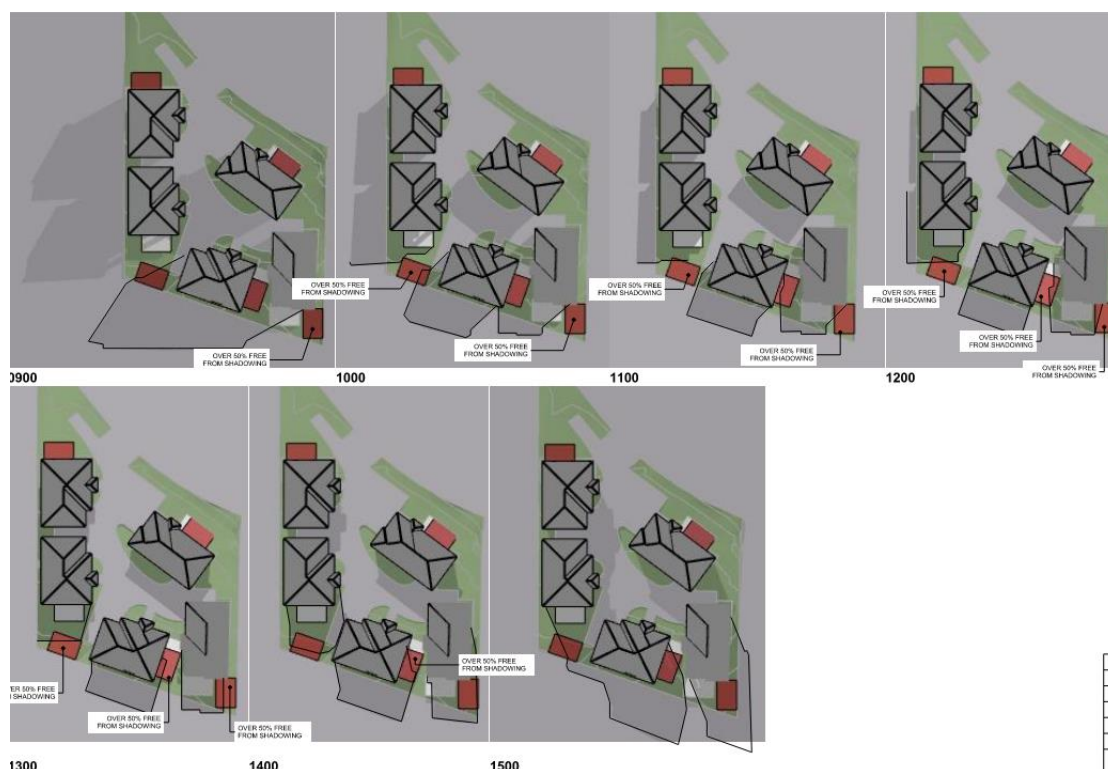


Figure 4: An hourly shadow cast diagram for the impact of the proposed development on 21st of June (Winter Solstice)

The shadow diagram shows that the proposal would impact the adjoining properties at 59 Howard Road and 8B Lampton Avenue during winter solstice. The property at 12 Farley Street is to be partially overshadowed between 9am and 10am on 21st June.

The site at 59 Howard Road would be impacted 9am till 12pm, with the most overshadowing being between 9am and 10am. The site consists of a single dwelling on a triangular shaped lot and the proposed development would overshadow the private open space/rear yard. The adjoining dwelling and any habitable room of the

dwelling is to be impacted only between 9am to 10am on winter solstice, which allows more than five hours of access to sunlight for the habitable rooms. The private open space is to be impacted between 9am till noon but will have access to a minimum of three hours of sunlight between noon and 3pm. The proposal is therefore assessed as not causing an unreasonable loss of amenity to the adjoining property at 59 Howard Road. The adjoining properties to the south (8B Lampton Ave and 12 Farley St) are warehouses and utilised for industrial purposes. The proposed development will therefore not overshadow any dwelling or private open space to the south. In addition, the subject site does not adjoin any vacant land.

The proposed dwellings are to be single storey with a maximum height of 5.1m which matches existing dwellings in the area, in terms of scale, bulk and proportion. The proposal has similar setbacks to development at 6 and 10 Timsbury Road.

Overall, the proposal is assessed as complying with the requirements of the performance criteria and therefore meeting the standard.

10.4.3 Site coverage and Private Open Space

Units 2 and 4 have the nominated 6m x 4m private open spaces, which are not directly accessible from the living rooms due to reliance on a deck and concrete patio for access.

Please note, that initially the deck and concrete patio were applied for as the nominated private open space, however shadow diagram showed that the deck and patio would not have access to adequate sunlight during winter solstice and therefore amended private open space areas were nominated for Unit 2 and 4.

The proposal relies on performance criteria P2, which requires the following:

A dwelling must have private open space that:

- (a) includes an area that is capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play and that is:*
 - (i) conveniently located in relation to a living area of the dwelling; and*
 - (ii) orientated to take advantage of sunlight.*

Comment:

The private open space for Unit 2 is located to the south-east of the dwelling and is accessible through a 24m² deck. The deck is directly accessible from the open plan living space but due to the design of the development, the deck would not have access to adequate sunlight during winter solstice. As a result, a second area was nominated as private open space. The nominated private open space is conveniently located in relation to the living area of the dwelling and is easily capable of acting as an outdoor extension of the dwelling for relaxation, dining, entertaining and children's play. The dwelling would have access to a total of 124m² of private open space. The shadow diagram shows that the private open space would have access to at least three hours of sunlight during winter solstice.

The private open space for Unit 4 is located to the south-east of the dwelling and is accessible from the 26.2m² concrete patio. The patio is directly accessible from the living area of the dwelling. The private open space would have access to a minimum of four hours of sunlight during winter solstice. The private open space is conveniently located to the living area and can be utilised as an extension of the dwelling for outdoor recreation, relaxation and children's play.

Overall, the proposal is assessed as complying with the performance criteria and therefore meeting the standard.

10.4.4 Sunlight (A1/P1)

Units 1, 2 and 4 do not have habitable room windows (other than bedrooms) that face between 30 degrees west of north and 30 degrees east of north. As a result, the proposal relies on performance criteria P1, which requires the following:

A dwelling must be sited and designed so as to allow sunlight to enter at least one habitable room (other than a bedroom).

Comment:

Unit 1 has open plan living room windows facing north and dining room windows facing east. This allows ample sunlight to enter the open plan living area.

Unit 2 has the open plan kitchen/living and dining space facing east and would therefore allow sufficient sunlight to enter the space especially between 9am till noon.

Unit 4 is to have the open plan living room oriented towards south-east and south-west. A 3D shadow study was provided which showed that the kitchen window will have uninterrupted access to sunlight between 9am and noon during winter solstice and therefore complies with the performance criteria.

Overall, the proposal complies with the performance criteria and therefore meeting the standard.

10.4.6 Privacy (A3/P3)

Unit 5 is setback less than 1m from the visitor parking spaces along the western elevation and therefore, the proposal relies on performance criteria P3, which requires the following:

A shared driveway or parking space (excluding a parking space allocated to that dwelling), must be screened, or otherwise located or designed, to minimise detrimental impacts of vehicle noise or vehicle light intrusion to a habitable room of a multiple dwelling.

Comment:

Unit 5 is to have bedroom 2 and kitchen windows facing the visitor parking spaces. However, the windows have been designed to have opaque glazing to 1.7m sill height to minimise any detrimental impact on the habitable room of the dwelling. The shared

driveway is to be setback more than 5m from the dwelling and therefore would cause relatively low level of noise impact on the dwelling.

Overall, the proposal is assessed as complying with the performance criteria and therefore meeting the standard.

Part E: Codes

The following codes of the Scheme apply to this proposal:

E5.0 Road and Rail Asset Code

The proposal is assessed as complying with all applicable acceptable solutions of this code. Please refer to Development Engineering referral and Appendix B of the report for further details.

E6.0 Parking and Access Code

The application proposes a total of 13 parking spaces, which is two per dwelling and three visitor parking spaces. This satisfies the parking requirement of the Acceptable Solution A1 of Clause E6.6.1 of the Glenorchy Interim Planning Scheme 2015.

The proposal accords with the relevant Acceptable Solutions as demonstrated in the attached Appendix C. For further comments please refer to the Engineering Assessments under the Referrals section later in this report.

E7.0 Stormwater Management Code

The proposal accords with the relevant Acceptable Solutions as demonstrated in the attached Appendix. For further comments please refer to the Engineering Assessments under the Referrals section later in this report.

PART F: Specific Area Plans

No SAP applies.

INTERNAL REFERRALS

Development Engineer

The development application seeks an approval for five (5) multiple dwellings on a vacant site.

E5.0 Road and Railway Assets Code

The development complies with the Code. The proposed development is not expected to increase vehicle movements, to and from the site, over 40 vehicle movements per day and therefore complies with the Acceptable solution A3 of E5.5.1. The site can be accessed off the existing vehicle crossing, and no new access is proposed; this complies with A2, E5.6.2. Sight distance also complies with the Acceptable solution, A1 E5.6.4.

E6.0 Parking and Access Code

The development complies with the Code and is considered that the site is capable of being developed and the local traffic conditions are not expected to be significantly affected.

The site can be accessed off the existing vehicular access onto the driveway, parking space and garage. The requirement under the E6.6.1, A1 requires the total of twelve (12) car parking spaces which consist of two spaces for each residential dwelling plus two visitor parking spaces for the development. The applicant proposes to provide the total of thirteen (13) spaces with an additional visitor parking space; given the total provided is no more than 10% of the twelve required parking, this is considered to comply with the requirements of the acceptable solution A1. There are no requirements for accessible car parking, motorcycle parking spaces, bicycle parking spaces and commercial vehicle applicable to the development application.

The layout of parking area complies with the standard AS2890.1:2004. The surface treatment of the driveway is proposed to be concrete. These comply with the acceptable solutions. The passing bay, on-site turning, landscaping and lighting are required and applicable to the development application; these will be conditioned in the permit and can easily be achieved on the site.

E7.0 Stormwater Management Code

The developer proposes a new stormwater connection to the existing stormwater main; the indicative location is notated in the figure below. All stormwater runoff from the site including all hardstand, roofed and driveway area are proposed to discharge to the connection. Therefore, the SW arrangement is considered to comply with the acceptable solution, A1. The development also is proposed to comply with the acceptable solution A2, and a stormwater treatment system incorporating water sensitive urban design for treatment is proposed to achieve the quantity and quality targets as noted in the Table E7.1. This arrangement complies with the acceptable solution, A2.

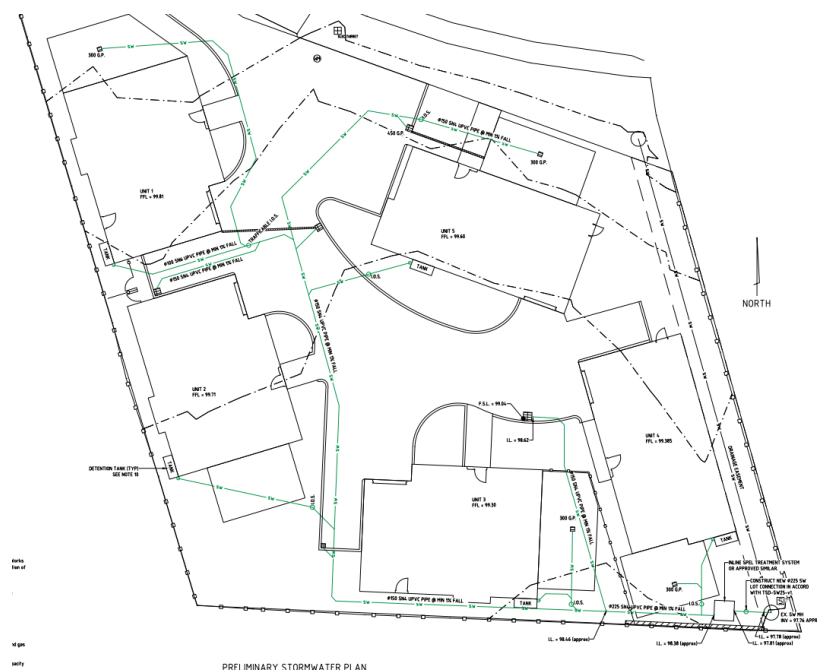


Figure 5: Proposed stormwater management plan

Acceptable solutions A3 and A4 are also satisfactory given the size and scope of the development and recent infrastructure constructed at the subdivision stage. The 6kL detention tank is also proposed as part of the stormwater management system to detain runoff and have capacity no lesser than 1214 litres. Therefore, the development is considered to meet the requirements in Stormwater Management Code.

Other

E3.0 Landslide Code

There are no landslide issues identified through Council's records that affect the application.

E11.0 Waterway and Coastal Protection Code (E11.7.1 A4 and P4)

Not applicable.

E15.0 Inundation Prone Areas Code

There are no flooding impacts identified through Council's records that affect the application.

Waste Management Officer

Waste Services to the proposed multiple dwelling development at 8 Timsbury Road Glenorchy would be Council's standard bin service collected fortnightly.

- The Council's Standard Bin Service includes one (1) x 140L wheelie bin for Waste, one (1) x 240L wheelie bin for recycling and (1) x 240L FOGO bin to each of the dwelling, collected fortnightly.
- Please note that this property would have a total of fifteen (15) bins, five (5) Waste bins and five (5) Recycling Bins, and five (5) FOGO bins.
- This property has an existing kerbside/nature strip area for placement of the bins therefore the dwellings would have their own individual bins.
- All bins are to be placed on the kerbside for collection.
- Council's Waste Management Contractor collection trucks will not enter the property to collect and empty the wheelie bins.

EXTERNAL REFERRALS

TasWater

Pursuant to the *Water and Sewerage Industry Act 2008 (TAS) Section 56P (1)* TasWater imposes conditions on the permit for this application.

REPRESENTATIONS

The application was advertised for the statutory 14-day period with no representation being received.

CONCLUSION

The proposal is for a multiple dwelling development of five units at 8 Timsbury Road, Glenorchy.

The proposal relies on performance criteria for compliance with the standard for 10.4.2 Setback and Building Envelope, 10.4.3 Site coverage and Private open Space, 10.4.4 Sunlight and 10.4.6 Privacy. The proposal is assessed as satisfying the performance criteria and complies with the standard. The proposal is assessed as complying with all other use and development standards in the General Residential Zone, as well as the applicable standards of the Road and Railway Assets Code, Parking and Access Code and Stormwater Management Code. The application was publicly advertised for the statutory 14-day period and no representation was received.

In conclusion, the proposal is assessed to substantially comply with the requirements of Schedule 1 of the *Land Use Planning and Approvals Act 1993* and the *Glenorchy Interim Planning Scheme 2015*, subject to the recommended conditions.

Recommendation:

That a permit be granted for the proposed use and development of Multiple Dwellings (5) at 8 Timsbury Road Glenorchy subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-20-190 and Drawing submitted on 22/12/2020, 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 2020/00846-GCC, dated 25/06/2020, form part of this permit.
3. The frontage fence and any fence within 4.5m of the frontage must be 1.8m high (above natural ground level) with no less than 30% transparency.

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.

5. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
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 proposed building and structural foundations (including eaves and overhangs) must be located at least one metre clear (measured horizontally to the nearest external surface of the pipe) of the Council's 300mm Stormwater main. Prior to the issuing of a building permit, submit a typical cross-section drawing showing the relationship both vertically and horizontally between the footings and the mains to the satisfaction of Council's Development Engineer.
8. Prior to the commencement of works, a WSUD Maintenance Scheme must be submitted with the Building Application for approval by Council's Development Engineer. The WSUD Maintenance Scheme must define the maintenance method and frequency for each WSUD elements incorporated in the treatment train. The future 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.
9. Prior to the commencement of the use or development, a new stormwater connection to Council's public stormwater system onto the property boundary must be installed in accordance with the approved plans. The stormwater connection must be constructed by a suitably qualified person to the satisfaction of Council's Development Engineer. To ensure the connections constructed to Council's satisfaction, the applicant must contact Council, by completing the Stormwater Connection Request Form, to arrange the visual inspection by Council for any alterations or works to Council's public stormwater network. A copy of the Stormwater Connection Request Form can be obtained via Council's Customer Service or via Council's website <https://www.gcc.tas.gov.au/planning-and-development/plumbing/plumbing-forms.aspx> which outlines the process and conditions for stormwater connections.
10. On-site stormwater detention must be provided so that stormwater discharged from the site does not exceed the pre-existing stormwater runoff for the critical

duration of the 5% Annual Exceedance Probability events in the catchment. Any system proposed to retain the required runoff storage volume must be detailed in an engineering design lodged and approved as part of the plumbing application, and to be designed, constructed and maintained to the satisfaction of Council's Plumbing Surveyor.

11. The design and construction of the parking, access and turning areas must comply with the Australian Standard, Parking facilities, Part 1: Off-Street Car parking, AS 2890.1 – 2004, to the satisfaction of the Council's Development Engineer. Drawings showing the driveway details must be in accordance with the Australian Standard and submitted with the Building Application for approval by Council's Development Engineer prior to the commencement of works on site. The proposed driveway and parking must comply with the following:-

- (a) Be constructed to a sealed finish;
- (b) Thirteen (13) clearly marked car parking spaces (2 spaces per dwelling and 2 visitor spaces) must be provided in accordance with the approved plan and kept available for these purposes at all times;
- (c) A visitor car parking space must be provided for the exclusive use of people with disabilities, clearly marked and kept available for these purposes at all times;
- (d) All runoff from paved and driveway areas must be discharged into Council's stormwater system;
- (e) Be clearly line-marked or physically separated to each space in accordance with the approved plan;
- (f) Incorporate WSUD and landscaping into the parking areas of the development;
- (g) Be clearly line-marked or physically separated to each space in accordance with the approved plan;
- (h) Landscaping of parking and circulation areas must be provided and must be no less than 5 percent of the area of the car park;
- (i) Lighting in accordance with clause 3.1, AS1158.3.1:2005 must be installed;
- (j) The gradient of any parking areas must not exceed 5%; and
- (k) Minimum carriageway width is to be no less than 3.0 metres.

All works required by this condition must be installed prior to the commencement of the approved use.

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

Please note that if your building or structure is to be constructed within Council's easement or within one meter Council's stormwater infrastructure, you must first obtain the General Manager's consent through a process legislated under the Urban Drainage Act 2013 and Building Act 2016. This is separate to the planning application process regulated under the Land Use Planning and Approvals Act 1993. This process is to ensure the development will not adversely affect Council's infrastructure.

Waste Services

Waste Services to the proposed multiple dwelling development at 8 Timsbury Road Glenorchy would be Council's standard bin service collected fortnightly.

- The Council's Standard Bin Service includes one (1) x 140L wheelie bin for Waste, one (1) x 240L wheelie bin for recycling and (1) x 240L FOGO bin to each of the dwelling, collected fortnightly.
- Please note that this property would have a total of fifteen (15) bins, five (5) Waste bins and five (5) Recycling Bins, and five (5) FOGO bins.
- This property has an existing kerbside/nature strip area for placement of the bins therefore the dwellings would have their own individual bins.
- All bins are to be placed on the kerbside for collection.
- Council's Waste Management Contractor collection trucks will not enter the property to collect and empty the wheelie bins.

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.

Attachments/Annexures

- 1 GPA Attachment - 8 Timsbury Road Glenorchy



APPENDIX A

10.0 General Residential Zone

Standard	Acceptable Solution	Proposed	Complies?
10.4 Development Standards for Residential Buildings and Works			
10.4.1 Residential density for multiple dwellings	A1 Multiple dwellings must have a site area per dwelling of not less than: (a) 325m ² ; or (b) if within a density area specified in Table 10.4.1 below and shown on the planning scheme maps, that specified for the density area.	The site has an area of 1759m ² and therefore the site area per dwelling is 351.8m ²	Yes
10.4.2 Setbacks and building envelopes for all dwellings	A1 Unless within a building area, a dwelling, excluding protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6 m into the frontage setback, must have a setback from a frontage that is: (a) if the frontage is a primary frontage, at least 4.5 m, or, if the setback from the primary frontage is less than 4.5 m, not less than the setback, from the primary frontage, of any existing dwelling on the site; or (b) if the frontage is not a primary frontage, at least 3 m, or, if the setback from the frontage is less than 3 m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site; or (c) if for a vacant site with existing dwellings on adjoining sites on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; or (d) if the development is on land that abuts a road specified in Table 10.4.2, at least that specified for the road.	Unit 1 and 5 are closest to the frontage with a minimum setback of 4.5m.	Yes
	A2 A garage or carport must have a setback from a primary frontage of at least: (a) 5.5 m, or alternatively 1 m behind the façade of the dwelling; or	The closest garage (Unit 1) is setback more than 5.5m from the frontage. No carports proposed Parking spaces along the frontage are to be uncovered.	Yes

	<ul style="list-style-type: none"> (b) the same as the dwelling façade, if a portion of the dwelling gross floor area is located above the garage or carport; or (c) 1 m, if the natural ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10 m from the frontage. 		
	<p>A3 A dwelling, excluding outbuildings with a building height of not more than 2.4 m and protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6 m horizontally beyond the building envelope, must:</p> <ul style="list-style-type: none"> (a) be contained within a building envelope (refer to Diagrams 10.4.2A, 10.4.2B, 10.4.2C and 10.4.2D) determined by: <ul style="list-style-type: none"> (i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5 m from the rear boundary of a lot with an adjoining frontage; and (ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3 m above natural ground level at the side boundaries and a distance of 4 m from the rear boundary to a building height of not more than 8.5 m above natural ground level; and (b) only have a setback within 1.5 m of a side boundary if the dwelling: <ul style="list-style-type: none"> (i) does not extend beyond an existing building built on or within 0.2 m of the boundary of the adjoining lot; or (ii) does not exceed a total length of 9 m or one-third the length of the side boundary (whichever is the lesser). 	Unit 3 is setback less than 4m from the rear boundary and therefore the proposal relies on performance criteria P3.	No – see report
10.4.3 Site coverage and private open space for all dwellings	<p>A1 Dwellings must have:</p> <ul style="list-style-type: none"> (a) a site coverage of not more than 50% (excluding eaves up to 0.6 m); and (b) for multiple dwellings, a total area of private open space of not less than 60 m² associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8 m above the finished ground level (excluding a garage, carport or entry foyer); and (c) a site area of which at least 25% of the site area is free from impervious surfaces. 	<ul style="list-style-type: none"> a) Total roofed area = 554.73m², therefore site coverage = 31.5% b) Each units has access to more than 60m² of private open space each. c) Approximately 42% free from impervious surface 	<ul style="list-style-type: none"> a) Yes b) Yes c) Yes

	<p>A2</p> <p>A dwelling must have an area of private open space that:</p> <p>(a) is in one location and is at least:</p> <p>(i) 24 m²; or</p> <p>(ii) 12 m², if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8 m above the finished ground level (excluding a garage, carport or entry foyer); and</p> <p>(b) has a minimum horizontal dimension of:</p> <p>(i) 4 m; or</p> <p>(ii) 2 m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8 m above the finished ground level (excluding a garage, carport or entry foyer); and</p> <p>(c) is directly accessible from, and adjacent to, a habitable room (other than a bedroom); and</p> <p>(d) is not located to the south, south-east or south-west of the dwelling, unless the area receives at least 3 hours of sunlight to 50% of the area between 9.00am and 3.00pm on the 21st June; and</p> <p>(e) is located between the dwelling and the frontage, only if the frontage is orientated between 30 degrees west of north and 30 degrees east of north, excluding any dwelling located behind another on the same site; and</p> <p>(f) has a gradient not steeper than 1 in 10; and</p> <p>(g) is not used for vehicle access or parking.</p>	<p>Unit 1 – 30m² concrete patio with minimum 4mx6m, directly accessible from living space, orientated to the north (complies with (e)). Complies with (f) and (g) – Overall, complies with A2.</p> <p>Unit 2 – 4mx6m deck plus 4mx6m POS in backyard, deck is directly accessible from living space, the POS in backyard would receive at least 3hrs of sunlight during winter solstice, with gradient 1:10 and would not be used as access or parking. Relies on P2 due to POS accessible from the deck.</p> <p>Unit 3 – 32m² concrete patio, directly accessible from living area. complies with A2.</p> <p>Unit 4 – nominated POS is accessible through deck - relies on P2</p> <p>Unit 5 - complies with A2.</p>	<p>No – U2 and U4 rely on performance criteria</p>
10.4.4 Sunlight and overshadowing of all dwellings	<p>A1</p> <p>A dwelling must have at least one habitable room (other than a bedroom) in which there is a window that faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A).</p>	<p>U1 – relies on P1</p> <p>U2 – relies on P1</p> <p>U3 - complies</p> <p>U4 – relies on P1</p> <p>U5 – complies</p>	<p>No – see report</p> <p>U1, 2 and 4 rely on P1.</p>
	<p>A2</p> <p>A multiple dwelling that is to the north of a window of a habitable room (other than a bedroom) of another dwelling on the same site, which window faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A), must be in accordance with (a) or (b), unless excluded by (c):</p> <p>(a) The multiple dwelling is contained within a line projecting (see Diagram 10.4.4B):</p> <p>(i) at a distance of 3 m from the window; and</p>	<p>Only unit 3 and 5 have habitable room windows facing between 30 degrees west of north and 30 degrees east of north. U5 is located to the north of U3, but is setback more than 10m and complies with A2 (a). Shadow diagram submitted shows that the habitable rooms of the units have access to at least 3hrs of sunlight on 21st June.</p>	<p>Yes</p>

	<ul style="list-style-type: none"> (ii) vertically to a height of 3 m above natural ground level and then at an angle of 45 degrees from the horizontal. (b) The multiple dwelling does not cause the habitable room to receive less than 3 hours of sunlight between 9.00 am and 3.00 pm on 21st June. (c) That part, of a multiple dwelling, consisting of: <ul style="list-style-type: none"> (i) an outbuilding with a building height no more than 2.4 m; or (ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6 m horizontally from the multiple dwelling. 		
	<p>A3 A multiple dwelling, that is to the north of the private open space, of another dwelling on the same site, required in accordance with A2 or P2 of subclause 10.4.3, must be in accordance with (a) or (b), unless excluded by (c):</p> <ul style="list-style-type: none"> (a) The multiple dwelling is contained within a line projecting (see Diagram 10.4.4C): <ul style="list-style-type: none"> (i) at a distance of 3 m from the northern edge of the private open space; and (ii) vertically to a height of 3 m above natural ground level and then at an angle of 45 degrees from the horizontal. (b) The multiple dwelling does not cause 50% of the private open space to receive less than 3 hours of sunlight between 9.00 am and 3.00 pm on 21st June. (c) That part, of a multiple dwelling, consisting of: <ul style="list-style-type: none"> (i) an outbuilding with a building height no more than 2.4 m; or (ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6 m horizontally from the multiple dwelling. 	<p>No units are located to the north of nominated private open space for Units 1 and 5. U2 POS gets 3hrs of sunlight between 10am to 1pm on at least 50% of the POS during winter solstice – complies with A3 (b) U3 POS complies with A3 (b) between 12pm to 3pm on winter solstice – complies U4 POS complies with A3 (b) between 9am to 1pm on winter solstice. Complies</p>	Yes
10.4.5 Width of openings for garages and carports for all dwellings	<p>A1 A garage or carport within 12 m of a primary frontage (whether the garage or carport is free-standing or part of the dwelling) must have a total width of openings facing the primary frontage of not more than 6 m or half the width of the frontage (whichever is the lesser).</p>	Garage within 12m of the frontage have opening of 3m only.	Yes

<p>10.4.6 Privacy for all dwellings</p>	<p>A1 A balcony, deck, roof terrace, parking space, or carport (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1 m above natural ground level must have a permanently fixed screen to a height of at least 1.7 m above the finished surface or floor level, with a uniform transparency of no more than 25%, along the sides facing a:</p> <ul style="list-style-type: none"> (a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 3 m from the side boundary; and (b) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 4 m from the rear boundary; and (c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is at least 6 m: <ul style="list-style-type: none"> (i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or (ii) from a balcony, deck, roof terrace or the private open space, of the other dwelling on the same site. 	<p>No balcony, deck, parking space or carport with level more than 1m above natural ground level is proposed</p>	<p>NA</p>
	<p>A2 A window or glazed door, to a habitable room, of a dwelling, that has a floor level more than 1 m above the natural ground level, must be in accordance with (a), unless it is in accordance with (b):</p> <ul style="list-style-type: none"> (a) The window or glazed door: <ul style="list-style-type: none"> (i) is to have a setback of at least 3 m from a side boundary; and (ii) is to have a setback of at least 4 m from a rear boundary; and (iii) if the dwelling is a multiple dwelling, is to be at least 6 m from a window or glazed door, to a habitable room, of another dwelling on the same site; and (iv) if the dwelling is a multiple dwelling, is to be at least 6 m from the private open space of another dwelling on the same site. (b) The window or glazed door: <ul style="list-style-type: none"> (i) is to be offset, in the horizontal plane, at least 1.5 m from the edge of a window or glazed door, to a habitable room of another dwelling; or 	<p>No window or door with floor level more than 1m above NGL is proposed</p>	<p>NA</p>

	<ul style="list-style-type: none"> (ii) is to have a sill height of at least 1.7 m above the floor level or has fixed obscure glazing extending to a height of at least 1.7 m above the floor level; or (c) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of at least 1.7 m above floor level, with a uniform transparency of not more than 25%. 		
	<p>A3 A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of at least:</p> <ul style="list-style-type: none"> (a) 2.5 m; or (b) 1 m if: <ul style="list-style-type: none"> (i) it is separated by a screen of at least 1.7 m in height; or (ii) the window, or glazed door, to a habitable room has a sill height of at least 1.7 m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of at least 1.7 m above the floor level. 	1.7m high privacy screens are proposed between driveway and habitable room windows for U1 and U2. U5 is to be setback less than 1m from the visitor parking spaces and therefore U5 relies on P3.	No – see report for U5.
10.4.7 Frontage Fences for all dwellings	<p>A1 A fence (including a free-standing wall) within 4.5 m of a frontage must have a height above natural ground level of not more than:</p> <ul style="list-style-type: none"> (a) 1.2 m if the fence is solid; or (b) 1.8 m, if any part of the fence that is within 4.5 m of a primary frontage has openings above a height of 1.2 m which provide a uniform transparency of not less than 30% (excluding any posts or uprights). 	Frontage fence is proposed with maximum height of 1.8m and 30% transparency.	Yes
10.4.8 Waste Storage for multiple dwellings	<p>A1 A multiple dwelling must have a storage area, for waste and recycling bins, that is an area of at least 1.5 m² per dwelling and is within one of the following locations:</p> <ul style="list-style-type: none"> (a) in an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or (b) in a communal storage area with an impervious surface that: <ul style="list-style-type: none"> (i) has a setback of at least 4.5 m from a frontage; and (ii) is at least 5.5 m from any dwelling; and 	Each unit would have access to an area of 1.5m ² which would be for the exclusive use of each units and would not be to the front of the dwelling.	Yes

	(iii) is screened from the frontage and any dwelling by a wall to a height of at least 1.2 m above the finished surface level of the storage area.		
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APPENDIX B

E5 Road and Railway Assets Code

Standard	Acceptable Solution	Proposed	Complies?
5.5 Use Standards			
E5.5.1 Existing road accesses and junctions	A1 The annual average daily traffic (AADT) of vehicle movements, to and from a site, onto a category 1 or category 2 road, in an area subject to a speed limit of more than 60km/h , must not increase by more than 10% or 10 vehicle movements per day, whichever is the greater.		NA
	A2 The annual average daily traffic (AADT) of vehicle movements, to and from a site, onto a category 1 or category 2 road, in an area subject to a speed limit of more than 60km/h , must not increase by more than 10% or 10 vehicle movements per day, whichever is the greater.		NA

Standard	Acceptable Solution	Proposed	Complies?
	A3 The annual average daily traffic (AADT) of vehicle movements, to and from a site, using an existing access or junction, in an area subject to a speed limit of 60km/h or less, must not increase by more than 20% or 40 vehicle movements per day, whichever is the greater.		Yes
E5.5.2 Exiting Level Crossings	A1 Where use has access across part of a rail network, the annual average daily traffic (AADT) at an existing level crossing must not be increased by greater than 10% or 10 vehicle movements per day, whichever is the greater.		NA
5.6 Development Standards			
E5.6.1 Development adjacent to roads and railways	A1.1 Except as provided in A1.2, the following development must be located at least 50m from the rail network, or a category 1 road or category 2 road, in an area subject to a speed limit of more than 60km/h: (a) new buildings; (b) other road or earth works; and (c) building envelopes on new lots.		NA

Standard	Acceptable Solution	Proposed	Complies?
	A1.2 Buildings, may be: <ul style="list-style-type: none"> (a) located within a row of existing buildings and setback no closer than the immediately adjacent building; or (b) an extension which extends no closer than: <ul style="list-style-type: none"> (i) the existing building; or (ii) an immediately adjacent building. 		NA
E5.6.2 Road accesses and junctions	A1 No new access or junction to roads in an area subject to a speed limit of more than 60km/h		NA
	A2 No more than one access providing both entry and exit, or two accesses providing separate entry and exit, to roads in an area subject to a speed limit of 60km/h or less.		Yes
E5.6.3 New Level Crossings	A1 No Acceptable Solutions.		NA

Standard	Acceptable Solution	Proposed	Complies?
E5.6.4 Sight distance at accesses, junctions and level crossings	A1 Sight distances at: <ul style="list-style-type: none"> (a) an access or junction must comply with the Safe Intersection Sight Distance shown in Table E5.1; and (b) rail level crossings must comply with AS1742.7 Manual of uniform traffic control devices - Railway crossings, Standards Association of Australia. 		Yes

APPENDIX C

E6.0 Parking and Access Code

Standard	Acceptable Solution	Proposed	Complies?
E6.6 Use Standards			
E6.6.1 Number of Car Parking Spaces	A1 The number of on-site car parking spaces must be: <ul style="list-style-type: none"> (a) no less than the number specified in Table E6.1 and no more than 10% greater than that number; except if: <ul style="list-style-type: none"> (i) the site is subject to a parking plan for the area adopted by Council, in which 		Yes

Standard	Acceptable Solution	Proposed	Complies?
	<p>case parking provision (spaces or cash-in-lieu) must be in accordance with that plan;</p> <p>(ii) this provision was not used in this planning scheme.</p>		
<p>E6.6.2</p> <p>Number of Accessible Car Parking Spaces for People with a Disability</p>	<p>A1</p> <p>Car parking spaces provided for people with a disability must:</p> <ul style="list-style-type: none"> (a) satisfy the relevant provisions of the Building Code of Australia; (b) be incorporated into the overall car park design; (c) be located as close as practicable to the building entrance. 		N/A
<p>E6.6.3</p> <p>Number of Motorcycle Parking Spaces</p>	<p>A1</p> <p>The number of on-site motorcycle parking spaces provided must be at a rate of 1 space to each 20 car parking spaces after the first 19 car parking spaces except if bulky goods sales, (rounded to the nearest whole number). Where an existing use or development is extended or intensified, the additional number of motorcycle parking spaces provided must be calculated on the amount of extension or intensification, provided the existing number of motorcycle parking spaces is not reduced.</p>		N/A

Standard	Acceptable Solution	Proposed	Complies?
E6.6.4 Number of Bicycle Parking Spaces	A1 The number of on-site bicycle parking spaces provided must be no less than the number specified in Table E6.2.		N/A
E 6.7 Development Standards			
E6.7.1 Number of Vehicle Accesses	A1 The number of vehicle access points provided for each road frontage must be no more than 1 or the existing number of vehicle access points, whichever is the greater.		Yes
E6.7.2 Design of Vehicular Accesses	A1 Design of vehicle access points must comply with all of the following: (a) in the case of non-commercial vehicle access; the location, sight distance, width and gradient of an access must be designed and constructed to comply with section 3 – “Access Facilities to Off-street Parking Areas and Queuing Areas” of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking; (b) in the case of commercial vehicle access; the location, sight distance, geometry and gradient of an access must be designed and constructed to comply with all access driveway provisions in section 3 “Access Driveways and Circulation		N/A

Standard	Acceptable Solution	Proposed	Complies?
	Roadways" of AS2890.2 - 2002 Parking facilities Part 2: Off-street commercial vehicle facilities.		
E6.7.3 Vehicular Passing Areas Along an Access	A1 Vehicular passing areas must: <ul style="list-style-type: none"> (a) be provided if any of the following applies to an access: <ul style="list-style-type: none"> (i) it serves more than 5 car parking spaces; (ii) is more than 30 m long; (iii) it meets a road serving more than 6000 vehicles per day; (b) be 6 m long, 5.5 m wide, and taper to the width of the driveway; (c) have the first passing area constructed at the kerb; (d) be at intervals of no more than 30 m along the access. 		Yes
E6.7.4 On-Site Turning	A1 On-site turning must be provided to enable vehicles to exit a site in a forward direction, except where the access complies with any of the following: <ul style="list-style-type: none"> (a) it serves no more than two dwelling units; (b) it meets a road carrying less than 6000 vehicles per day. 		Yes

Standard	Acceptable Solution	Proposed	Complies?
E6.7.5 Layout of Parking Areas	A1 The layout of car parking spaces, access aisles, circulation roadways and ramps must be designed and constructed to comply with section 2 "Design of Parking Modules, Circulation Roadways and Ramps" of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking and must have sufficient headroom to comply with clause 5.3 "Headroom" of the same Standard.		Yes
E6.7.6 Surface Treatment of Parking Areas	A1 Parking spaces and vehicle circulation roadways must be in accordance with all of the following; (a) paved or treated with a durable all-weather pavement where within 75m of a property boundary or a sealed roadway; (b) drained to an approved stormwater system, unless the road from which access is provided to the property is unsealed.		Yes
E6.7.7 Lighting of Parking Areas	A1 Parking and vehicle circulation roadways and pedestrian paths serving 5 or more car parking spaces, used outside daylight hours, must be provided with lighting in accordance with clause 3.1 "Basis of Design" and clause 3.6 "Car Parks" in AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Part 3.1: Pedestrian area (Category P) lighting.		Yes

Standard	Acceptable Solution	Proposed	Complies?
E6.7.8 Landscaping of Parking Areas	A1 Landscaping of parking and circulation areas must be provided where more than 5 car parking spaces are proposed. This landscaping must be no less than 5 percent of the area of the car park, except in the Central Business Zone where no landscaping is required.		Yes
E6.7.9 Design of Motorcycle Parking Areas	A1 The design of motorcycle parking areas must comply with all of the following: (a) be located, designed and constructed to comply with section 2.4.7 "Provision for Motorcycles" of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking; (b) be located within 30 m of the main entrance to the building.		N/A
E6.7.10 Design of Bicycle Parking Facilities	A1 The design of bicycle parking facilities must comply with all the following; (a) be provided in accordance with the requirements of Table E6.2; (b) be located within 30 m of the main entrance to the building.		N/A

Standard	Acceptable Solution	Proposed	Complies?
	<p>A2</p> <p>The design of bicycle parking spaces must be to the class specified in table 1.1 of AS2890.3-1993 Parking facilities Part 3: Bicycle parking facilities in compliance with section 2 "Design of Parking Facilities" and clauses 3.1 "Security" and 3.3 "Ease of Use" of the same Standard.</p>		
<p>E6.7.11</p> <p>Bicycle End of Trip Facilities</p>	<p>A1</p> <p>For all new buildings where the use requires the provision of more than 5 bicycle parking spaces for employees under Table E6.2, 1 shower and change room facility must be provided, plus 1 additional shower for each 10 additional employee bicycle spaces thereafter.</p>		N/A
<p>E6.7.12</p> <p>Siting of Car Parking</p>	<p>A1</p> <p>Parking spaces and vehicle turning areas, including garages or covered parking areas in the Inner Residential Zone, Urban Mixed Use Zone, Village Zone, Local Business Zone and General Business Zone must be located behind the building line of buildings located or proposed on a site except if a parking area is already provided in front of the building line of a shopping centre.</p>		Yes
<p>E6.7.1.13</p> <p>Facilities for E7</p>	<p>A1</p> <p>Commercial vehicles facilities for loading, unloading or manoeuvring must be provided on-site in accordance with Australian Standard for Off-street Parking, Part 2 : Commercial. Vehicle Facilities AS 2890.2:2002, unless:</p>	N/A	N/A

Standard	Acceptable Solution	Proposed	Complies?
	(a) the delivery of all inward bound goods is by a single person from a vehicle parked in a dedicated loading zone within 50 m of the site; (b) the use is not primarily dependent on outward delivery of goods from the site.		
E6.7.14 Access to a Road	A1 Access to a road must be in accordance with the requirements of the road authority.		Yes

APPENDIX D

E7.0 Stormwater Management Code

Standard	Acceptable Solution	Proposed	Complies?
E7.7 Development Standards			
E7.7.1 Stormwater Drainage and Disposal	A1 Stormwater from new impervious surfaces must be disposed of by gravity to public stormwater infrastructure.		Yes

Standard	Acceptable Solution	Proposed	Complies?
	<p>A2</p> <p>A stormwater system for a new development must incorporate water sensitive urban design principles R1 for the treatment and disposal of stormwater if any of the following apply:</p> <ul style="list-style-type: none"> (a) the size of new impervious area is more than 600 m²; (b) new car parking is provided for more than 6 cars; (c) a subdivision is for more than 5 lots. 		Yes
	<p>A3</p> <p>A minor stormwater drainage system must be designed to comply with all of the following:</p> <ul style="list-style-type: none"> (a) be able to accommodate a storm with an ARI of 20 years in the case of non-industrial zoned land and an ARI of 50 years in the case of industrial zoned land, when the land serviced by the system is fully developed; (b) stormwater runoff will be no greater than pre-existing runoff or any increase can be accommodated within existing or upgraded public stormwater infrastructure. 		Yes
	<p>A4</p> <p>A major stormwater drainage system must be designed to accommodate a storm with an ARI of 100 years.</p>		Yes

7. PROPOSED USE AND DEVELOPMENT - SHED - 10 FAULKNERS ROAD GLENLUSK

Author: Senior Statutory Planner (Matthew Abell)

Qualified Person: Senior Statutory Planner (Matthew Abell)

Property ID: 5320441

REPORT SUMMARY

Application No.:	PLN-20-548
Applicant:	Freestone Building Surveying
Owner:	J A Bayles and S E Bayles
Zone:	Rural Living
Use Class	Residential
Application Status:	Discretionary
Discretions:	13.4.2 Setback (A2), 13.4.3 Design (A3), 13.4.4 Outbuilding (A1), E7.7.1 Stormwater Drainage and Disposal (A1), E14.7.2 Appearance of Building and Works within Scenic Landscapes Area (A1). (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	15 Feb 2021
Existing Land Use:	Single Dwelling
Representations:	1
Recommendation:	Approval, subject to conditions

REPORT IN DETAIL

PROPOSAL

The application proposes the construction of a new shed for an existing single dwelling at 10 Faulkners Road, Glenlusk.

The proposed shed has a minimum boundary setback of 3.9m from the southern side boundary. The proposed shed has maximum proposed dimensions 15m x 12m, and a gross floor area of approximately 180m². A maximum building height of 5.6m is proposed (Figure 1).

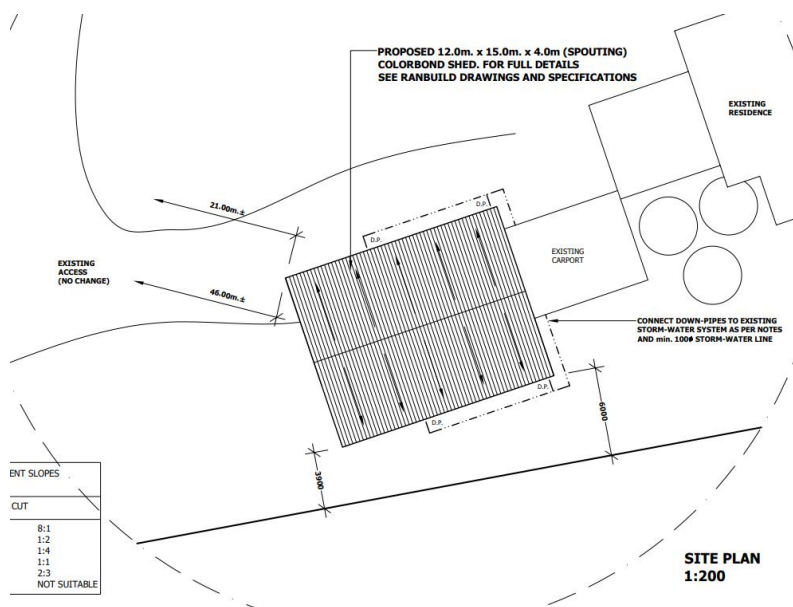


Figure 1: A Site Plan of the proposal.

SITE and LOCALITY

The subject site is large with an irregular shape that resembles a battle axe lot, with a frontage of 60.51m, depth of 121.85m and an area of 2.372ha. Multiple existing buildings consist of an existing dwelling, a pool room, two carports and three large water tanks. A significant amount of the vegetation covered the north-eastern half of the lot that appears to be identified as (DPU) Eucalyptus pulchella forest and woodland. The south-western half is generally flat; however, the north-eastern side has a significant large slope that falls approximately 40m (Figure 2).



Figure 2: Aerial view of the subject site and the surrounding area.

ZONE

The site is located in the Rural living zone. The land to the north of the site is the Rural Resource zone. The land to the south-east is the Environmental Living and Environmental Management zone further to the south-east (Figure 3).



Figure 3: Zoning map of the subject site and the surrounding area.

BACKGROUND

There is no further information relevant to this application.

ASSESSMENT

STATE POLICIES, OBJECTIVES of LUPAA

There are no inconsistencies with any other State Policies or with the objectives of the Land Use Planning and Approvals Act 1993 (LUPAA).

A condition is recommended requiring appropriate soil and water management to prevent erosion and the transport of sediments into surface waters, consistent with the State Policy on Water Quality Management.

GLENORCHY INTERIM PLANNING SCHEME 2015

Part B: Administration

General Exemptions

Nil.

Limited Exemptions

Nil.

Planning Scheme Operation (Does a SAP or Code override Zone provisions?)

No Specific Area Plan applies. The Road and Railway Assets Code, Parking and Access Code, Stormwater Management Code and Scenic Landscapes Code apply, and therefore prevail over the zone provisions, if there is any conflict.

Use Class Description (Table 8.2):

The use class is **Residential**, which means the use of land for self-contained or shared living accommodation. Examples include an ancillary dwelling, boarding house, communal residence, home-based business, hostel, residential aged care home, residential college, respite centre, retirement village and single or multiple dwellings.

Other relevant definitions (Clause 4.1):

Applicable standard means as defined in subclause 7.5.2, which is a standard in a zone, specific area plan or code, is an applicable standard if:

- (a) The proposed use or development will be on a site within zone or the area to which a specific plan relates, or is a use or development to which the code applies; and
- (b) The standard deals with a matter that could affect, or could be affected by, the proposed use or development.

Standard means, in any zone, code or specific area plan, the objective for a particular planning issue and the means for satisfying that objective through either an acceptable solution or performance criterion presented as the tests to meet the objective.

Dwelling means a building, or part of a building, used as a self-contained residence and which includes food preparation facilities, a bath or shower, laundry facilities, a toilet and sink, any outbuilding and works normally forming part of a dwelling.

Single Dwelling means a dwelling on a lot on which no other dwelling is situated, or a dwelling and an ancillary dwelling on a lot on which no other dwelling is situated.

Outbuilding means a non-habitable detached building of Class 10a of the Building Code of Australia and includes a garage, carport or shed.

For the purposes of the Scenic Landscapes Code:

Bushland means land which is dominated by native vegetation.

Native vegetation means plants that are indigenous to Tasmania including trees, shrubs, herbs and grasses that have not been planted for domestic or commercial purposes

Scenic landscape values means the specific characteristics or features of a landscape that collectively contribute to its value.

Part C: Special Provisions

No Special Provisions of the Scheme are applicable to this assessment.

Part D: Zones

The land is within the Rural Living zone, and the following Scheme zone purpose statements, use table, use standards and/or development standards apply to this proposal:

Zone Purpose Statements

13.1.1.1 To provide for residential use or development on large lots in a rural setting where services are limited.

13.1.1.2 To provide for compatible use and development that does not adversely impact on residential amenity.

13.1.1.3 To provide for agricultural uses that do not adversely impact on residential amenity.

13.1.1.4 To encourage passive recreational opportunities through the inclusion of single or multiple use trail linkages.

13.1.1.5 To avoid land use conflict with adjacent Rural Resource or Significant Agriculture zoned land by providing for adequate buffer areas.

Comment:

The proposal is assessed as consistent with the Rural Living zone's purpose for residential use and development on a large rural lot with limited services. It does not create land use conflict with the adjacent land.

Use Table

A shed (outbuilding) for a single dwelling fits within the Residential use class, which is No Permit Required in the Rural Living zone. However, the application is discretionary because it relies on performance criteria to comply with applicable standards.

Use Standards

The use standards relate to non-residential uses, and visitor accommodation does not apply to the assessment.

Development Standards for Residential Buildings & Works

13.4.2 Setback (P2)

Acceptable Solutions (A2) requires a building setback from side and rear boundaries of at least 20m. A minimum side boundary setback of 3.9m is proposed shown in figure 4 below.

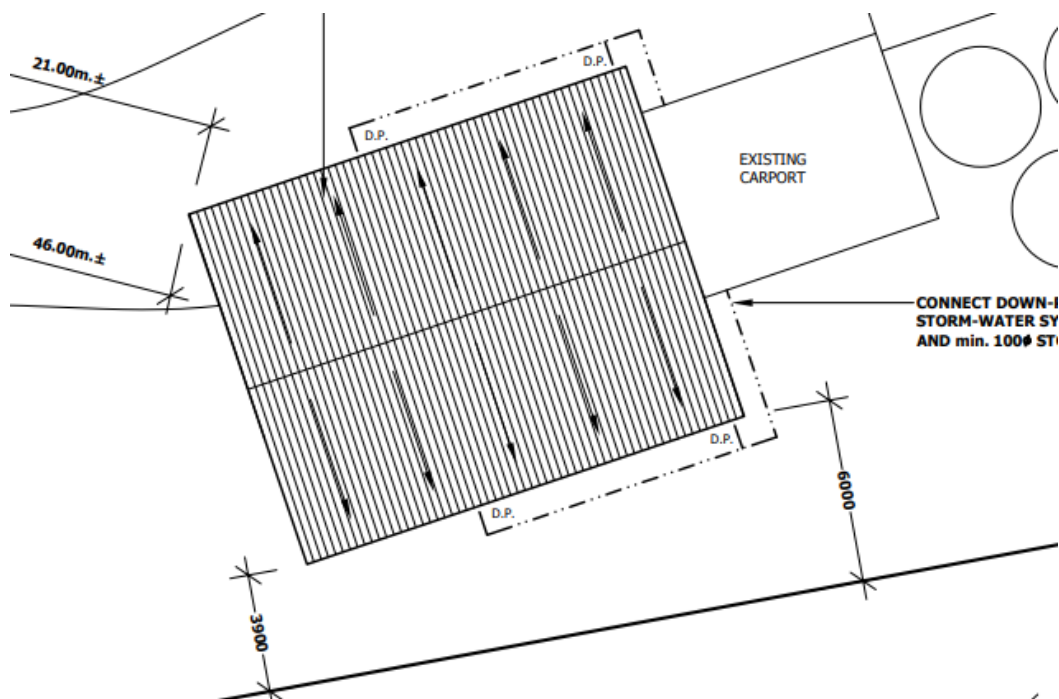


Figure 4: A part of the Site Plan showing the setbacks to the side boundary.

The proposal does not meet the acceptable solution (A2), therefore, the application must address the performance criteria (P2) below:

Building setback from side and rear boundaries must maintain the desirable characteristics of the surrounding landscape and protect the amenity of adjoining lots, having regard to all of the following:

(a) the topography of the site;

Comment:

Where the proposed shed is to be located is a generally flat area, which is an appropriate location for this type of development given the rest of the lot is covered by native vegetation and is at significantly lower elevations.

The proposal would still maintain the characteristics of the area, which is the rural living setting where the overall purpose of the area is to have large size lots that only contain a single dwelling and associated outbuildings on site.

(b) the size and shape of the site;

Comment:

The proposed development location is closer to the adjoining lot boundary than the other existing buildings on the site. However, there is still ample distance, approximately 10.42m between the proposed shed and the adjacent lot's buildings. This separation is assessed as not causing direct amenity impacts such as privacy issues or diminishing the rural living setting where there are large lots that only contain a single dwelling where services are limited. It is also important to note the shed on the adjoining lot is built closer to the shared boundary between the lots than the proposal.

(c) the location of existing buildings on the site;

Comment:

The proposal would be built near the other existing buildings on the site. Therefore, the grouping of the buildings on the site would not adversely impact the rural setting or reduce the area's amenity.

(d) the proposed colours and external materials of the building;

Comment:

The colours proposed for the shed will be Monument for the walls and Night Sky for the roof. These colours being dark would enable the proposal to blend in with the surrounding landscape, thus reducing any loss of the surrounding area's amenity.

(e) visual impact on skylines and prominent ridgelines;

Comment:

The proposal is not located on or near any skylines or ridgelines, so it will not cause any impacts.

(f) impact on native vegetation;

Comment:

The proposal is not located where any native vegetation is; therefore, it will not cause any impact to native vegetation.

(g) be sufficient to prevent unreasonable adverse impacts on residential amenity on adjoining lots by:

i. overlooking and loss of privacy;

Comment:

The proposed shed has no windows or glazed doors facing the adjoining lot. Therefore, the proposal will not cause any overlooking or the loss of privacy to the adjoining lot.

ii. visual impact, when viewed from adjoining lots, through building bulk and massing.

Comment:

The visual outlook for the dwelling on the adjoining lot towards the western, southern, and eastern directions for scenic landscapes will not be significantly diminished if the proposed shed is built. There is currently vegetation on the subject site that is directly north of the dwelling on the adjoining lot. This vegetation would minimise visual impacts of the proposed shed. Additionally, the proposal would be built next to the other outbuildings on the site and is similar in scale to those buildings and other buildings in the area. Overall, the proposal is not expected to cause any additional negative visual impacts to the dwelling on the adjoining lot.

The proposal is assessed as maintaining the surrounding landscape's desirable characteristics and protecting the adjacent lot's amenity. The proposal meets the performance criteria (P2) and complies with the standard.

13.4.3 Design (P3)

There are currently multiple buildings located on-site. The addition of the proposed shed would make the combined gross floor area greater than the 375m² limitation. Therefore, the proposal will need to address the performance criteria (P3), which is stated below:

The combined gross floor area of buildings must satisfy all of the following:

(a) there is no unreasonable adverse impact on the landscape;

- (b) buildings are consistent with the domestic scale of dwellings on the site or in close visual proximity;*
- (c) be consistent with any Desired Future Character Statements provided for the area;*

Comment:

The proposed location of the shed will be in close visual proximity of the other existing outbuildings on the site. The proposed shed's colours are non-reflective, thus enable the proposal to blend in with the surrounding landscape, which will reduce any visual impacts. Given the location and design of the proposal is it assessed as being consistent with the overall purpose of the Rural Living zone. This is by maintaining the presence of the rural setting where a single dwelling is on a large lot where services are limited, and there are no unreasonable adverse impacts on the landscape. There is no Desired Future Character Statement provided for that area.

The proposal is assessed as complying with the performance criteria (P3) and meeting the standard.

13.4.4 Outbuildings (P1)

The proposal does not comply with the acceptable solution (A1) as the maximum gross floor area is 100m². However, the proposed shed's total gross floor area is 180m², which exceed the maximum amount allowed in the zone. Therefore, the proposal will need to address the performance criteria (P1), which states below:

Outbuildings (including garages and carports not incorporated within the dwelling) must be designed and located to satisfy all of the following:

- (a) be less visually prominent than the existing or proposed dwelling on the site;*
- (b) be consistent with the scale of outbuildings on the site or in close visual proximity*
- (c) be consistent with any Desired Future Character Statements provided for the area or, if no such statements are provided, have regard to the landscape.*

Comment:

The proposed shed's location will be constructed next to the other outbuildings (carports and the pool room) on the site and is considered to be a similar scale and bulk as the other buildings. The proposal would have a close visual proximity effect, this means these buildings will blend in with each other and not visually disturb the rest of the site which will assist in reducing any visual impact on the surrounding area, as the lot would not appear to be visually dominate when viewed from the buildings on the neighbouring site. Given the exterior colours of the proposed shed and the non-reflective finish it would blend in with the surrounding landscape, thus making the proposed shed suitable for the area.

The proposal is assessed as complying with the performance criteria (P1) and meeting the standard.

Part E: Codes

The following codes of the Scheme apply to this proposal:

Road and Rail Asset Code

Council's Development Engineer has assessed the application against the applicable standards of this code and found the proposal to comply with those standards through the acceptable solutions.

Parking and Access Code

Council's Development Engineer has assessed the application against the applicable standards of this code and found the proposal to comply with those standards through the acceptable solutions.

Stormwater Management Code

The Stormwater Management Code applies to all development requiring management of stormwater. New impervious surfaces are proposed, and the code applies.

E7.7.1 Stormwater Drainage and Disposal (P1)

Acceptable Solution (A1) requires that stormwater must be disposed of via gravity to public stormwater infrastructure. There is no public stormwater infrastructure in the vicinity, and the proposal relies on Performance Criteria (P1) for compliance with the standard, which states below:

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

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

Comment:

The application proposes to connect to the existing private stormwater system on the site. Council's Development Engineer has reviewed the proposal and does not object on this basis.

- (b) collected for re-use on the site;*

Comment:

The proposal does not specify the collection of stormwater for onsite re-use however there is soakage trenches proposed for the area.

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

Comment:

Disposal to public stormwater infrastructure is not proposed.

The proposal is assessed as meeting the performance criteria (P1) and complies with the standard.

The proposal complies with the acceptable solutions for all the remaining applicable standards of the Code, as detailed in Appendix D.

Scenic Landscapes Code

The Scenic Landscapes Code applies to development on land within a Scenic Landscape Area. The proposed development is located within a Scenic Landscape Area (Figure 5). Therefore, the Code applies.

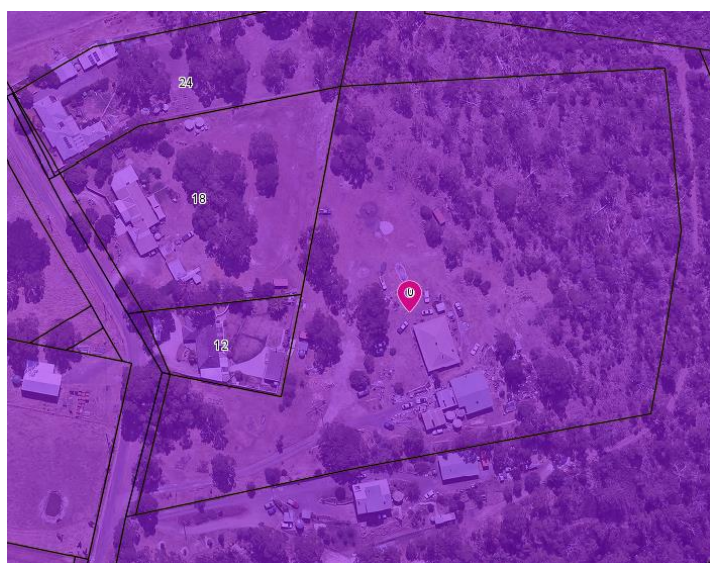


Figure 5: Scenic Landscape Area overlay.

E14.7.2 Appearance of Buildings and Works within Scenic Landscape Areas (P1)

The acceptable solution (A1) requires the new buildings to not be visible from public spaces. The proposed shed will be visible from Faulkners Road. The proposal relies on Performance Criteria (P1) which states below:

Buildings visible from public spaces must maintain scenic landscape value by satisfying one or more of the following, as necessary:

- (a) have external finishes that are non-reflective and coloured to blend with the landscape;*
- (b) be designed to:*
 - (i) incorporate low roof lines that follow the natural form of the land;*
 - (ii) minimise visual impact in height and bulk;*
 - (iii) minimise cut and fill;*

(c) be located below skylines;

(d) be located to take advantage of any existing native vegetation or exotic vegetation for visual screening purposes.

Comment:

The proposed external finishes are dark colours and non-reflective that will blend with the surrounding landscape. The proposed roofline is modest in height and has a similar height to the surrounding buildings located within the immediate area. There is no cut or fill proposed. The proposed shed is not located near the skyline. There is a large tree, and some vegetation shown in Figure 6 below, that will assist in reducing the view of the proposed shed from Faulkners Road.



Figure 6: *Two photographs of the vegetation that would block the view of the proposed from Faulkners Road.*

The proposed shed satisfies the requirements for maintaining scenic landscape value and is therefore assessed as meeting the performance criteria (P1) and complies with the standard.

PART F: Specific Area Plans

There are no Specific Area Plans applicable to this application.

INTERNAL REFERRALS

Development Engineer

Council's Development Engineer has reviewed the proposal and made the following comments.

The development application seeks approval for a new shed at the subject site, see in figure 7 below.

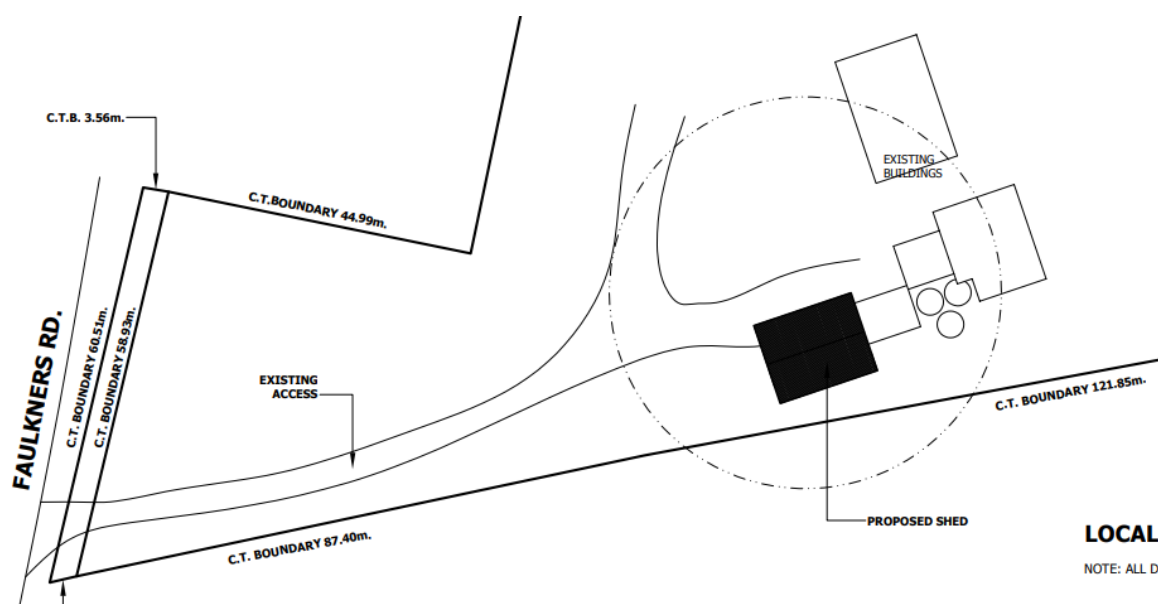


Figure 7: Site plan of the proposal.

E5.0 Road and Railway Assets Code

The development complies with the Code. The proposed development is not expected to significantly increase vehicle movements, to and from the site, over 40 vehicle movements per day. The proposal complies with the Acceptable solution A3 of E5.5.1. The site can be accessed off the existing vehicle crossing, and no new access is proposed; this complies with A2, E5.6.2. Sight distance also complies with the Acceptable solution, A1 E5.6.4.

E6.0 Parking and Access Code

The development complies with the Code and is considered that the site can be developed, and the local traffic conditions are not expected to be significantly affected.

E7.0 Stormwater Management Code

There is no GCC stormwater infrastructure servicing the area of the subject site. The stormwater arrangement is proposed to be on-site with soakage devices; hence, the application cannot comply with the acceptable solution A1 but is considered to satisfy the performance criteria P1 (a). The development complies with the acceptable solution A2. A stormwater system does not require incorporating water sensitive urban design for treatment, as the size of the new impervious area is less than 600m². There is no new car parking space proposed and the application is not for a subdivision. A3 and A4 were also satisfactory, given the size and scope of the development. Therefore, the development is considered to meet the requirements in the Stormwater Management Code.

Other

E3.0 Landslide Code

There are no landslide issues identified through the Council's records that affect the application.

E11.0 Waterway and Coastal Protection Code (E11.7.1 A4 and P4)

Not applicable.

E15.0 Inundation Prone Areas Code

There are no flooding impacts identified through the Council's records that affect the application.

EXTERNAL REFERRALS

No external referrals were deemed necessary.

REPRESENTATIONS

The application was advertised for the statutory 14-day period with one representation being received. The issues raised are as follows:

1. Setback and size of the shed.

The representor raises concern about the proposed shed's setback being only 3m from the side boundary. The shed is a commercial-sized building and that the building will be larger in size and height than the existing dwellings.

Planner's Comment:

This issue has been previously addressed under the heading Rural Living zone.

There is still an ample amount of distance between the proposed shed and the adjoining lot's dwelling that would not cause direct impacts such as privacy issues or reduce any desirable characteristics of the surrounding landscape. The proposal would be built in close proximity of the existing buildings on site. As such, the proposal would not cause a significant impact on the desirable characteristics of the surrounding landscape and thus reduce the loss of amenity of the surrounding area. The proposed shed will not have windows or glazing in doors facing the adjoining lot. Therefore, the proposal will not cause any overlooking or the loss of privacy issues to the adjacent lot.

2. Overshadowing

The representor raises concern about overshadowing onto their property and their solar hot water system.

Planner's Comment:

This issue has been previously addressed under the heading Part D: Zone and the Appendix A Rural Living zone.

The proposed would have a distance of approximately 10.5m from the dwelling on the adjoining lot. The proposal would not cause excessive loss of amenity by reducing sunlight to habitable rooms or cause any overshadowing to the private open space of a dwelling on an adjoining lot.

The overshadowing of the solar hot water system is not a planning issue that can be considered part of this application. The neighbouring property appears to have no solar systems on the shed nearby and the solar hot water system appears to be attached on the far side of the dwelling on the adjacent lot.

3. Location of the shed

The representor has stated that there are far better areas on the 5+ acres to erect a shed.

Planner's Comment:

This issue has been previously addressed under the heading Scenic Landscapes Code and Rural Living zone.

The proposed location of the shed is satisfactory to the Scenic Landscape code and Rural Living zone. As the proposal is in close proximity of other outbuildings on the property which reduces any adverse impacts on the scenic landscape and the surrounding area's amenity. If the proposal were to be placed elsewhere on the lot, it may create more significant impacts on the scenic landscape.

4. Noise

The representor raises concern about the potential noise the shed may cause.

Planner's Comment:

The applicant has stated the proposed shed is to be used as private storage for private vehicles and storage of items. As the proposed shed would be used for residential purposes, noise generated is expected to be low. Any future noise nuisances would be dealt with under the *Environmental Management and Pollution Control Act 1993*

5. Stormwater connection.

The representor raises concern about the stormwater connection.

Planner's Comment:

The Engineering Assessment states that there is no GCC stormwater infrastructure that services that area. The stormwater arrangement is proposed to be on-site with soakage devices. Council's Development Engineer has reviewed the proposal and does not object on this proposal.

6. Amenity.

The representor states that proposed is not suitable for a residential area.

Planner's Comment:

The proposed shed's location will be next to other buildings on the site which would have a close visual proximity effect. The proposed external finishes are dark colours and non-reflective and will blend with the surrounding landscape. The proposed shed is for personal storage for residential use. The shed use is compatible to the overall purpose of the Rural Living Zone and is assessed as not adversely impacting the residential amenity of the surrounding area.

7. Shipping Containers

The representor has raised concerns about the three shipping containers.

Planner's Comment:

The assessment of the shipping containers does not form part of this application. However, this has been referred to the Council's Development Compliance Officers.

Summary

In summary, the proposal is assessed as meeting all the applicable standards of the planning scheme, and no alteration to the proposed development location is recommended.

CONCLUSION

The proposal is relying on the performance criteria to comply with applicable standards. The proposal is assessed as satisfying the performance criteria and complies with those standards. The proposal is assessed as complying with all other use and development standards in the Rural Living Zone and the applicable standards of the Road and Railway Assets code, Parking and Access code, Stormwater Management code and Scenic Landscapes code. The application was publicly advertised for the statutory 14-day period, and one representation was received. It is concluded that the proposal is consistent with the Scheme's zone purpose statements and is satisfactory.

Recommendation:

That a permit be granted for the proposed use and development of Shed at 10 Faulkners Road Glenlusk subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-20-548 and Drawing submitted on 23/11/2020, except as otherwise required by this permit.

Engineering

2. 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.
3. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
4. 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. The detailed design for the construction of appropriate soakage trenches must include a maintenance plan, pre-treatment, overflow design, trench location, dimensions, and sizing calculations for the proposed disposal system measured against all 20yr ARI rainfall events in accordance with relevant standards.

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

Attachments/Annexures

- 1** GPA Attachment - 10 Faulkners Road Glenlusk



APPENDIX A

13.0 Rural Living

Standard	Acceptable Solution	Proposed	Complies?
13.3 Use Standards			
13.3.1 Non-Residential Use	A1 Hours of operation must be within: (a) 8.00 am to 6.00 pm Mondays to Fridays inclusive; (b) 9.00 am to 12.00 noon Saturdays; (c) nil Sundays and Public Holidays; except for office and administrative tasks or visitor accommodation.	The application is for a shed with existing dwellings for residential use.	N/A
	A2 Noise emissions measured at the boundary of the site must not exceed the following: (a) 55 dB(A) (LAeq) between the hours of 8.00 am to 6.00 pm; (b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 6.00 pm to 8.00 am; (c) 65dB(A) (LAmx) at any time.		N/A
	A3 External lighting must comply with all of the following: (a) be turned off between 6:00 pm and 8:00 am, except for security lighting; (b) security lighting must be baffled to ensure they do not cause emission of light into adjoining private land.		N/A
	A4 Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site must be limited to 20 vehicle movements per day and be within the hours of: (a) 7.00 am to 5.00 pm Mondays to Fridays inclusive;		N/A

Standard	Acceptable Solution	Proposed	Complies?
	(b) 9.00 am to 12 noon Saturdays; (c) nil on Sundays and Public Holidays.		
13.3.2 Visitor Accommodation	A1 Visitor accommodation must comply with all of the following: (a) is accommodated in existing buildings; (b) provides for any parking and manoeuvring spaces required pursuant to the Parking and Access Code on-site; (c) has a floor area of no more than 160m ² .		N/A
13.4 Development Standards for Buildings and Works			
13.4.1 Building Height	A1 Building height must not be more than: 8.5 m.	The proposed shed maximum height is 5.2m.	Yes
13.4.2 Setbacks	A1 Building setback from frontage must be must be no less than: 20 m.	The proposed shed has a setback greater than 20m from the front boundary.	Yes
	A2 Building setback from side and rear boundaries must be no less than: 20 m.	The proposed shed is setback 3.9m from the southern side boundary. Therefore, the proposal will need to address Performance Criteria (P2).	No
	A3 Building setback for buildings for sensitive use (including residential use) must comply with all of the following: (i) be sufficient to provide a separation distance from land zoned Rural Resource no less than 100 m; (ii) be sufficient to provide a separation distance from land zoned Significant Agriculture no less than 200 m.	(i) Complies – The proposed development is not within 100m distance from the Rural Resource. (ii) Complies – The proposed development is not within 200m distance from Significant agriculture.	Yes
	A4 Buildings and works must be setback from land zoned Environmental Management no less than 100 m.	The proposed shed is not within 100m distance from land zoned Environmental Management.	Yes
13.4.3 Design	A1 The location of buildings and works must comply with any of the following: (a) be located within a building area, if provided on the title;	(a) Not applicable – there is no building area provided. (b) Not applicable – new building proposed and complies with (c)	Yes

Standard	Acceptable Solution	Proposed	Complies?
	(b) be an addition or alteration to an existing building. (c) be located on a site that does not require the clearing of native vegetation and is not on a skyline or ridgeline.	(c) Complies – the proposed will not require the clearing of native vegetation as the vegetation is identified as agricultural land and is not on a skyline or ridgeline.	
	A2 Exterior building surfaces must be coloured using colours with a light reflectance value not greater than 40 percent.	The exterior building surfaces are coloured Monument for the walls and Night Sky for roofs of the proposed shed will not be reflectance.	Yes
	A3 The combined gross floor area of buildings must be no more than: 375 m ² .	The combined gross floor area of the buildings plus the proposed shed will be greater than 375m ² .	No
	A4 Fill and excavation must comply with all of the following: (a) height of fill and depth of excavation is no more than 1 m from natural ground level, except where required for building foundations (b) extent is limited to the area required for the construction of buildings and vehicular access.	There is no filling or excavation proposed.	N/A
13.4.4 Outbuildings	A1 Outbuildings (including garages and carports not incorporated within the dwelling) must comply with all of the following: (a) have a combined gross floor area no more than 100 m ² ; (b) have a wall height no more than 6.5 m and a building height not more than 7.5 m; (c) have setback from frontage no less than that of the existing or proposed dwelling on the site.	The proposed shed does not comply as it is over 100m ² gross floor area and has lesser front setback than the existing dwelling. Therefore, it will need to address the Performance Criteria (P1). (a) Does not comply – The proposed shed gross floor area is 180m ² (b) Complies – The height of the walls is 4m, and the maximum height of the proposed shed is 5.2m. (c) Does not comply – The proposed shed will have a lesser front setback than that of the existing dwelling on the site.	No
13.4.5 Outdoor Storage Areas	A1 Outdoor storage areas for non-residential uses must comply with all of the following: (a) be located behind the building line; (b) all goods and materials stored must be screened from public view; (c) not encroach upon car parking areas, driveways or landscaped areas.	There is no outdoor storage area proposed.	N/A

APPENDIX B**E5 Road and Railway Assets Code**

Standard	Acceptable Solution	Proposed	Complies?
5.5 Use Standards			
E5.5.1 Existing road accesses and junctions	A1 The annual average daily traffic (AADT) of vehicle movements, to and from a site, onto a category 1 or category 2 road, in an area subject to a speed limit of more than 60km/h , must not increase by more than 10% or 10 vehicle movements per day, whichever is the greater.		N/A
	A2 The annual average daily traffic (AADT) of vehicle movements, to and from a site, using an existing access or junction, in an area subject to a speed limit of more than 60km/h, must not increase by more than 10% or 10 vehicle movements per day, whichever is the greater.		N/A
	A3 The annual average daily traffic (AADT) of vehicle movements, to and from a site, using an existing access or junction, in an area subject to a speed limit of 60km/h or less, must not increase by more than 20% or 40 vehicle movements per day, whichever is the greater.		Yes
E5.5.2 Exiting Level Crossings	A1 Where use has access across part of a rail network, the annual average daily traffic (AADT) at an existing level crossing must not be increased by greater than 10% or 10 vehicle movements per day, whichever is the greater.		N/A

Standard	Acceptable Solution	Proposed	Complies?
5.6 Development Standards			
E5.6.1 Development adjacent to roads and railways	A1.1 Except as provided in A1.2, the following development must be located at least 50m from the rail network, or a category 1 road or category 2 road, in an area subject to a speed limit of more than 60km/h: (a) new buildings; (b) other road or earth works; and (c) building envelopes on new lots.		N/A
	A1.2 Buildings, may be: (a) located within a row of existing buildings and setback no closer than the immediately adjacent building; or (b) an extension which extends no closer than: (i) the existing building; or (ii) an immediately adjacent building.		N/A
E5.6.2 Road accesses and junctions	A1 No new access or junction to roads in an area subject to a speed limit of more than 60km/h		N/A
	A2 No more than one access providing both entry and exit, or two accesses providing separate entry and exit, to roads in an area subject to a speed limit of 60km/h or less.		Yes

Standard	Acceptable Solution	Proposed	Complies?
E5.6.3 New Level Crossings	A1 No Acceptable Solutions.		N/A
E5.6.4 Sight distance at accesses, junctions and level crossings	A1 Sight distances at: (a) an access or junction must comply with the Safe Intersection Sight Distance shown in Table E5.1; and (b) rail level crossings must comply with AS1742.7 Manual of uniform traffic control devices - Railway crossings, Standards Association of Australia.		Yes

APPENDIX C

E6.0 Parking and Access Code

Standard	Acceptable Solution	Proposed	Complies?
E6.6 Use Standards			
E6.6.1 Number of Car Parking Spaces	A1 The number of on-site car parking spaces must be: (a) no less than the number specified in Table E6.1 and no more than 10% greater than that number; except if: (i) the site is subject to a parking plan for the area adopted by Council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan; (ii) this provision was not used in this planning scheme.		Yes – no change

Standard	Acceptable Solution	Proposed	Complies?
E6.6.2 Number of Accessible Car Parking Spaces for People with a Disability	A1 Car parking spaces provided for people with a disability must: (a) satisfy the relevant provisions of the Building Code of Australia; (b) be incorporated into the overall car park design; (c) be located as close as practicable to the building entrance.		N/A
E6.6.3 Number of Motorcycle Parking Spaces	A1 The number of on-site motorcycle parking spaces provided must be at a rate of 1 space to each 20 car parking spaces after the first 19 car parking spaces except if bulky goods sales, (rounded to the nearest whole number). Where an existing use or development is extended or intensified, the additional number of motorcycle parking spaces provided must be calculated on the amount of extension or intensification, provided the existing number of motorcycle parking spaces is not reduced.		N/A
E6.6.4 Number of Bicycle Parking Spaces	A1 The number of on-site bicycle parking spaces provided must be no less than the number specified in Table E6.2.		N/A
E 6.7 Development Standards			
E6.7.1 Number of Vehicle Accesses	A1 The number of vehicle access points provided for each road frontage must be no more than 1 or the existing number of vehicle access points, whichever is the greater.		N/A
E6.7.2 Design of Vehicular Accesses	A1 Design of vehicle access points must comply with all of the following: (a) in the case of non-commercial vehicle access; the location, sight distance, width and gradient of an access must be designed and constructed to comply with section 3 – "Access Facilities to Off-street Parking		N/A

Standard	Acceptable Solution	Proposed	Complies?
	Areas and Queuing Areas” of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking; (b) in the case of commercial vehicle access; the location, sight distance, geometry and gradient of an access must be designed and constructed to comply with all access driveway provisions in section 3 “Access Driveways and Circulation Roadways” of AS2890.2 - 2002 Parking facilities Part 2: Off-street commercial vehicle facilities.		
E6.7.3 Vehicular Passing Areas Along an Access	A1 Vehicular passing areas must: (a) be provided if any of the following applies to an access: (i) it serves more than 5 car parking spaces; (ii) is more than 30 m long; (iii) it meets a road serving more than 6000 vehicles per day; (b) be 6 m long, 5.5 m wide, and taper to the width of the driveway; (c) have the first passing area constructed at the kerb; (d) be at intervals of no more than 30 m along the access.		N/A
E6.7.4 On-Site Turning	A1 On-site turning must be provided to enable vehicles to exit a site in a forward direction, except where the access complies with any of the following: (a) it serves no more than two dwelling units; (b) it meets a road carrying less than 6000 vehicles per day.		N/A
E6.7.5 Layout of Parking Areas	A1 The layout of car parking spaces, access aisles, circulation roadways and ramps must be designed and constructed to comply with section 2 “Design of Parking Modules, Circulation Roadways and Ramps” of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking and must have sufficient headroom to comply with clause 5.3 “Headroom” of the same Standard.		N/A
E6.7.6 Surface Treatment of Parking Areas	A1 Parking spaces and vehicle circulation roadways must be in accordance with all of the following;		N/A

Standard	Acceptable Solution	Proposed	Complies?
	(a) paved or treated with a durable all-weather pavement where within 75m of a property boundary or a sealed roadway; (b) drained to an approved stormwater system, unless the road from which access is provided to the property is unsealed.		
E6.7.7 Lighting of Parking Areas	A1 Parking and vehicle circulation roadways and pedestrian paths serving 5 or more car parking spaces, used outside daylight hours, must be provided with lighting in accordance with clause 3.1 "Basis of Design" and clause 3.6 "Car Parks" in AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Part 3.1: Pedestrian area (Category P) lighting.		N/A
E6.7.8 Landscaping of Parking Areas	A1 Landscaping of parking and circulation areas must be provided where more than 5 car parking spaces are proposed. This landscaping must be no less than 5 percent of the area of the car park, except in the Central Business Zone where no landscaping is required.		N/A
E6.7.9 Design of Motorcycle Parking Areas	A1 The design of motorcycle parking areas must comply with all of the following: (a) be located, designed and constructed to comply with section 2.4.7 "Provision for Motorcycles" of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking; (b) be located within 30 m of the main entrance to the building.		N/A
E6.7.10 Design of Bicycle Parking Facilities	A1 The design of bicycle parking facilities must comply with all the following: (a) be provided in accordance with the requirements of Table E6.2; (b) be located within 30 m of the main entrance to the building.		N/A
	A2 The design of bicycle parking spaces must be to the class specified in table 1.1 of AS2890.3-1993 Parking facilities Part		N/A

Standard	Acceptable Solution	Proposed	Complies?
	3: Bicycle parking facilities in compliance with section 2 "Design of Parking Facilities" and clauses 3.1 "Security" and 3.3 "Ease of Use" of the same Standard.		
E6.7.11 Bicycle End of Trip Facilities	A1 For all new buildings where the use requires the provision of more than 5 bicycle parking spaces for employees under Table E6.2, 1 shower and change room facility must be provided, plus 1 additional shower for each 10 additional employee bicycle spaces thereafter.		N/A
E6.7.12 Siting of Car Parking	A1 Parking spaces and vehicle turning areas, including garages or covered parking areas in the Inner Residential Zone, Urban Mixed Use Zone, Village Zone, Local Business Zone and General Business Zone must be located behind the building line of buildings located or proposed on a site except if a parking area is already provided in front of the building line of a shopping centre.		N/A
E6.7.1.13 Facilities for Commercial Vehicles	A1 Commercial vehicles facilities for loading, unloading or manoeuvring must be provided on-site in accordance with Australian Standard for Off-street Parking, Part 2 : Commercial. Vehicle Facilities AS 2890.2:2002, unless: (a) the delivery of all inward bound goods is by a single person from a vehicle parked in a dedicated loading zone within 50 m of the site; (b) the use is not primarily dependent on outward delivery of goods from the site.		N/A
E6.7.14 Access to a Road	A1 Access to a road must be in accordance with the requirements of the road authority.		N/A

APPENDIX D**E7.0 Stormwater Management Code**

Standard	Acceptable Solution	Proposed	Complies?
E7.7 Development Standards			
E7.7.1 Stormwater Drainage and Disposal	A1 Stormwater from new impervious surfaces must be disposed of by gravity to public stormwater infrastructure.		No – Satisfy the performance criteria, P1 (a)
	A2 A stormwater system for a new development must incorporate water sensitive urban design principles R1 for the treatment and disposal of stormwater if any of the following apply: (a) the size of new impervious area is more than 600 m ² ; (b) new car parking is provided for more than 6 cars; (c) a subdivision is for more than 5 lots.		Yes – not required
	A3 A minor stormwater drainage system must be designed to comply with all of the following: (a) be able to accommodate a storm with an ARI of 20 years in the case of non-industrial zoned land and an ARI of 50 years in the case of industrial zoned land, when the land serviced by the system is fully developed; (b) stormwater runoff will be no greater than pre-existing runoff or any increase can be accommodated within existing or upgraded public stormwater infrastructure.		Yes
	A4 A major stormwater drainage system must be designed to accommodate a storm with an ARI of 100 years.		Yes

APPENDIX E**E14 Scenic Landscapes Code**

Standard	Acceptable Solution	Proposed	Complies?
E14.7 Development Standards			
E14.7.1 Removal of Bushland within Scenic Landscape Areas.	<p>A1 Removal or disturbance of bushland must comply with both of the following:</p> <p>(a) be on land no less than 50 m (in elevation) from a skyline;</p> <p>(b) be no more than 500 m² in extent.</p>	<p>(a) Complies - The proposed shed is not on land 50 in elevation from a skyline.</p> <p>(b) Complies - The proposed shed does not involve more than 500m².</p>	Yes
E14.7.2 Appearance of Buildings and Works within Scenic Landscape Areas	<p>A1 Buildings must comply with one of the following:</p> <p>(a) not be visible from public spaces;</p> <p>(b) be an addition or alteration to an existing building that;</p> <p>(i) increases the gross floor area by no more than 25%;</p> <p>(ii) does not increase the building height;</p> <p>(iii) provides external finishes the same or similar to existing.</p>	<p>The proposed shed will be visible from the road that is identified as a public space. Therefore, it is a new building will not be able to comply with the acceptable solution and therefore, will need to address Performance Criteria (P1).</p> <p>(a) Does not comply – the proposed shed will be visible from the road; however, a road which is deemed a public space.</p> <p>(b) Does not comply- The proposed shed will be a new building on site.</p>	No
	<p>A2 Works must not be visible from public spaces.</p>	There is no works proposed.	N/A

**8. PROPOSED USE AND DEVELOPMENT - SPORTS GROUND
AMENITIES BUILDING (SPORTS & RECREATION) - 7 EADY
STREET GLENORCHY**

Author: Planning Officer (Bhavna Gungabison)

Qualified Person: Planning Officer (Bhavna Gungabison)

Property ID: 5365703

REPORT SUMMARY

Application No.:	PLN-20-546
Applicant:	Glenorchy City Council
Owner:	Glenorchy City Council
Zone:	Recreation Zone
Use Class	Sports and Recreation
Application Status:	Discretionary
Discretions:	18.4.3 Design 18.4.4 Passive Surveillance 18.4.6 Outdoor Storage Areas E15.7.4 Riverine Inundation Hazard Areas E17.6.1 Use of Signs E17.7.1 Standards for Signs (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	15 Feb 2021
Existing Land Use:	Sports and Recreation
Representations:	0
Recommendation:	Approval, subject to conditions

REPORT IN DETAIL

PROPOSAL

The application is for the construction of an amenity building for the existing cricket and rugby sports ground at 7 Eady Street. The amenity building would be 25m x 10m with an area of 250m² and a maximum height of 4m above existing ground level. The building is to be situated at the north-eastern corner of the site, within an existing parking area, with a setback of 8m from the closest point of Gavitt Street, 4m from the south-eastern side boundary and approximately 80m from Eady Street (Fig. 1).

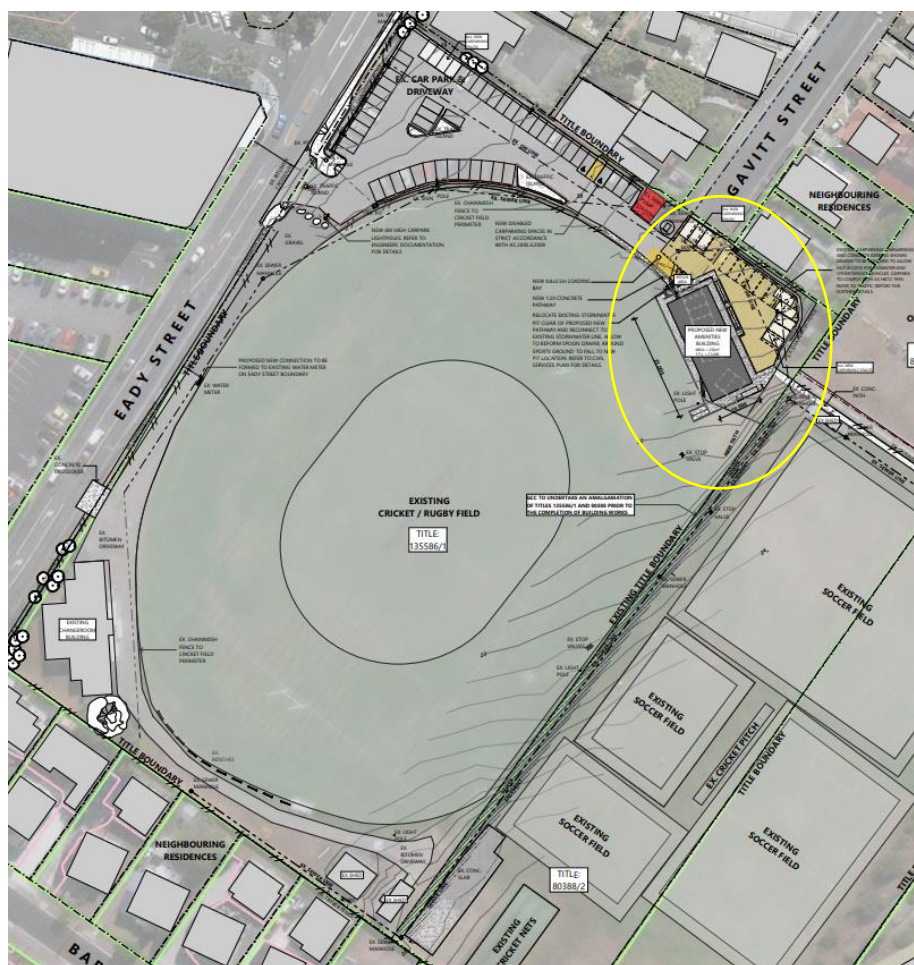


Figure 1: Proposed site plan

The southern elevation/section of the building which acts as the main façade of the building, consist of clubrooms and a canteen, which opens onto a concrete viewing deck facing the sports ground. The northern elevation consists of changerooms and amenities, with a section allocated to bins and services as shown in figure 2 below.

A refuse area is proposed along the north-western elevation which would be screened. An 8.6m x 0.9m awning fascia sign is proposed along the north-western elevation. The building is designed with dark colours facing the residential zone and a mix of material to break up any blank expanse of wall. An 8.6m x 0.5m awning fascia sign is proposed along the north-western elevation, with no illumination proposed.

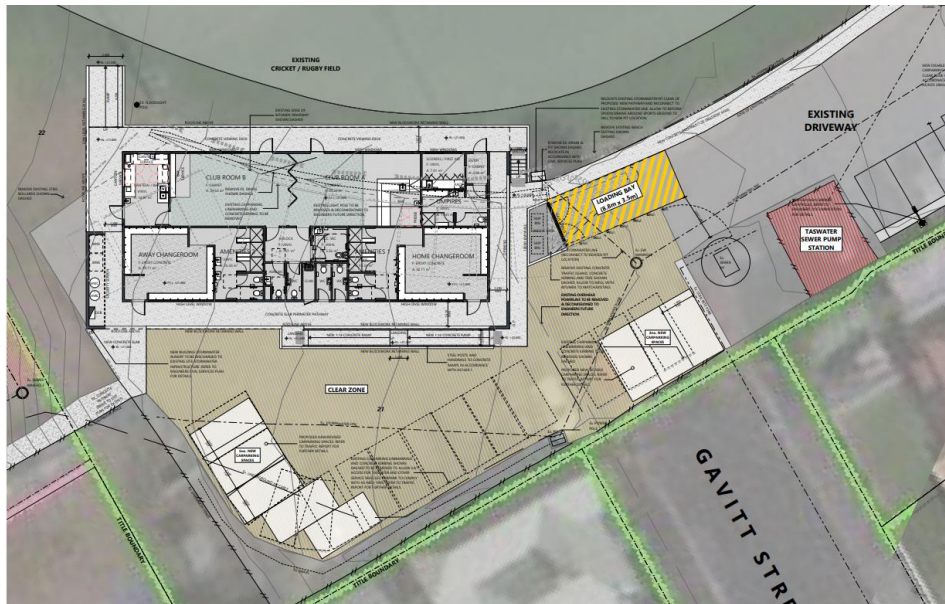


Figure 2: Proposed floor plan

SITE and LOCALITY

The site at 7 Eady Street is located opposite the main entrance and parking space for Centro Shopping Centre, south of Eady Street and approximately 30m from the Barry Street intersection. The site is a sports ground which comprises of an existing clubhouse on the south-western corner of the lot and associated storage sheds.

The site is in proximity to the Glenorchy Activity Centre and close to a residential zone to the north and south as shown in Figure 3 below.



Figure 3: An aerial view of the subject site

ZONE

The site is located within the Recreation Zone as shown in Figure 4 below.

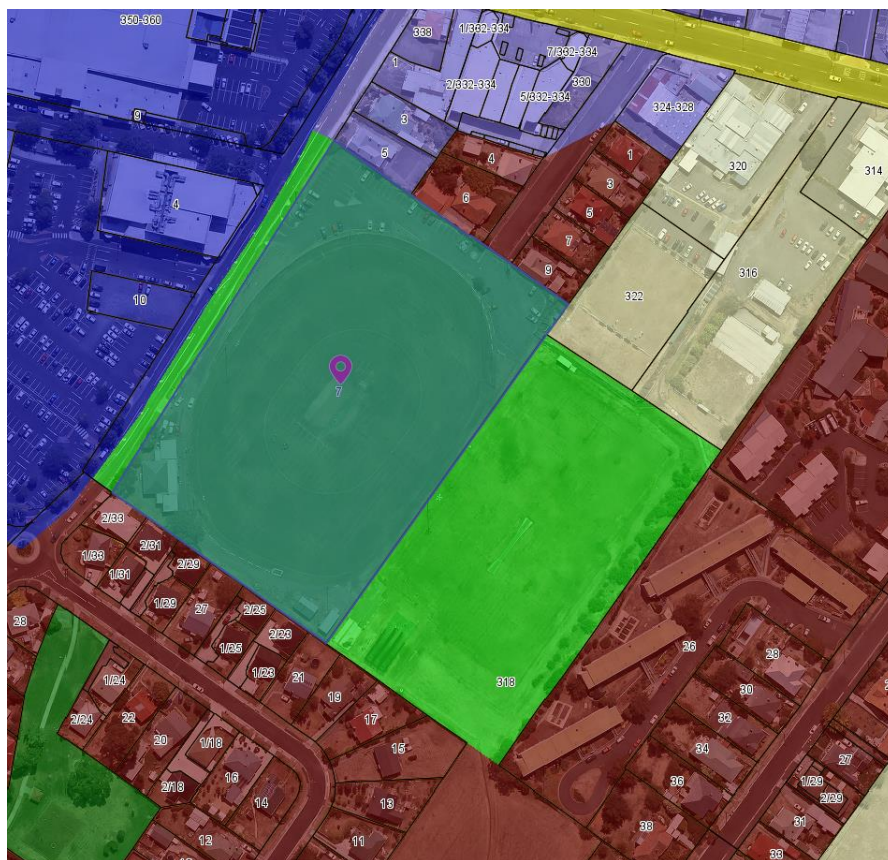


Figure 4: Snapshot of zoning (Green – Recreation Zone, Maroon – Inner Residential Zone, Blue – Central Business Zone)

BACKGROUND

Permits

PLN-00363 - Redevelopment of carpark entrance - Eady Street carpark(oval) – Approved 02/11/00

PLN-06-04403 – Signage – Approved 15/01/07

PLN-14-022 - Additions (storage) to Outdoor Recreation Complex with variation to side boundary setback – Approved 06/03/14

PLN-14-112 - Storage shed (outdoor recreation complex) with variation to setback. Approved 24/06/14

PLN-14-110 - Ground lighting system at Outdoor Recreation Complex requiring variation to height standards and setbacks – Approved 22/07/14

Reason for GPA

Planning service does not have delegation to determine application with cost of works exceeding \$500,000.00.

ASSESSMENT

STATE POLICIES, OBJECTIVES of LUPAA

There are no inconsistencies with any other State Policies or with the objectives of the Land Use Planning and Approvals Act 1993 (LUPAA).

A condition is recommended requiring appropriate soil and water management to prevent erosion and the transport of sediments into surface waters, consistent with the State Policy on Water Quality Management.

GLENORCHY INTERIM PLANNING SCHEME 2015

Part B: Administration

General Exemptions

Nil

Limited Exemptions

Nil

Planning Scheme Operation (Does a SAP or Code override Zone provisions?)

No SAP applies.

No conflict between zone and code provisions.

Use Class Description (Table 8.2):

Sports and Recreation means the use of land for organised or competitive recreation or sporting purposes including associated clubrooms. Examples include a bowling alley, fitness centre, firing range, golf course or driving range, gymnasium, outdoor recreation facility, public swimming pool, race course and sports ground.

Other relevant definitions (Clause 4.1):

Access means land over which a vehicle enters or leaves a road from land adjoining a road.

Amenity means, in relation to a locality, place or building, any quality, condition or factor that makes or contributes to making the locality, place or building harmonious, pleasant or enjoyable.

Gross Floor Area means the total floor area of the building measured from the outside of the external walls or the centre of a common wall.

Habitable Building means a building of Class 1 - 9 of the Building Code of Australia.

Hours of Operation means the hours that a business is open to the public or conducting activities related to the business, not including routine activities normally associated with opening and closing for business.

Part C: Special Provisions

No special provisions of the Scheme apply to this proposal.

Part D: Zones

The land is within the Recreation zone and the following Scheme zone purpose statements, use table, use standards and/or development standards apply to this proposal:

Zone Purpose Statements

18.1.1.1 To provide for a range of active and organised recreational use or development and complementary uses that do not impact adversely on the recreational use of the land.

18.1.1.2 To encourage open space networks that are linked through the provision of walking and cycle trails.

Comment:

The application does not alter the existing use of the site but proposes a new amenity building to support and complement the existing sports ground use. The proposal is assessed as complying with the purpose of the zone.

Use Table

This application has been lodged by Council, which allows the Sports and Recreation Use to be a 'No permit Required'. However, since the proposal relies on a series of performance criteria to comply with applicable standards, the application is assessed as being discretionary.

Use Standards

The proposal is assessed as complying with all the applicable acceptable solutions of the Use standards as described in Appendix A of the report.

Development Standards for Buildings or Works**18.4.3 Design**

The proposal is to have only 36% of openings along the main façade and since the acceptable requires a minimum of 40%, the proposal relies on performance criteria P1, which requires the following:

Building design must enhance the streetscape by satisfying all of the following:

- (a) provide the main access to the building in a way that addresses the street or other public space boundary;*
- (b) provide windows in the front façade in a way that enhances the streetscape and provides for passive surveillance of public spaces;*
- (c) treat large expanses of blank wall in the front façade and facing other public space boundaries with architectural detail or public art so as to contribute positively to the streetscape and public space;*

- (d) ensure the visual impact of mechanical plant and miscellaneous equipment, such as heat pumps, air conditioning units, switchboards, hot water units or similar, is insignificant when viewed from the street;*
- (e) ensure roof-top service infrastructure, including service plants and lift structures, is screened so as to have insignificant visual impact;*
- (f) not provide awnings over the public footpath only if there is no benefit to the streetscape or pedestrian amenity or if not possible due to physical constraints;*
- (g) only provide shutters where essential for the security of the premises and other alternatives for ensuring security are not feasible;*
- (h) be consistent with any Desired Future Character Statements provided for the area.*

Comment:

The proposed building is to be located along the north-eastern corner of the sports ground with the main entrance being from Eady Street with a setback of approximately 80m from the Eady Street frontage. The building is to be on an angle with the main façade being along the south-western elevation, facing the cricket and rugby ground. Figure 5 and 6 shows the proposed location of the building when viewed from Eady Street. The north-western elevation is to be approximately 8m from Gavitt Street. Gavitt Street access to the site is shown in Figure 7, which shows that Gavitt Street access is fenced off and consists of parking spaces and therefore the site is only accessible by pedestrians from Gavitt Street.



Figure 5: View from Eady Street



Figure 6: Zoomed in view from Eady Street to show the proposed location of the building.



Figure 7: View from Gavitt Street

The application proposes to have a concrete pathway which connects the car parking area to the proposed building. The access would be clearly visible from the sports ground, the public car parking area, Eady Street entrance and Gavitt Street. The building is designed to have wide window openings along the main façade facing the sports ground. The north-western elevation is to have an 8.6m x 1.7m wide opening and signage to inform the public about the building. The facades are designed in order to enhance the streetscape and would provide adequate passive surveillance.

The building is designed with a mix of material and colours and would therefore not have a single expanse of blank wall. The mechanical plants and equipment would be screened from the street and public access. No roof-top infrastructures including service plants and lift structures are proposed. Given the position of the building, there is no requirement to provide for awnings over public footpaths and lastly, no security shutters are proposed.

Overall, the proposal is assessed as complying with the performance criteria and therefore meeting the standard.

18.4.4 Passive Surveillance

The proposed building is to be within a public car park and a public sports ground. The nature of the building is mainly for amenities and therefore openings no less than 30% of the surface area of the north-east and south-east façade is not possible due to location of changerooms and bathrooms. As a result, the proposal relies on performance criteria P1, which requires the following:

Buildings design must provide for passive surveillance of public spaces by satisfying all of the following:

- (a) provide the main entrance or entrances to a building so that they are clearly visible from nearby buildings and public spaces;*
- (b) locate windows to adequately overlook the street and adjoining public spaces;*
- (c) incorporate shop front windows and doors for ground floor shops and offices, so that pedestrians can see into the building and vice versa;*
- (d) locate external lighting to illuminate any entrapment spaces around the building site;*
- (e) provide external lighting to illuminate car parking areas and pathways;*
- (f) design and locate public access to provide high visibility for users and provide clear sight lines between the entrance and adjacent properties and public spaces;*
- (g) provide for sight lines to other buildings and public spaces.*

Comment:

The main entrance of the building is to be clearly visible from the street and public spaces. The nature of the building is to provide change rooms and amenity facilities to support the sports ground use. The clubrooms are to be orientated to the south-west, which allows wide window openings to adequately overlook the public spaces. The northern section of the building is attributed to change rooms and bathrooms which cannot provide for openings which overlook the street. However, given the nature of the building, this is considered as acceptable. There are no shops or offices proposed within the building. External lighting is to be provided which would illuminate the existing parking spaces and the building. The access is designed to be highly visible and would allow adequate sight lines to other buildings and public spaces.

Overall, the proposal is assessed as complying with the performance criteria and therefore, meeting the standard.

18.4.6 Outdoor Storage Areas

A refuse area is proposed along the north-west elevation and since the building is designed to be on an angle, the refuse area would not be located behind a building

line. As a result, the proposal relies on the performance criteria, which requires the following:

Outdoor storage areas for non-residential uses must satisfy all of the following:

- (a) be located, treated or screened to avoid unreasonable adverse impact on the visual amenity of the locality;*
- (b) not encroach upon car parking areas, driveways or landscaped areas.*

Comment:

The refuse area is to be within an enclosed brick space with gated fence in order to screen and minimise unreasonable visual impact. The refuse area would not encroach upon car parking areas, driveways or landscaped areas. A loading bay is proposed at the front of the refuse area to allow commercial vehicles to easily access the area.

The proposal is assessed as complying with the performance criteria and therefore meeting the standard.

Part E: Codes

The following codes of the Scheme apply to this proposal:

E5.0 Road and Rail Asset Code

The proposal does not displace the existing sports and recreation use of the site and therefore the proposed development is not expected to increase vehicle movements, to and from the site, over 40 vehicle movements per day. The application was referred to Council's Development and Traffic Engineers, who have assessed this application against the relevant standard of this code and determined that the proposal complies with all applicable acceptable solutions. Please refer to engineering comments in the referral section of the report.

E6.0 Parking and Access Code

The Sports and Recreation use triggers the need of a Traffic Impact Statement to determine the required number of car parking spaces for the development. A TIA was submitted as part of the application, which has been reviewed by Council's Development and Traffic Engineer who is satisfied with the findings of the TIA and has determined that the proposal complies with the acceptable solution A1 for Clause E6.6.1 Number of Car Parking Spaces. Please refer to engineering comments in the referral section the report.

E7.0 Stormwater Management Code

The proposal was referred to Council's Hydraulics Engineer, who has assessed the proposal against the relevant standards of this code and determined that the acceptable solutions are being met. Please refer to Hydraulics Engineer comments in the referral section of the report.

E15.0 Inundation Prone Areas Code

The site is subject to the Riverine Inundation Hazard Areas. The acceptable solution requires a new building to have a floor level above the 1% AEP storm event plus 300mm. The flood level for the area is RL 21.7m, however the proposal is applying for a floor level of only 21.6m. Therefore, the proposal relies on performance criteria P1. The application was referred to Council's Hydraulics Engineer who has provided an assessment against the performance criteria and determined that the proposal complies with the standard. Please refer to the Engineering comments in the referral section of the report.

E17.0 Signs Code*E17.6.1 Use of Signs*

The proposed sign is discretionary within Table E17.3 and therefore complies with performance criteria P1.

E17.7.1 Standards for Signs

Since the Awning fascia sign has a discretionary status within Table E17.3, the proposal relies on performance criteria P1, which requires the following:

A sign not complying with the standards in Table E17.2 or has discretionary status in Table E17.3 must satisfy all of the following:

- (a) be integrated into the design of the premises and streetscape so as to be attractive and informative without dominating the building or streetscape;*
- (b) be of appropriate dimensions so as not to dominate the streetscape or premises on which it is located;*
- (c) be constructed of materials which are able to be maintained in a satisfactory manner at all times;*
- (d) not result in loss of amenity to neighbouring properties;*
- (e) not involve the repetition of messages or information on the same street frontage;*
- (f) not contribute to or exacerbate visual clutter;*
- (g) not cause a safety hazard.*

Comment:

The Awning Fascia Sign is to be 8.5m x 0.5m with a maximum height of 3.8m above natural ground level. The signage would not extend beyond the walls of the building and is to be integrated into the design of the building and the streetscape. The sign would have relatively thin lettering of a maximum height of 0.3m and are not expected to dominate the streetscape or premise. A condition has been recommended for the sign to be maintained in a satisfactory manner at all times. The sign is not assessed as causing a loss of amenity to neighbouring properties due to its low scale and non-illumination. There would be no repetition of messages or information as there are no existing signs for the use. The signage would not contribute to or exacerbate visual

clutter and would not cause safety hazard as it would be secured to the awning of the building.

The proposed signage is assessed as complying with the requirements of the performance criteria and therefore meeting the standard.

PART F: Specific Area Plans

No SAP applies

INTERNAL REFERRALS

Environmental Health Officer

This application is for a new amenity building located at the Eady Street sports ground. The area is located within the Recreation Zone within the Glenorchy Interim Planning Scheme 2015 (the Scheme). The new building is located in close proximity of the neighbouring Inner Residential zone of Gavitt Street. Due to the close proximity of the new development to the nearby residential zone, further information was requested from the applicant to address Clause 18.3.2 Noise of the Planning Scheme.

Further information was provided by the application via email on 16 December 2020. The information provided detailed how the new amenities building would not have an unreasonable adverse impact on residential amenity in regard to noise emissions.

The applicant has advised with in the further information provided:

(a) 55dB(A) (LAeq) between the hours of 7.00 am to 7.00 pm;

The proposed sports facility will not exceed noise limits between the hours of 7.00 am to 7.00 pm. This is due to the nature of activities being held at the sports grounds.

(b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 7.00 pm and 7.00 am;

The proposed sports facility will not exceed the noise limits at any time due to the nature of the activities being held at the sports grounds. The following conditions will be added to the new leases for Eady St sports grounds:

- - functions/gatherings outside the sports facility will be prohibited after 7pm
- - noise at Eady St sports grounds (specifically outside the proposed sports facility) to be reduced after 7pm

The noise requirements at Eady Street sports ground will be included in the new lease agreement for sports clubs. If there are any breaches to noise limits this will be a violation of the agreement and will result in the tenant being warned/evicted.

(c) 65dB(A) (Lamax) at any time.

The proposed sports facility will not exceed the noise limits at any time due to the nature of the activities being held at the sports grounds.

The acceptable solution A2, requires that external amplified loud speakers or music must not be used within 50 m of a residential zone.

The applicant has advised that no external amplified speakers or music will be used at the Eady Street sports facility.

The information stated by the applicant, provides a level of confidence that the new amenities facility will not generate excessive noise based on the purpose and use of the building.

Although it is very unlikely the new amenities building will unreasonably interfere with the surrounding residential amenity, it is recommended to include the noise limits stated within the 18.3.2 Noise acceptable solution A1 and A2 of the Scheme.

Advice regarding the future fit out of the food premises (canteen/bar) is recommended for the permit to advise the applicant of their responsibilities.

Development Engineer

Comments

The development application seeks an approval for a new amenity facility at the existing sports ground at 7 Eady Street. The application has also been referred to GCC Transport Engineer and Senior Civil Engineer for review and comments.

E5.0 Road and Railway Assets Code

The development complies with the Code. The proposed development is not expected to increase vehicle movements, to and from the site, over 40 vehicle movements per day and therefore complies with the Acceptable solution A3 of E5.5.1. The site can be accessed off the existing vehicle crossing, and no new access is proposed; this complies with A2, E5.6.2. Sight distance also complies with the Acceptable solution, A1 E5.6.4.

E6.0 Parking and Access Code

The development complies with the Code and is considered that the site is capable of being developed and the local traffic conditions are not expected to be significantly affected.

The site can be accessed off the existing vehicular access off Eady Street onto the car parking area. The Traffic Impact Assessment (TIA) by Howarth Fisher and Associates dated December 2020 was submitted as part of the application as supporting document. The report addresses the parking supply and demand as required under the planning scheme code E6.6.1 A1, it requires that parking numbers are subject to a traffic and parking assessment. The report has been reviewed and accepted by Council's Transport Engineer, refer to Traffic Referral Document.

The developer proposes to remove part of the existing parking area to accommodate for services vehicles and provides for accessible car parking spaces. The layout of parking area complies with the standard AS2890.1:2004. The surface treatment of the driveway is proposed to be concrete. There is sufficient car parking lighting provided.

These comply with the acceptable solutions. There are no other issues with the proposal.

E7.0 Stormwater Management Code

There are no GCC stormwater mains affected by this application; and the stormwater connection is available to connect within the site. Stormwater runoff is proposed to discharge to the connection. Therefore, the SW arrangement is considered to comply with the acceptable solution, A1. The development also considered to comply with the acceptable solution A2 and a stormwater system does not require to incorporate water sensitive urban design for treatment, as the size of the new impervious area is less than 600m², there is no new car parking space proposed and the application is not for a subdivision. A3 and A4 also satisfactory given the size and scope of the development. Therefore, the development is considered meet the requirements in Stormwater Management Code.

Other

E3.0 Landslide Code

There are no landslide issues identified through Council's records that affect the application.

E11.0 Waterway and Coastal Protection Code (E11.7.1 A4 and P4)

Not applicable.

E15.0 Inundation Prone Areas Code

Part of the site and over the proposed amenities building footprint, are subject to the flooding overlay with the RL 21.7m. To meet the acceptable solution the minimum floor level needs to be 300mm above 21.7m. The development proposes a finishing floor level of 21.6m and therefore the application is relying on the performance criteria for the inundation code. Council's Senior Civil Engineer has reviewed the matter and concluded that the proposed floor level satisfies the performance Criteria, P1. Please refer to the Hydraulics referral document.

Traffic Engineer

Introduction

The developer proposes to construct a new amenity facility at the sports ground at 7 Eady Street, Glenorchy. The amenity building will provide improved facilities to existing clubs. The location of the amenity building is at the end of the existing car park and will require the removal of 19 car parking spaces which are mainly used for commuter parking in the Glenorchy precinct.

Clause E6.6.1 A1, requires that parking numbers are subject to a traffic and parking assessment. A Traffic Impact Assessment (TIA) has been undertaken by Howarth Fisher and Associates dated December 2020, to meet this requirement and the assessment below is based on the TIA.

Parking and Traffic Generation

The new amenity building is unlikely to generate many further trips from clubs, apart from possible increased patronage due to the new facility as the capacity of the grounds typically dictates the maximum numbers of players and spectators. Football, soccer and cricket matches occur at weekends and training occurs after work or school hours during weekdays.

There may be some additional uses of the amenity building which will increase traffic and parking numbers including:

- Regular small social gatherings of between 2-10 people.
- Regular small social gatherings at the facility (unknown what community events will occur at this stage).
- Infrequently occurring barbeques during the summer.
- Sports clubs may run end of season functions in the afternoon/ early evening.

Traffic data collected in 2012 shows that Eady Street carries about 9,314 vehicles per day with the morning and afternoon peak being just over 800 vehicles. Eady Street is a Collector Road with a speed limit of 50km/hr. Any increase in traffic from the proposed development should be able to be safely catered for within the road network without any detrimental impacts on network.

Parking Supply

There are currently 76 parking spaces in the car park of which 71 are unrestricted and 5 were time limited mid last year to allow people to access the oval. The typical use of the car park during the weekdays is for commuter parking.

The Glenorchy Parking Survey shows that the Eady Street car park during business hours was on average 86% occupied, ranging from 78% to 93% occupied biannually between 2007 to 2019. The most recent 2019 survey showed that unrestricted parking in the Glenorchy precinct was at 87% capacity, in which an occupancy rate of 85% is considered at capacity.

The amenity building will require the removal of 19 car parking spaces at the southern end of the car park. Three of the five 3-hour parking spaces, 9am to 5pm Monday to Friday will be relocated and there will be a loss of 17 unrestricted parking spaces.

The new amenity facility may attract more clubs and usage, thus more time limited parking may be required to enable patrons to access the facility. This will further reduce the unrestricted parking in the car park.

The TIA undertook a survey of traffic movements on a Saturday morning between 9.30am to 11.30am when there were three junior soccer games being played. There was a minimum of 21 vacant parking spaces and when the matches finished there were 65 vacant parking spaces. It is therefore concluded that the loss of the parking spaces and possible increase in parking due to the amenity facility can be accommodated on weekends.

The TIA notes that there is on-street parking available in Gavitt Street if there is a need for extra parking. There are no restrictions on the southern side and half an hour restriction on the northern side during business hours to cater for the childcare centre in the street. There is also parking available within the Glenorchy Commercial Precinct, which includes available time limit parking in the area.

The loss of the 19 car parking spaces will likely mean an increase in commuters parking in surrounding local streets or in other Council car parks during business hours and possible moving their vehicles due to time restrictions. On weekends and after business hours, there should be adequate parking in the Eady Street car park.

Access and Car Park Layout

The development is proposing no change to the existing car park access onto Eady Street. This driveway access provides for enter and exit, with the exit being left out only. Sight distance at the existing driveway was above that of that required by the planning scheme of 80m. Pedestrian sight lines at the driveway was also met.

The car parking spaces at the end of the car park (southern end) where 19 car parking spaces are to be removed for the amenity building will need to be rearranged. The new car park arrangement has been designed in accordance with AS2890.1.

Two accessible parking space are to be provide in the car park, there are currently none. The accessible spaces are to be located just to the north of the proposed new amenity building to allow ease of access to the spaces and to a pedestrian path that runs alongside the oval that connects the accessible spaces to the building.

A loading bay will be provided for the building and placed to the north of the building fronting the oval. The location of the loading bay will require service vehicles to reverse out and then turn within the car park to exit the car park in a forward direction. To reduce any conflicts, time limits have been put on when services vehicles can access the site. The time limits service vehicles can access the site are between 8am to 3pm, Monday to Friday which is mainly outside the times of when the car park is used to park in the unrestricted car parks.

Findings

Based on the TIA it is accepted that the acceptable solution of Code E6.6.1 A1 is being met. However, it is noted that the loss of car parking may mean an increase in parking in surrounding local streets or in other Council car parks.

Conclusion

As the proposed development is not expected to have any significant detrimental impacts on the surrounding road network in terms of traffic efficiency, parking or road safety, I have no objection to the development on traffic engineering or road safety grounds.

Hydraulics Engineer

Comments

Referenced Documents

- ECM_2917103_v1_PLN-20-546 - Plans received 19-11-2020 - 7 Eady Street
- ECM_2926162_v1_PLN-20-546 - Further information received - 7 Eady Street Glenorchy
- NCC-Building-classification-factsheet
- Standard_Construction_of_buildings_in_flood_hazard_areas

E7.7.1 Stormwater Drainage and Disposal

a. A1/P1

A concept plan has been provided indicating how all stormwater from the site, including hardstand drainage, will be discharged to Council infrastructure. Stormwater from new impervious areas is to be discharged to existing site stormwater infrastructure located adjacent to the new building. The existing site infrastructure discharges to the stormwater main running along Eady street at the entrance to the site. Therefore, A1 has been met.

b. A2/P2

The total size of impervious areas is less than 600m² and there is no net increase to existing carparking spaces. Therefore, the WSUD requirement is not triggered and A2 is met.

c. A3

There is negligible increase in runoff from the developed site considering the existing site is mostly hardstand already. The additional increase can be accommodated in the public stormwater infrastructure. Therefore, A3 is met.

d. A4

There are no proposed changes to the existing overland flows paths, therefore A4 is met.

E15.7.4 Riverine Inundation Hazard Areas

a. A1

Council's CBD Flood Study shows that the 1% AEP flood level in the area of the development is RL 21.7m. To meet the acceptable solution, the minimum floor level needs to be 300mm above this. The designs show a floor level of only 21.6m and therefore, the application relies on the performance criteria P1, for the inundation code. This is considered acceptable given the low depth of flooding in the area (<100mm) and the proposed use of the building.

In regard to the performance criteria it is noted that:

- The site has an area of approximately 2.1 hectare and a relatively small proportion of the site is developed with buildings. In the event of a flood, it is expected that any planned use of the sports field would be cancelled, and the site would be unattended.
- The embankment running between the two sports fields adequately drains water into existing stormwater infrastructure away from the proposed building.
- There will be no impact on nearby properties or public infrastructure as a result of the new development.
- The building is raised above natural level across 95% the site. There is a small section (6m²) of land that is higher than the proposed building level.
- Drainage has been considered as part of the development. Stormwater is to be directed to existing stormwater infrastructure on the site. Such drainage measures will prevent flooding inside and around the proposed building.
- The new concrete pathways, ramps and stairs around the building are bordered by retaining walls which sit higher than the walkways and will mitigate surface runoff from neighbouring areas.
- There is no council policy requiring a developer contribution with respect to flooding protection works.

Overall, the proposal is assessed as complying with the requirements of the performance criteria.

Conclusion and Conditions

From a hydraulics perspective, I have no objections to this development.

EXTERNAL REFERRALS

TasWater

Pursuant to the *Water and Sewerage Industry Act 2008 (TAS) Section 56P (1)* TasWater imposes conditions on the permit for this application.

REPRESENTATIONS

The application was advertised for the statutory 14-day period with no representation being received.

CONCLUSION

The proposed amenity building facility (Sports and Recreation) at 7 Eady Street is considered to comply with all the acceptable solutions for the relevant standards of Recreation Zone, Road and Railway Assets Code, Parking and Access Code, Stormwater Management Code, Inundation Prone Areas Code and Signs Code, except where reliant on the performance criteria for 18.4.3 Design, 18.4.4 Passive Surveillance, 18.4.6 Outdoor Storage Areas, E15.7.4 Riverine Inundation Hazard Areas, E17.6.1 Use of Signs and E17.7.1 Standards for Signs.

The proposal is assessed as satisfying the performance criteria and meets the objectives of the standard. The application was advertised for a statutory period of 14 days during which no representation was received.

The proposal is assessed to substantially comply with the requirements of Schedule 1 of the *Land Use Planning and Approvals Act 1993*, and the Glenorchy Interim Planning Scheme 2015, subject to recommended conditions.

Recommendation:

That a permit be granted for the proposed use and development of Sports Ground Amenities Building (Sports & Recreation) at 7 Eady Street Glenorchy subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-20-546 and Drawing submitted on 16/12/2020, 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 2020/02007-GCC, dated 30/12/2020, form part of this permit.
3. External lighting, other than flood lighting of sport and recreation facilities, within 50 m of a residential zone must comply with all of the following:
 - (a) be turned off between 9:00 pm and 6:00 am, except for security lighting;
 - (b) security lighting must be baffled to ensure they do not cause emission of light outside the zone.
4. The awning fascia sign must not extend laterally beyond, below or above the top of the awning to which it is attached.
5. The signage must be maintained in a satisfactory manner at all times.

Environmental Health

6. 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 and 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.

7. External amplified loud speakers or music must not be used within 50m of a residential zone. Levels are to be averaged over a 15 minute time interval.

Engineering

8. Prior to the issuing of a Building Approval or the commencement of works on site, including demolition (whichever occurs first), submit a Soil and Water Management Plan detailing proposed sediment and erosion control measures to the satisfaction of Council's Development Engineer. The approved control measures must be installed prior to any disturbance of soil or construction activity such as concrete cutting, demolition and must be regularly inspected and maintained during the construction and demolition period to prevent soil and other materials entering the local stormwater system, roadways or adjoining properties.

The approved control measures must remain in place until such time as all construction activity likely to generate sediment has been completed or all disturbed areas have been stabilised using vegetation and/or restored or sealed to the satisfaction of the Council. The approved Soil and Water Management Plan (SWMP) forms part of this permit and must be complied with.

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

9. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
10. 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.
11. The design and construction of the parking, access and turning areas must comply with the Australian Standard, Parking facilities, Part 1: Off-Street Car parking, AS 2890.1 – 2004, to the satisfaction of the Council's Development Engineer. Drawings showing the driveway details must be in accordance with the Australian Standard and submitted with the Building Application for approval by Council's Development Engineer prior to the commencement of works on site. The proposed driveway and parking must comply with the following:-
 - (a) Be constructed to a sealed finish;
 - (b) Car parking area must be in accordance with the approved plans;
 - (c) A minimum of one (1) accessible car parking must be provided in accordance with the approved plan and kept available for these purposes at all times;

- (d) All runoff from paved and driveway areas must be discharged into Council's stormwater system;
- (e) Be clearly line-marked or physically separated to each space in accordance with the approved plan;
- (f) Lighting in accordance with clause 3.1, AS1158.3.1:2005 must be installed;
- (g) The gradient of any parking areas must not exceed 5%; and
- (h) 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.

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

Environmental Health

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

- a. a request in an approved form (Form 42) for an Environmental Health Officer report;
- b. any relevant drawings, specifications or other documents submitted with the application; and
- c. details provided by the owner of the nature of the foods to be prepared, handled, stored or sold and the types of manufacturing processes to be undertaken on the premise

Council's Environmental Health Officer may require the premises to meet equipment and fit out specifications which exceed those required by the National Construction Code 2019, before the premises can be registered and the food business licensed pursuant to the Food Act 2003.

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.

Attachments/Annexures

- 1 GPA Attachent - 7 Eady Street Glenorchy



APPENDIX A**18.0 Recreation Zone**

Standard	Acceptable Solution	Proposed	Complies?
18.3 Use Standards			
18.3.1 Hours of Operation	A1 Hours of operation of a use within 50 m of a residential zone must be within: (a) 7.00 am to 8.00 pm Mondays to Fridays inclusive; (b) 8.00 am to 6.00 pm Saturdays; (c) 10.00 am to 5.00 pm Sundays and Public Holidays; except for office and administrative tasks.	The use of the facility would be operational within the hours stipulated in A1	Yes
18.3.2 Noise	A1 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 and 7.00 am; (c) 65dB(A) (LAm _{ax}) 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.		Yes

	A2 External amplified loud speakers or music must not be used within 50 m of a residential zone, except if a school system used for school announcements.		Yes
18.3.3 External Lighting	A1 External lighting, other than flood lighting of sport and recreation facilities, within 50 m of a residential zone must comply with all of the following: (a) be turned off between 9:00 pm and 6:00 am, except for security lighting; (b) security lighting must be baffled to ensure they do not cause emission of light outside the zone.		Yes
	A2 Flood lighting of sport and recreation facilities within 200 m of a residential zone must not subject nearby residential lots to obtrusive light, as defined in AS 4282-1997-1.4.7.		N/A
18.3.4 Commercial and Patron Vehicle Movements	A1 Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site within 50 m of a residential zone must be within the hours of: (a) 7.00 am to 9.00 pm Mondays to Fridays inclusive; (b) 8.00 am to 7.00 pm Saturdays; (c) 10.00 am to 6.00pm Sundays and Public Holidays.	Commercial vehicle movement within the hours of operation of the facility which complies with A1.	Yes
18.3.5 Discretionary Use	A1 No Acceptable Solution	Sports and recreation is a permitted use	NA
18.4 Development Standards for Buildings and Works			
18.4.1 Building Height	A1 Building height must not be more than:	The building height would be 4m	Yes

	(a) 10m. (b) 15m if in the KGV Sports and Community Precinct and 10m or more from that Precinct boundary other than a boundary with a residential zone.		
	A2 Building height within 10 m of a residential zone must be no more than 8.5 m.	Maximum height 4m	Yes
18.4.2 Setback	A1 Building setback from frontage must be must be no less than: (a) 5m; (b) the alignment of adjoining buildings; whichever is the lesser.	The building is setback more than 5m from the frontage	yes
	A2 Building setback from a residential zone must be no less than: (a) 3 m; (b) half the height of the wall, whichever is the greater.	The building is setback approximately 7m from the closest residential zone.	Yes

18.4.3 Design	A1 Building design must comply with all of the following: <ul style="list-style-type: none"> (a) provide the main pedestrian entrance to the building so that it is clearly visible from the road or publicly accessible areas on the site; (b) for new building or alterations to an existing facade provide windows and door openings at ground floor level in the front façade no less than 40% of the surface area of the ground floor level facade; (c) for new building or alterations to an existing facade ensure any single expanse of blank wall in the ground level front façade and facades facing other public spaces is not greater than 50% of the length of the facade; (d) screen mechanical plant and miscellaneous equipment such as heat pumps, air conditioning units, switchboards, hot water units or similar from view from the street and other public spaces; (e) incorporate roof-top service infrastructure, including service plants and lift structures, within the design of the roof; (f) provide awnings over the public footpath if existing on the site or on adjoining lots; (g) not include security shutters over windows or doors with a frontage to a street or public place. 	The main pedestrian access is from Eady street and the car park which allows clear line of sight to the main pedestrian entrance to the building. Given the positioning and nature of the building, the front façade is taken as the one facing the sports ground. This is due to Gavitt street not being the main access to the site. South-western elevation consist of window and door openings of only 36%. The north-western elevation would have an opening of more than 40% Proposal therefore relies on performance criteria The design incorporates a mix of colours, materials and openings so that there is no single expanse of blank wall in ground level facades. All mechanical plans and miscellaneous equipment would be screened from the street and public spaces. No roof-top service infrastructure is proposed No existing awning over public footpath available No security shutter is proposed.	No – see report
	A2 Walls of a building facing a residential zone must be coloured using colours with a light reflectance value not greater than 40 percent.	Walls facing the residential zone would be coloured with ‘monument’ colour which has a light reflectance value less than 40%	Yes
18.4.4 Passive Surveillance	A1 Buildings design must complying with all of the following: <ul style="list-style-type: none"> (a) provide the main pedestrian entrance to the building so that it is clearly visible from the road or publicly accessible areas on the site; (b) for new buildings or alterations to an existing facade provide windows and door openings at ground floor level in the front façade which amount to no less than 	The main pedestrian access is from Eady street and the car park which allows clear line of sight to the main pedestrian entrance to the building. The main entrance is also clearly visible from the Gavitt Street access. Openings account for 40% of the surface area of ground floor level façade for front façade	No – see report

	<p>40 % of the surface area of the ground floor level facade;</p> <p>(c) for new buildings or alterations to an existing facade provide windows and door openings at ground floor level in the façade of any wall which faces a public space or a car park which amount to no less than 30% of the surface area of the ground floor level facade;</p> <p>(d) avoid creating entrapment spaces around the building site, such as concealed alcoves near public spaces;</p> <p>(e) provide external lighting to illuminate car parking areas and pathways;</p> <p>(f) provide well-lit public access at the ground floor level from any external car park.</p>	<p>The building is located within a public open space and therefore surrounded by either car parking area of public open space. The section allocated to amenities is along the north-eastern elevation and south-eastern elevation and do not have openings of 30%.</p> <p>The proposal therefore relies on performance criteria P2.</p> <p>No entrapment spaces around the building is proposed. The building is situated within an existing parking area and surrounded by public open space land.</p> <p>Existing illuminated car parking spaces</p> <p>The public access will be well lit due to proximity to carparking area.</p>	
18.4.5 Landscaping	A1 Landscaping must be provided along the frontage of a site (except where access is provided) unless the building has nil setback to frontage.	The building is situated within an existing parking area and does not extend closer to the frontage than the existing parking area. the existing landscaping would not be disrupted by this application. Therefore, the landscaping requirement would not be applicable	NA
	A2 Along a boundary with a residential zone landscaping must be provided for a depth no less than 2 m.		NA
18.4.6 Outdoor Storage Areas	A1 Outdoor storage areas for non-residential uses must comply with all of the following: (a) be located behind the building line; (b) all goods and materials stored must be screened from public view; (c) not encroach upon car parking areas, driveways or landscaped areas.	The proposed refuse area is not located behind a building line	No – see report
18.4.7 Fencing	A1 Fencing must comply with all of the following: (a) fences, walls and gates of greater height than 1.5 m must not be erected within 4.5 m of the frontage;	No fence is proposed	NA

	(b) fences along a frontage must be at least 50% transparent above a height of 1.2 m; (c) height of fences along a common boundary with land in a residential zone must be no more than 2.1 m and must not contain barbed wire.		
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APPENDIX B

E5 Road and Railway Assets Code

Standard	Acceptable Solution	Proposed	Complies?
5.5 Use Standards			
E5.5.1 Existing road accesses and junctions	A1 The annual average daily traffic (AADT) of vehicle movements, to and from a site, onto a category 1 or category 2 road, in an area subject to a speed limit of more than 60km/h , must not increase by more than 10% or 10 vehicle movements per day, whichever is the greater.		NA
	A2 The annual average daily traffic (AADT) of vehicle movements, to and from a site, onto a category 1 or category 2 road, in an area subject to a speed limit of more than 60km/h , must not increase by more than 10% or 10 vehicle movements per day, whichever is the greater.		NA

Standard	Acceptable Solution	Proposed	Complies?
	A3 The annual average daily traffic (AADT) of vehicle movements, to and from a site, using an existing access or junction, in an area subject to a speed limit of 60km/h or less, must not increase by more than 20% or 40 vehicle movements per day, whichever is the greater.		Yes
E5.5.2 Exiting Level Crossings	A1 Where use has access across part of a rail network, the annual average daily traffic (AADT) at an existing level crossing must not be increased by greater than 10% or 10 vehicle movements per day, whichever is the greater.		NA
5.6 Development Standards			
E5.6.1 Development adjacent to roads and railways	A1.1 Except as provided in A1.2, the following development must be located at least 50m from the rail network, or a category 1 road or category 2 road, in an area subject to a speed limit of more than 60km/h: (a) new buildings; (b) other road or earth works; and (c) building envelopes on new lots.		NA

Standard	Acceptable Solution	Proposed	Complies?
	A1.2 Buildings, may be: <ul style="list-style-type: none"> (a) located within a row of existing buildings and setback no closer than the immediately adjacent building; or (b) an extension which extends no closer than: <ul style="list-style-type: none"> (i) the existing building; or (ii) an immediately adjacent building. 		NA
E5.6.2 Road accesses and junctions	A1 No new access or junction to roads in an area subject to a speed limit of more than 60km/h		NA
	A2 No more than one access providing both entry and exit, or two accesses providing separate entry and exit, to roads in an area subject to a speed limit of 60km/h or less.		Yes
E5.6.3 New Level Crossings	A1 No Acceptable Solutions.		NA

Standard	Acceptable Solution	Proposed	Complies?
E5.6.4 Sight distance at accesses, junctions and level crossings	A1 Sight distances at: <ul style="list-style-type: none"> (a) an access or junction must comply with the Safe Intersection Sight Distance shown in Table E5.1; and (b) rail level crossings must comply with AS1742.7 Manual of uniform traffic control devices - Railway crossings, Standards Association of Australia. 		Yes

APPENDIX C

E6.0 Parking and Access Code

Standard	Acceptable Solution	Proposed	Complies?
E6.6 Use Standards			
E6.6.1 Number of Car Parking Spaces	A1 The number of on-site car parking spaces must be: <ul style="list-style-type: none"> (a) no less than the number specified in Table E6.1 and no more than 10% greater than that number; except if: <ul style="list-style-type: none"> (i) the site is subject to a parking plan for the area adopted by Council, in which case parking 		Yes

Standard	Acceptable Solution	Proposed	Complies?
	<p>provision (spaces or cash-in-lieu) must be in accordance with that plan;</p> <p>(ii) this provision was not used in this planning scheme.</p>		
<p>E6.6.2</p> <p>Number of Accessible Car Parking Spaces for People with a Disability</p>	<p>A1</p> <p>Car parking spaces provided for people with a disability must:</p> <p>(a) satisfy the relevant provisions of the Building Code of Australia;</p> <p>(b) be incorporated into the overall car park design;</p> <p>(c) be located as close as practicable to the building entrance.</p>		Yes
<p>E6.6.3</p> <p>Number of Motorcycle Parking Spaces</p>	<p>A1</p> <p>The number of on-site motorcycle parking spaces provided must be at a rate of 1 space to each 20 car parking spaces after the first 19 car parking spaces except if bulky goods sales, (rounded to the nearest whole number). Where an existing use or development is extended or intensified, the additional number of motorcycle parking spaces provided must be calculated on the amount of extension or intensification, provided the existing number of motorcycle parking spaces is not reduced.</p>		N/A
<p>E6.6.4</p> <p>Number of Bicycle Parking Spaces</p>	<p>A1</p> <p>The number of on-site bicycle parking spaces provided must be no less than the number specified in Table E6.2.</p>		N/A

Standard	Acceptable Solution	Proposed	Complies?
E 6.7 Development Standards			
E6.7.1 Number of Vehicle Accesses	A1 The number of vehicle access points provided for each road frontage must be no more than 1 or the existing number of vehicle access points, whichever is the greater.		Yes
E6.7.2 Design of Vehicular Accesses	A1 Design of vehicle access points must comply with all of the following: <ul style="list-style-type: none"> (a) in the case of non-commercial vehicle access; the location, sight distance, width and gradient of an access must be designed and constructed to comply with section 3 – “Access Facilities to Off-street Parking Areas and Queuing Areas” of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking; (b) in the case of commercial vehicle access; the location, sight distance, geometry and gradient of an access must be designed and constructed to comply with all access driveway provisions in section 3 “Access Driveways and Circulation Roadways” of AS2890.2 - 2002 Parking facilities Part 2: Off-street commercial vehicle facilities. 		N/A
E6.7.3 Vehicular Passing Areas Along an Access	A1 Vehicular passing areas must: <ul style="list-style-type: none"> (a) be provided if any of the following applies to an access: <ul style="list-style-type: none"> (i) it serves more than 5 car parking spaces; (ii) is more than 30 m long; 		Yes

Standard	Acceptable Solution	Proposed	Complies?
	<p>(iii) it meets a road serving more than 6000 vehicles per day;</p> <p>(b) be 6 m long, 5.5 m wide, and taper to the width of the driveway;</p> <p>(c) have the first passing area constructed at the kerb;</p> <p>(d) be at intervals of no more than 30 m along the access.</p>		
E6.7.4 On-Site Turning	<p>A1</p> <p>On-site turning must be provided to enable vehicles to exit a site in a forward direction, except where the access complies with any of the following:</p> <p>(a) it serves no more than two dwelling units;</p> <p>(b) it meets a road carrying less than 6000 vehicles per day.</p>		Yes
E6.7.5 Layout of Parking Areas	<p>A1</p> <p>The layout of car parking spaces, access aisles, circulation roadways and ramps must be designed and constructed to comply with section 2 “Design of Parking Modules, Circulation Roadways and Ramps” of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking and must have sufficient headroom to comply with clause 5.3 “Headroom” of the same Standard.</p>		Yes
E6.7.6 Surface Treatment of Parking Areas	<p>A1</p> <p>Parking spaces and vehicle circulation roadways must be in accordance with all of the following;</p>		Yes

Standard	Acceptable Solution	Proposed	Complies?
	<p>(a) paved or treated with a durable all-weather pavement where within 75m of a property boundary or a sealed roadway;</p> <p>(b) drained to an approved stormwater system, unless the road from which access is provided to the property is unsealed.</p>		
E6.7.7 Lighting of Parking Areas	<p>A1</p> <p>Parking and vehicle circulation roadways and pedestrian paths serving 5 or more car parking spaces, used outside daylight hours, must be provided with lighting in accordance with clause 3.1 “Basis of Design” and clause 3.6 “Car Parks” in AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Part 3.1: Pedestrian area (Category P) lighting.</p>		Yes
E6.7.8 Landscaping of Parking Areas	<p>A1</p> <p>Landscaping of parking and circulation areas must be provided where more than 5 car parking spaces are proposed. This landscaping must be no less than 5 percent of the area of the car park, except in the Central Business Zone where no landscaping is required.</p>		N/A
E6.7.9 Design of Motorcycle Parking Areas	<p>A1</p> <p>The design of motorcycle parking areas must comply with all of the following:</p> <p>(a) be located, designed and constructed to comply with section 2.4.7 “Provision for Motorcycles” of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking;</p>		N/A

Standard	Acceptable Solution	Proposed	Complies?
	(b) be located within 30 m of the main entrance to the building.		
E6.7.10 Design of Bicycle Parking Facilities	<p>A1</p> <p>The design of bicycle parking facilities must comply with all the following;</p> <p>(a) be provided in accordance with the requirements of Table E6.2;</p> <p>(b) be located within 30 m of the main entrance to the building.</p>		N/A
	<p>A2</p> <p>The design of bicycle parking spaces must be to the class specified in table 1.1 of AS2890.3-1993 Parking facilities Part 3: Bicycle parking facilities in compliance with section 2 "Design of Parking Facilities" and clauses 3.1 "Security" and 3.3 "Ease of Use" of the same Standard.</p>		
E6.7.11 Bicycle End of Trip Facilities	<p>A1</p> <p>For all new buildings where the use requires the provision of more than 5 bicycle parking spaces for employees under Table E6.2, 1 shower and change room facility must be provided, plus 1 additional shower for each 10 additional employee bicycle spaces thereafter.</p>		N/A
E6.7.12 Siting of Car Parking	<p>A1</p> <p>Parking spaces and vehicle turning areas, including garages or covered parking areas in the Inner Residential Zone, Urban Mixed Use Zone, Village Zone, Local Business Zone and General Business Zone must be located behind the building line of buildings located or</p>		Yes

Standard	Acceptable Solution	Proposed	Complies?
	proposed on a site except if a parking area is already provided in front of the building line of a shopping centre.		
E6.7.1.13 Facilities for E7	<p>A1</p> <p>Commercial vehicles facilities for loading, unloading or manoeuvring must be provided on-site in accordance with Australian Standard for Off-street Parking, Part 2 : Commercial. Vehicle Facilities AS 2890.2:2002, unless:</p> <ul style="list-style-type: none"> (a) the delivery of all inward bound goods is by a single person from a vehicle parked in a dedicated loading zone within 50 m of the site; (b) the use is not primarily dependent on outward delivery of goods from the site. 	N/A	N/A
E6.7.14 Access to a Road	<p>A1</p> <p>Access to a road must be in accordance with the requirements of the road authority.</p>		Yes

APPENDIX D

E7.0 Stormwater Management Code

Standard	Acceptable Solution	Proposed	Complies?
E7.7 Development Standards			
E7.7.1 Stormwater Drainage and Disposal	A1 Stormwater from new impervious surfaces must be disposed of by gravity to public stormwater infrastructure.		Yes
	A2 A stormwater system for a new development must incorporate water sensitive urban design principles R1 for the treatment and disposal of stormwater if any of the following apply: (a) the size of new impervious area is more than 600 m ² ; (b) new car parking is provided for more than 6 cars; (c) a subdivision is for more than 5 lots.		Yes – not required
	A3 A minor stormwater drainage system must be designed to comply with all of the following: (a) be able to accommodate a storm with an ARI of 20 years in the case of non-industrial zoned land and an ARI of 50 years in the case of industrial zoned land, when the land serviced by the system is fully developed; (b) stormwater runoff will be no greater than pre-existing runoff or any increase can be accommodated within existing or upgraded public stormwater infrastructure.		Yes

Standard	Acceptable Solution	Proposed	Complies?
	<p>A4</p> <p>A major stormwater drainage system must be designed to accommodate a storm with an ARI of 100 years.</p>		Yes

APPENDIX E

E15.0 Inundation Prone Areas Code

Standard	Acceptable Solution	Proposed	Complies?
E15.6 Use Standards			
E15.6 Use Standards	<p>A1 Change of use of a non-habitable building to a habitable building or a use involving habitable rooms must comply with all of the following:</p> <p>(a) floor level of habitable rooms is no less than the AHD level for the Coastal Inundation Low Hazard Area in Table E15.1;</p> <p>(b) floor level of habitable rooms is no less than the AHD level for the 1% AEP plus 300mm if in an area subject to riverine flooding.</p>	No change of use proposed	NA
E15.7 Development Standards for Buildings and Works			
E15.7.1 Coastal Inundation High Hazard Areas	<p>A1 For a habitable building, including extensions to existing habitable buildings, there is no Acceptable Solution.</p>		NA

	A2 For a non-habitable building, an outbuilding or a Class 10b building under the Building Code of Australia, there is no Acceptable Solution.		NA
E15.7.2 Coastal Inundation Medium Hazard Areas	A1 For a new habitable building there is no acceptable solution.		NA
	A2 Except for new rooms associated with habitable buildings other than dwellings, for which there is no acceptable solution, an extension to an existing habitable building must comply with one of the following: (a) new habitable rooms must comply with both of the following: (i) floor level no lower than the Minimum Level for the Coastal Inundation Low Hazard Area in Table E15.1, (ii) floor area of the extension no more than 40 m ² from the date of commencement of this planning scheme; (b) new habitable rooms must be above ground floor.		NA
	A3 A non-habitable building, an outbuilding or a Class 10b building under the Building Code of Australia, must have a floor area no more than 40 m ² .		NA
E15.7.3 Coastal Inundation Low Hazard Areas	A1 A new habitable building must comply with the following: (a) floor level no lower than the Minimum Level for the Coastal Inundation Low Hazard Area in Table E15.1.		NA
	A2 An extension to a habitable building must comply with either of the following:		NA

	(a) floor level of habitable rooms is no lower than the Minimum Level for the Coastal Inundation Low Hazard Area in Table E15.1;		
	(b) floor area is no more than 60 m ² .		
	A3 A non-habitable building, an outbuilding or a Class 10b building under the Building Code of Australia, must have a floor area no more than 60 m ² .		NA
E15.7.4 Riverine Inundation Hazard Areas	A1 A new habitable building must have a floor level no lower than the 1% AEP (100 yr ARI) storm event plus 300 mm.		No – see report
	A2 An extension to an existing habitable building must comply with one of the following: (a) floor level of habitable rooms is no lower than the 1% AEP (100 yr ARI) storm event plus 300 mm; (b) floor area of the extension no more than 60 m ² as at the date of commencement of this planning scheme.		NA
	A3 The total floor area of all non-habitable buildings, outbuildings and Class 10b buildings under the Building Code of Australia, on a site must be no more than 60 m ² .		NA
15.7.5 Riverine, Coastal Investigation Area, Low, Medium, High Inundation Hazard Areas	A1 For landfill, or solid walls greater than 5 m in length and 0.5 m in height, there is no acceptable solution.		NA
	A2 No acceptable solution.		NA

	A3 A land application area for onsite wastewater management must comply with all of the following: (a) horizontal separation distance from high water mark or from the top of bank of a watercourse or lake must be no less than 100 m; (b) vertical separation distance from the water table must be no less than 1.5 m.		NA
E15.7.6 Development Dependent on a Coastal Location	A1 An extension to an existing boat ramp, car park, jetty, marina, marine farming shore facility or slipway must be no more than 20% of the size of the facility existing at the effective date.		NA
	A2 No acceptable solution		NA
	A3 No Acceptable Solution for coastal protection works initiated by the private sector.		NA

APPENDIX F

E17.0 Signs Code

Standard	Acceptable Solution	Proposed	Complies?
E17.6 Use Standards			
E17.6.1 Use of Signs	A1 A sign must be a permitted sign in Table E17.3	The awning fascia sign is a discretionary sign within the recreation zone	No – see report

Standard	Acceptable Solution	Proposed	Complies?
	A2 A sign associated with the sale of goods or services must relate directly to the use of the building or site to which it is affixed.	The sign will be associated to the sports ground use of the site	yes
	A3 A sign must not contain flashing lights, moving parts or changing messages or graphics, except if a Statutory Sign	No flashing lights, moving parts or changing messages or graphics are proposed	yes
	A4 An illuminated sign must not be located within 30 metres of a residential use, except if a Statutory Sign.	No illumination proposed	NA
E17.7 Development Standards			
E17.7.1 Standards for Signs	A1 A sign must comply with the standards listed in Table E.17.2 and be a permitted sign in Table E17.3.	The sign complies with the standard listed in Table E17.2 but is a discretionary sign within Table E17.3	No – see report
	A2 The number of signs per business per street frontage must comply with all of the following: (a) maximum of 1 of each sign type; (b) maximum of 1 window sign per window; (c) if the street frontage is less than 20 m in length, the maximum number of signs on that frontage is 3; (d) if the street frontage is 20 m in length or greater, the maximum number of signs on that frontage is 6. except for the following sign types, for which there is no limit; (i) Building Site, (ii) Name Plate, (iii) Newspaper Day Bill, (iv) Open/Closed, (v) Real Estate, (vi) Street Number, (vii) Temporary Sign.	Only 1 sign proposed	Yes
	A3 Signs must not obscure or prevent or delay a driver from seeing a Statutory Sign or a Tourist Information Sign.		Yes
	A4		Yes

Standard	Acceptable Solution	Proposed	Complies?
	Signs must not resemble Statutory Signs because of the same or similar shape, size, design, colour, letter size or lighting.		
	A5 For properties that have a common boundary with Brooker Avenue, any advertising sign must be located at least 5m from that boundary.		NA
E17.7.2 Standards for signs on Heritage Places subject to the Heritage Code or within Heritage Precinct or Cultural Landscape Precincts	A1 No acceptable solution.		NA