

# **GLENORCHY PLANNING AUTHORITY MINUTES MONDAY, 15 FEBRUARY 2021**



**Chairperson:** Alderman K. Johnston

**Hour:** 5.00 p.m.

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

**In attendance:** S Fox (Director Strategy and Development)  
P Garnsey (Manager Development),  
T Boheim (Coordinator Planning Services)  
V Tomlin (Senior Statutory Planner),  
B Gungabison (Planning Officer), A Dionysopoulos (Planning Officer), M Abell (Planning Officer),  
B Narksut (Development Engineer), M Graham (Development Engineer),  
A Wilson (Acting Senior Environmental Health Officer), N Cameron (Environmental Health Officer),  
E Burch (Traffic Engineer).

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## **1. PLANNING AUTHORITY DECLARATION**

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

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## **2. APOLOGIES**

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Alderman Kelly Sims

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## **3. PECUNIARY INTERESTS**

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None – however Alderman Thomas declared a conflict of interest with item 8.

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## **4. CONFIRMATION OF MINUTES**

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### **Resolution:**

DUNSBY/RYAN

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

The motion was put.

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

**AGAINST:**

The motion was CARRIED.

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

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File Reference: 3486173

### **REPORT SUMMARY**

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

## **Resolution:**

RYAN/THOMAS

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

5. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
6. 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](http://www.dialbeforeyoudig.com.au) for information on the location of underground services and cables in relation to the proposed development prior to commencing any works on site.

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.

The motion was put.

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

**AGAINST:**

The motion was CARRIED.

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

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



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

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File Reference: 9504436

### **REPORT SUMMARY**

<b>Application No.:</b>	<b>PLN-20-580</b>
<b>Applicant:</b>	<b>P Cuthbertson</b>
<b>Owner:</b>	<b>M E Morley</b>
<b>Zone:</b>	<b>Rural Resource</b>
<b>Use Class</b>	<b>Residential</b>
<b>Application Status:</b>	<b>Discretionary</b>
<b>Discretions:</b>	<p><b>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</b></p> <p>(The proposal meets all other applicable standards as demonstrated in the attached appendices)</p>
<b>Level 2 Activity?</b>	<b>No</b>
<b>42 Days Expires:</b>	<b>16 February 2021</b>
<b>Existing Land Use:</b>	<b>Vacant lot</b>
<b>Representations:</b>	<b>One</b>
<b>Recommendation:</b>	<b>Approval, subject to conditions</b>

## **Resolution:**

THOMAS/RYAN

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](http://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](http://www.dialbeforeyoudig.com.au) for information on the location of underground services and cables in relation to the proposed development prior to commencing any works on site.

*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.

The motion was put.

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

**AGAINST:**

The motion was CARRIED.

**Reason for Decision:**

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

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

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File Reference: 5320441

### **REPORT SUMMARY**

<b>Application No.:</b>	<b>PLN-20-548</b>
<b>Applicant:</b>	<b>Freestone Building Surveying</b>
<b>Owner:</b>	<b>J A Bayles and S E Bayles</b>
<b>Zone:</b>	<b>Rural Living</b>
<b>Use Class</b>	<b>Residential</b>
<b>Application Status:</b>	<b>Discretionary</b>
<b>Discretions:</b>	<b>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).</b>  (The proposal meets all other applicable standards as demonstrated in the attached appendices)
<b>Level 2 Activity?</b>	<b>No</b>
<b>42 Days Expires:</b>	<b>15 Feb 2021</b>
<b>Existing Land Use:</b>	<b>Single Dwelling</b>
<b>Representations:</b>	<b>1</b>
<b>Recommendation:</b>	<b>Approval, subject to conditions</b>

## **Resolution:**

RYAN/DUNSBY

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](http://www.dialbeforeyoudig.com.au) for information on the location of underground services and cables in relation to the proposed development prior to commencing any works on site.

The motion was put.

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

**AGAINST:**

The motion was CARRIED.

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

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



Alderman Thomas left the meeting due to a conflict of interest with item 8.

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

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File Reference: 5365703

### **REPORT SUMMARY**

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

<b>Recommendation:</b>	<b>Approval, subject to conditions</b>
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**Resolution:**

RYAN/DUNSBY

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) (LAmax) at any time.

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

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](http://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](http://www.dialbeforeyoudig.com.au) for information on the location of underground services and cables in relation to the proposed development prior to commencing any works on site.

#### *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.

The motion was put.

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

**AGAINST:**

The motion was CARRIED.

**Reason for Decision:**

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

The meeting closed at 5:45 pm

Confirmed,

**CHAIR**