

GLENORCHY PLANNING AUTHORITY

MINUTES

MONDAY, 15 MARCH 2021



Chairperson: Alderman K. Johnston

Hour: 5.00 p.m.

Present: Aldermen Kristie Johnston, Angela Ryan, Kelly Sims, Steven King 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),
S Jeffreys (Planning Officer), M Abell (Planning Officer), R Adam (Planning Officer), D Parham (Heritage Officer),
B Narksut (Development Engineer), M Graham (Development Engineer), A Wilson (Acting Senior Environmental Health Officer), E Burch (Traffic Engineer), P Marshall (Senior Civil Engineer)

1. PLANNING AUTHORITY DECLARATION

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

2. APOLOGIES

The Chair advised that there were no apologies, however that Alderman Dunsby, who is a standing member of the Glenorchy Planning Authority, had decided to withdraw from the meeting due to a perceived conflict of interest and integrity preservation.

The Chair advised that where such perceptions arise, the General Manager is required to provide advice to Aldermen and has done this, and that Alderman Dunsby had made her decision after considering the General Manager's advice.

The Chair noted that Alderman Steven King was the proxy for the meeting.

3. PECUNIARY INTERESTS

The Chair noted that a member of the public had raised a question as to whether she had a conflict of interest given her recent announcement that she would stand as an independent candidate for the seat of Clark in the next State election.

The Chair advised that the General Manager had provided her with written advice in relation to this, and, having considered the advice it was very clear that she did not have a pecuniary conflict of interest or a non-pecuniary conflict of interest.

The Chair advised that she would therefore not be declaring an interest in any item on the agenda.

4. CONFIRMATION OF MINUTES

Resolution:

RYAN/THOMAS

That the minutes of the Glenorchy Planning Authority Meeting held on Monday, 15 February 2021 be confirmed.

The motion was put.

FOR: Aldermen Johnston, Sims, King, Thomas and Ryan

AGAINST:

The motion was CARRIED.

5. PROPOSED USE AND DEVELOPMENT - STAGED MIXED USE AND DEVELOPMENT (RESIDENTIAL, COMMUNITY MEETING AND ENTERTAINMENT, EDUCATIONAL AND OCCASIONAL CARE, GENERAL RETAIL AND HIRE AND FOOD SERVICES) - 36 CADBURY ROAD, CLAREMONT, 26 CADBURY ROAD, CLAREMONT AND 55 CADBURY ROAD, CLAREMONT

File Reference: 3284010

REPORT SUMMARY

Application No.:	PLN-20-097
Applicant:	Claremont City Development Pty Ltd
Owner:	MLW Holdings II Pty Ltd
Zone:	Inner Residential zone
Use Class	Residential, Community Meeting and Entertainment, Educational and Occasional Care, General Retail and Hire and Food Services.
Application Status:	Discretionary
Discretions:	<p>Special Provision 9.5, 11.3.1 P1, 11.4.1 P1, 11.4.2 P3, 11.4.3 P1 & P2, 11.4.4 P1, P2 & P3, 11.4.7 P1, 11.4.9 P1; E5.5.6 P1, E5.6.2 P2; E6.6.1 P1, E6.7.1 P1; E7.7.1 P1; E13.7.1 P1 & P2, E13.7.2 P1, P2, P3, P4 & P6; & E16.7.1 P1.</p> <p>(The proposal meets all other applicable standards as demonstrated in the attached appendices)</p>
Level 2 Activity?	No
42 Days Expires:	16 March 2021
Existing Land Use:	No existing use onsite (disused primary school buildings)
Representations:	33 (10 joint) & 1 petition

Recommendation:	Approval, subject to conditions
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Resolution:

THOMAS/RYAN

That a permit be granted for the proposed use and development of Staged mixed use and development of the land (Residential, Community Meeting and Entertainment, Educational and Occasional Care, General Retail and Hire and Food Services) at 36 Cadbury Road, Claremont, 26 Cadbury Road, Claremont and 55 Cadbury Road, Claremont subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-20-097 and Drawing submitted on 09/09/2020 and 28/10/2020, except as otherwise required by this permit.
2. Any conditions and/or advice as determined by TasWater and set out in the attached Submission to Planning Authority Notice, reference No. TWDA 2020-00413-GCC, dated 10/11/2020, form part of this permit.
3. Any conditions and/or advice as determined by Tasmanian Heritage Council and set out in the attached Notice of Heritage Decision, reference No. 6218, dated 04 March 2021, form part of this permit.
4. The use and development must proceed as shown on the approved plan and in the following order:
 - a) Stage 1A – Demolition and refurbishment of the Community facilities Building C and open spaces.
 - b) Stage 1B – Buildings A, B, D and E and open spaces. The development must include the new vehicle crossing(s), on-street parking area for seven car spaces north of the proposed access and two on-street parking spaces located on the southern side of the new access and associated stormwater works.
 - c) Stage 2 – Townhouses F, G, H, I on the southern perimeter, Building J, Building K and Buildings L, M and N and open spaces.
 - d) Stage 3 – Building O, P, Q and townhouses R, S, T and U and open spaces.

5. To discourage the use of single colour finishes and/or materials within areas of non-articulated walls, a secondary (mid-to-dark tone) colour must be introduced to compliment the selected palette of Buildings A and B, and Buildings U, T, S and R (townhouses). White and/or light grey hues must not exceed 60% of the finishes and materials of the wall surfaces. Plans submitted for Building Approval must demonstrate compliance with this condition.

Heritage

6. The conservation, repair and reconstruction of the former Claremont Primary School 1924, 1938, 1941 main building for use as a public hall must be completed as part of the first phase of development (1A).
7. In recognition of the local social significance of the former school use, an illustrated and annotated photographic record of the school complex must be compiled for archival purposes and submitted to the satisfaction of Council's Senior Statutory Planner prior to the commencement of Stage 1A demolition. The illustrated and annotated photographic record must include a plan showing the layout of the buildings cross-referenced to photographs of the school buildings taken prior to the substantial dilapidation that has occurred in recent years as referenced in the John Wadsley Planning and Heritage Consultancy Conservation Management Plan, Former Claremont Primary School Site, 36 Cadbury Road Claremont, prepared for Claremont City Developments, dated 27 February 2020, section 3.4, p35.
8. The extent of Cadbury era *Pinus radiata* trees to be removed is limited to the trees identified as ET19 and ET20 on Circa Morris-Nunn Demolition Site Plan, Drawing No. 1902-A04, Revision A, dated 09/09/2020.
9. Fenced and signed Tree Protection Zones must be established for each Cadbury-era *Pinus radiata* tree shown as being retained on Circa Morris-Nunn Proposed Site Plan, Drawing No. 1902-A05, Revision C, dated 14/12/2020 and to the specifications set out in Element Tree Services, Development Impact Assessment report, 36 Cadbury Road, Claremont, dated 3/08/2020 prior to the commencement of any earthworks or construction.
10. *Pinus radiata* Tree Protection Zones once established, fenced and signed must be maintained in place in good order and be clearly evident until such time as construction and landscaping in the corresponding locations is complete.

11. Any and all incursions into *Pinus radiata* Tree Protection Zones, including but not limited to encroachment by pathways, must;
 - (a) Proceed only on the specific written advice, and wherever recommended in that advice under the supervision of a qualified arborist to ensure adequate control measures are put in place to avoid adverse impacts to tree health prior to any incursion/s, and;
 - (b) Be fully informed by the guidelines and specifications set out in Element Tree Services, Development Impact Assessment report to the Applicant, 36 Cadbury Road, Claremont, dated 3/08/2020, and, Element Tree Services, Proposed Footpaths – Windermere Bay Development letter report to the Circa Morris-Nunn dated 19th October 2020.
12. When any Cadbury era *Pinus radiata* tree is identified by a qualified arborist as having reached the end of its landscape life or is assessed by a qualified arborist as posing a risk to public safety or property to the extent that removal is required, it must be replaced by a *Pinus mugo* tree within 4 weeks following removal to perpetuate the pine-lined landscape along the margins of Cadbury Road.
13. Controlled archaeological excavations (incorporating test trenching to inform the scope and extent of more detailed investigations required) must be carried out under the direction of a qualified historical archaeologist and in accordance with the methods set out in section 10 of the Praxis Environment, Statement of Archaeological Potential, Archaeological Impact Assessment & Archaeological Method Statement, Former Claremont Primary School/Ashburton/Abbotsfield, 36 Cadbury Road, Claremont, Tasmania prepared for Claremont City Developments, dated August 2020.
14. To provide information on the character of the immediate site environment and any changes in floristic composition and land use over time, the scope of the archaeological investigations must make provision for pollen and diatom analysis of column and/or core samples collected from the sediments of the 'lagoon' shown on p42 of the Praxis Environment, Statement of Archaeological Potential, Archaeological Impact Assessment & Archaeological Method Statement, Former Claremont Primary School/Ashburton/Abbotsfield, 36 Cadbury Road, Claremont, Tasmania prepared for Claremont City Developments, dated August 2020.
15. All aspects of the archaeological investigations (including reporting) must be completed prior to the commencement of any earthworks or Stage 1A, whichever comes first, to:
 - (a) Avoid any prospect of critical path complications.

- (b) Enable opportunities for retention and display of any exposed remains in-situ to be considered in 'clear air'.
 - (c) Ensure that opportunities for interpretation can be factored into the Stage 1A phase of development.
16. An Interpretation Plan that clearly sets out how the history, heritage and archaeology of the site will be interpreted must be submitted to the satisfaction of Council's Senior Statutory Planner and implemented prior to the completion of Stage 1A of the development.
17. The Interpretation Plan must contain within its scope, measures and means to deliver a community public benefit through explanation and graphic depiction of:
- (a) The Aboriginal landscape.
 - (b) The 19th and early 20th century rural land use history of the site, including the 'Abbotsfield' and 'Ashburton' (Claremont Army Camp) phases, taking advantage of any opportunities to incorporate the findings, artefacts, and any in-situ evidence exposed during archaeological investigations.
 - (c) The association of the site with Cadbury and the development of the suburb of Claremont.
 - (d) The history and evolution of the Claremont Primary School, incorporating oral histories and the annotated photographic record of the school.

Engineering

18. The property owner is to ensure that Council's Road Assets and Infrastructure are protected during the demolition and construction process. The owner must ensure that damage to road assets, footpaths, kerb and channel, drainage pits, nature strips and other services is kept to a minimum and any damaged assets are reinstated. Should damages occur, the repair costs associated with such damages are the responsibility of the property owner. If reinstatement works are not undertaken promptly within 30 days or to Council's satisfaction, Council may elect to reinstate or rectify any defects and recover the expenses reasonably incurred in doing so from the property owner. Any damage must be immediately reported to Council.
19. The construction details of specific components of the works must comply with LGAT Standard Drawings, the developer must appoint a qualified experienced engineer who will be required to certify design and construction works. The appointed supervising engineer must be the primary contact person on matters concerning the development works.
20. Prior to the issuing of a Council approved engineering drawing, a Building Approval or the commencement of works on site for each stage, including demolition (whichever occurs first), submit a Soil and Water Management

Plan detailing proposed sediment and erosion control measures to the satisfaction of Council's Development Engineer. 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.

21. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
22. 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 approved by Council at the developer's cost.
23. 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. Detailed engineering drawings showing the driveway details must be in accordance with the Australian Standard and submitted prior to the issuing of a Council approved engineering drawing or with a 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) A total of 426 clearly marked car parking spaces must be provided in accordance with the approved plan and kept available for these purposes at all times

- c) Of the total required number of car parking spaces, two (2) 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) Of the total required number of car parking spaces, eight (8) car parking space must be provided for the childcare use
- e) A total of 23 motorcycle parking spaces must be provided, clearly marked and incorporated to the overall parking plan in accordance with the approved plan
- f) A minimum of 18 bicycle parking spaces must be provided in accordance with Table E6.2 in the Planning Scheme
- g) All runoff from paved and driveway areas must be discharged into Council's stormwater system
- h) Be clearly line-marked or physically separated to each space in accordance with the approved plan
- i) Be incorporated the WSUD and landscaping into the parking areas of the development
- j) Landscaping of parking and circulation areas must be provided and must be no less than 5 percent of the area of the car park
- k) The gradient of any parking areas must not exceed 5%; and
- l) Minimum carriageway width is to be no less than 3.0 metres.

To comply with the above requirements, the developer must submit engineering drawings demonstrating compliance with the requirements to the satisfaction of Council's Development Engineer prior to the issuing of the Building Permit. All works required by this condition must be installed prior to the occupancy of the dwelling.

24. New vehicle crossings with concrete driveway apron and reinstatement to the existing vehicle crossings to kerb, footpath and nature strip must be constructed in accordance with the Tasmanian standard drawing TSD-R09-v3, TSD-R11-v3 and TSD-R14-v3 between the kerb and the property boundary and to the satisfaction of Council's Development Engineer prior to the occupancy. The detailed design must be submitted and approved prior to the issuing of a

Council approved engineering drawing or the commencement of works (whichever occurs first).

Advice: A Property Access Works Application must be completed prior to any work being undertaken. The application is available from Council's planning department or available from Council's website at: <https://www.gcc.tas.gov.au/residents/living-in-glenorchy/driveways>

25. A detailed estimate for the works must be provided and payment of the engineering plan approval and audit inspection fee must be made prior to the issuing of Council's approved engineering drawings for each stage. The engineering assessment fee for civil works of 2% of the value of civil works (GST included) or minimum of \$902.00 whichever greater. This amount is subject to annual adjustment in accordance with the Council Fees and Charges Register. Construction must not commence until the approved engineering plans have been issued.
26. Detailed drawings of the proposed works within the road reservation of Cadbury Road and public footpaths within the site which cannot be provided within the road reservation due to the location of trees, must submit to Council to the satisfaction of the Director of Infrastructure and Works prior to construction works occurring within the road reservation and/or the issuing of an approved engineering drawing (whichever occurs first). The works are to be undertaken in accordance with these drawings prior to occupancy.
27. Prior to the drawings for works within the road reservation and public footpaths being approved by Council. Documentation showing consultation with Metro and any other affected parties along with an arborists report detailing strategies to minimise impact on the existing trees and locations where this should occur must be submitted to Council.
28. A line marking and signage plan for Cadbury Road must be submitted to Council to the satisfaction of the Director of Infrastructure and Works prior to construction works within the road reservation occurring and/or the issuing of an approved engineering drawing (whichever occurs first). The works are to be undertaken in accordance with these drawings prior to occupancy.
29. Detailed plans showing existing streetlight levels and an assessment of the street lighting levels required for the works within the road reservation in accordance with AS1158 must be submit to Council to the satisfaction of the Director of Infrastructure and Works, prior to construction works within the road reservation and/or the issuing of an approved engineering drawing

(whichever occurs first). If new lights are required, then this is to be undertaken by the developer prior to occupancy.

30. The basement pump station must be designed, maintained and managed to minimise the risk of failure to the satisfaction of the Council's Plumbing Inspector and design details, including maintenance regime must be submitted in association with the Building Application to the satisfaction of Council.
31. Any creation, diversion and augmentation of Council owned stormwater assets must be designed and constructed to the satisfaction of Council's Development Engineer.
32. A twelve (12) month maintenance period will be applied to any creation, diversion and augmentation of Council owned stormwater assets after the practical completion, during which time the works must be maintained by the developer, prior to being handed over at the completion of the maintenance period, subject to acceptance of the new assets by Council. During this period all defects must be rectified at the developer's cost and to the satisfaction of Council's Development Engineer. A further twelve (12) month maintenance period may be applied to defects after rectification. The Council may, at its discretion, undertake rectification of any defects at the developer's cost.
33. Before the end of the maintenance period, the applicant must arrange CCTV inspections of any stormwater assets subject to this permit, taken no more than one month before the end of the maintenance period, and submit the inspection reports to the requirements of the Councils' Senior Civil Engineer and at full cost to the applicant. Any defect identified in the CCTV inspection must be rectified to the satisfaction of Council's Senior Civil Engineer before the Council takes over the stormwater assets.
34. The proposed dwellings must be constructed with finished floor levels (FFLs) no less than the levels nominated on drawing 19E19-3-C0.11 – Revision C.
35. The development must incorporate the nominated Water Sensitive Urban Design (WSUD) element(s) or equivalent, as presented in the Stormwater Management Plan for 34-36 Cadbury Road Claremont TAS, dated March 17, 2020, and other drawings approved as part of this permit.
36. The WSUD elements must be installed and completed prior to a Certificate of Occupancy being issued for any of the dwellings.

37. In association with a Building Application, a WSUD Maintenance Scheme must be submitted for approval, to the satisfaction of Council's Senior Civil Engineer, defining the maintenance method and frequency for each WSUD element incorporated in the development. The Owner and all successors in title must ensure ongoing compliance with the approved WSUD Maintenance Scheme for the duration of the approved use. Council must first approve any changes to the approved WSUD Maintenance Scheme.
38. Upon approval of the WSUD Maintenance Scheme, and in association with a Building Application, the applicant must enter into a registered agreement with Council, at the sole expense of the applicant, pursuant to Part 5 of the Land Use Planning and Approvals Act 1993, for the area which is subject to this permit. The Owner and all successors in title must advise any subsequent successor in title of the existence of the Agreement and its terms and conditions. The Part 5 agreement shall require the Owner and all successors in title to covenant and agree with Council the following:
- a) All works outlined in the WSUD Maintenance Scheme submitted by the applicant and approved by Council, including the maintenance method and frequency for individual WSUD elements, must be implemented and managed by the Owner and all successors in title at their sole expense.
 - b) The Owner must keep the maintenance records in an accessible form (either printed or electronic) for five years from the date of the work was carried out to prove that the maintenance of each WSUD element has been conducted in accordance with the WSUD Maintenance Scheme;
 - c) Repair and replace all the WSUD elements at the sole expense of the Owner and all successors in title so that the WSUD functions (stormwater quality and quantity control) in a safe and efficient manner;
 - d) Permit the Council from time to time and upon giving reasonable notice (but in the case of an emergency, at any time and without notice) to enter and inspect the WSUD elements for compliance with the requirements of this agreement; and
 - e) Comply with the terms of any written notice issued by the Council in respect of the requirements of this agreement within the time stated in the notice.

39. Prior to the issue of a Building Permit the landowner must enter into a registered agreement with Council pursuant to Part 5 of the *Land Use Planning Approvals Act 1993* to provide for the following:

- a) Validate the developer or future owner(s)/body corporate as the owner of the footbridges connecting 36 Cadbury Road to 26 Cadbury Road, Claremont;
- b) Identify the maintenance and management responsibilities of the owner of the footbridges;
- c) Identify that the costs of implementing the management prescriptions under the agreement are the responsibility of the owner. Council requires an annual report verifying the maintenance inspections undertaken and any remedial works undertaken for the bridge and signage by owners annually;
- d) Details of the provision and maintenance of public signage required in association to the connection bridges; and
- e) Identify that all costs associated with drafting and registering this Part 5 Agreement on the title is to be borne by the land owner.

Advice: This Planning Permit does not become valid until the agreement is executed.

Environmental Health

40. Noise emissions from non-residential use, 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) (LAmix) at any time.

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

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

41. 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;

(b) 9.00 am to 12 noon Saturdays;

(c) nil on Sundays and Public Holidays.

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.

Succession plantings Heritage trees

Where opportunities exist, consideration should be given to planting *Pinus mugo* trees in gaps between the *Pinus radiata* trees around the margins of Cadbury Road as that, in time will succeed the existing Monterey/Radiata pines thereby perpetuating the historic cultural landscape links between the subject property and the Cadbury Industrial Estate suggested in Element Tree Services, Development Impact Assessment report, 36 Cadbury Road, Claremont, dated 3/08/2020.

Food Premises

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

- a) a request in an approved form (Form 42) for an Environmental Health Officer report;

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

The motion was put.

FOR: Aldermen Johnston, Sims, King, 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.

6. PROPOSED USE AND DEVELOPMENT - CONVERSION OF EXISTING GARAGE TO HABITABLE ROOM (RESIDENTIAL) - 2/10 BOWDEN STREET GLENORCHY

File Reference: 3232050

REPORT SUMMARY

Application No.:	PLN-20-387
Applicant:	G Correa Ruiz and C E Mcalister
Owner:	G Correa Ruiz and C E Mcalister
Zone:	General Residential
Use Class	Residential
Application Status:	Discretionary
Discretions:	10.4.6 A3 Privacy for all dwellings Clause E6.6.1 Number of Car Parking Spaces (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	16 Mar 2021
Existing Land Use:	Multiple Dwelling
Representations:	1
Recommendation:	Approval, subject to conditions

Resolution:

KING/THOMAS

That a permit be granted for the proposed use and development of Conversion of existing garage to habitable room (Residential) at 2/10 Bowden Street Glenorchy subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-20-387 and drawings submitted on 8/9/2020 except as otherwise required by this permit.
2. The proposed habitable room windows facing the shared driveway and adjoining parking space, are to have fixed obscure screening or glazing to a height of no less than 1.7 m above the finished floor level.

Engineering

3. Prior to the issuing of a Building Approval or the commencement of works on site, including demolition (whichever occurs first), submit a Soil and Water Management Plan detailing proposed sediment and erosion control measures to the satisfaction of Council's Development Engineer. The approved control measures must be installed prior to any disturbance of soil or construction activity such as concrete cutting, demolition and must be regularly inspected and maintained during the construction and demolition period to prevent soil and other materials entering the local stormwater system, roadways or adjoining properties. The approved control measures must remain in place until such time as all construction activity likely to generate sediment has been completed or all disturbed areas have been stabilised using vegetation and/or restored or sealed to the satisfaction of the Council. The approved Soil and Water Management Plan (SWMP) forms part of this permit and must be complied with.

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

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

5. The remaining allocated parking spaces and manoeuvring area are to remain as designated on the approved plan and kept available for these purposes at all times.

Advice to Applicant

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

Other Permits

Please be aware that this planning permit is a planning approval issued under the Glenorchy Interim Planning Scheme 2015. You should consult with an accredited Building Surveyor prior to commencing this use or work to ensure all relevant requirements of the *Building Act 2016* are complied with. In addition to this planning permit, a building permit and/or plumbing permit may also be required. If further clarification is required, please contact Council's Building Section on 6216 6800.

The motion was put.

FOR: Aldermen Johnston, Sims, King and Thomas

AGAINST: Alderman Ryan

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.

7. PROPOSED USE AND DEVELOPMENT - OUTBUILDING ADDITION FOR FIRING RANGE (SPORTS AND RECREATION) - 210 TOLOSA STREET GLENORCHY

File Reference: 3491773

REPORT SUMMARY

Application No.:	PLN-21-023
Applicant:	Sporting Shooters Association of Australia Glenorchy Incorporated SSAA
Owner:	Glenorchy City Council
Zone:	Recreation
Use Class	Sports and Recreation
Application Status:	Discretionary
Discretions:	E7.7.1 Stormwater Drainage and Disposal, E11.7.1 Buildings and Works (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	23 Mar 2021
Existing Land Use:	Sports and Recreation (Firing Range)
Representations:	2
Recommendation:	Approval, subject to conditions

Resolution:

RYAN/KING

That a permit be granted for the proposed use and development of Outbuilding addition for a firing range (Sports and Recreation) at 210 Tolosa Street Glenorchy subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with the planning permit application No. PLN-21-023 and Drawing submitted on 04/02/2021, except as otherwise required by this permit.
2. External surfaces must dark grey in Colourbond Gully or similar to blend with the natural landscape.

Advice to Applicant

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

Other Permits

Please be aware that this planning permit is a planning approval issued under the Glenorchy Interim Planning Scheme 2015. You should consult with an accredited Building Surveyor prior to commencing this use or work to ensure all relevant requirements of the *Building Act 2016* are complied with. In addition to this planning permit, a building permit and/or plumbing permit may also be required. If further clarification is required, please contact Council's Building Section on 6216 6800.

The motion was put.

FOR: Aldermen Johnston, Sims, King, 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.

8. PROPOSED USE AND DEVELOPMENT - SINGLE DWELLING - 61 SAWYER AVENUE WEST MOONAH

File Reference: 3372950

REPORT SUMMARY

Application No.:	PLN-20-457
Applicant:	A J Baines and Linardi Design & Architectural Services
Owner:	A C Baines and A J Baines
Zone:	General Residential
Use Class	Residential
Application Status:	Discretionary
Discretions:	10.4.2 P3; 10.4.3 P2; and 10.4.5 P1 (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	16 March 2021
Existing Land Use:	Vacant land
Representations:	2
Recommendation:	Approval, subject to conditions

Resolution:

KING/RYAN

That a permit be granted for the proposed use and development of Single Dwelling at 61 Sawyer Avenue West Moonah subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-20-457 and Drawing submitted on 21/02/2021, 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 01840-GCC, dated 28/01/2021, form part of this permit.

Engineering

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

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

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

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

5. The design and construction of the access must generally comply with the Australian Standard, Parking facilities, Part 1: Off-Street Car parking, AS 2890.1 – 2004, to the satisfaction of the Council's Development Engineer. Drawings showing the design of the driveway must be submitted with the Building Application or prior to the commencement of works on site (whichever comes first) for approval by Council's Development Engineer. The proposed driveway and parking area must comply with the following:-
 - a) Be constructed to a sealed finish and the finished gradient must not exceed the maximum gradient of 25%;
 - b) 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 (d) at all grade changes greater than 12.5%;
 - c) All runoff from paved and driveway areas must be discharged into Council's stormwater system;
 - d) Minimum carriageway width is to be no less than 3.0 metres.

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

6. Adequate on-site stormwater detention must be provided so that stormwater discharged from the site does not exceed the pre-development stormwater runoff for 1 in 20 ARI (5% AEP) storm event. A detailed design must be submitted with the Building Application prepared by a qualified professional engineer for approval by Council's Development Engineer and completed prior to a Certificate of Occupancy being issued for the dwelling
7. All internal hydraulic service works required for the development shall be at the Developer's expense and must comply with the requirements of Council's Plumbing Surveyor.
8. The property owner is to ensure that Council's Road Assets and Infrastructure are protected during the building process. The owner is to ensure that damage to road assets, footpaths, kerb and channel, drainage pits, nature strips and other services is kept to a minimum and any damaged assets are reinstated. Should damages occur, the repair costs associated with such damages are the responsibility of the property owner.

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

Advice to Applicant

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

Other Permits

Please be aware that this planning permit is a planning approval issued under the Glenorchy Interim Planning Scheme 2015. You should consult with an accredited Building Surveyor prior to commencing this use or work to ensure all relevant requirements of the *Building Act 2016* are complied with. In addition to this planning permit, a building permit and/or plumbing permit may also be required. If further clarification is required, please contact Council's Building Section on 6216 6800.

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

The motion was put.

FOR: Aldermen Johnston, Sims, King, 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.

9. PROPOSED USE AND DEVELOPMENT - MULTIPLE DWELLINGS (THREE ON EACH LOT) - 19 JACKSON STREET GLENORCHY AND 21 JACKSON STREET GLENORCHY

File Reference: 5377376

REPORT SUMMARY

Application No.:	PLN-20-342
Applicant:	Prime Design (Invermay)
Owner:	Housing Tasmania
Zone:	General Residential Zone
Use Class	Residential
Application Status:	Discretionary
Discretions:	10.4.1 P1 Residential density for multiple dwellings 10.4.2 P3 Setbacks and building envelopes for all dwellings 10.4.3 P2 Site coverage and private open space for all dwellings 10.4.6 P3 Privacy for all dwellings (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	15 Mar 2021
Existing Land Use:	Vacant

Representations:	0
Recommendation:	Approval, subject to conditions

Resolution:

RYAN/THOMAS

That a permit be granted for the proposed use and development of Multiple dwellings (three on each lot) at 19 Jackson Street Glenorchy and 21 Jackson Street Glenorchy, subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-20-342 and Drawing submitted on 28/01/21, 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 2020/02096-GCC, dated, form part of this permit.
3. Bin storage must not be in front of dwellings.

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. The design and construction of the new paved 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 must be submitted with the Building Application or prior to the commencement of works on site (whichever comes first) for approval by Council's Development Engineer. The proposed driveway and parking area must comply with the following:-
 - (a) Be constructed to a sealed finish and the finished gradient must not exceed the maximum gradient of 25%;
 - (b) The six (6) car parking spaces are to be clearly marked and must be provided in accordance with the approved plan and kept available for these purposes at all times;
 - (c) Vertical alignment shall include transition curves (or straight sections) to the Australian Standard, Parking facilities - Part 1: Off-Street Carparking AS 2890.1 - 2004, Clause 2.5.3 (d) at all grade changes greater than 12.5%;
 - (d) All runoff from paved and driveway areas must be discharged into Council's stormwater system;
 - (e) Minimum carriageway width is to be no less than 3.0 metres.
7. The proposed new driveway crossings are to be constructed to the Municipal Standard Drawing TSD-R09-v3.
8. Adequate on-site stormwater detention must be provided for each lot so that stormwater discharged from the sites does not exceed the pre-development stormwater runoff for 1 in 20 ARI (5% AEP) storm event. A detailed design must be submitted with the Building Application prepared by a qualified professional engineer for approval by Council's Development Engineer and completed prior to a Certificate of Occupancy being issued for the new dwellings.

9. All internal hydraulic service works required for the development shall be at the Developer's expense and must comply with the requirements of Council's Plumbing Surveyor.
10. The property owner is to ensure that Council's Road Assets and Infrastructure are protected during the building process. The owner is to ensure that damage to road assets, footpaths, kerb and channel, drainage pits, nature strips and other services is kept to a minimum and any damaged assets are reinstated. Should damages occur, the repair costs associated with such damages are the responsibility of the property owner.
11. If reinstatement works are not undertaken promptly or to Council's satisfaction, Council may elect to reinstate or rectify any defects and recover the expenses reasonably incurred in doing so from the property owner.
12. No civil works related to or associated with the use or development approved by this permit are to occur on or external to the site unless these works are in accordance with engineering drawings that have been approved by Council's Development Engineer. Changes to the design and/or location of civil works will require the submission of amended engineering drawings prepared by a licensed civil engineer for approval by Council's Engineer.

Advice to Applicant

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

Other Permits

Please be aware that this planning permit is a planning approval issued under the Glenorchy Interim Planning Scheme 2015. You should consult with an accredited Building Surveyor prior to commencing this use or work to ensure all relevant requirements of the *Building Act 2016* are complied with. In addition to this planning permit, a building permit and/or plumbing permit may also be required. If further clarification is required, please contact Council's Building Section on 6216 6800.

Other Services

The designer must ensure that the needs of all providers including TasWater, TasGas, TasNetworks, and Telstra are catered for both in the design and construction of the works. Underground service providers should be contacted for line marking of their services and any requirements or conditions they may have prior to commencing any works on site. Phone 1100, Dial Before You Dig or visit

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

Waste Management

Waste Services to the proposed multiple dwelling development at 19 Jackson Street Glenorchy and 21 Jackson Street 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 each of the properties would have a total of nine (9) bins, three (3) Waste bins and three (3) Recycling Bins, and three (3) 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.

The motion was put.

FOR: Aldermen Johnston, Sims, King, 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.

The meeting closed at 8:20 pm

Confirmed,

CHAIR