

GLENORCHY PLANNING AUTHORITY MEETING AGENDA

MONDAY, 19 APRIL 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 Bec Thomas

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 15 March 2021 be confirmed.

**5. PROPOSED USE AND DEVELOPMENT - MULTIPLE DWELLINGS
(ONE EXISTING, ONE NEW) - 170C ABBOTSFIELD ROAD
CLAREMONT**

Author: Planning Officer (Angela Dionysopoulos)

Qualified Person: Planning Officer (Angela Dionysopoulos)

Property ID: 5293340

REPORT SUMMARY

Application No.:	PLN-21-064
Applicant:	Tas Building Design
Owner:	J T S Roberts
Zone:	General Residential Zone
Use Class	Residential
Application Status:	Discretionary
Discretions:	10.4.2 Setbacks and building envelopes for all dwellings, 10.4.3 Site coverage and private open space for all dwellings (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	Extended until 20 April 2021
Existing Land Use:	Single dwelling
Representations:	Two
Recommendation:	Approval, subject to conditions

REPORT IN DETAIL

PROPOSAL

The application proposes a change of use and development for multiple dwellings (one existing, one new).

The existing dwelling is a three-bedroom, single-storey residence and associated carport (to be retained), located at southern end of the site.

The proposed, two-storey dwelling is to contain three bedrooms and is to be located at the northern end of the site, with minimum setbacks of 4 m from the northern side boundary, approximately 7.8 m from the eastern frontage and approximately 0.12 m from the western side boundary. The proposed dwellings has maximum dimensions of approximately 13.4 m x 10.8 m with a maximum building height of approximately 5.8 m.

The proposed dwelling will be serviced via a separate, existing access from the public road adjoining the eastern boundary, and separate infrastructure services connections are proposed. The proposal does not include any identified 'common property'.

An existing garage, driveway, retaining walls and lean-to addition to the existing dwelling are to be demolished.

The application states that the proposed development is intended for subsequent strata division. No staging of the development is proposed.

SITE and LOCALITY

The site is a 718 m², roughly rectangular corner lot with a northerly gradient of approximately one in six, containing an existing single dwelling with two vehicular accesses, and associated outbuildings (Figure 1).



Figure 1 - Aerial photograph of the site (highlighted) and surrounds – Council database 2021

The locality comprises a small cluster of single dwellings on suburban lots fronting the western end of Abbotsfield Road. The residential development forms a westward protrusion from suburban Claremont, roughly in parallel with a similar cluster of suburban lots to the north, separated from the immediate locality by several larger lots with subdivision potential, containing existing single dwellings on remnant pasture with scattered remnant native vegetation. Largely undeveloped bushland and small areas of pasture are located to the south and west.

A Traffic Impact Assessment provided with the application characterises the adjoining road to the east of the site as a ‘shared laneway.’ However, Glenorchy City Council’s database indicates the road is a public road (Figure 2).

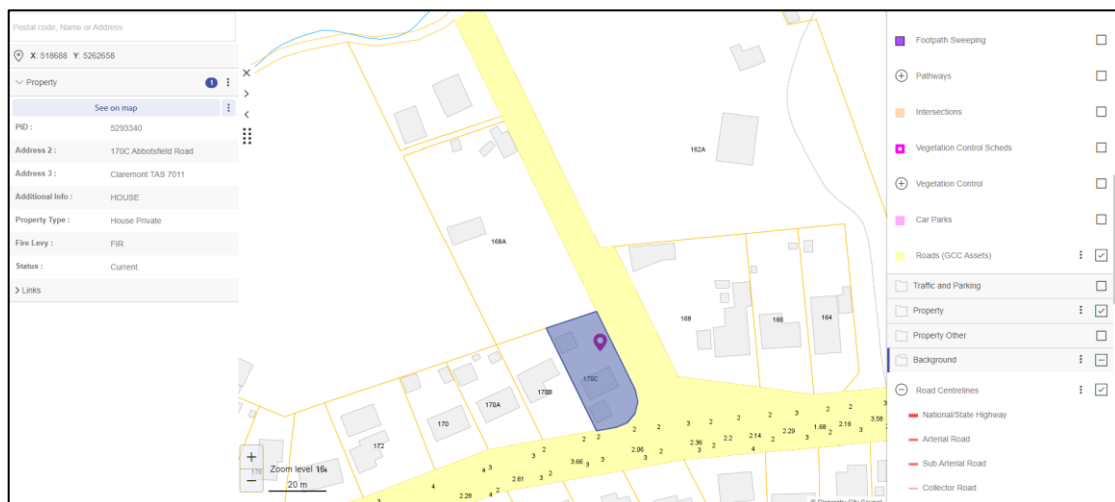


Figure 2 – The road to the east of the site (highlighted) is a Council asset (yellow) – Council database 2021

The site is therefore a corner lot with two frontages and two side boundaries (Figure 3).



Figure 3 – Identification of side boundaries (blue) and frontages (red) for the site – marked-up aerial photograph, Council database 2021

ZONE

The site is in the General Residential Zone (Figure 4).

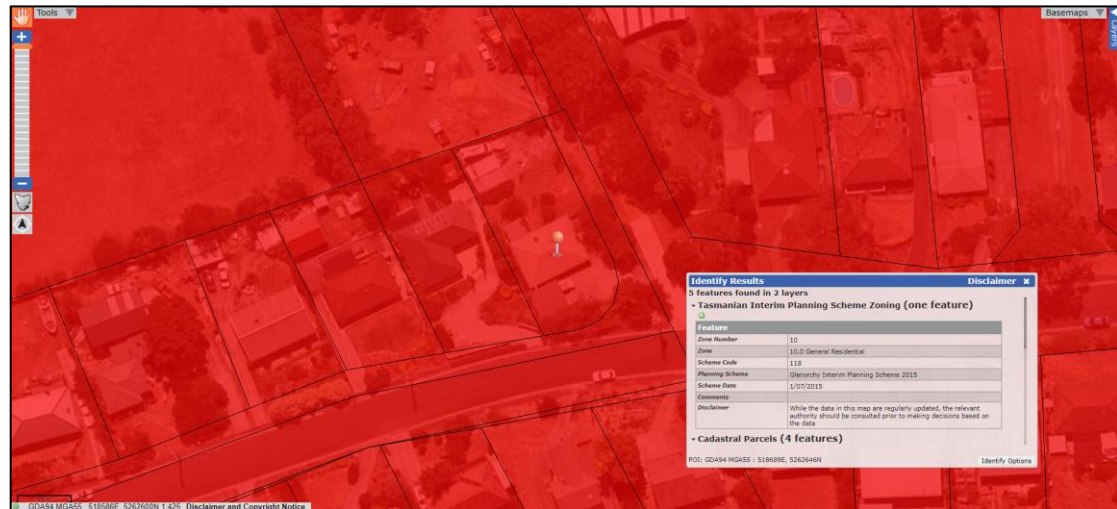


Figure 4 - The site is in the General Residential Zone (red) – Glenorchy Interim Planning Scheme 2015

BACKGROUND

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

Council's Plumbing records for the existing dwelling date from 1987.

Assessment

On 22 February 2021 an amendment to the General Residential zone standards came into effect. This application was valid for assessment prior to 22 February 2021 and is assessed under the former provisions (33) of the Glenorchy Interim Planning Scheme 2015 ult.

Common property

As the proposal is intended for subsequent strata division in accordance with the *Strata Titles Act 1998*, advice was provided to the applicant, consistent with advice previously provided to other applicants, that a strata application cannot be approved unless the strata scheme includes common property.

A strata scheme must include common property; common property consists of all land within the strata scheme that is not within the boundaries of a lot, and all other property administered by the body corporate for the relevant strata scheme (refer to the Definitions section of this report).

The applicant provided information stating that common property includes the area below and above ground level, over the whole property. However, no information was provided supporting the proposed interpretation of common property.

Council's Legal Officer advised, in the absence of a complete review, that it is likely a future application for strata division may require refusal. However, as there is no requirement within the planning scheme for provision of common property, the current planning application cannot be refused on this basis. Therefore, with the applicant having been advised that a future strata application for the proposal may be refused, the current planning application is recommended for approval, with associated advice.

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

5.8 Strata Division

5.8.1 Division by strata titles of lawfully constructed or approved buildings for a use granted a permit under this planning scheme or previously lawfully approved.

Limited Exemptions

Nil.

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

No Specific Area Plan applies. The Parking and Access Code and Stormwater Management 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):

Act means the *Land Use Planning and Approvals Act 1993*.

Building means as defined in the Act. The Act defines building to include a structure and part of a building or structure. Structure is not a defined term in the Scheme or the Act, and therefore has its ordinary meaning. The dictionary definition of structure¹ is somewhat general, and includes something built or constructed; a building, bridge, dam, framework etc.

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.

Primary frontage means, where there are 2 or more frontages, the frontage with the shortest dimensions measured parallel to the road irrespective of minor deviations and corner truncations.

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.

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.

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 Dictionary defines 'intensify' to mean 'to make intense or more intense'². 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.

For the purposes of the *Strata Titles Act 1998*:

Strata scheme means the complex of lots and common property (together with the system of administration and management) created on the registration of a strata plan.

Common property for a strata scheme or community development scheme consists of all land within the scheme that is not within the boundaries of a lot; and all other property administered by the body corporate for the relevant scheme (and, in a case where the roof of a building forms part of the common property, the guttering attached to the roof or part of the roof is taken to be included in the common property). The common property for a strata scheme or community development

¹ 2001, Macquarie Dictionary, Revised Third Edition, Macquarie Library, N.S.W., p. 1865.

² 2001, Macquarie Dictionary, Revised Third Edition, Macquarie Library, N.S.W., p. 984.

scheme does not include land designated for future development in the master plan for a staged development scheme or a community development scheme.

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

The purpose of the General Residential Zone is 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; compatible non-residential uses that primarily serve the local community; and the efficient utilisation of services.

The proposal accords with the Zone purpose as it is for suburban residential use and development, utilising existing service infrastructure.

Use Table

Residential use for a single dwelling has 'no permit required' status in the Zone. However, the proposal is discretionary owing to reliance on performance criteria for compliance with the standards for Setbacks and building envelopes for all dwellings, and Site coverage and private open space for all dwellings.

Use Standards

The Zone use standards relate to non-residential use, visitor accommodation and local shops, and do not pertain to the proposal.

Development Standards for Residential Buildings & Works

10.4.2 Setbacks and building envelopes for all dwellings (A1)

Acceptable Solution A1 requires a setback of at least 3m from a non-primary frontage. A retaining wall is proposed with a nil setback from the non-primary frontage at the eastern boundary. The proposal relies on Performance Criterion P1 for compliance with the standard.

Performance Criterion P1 requires that a dwelling must:

- (a) have a setback from a frontage that is compatible with the existing dwellings in the street, taking into account any topographical constraints; and*

The proposed retaining walls will provide for contouring of the land for the provision of areas of private open space, owing to relatively steep gradient of the site. The proposed detached house (Class 1a building³) is to have a frontage setback of approximately 7.8 m, which is greater than that of the existing dwelling on the site, or the dwelling on the adjoining lot at 168A Abbotsfield Road.

- (b) if abutting a road identified in Table 10.4.2, include additional design elements that assist in attenuating traffic noise or any other detrimental impacts associated with proximity to the road.*

Table 10.4.2 is not used in the scheme.

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

10.4.2 Setbacks and building envelopes for all dwellings (A3)

Acceptable Solution A1 requires a setback of at least 3m from a non-primary frontage. A retaining wall is proposed with a nil setback from the non-primary frontage at the eastern boundary. The proposal relies on Performance Criterion P3 for compliance with the standard.

Performance Criterion P3 requires that 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*

The site adjoins lots to the north-west at 168A Abbotsfield Road and to the south-west at 170B Abbotsfield Road. The proposed dwelling will not shade the dwelling at 170B Abbotsfield Road after approximately 12pm on the winter solstice, and will not cause any shading of the dwelling at 168A Abbotsfield Road, more than 40m to the north-west.

- (ii) overshadowing the private open space of a dwelling on an adjoining lot; or*

The proposed dwelling will not cause any shading to the private open space at the rear of 170B Abbotsfield Road after approximately 11:30am on the winter solstice, and will not cause any shading to the private open space of the dwelling at 168A Abbotsfield Road.

- (iii) overshadowing of an adjoining vacant lot; or*

³ ABCB 2017, *Understanding the NCC*, Commonwealth of Australia and States and Territories of Australia

There is no adjoining vacant lot.

(iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and

The proposed dwelling is two storeys, but is to be set within a cut such that the lower level of the building will be partly obscured when viewed from the adjoining land at 170B Abbotsfield Road. The proposed dwelling's full apparent height of approximately 7.25m will be evident from the adjoining land to the north at 168A Abbotsfield Road; however the building height steps down to the north, and the total width of the northern elevation is less than 11m. The scale, bulk and proportions of the proposed dwelling are similar to other dwellings in the vicinity.

(b) provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area.

The proposal will result in a separation distance of approximately 2.8 m between a proposed retaining wall and an outbuilding on the adjoining lot at 170B Abbotsfield Road. The separation distance between the neighbouring detached houses will be approximately 4.2 m. This compares with separation distances of approximately 4.2 m between the dwellings at 170 and 170A Abbotsfield Road; 4.3 m between 170A and 170B Abbotsfield Road; 3.7 m between 211 and 213 Abbotsfield Road; and 4.6 m between 209 and 211 Abbotsfield Road. The proposed separation distance is compatible with that prevailing in the surrounding area.

The proposed development is not considered to cause unreasonable loss of amenity, and has a compatible separation distance. The proposal is assessed as meeting the performance criteria and complies with the standard.

10.4.3 Site coverage and private open space for all dwellings (A2)

Acceptable Solution A2 includes a requirement for an area of private open space with a minimum width of 4m, directly adjacent to and accessible from a living area of the dwelling. The private open space directly adjoining the living area of the proposed dwelling consists of a first-floor deck with a minimum width of 2.4m. The proposal relies on Performance Criterion P2 for compliance with the standard.

Performance Criterion P2 requires that 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:

The proposed deck has sufficient area and dimensions to facilitate outdoor living activities for the proposed dwelling. In addition, a 6 m x 4 m area of ground-level private open space is proposed for each dwelling.

(i) conveniently located in relation to a living area of the dwelling; and

The proposed deck is directly adjacent to and accessible from a living area of the proposed dwelling, while the proposed private open space for the existing dwelling is readily accessible via level access from the open plan living area.

(ii) orientated to take advantage of sunlight.

The deck and the nominated areas of private open space area each located to the north-east of the dwellings, with no nearby buildings to the north or east, and will receive ample morning sunlight during the winter solstice.

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

10.4.7 Frontage Fences for all dwellings (A1)

Acceptable Solution A1 requires that a solid fence within 4.5 m of a frontage must have a height of no more than 1.2 m above natural ground level. Written information provided in support of the application states that the fence will taper down to a height of 1.2 m. A condition is recommended to facilitate compliance.

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.

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 site has two existing vehicular accesses to the adjoining road to the east. The proposal will involve increased traffic to and from the site, for the proposed additional dwelling. However, 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. The road, although under-developed, is a public road that has been provided to support the allowable residential use on adjoining lots. The planning scheme allows for two dwellings on the site; therefore, the expected traffic associated with the proposed residential use for two multiple dwellings does not constitute an intensification.

No new crossing or junction is proposed, and the site is not within 50m of the relevant transport assets. The Code does not apply.

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 zone 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.

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

PART F: Specific Area Plans

No Specific Area Plan applies to the site.

INTERNAL REFERRALS

Development Engineer

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

The proposal is for an additional three bedroom dwelling, to be situated at the rear of the property at 170C Abbotsfield Road Claremont, with two additional on-site parking spaces. The dwelling will have a separate vehicular access to a Council maintained shared laneway located along the side of the property. The Allotment is fully serviced.

E5.0 Road and Railway Assets Code

The current Council maintained shared laneway access is located within a 50 km/h speed environment. An additional one residential dwelling is expected to generate up to seven traffic movements per day, and based on the current traffic volume using this access the increase in traffic movements will be less than 20 percent, and less than 40 vehicle movements per day. Therefore, this development complies with the Acceptable Solution A3 of standard E5.5.1 'Existing road accesses and junctions'.

Attached to the application was a Traffic Impact Assessment (TIA) addressing the impact on the shared laneway which advised :

- With such low traffic movements generated from the properties using the shared laneway, the occurrence for a vehicle leaving and arriving at the same time will be rare. This is not expected to create any traffic queueing, even if vehicles arrive simultaneously, as the current shared laneway can accommodate two-way traffic movements when vehicles are moving slowly.

- With six properties using the shared laneway, and each property having two user class 1A parking spaces (residential, domestic) the laneway access is classified as category one, under the Australian Standards 2890 part 1, section 3.2.
- With the expected peak hour trips being low at five per hour, there is provision within the standards (section 3.2.2) to allow for a category one access width to be less than 5.5 metres wide, where sight distance along the access is not restricted and the average peak hour traffic movements is low.
- With such low frequency of residential traffic, the chances of opposing vehicles meeting each other is rare, and passing within the concrete section is possible at a low operating speed. Beyond the concrete section there are sufficient gravel verges to allow for adequate passing of vehicles.
- The current concrete section of the access is considered fit-for-purpose and no adverse operational or safety issues is expected.

The current access layout is currently servicing five residential properties and one additional property is not expected to reduce the operational performance.

A representation was received within the statutory advertising period expressing concerns as to the potential damage and detrimental effects that an increase in traffic would have on the existing gravel pavement as well as the additional stormwater flow exacerbating the erosion in the formed table drain.

The focus of the representation revolved around maintenance responsibility of the access road and the irregular attention to any remedial action at the required intervention levels.

With regular pavement rehabilitation and a normal maintenance regime it is not expected that an increase in the estimated Average Annual Daily Traffic (AADT) of 7.40 will have any significant detrimental effect on the structural integrity of the road pavement. Council Assets Department have been made aware of the additional load on this asset to enable them to program regular maintenance. In regard to the concern raised related to stormwater flows, the detention methodology proposed will in fact decrease the velocity thereby reducing the potential erosion.

Drivers' visibility from the proposed access is impacted by the lower branches of a tree located on the verge. Removal of these lower branches will enable drivers sight distance of greater than 40 m which exceeds the Safe Intersection Sight Distance (SISD) requirement.

E6.0 Parking and Access Code

The submitted plans indicate a total of four parking spaces. The development complies with Code E6 Parking and Access Code and 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

The development meets the requirements in the Stormwater Management Code. There are no GCC stormwater mains affected by this application. All runoff from the new impervious area will be discharged by gravity to the existing table drain. The development is considered to comply with Acceptable Solution A1 of standard E7.7.1 'Stormwater Drainage and Disposal'. The development also is considered to comply with the acceptable solution A2 of the standard, 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 600 m².

E3.0 Landslide Code

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

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 Acceptable Solution A4 of standard E11.7.1.

E15.0 Inundation Prone Areas Code

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

EXTERNAL REFERRALS

TasWater

TasWater has reviewed the proposal and does not object, subject to conditions.

REPRESENTATIONS

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

1. Structural integrity

One of the representations is concerned that the proposed retaining wall and excavations in proximity to the south-west side boundary will impact on the structural integrity of the neighbouring driveway or dwelling.

Planner's Comment

Structural integrity is governed under the *Building Act 2016* and is outside the jurisdiction of the planning scheme. The proposed development is assessed as meeting standard 10.4.2 'Setbacks and building envelopes for all dwellings,' as detailed earlier in this report.

2. Privacy

The representations are concerned that the proposed western-facing, second-storey windows and the proposed elevated deck will impact on the privacy of the private open spaces of adjacent dwellings.

Planner's Comment

The proposed development complies with the Acceptable Solutions for the 10.4.6 'Privacy for all dwellings' standard, as detailed at Appendix A of this report. Specifically, the relevant western-facing second-storey windows have sill heights in excess of 1.7 m above floor level, while the proposed deck does not have a setback within 4 m of a rear boundary or 3 m of a side boundary. Conditions are recommended to facilitate compliance.

3. Access road

One of the representations raises concerns regarding the proposed use of the access road adjoining the site's eastern boundary.

The representor advises that the road is a shared driveway that is privately maintained, and is concerned that the additional traffic and stormwater discharge generated by the proposal will adversely affect the condition of the road.

Planner's Comment

As shown in Figure 2 of this report, the road adjoining the site's eastern boundary is identified as a Council asset. As detailed earlier in this report, Council's Development Engineer concludes that the proposal will not result in any significant impact on the road's maintenance requirements. Road maintenance is not within the jurisdiction of the planning scheme; however, Council's Asset Management Officer has been consulted to facilitate ongoing maintenance of the road as part of Council's road maintenance schedule.

4. Dwelling density, character and traffic

One of the representations is concerned that the residential density resulting from the proposal is far greater than that in the surrounding area, and is out of character with existing development. The representor is also concerned that the increased density will increase traffic on upper Abbotsfield Road, which they consider to be in need of maintenance.

Planner's Comment

The proposal complies with the Acceptable Solution for standard 10.4.1 'Residential density for multiple dwellings,' which requires a site area per dwelling of at least 325 m². The proposed site area per dwelling is 359 m². There are no applicable standards relating to neighbourhood character.

Council's Development Engineer has confirmed that the proposal complies with Acceptable Solution A3 for standard E5.5.1 'Existing road accesses and junctions,' as detailed earlier in this report. Road maintenance is not within the jurisdiction of the planning scheme.

5. Sunlight to existing dining room

One of the representations considers that the dining room window of the existing dwelling may not see sufficient sunlight to comply with Acceptable Solution A1 of standard 10.4.4 'Sunlight and overshadowing of all dwellings.' The standard requires that 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.

Planner's Comment

The dining room window of the existing dwelling faces approximately 30 degrees west of north; although the orientation and location of the windows and habitable rooms of the existing dwelling are not proposed to change, and A1/P1 of the standard therefore does not apply to the existing dwelling. Nevertheless, Acceptable Solution A2 of the standard relates to the impact of multiple dwellings to the north of the windows of habitable rooms of other multiple dwellings on a site. In this case, the proposed dwelling complies with Acceptable Solution A2, owing to the separation between the dwellings and the height of the proposed dwelling (noting that the land slopes down from south to north, such that the proposed dwelling is effectively single storey at the southern end, nearest the existing dwelling).

In summary, there are no planning grounds for refusal of the proposal on the basis of the issues raised in the representations.

CONCLUSION

The proposal relies on performance criteria for compliance with the standards for Setbacks and building envelopes for all dwellings, and Site coverage and private open space for all dwellings. 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 General Residential Zone, as well as the applicable standards of the Parking and Access Code and the Stormwater Management Code. The application was publicly advertised for the statutory 14-day period and two representations were received. There are no grounds for refusal on the basis of the concerns raised in the representations. 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 Multiple Dwellings (one existing, one new) at 170c Abbotsfield Road Claremont subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-21-064 and Plans submitted on 10/02/2021 (eight pages), except as otherwise required by this permit.
2. Any conditions and/or advice as determined by TasWater, and set out in the attached Submission to Planning Authority Notice, reference No. TWDA 2021/00245-GCC, dated 2/03/2021, form part of this permit.
3. The approved fencing (including free-standing walls) within 4.5 m of the frontage must have a height above natural ground level of not more than 1.2 m, if solid, or 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).
4. The windows labelled 'S04.15' on the approved plans must have a sill height of at least 1.7 m above the floor level.
5. The approved deck must have a setback of at least 3 m from the side boundaries of the lot.

Engineering

6. Prior to the issuing of a Building Approval or the commencement of works on site, including demolition (whichever occurs first), submit a Soil and Water Management Plan detailing proposed sediment and erosion control measures to the satisfaction of Glenorchy City 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 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.

7. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
8. The design and construction of the access must generally comply with the Australian Standard, Parking facilities, Part 1: Off-Street Car parking, AS 2890.1 – 2004, to the satisfaction of 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 four (4) external car parking spaces are to be clearly marked and must be provided in accordance with the approved plan and kept available for these purposes at all times
 - (c) Vertical alignment shall include transition curves (or straight sections) to the Australian Standard, Parking facilities - Part 1: Off-Street Carparking AS 2890.1 - 2004, Clause 2.5.3 (d) at all grade changes greater than 12.5%
 - (d) All runoff from paved and driveway areas must be discharged into Council's stormwater system, and

(e) Minimum carriageway width is to be no less than 3.0 m.

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

9. Lower branches of the tree adjacent to the new access are to be removed to increase the sight distance to a measured distance of 40 m.
10. 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 additional dwelling.
11. All internal hydraulic service works required for the development shall be at the Developer's expense and must comply with the requirements of Council's Plumbing Surveyor.
12. The property owner must ensure that Council's Road Assets and Infrastructure are protected during the demolition and building 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 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.

Strata Division

It is noted that the approved plans do not include any identified common property. Please be aware that Council may be unable to support a potential future application for strata division on this basis.

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 - 170C Abbotsfield Road



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 proposed site area per dwelling is 359 m 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.	No change to the existing primary frontage setback is proposed. The proposed development includes a retaining wall adjoining the non-primary frontage.	No
	A2 A garage or carport must have a setback from a primary frontage of at least:	Not applicable. No change to the existing primary frontage setbacks are proposed.	NA

Standard	Acceptable Solution	Proposed	Complies?
	(a) 5.5 m, or alternatively 1 m behind the façade of the dwelling; or (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.		
	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: (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: (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: (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).	The proposed total length of development within 1.5 m of the western side boundary is approximately 8.95 m. The proposed development includes a retaining wall adjoining the eastern frontage.	No
10.4.3 Site coverage and private open space for all dwellings	A1 Dwellings must have: (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 m ² 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	a) A site coverage of 40% is proposed. b) The proposed dwelling is to have 100 m ² of private open space (total) and the existing dwelling is to have 75 m ² of private open space (total). c) 27% of the site area is proposed to be landscaped.	Yes

Standard	Acceptable Solution	Proposed	Complies?
	(c) a site area of which at least 25% of the site area is free from impervious surfaces.		
	<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>	The proposed dwelling does not have a compliant area of private open space.	No
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>	The proposed dwelling has living room windows facing approximately 20 degrees west of north.	Yes
	<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</p>	The proposed dwelling is located to the north of the existing dwelling, and is contained within the line specified as per Diagram 10.4.4B.	Yes

Standard	Acceptable Solution	Proposed	Complies?
	<p>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> <ul style="list-style-type: none"> (i) at a distance of 3 m from the window; and (ii) vertically to a height of 3 m above natural ground level and then at an angle of 45 degrees from the horizontal. <p>(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.</p> <p>(c) That part, of a multiple dwelling, consisting of:</p> <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</p> <p>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> <p>(a) The multiple dwelling is contained within a line projecting (see Diagram 10.4.4C):</p> <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. <p>(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.</p> <p>(c) That part, of a multiple dwelling, consisting of:</p> <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. 	Not applicable. The proposed dwelling is not to the north of the private open space of the existing dwelling.	NA

Standard	Acceptable Solution	Proposed	Complies?
10.4.5 Width of openings for garages and carports for all dwellings	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).	Not applicable. The proposed garage is not within 12 m of a primary frontage.	NA
10.4.6 Privacy for all dwellings	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: (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: (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.	Although the proposed first floor deck has a maximum floor level of approximately 1.95 m above natural ground level, owing to the gradient of the land, the part of the deck within 6 m of the existing dwelling and its private open space has a floor level less than 1 m above natural ground level. The proposed deck does not have a setback within 4 m of a rear boundary or 3 m of a side boundary of the site.	Yes
	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): (a) The window or glazed door: (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	The proposed dwelling includes windows with a floor level more than 1 m above natural ground level and a side boundary setback of less than 3m. The relevant windows have a proposed sill height of approximately 1.85 m above floor level. All other proposed windows have setbacks in excess of those required, or a floor level less than 1 m above natural ground level.	Yes

Standard	Acceptable Solution	Proposed	Complies?
	<p>(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.</p> <p>(b) The window or glazed door:</p> <p>(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> <p>(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</p> <p>(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>		
	<p>A3</p> <p>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> <p>(a) 2.5 m; or</p> <p>(b) 1 m if:</p> <p>(i) it is separated by a screen of at least 1.7 m in height; or</p> <p>(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.</p>	Not applicable. No shared driveway or parking space is proposed.	NA
<p>10.4.7</p> <p>Frontage Fences for all dwellings</p>	<p>A1</p> <p>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> <p>(a) 1.2 m if the fence is solid; or</p> <p>(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).</p>	The proposed fence between the dwellings is to taper to a height of 1.2 m.	Yes

Standard	Acceptable Solution	Proposed	Complies?
10.4.8 Waste Storage for multiple dwellings	A1 A multiple dwelling must have a storage area, for waste and recycling bins, that is an area of at least 1.5 m ² per dwelling and is within one of the following locations: (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: (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 (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.	There is sufficient area in a suitable location to comply with the acceptable solution.	Yes

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.	Four parking spaces (two for each dwelling) are required. Four spaces are proposed.	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 number of accessible car parking spaces is determined based on the ratio of accessible to non-accessible sole-occupancy units, or accessible	NA

Standard	Acceptable Solution	Proposed	Complies?
		to non-accessible bedrooms ⁴ . No designated accessible units or bedrooms are proposed.	
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. Fewer than 20 car parking spaces are proposed; no motorcycle parking spaces are 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
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.	Council's Development Engineer has reviewed the proposal and does not object on this basis.	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;	Council's Development Engineer has reviewed the proposal and does not object on this basis.	Yes

⁴ Part D3.5, *Disability (Access to Premises – Buildings) Standards 2010* (<https://www.legislation.gov.au/Details/F2011C00214>)

Standard	Acceptable Solution	Proposed	Complies?
	(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.	Not applicable. The proposal does not include any of the triggers for requiring vehicular passing areas.	NA
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.	NA
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 75 m of a property boundary or a sealed roadway; (b) drained to an approved stormwater system,	Council's Development Engineer has reviewed the proposal and does not object on this basis.	Yes

Standard	Acceptable Solution	Proposed	Complies?
	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.	Not applicable. Fewer than 5 car parking spaces are proposed.	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. Fewer than 5 car parking spaces are proposed.	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; (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.	Not applicable. No bicycle parking is required or proposed.	NA
	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

Standard	Acceptable Solution	Proposed	Complies?
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 General Residential 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.	Onsite detention is proposed, with connection to 'existing outlet'. No existing stormwater mains connection is identified for the site on Council maps. Council's Development Engineer and Hydraulics Engineer have reviewed the proposal and concluded that the proposal is able to comply with the acceptable solution.	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.	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

**6. PROPOSED USE AND DEVELOPMENT - GAZEBO ADDITION
(SINGLE DWELLING) - 4 DICKENSON DRIVE GRANTON**

Author: Planning Officer (Matthew Abell)

Qualified Person: Planning Officer (Matthew Abell)

Property ID: 3038602

REPORT SUMMARY

Application No.:	PLN-21-039
Applicant:	D L Falconer
Owner:	D L Falconer
Zone:	Particular Purpose Zone 1 - Urban Growth
Use Class	Residential
Application Status:	Discretionary
Discretions:	F5.6.1 Desired Future Character, F5.6.7 Privacy, F5.6.9 View Sharing, F.5.6.11 Stormwater Flow. (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	19 Apr 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 gazebo for a single dwelling at 4 Dickenson Drive, Granton.

The proposed gazebo would have a total area of approximately 12.36 m² and a maximum height of 7.1 m. The supporting posts are to be white and the roof is to be dark grey/black. The proposed gazebo is to be located at a distance of 24 m behind the existing dwelling, 25 m from the existing outbuilding and 29 m from the side boundary.

SITE and LOCALITY

The subject site is located on a 90-degree bend on Dickenson Drive in the Black Snake Rural Village and has dual frontages. The proposed gazebo is located in an area where it has the least gradient on the site. The property adjoins two other residential properties, each developed with their own dwellings on the lot. The subject site is shown in Figure 1 below.

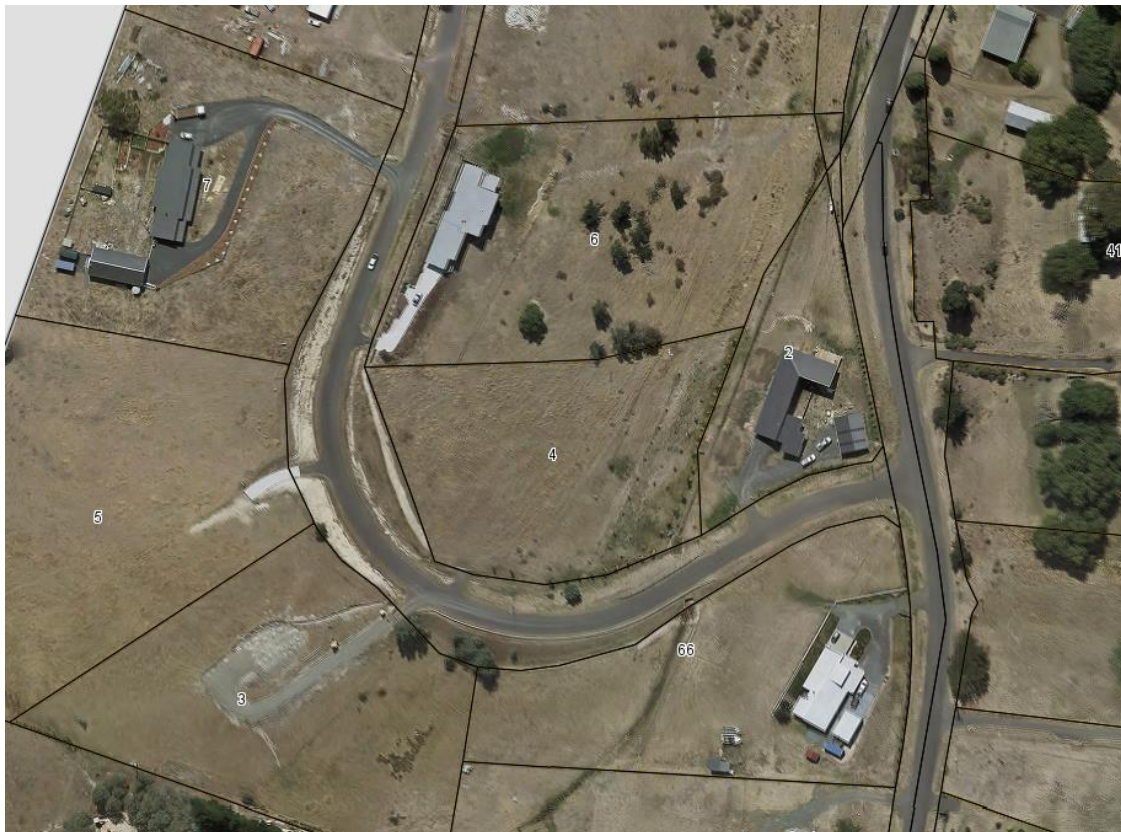


Figure 1: Aerial view of the subject site.



Figure 2: Photo of site.

ZONE

The subject site is located in the Particular Purpose Zone 1 - Urban Growth, as shown in Figure 3 below.



Figure 3: Zoning map of the subject site.

BACKGROUND

There was a previous development for a single dwelling and outbuilding at 4 Dickenson Drive, Granton approved on the 17th November 2020; refer below.

PLN-20-448 – Single dwelling and outbuilding – approved 17/11/2020

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).

GLENORCHY INTERIM PLANNING SCHEME 2015

Part B: Administration

General Exemptions

Nil

Limited Exemptions

Nil

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

A specific area plan applies and prevails over the relevant Zone provisions if there is any conflict. The site is within the F5 Black Snake Rural Village Specific Area Plan, as shown in Figure 4 below.

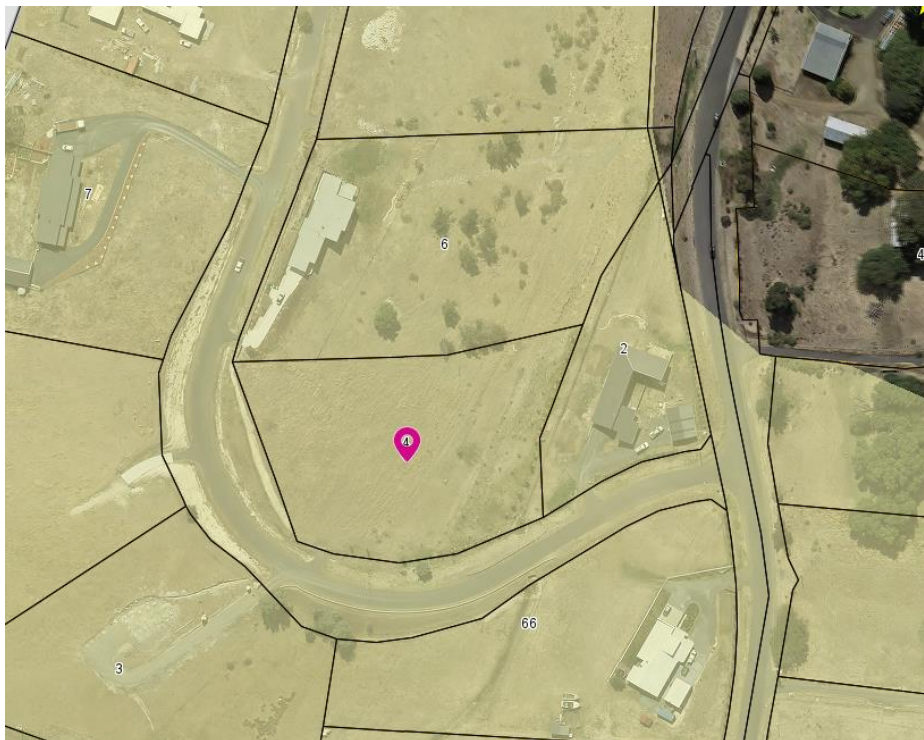


Figure 4: Overlay for Specific Area Plans (Black Rural Village Specific Area Plan).

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 a 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, and any outbuilding and works normally forming part of a dwelling.

Definitions of Under Specific Area Plan F5 Black Snake Rural Village

Scenic view means a mid-distant view containing an attractive feature/s including bushland, water bodies, other geographical features (hilltops, mountainscapes). It may include built form but is generally natural in character.

Part C: Special Provisions

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

Part D: Zones

The land is within the Particular Purpose Zone 1 - Urban Growth zone and the following Scheme zone purpose statements, use table, use standards and/or development standards apply to this proposal:

Zone Purpose Statements

32.1.1.1 To identify non-urban land intended to be largely converted to urban use and development in the future.

32.1.1.2 To ensure that the development of the identified non-urban land does not compromise its potential for future urban use and development.

32.1.1.3 To support a land release program of rezoning of non-urban land into urban land in accordance with the Greater Hobart Settlement Strategy (Southern Tasmania Regional Land Use Strategy 2010–2035).

Comment:

The use class Residential (Single Dwelling) is permitted within the 32.0 Particular Purpose Zone 1 – Urban Growth Zone in Table 32.2. The proposal is assessed as being consistent with purpose of the zone because it will not compromise its potential for future urban use and development as it will remain a semi-rural block with a single dwelling on a large lot. Additionally, given the locations of the buildings and the proposed gazebo on the lot it would not compromise its potential to be further subdivided into urban densities for more urban land use and development in the future.

Use Table

A gazebo for a single dwelling fits within the Residential use and has ‘permitted’ status in the zone. However, the proposal is discretionary as it relies on performance criteria to comply with the standards for Desired Future Character, Privacy, and View Sharing.

Use Standards

There are no use standards for this zone in 32.3 Use Standards.

Development Standards for Residential Buildings & Works

The site is within the F5 Black Snake Rural Village Specific Area Plan, which prevails over the provisions of clauses 32.4 Development Standards for Buildings and Works in the Particular Purpose Zone 1 – Urban Growth Zone. The zone development standards therefore do not apply.

Part E: Codes

The following codes of the Scheme apply to this proposal:

Road and Rail Asset Code

The proposal complies with the applicable Acceptable Solutions of the Road and Rail Asset Code, as demonstrated in the attached Appendix C.

Parking and Access Code

There are no changes to the number of on-site car parking spaces and access. Therefore, the proposal will comply with the applicable Acceptable Solutions, as demonstrated in the attached Appendix D.

Stormwater Management Code

The proposal complies with the applicable Acceptable Solutions, as demonstrated in the attached Appendix E.

PART F: Specific Area Plans

The Black Snake Rural Village Specific Area Plan applies. Therefore, the zone purpose statements use standards and/or development standards of the Specific Area Plan apply as follows:

F5 Black Snake Rural Village Specific Area Plan

The Black Snake Rural Village Specific Area Plan has a particular purpose and desired future character that the area, refer below:

F5.1 Purpose of Specific Area Plan

- (a) To impose appropriate controls over the Black Snake Rural Village in respect of development for buildings and works and subdivision associated with single dwellings.*
- (b) To enable a greater choice for potential land users by providing a variety of lot sizes and type.*
- (c) To recognise the opportunities and constraints defined by the existing built and natural environment that affect development and lot density in this area.*
- (d) To provide for the sustainable development of the Black Snake Rural Village.*

F5.1.2 Desired Future Character

- (a) The character of Black Snake Rural Village is a semi-rural area and village cluster on the northern fringe of the City of Glenorchy.*
- (b) The character of the Village cluster is one of small residential lots fronting Black Snake Road.*
- (c) The character of the semi-rural area has dwellings set on large allotments with generous separation distances bounded by remnant vegetation and or landscaped garden areas.*
- (d) The existing Black Snake Village and semi-rural setting is a key contributor to the current landscape quality of this area. This is also because development does not intrude into the skyline when viewed from major public vantage points.*
- (e) Development in the Rural Village should therefore seek to preserve the rural visual backdrop and maintain the predominance of a low-density single dwelling form. However, some additional small lot development clustered along the Black Snake Road frontage is also to be encouraged but only where a continuity of small lot development is achieved to the betterment of the Village form.*

- (f) The use of colours and materials that blend with the colours of the natural landscape is to be encouraged, so that buildings recede into the landscape rather than stand out.*

Comment:

It is considered that the proposed gazebo for a single dwelling would comply with the purpose of the specific area plan and the desired future character statements. The proposed development would be set on a large semi-rural block and would not intrude on the skyline. The materials of the gazebo are wood posts and shingles which are coloured white, black/dark grey and would blend with the landscape. Overall, the proposal would be consistent with the purpose of the Black Snake Rural Village Specific Area Plan.

F5.6.1 Desired Future Character

There is no Acceptable Solution in F5.6.1 (A1). Therefore, the proposal relies on the following Performance Criteria (P1), which states below:

Development for a Single Dwelling or a Subdivision must be consistent with the statements of desired future character for the Black Snake Rural Village.

Comment:

The proposal is considered to satisfy the desired future character statements. The site will remain a semi-rural area that has dwellings set on large allotments with generous separation. The relevant consideration in terms of a single dwelling is that development does not intrude into the skyline when viewed from major public vantage points and colours and material blend with the natural landscape colours. The proposed gazebo is a small-scale development and would not dominate the landscape.

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

F5.6.7 Privacy

There is no Acceptable Solution in F5.6.7 (A1). Therefore, the proposal will need to rely on the related Performance Criteria (P1), which states:

Direct overlooking to main habitable rooms of other dwellings must be minimised by building layout, location, position of balconies and or verandahs, design of windows, screening devices and landscaping.

Comment:

There would not be any direct overlooking opportunity over neighbouring dwellings as the proposed gazebo would be approximately 73 m from the dwelling on the northern lot and this dwelling is on higher ground, limiting the view to the adjoining lot. Additionally, the proposed gazebo is more than 100 m away from the dwelling on

the eastern lot, which is plenty of distance to limit unreasonable impacts to privacy. In conclusion, there would be sufficient distance between the proposal and neighbouring dwellings to not unreasonably interfere with privacy of main habitable rooms of adjoining and nearby dwellings.

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

F5.6.9 View Sharing

There is no Acceptable Solution in F5.6.9 (A1). Therefore, the proposal will need to rely on the related Performance Criteria (P1), which states:

Where a scenic view can be obtained from a property subject to proposed development, as well as from nearby development, the proposed development must as much as possible minimise the loss of existing views enjoyed by the adjoining and nearby development and provide for an equitable share of the view in accordance with Figure F5.2 View Sharing

Comment:

The proposed gazebo would not impact the neighbouring lots' view because of the proposal's position on site and its overall height. The proposal located on the site would not block any scenic view such as bushland, water bodies and other important geographical features. As demonstrated in the Figures below, the proposed gazebo would not block the views from the neighbouring property.

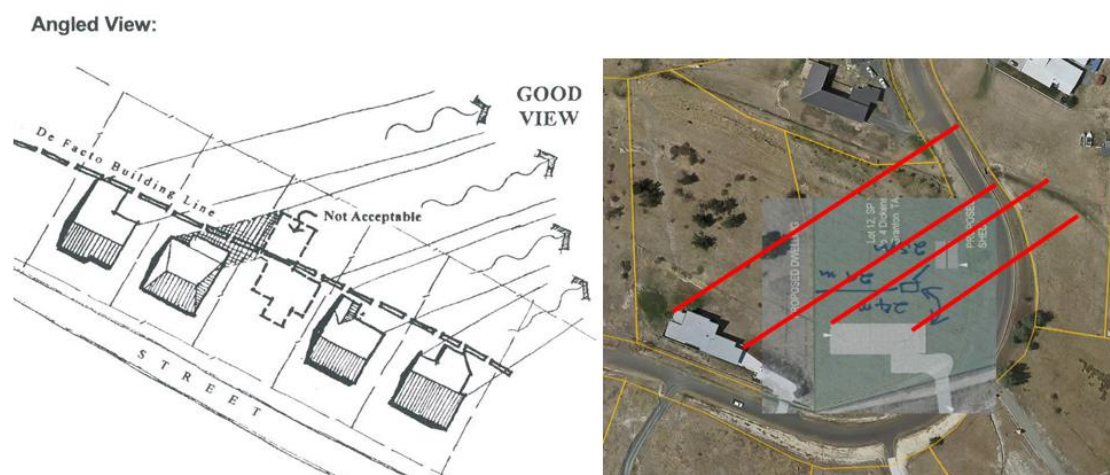
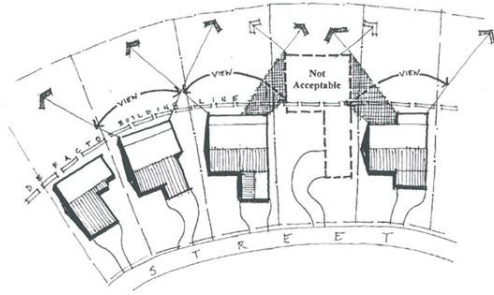


Figure 5: Comparison of the Angled View.

As shown in Figure 5 above, the proposed gazebo's location would not be within the neighbouring property's 'angled view'. It is assessed that the proposal would not block any of the neighbouring dwelling's important views. As a result, the proposal's location meets the performance criteria (P1) 'angled view' standard.

Wide View:

**Figure 6:** Comparison of the Wide View.

As shown in Figure 6 above, the proposed gazebo's location would not be within the neighbouring property's 'wide view'. The proposal would not block any of neighbouring property's important views. As a result, the proposal's location meets the 'wide view' standard under the performance criteria (P1).

Vertical View:

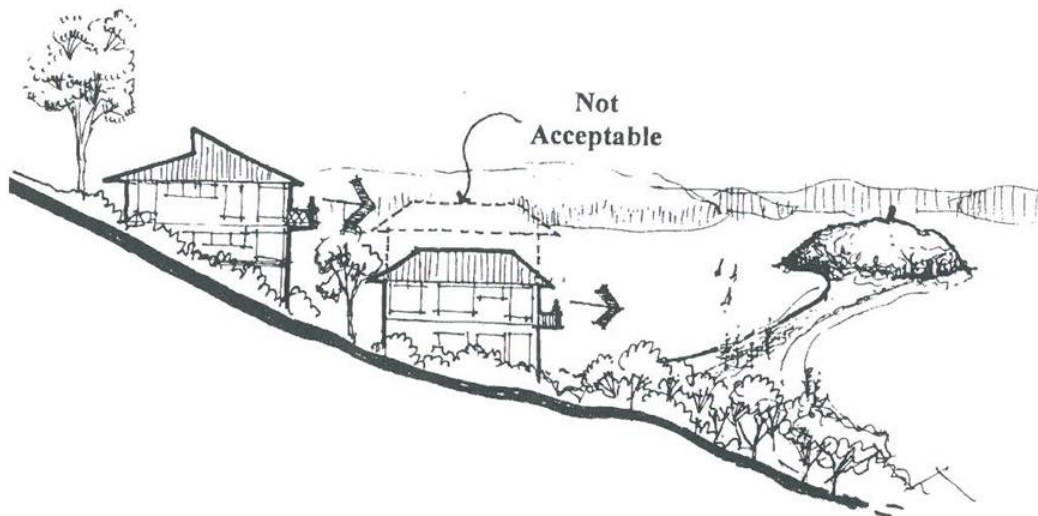
**Figure 7:** Vertical View.



Figure 8: *Photo of the site.*

As shown in Figure 7 and Figure 8, the proposal location of the gazebo would not be within the neighbouring property's 'vertical view'. The proposed gazebo would not block any of neighbouring property's important views. Additionally, the neighbouring dwelling would be on a higher contour level compared to the proposed gazebo with a 15 m differences.

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

F.5.6.11 Stormwater Flow

No acceptable solution is specified for the standard. Therefore, the proposal relies on Performance Criterion (P1), which states below:

Land which contains a water body, is subject to inundation, or is otherwise poorly drained, must not be developed for a single dwelling, unless:

- (a) all weather 2WD access is available to the land;*
- (b) the land contains a well-drained building site; and*
- (c) the development of the land does not impede the natural flow of waters on that land or on land in the vicinity.*

Comment:

The site does not contain a water body, is not identified as inundation-prone, or being on a ridgeline. Therefore, the site is considered not to be poorly drained. The proposed would not affect the accessibility of the site by vehicles or affect its ability to be well-drained. The proposal would not cause adverse downstream stormwater flow impacts.

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

INTERNAL REFERRALS

No internal referrals were deemed necessary.

EXTERNAL REFERRALS

No external referrals were deemed necessary.

REPRESENTATIONS

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

1. Height of the Gazebo.

The representor has raised concerns about the overall height of the proposed gazebo.

Planner's Comment:

The height of the proposed gazebo is 7.1 m, and it complies with the F5.6.2 Building Height acceptable solution (A1) where a height no greater than 8.5 m is required. Additionally, this issue has been previously addressed under the heading F5.6.9 View Sharing, where it has been demonstrated that the proposed would not block the neighbouring dwelling's mid-distance view.

2. State of the plans.

The representor states that the state of the plans of the proposal is not appropriate.

Planner's Comment:

While the proposal plans are not professionally drawn, the plans for the proposed gazebo still provide enough information to make a sound assessment of the proposal against applicable standards.

3. The Character of the Area.

The representor has raised concerns about how the proposed gazebo would not fit in with the character of the surrounding area.

Planner's Comment:

This issue has been previously addressed under the heading F5.6.1 Desired Future Character. The proposed gazebo has been assessed as not adversely impacting the area's desired future character. The site will still maintain a semi-rural lot with a low-density single dwelling form.

CONCLUSION

The proposal is for a new gazebo for a single dwelling at 4 Dickenson Drive, Granton. 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 Black Snake Rural Village Specific Area Plan, 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 received one representation. 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 Gazebo addition (single dwelling) at 4 Dickenson Drive Granton subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-21-039 and Drawing submitted on 26/02/2021 and 27/01/2021, except as otherwise required by this permit.
2. The maximum height of the gazebo must be no more than 7.1 m above natural ground level.

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.

Attachments/Annexures

- 1** GPA Attachment - 4 Dickenson Drive



APPENDIX A**Particular Purpose Zone 1 – Urban Growth Zone**

Standard	Acceptable Solution	Proposed	Complies?
32.4 Development Standards for Buildings and Works			
32.4.1 Buildings and works	A1 Development must comply with any of the following: <ul style="list-style-type: none"> (a) be for an addition to an existing dwelling, an ancillary dwelling or a home based business; (b) be for a single dwelling and is on a lot no more than 2,000 m² in size; (c) be of a temporary nature able to be readily removed prior to the development of the land for urban purposes. (d) 	The proposed development is for a Gazebo for a single dwelling which on a lot that is 7001m ² and is to be a permanent structure, needs to rely on performance (P1). <ul style="list-style-type: none"> (a) Not applicable – the proposal is not an addition to an existing dwelling, an ancillary dwelling and is not a home-based business (b) Does not comply – The proposed development is for a single dwelling; however, as the lot is 7001, it is unable to meet this standard. (c) Does not comply – will be a permanent structure. 	No – However, the Black Snake Rural Village specific area plan (SAP) overrides this standard. See Report for details.
32.5 Development Standards for Subdivision			
31.5.1 Subdivision	A1 No Acceptable Solution.	Not applicable – no subdivision proposed.	N/A

APPENDIX B**F5 Black Snake Rural Village Specific Area Plan**

Standard	Acceptable Solution	Proposed	Complies?
F5.6 Development Standards for Buildings and Works			
F5.6.1 Desired Future Character	A1 No acceptable solution	No acceptable solution	No
F5.6.2 Building Height	A1 The height of a dwelling must not be more than 8.5m.	Complies – the plans show the proposed gazebo to have a maximum height of 7.1 m	Yes
F5.6.3 Setback from Road Alignment Boundary	A1 Building setback from a road boundary must not be less than the distance specified in Table F5.1.	The proposed gazebo is a setback behind the proposed dwelling, which is more than 6 m from the road alignment boundary.	Yes
F5.6.4 Setback from a boundary other than a Road Alignment Boundary	A1 Building setback from a boundary (other than a road boundary) must not be less than the distance specified in Table F5.1.	The proposed gazebo is setback more than 29 m from the side boundary.	Yes
F5.6.5 Site Coverage	A1 Site coverage must not be more than: (a) for a lot with an area less than 2Ha: 300m ² plus 4% of the site area; (b) (b) for a lot with an area of 2ha or more: 400 m ² plus 4% of the site area.	The existing dwelling and shed footprint are 276.43 m ² . The proposed gazebo footprint – approximate 16 m ² . Total site coverage is 292.43 m ² Therefore, the proposed gazebo meets the acceptable solution (A1)	Yes
F5.6.6 Solar Access	A1 The principal private open space and windows to main living areas of each new dwelling and existing adjacent dwelling must receive at least 3 hours sunlight over at	Not applicable – no new dwelling proposed. The proposed gazebo is setback at a distance that would not affect sunlight enter the dwelling or the adjacent dwelling.	N/A

Standard	Acceptable Solution	Proposed	Complies?
	least part of its area between 9.00am and 3.00pm on 21st June.		
F5.6.7 Privacy	A1 No acceptable solution	No acceptable solution	No - Discretion
F5.6.9 View Sharing	A1 No acceptable solution.	No acceptable solution	No - Discretion
F5.6.10 Connection to Services	A1 All development for a single dwelling in the Black Snake Rural Village must be connected to reticulated water supply and sewer.	Not applicable – proposed is not a new dwelling.	Yes
F.6.11 Stormwater Flow	A1 No acceptable solution.	No acceptable solution	No – Discretion.

APPENDIX C

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

Standard	Acceptable Solution	Proposed	Complies?
	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.		N/A
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
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

Standard	Acceptable Solution	Proposed	Complies?
	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.		N/A
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.		N/A

APPENDIX D**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.	There are no changes to the number of on-site car parking previously approval under PLN-20-448.	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.		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

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.	No changes to the number of Vehicle Access points.	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.		N/A
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;		N/A

Standard	Acceptable Solution	Proposed	Complies?
	(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.		
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: (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.		N/A
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		N/A

Standard	Acceptable Solution	Proposed	Complies?
	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.		
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 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.		N/A
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.		
E6.7.1.13	A1		N/A

Standard	Acceptable Solution	Proposed	Complies?
Facilities for Commercial Vehicles	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.		
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 E

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.	The new impervious surfaces will be disposed of by gravity to public stormwater infrastructure.	Yes

Standard	Acceptable Solution	Proposed	Complies?
	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 more than 600m ²	N/A
	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.		N/A
	A4 A major stormwater drainage system must be designed to accommodate a storm with an ARI of 100 years.		N/A

7. PROPOSED USE AND DEVELOPMENT - ADDITION AND ALTERATION TO EXISTING SCHOOL (EDUCATIONAL AND OCCASINAL CARE) - 71 BOWDEN STREET GLENORCHY

Author: Planning Officer (Sylvia Jeffreys)

Qualified Person: Planning Officer (Sylvia Jeffreys)

Property ID: 5356583

REPORT SUMMARY

Application No.:	PLN-21-044
Applicant:	Luttrell Pyefinch Architects
Owner:	Guilford Young College
Zone:	Community Purpose
Use Class	Educational and Occasional Care
Application Status:	Discretionary
Discretions:	17.4.2 P1 Setback 17.43 P1 Design 17.4.4 P1 Passive Surveillance 17.4.5 P1 Landscaping E13.7.1 P1 and P2 Demolition E13.7.2 P1 to P6 Building and works other than Demolition E17.6.1 P1 Use of Signs E17.7.1 P1 Standards for Signs E17.7.1 P2 Standards for Signs E17.7.2 A1 Standards for signs on Heritage Places
<p>(The proposal meets all other applicable standards as demonstrated in the attached appendices)</p>	

Level 2 Activity?	No
42 Days Expires:	19 April 2021
Existing Land Use:	Educational and Occasional Care
Representations:	0
Recommendation:	Approval, subject to conditions

REPORT IN DETAIL

PROPOSAL

The application is for additions and alterations at Guilford Young College. The proposal relates to various buildings on the north-eastern side of the school property, between Bowden Street and Mill Lane. The proposed works include changes to two heritage listed buildings, namely Houghton House and The Barn. There would be also major landscaping works to improve the College's presentation to Mill Lane and to improve after hours vehicle access. The landscaping works would displace parking areas in front of B Block and in front of Houghton House. The parking is accommodated elsewhere on site. Two new signs and changes to fencing are also proposed at the Mill Street frontage. The proposed development comprises the following:

- Refurbishment of the learning area in The Barn, including an addition of a glazed link connection to B Block
- Redevelopment of the rear Houghton House
- Redevelopment and expansion of B-Block
- Expansion of the Bosco Centre Gymnasium with a double storey addition for health studies, including demolition of change rooms and addition of entry deck
- Addition of a new music learning room over existing Bosco practice room
- Landscaping improvements to the central courtyard, including removal of eight trees, upgrade of paving to improve main pedestrian access from Mill Lane, improvement of vehicle access from Mill Lane for the Performing Arts Centre, alteration to existing lighting, installation of wayfinding bollards and new front fence
- Two new wall signs, comprising a school crest on the wall of the Bosco Centre and the school name on the brick fence to face Mill Road

The areas of the proposed developments are shown in blue in Figure 1.



Figure 1: Proposal Plan – Luttrell Pyfinch Architects

The proposal is classed Educational and Occasional Care, which is a permitted use within the Community Purpose Zone. The application is discretionary for the front setback, design, passive surveillance, landscaping, signage and heritage.

SITE and LOCALITY

The subject property is Guilford Young College in Glenorchy, located at the western end of Bowden Street and with access from Mill Lane. The property has multiple titles, but the works are confined to CT124881/1. The affected buildings are B-Block, Bosco Centre, Houghton House, and The Barn. The property is surrounded by residential development to the east, industrial development to the north and adjoins Humphreys Rivulet to the west. The property is shown in Figure 2.



Figure 2: Subject Site - TheList - March 2021

ZONE

The subject property is within the Community Purpose Zone and adjoins the Inner Residential Zone to the east, the Light Industrial Zone to the north and the Environmental Management Zone to the west.

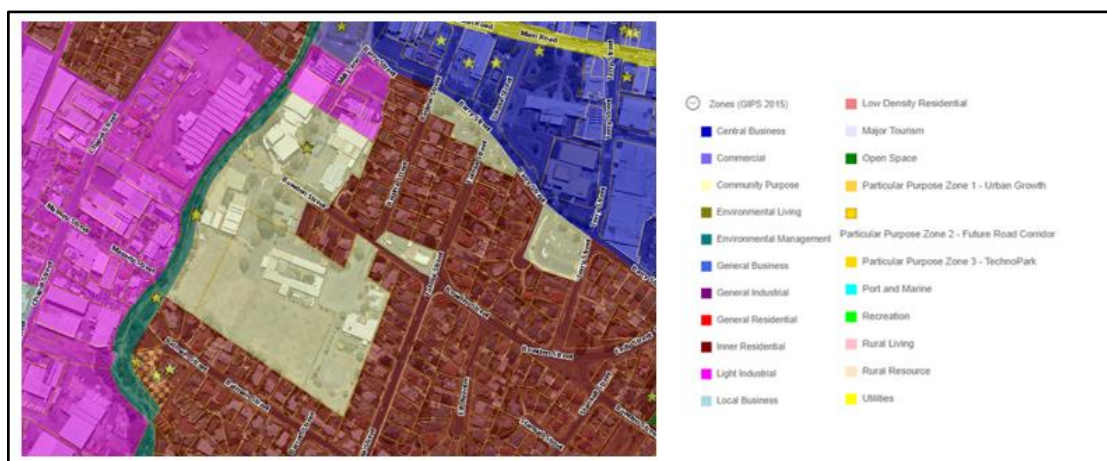


Figure 3: Zoning Map – TheList - March 2021

BACKGROUND

Planning Scheme

The application was valid on 04/02/21 so that Version No 33 of the *Glenorchy Interim Planning Scheme 2015* applies, which is an earlier version prior to recent changes becoming effective on 22/02/21.

Supporting Documents

The following supporting documents have been submitted:

- Heritage Impact Assessment by Praxis Environment, January 2021

- Heritage Management Strategy – Houghton House by Praxis Environment, June 2020
- Statement of Archaeological Potential Development Impact Assessment & Archaeological Mitigation Strategy – by Praxis Environment, September 2013
- Statement of External Lighting Intent by Coordinated Engineering Services, 21 December 2020
- Landscape Upgrade - Arborist Assessment by Element Tree Services, 30 November 2020

Permits

Many permits have been granted for the site, with the most relevant being as follows:

- PLN-13-178 and amendment - Additions to Education Establishment (performing arts centre), Heritage Listed site, with variation to carparking and within 30m of a listed watercourse and within a flood prone area. – Approved 2013-12-09

This permit adopted the existing requirement of 91 parking spaces from a previous permit (DA 31-01) and calculated 178 spaces for the performing arts centre after school hours, which included overflow parking. There was no condition regarding the number of parking spaces, as existing spaces were utilised.

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 following codes apply and prevail over the relevant Zone provisions if there is any conflict.

- E5.0 Road and Railway Assets Code
- E6.0 Access and Parking Code
- E7.0 Stormwater Management Code
- E13.0 Historic Heritage Code
- E15.0 Inundation Prone Areas Code
- E17.0 Signs Code

Use Class Description (Table 8.2):

The proposal is in connection with an existing school, which is classed Educational and Occasional Care as defined in Table 8.2 as follows:

Educational and occasional care

use of land for educational or short-term care purposes. Examples include a childcare centre, day respite facility, employment training centre, kindergarten, primary school, secondary school and tertiary institution.

Other relevant definitions (Clause 4.1):

There are no definitions of special relevance to this application in 4.1 Planning Terms and Definitions.

Discretionary Use or Development

The application is discretionary under Clause 8.8 as follows:

- (a) *The planning authority has discretion to refuse or permit a use or development if:*
- (b) *the use is within a use class specified in the applicable Use Table as being a use which is discretionary;*
- (c) *the use or development complies with each applicable standard but relies upon a performance criterion to do so; or*
- (d) *it is discretionary under any other provision of the planning scheme,*
- (e) *and the use or development is not prohibited under any other provision of the planning scheme.*

The proposal is discretionary under (b) above as it relies on Performance Criteria as follows:

- 17.4.2 P1 Setback

- 17.43 P1 Design
- 17.4.4 P1 Passive Surveillance
- 17.4.5 P1 Landscaping
- E13.7.1 P1 and P2 Demolition (heritage)
- E13.7.2 P1 to P6 Building and works other than Demolition (heritage)
- E17.6.1 P1 Use of Signs
- E17.7.1 P1 Standards for Signs
- E17.7.1 P2 Standards for Signs
- E17.7.2 A1 Standards for signs on Heritage Places

Part C: Special Provisions

No special provisions apply.

Part D: Zones

The land is within the Community Purpose 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 Community Purpose zone in 17.1 is as follows:

To provide for key community facilities and services where those facilities and services are not appropriate for inclusion as an associated activity within another zone.

To ensure land required for future public use is protected from inappropriate use or development.

To encourage multi-purpose, flexible and adaptable social infrastructure to respond to changing and emerging community needs.

Comment

The proposal is considered to accord with the above zone purpose, because it is in association with an existing school.

Use Table

The use class Educational and Occasional Care is permitted within the Community Purpose Zone in 17.2 Use Table.

Use Standards

The use standards in clause 17.3 apply to this proposal and covers hours of operations, noise, lighting, commercial vehicles and objectives for discretionary uses. The use complies with the relevant standards, as demonstrated in the attached appendix.

Development Standards for Residential Buildings & Works

The application accords with all relevant acceptable solutions as demonstrated in the attached appendix, except as follows:

17.4.2 A1 Setback

The application does not accord with the acceptable solution in 17.4.2 A1 with respect to the front setback. Therefore, the proposal relies on the related performance criteria as follows:

17.4.2 P1 Setback

Building setback from frontage must satisfy all of the following:

- (a) be consistent with any Desired Future Character Statements provided for the area;*
- (b) be compatible with the setback of adjoining buildings, generally maintaining a continuous building line if evident in the streetscape;*
- (c) enhance the characteristics of the site, adjoining lots and the streetscape;*
- (d) provide for small variations in building alignment only where appropriate to break up long building facades, provided that no potential concealment or entrapment opportunity is created;*
- (e) provide for large variations in building alignment only where appropriate to provide for a forecourt for space for public use, such as outdoor dining or landscaping, provided that no potential concealment or entrapment opportunity is created and the forecourt is afforded very good passive surveillance.*

Comment

The application includes an expansion of the Bosco Centre Gymnasium with a double storey addition for health studies. The proposed addition would have a skillion roof that ranges in height between 6.6m and 8.2 m. The addition would be 9 m wide and would be mostly situated on the shared boundary with 8 Mill Lane. However, a small portion of 1.2 m would be situated on the frontage boundary that adjoins the road reserve of Mill Lane. The acceptable solution requires a setback of 5m. The setback and streetscape are shown in Figure 4.

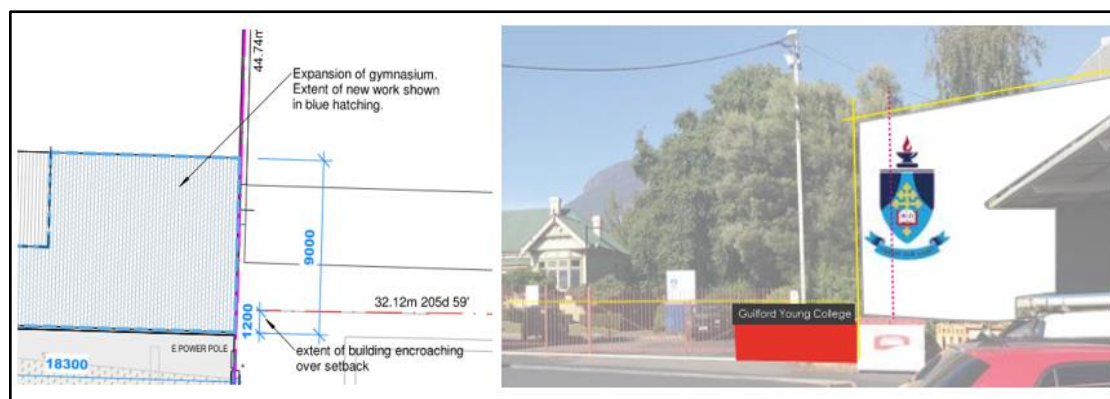


Figure 4: Bosco Centre Expansion - Luttrell Pyfinch Architects

It is considered that the proposed setback accords with the above performance criteria for the following reasons:

- There are no desired future character statements for the Community Purpose zone.
- The performance criteria require that a continuous building line is generally maintained, if evident in the streetscape. The location of the property is at the end of the street, which means that there is no existing building line fronting the street.
- The performance criteria require that there be a small variation in the building alignment only. With respect to the proposed addition, there is no existing building alignment with respect to the frontage setback, because the property is situated at the end of the street. The new addition follows the existing building line of the Bosco Centre, although that building line is not establishing the frontage setback, as it is on a shared boundary and not on the frontage boundary.
- The performance criteria allow for large variation in building alignment for a forecourt or similar. The proposed addition would be on the boundary and would not have a setback greater than 5m, so that this criterion is not relevant.

Overall, the above performance criteria are tailored to maintain a continuous building line, which in this case does not apply. However, the objective is that building setbacks contribute positively to the streetscape. It is considered that the proposed setback would not adversely affect the existing streetscape. The new section of the building is viewed together with an industrial building that sits in front of the addition and has an awning over the loading dock so that the proposed addition would not be dominant. In addition, the proposed extension encroaches only by 1.2m on the frontage setback and is relatively low in scale, so as not to adversely impact on the streetscape.

17.4.3 A1 Design

The application does not accord with the acceptable solution in 17.4.3 A3 with respect percentage of window and door openings. Therefore, the proposal relies on the related performance criteria as follows:

- (a) 17.4.3 A1 Design*
- (b) 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 proposal includes changes to various buildings, but only the expansion of the Bosco Centre faces a public street. The proposed addition has a 1.2m-wide portion of the building that faces the end of Mill Lane. This portion of the building does not have any openings but would have a school logo on the wall. As part of the changes to the Bosco Centre, a new glazed entry and large windows are proposed that will address the new internal shared path. The relevant elevations are shown in Figure 5.

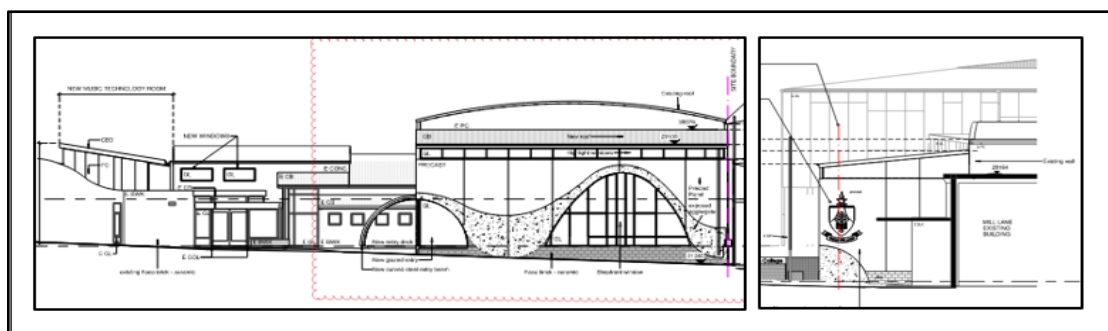


Figure 5: Bosco Centre - East and North Elevation-Luttrell Pyfinch Architect

It is considered that the proposal accords with the above performance criteria for the following reasons:

- The proposed addition is only a small part of a building, which otherwise will address an internal access way that is accessible by the school population. The school office is on Bowden Street and addresses that street. Therefore, it is considered that the proposal satisfies (a) above.
- Whilst there would be no windows on the street facing part of the addition, it is considered that public surveillance would be available from the new windows and doors of the Bosco Centre, which could be argued is the front façade of the building. Therefore, it is considered that the proposal satisfies (b) above.
- The proposed changes to the Bosco Centre include a new entrance, large windows and architectural detail that would address the internal access way and comprises the front wall of the building. However, this results in the new addition not having windows and doors on the elevation facing Mill Lane. There would be a sign with the school crest on the wall facing the street, which would break up the expanse of blank wall. In addition, the relevant section of wall is only 9m-wide so that the expanse of blank wall would be quite limited. Therefore, it is considered that the proposal satisfies (c) above.
- With respect to the remaining criteria relating to rooftop infrastructure, awnings, shutters and character statements, these matters are not relevant in this instance.

Therefore, the proposal complies with the standard through the performance criteria.

17.4.4 A1 Passive Surveillance

The application does not accord with the acceptable solution in 17.4.4 A1 with respect to passive surveillance. Therefore, the proposal relies on the related performance criteria as follows:

17.4.4 P1 Passive Surveillance

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 proposal includes changes to various buildings, but only the expansion of the Bosco Centre faces a public street. As discussed earlier, the changes include a new entrance to the internal access way, so that there would be no doors and windows on the elevation facing Mill Lane. The main entrance of the school is the existing school office that faces Bowden Street, which would not change. The new entrance of the Bosco Centre would be clearly visible from other nearby school buildings. There are windows of existing school buildings which overlook both Bowden Street and Mill Lane that aid in passive surveillance. There would be new lighting to illuminate the new pedestrian and vehicle accesses, which would increase safety in the school grounds. The new access shared path would be located to provide for high visibility for users and would be overlooked by the east elevation of the Bosco Centre, as well as from other school buildings.

Therefore, the proposal complies with the standard through the performance criteria.

17.4.5 A1 Landscaping

The application does not accord with the acceptable solution in 17.4.5 A1 with respect to providing landscaping along the frontage. Therefore, the proposal relies on the related performance criteria as follows:

17.4.5 P1 Landscaping

Landscaping must be provided to satisfy all of the following:

- (a) enhance the appearance of the development;*
- (b) provide a range of plant height and forms to create diversity, interest and amenity;*
- (c) not create concealed entrapment spaces;*
- (d) be consistent with any Desired Future Character Statements provided for the area.*

Comment

The proposal includes extensive landscaping, albeit not at the frontage to Mill Lane. There would be two trees lost near the Mill Lane frontage. There would be replacement trees within 12m of the frontage, as well as improvements to the front garden at Houghton House. The proposed landscaping is shown in Figure 6.



Figure 6: Landscape Design - Susan Small Landscape Architects

It is considered that the proposed landscaping design accords with the above performance criteria. The landscaping would enhance the proposed development, provide a range of plants, including trees, and would not create entrapment spaces. There are no desired future character statements for the Community Purpose zone.

Therefore, the proposal complies with the standard through the performance criteria.

Part E: Codes

The following codes of the Scheme apply to this proposal:

E5.0 Road and Railway Assets Code

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

E6.0 Access and Parking Code

The proposal accords with all acceptable solutions as demonstrated below and in the attached Appendix.

E6.6.1 A1 Number of Car Parking Spaces

The proposal includes a parking plan showing 114 line-marked parking spaces and a further 70 overflow spaces, of which 49 would be on a hard surface and 21 on a grassed area. These spaces would be available after the loss of 24 spaces from the

proposed works. The application states that there would be 54 full time equivalent staff and 330 students at a maximum. The required number of parking spaces in clause E6.6.1 A1 Number of Car Parking Spaces are as follows:

Use Class: Educational and occasional care		
Secondary school	0.67	for each employee and a pickup and set down area with 1 space for each 30 students and 1 space for each 10 students aged over 17

The calculations are as follows:

- 0.67 spaces for each employee – 54 staff x 0.67 = 37 spaces
- 330 students (assuming all over 17) = 33 spaces
- 330 students pickup/set down = 11 spaces

This is a total of 81 spaces

There would be 73 spaces available for the campus, as well as 51 spaces in the parish carpark and further 70 overflow spaces. The above calculations do not account for the Performing Arts Centre, which is only permitted to operate outside school hours, other than for school assemblies, so that onsite parking is available. The required after hours parking for the performing arts centre was for 178 spaces, which included overflow parking. There would be 184 spaces in total available, so that there would be sufficient parking available, despite the loss of parking.

Therefore, the proposal accords with the acceptable solution in E6.6.1 A1 Number of Car Parking Spaces and there is no discretion in relation to the number of carparking spaces.

E7.0 Stormwater Management Code

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

E11.0 Waterway and Coastal Protection Code

Part of the school site is covered by the mapped Waterway and Coastal Protection Code as shown in Figure 4.

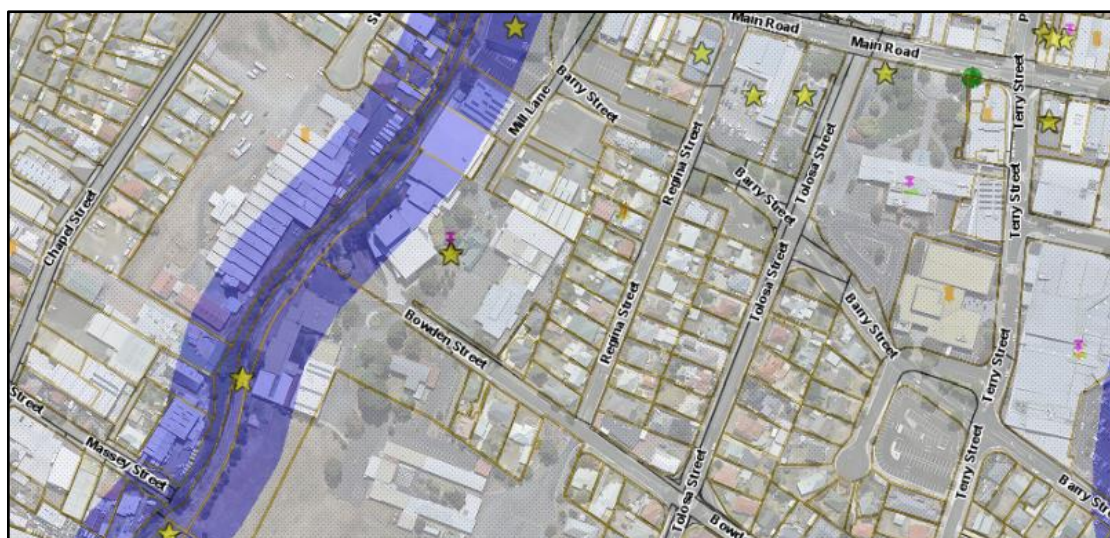


Figure 7: Waterway and Coastal Protection Overlay – TheList – March 2021

E11.7.1 Buildings and Works

The proposal includes works on the Bosco Centre, which are technically within the mapped overlay, albeit the works would be on the second floor of an existing building and would not have any effect on the watercourse. Therefore, it is considered that the provisions in clause E11.7.1 A1/P1 are not applicable.

E15.0 Inundation Prone Areas Code

Part of the school site is covered by the Inundation Prone Areas Reference Overlay as shown in Figure 5.



Figure 8: Inundation Prone Areas Reference Overlay - TheList Feb 2021

The additions to the Bosco Centre are within the affected area. The proposal accords with all relevant Acceptable Solutions as demonstrated in the attached Appendix.

E13.0 Historic Heritage Code

The relevant title area is covered by the Heritage Reference Overlay, as shown in Figure 6. The site is listed locally with the Glenorchy City Council, so that the Historic Heritage Code applies. A full assessment against the applicable provisions is provided in the Heritage Assessment under the Referrals section later in this report.



Figure 9: Heritage Reference Overlay – TheList Feb 2021

E17.0 Signs Code

The proposal includes two wall signs. One of the signs would be painted on the north wall of the proposed Bosco Centre extension, facing Mill Lane. The other sign would be on the new fence, facing Mill Lane. The sign on the Bosco Centre wall would display the school crest and measure 1.5 m by 3 m (4.5 m²). The other sign would be part of the new school fence would read Gilford Young College in white letters on a black background. The sign would be 0.45m wide and 3.9m long (1.75 m²). The proposed signage is shown in Figure 10.



Figure 10: Proposed Signage - Luttrell Pyfinch Architect

E17.3 Definition of Terms

The proposed signs fall within the following definition:

Wall Sign	means a sign painted on or attached parallel to the wall of a building or fence surrounding a building.
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E17.6 Use Standards

The application accords with all relevant Acceptable Solutions as demonstrated in the attached Appendix, except as follows:

E17.6.1 A1 Use of Signs

The proposed signage does not accord with the acceptable solution in clause E17.6.1 A1 as the signs are not permitted in Table E1.17.3. Therefore, the proposal relies on the related performance criteria as follows:

E17.6.1 P1 Use of Signs

A sign must be a discretionary sign in Table E.17.3.

Comment

The proposed signs are classed as wall signs, and are discretionary within the Community Purpose zone, in Table E17.3.

E17.7 Development Standards

The application accords with all relevant acceptable solutions as demonstrated in the attached Appendix, except as follows:

E17.7.1 A1 Standards for Signs

The proposed signage does not accord with the acceptable solution in E17.7.1 A1 with respect to signage standard and discretionary status within the zone. Therefore, the proposal relies on the related performance criteria as follows:

E17.7.1 P1 Standards for Signs

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 proposed signage has a discretionary status within the Community Purpose zone. In addition, one of the wall signs is greater than 4 m², which does not accord with the sign standard where the maximum is 2 m² and causes a discretion. Nevertheless, it is considered that the proposed signage accords with the above performance criteria. The signs would be integrated into the design of the building and the fence, would be of modest proportions and are not considered to dominate the streetscape. The signage would be professionally fashioned and would not result in any loss of amenity to neighbouring properties or visual clutter. The proposed signage would not create a safety hazard as it would not obscure or represent any statutory sign or contain flashing lights.

Therefore, the proposal complies with the standard through the performance criteria.

E17.7.1 A2 Standards for Signs

The proposed signage does not accord with the acceptable solution in E17.7.1 A2 (a) as there would be more than one sign of each type facing Mill Lane. Therefore, the proposal relies on the related Performance Criteria as follows:

E17.7.1 P2 Standards for Signs

The number of signs per business per street frontage must:

(a) minimise any increase in the existing level of visual clutter in the streetscape; and where possible, shall reduce any existing visual clutter in the streetscape by replacing existing signs with fewer, more effective signs;

(b) reduce the existing level of visual clutter in the streetscape by replacing, where practical, existing signs with fewer, more effective signs;

(c) not involve the repetition of messages or information.

Comment

There would be more than one sign of the same signage type for the Mill Lane frontage, as both signs are classed as wall signs. Nevertheless, it is considered that the proposed signage accords with the above performance criteria. The proposed signs would display different messages and are designed to identify the school property. As such, it is not considered that there would be visual clutter or repetitive messages.

Therefore, the proposal complies with the standard through the performance criteria.

E17.7.2 A1 Standards for signs on Heritage Places

There is no acceptable solution for this standard, therefore the proposal relies on the related performance criteria in clause E17.7.2 P1. The performance criteria are assessed within the Heritage Assessment under the Referrals section later in this report.

PART F: Specific Area Plans

No specific area plan applies.

INTERNAL REFERRALS**Development Engineer*****Comments***

The proposal is for the redevelopment and expansion of existing facilities at Guilford Young College at 71 Bowden Street Glenorchy.

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 development. 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 E5.5.1 A3. The site can be accessed off the existing vehicle crossing, and no new access is proposed; this complies with A1 and A2 under the Clause E5.6.2.

E6.0 Parking and Access Code

The submitted plans indicate that it is proposed to upgrade and improve the landscaping. To facilitate these new landscape elements, it is proposed to remove an existing impervious area adjacent to Houghton House currently utilised for parking. An assessment of the carparking requirement to meet the Parking and Access Code for this facility found that eighty-one (81) spaces are required, the site currently has one hundred and fourteen (114) designated spaces and an identified paved area proposed for overflow parking to accommodate 49 cars. The development complies with Code E6 Parking and Access Code and 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 impervious surfaces will connect by gravity to the available stormwater connection.

Other*E3.0 Landslide Code*

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

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

Other*E3.0 Landslide Code*

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

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 clause E11.7.1 A4.

E15.0 Inundation Prone Areas Code

The modelling undertaken by Council on the Humphreys Rivulet catchment indicates that approximately 26% of the site is flood prone. The documented flood modelling does not impact any of the areas proposed for building works, carparking on the boundary adjacent to the rivulet (eighteen spaces) during a 1% AEP (100yr ARI) storm event will be subject to an estimated flood depth of 200mm. The risk to users of this carpark is considered acceptable.

Heritage Officer**HERITAGE LISTINGS:***Glenorchy Interim Planning Scheme 2015 (GIPS) – Heritage Place*

Table E13.1 REF No.	Street Address	Property Name	General Description
0204	71 Bowden Street, Glenorchy	Guilford Young College	Houghton House, barn and site of early tannery

BRIEF DESCRIPTION OF PLACE, HISTORICAL CONTEXT & SIGNIFICANCE:

Description: Houghton House is a substantial Victorian Georgian residence dating from the 1840s with various 1890s to 1920s additions and modifications. The front of the building has a north-easterly aspect and addresses Mill Lane. Aside from a grassed expanse which gives way to carparking, there is no garden front to speak of. The immediate setting to the sides and rear is a stark contrast between carparking and clusters of modern school buildings to the east and south, and a landscaped area

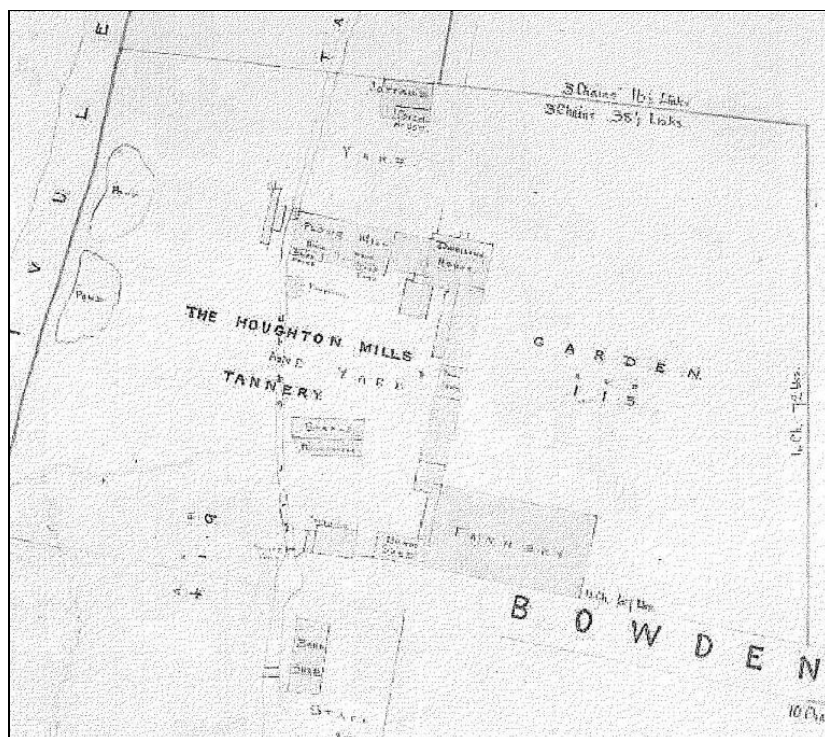
containing mature exotic trees to the west and north-west. The latter provides a visual screen between the modern Bosco Centre and the historic building.

The building commonly referred to as Houghton Barn retains its built form but has been substantially modified and adapted for College use.

Both structures had their origins in the former Houghton Mills and Tannery complex and are presently part of the Guilford Young College campus.

Brief History: The subject site formed part of a 100acre land parcel with access to Humphrey's Rivulet granted to Dr Matthew Bowden in 1808. At that time the area was known as O'Brien's Bridge. Bowden arrived in the colony as an assistant surgeon with Collins' party in 1804. Following his death in 1814, the management of his estate passed to his two eldest sons. In 1836, W.H. Bowden advertised a position in the *Colonial Times* newspaper for an experienced miller to work at Houghton Mills, O'Brien's Bridge. In 1839 the *Hobart Town Courier* reported that flour from Houghton Mills was available at market. In 1840, the property was advertised for sale by auction. The description included the cottage residence 'newly built', the mill (millstones, machinery and fit-out), extensive granary, store and abundant year-round supply of water.

An undated but detailed plan compiled during the 1840s – 1850s shows an array of buildings, ponds and a mill race. A tannery had been added to the complex by 1851 and the place is now described as Houghton Mills and Tannery.



Houghton Mills and Tannery 1840s – 1850s (Source: TAHO, NS 1305/1).

In the late 1850s the property changed hands with William Murray (of nearby 'Murrayfield') assuming ownership. In 1872 the complex - expanded and improved by Murray - was described in minute detail in the *Mercury*. Flour milling and tanning of hides using an extract from black wattle bark milled on site were the principal activities. The complex was still operating in 1885, however, by 1898 the enterprise appears to have been in decline.

In 1913, the *Mercury* reported that a large apple store had been erected on the site of the tannery and demolition of the old mill was imminent.

The site was subsequently used for agriculture and orcharding although a number of the industrial phase buildings survived well into the 1940s.

Conversion of the site for educational purposes commenced in the late 1960s and has continued to evolve.

Houghton House and barn, two remnants of the Houghton Mills and Tannery complex, survive as extant features and have been incorporated into the school complex.

Significance: Houghton House and Barn are significant as the only remaining extant elements of the former Houghton Mills and Tannery complex – one of Glenorchy's major, early industries operating from the 1830s until the turn of the 20th Century – the greater part of which potentially survives in subsurface archaeological contexts.

Houghton House exhibits the principal characteristics of a Victorian Georgian residence dating from the 1840s, altered and extended between the 1890s and circa 1920.

Houghton barn exhibits the principal characteristics of a modified and adapted 19th century utilitarian building.

The place is significant for its association with:

(a) two prominent figures; original grantee, Dr Matthew Bowden (assistant surgeon to Collins' party, 1804) and William Murray, well-known local citizen and businessmen with a variety of agricultural and industrial interests, and,

(b) Catholic educational institutions since the 1960s.

References:

Praxis Environment, June 2020. Heritage Management Strategy, Houghton House, Glenorchy. Unpublished report prepared for Guilford Young College.

Praxis Environment, January 2021. Heritage Impact Assessment, Houghton House, Glenorchy. Unpublished report prepared for Luttrell Pyefinch Architects obo Guilford Young College.

SCOPE OF PLANNING PERMIT APPLICATION

The Application is for an expansive program of development and works involving:

- Redevelopment including adaptations and connections to the rear of historic Houghton House,
- Refurbishment of the historic Barn,
- Landscaping and upgrading of surfaces,
- Redevelopment and expansion of B-Block with a covered link to the Barn,
- Expansion of the Bosco Centre Gymnasium,
- Addition of a new music room over the existing Bosco practice rooms,
- New fencing and signage addressing Mill Lane.

The Application is informed by a professionally prepared and detailed Heritage Management Strategy and Heritage Impact Statement.

SUMMARY ASSESSMENT AGAINST APPLICABLE GIPS 2015 DEVELOPMENT STANDARDS FOR HERITAGE PLACES (E.13.7)

E13.7.1 – Demolition	
Objective - To ensure that demolition in whole or part of a heritage place does not result in the loss of historic cultural heritage values unless there are exceptional circumstances.	
<i>P1: Demolition must not result in the loss of significant fabric, form, items, outbuildings or landscape elements that contribute to the historic cultural heritage significance of the place unless all of the following are satisfied;</i>	
Performance Criteria	Comments
<p><i>(a) there are, environmental, social, economic or safety reasons of greater value to the community than the historic cultural heritage values of the place;</i></p> <p><i>(b) there are no prudent and feasible alternatives;</i></p> <p><i>(c) important structural or façade elements that can feasibly be retained and reused in a new structure, are to be retained;</i></p> <p><i>(d) significant fabric is documented before demolition.</i></p>	<p><u>Houghton House</u>: Impacts to significant fabric including sections of wall associated with the eastern wing and the later west wing are assessed in the context of a school environment. Accepting that, and the notion that 'doing nothing' is neither prudent or feasible in this context, the proposed changes are considered essential to activation of the rear wings of Houghton House for educational purposes. Documentation in the form of a Heritage Management Strategy has been provided and serves as a detailed illustrated extant record of the evolved building. A condition is recommended to ensure that demolition be undertaken with due care so as to enable further investigation and salvage of significant heritage fabric as and wherever recommended in the Praxis Environment Heritage Impact Assessment dated January 2021.</p>

	<p><u>Barn</u>: Removal of sheet metal cladding to gable and an existing timber-framed window (both non-significant elements).</p> <p><u>Removal of trees and landscaping</u>: Trees identified for removal and surfaces proposed for removal to make way for upgrade assessed as being of no heritage significance.</p>
<p><i>P2: Demolition must not result in the loss of significant archaeological evidence associated with the Heritage Place unless all of the following are satisfied:</i></p>	
<p><i>(a) there are, environmental, social, economic or safety reasons of greater value to the community than the historic cultural heritage values of the place;</i></p> <p><i>(b) there are no prudent and feasible alternatives;</i></p> <p><i>(c) the archaeological potential is understood and impacts to archaeological evidence are managed in accordance with an archaeological method statement.</i></p>	<p>Impacts to sub-surface archaeological features are assessed in the context of a school environment offering the potential for educational and community benefits. Accepting that, and the notion that 'doing nothing' is neither prudent or feasible in this context, the proposed works (superficial in most instances) are considered acceptable. A condition is recommended to ensure an appropriate level of archaeological oversight, monitoring and, where necessary, investigation is undertaken in selected locations.</p>

E13.7.2 – Building and Works other than Demolition.

Objective - To ensure that development at a heritage place is:

- (a) undertaken in a sympathetic manner which does not cause loss of historic cultural heritage significance; and
- (b) designed to be subservient to the historic cultural heritage values of the place and responsive to its dominant characteristics.

Performance Criteria	Comments
<p><i>P1: Development must not result in any of the following:</i></p>	
<p><i>(a) loss of historic cultural heritage significance to the place through incompatible design, including in height, scale, bulk, form, fenestration, siting, materials, colours and finishes;</i></p> <p><i>(b) substantial diminution of the historic cultural heritage significance of the place through loss of significant streetscape elements including</i></p>	<p><u>Houghton House</u>: The proposal is:</p> <ul style="list-style-type: none"> - Focussed to the rear, preserving views of the front of Houghton House. - Compatible by design in all respects. - Complemented by a landscape design that screens new work and will retain the visibility of Houghton House from Mill Lane.

<p><i>plants, trees, fences, walls, paths, outbuildings and other items that contribute to the significance of the place.</i></p>	<p>- Informed by a detailed Heritage Management Strategy.</p> <p><u>Barn</u>: The proposed integration of the barn with the new B-block design, is compatible by design and will ensure the structure remains legible as an identifiably historic element within the school campus. A condition is recommended to ensure that attachment of covered linkway to the barn is independently supported or secured to mortar joints rather than face brickwork. Other modifications, including replacement of western gable end sheet metal cladding with colorbond steel cladding and the installation of a new timber framed window larger in area than the existing timber framed windows will, in broad terms, replace what is there now without any appreciable adverse heritage impact.</p> <p><u>Landscaping</u>: The upgraded landscape design is essential to the success of the proposal. It includes interpretive surface treatments aimed at highlighting early building locations, new plantings that will screen new buildings and re-orientation of the carpark in front of Houghton House so as to be less intrusive.</p>
<p><i>P2: Development must be designed to be subservient and complementary to the place through characteristics including:</i></p>	
<p><i>(a) scale and bulk, materials, built form and fenestration;</i></p> <p><i>(b) setback from frontage;</i></p> <p><i>(c) siting with respect to buildings, structures and listed elements;</i></p> <p><i>(d) using less dominant materials and colours.</i></p>	<p><u>Houghton House</u>: The proposed new additions are appropriately sited to the rear of the building and are appropriate in both scale and built form.</p> <p><u>Barn</u>: The proposed modifications to the west gable end of the barn essentially replicate what is already there, with some inconsequential changes in materials and scale.</p> <p>The Proposed new covered way connecting B Block to the Barn is a relatively discrete, glazed/near-flat roofed – subservient - link that will enable the barn to remain evident as an identifiably historic feature of the campus.</p> <p><u>Landscaping</u>: Generally low key (subservient) and complements the historic heritage values through screening of new development and creative use of surface finishes as interpretive devices.</p>

<i>P3: Materials, built form and fenestration must respond to the dominant heritage characteristics of the place, but any new fabric should be readily identifiable as such.</i>	
	All the proposed new work is appropriately responsive to the heritage character of Houghton House and Barn but will be readily identifiable as new and will not intrude upon the overall heritage character of the place.
<i>P4: Extensions to existing buildings must not detract from the historic cultural heritage significance of the place.</i>	
	None of the new extensions to Houghton House nor the proposed new glazed link connecting B Block to the Barn will detract from the historic cultural heritage significance of the Place.
<i>P5: New front fences and gates must be sympathetic in design, (including height, form, scale and materials), to the style, period and characteristics of the building to which they belong.</i>	
<i>Acceptable solution A5: New front fences and gates must accord with original design, based on photographic, archaeological or other historical evidence.</i>	The new front fence to Mill Lane is contemporary but sympathetic to the extent that it is of a height and transparency that is non-intrusive upon key views of Houghton House.
<i>P6: The archaeological potential is understood and impacts to archaeological evidence are managed in accordance with an archaeological method statement.</i>	
	The archaeological potential of the place has been comprehensively and professionally assessed. A condition is recommended to ensure an appropriate level of archaeological oversight, monitoring and, where necessary, investigation is undertaken in selected locations.

E13.7.3 – Subdivision.

Objective - To ensure that subdivision of part of a heritage place maintains cohesion between the elements that collectively contribute to an understanding of historic cultural heritage values, and protects those elements from future incompatible development.

P1: A proposed plan of subdivision must show that historic cultural heritage significance is adequately protected by complying with all of the following:

Performance Criteria	Comments
<i>(a) ensuring that sufficient curtilage and contributory heritage items (such as</i>	Criterion P1 (a) – (d) has been applied and found not to be pertinent to this Application

<p><i>outbuildings or significant plantings) are retained as part of any title containing heritage values;</i></p> <p><i>(b) ensuring a sympathetic pattern of subdivision;</i></p> <p><i>(c) providing a lot size, pattern and configuration with building areas or other development controls that will prevent unsympathetic development on lots adjoining any titles containing heritage values, if required.</i></p> <p><i>(d) designing the layout of the proposed subdivision so as to include archaeological evidence within sufficient curtilage established for heritage values on the one allotment in any subdivided title to ensure historic cultural heritage significance and associations are maintained in cohesion.</i></p>	<p>because the proposal does not involve subdivision.</p>
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SUMMARY ASSESSMENT AGAINST APPLICABLE GIPS 2015 STANDARDS FOR SIGNS ON HERITAGE PLACES SUBJECT TO THE HERITAGE CODE (E.17.0)

<p>E17.7.2 – Standards for signs on Heritage Places subject to the Heritage Code or within Heritage Precincts or Cultural Landscape Precincts</p> <p>Objective - To ensure the size, design and siting of signs complements and does not impact on the cultural heritage significance of places or precincts listed in the Historic Heritage Code.</p>	
<p><i>P1: A sign on a Heritage Place listed in the Historic Heritage Code or within a Heritage Precinct or Cultural Landscape Precinct must satisfy all of the following:</i></p>	
Performance Criteria	Comments
<p><i>(a) be located in a manner that minimises impact on cultural heritage significance of the place or precinct;</i></p>	<p>Proposed signage at the entry to the campus from Mill Lane is bold and contemporary but appropriately sited so as not to intrude upon appreciation of Houghton House.</p>
<p><i>(b) be placed so as to allow the architectural details of the building to remain prominent;</i></p>	<p>The placement (ie location) of the proposed signage on modern constructions will not interfere in any way with the</p>

	architectural details of Houghton House.
<i>(c) be of a size and design that will not substantially diminish the cultural heritage significance of the place or precinct;</i>	The proposed signage is bold and large but will not diminish the significance of the Place.
<i>(d) be placed in a location on the building that would traditionally have been used as an advertising area if possible;</i>	Not applicable – no signage is proposed for Houghton House.
<i>(e) not dominate or obscure any historic signs forming an integral part of a building's architectural detailing or cultural heritage values;</i>	Not applicable – no signage is proposed for Houghton House.
<i>(f) have fixtures that do not damage historic building fabric, including but not restricted to attachments to masonry and wood, such as to using noncorrosive fixings inserted in mortar joints;</i>	Not applicable – no signage is proposed for Houghton House.
<i>(g) not project above an historic parapet or roof line if such a projection impacts on the cultural heritage significance of the building;</i>	Not applicable – no signage is proposed for Houghton House.
<i>(h) be of a graphic design that minimises modern trademark or proprietary logos not sympathetic to heritage character;</i>	<p>The proposed signage takes the form of:</p> <ul style="list-style-type: none"> - A 1.5m x 3.0m bold (colour) school crest applied to a new precast concrete panel facing Mill Lane, and; - Discrete cut-out stainless steel "Guilford Young College" lettering on a red brick plinth forming part of the new front fence to Mill Lane. <p>Neither will intrude upon appreciation of Houghton House or have any impact upon the heritage character of the Place.</p>
<i>(i) not use internal illumination in a sign on a Heritage Place unless it is demonstrated that such illumination will not detract from the character and cultural heritage values of the building.</i>	Not applicable – internal illumination is not proposed.



Houghton House viewed from Mill Lane. The proposal will result in an improved form of fencing and reconfigured carparking that will positively contribute to the setting of the historic building. New development and signage will directly address the Lane, removing the vegetation at right but will not intrude on public views of Houghton House. (Photo: GCC, March 2021)



Intrusive carpark in front of Houghton House will be reconfigured and vegetation will be introduced to screen the workshops as part of a new landscape plan that will positively improve the setting of the historic building. (Photo: GCC, March 2021)



The majority of work proposed to Houghton House is appropriately situated to the rear of the building. A Heritage Impact assessment has been submitted by the Applicant that ensures the work will be undertaken in a manner sensitive to heritage values while activating the building as a functional part of the College campus. (Photo: GCC, March 2021)



The Barn. Windows and corrugated gable infill cladding will be replaced and upgraded, and a covered way will connect the building to B Block. The Barn will, however, remain clearly legible as a historic, formerly standalone structure post-works. (Photo: GCC, March 2021)

Summary GCC Heritage Assessment:

This is a well-informed Application that will activate and integrate key historic buildings in an expanded and upgraded College campus. In assigning primacy to the heritage attributes of the Place, the works proposed to Houghton House represent a sympathetic adaptation, appropriately focussed to the rear. Coupled with improvements in landscaping, the overall impact is assessed as positive. Similarly, the Barn will be integrated with B Block in a manner that retains its legibility as a separate structure. Finding viable uses for both buildings is essential not only in the context of school functions but as assets that will be actively maintained into the future. Landscaping is key to the success of the proposal and incorporates improvements in layout, setting and screening along with clever interpretive elements. Fencing and signage to Mill Lane is contemporary but sympathetically designed and sited so as not to intrude upon appreciation of Houghton House.

RECOMMENDATION:

The recommendation is for the granting of a Permit with Conditions emphasising key aspects of the proposal.

EXTERNAL REFERRALS

TasWater

The application was referred to TasWater, which has nominated a number of conditions should the application be approved. The *Water and Sewerage Industry Act 2008* requires the Planning Authority to include conditions from TasWater, if a permit is granted.

REPRESENTATIONS

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

CONCLUSION

The application is for additions and alterations at Guilford Young College. The use is classed Educational and Occasional Care, which is a permitted use within the Community Purpose Zone. The application is discretionary for the front setback, design, passive surveillance, landscaping, signage and heritage. The main discretions are for the front setback and potential heritage impact.

The application proposes to situate a portion of the addition to the Bosco Centre on the front boundary at Mill Lane. Nevertheless, it is not considered that the proposed addition would adversely affect the streetscape. This is because only a relatively small portion of 1.2 m would encroach on the front setback and because the proposed

addition would not be dominant in the street when viewed together with other buildings.

In terms of heritage, the heritage assessment found that all the proposed new work is appropriately responsive to the heritage character of Houghton House and Barn. The works will be readily identifiable as new and will not intrude upon the overall heritage character of the place.

The application was advertised in accordance with statutory requirements and no representations were 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 Addition and Alteration to existing School (Educational and Occasional Care) at 71 Bowden Street Glenorchy, subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-21-044 and Drawings submitted on 12/03/21 (architectural drawings) and Drawing submitted on 29/01/21 (landscape design), 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. PLN-21-044, dated 24/02/2021, form part of this permit.
3. External lighting 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.

Heritage

Houghton House

4. Demolition within the Houghton House complex must be:
 - (a) Restricted to those parts of the structure shown on PLN-21-044 Plan LPA2018.SK201 (date received 12/03/21),and,

- (b) Carried out with due care in accordance with all the recommendations set out in section 4.1 of the Praxis Environment, January 2021, Heritage Impact Assessment, Houghton House, Glenorchy (Unpublished report prepared for Luttrell Pyefinch Architects obo Guilford Young College), so as to ensure that:
 - (i) Further specialist heritage investigations and appraisal can occur following removal of non-significant modern linings/accretions.
 - (ii) Bulkheads, wall nibs and key elements of the building specified to be retained *in situ* are retained to the extent recommended.
 - (iii) Significant fabric specified for retention is carefully salvaged for re-use or safe storage on site for use in future repairs.
 - (iv) Further investigation of the doors proposed for removal between the storeroom and gardener's store be carried out to ensure significant fabric is retained and, subject to confirmation of origin, reinstated to the attic.
- 5. Construction of the new infill building between the east and west wings must be carried out in such a way as to ensure sufficient separation between the concrete slab of the infill building and the brick walls to avoid the potential for the ingress of damp and salts, in line with section 4.2 of the Praxis Environment, January 2021, Heritage Impact Assessment, Houghton House, Glenorchy (Unpublished report prepared for Luttrell Pyefinch Architects obo Guilford Young College).
- 6. All new roof sheeting and rainwater products for the new infill building must be compatible with the historic galvanised roof elements of Houghton House so as to avoid the prospect of bi-metallic corrosion.

Barn

- 7. In replacing the internal roof structure, there must be no change to the exterior roof pitch or roofline of the Barn.
- 8. In order to minimise impacts to significant heritage fabric, the covered linkway at the point of attachment to the Barn must be either independently supported or secured using non-corrosive fixings to mortar joints rather than face brickwork.

Archaeology

- 9. To ensure appropriate oversight and mitigation of impact to significant subsurface features and deposits, any and all ground surface disturbance corresponding to the areas of archaeological potential set out in Figure 7.3 on page 14 of the Praxis Environment, January 2021, Heritage Impact Assessment,

Houghton House, Glenorchy (Unpublished report prepared for Luttrell Pyefinch Architects obo Guilford Young College) must be managed in accordance with the Method Statement set out in section 4.4 of that report.

Landscaping

10. In order to mitigate impacts to Houghton House through screen plantings, re-orientation of the front carpark and to realise an educational benefit through creative use of surface finishes reflecting historic building locations, landscaping must be carried to the specifications set out in PLN-21-044 Plan – Sue Small Landscape Architects, Landscape Design Development Plan dated 19.1.21 (date received 29/01/21).

Fencing and Signage

11. Fencing and signage addressing Mill Lane must be constructed to the specifications shown on PLN-21-044 Plan LPA2018.SK404.A (date received 12/03/21).

Engineering

12. 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.

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

14. 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.

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.

Number of Carparking Spaces

A total of 81 line-marked carparking spaces must be available during school hours based on 54 staff (full time equivalent) and 330 students. Any increase in staff or students may require provision of additional parking, if not already available on site.

A total of 178 car parking spaces, including overflow spaces, must be available after school hours for performances at the performing arts centre.

Attachments/Annexures

- 1 GPA Attachment - 71 Bowden Street



APPENDIX**17.0 Community Purpose Zone**

Standard	Acceptable Solution	Proposed	Complies?
17.3 Use Standards			
17.3.1 Hours of Operation	A1 Hours of operation must be within: (a) 8.00 am to 8.00 pm Mondays to Fridays inclusive; (b) 9.00 am to 6.00 Saturdays; (c) 10.00am to 5.00pm Sundays and Public Holidays; except for office and administrative tasks.	No change	NA
17.3.2 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.	No noise generating activities are proposed.	Yes

Standard	Acceptable Solution	Proposed	Complies?
	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.	Not proposed	NA
17.3.3 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.	Condition	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.		NA
17.3.4 Commercial 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 6.00 pm Mondays to Fridays inclusive; (b) 9.00 am to 5 pm Saturdays (c) 10.00 am to 12 noon Sundays and Public Holidays.	Not within 50m	NA
17.3.5 Discretionary Use	A1 No Acceptable Solution	Permitted	NA
17.4 Development Standards for Buildings and Works			
17.4.1	A1	B-Block (clerestory) 6.9m	Yes

Standard	Acceptable Solution	Proposed	Complies?
Building Height	Building height must not be more than: 10m.	The Barn (corridor connection) less than 10m Houghton House: less than 10m Bosco – Gymnasium: 8.61m Bosco – Music: 6.6m	
	A2 Building height within 10 m of a residential zone must be no more than 8.5 m.	The nearest element would be approx. 23m away	NA
17.4.2 Setback	A1 Building setback from frontage must be no less than: (a) 5m; or (b) the alignment of adjoining buildings; whichever is the lesser.	The extension of the Bosco – Gymnasium would be on the boundary with 8 Mill Lane but would extend for approximately 1.2m onto the frontage.	No – discretion
	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 proposed works are not adjacent to a residential zone	NA
	A3 Building setback for buildings for sensitive use must comply with all of the following: (a) be sufficient to provide a separation distance from land zoned Rural Resource no less than 100 m; (b) be sufficient to provide a separation distance from land zoned Significant Agriculture no less than 200 m.	Not near these zones	Yes
17.4.3 Design	A1 Building design must comply with all of the following: (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 facade 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 facade and facades facing other public spaces is not greater than 50% of the length of the facade;	See report	No – discretion

Standard	Acceptable Solution	Proposed	Complies?
	(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.		
	A2 Walls of a building facing a residential zone must be coloured using colours with a light reflectance value not greater than 40 percent.	Not facing residential zone	NA
17.4.4 Passive Surveillance	A1 Buildings design must complying with all of the following: (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 40 % of the surface area of the ground floor level facade; (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; (d) avoid creating entrapment spaces around the building site, such as concealed alcoves near public spaces; (e) provide external lighting to illuminate car parking areas and pathways; (f) provide well-lit public access at the ground floor level from any external car park.	See report	No – discretion
17.4.5 Landscaping	A1		No – discretion

Standard	Acceptable Solution	Proposed	Complies?
	Landscaping must be provided along the frontage of a site (except where access is provided) unless the building has nil setback to frontage.	There would be new landscaping, but not directly along the frontage.	
	A2 Along a boundary with a residential zone landscaping must be provided for a depth no less than: 2 m.		NA
17.4.6 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.	Not proposed	NA
17.4.7 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; (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.	There will be new fencing on the Mill Road frontage with a 0.9m high brick wall with painted steel fence above and gates to a maximum of height of 1.4m	Yes

APPENDIX**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	Wall signs are discretionary within the Community Purpose Zone	No – discretion
	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 proposed signs are associated with the school	Yes
	A3 A sign must not contain flashing lights, moving parts or changing messages or graphics, except if a Statutory Sign	Not proposed	Yes
	A4 An illuminated sign must not be located within 30 metres of a residential use, except if a Statutory Sign.	Not illuminated	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 wall signs are discretionary, as one sign is more than 2m ² and the signage type is discretionary within the Community Purpose Zone.	No – discretion
	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;	There would be two signs of the same type facing Mill Lane.	No – discretion

Standard	Acceptable Solution	Proposed	Complies?
	(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.		
	A3 Signs must not obscure or prevent or delay a driver from seeing a Statutory Sign or a Tourist Information Sign.	The proposed signage would not obscure any Statutory Sign	Yes
	A4 Signs must not resemble Statutory Signs because of the same or similar shape, size, design, colour, letter size or lighting.	The proposed signage would not resemble any statutory sign	Yes
	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.	The place is heritage listed, please refer to Heritage Assessment within the report	No – discretion

APPENDIX**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
	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.	The proposal is to redevelop and expand the existing facility, there will be no increase in staff or students i.e. the existing ADDT will not be increased.	YES

Standard	Acceptable Solution	Proposed	Complies?
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: <ul style="list-style-type: none"> (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.	Existing approved accesses to be utilised	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: (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

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.	There is no proposal to increase existing parking arrangement, existing on-site availability exceeds Table E6.1	YES

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.	Existing approve parking design	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.	Existing approve parking design	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.	Existing approve parking design	NA
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;		

Standard	Acceptable Solution	Proposed	Complies?
	(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.	Existing approve parking design	NA
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.	Existing approve parking design	NA
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.	Existing approve parking design	NA
E6.7.6 Surface Treatment of Parking Areas	A1 Parking spaces and vehicle circulation roadways must be in accordance with all of the following;	All existing parking areas are bitumen paved with certain areas proposed for an asphalt overlay.	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 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>	<p>The proposed amendments and additions to the existing external lighting will be contained to the Precinct between Mill Lane and Bowden Street. There will be minor realignment of existing pole mounted luminaires supplemented with low level bollards to provide wayfinding between buildings along designated paths shown on the Landscape plan. In general, all external lighting will be within the site and there will no impact on the surrounding neighbouring properties.</p>	Yes
E6.7.8 Landscaping of Parking Areas	<p>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.</p>	<p>Major upgrades are proposed to existing landscaped areas with a reduction in impervious area adjacent to the front of Houghton House in an effort to reduce the impact of vehicles to the front of this building.</p>	Yes
E6.7.9 Design of Motorcycle Parking Areas	<p>A1 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> <p>(b) be located within 30 m of the main entrance to the building.</p>	<p>Existing approve parking design</p>	NA
E6.7.10 Design of Bicycle Parking Facilities	<p>A1 The design of bicycle parking facilities must comply with all the following;</p>	<p>Existing approve parking design</p>	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.	Existing approve parking design	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.	Existing approved parking design	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.		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: <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. 	Existing approved access and parking design	NA

Standard	Acceptable Solution	Proposed	Complies?
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

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.	New Impervious area does not exceed 600m ² .	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.	Existing drains have sufficient capacity to accommodate new works	NA
	A4		NA

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

APPENDIX

E 13.0 Historic Heritage Code

Please see heritage assessment within the report

APPENDIX

E15.0 Inundation Prone Areas Code

Standard	Acceptable Solution	Proposed	Complies?
E15.6 Use Standards			
E15.6 Use Standards	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: (a) floor level of habitable rooms is no less than the AHD level for the Coastal Inundation Low Hazard Area in Table E15.1; (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.		NA
E15.7 Development Standards for Buildings and Works			

E15.7.1 Coastal Inundation High Hazard Areas	A1 For a habitable building, including extensions to existing habitable buildings, there is no Acceptable Solution.		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: (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 .		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 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.		NA
	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.	The proposal includes an extension to the Bosco Centre within the affected area which will comply with (a).	Yes
	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