

# **GLENORCHY PLANNING AUTHORITY**

## **MINUTES**

### **MONDAY, 17 MAY 2021**



**Chairperson:** Alderman B. Thomas

**Hour:** 5.00 p.m.

**Present:** Aldermen Bec Thomas, Jan Dunsby, Angela Ryan and Gaye Richardson

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

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## 1. PLANNING AUTHORITY DECLARATION

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

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## 2. APOLOGIES

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Alderman K Sims.

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## 3. PECUNIARY INTERESTS

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None.

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## 4. CONFIRMATION OF MINUTES

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### **Resolution:**

RYAN/DUNSBY

That the minutes of the Glenorchy Planning Authority Meeting held on Monday, 19 April 2021 be confirmed.

The motion was put.

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

### **AGAINST:**

The motion was CARRIED.

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## **5. PROPOSED USE AND DEVELOPMENT - BOUNDARY ADJUSTMENT TO ADHERE TO BALANCE OF 1 AUSTINS FERRY ROAD TO 121A MAIN ROAD - 1 AUSTINS FERRY ROAD AND 121A MAIN ROAD AUSTINS FERRY**

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File Reference: 7245801

### **REPORT SUMMARY**

<b>Application No.:</b>	<b>PLN-20-319</b>
<b>Applicant:</b>	<b>PDA Surveyors</b>
<b>Owner:</b>	<b>M W Bird and K J Markham</b>
<b>Zone:</b>	<b>General Residential</b>
<b>Use Class</b>	<b>Subdivision</b>
<b>Application Status:</b>	<b>Discretionary</b>
<b>Discretions:</b>	<p><b>Clause 9.10 Subdivision, Clause 10.4.2 Setbacks and building envelopes for all dwellings, Clause 10.6.1 Lot design, E5.6.1 Development adjacent to roads and railways and E15.8.3 Subdivision within a riverine inundation hazard area</b></p> <p>(The proposal meets all other applicable standards as demonstrated in the attached appendices)</p>
<b>Level 2 Activity?</b>	<b>No</b>
<b>42 Days Expires:</b>	<b>Extension granted until 18 May 2021</b>
<b>Existing Land Use:</b>	<b>Multiple Dwellings and Single Dwelling</b>
<b>Representations:</b>	<b>1</b>
<b>Recommendation:</b>	<b>Approval, subject to conditions</b>

## **Resolution:**

RYAN/DUNSBY

That a permit be granted for the proposed use and development of Boundary adjustment to adhere the balance of 1 Austins Ferry Road to 121A Main Road at 1 Austins Ferry Road and 121A Main Road, Austins Ferry subject to the following conditions:

## **Planning**

1. Use and development must be substantially in accordance with planning permit application No. PLN-20-319 and Drawing (1 page) submitted on 29 March 2021, except as otherwise required by this permit.
2. Any conditions and/or advice as determined by TasWater, and set out in the attached Submission to Planning Authority Notice, reference No. TWDA 2020/01361-GCC, dated 22 March 2021, form part of this permit.
3. The Plan of Survey and accompanying Schedule of Easements must describe all existing easements and any additional easements required.
4. The balance lot for CT 13857/1 (1 Austins Ferry Road) must be adhered to CT 252337/1 (121A Main Road).

## **Engineering**

5. 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.
6. The new point of discharge for the stormwater catchment from the proposed lot 1 is to be 150mm in diameter and installed centrally within a 2.50 m wide easement as shown on the approve drawing.

## **Advice to Applicant**

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

## **Underground Services**

The designer must ensure that the needs of all providers including TasWater, TasGas, TasNetworks, and Telstra are catered for both in the design and construction of the works. Underground service providers should be contacted for

line marking of their services and any requirements or conditions they may have prior to commencing any works on site. Phone 1100, Dial Before You Dig or visit [www.dialbeforeyoudig.com.au](http://www.dialbeforeyoudig.com.au) for information on the location of underground services and cables in relation to the proposed development prior to commencing any works on site.

### *Other Permits*

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

### *Tas Rail*

- Stormwater or effluent is not permitted to be discharged onto rail land or into the rail drainage system. Should there be a requirement for a service or asset to be installed on rail land in order to connect into an authorised stormwater or other outlet, a separate TasRail Permit is required and will only be approved subject to terms and conditions (costs apply). A Permit Application Form is available by contacting [property@tasrail.com.au](mailto:property@tasrail.com.au).
- Although the railway line through this area is currently non-operational, it is reserved for future transport use. For this reason TasRail recommends any person building, developing or purchasing property near rail corridor land take into account potential exposure to train and/or transport noise and vibration particularly in relation to building design, material specifications and lifestyle. It should also be noted that TasRail is required to ensure that planning and development proposals do not impede or preclude future transport use of the rail corridor.
- No obstruction, installation or works of any kind are permitted inside railway land for any purpose including for structures, unauthorised vehicles, drainage, water pipes, stormwater discharge, electrical or service infrastructure, storage of materials, vegetation clearing, inspections etc. All access enquiries should be directed to [property@tasrail.com.au](mailto:property@tasrail.com.au)
- As per the *Rail Infrastructure Act 2007*, the Rail Infrastructure Manager (TasRail) may remove and dispose of unauthorised or unlawful service infrastructure and take such other action as it sees fit. Where this occurs, TasRail may recover its costs of doing so as a debt due to TasRail from that

person and retain if applicable any proceeds of disposal. No action lies against TasRail for removing or disposing of the unauthorised or unlawful service infrastructure.

- Using or creating an unauthorised railway crossing is unsafe and strictly prohibited. All access enquiries should be directed to [property@tasrail.com.au](mailto:property@tasrail.com.au). As railway land is Crown Land, the Rail Infrastructure Manager is not required to contribute to the cost of boundary fencing.
- Access to the railway corridor or rail land for any purpose is strictly prohibited without a Permit issued by TasRail.

The motion was put.

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

**AGAINST:**

The motion was CARRIED.

**Reason for Decision:**

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

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**6. PROPOSED USE AND DEVELOPMENT - ADDITION TO SINGLE DWELLING - 20 PARRAMORE STREET ROSETTA**

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File Reference: 5338705

**REPORT SUMMARY**

<b>Application No.:</b>	<b>PLN-21-076</b>
<b>Applicant:</b>	<b>Precision Design &amp; Drafting</b>
<b>Owner:</b>	<b>S L Midson and C I Rice</b>
<b>Zone:</b>	<b>General Residential</b>
<b>Use Class</b>	<b>Residential</b>
<b>Application Status:</b>	<b>Discretionary</b>
<b>Discretions:</b>	<b>10.4.2 Setbacks and building envelopes for all dwellings (P3), E6.6.1 Number of Car Parking Spaces (P1).</b>  (The proposal meets all other applicable standards as demonstrated in the attached appendices)
<b>Level 2 Activity?</b>	<b>No</b>
<b>42 Days Expires:</b>	<b>17 May 2021</b>
<b>Existing Land Use:</b>	<b>Single Dwelling</b>
<b>Representations:</b>	<b>0</b>
<b>Recommendation:</b>	<b>Approval, subject to conditions</b>

**Resolution:**

DUNSBY/RICHARDSON

That a permit be granted for the proposed use and development of Addition to Single Dwelling at 20 Parramore Street Rosetta subject to the following conditions:

**Planning**

1. Use and development must be substantially in accordance with planning permit application No. PLN-21-076 and Drawing submitted 30/03/2021, except as otherwise required by this permit.

**Engineering**

2. Soil and water management is to comply with best practice to prevent any transfer of soil material outside of the area specifically and necessarily disturbed for construction. Particular attention is to be paid to ensure no soil material is tracked onto roads and footpaths or to enter the Council's stormwater system. All aspects and protection measures in connection with soil and water management are to comply with the requirements of Council's Development Engineer and be installed prior to the removal of and/or disturbance of any soil or vegetation.

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

3. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
4. All internal hydraulic service works required for the development must be at the Developer's expense and must comply with the requirements of Council's Plumbing Surveyor. Any alterations or works to Council mains must be approved by Council at the developer's cost.
5. The design and construction of the parking, access and turning areas must comply with the Australian Standard, Parking facilities, Part 1: Off-Street Car parking, AS 2890.1 – 2004, to the satisfaction of the Council's Development Engineer. The driveway and parking must comply with the following:-
  - (a) Be constructed to a sealed finish and



- (b) All runoff from paved and driveway areas must be discharged into Council's stormwater system.

All works required by this condition must be installed prior to the occupancy of the dwelling.

### **Advice to Applicant**

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

#### *Other Permits*

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

#### *Other Services*

The designer must ensure that the needs of all providers including TasWater, TasGas, TasNetworks, and Telstra are catered for both in the design and construction of the works. Underground service providers should be contacted for line marking of their services and any requirements or conditions they may have prior to commencing any works on site. Phone 1100, Dial Before You Dig or visit [www.dialbeforeyoudig.com.au](http://www.dialbeforeyoudig.com.au) for information on the location of underground services and cables in relation to the proposed development prior to commencing any works on site.

The motion was put.

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

**AGAINST:**

The motion was CARRIED.

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

After seeking to further the objectives of the *Land Use Planning and Approvals Act 1993*; considering the matters set out in representations (if any); and reference to

the current provisions of the Glenorchy Interim Planning Scheme 2015, the Glenorchy Planning Authority decides to grant a permit for the reasons set out in the officer's report.

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## **7. PROPOSED USE AND DEVELOPMENT - WAREHOUSE (STORAGE) WITH ASSOCIATED OFFICE AND SIGNAGE - 37 HOWARD ROAD GLENORCHY**

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File Reference: 3429304

### **REPORT SUMMARY**

<b>Application No.:</b>	<b>PLN-20-243</b>
<b>Applicant:</b>	<b>Pinnacle Drafting &amp; Design</b>
<b>Owner:</b>	<b>C R Kumpulainen and S Marshall</b>
<b>Zone:</b>	<b>General Industrial</b>
<b>Use Class</b>	<b>Storage</b>
<b>Application Status:</b>	<b>Discretionary</b>
<b>Discretions:</b>	<b>25.4.2 P1 Setback</b>  <b>E5.5.1 P3 Existing road accesses and junctions</b>  <b>E17.7.1 P1 Standards for Signs</b>  (The proposal meets all other applicable standards as demonstrated in the attached appendices)
<b>Level 2 Activity?</b>	<b>No</b>
<b>42 Days Expires:</b>	<b>19 May 2021</b>
<b>Existing Land Use:</b>	<b>Warehouse</b>
<b>Representations:</b>	<b>0</b>
<b>Recommendation:</b>	<b>Approval, subject to conditions</b>

## **Resolution:**

DUNSBY/RYAN

That a permit be granted for the proposed use and development of Warehouse (Storage) with associated Office and signage at 37 Howard Road Glenorchy subject to the following conditions:

## **Planning**

1. Use and development must be substantially in accordance with planning permit application No. PLN-20-243 and drawings submitted on 15/3/2021 and 29/3/21, except as otherwise required by this permit.
2. Landscaping works as shown on the endorsed plans must be completed within six months from issue of Certificate of Occupancy to the satisfaction of Council's Senior Statutory Planner and then maintained to the satisfaction of Council's Senior Statutory Planner.
3. Any conditions and/or advice as determined by TasWater, and set out in the attached Submission to Planning Authority Notice, reference No. TWDA 2020/00910-GCC, dated 2/12/2020, form part of this permit.

## **Engineering**

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

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

*Advice: For further information please refer to the Soil and Water Management Fact Sheets published by the Department of Primary Industries,*

*Parks, Waters and Environment. These are available from Council or online at [www.derwentestuary.org.au](http://www.derwentestuary.org.au).*

5. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
6. All internal hydraulic service works required for the development must be at the Developer's expense and must comply with the requirements of Council's Plumbing Surveyor. Any alterations or works to Council mains must be approved by Council and undertaken at the developer's cost.
7. The design and construction of the parking, access and turning areas must generally comply with the Australian Standard, Parking facilities, Part 1: Off-Street Car parking, AS 2890.1 – 2004, to the satisfaction of the Council's Development Engineer. Drawings showing the driveway details must be in accordance with the Australian Standard and submitted with the Building Application for approval by Council's Development Engineer prior to the commencement of works on site. The proposed driveway and parking must comply with the following-:
  - (a) Be constructed to a sealed finish and the finished gradient must not exceed the maximum gradient of 20%;
  - (b) The total of 7 clearly marked car parking must be provided in accordance with the approved plan received by Council and kept available for these purposes at all times;
  - (c) Of the required number of car parking spaces, one (1) car parking space must be provided for the exclusive use of people with disabilities, clearly marked and kept available for these purposes at all times;
  - (d) All runoff from paved and driveway areas must be discharged into Council's stormwater system;
  - (e) Be incorporated the WSUD and landscaping into the parking areas of the development;
  - (f) Be clearly line-marked or physically separated to each space in accordance with the approved plan;
  - (g) Landscaping of parking and circulation areas must be provided and must be no less than 5 percent of the area of the car park;
  - (h) Lighting in accordance with clause 3.1, AS1158.3.1:2005 must be installed;

- (i) The gradient of any parking areas must not exceed 5%; and
- (j) Minimum carriageway width is to be no less than 3.0 metres.

All works required by this condition must be installed prior to the occupancy of the building and/or the commencement of use.

8. The on-site stormwater detention must be provided so that stormwater discharged from the site does not exceed the pre-existing stormwater runoff for the critical duration of the 5% Annual Exceedance Probability events in the catchment. Any system proposed to retain the required runoff storage volume must be detailed in an engineering design lodged and approved prior to the issuing of the Building Permit, and to be designed, constructed and maintained to the satisfaction of Council's Development Engineer. The design must be prepared by a suitably qualified engineer.
9. Stormwater runoff from the roofed and car parking areas must be discharged and directed to Council's existing stormwater connection. Stormwater pre-treatment is required. A Water Sensitive Urban Design (WSUD) element for the treatment of stormwater discharging from the development must be incorporated into the development. Plans must be submitted and approved by Council's Development Engineer prior to the issuing of a Building Approval. The stormwater treatment detail must be designed and certified by a suitably qualified Engineer and must be submitted to and approved by Council.
10. Upon approval of the WSUD and OSD Maintenance Scheme, and in association with a Building Application, the applicant must enter into a registered agreement with Council, at the sole expense of the applicant, pursuant to Part 5 of the *Land Use Planning and Approvals Act 1993*, for the area which is subject to this permit. The Owner and all successors in title must advise any subsequent successor in title of the existence of the Agreement and its terms and conditions. The Part 5 agreement must require the Owner and all successors in title to covenant and agree with Council the following:
  - (a) All works outlined in the WSUD and OSD Maintenance Scheme submitted by the applicant and approved by Council, including the maintenance method and frequency for individual WSUD and OSD elements, must be implemented and managed by the Owner and all successors in title at their sole expense;
  - (b) The Owner must keep the maintenance records in an accessible form (either printed or electronic) for five years from the date of the work

was carried out to prove that the maintenance of each WSUD and OSD element has been conducted in accordance with the WSUD and OSD Maintenance Scheme;

- (c) Repair and replace all the WSUD and OSD elements at the sole expense of the Owner and all successors in title so that the WSUD and OSD functions (stormwater quality and quantity control) in a safe and efficient manner.
- (d) Permit the Council from time to time and upon giving reasonable notice (but in the case of an emergency, at any time and without notice) to enter and inspect the WSUD and OSD elements for compliance with the requirements of this agreement;
- (e) Comply with the terms of any written notice issued by the Council in respect of the requirements of this agreement within the time stated in the notice.

### **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.

### *Underground Services*

The designer must ensure that the needs of all providers including TasWater, TasGas, TasNetworks, and Telstra are catered for both in the design and construction of the works. Underground service providers should be contacted for line marking of their services and any requirements or conditions they may have prior to commencing any works on site. Phone 1100, Dial Before You Dig or visit [www.dialbeforeyoudig.com.au](http://www.dialbeforeyoudig.com.au) for information on the location of underground services and cables in relation to the proposed development prior to commencing any works on site.

Works within 25 meters from high pressure steel gas pipeline should be carried out under a works agreement issued by Tas Gas.

The motion was put.

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

**AGAINST:**

The motion was CARRIED.

**Reason for Decision:**

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



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## **8. PROPOSED USE AND DEVELOPMENT - MULTIPLE DWELLINGS (8) - 34A CARNEGIE STREET CLAREMONT**

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File Reference: 3024868

### **REPORT SUMMARY**

<b>Application No.:</b>	<b>PLN-21-080</b>
<b>Applicant:</b>	<b>Prime Design (Invermay)</b>
<b>Owner:</b>	<b>Thi Thanh Tam Do</b>
<b>Zone:</b>	<b>General Residential</b>
<b>Use Class</b>	<b>Residential</b>
<b>Application Status:</b>	<b>Discretionary</b>
<b>Discretions:</b>	<b>10.4.2 Setback and Building Envelope</b>  <b>10.4.3 Site coverage and Private Open Space</b>  <b>10.4.6 Privacy for all dwellings</b> <b>E.5.5.1 Existing Road Accesses and Junctions</b>  (The proposal meets all other applicable standards as demonstrated in the attached appendices)
<b>Level 2 Activity?</b>	<b>No</b>
<b>42 Days Expires:</b>	<b>19 May 2021</b>
<b>Existing Land Use:</b>	<b>Vacant Land</b>
<b>Representations:</b>	<b>1</b>
<b>Recommendation:</b>	<b>Approval, subject to conditions</b>

**Resolution:**

DUNSBY/RYAN

That a permit be granted for the proposed use and development of Multiple Dwellings (8) at 34a Carnegie Street Claremont subject to the following conditions:

**Planning**

1. Use and development must be substantially in accordance with planning permit application No. PLN-21-080 and drawings submitted on 29/03/2021 and 7/5/2021, except as otherwise required by this permit.
2. Any conditions and/or advice as determined by TasWater, and set out in the attached Submission to Planning Authority Notice, reference No. TWDA 2021-00292-GCC, dated 9/3/2021, form part of this permit.
3. The south-facing bedroom window of Unit 3 must be screened or made opaque to a height of 1.7 m above floor level to prevent overlooking of the adjoining lot. This requirement must be shown on plans submitted in association with a building application and must then be installed prior to occupancy and remain for the duration of the use.
4. A fence to clearly define the area of private outdoor space required for Unit 3 must be shown on plans submitted in association with a building application. The fence must be erected prior to occupancy and remain for the duration of the use.

**Engineering**

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

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

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

6. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
7. The design and construction of the accesses must generally comply with the Australian Standard, Parking facilities, Part 1: Off-Street Car parking, AS 2890.1 – 2004, to the satisfaction of the Council's Development Engineer. Drawings showing the design of the driveway must be submitted with the Building Application or prior to the commencement of works on site (whichever comes first) for approval by Council's Development Engineer. The proposed driveway and parking area must comply with the following:-
  - a) Be constructed to a sealed finish and the finished gradient must not exceed the maximum gradient of 25%;
  - b) The twenty eighteen (18) car parking spaces are to be clearly marked and must be provided in accordance with the approved plan and kept available for these purposes at all times;
  - c) Vertical alignment shall include transition curves (or straight sections) to the Australian Standard, Parking facilities - Part 1: Off-Street Carparking AS 2890.1 - 2004, Clause 2.5.3 (d) at all grade changes greater than 12.5%;
  - d) All runoff from paved and driveway areas must be discharged into Council's stormwater system;
  - e) Minimum carriageway width is to be no less than 3.0 metres.

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

8. No civil works related to or associated with the use or development approved by this permit are to occur on or external to the site unless these works are in accordance with engineering drawings that have been approved by Council's Development Engineer. Changes to the design and/or location of civil works will require the submission of amended engineering drawings prepared by a licensed civil engineer for approval by Council's Engineer.
9. Provide written certification from a licensed civil engineer certifying that all civil works have been completed in accordance with the engineering drawings approved by Council's Development Engineer and to the applicable Australian Standards prior to the commencement of the use or within 20 days of completion of the works whichever occurs first.
10. Arrange a compliance inspection with Council of the civil works that have been approved by Council's Development Engineer prior to the commencement of the use or within 20 days of completion of the works whichever occurs first. Note that a minimum of five (5) business days notice must be given to Council for a compliance inspection.
11. Adequate on-site stormwater detention must be provided so that stormwater discharged from the site does not exceed the pre-development stormwater runoff for 1 in 20 ARI (5% AEP) storm event. A detailed design must be submitted with the Building Application prepared by a qualified professional engineer for approval by Council's Senior Civil Engineer and installation completed prior to a Certificate of Occupancy being issued for the new dwellings.
12. 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.
13. The development must incorporate the nominated Water Sensitive Urban Design (WSUD) element(s) or equivalent prior to a Certificate of Occupancy being issued for the new dwellings. The WSUD design must achieve the acceptable stormwater quality and quantity targets stated in Table E7.1 of the Glenorchy Interim Planning Scheme 2015, for the treatment of stormwater discharging from the development and be submitted and approved in association with a Building Permit Application.

14. Prior to the commencement of works, a WSUD Maintenance Scheme must be submitted for approval, to the satisfaction of Council's Hydraulic Engineer, defining the maintenance method and frequency for each WSUD elements incorporated in the treatment train. The future body corporate managing the site must comply with the WSUD Maintenance Scheme once it is accepted by Council, and any changes to this Scheme must first be approved by Council.
15. Upon approval of the WSUD Maintenance Scheme, and in association with a Building Application, the applicant must enter into a registered agreement with Council, at the sole expense of the applicant, pursuant to Part 5 of the *Land Use Planning and Approvals Act 1993*, for the area which is subject to this permit. The Owner and all successors in title must advise any subsequent successor in title of the existence of the Agreement and its terms and conditions. The Part 5 agreement must require the Owner and all successors in title to covenant and agree with Council the following:
  - (a) All works outlined in the WSUD Maintenance Scheme submitted by the applicant and approved by Council, including the maintenance method and frequency for individual WSUD elements, must be implemented and managed by the Owner and all successors in title at their sole expense;
  - (b) The Owner must keep the maintenance records in an accessible form (either printed or electronic) for five years from the date of the work was carried out to prove that the maintenance of each WSUD element has been conducted in accordance with the WSUD Maintenance Scheme;
  - (c) Repair and replace all the WSUD elements at the sole expense of the Owner and all successors in title so that the WSUD functions (stormwater quality and quantity control) in a safe and efficient manner.
  - (d) Permit the Council from time to time and upon giving reasonable notice (but in the case of an emergency, at any time and without notice) to enter and inspect the WSUD elements for compliance with the requirements of this agreement;
  - (e) Comply with the terms of any written notice issued by the Council in respect of the requirements of this agreement within the time stated in the notice.
  - (f) In the event that Owner fails to comply with its obligations under this Agreement, Council may arrange for its employees, agents or contractors to enter upon the Land and undertake all works necessary to ensure that

the obligations of this Agreement are met and all required works are performed in full;

- (g) The reasonable costs of all works undertaken pursuant to the clause above (including GST) will constitute a debt due and owing to the Council immediately upon demand, by the owner of the land upon which such works were undertaken and, if not paid to Council within 14 days of receipt of a demand for payment by Council, are recoverable by Council in a court of competent jurisdiction along with interest calculated.
16. The landscaping within the parking and circulation areas must be provided. A landscape design is to be submitted for approval of the Senior Statutory Planner prior to the commencement of any works on-site. The approved landscape works are to be completed prior to the occupancy of the dwellings.
17. Lighting is to be provided to all car parking and driveways areas in accordance with clause 3.1 “Basis of Design” and clause 3.6 “Car parks” of AS/NZ 1158.3.1: 2005. The illumination of the proposed light standards is to be activated prior to the occupancy.

#### **Waste Services**

18. The design for the bin enclosure must comply with the following:
- (a) it must be built on a flat surface with a concrete base/pad and surround of a brick or painted block enclosure or other suitable material to Councils approval,
  - (b) it must have concrete at the entrance to the bin enclosure;
  - (c) it must suit 9 X 240L wheelie bins of size 1100 height x 600mm wide x 800mm deep and must allow for 300mm space in between each bin;
  - (d) recommended minimum height of the enclosure is 1200mm and minimum recommended depth is 930mm;
  - (e) the front of the enclosure may face the internal access driveway, and be left open throughout the length of the bin enclosure to enable the bins to be removed, and returned in a safe and efficient manner;
  - (f) there must be no lip on the concrete slab of the bin enclosure;

20. Prior to occupancy of any dwelling the bin enclosure must be constructed to the satisfaction of Council's Waste Services Co-ordinator. The Bin enclosure is to be shown on Building plans.

### **Advice to Applicant**

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

#### *Engineering*

The designer must ensure that the needs of all providers including TasWater, TasGas, TasNetworks, and Telstra are catered for both in the design and construction of the works. Underground service providers should be contacted for line marking of their services and any requirements or conditions they may have prior to commencing any works on site. Phone 1100, Dial Before You Dig or visit [www.dialbeforeyoudig.com.au](http://www.dialbeforeyoudig.com.au) for information on the location of underground services and cables in relation to the proposed development prior to commencing any works on site.

#### *Waste Services*

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

- The bins would be stored in a bin enclosure. The bin enclosure should be built within the property boundary preferably at the entrance of the property allowing a 4.5 metre distance from the entrance to prevent impacting on sight distances for vehicles leaving the site.
- It is recommended that no bin enclosure be built closer than a minimum of 5.5 metres to any residence to avoid odour and nuisance issues arising.
- Council's Waste Services Contractor would not enter the property to collect and empty bins. All wheelie bins should be placed on the existing kerbside for collection.

#### *Other Permits*

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

Building Surveyor prior to commencing this use or work to ensure all relevant requirements of the *Building Act 2016* are complied with. In addition to this planning permit, a building permit and/or plumbing permit may also be required. If further clarification is required, please contact Council's Building Section on 6216 6800.

The motion was put.

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

**AGAINST:**

The motion was CARRIED.

**Reason for Decision:**

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



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**9. PROPOSED USE AND DEVELOPMENT - NEW MARKETS WITH UP TO 60 STALLS (GENERAL RETAIL AND HIRE) WEEKDAY AND WEEKEND OPTIONS - 374 MAIN ROAD GLENORCHY**

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File Reference: 2645478

**REPORT SUMMARY**

<b>Application No.:</b>	<b>PLN-19-354</b>
<b>Applicant:</b>	<b>Glenorchy City Council</b>
<b>Owner:</b>	<b>Glenorchy City Council</b>
<b>Zone:</b>	<b>Central Business Zone</b>
<b>Use Class</b>	<b>General Retail and Hire</b>
<b>Application Status:</b>	<b>Discretionary</b>
<b>Discretions:</b>	<b>22.3.2 P1 Noise</b>  <b>E6.6.1 P1 Number of Car Parking Spaces</b>  (The proposal meets all other applicable standards as demonstrated in the attached appendices)
<b>Level 2 Activity?</b>	<b>No</b>
<b>42 Days Expires:</b>	<b>22 May 2021</b>
<b>Existing Land Use:</b>	<b>Civic Centre (Community Meeting and Entertainment)</b>
<b>Representations:</b>	<b>2</b>
<b>Recommendation:</b>	<b>Approval, subject to conditions</b>

## **Resolution:**

RYAN/RICHARDSON

That a permit be granted for the proposed use and development of New markets with up to 60 stalls (General Retail and Hire) weekday and weekend options at 374 Main Road Glenorchy, subject to the following conditions:

### **Planning**

1. Use and development must be substantially in accordance with planning permit application No. PLN-19-354 and Drawing submitted on 09/01/20, except as otherwise required by this permit.
2. 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) 6.00 am to 10.00 pm Mondays to Saturdays inclusive;
  - b) 7.00 am to 9.00 pm Sundays and public holidays.

### **Engineering**

3. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
4. Parking management will be required to facilitate the proposed operation of the market. Prior to the use of Council carpark a traffic management plan is to be submitted addressing:
  - a) Methodology to be utilised to vacate the carpark
  - b) Signage proposed to indicate that the carpark is not available during the market.
  - c) Traffic management at the carpark entry to allow to only enable entry of vehicles associated with the market.

### **Environmental Health**

5. The noise level, when measured at 7 meters from the entertainment area or the stage should not exceed  $Leq = 80 \text{ dB(A)}$  during the daytime (7am - 7pm) and not exceed  $Leq = 70 \text{ dB(A)}$  and  $L_{max} = 90 \text{ dB(A)}$  during the evening (7pm – 9pm).

6. The erection of market stalls on a Saturday must not start earlier than 7:00am. The dismantling of the stalls on a Saturday should begin at 9:00pm and the market area should be free of stall holders by 10:00pm, so as to accord with the following operating hours:
- (a) 6.00 am to 10.00 pm Mondays to Fridays inclusive.
  - (b) 7.00 am to 9.00 pm Saturdays, Sundays and Public Holidays.

**Advice to Applicant**

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

*Other Permits*

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

The motion was put.

**FOR:** Aldermen Thomas, Richardson and Ryan

**AGAINST:** Alderman Dunsby

The motion was CARRIED.

**Reason for Decision:**

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

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## **10. PROPOSED USE AND DEVELOPMENT - FIFTEEN MULTIPLE DWELLINGS - 25 THORNLEIGH STREET WEST MOONAH**

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File Reference: 9554765

### **REPORT SUMMARY**

<b>Application No.:</b>	<b>PLN-20-199</b>
<b>Applicant:</b>	<b>ERA Planning &amp; Environment</b>
<b>Owner:</b>	<b>Department of Education (DoE)</b>
<b>Zone:</b>	<b>General Residential and Community Purpose</b>
<b>Use Class</b>	<b>Residential</b>
<b>Application Status:</b>	<b>Discretionary</b>
<b>Discretions:</b>	<b>E5.5.1 P3 Existing road accesses and junctions</b>  <b>E6.6.1 P 1 Number of Car Parking Spaces</b>  <b>F12.8.4.2 P3 Setbacks and building envelope for all dwellings</b>  <b>10.4.3 P2 Site coverage and private open space for all dwellings</b>  <b>F12.8.4.6 P3 Privacy for all dwellings</b>  <b>F12.8.4.8 P1 Waste storage for multiple dwellings</b>  (The proposal meets all other applicable standards as demonstrated in the attached appendices)
<b>Level 2 Activity?</b>	<b>No</b>
<b>42 Days Expires:</b>	<b>17/05/21</b>
<b>Existing Land Use:</b>	<b>Educational and Occasional Care</b>
<b>Representations:</b>	<b>0</b>

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

RYAN/DUNSBY

That a permit be granted for the proposed use and development of Fifteen Multiple Dwellings at 25 Thornleigh Street, West Moonah, subject to the following conditions:

**Planning**

1. Use and development must be substantially in accordance with planning permit application No. PLN-20-199 and Drawing submitted on 19/04/21, except as otherwise required by this permit.
2. Any conditions and/or advice as determined by TasWater and set out in the attached Submission to Planning Authority Notice, reference No. TWDA 2020/00826-GCC, dated 17/03/21, form part of this permit.
3. A permanently fixed screen must be attached to the northeast and southeast side of the decks for Units 1 to 10. The screens must be to a height of 1.7m above the finished surface of the deck, with a uniform transparency of not more than 25%. This requirement must be shown on plans submitted in association with a Building application to the satisfaction of Council's senior Statutory Planner.
4. The bin enclosure must be installed to the requirements of waste management and must be screened from the frontage and from dwellings. In addition, landscaping must be planted in front of the bin enclosure to minimise the view from the street. The landscaping must be planted prior to the issue of a Certificate of Occupancy for the first dwelling.

**Engineering**

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

period to prevent soil and other materials entering the local stormwater system, roadways or adjoining properties.

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

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

6. All internal hydraulic service works required for the development must be at the Developer's expense and must comply with the requirements of Council's Plumbing Surveyor. Any alterations or works to Council mains must be approved by Council and undertaken at the developer's cost.
7. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
8. Prior to the commencement of the use or development, a new stormwater connection to Council's public stormwater system onto the property boundary must be installed in accordance with the approved plans. The stormwater connection(s) must be constructed by a suitably qualified person to the satisfaction of Council. To ensure the connections constructed to Council's satisfaction, the applicant must contact Council, by completing the Stormwater Connection Request Form, to arrange the visual inspection by Council for any alterations or works to Council's public stormwater network. A copy of the Stormwater Connection Request Form can be obtained via Council's Customer Service or via Council's website <https://www.gcc.tas.gov.au/planning-and-development/plumbing/plumbing-forms.aspx>, which outlines the process and conditions for stormwater connections.
9. The vehicle crossing must be upgraded and widened to a 6.0m wide concrete driveway and must be constructed in accordance with the Tasmanian standard drawing TSD-R09-v3, TSD-R11-v3 and TSD-R14-v3 between the kerb and the property boundary and to the satisfaction of Council's Development Engineer prior to the occupancy. The detail design must be submitted and approved prior to the issuing of a Building permit. *Advice:* A Property Access Works Application must be completed prior to any work being undertaken. The application is available from Council's planning department or available

from Council's website at: <https://www.gcc.tas.gov.au/residents/living-in-glenorchy/driveways>

10. The design and construction of the parking, access and turning areas must generally comply with the Australian Standard, Parking facilities, Part 1: Off-Street Car parking, AS 2890.1 – 2004, to the satisfaction of the Council's Development Engineer. Drawings showing the driveway details must be in accordance with the Australian Standard and submitted with the Building Application for approval by Council's Development Engineer prior to the commencement of works on site. The proposed driveway and parking must comply with the following:-
  - (a) Be constructed to a sealed finish and the finished gradient must not exceed the maximum gradient of 20%;
  - (b) The total of 34 clearly marked car parking spaces (2 spaces per each dwelling plus 4 visitor parking spaces) must be provided in accordance with the approved plan received by Council and kept available for these purposes at all times;
  - (c) The visitor parking spaces must be located to provide for sufficient turning area for the adjacent units, be clearly line-marked and kept available for these purposes at all times;
  - (d) Vertical alignment must include transition curves (or straight sections) to the Australian Standard, Parking facilities - Part 1: Off-Street Carparking AS 2890.1 - 2004, Clause 2.5.3 (d) at all grade changes greater than 12.5%;
  - (e) All runoff from paved and driveway areas must be discharged into Council's stormwater system;
  - (f) Be incorporated the WSUD and landscaping into the parking areas of the development;
  - (g) Be clearly line-marked or physically separated to each space in accordance with the approved plan;
  - (h) Landscaping of parking and circulation areas must be provided and must be no less than 5 percent of the area of the car park;
  - (i) Lighting in accordance with clause 3.1, AS1158.3.1:2005 must be installed;

- (j) The gradient of any parking areas must not exceed 5%; and
- (k) Minimum carriageway width is to be no less than 3.0 metres.

All works required by this condition must be installed prior to the occupancy of the dwelling(s).

### Hydraulics

11. The development must be designed to ensure overland flow formed in any major flood events (e.g.1% AEP) can pass the site in a controlled manner, without causing risk to properties or users of the site, to the satisfaction of the Senior Civil Engineer. Any flood mitigation proposed onsite must not impede overland flood or increase flood risks to neighbouring properties in any major flood events.
12. The development must incorporate the On-Site Detention (OSD) as part of the development as presented in Version 2 of the STORMWATER REPORT, 62 Ashbourne Grove, WEST MOONAH TAS 7009, prepared by Aldanmark. The onsite detention element and its associated components must be designed and constructed to the satisfaction of the Council's Senior Civil Engineer and completed prior to a Certificate of Occupancy being issued for any of the dwellings. OSD modelling results must be provided along with the detailed engineering design, to the satisfaction of Council's Senior Civil Engineer, in association with a Building Application.
13. The development must incorporate the nominated Water Sensitive Urban Design (WSUD) element(s) or equivalent, as presented in the Stormwater Management Plan for 62 Ashbourne Grove, West Moonah, TAS prepared by SPEL, and other drawings approved as part of this permit. The WSUD design must achieve the acceptable stormwater quality and quantity targets stated in Table E7.1 of the Glenorchy Interim Planning Scheme 2015, for the treatment of stormwater discharging from the development and be submitted and approved in association with a Building Application.
14. WSUD modelling results shall be provided along with the detailed engineering designs, to the satisfaction of Council's Senior Civil Engineer, in association with a Building Application. The WSUD elements must be installed and completed prior to a Certificate of Occupancy being issued for any of the dwellings.
15. In association with a Building Application, a WSUD and OSD Maintenance Scheme must be submitted for approval, to the satisfaction of Council's Senior



Civil Engineer, defining the maintenance method and frequency for each WSUD or OSD element incorporated in the development. The Owner and all successors in title must ensure ongoing compliance with the approved WSUD and OSD Maintenance Scheme for the duration of the approved use. Council must first approve any changes to the approved WSUD and OSD Maintenance Scheme.

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

**Traffic**

17. The laneway to the south of the site must remain open to the public to access the school.
18. A footpath must be constructed on the northern side of Thornleigh Street from existing footpath to the pedestrian access to the site alongside the driveway and on the southern side of Thornleigh Street from existing footpath to the laneway. The footpaths must be constructed to TSD-R11-v3 prior to the commencement of use.
19. Prior to the commencement of use, the turning head on site must be designed and constructed to provide sufficient turning area for a garbage truck to be able to turn onsite. The turning area must be clearly line-marked, signed and kept available for these purposes at all times. Detailed design drawing must be submitted for approval by Council's Transport Engineer prior to commencement of work on site.

**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.

**Waste Management**

As per Council's Waste Management Policy, prior to waste collection services being provided to the site or prior to occupancy of any of the units, whichever occurs first, the Developer/Owner and Council must enter into a Deed of Release to indemnify Council and the Waste Services Contractor from any claim for damages and/or wear and tear arising from waste collection trucks accessing the property.

The design for the bin enclosure must comply with the following:

- a) it must be built on a flat surface with a concrete base/pad and surround of a brick or painted block enclosure or other suitable material to Council's approval,
- b) it must have concrete at the entrance to the bin enclosure;
- c) it must suit 15 X 240L wheelie bins of size 1100 height x 600mm wide x 800mm deep and must allow for 300mm space in between each bin;
- d) recommended minimum height of the enclosure is 1200mm and minimum recommended depth is 930mm;
- e) the front of the enclosure must face the internal access driveway, and be left open throughout the length of the bin enclosure to enable the bins to be removed, and placed on the internal concrete bin collection point, and returned in a safe and efficient manner;
- f) there must be no lip on the concrete slab of the bin enclosure, or the bin collection point;

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

The motion was put.

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

**AGAINST:**

The motion was CARRIED.

**Reason for Decision:**

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

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## **11. PROPOSED USE AND DEVELOPMENT - STAGED SUBDIVISION (ONE NEW LOT) AND TWO MULTIPLE DWELLINGS (RESIDENTIAL)**

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File Reference: 5424232

### **REPORT SUMMARY**

<b>Application No.:</b>	<b>PLN-20-465</b>
<b>Applicant:</b>	<b>G Hills &amp; Partners Architects</b>
<b>Owner:</b>	<b>A E Di Venuto and O J Di Venuto</b>
<b>Zone:</b>	<b>General Residential Zone</b>
<b>Use Class</b>	<b>Residential</b>
<b>Application Status:</b>	<b>Discretionary</b>
<b>Discretions:</b>	<b>10.4.2 P3, 10.4.3 P1, 10.6.1 P4, 10.6.3 P1 and E6.6.1 P1.</b>
	(The proposal meets all other applicable standards as demonstrated in the attached appendices)
<b>Level 2 Activity?</b>	<b>No</b>
<b>42 Days Expires:</b>	<b>17 May 2021</b>
<b>Existing Land Use:</b>	<b>Residential (single dwelling on both properties)</b>
<b>Representations:</b>	<b>1</b>
<b>Recommendation:</b>	<b>Approval, subject to conditions</b>

**Resolution:**

RYAN/RICHARDSON

That a permit be granted for the proposed use and development of Multiple dwellings (Residential) and three lots Subdivision at 11 Fifth Avenue West Moonah and 10 Seventh Avenue West Moonah subject to the following conditions:

**Planning**

1. Use and development must be substantially in accordance with planning permit application No. PLN-20-465 and Drawings submitted on 17 March 2021 (subdivision), 14 April 2021 (landscaping, floor plan and elevations for unit 1, elevation unit 2, civil plan, existing dwellings and garage, and shadow diagrams), and 20 April 2021 (site plan, floor plan for unit 2, remaining elevation unit 2), except as otherwise required by this permit.
2. Any conditions and/or advice as determined by TasWater and set out in the attached Submission to Planning Authority Notice, reference No. TWDA 2020/01839-GCC, dated 25/03/2021, form part of this permit.
3. All works associated with the subdivision (Stage 1) must be completed and titles issued prior to the lodgement of a building application for the Multiple Dwellings (Stage 2).
4. Council having determined not to require the subdivider to increase areas of open space before approving the plan of subdivision, requires payment of an amount to Council in accordance with Section 117 of the *Local Government (Building & Miscellaneous Provisions) Act 1993*, to the equivalent of five percent of the unimproved value of the whole area shown on the plan of subdivision as determined by a registered valuer engaged by the subdivider.
5. An original and two copies of each of the Plan of Subdivision and Schedule of Easements must be submitted to Council for sealing.
6. The Plan of Survey and accompanying Schedule of Easements must describe all existing easements and any additional easements required, including the 3.6m wide right of way in favour of lot 2.

## Engineering

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

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

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

8. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
9. The construction details of specific components of the works must comply with LGAT Standard Drawings and accord with Tasmanian Subdivision Guidelines 2013, the developer must appoint a qualified and experienced engineer who will be required to certify practical completion of subdivision construction works. The appointed supervising engineer must be the primary contact person on matters concerning the subdivision.
10. The design and construction of the access to the new lot must generally comply with the Australian Standard, Parking facilities, Part 1: Off-Street Car parking, AS 2890.1 – 2004, to the satisfaction of the Council's Development Engineer. Drawings showing the design of the driveway must be submitted 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) car parking spaces (two per dwelling) for the multiple dwellings must be provided in accordance with the approved plan and kept available for these purposes at all times;
- c) Vertical alignment shall include transition curves (or straight sections) to the Australian Standard, Parking facilities - Part 1: Off-Street Carparking AS 2890.1 - 2004, Clause 2.5.3 (d) at all grade changes greater than 12.5%;
- d) All runoff from paved and driveway areas must be discharged into Council's stormwater system;
- e) Minimum carriageway width is to be no less than 3.0 metres and must be constructed as part of stage 1.

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

- 11. The proposed extension of the driveway to service the new units is to be constructed in accordance with Municipal Standard Drawing TSD-R09-v3.
- 12. Adequate on-site stormwater detention must be provided so that stormwater discharged from the site does not exceed the pre-development stormwater runoff for 1 in 20 ARI (5% AEP) storm event. A detailed design must be submitted with the Building Application prepared by a qualified professional engineer for approval by Council's Development Engineer and completed prior to a Certificate of Occupancy being issued for the multiple dwellings.
- 13. Private sewer, stormwater and water services/connections are to be entirely separate to each lot in order to ensure that they are contained entirely within the lots served. Power and telephone connections must also be contained within their respective lots. A detailed services plan showing both the existing and the proposed (or as built) private services, Council mains and access to all lots on the site must be prepared by a civil engineer or a qualified designer and submitted to the Council for approval prior to the sealing of the final plans. In particular, the developer must confirm the position of any services that may be affected by the subdivision.

14. The applicant must pay Council the amount of \$205.00 (incl. GST) per lot on the diagram to complete the measure up and record 'as constructed' data for all assets to be taken over by council prior to the sealing of a Final Plan. This amount is subject to annual adjustment with the Council Fees and Charges Register.
15. The developer is to liaise with the relevant agency and to make provision for the installation of communication cabling to service each lot of the development.
16. Prior to the sealing of a Final plan, evidence must be provided to Council's Development Engineer that the development meets the requirements of TasWater.
17. A detailed estimate for the subdivision works must be provided and payment of the engineering assessment fee must be made prior to the issuing of Council's approval of the engineering design for each stage. Under the current Council Resolution, the engineering assessment fee is 2% of the value of works or a minimum of \$300.00. This amount is subject to annual adjustment in accordance with the Council fees and charges register. Construction must not commence until the approved engineering plans have been issued.
18. Prior to sealing of the plan of subdivision, all approved subdivision infrastructure works must be completed in accordance with the approved engineering plans and the requirements of Council's Development Engineer. Financial guarantees covering the cost of the uncompleted and unsecured works prior to the completion of approved Council infrastructure will not be permitted to be lodged.
19. All internal hydraulic service works required for the unit development shall be at the Developer's expense and must comply with the requirements of Council's Plumbing Surveyor.
20. The developer must provide underground electrical reticulation for power. Underground TasNetwork cables must be used subject to any underground cables in joint use trenches complying with Council's Development Engineer and TasWater codes.
21. Detailed designs of the proposed retaining structure (Norfolk Wall) and the proposed fence between the proposed units is to be submitted for approval of the Council's Development Engineer. Plans will need to demonstrate those structures will not impact the existing 150dia. Council stormwater main.



22. No civil works related to or associated with the use or development approved by this permit are to occur to existing Council infrastructure unless these works are in accordance with engineering drawings that have been approved by Council's Development Engineer. Changes to the design and/or location of civil works will require the submission of amended engineering drawings prepared by a licensed civil engineer for approval by Council's Engineer.
23. Provide written certification from a licensed civil engineer certifying that all civil works have been completed in accordance with the engineering drawings approved by Council's Development Engineer and to the applicable Australian Standards prior to the commencement of the use or within 20 days of completion of the works whichever occurs sooner
24. Arrange a compliance inspection with Council of the civil works that have been approved by Council's Development Engineer prior to the commencement of the use or within 20 days of completion of the works whichever occurs sooner. Note that a minimum of five (5) business days notice must be given to Council for a compliance inspection.
25. The property owner is to ensure that Council's Road Assets and Infrastructure are protected during the demolition and building process. The owner is to ensure that damage to road assets, footpaths, kerb and channel, drainage pits, nature strips and other services is kept to a minimum and any damaged assets are reinstated. Should damages occur, the repair costs associated with such damages are the responsibility of the property owner.

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

### **Advice to Applicant**

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

### **Waste Management**

Waste Services to the proposed multiple dwelling development at 11 Fifth Avenue West Moonah, 10 Seventh Avenue West Moonah would be Council's standard bin service collected fortnightly.

- The Council's Standard Bin Service includes one (1) x 140L wheelie bin for Waste, one (1) x 240L wheelie bin for recycling and (1) x 240L FOGO bin to each of the dwelling, collected fortnightly.
- Please note that this property would have a total of six (6) bins, two (2) Waste bins and two (2) Recycling Bins, and two (2) FOGO bins.
- This property has an existing kerbside/nature strip area for placement of the bins therefore the dwellings would have their own individual bins.
- All bins are to be placed on the kerbside for collection.
- Council's Waste Management Contractor collection trucks will not enter the property to collect and empty the wheelie bins.

### *Other Permits*

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

The designer must ensure that the needs of all providers including TasWater, TasGas, TasNetworks, and Telstra are catered for both in the design and construction of the works. Underground service providers should be contacted for line marking of their services and any requirements or conditions they may have prior to commencing any works on site. Phone 1100, Dial Before You Dig or visit [www.dialbeforeyoudig.com.au](http://www.dialbeforeyoudig.com.au) for information on the location of underground services and cables in relation to the proposed development prior to commencing any works on site.

The motion was put.

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

**AGAINST:**

The motion was CARRIED.

**Reason for Decision:**

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

The meeting closed at 6:34 pm

Confirmed,

**CHAIR**