

GLENORCHY PLANNING AUTHORITY

MINUTES

MONDAY, 5 SEPTEMBER 2022



Chairperson: Alderman B. Thomas

Hour: 4.00 p.m.

Present: Aldermen Bec Thomas, Steven King, Gaye Richardson and Angela Ryan

In attendance: E Reale (Director Infrastructure and Works),
D Ronaldson (Executive Manager Stakeholder Engagement),
P Garnsey (Manager Development),
T Boheim (Coordinator Planning Services) ,
B Narksut (Development Engineer),
E Burch (Traffic Engineer) and
D Egodawatte (Senior Civil Engineer)

1. PLANNING AUTHORITY DECLARATION

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

2. APOLOGIES

Aldermen Jan Dunsby and Kelly Sims

3. PECUNIARY INTERESTS

None

4. CONFIRMATION OF MINUTES

Resolution:

KING/RYAN

That the minutes of the Glenorchy Planning Authority Meeting held on Monday, 8 August 2022 be confirmed.

The motion was put.

FOR: Aldermen Thomas, King, Richardson and Ryan

AGAINST:

The motion was CARRIED.

5. PROPOSED USE AND DEVELOPMENT - 8 LOT SUBDIVISION - GARFIELD ROAD & 46 ELLIOT ROAD, GLENORCHY

File Reference: 7522717 & 7777007

REPORT SUMMARY

Application No.:	PLN-22-026
Applicant:	PDA Surveyors Engineering and Planners and Zarchie Developments Pty Ltd
Owner:	Zarchie Developments Pty Ltd
Zone:	General Residential and Environmental Management
Use Class	Subdivision
Application Status:	Discretionary
Discretions:	<p>7.10 Development not Required to be Categorised into a Use Class, 8.6.1 Lot Design, 8.6.2 Roads, C7.7.2 Subdivision within a priority vegetation area</p> <p>(The proposal meets all other applicable standards as demonstrated in the attached appendices)</p>
Level 2 Activity?	No
42 Days Expires:	6 September 2022
Existing Land Use:	Vacant land
Representations:	Four
Recommendation:	Approval, subject to conditions

Resolution:

KING/RYAN

That a permit be granted for the proposed use and development of Garfield Road Glenorchy subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-22-026 and Drawings submitted on 9/08/2022 (12 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 2022/00129-GCC, dated 21/06/2022, form part of this permit.
3. An original and two copies of each of the Plan of Subdivision and Schedule of Easements must be submitted to Council for sealing.
4. A covenant, to which Council is to be made a party, is to be placed on the title of all Lots to the effect that development must not take place on the land except in accordance with the recommendations contained in the Bushfire Hazard Report, proposed subdivision lot 1 Garfield Road, Glenorchy prepared by Geo-Environmental Solutions, dated January 2022.
5. Prior to the sealing of final plan of subdivision, the landowner must enter into a registered agreement with Council and the Tasmanian Water and Sewerage Co-operation Pty Ltd (TasWater) pursuant to Part V of the *Land Use Planning Approvals Act 1993* to provide for the following:
 - a) That Lots 2, 3, 4, 5, and 8 in the Subdivision, are required to manage and control the bushfire hazard material within the TasWater Property as detailed in the bushfire hazard management plan attached. Each Lot owner's agent (being a TasWater approved contractor) has the right to enter onto the TasWater land and modify the vegetation to remove any bushfire hazard material within the buffer area, where required.
 - b) It is the Lot owners' responsibility for maintaining the Hazard Management Area, with all costs associated with implementation and management being the sole responsibility of the beneficiaries of the agreement. The owners of Lots 2, 3, 4, 5, and 8 in the Subdivision, must engage a TasWater approved contractor to maintain the Hazard Management Area, at the cost of the Lot owners.

- c) It is the Lot owners' responsibility to ensure the engaged contractor is approved by TasWater and has approval to enter the property at the time of undertaking any management activity on the TasWater Property.
- d) Without limiting any operation or effect which this Agreement otherwise has, the Council and the Property owner acknowledge and agree that this Agreement is made under Part V of the *Land Use Planning and Approvals Act 1993* (and in particular section 71) (Act) with the intent that the burden of the Property owners' covenants run with the land as provided for by section 79 of the Act. The parties enter this Agreement to provide for one or more of the matters set out in section 72(2) of the Act.

The landowner is responsible for arranging the execution of the Agreement by any mortgagees and for all costs associated with the preparation and registration of the Agreement.

Engineering

- 6. Prior to the issuing of approved engineering drawings 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.

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

8. Any damage to Council's assets, including services, footpaths, driveway crossings and nature strips must be promptly reported to and then repaired to the requirements of Council's Development Engineer, at the developer's cost. It shall be the developer's responsibility to obtain and submit with the Engineering Drawing, a comprehensive photographic record of the condition of the footpaths, driveways and nature strips at the road frontage to the site and adjacent to the site, prior to commencing construction.

The photographic record shall be relied upon to establish the extent of damage caused to Council's assets throughout construction. In the event that the developer fails to provide a pre-construction photographic record of the site then any damage to Council assets found on completion of the works shall be deemed to be the responsibility of the developer and shall be repaired at the developer's cost.

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 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. To comply with the condition requirements, the developer must submit engineering drawings demonstrating compliance with the requirements to the satisfaction of Council's Development Engineer prior to the issuing of the Council's approved drawing. All works required by this condition must be installed prior to the sealing of the Final Plan.
10. A Construction Environmental Management Plan must be submitted prior to the commencement of works for the approval of Council's Senior Statutory Planner. The plan must outline the proposed demolition and construction practices in relation to:
 - a) identification and disposal of any potential contaminated waste and asbestos;
 - b) proposed hours of work (including volume and timing of heavy vehicles entering and leaving the site, and works undertaken on site);
 - c) proposed hours of construction;
 - d) identification of potentially noisy construction phases, such as operation of rock-breakers, explosives or pile drivers, and proposed means to minimise impact on the amenity of neighbouring buildings;

- e) control of dust and emissions during working hours;
- f) proposed screening of the site and vehicular access points during work;
- g) procedures for washing down vehicles, to prevent soil and debris being carried onto the street.

Once the Construction Environmental Management Plan is approved, it forms part of this permit and must be complied with.

11. The design and construction of roads must be in accordance with Austroads Guide to Road Design Part 1-8. The materials used for roadworks are to be in accordance with State Growth General Specification for Roadworks.

To comply with the above requirements, the developer must submit engineering drawings demonstrating compliance with the requirements to the satisfaction of Council's Development Engineer prior to the issuing of the Council's approved drawing. All works required by this condition must be installed prior to the sealing of the Final Plans.

12. Pavement depths shown on the Standard Drawings are the minimum required. Final depths will be determined by structural calculations based on actual sub-grade C.B.R. and design traffic loads and must be certified by an appropriate qualified engineer. All design plans submitted must be accompanied by pavement design calculations to demonstrate that the design is appropriate.
13. The design and construction of the driveway, parking, access and turning areas must generally comply with the Australian Standard, Parking facilities, Part 1: Off-Street Car parking, AS 2890.1 – 2004, to the satisfaction of the Council's Development Engineer. Detailed engineering drawings showing the driveway and manoeuvring areas, internal service lines and connections to service mains, surface drainage collection, pavement composition and finished levels must be in accordance with the Australian Standard AS 2890.1 – 2004 Off-Street Parking and submitted with the Engineering drawings for approval by Council's Development Engineer prior to the commencement of works on site and/or the issuing of Council's approved Engineering Drawings. The proposed driveway, access and parking must comply with the following:-
 - a) Be constructed to a sealed finish and the finished gradient shall not exceed the maximum gradient of 25%.

- b) Vertical alignment shall include transition curves at all grade changes greater than 12.5%.
- c) All runoff from paved and driveway areas must be discharged into Council's stormwater system.
- d) Minimum carriageway width is to be no less than 3.0 metres
- e) Driveway to be constructed and sealed onto the body of each new residential lot.

To comply with the above requirements, the developer must submit engineering drawings demonstrating compliance with the requirements to the satisfaction of Council's Development Engineer prior to the issuing of Council's approved engineering drawings and/or the commencement of works (whichever occurs first). All works required by this condition must be installed prior to the sealing of Final Plan.

- 14. The appropriate retaining structure, if required, must be design and certified by a suitably qualified Engineer. The form and certification must be submitted to and approved by Council prior to the issue of Council's approved engineering drawings.
- 15. 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 or covered by appropriate easements. 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/boundary adjustment.
- 16. In order to satisfy the above condition on the separation of services, the developer must verify compliance by supplying the Council with a services plan clearly indicating the location and details of all relevant services (entirely contained within their respective lots) and also a covering letter, where the Council is advised in writing that all the relevant engineering work required in these planning permit conditions have been satisfactorily completed, prior to the sealing of the final plan.

Any final plan submitted for sealing cannot be fully processed unless it is accompanied by documentation by a qualified person that clearly certifies that this condition has been satisfied and that all the work required by this condition has been completed. A “qualified person” shall be a professional engineer or professional surveyor or other persons acceptable to Council. Applicants or their agents should take notice that unless this condition is satisfactorily complied with, then documents submitted for sealing of the final plans will not be processed.

17. The final plan and schedule of easements is to include, to the satisfaction of the Council’s Development Engineer, any existing or proposed right of ways, embankment easements or retaining wall easements, drainage and/or service easements that are or may be required to adequately provide access and services to, from or through the lots shown on the plan.
18. The applicant is to submit to Council a copy of the surveyor’s field notes prepared to accompany the final plan.
19. The applicant must pay Council the amount of \$228.00 (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.
20. Any creation, diversion and augmentation of Council owned stormwater assets must be designed and constructed to the satisfaction of Council’s Development Engineer. A twelve (12) month maintenance period will be applied to any creation, diversion and augmentation of Council owned assets after the practical completion, during which time the works must be maintained by the developer, prior to being handed over at the completion of the defects liability period. During the period all defects must be rectified at the developers cost. A further twelve (12) month maintenance period may be applied to defects after rectification. The Council may, at its discretion, undertake rectification of any defects at the developers cost. Before the end of the maintenance period, the developer must arrange CCTV inspections of any stormwater assets subject to this permit, taken no more than one month before the end of the maintenance period, and submit the inspection reports to the requirements of the Councils’ Stormwater Engineer and at full cost to the applicant. Any defect identified in the CCTV inspection must be rectified to the satisfaction of Council’s Stormwater Engineer, before the Council takes over the stormwater assets.

21. Upon the completion of the works the road and drainage infrastructure must be subject to a twelve month defects liability period. At the time of issue of the Certificate of Practical Completion the applicant must lodge security with Council to the value of 5% of the work.
22. The developer must provide underground electrical reticulation for power and street lighting. Underground TasNetwork cables must be used subject to any underground cables in joint use trenches complying with Council's Development Engineer and TasWater codes.
23. 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.
24. Any proposed changes to the approved drawings are to be properly documented; the approved engineering drawings affected by any proposed change must be resubmitted for approval prior to the start of the works.
25. 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
26. A detailed estimate for the 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 \$900.00. 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.
27. 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.

28. The final plan and schedule of easements must include, to the satisfaction of the Council's Hydraulics Engineer, drainage easements in favour of the Glenorchy City Council over the public stormwater infrastructure, any natural water courses and overland flow paths passing through the lots shown on the plan. Easements shall have adequate width, to the satisfaction of the Council's Hydraulics Engineer, to ensure that the proposed public stormwater reticulation system and designated overland flowpaths are fully protected under relevant legislation and regulations. All costs associated with works required by this condition are to be met by the developer.

Hydraulics

29. The new stormwater infrastructure must be constructed prior to the sealing of the final plan / issue of a completion certificate.
30. Engineering design drawings must be submitted and approved, prior to the issue of Building Permit. The engineering drawings must:
- a) be certified by a qualified and experienced Engineer.
 - b) show in both plan and long-section the proposed stormwater mains, including but not limited to, connections, flows, velocities, hydraulic grade lines, clearances, cover, gradients, sizing, material, pipe class, adequate working platforms around manholes, easements, and inspection openings.
 - c) Clearly indicate the discharge point at the outfall in plans with appropriate treatment to prevent erosion to the rivulet banks and the watercourse
 - d) Include the associated calculations and plans. The stormwater main must be sized to accommodate at least the 5% AEP flows from a fully developed catchment.
 - e) Include provision for future development within the catchment to be adequately and efficiently serviced i.e., via appropriate easements
 - f) Clearly distinguish between public and private infrastructure
 - g) Show the final Lot boundaries, with each Lot serviced separately by Council infrastructure and all private plumbing contained within each Lot

- h) Specify lot connection sizes, depths, and locations such that as much as practicable of the lots can be drained via gravity
- i) Show any existing connections. Any redundant connections must be sealed by the Council at the owner's expense prior to sealing of the final plan.
- j) Be substantially in accordance with the LGAT Standard Drawings and Tasmanian Subdivision Guidelines 2013

All work required by this condition must be undertaken in accordance with the approved engineered drawings.

31. An adequate overland flow path must be maintained through the site, such that flows are excluded from the dwelling and not redirected onto third-party land, for the 1% AEP as at 2100 (including climate change loading) storm event.

Plans certified by a suitably qualified and experienced engineer as meeting the above requirement must be submitted prior to issue of any consent under the *Building Act 2016*. The detailed design drawings and associated documentation of the overland flow path must include:

- a) Detail overland flow paths including supporting cross section and flow calculations
- b) Be designed to accommodate a storm with a 1% AEP plus climate change loading
- c) Demonstrate no diversion of the overland flows onto third-party property

All work required by this condition must be undertaken and maintained in accordance with the certified design drawings.

32. Digital copies of a post construction work CCTV video and associated report(s) of any proposed Council stormwater main must be submitted to Council after completion of all work but prior to the issue of any Certificate of Completion.

33. The development must incorporate the nominated Water Sensitive Urban Design (WSUD) element(s) or equivalent, as presented in the Civil Drawings, submitted by PDA Surveyors, Engineers, & Planners and other drawings approved as part of this permit. The WSUD design must achieve the acceptable stormwater quality and quantity targets stated in Table 5(b) of the Stormwater Management Policy 2021, for the treatment of stormwater discharging from the development and be submitted and approved in association with a Building Permit Application. A supporting calculation (MUSIC Modelling or equivalent) to achieve Stormwater quality treatment targets must be submitted and approved in association with a Building Permit Application.
34. The development must incorporate the On-Site Detention (OSD) as part of the development as presented in the Stormwater report, prepared by PDA dated 02.08.2022 and concept service drawing reference 48061CT-ENG_20220726. The onsite piped 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 the sealing of the Final Plan / issue of a Completion Certificate. A detailed design of on-site detention must be submitted to the satisfaction of Council's Senior Civil Engineer, in association with a Building Permit Application.
35. In association with a Building Permit Application, a stormwater management report and design considering WSUD and OSD must be submitted and approved, to the satisfaction of Council's Senior Civil Engineer. The stormwater management report and design must:
 - a) Be prepared by a suitably qualified engineer
 - b) Include detailed design of the proposed treatment method, including final estimations of contaminant removal
 - c) Show layout, of the inlet and outlet including long-section.
 - d) Include supporting maintenance plan

- e) Include a Stormwater Management Summary Plan that outlines the obligations for future owners to stormwater management, including a maintenance plan which outlines the operational and maintenance measures to check and ensure the ongoing effective operation of all systems, such as: inspection frequency; cleanout procedures; descriptions and diagrams of how the installed systems operate; details of the life of assets and replacement requirements.
36. The new stormwater connections must be constructed, and any existing abandoned connections must be sealed by owner's expense. Please note once plans are approved, a formal Application for New Stormwater Connection and inspection by Council's Senior Civil Engineer is required. The form is available from <https://www.gcc.tas.gov.au/council/documents-and-publications/forms/>
- a) A minimum of three (3) business-day notice must be provided by the applicant to Council's Roads Maintenance and Stormwater Coordinator on 03 6216 6800 to arrange for the inspection prior to completion.
 - b) Any alterations or works performed on council's stormwater system must remain uncovered until the completion of the inspection. If there is failure to provide notification in advance or to expose the stormwater manhole for the visual inspection, council may choose to expose the stormwater manhole and reinstate after the inspection at the full cost to the applicant.
 - c) If the stormwater manhole is not to the satisfaction of council, the applicant must rectify the stormwater manhole at their cost. If the applicant does not rectify the stormwater manhole, council has the right to rectify the stormwater manhole at the applicant'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 Tasmanian Planning Scheme - Glenorchy. You should consult with an accredited Building Surveyor prior to commencing this use or work to ensure all relevant requirements of the *Building Act 2016* are complied with.

In addition to this planning permit, a building permit and/or plumbing permit may also be required. If further clarification is required, please contact Council's Building Section on 6216 6800.

Engineering

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

TasNetworks

Based on the information provided, the development is not likely to adversely affect TasNetworks' operations.

As with any subdivision, consideration should be given to the electrical infrastructure works that will be required to ensure a supply of electricity can be provided to each lot. To understand what these requirements may entail, it is recommended you contact TasNetworks Subdivisions team at SubdivisionsTeam@tasnetworks.com.au at your earliest convenience.

The motion was put.

FOR: Aldermen Thomas, King, 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 and reference to the current provisions of the Tasmanian Planning Scheme - Glenorchy, the Glenorchy Planning Authority decided to grant a permit for the reasons set out in the officer's report.

6. PROPOSED USE AND DEVELOPMENT - ASSISTED HOUSING WITH ASSOCIATED SUPPORT SERVICES (RESIDENTIAL) - 15-21 BELLETTE PLACE CHIGWELL

File Reference: 2998839

REPORT SUMMARY

Application No.:	PLN-22-142
Applicant:	Morrison & Breytenbach Architects
Owner:	Housing Tasmania
Zone:	General Residential
Use Class	Residential
Application Status:	Discretionary
Discretions:	8.5.1 Non-dwelling development P1 & P2 C2.5.1 P1 Car parking numbers C2.5.3 P1 Motorcycle parking numbers C2.6.2 P1 Design and layout of parking areas C3.5.1 P1 Traffic generation at a vehicle crossing, level crossing or new junction (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	6 September 2022
Existing Land Use:	Vacant residential land
Representations:	1
Recommendation:	Approval, subject to conditions

Resolution:

KING/RYAN

That a permit be granted for the proposed use and development of 15-21 Bellette Place Chigwell subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-22-142 and Drawings submitted on 07/04/2022 (9 pages) and on 14/07/2022 (8 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 2022/00550-GCC, dated 28/04/2022, form part of this permit.

Engineering

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

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

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

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. 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) Twenty-four (24) clearly marked car parking spaces must be provided in accordance with the approved plan received by Council and always kept available for these purposes
 - (c) Of the proposed number of car parking spaces, one (1) parking space must be provided for the exclusive use of people with disabilities and one (1) parking space must be clearly line-marked as minibus, and always kept available for these purposes
 - (d) Pedestrian footpath in accordance with the approved plan must be provided
 - (e) All runoff from paved and driveway areas must be discharged into Council's stormwater system
 - (f) The gradient of any parking areas must not exceed 5%
 - (g) Minimum carriageway width is to be no less than 5.0 metres and
 - (h) Lighting in accordance with clause 3.1, AS1158.3.1:2005 must be installed

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

6. Prior to the commencement of any work within the road reservation by a private contractor, the contractor must obtain a Road Opening Permit from the Council's Compliance Officer. This permit shall include items such as hours of work, road safety, reinstatement, soil and water management, etc. The Road Opening Permit Application Form is available via Council's website <https://www.gcc.tas.gov.au/wp-content/uploads/2021/03/Road-Opening-Permit-Application-Form-1.pdf>

7. Upon approval of the WSUD (if applicable) and OSD Maintenance Scheme, and in association with a Building Permit Application, the applicant shall 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;

Advice to Applicant

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

General Manager's Consent for Stormwater Management

Any conditions and/or advice as set out in the attached General Manager's Consent for Stormwater Management, reference No. PLN-22-142 dated 29/08/2022, is associated with this permit.

Other Permits

Please be aware that this planning permit is a planning approval issued under the Tasmanian Planning Scheme - Glenorchy. You should consult with an accredited Building Surveyor prior to commencing this use or work to ensure all relevant requirements of the *Building Act 2016* are complied with.

In addition to this planning permit, a building permit and/or plumbing permit may also be required. If further clarification is required, please contact Council's Building Section on 6216 6800.

Other Services

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

Waste Services

Waste Services will not be providing Councils Standard Fortnightly or Weekly Wheelie bin service to the proposed development at 15 21 Bellette Place Chigwell.

When completed the size of the proposed development, the nature of the use, the high care resident's needs, and frequency of collection, as indicated in the proposal, under Waste Services Policy is deemed unsuitable for Councils standard service. Therefore, the service will be private independent wheelie bin collection.

The Property must address the three-bin system and provide Waste, Recycling and FOGO (food organics garden organics) in council approved wheelie bins and from within a designated and approved collection point.

The number of bins must be adequate for the number of residents and staff. Bins are to be collected on a regular collection service schedule

The motion was put.

FOR: Aldermen Thomas, King, 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 and reference to the current provisions of the Tasmanian Planning Scheme - Glenorchy, the Glenorchy Planning Authority decided to grant a permit for the reasons set out in the officer's report.

The meeting closed at 5.17 pm

Confirmed,

CHAIR