

**GLENORCHY PLANNING AUTHORITY**  
**MINUTES**  
**MONDAY, 23 JANUARY 2023**



**Chairperson:** Alderman B. Thomas

**Hour:** 3.32 p.m.

**Present:** Aldermen: Bec Thomas, Josh Cockshutt, Steven King, Harry Quick and Russell Yaxley

**In attendance:** Emilio Reale (Director Infrastructure and Works)  
Lyndal Byrne (A/Manager Development),  
Trevor Boheim (Coordinator Planning Services),  
Simone Salter (Coordinator Environmental Services),  
Peter Coney (Planning Officer),  
Chantelle Griffin (Planning Officer),  
Sylvia Jeffreys (Planning Officer),  
Louis Barnett (Planning Officer),  
Bree Narksut (Development Engineer),  
Dan Egodawatte (Senior Civil Engineer),  
Adele Liu (Graduate Engineer),  
Emily Burch (Traffic Engineer),  
Frazer Read, Margot Heffernan, Roy Swan and Suzanne Noar

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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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Jan Dunsby.

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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:**

KING/COCKSHUTT

The motion was put.

**FOR:** Aldermen Thomas, Cockshutt, King, Quick and Yaxley

**AGAINST:**

The motion was CARRIED.

That the minutes of the Glenorchy Planning Authority Meeting held on Monday, 5 December 2022 be confirmed.

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**5. PROPOSED USE AND DEVELOPMENT - SIXTEEN (16) LOT SUBDIVISION (15 LOTS PLUS BALANCE) - 91 MARYS HOPE ROAD, 1/6 BASQUE PLACE AND 2/6 BASQUE PLACE, ROSETTA**

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File Reference: 3195302

**REPORT SUMMARY**

<b>Application No.:</b>	<b>PLN-21-116</b>
<b>Applicant:</b>	<b>PDA Surveyors Engineering and Planners</b>
<b>Owner:</b>	<b>R W Swan, K L Hodges and L A &amp; A D Lewis</b>
<b>Zone:</b>	<b>Low Density Residential</b>
<b>Use Class</b>	<b>Subdivision</b>
<b>Application Status:</b>	<b>Discretionary</b>
<b>Discretions:</b>	<b>9.10.2 Subdivision</b>  <b>10.6.1 P1 Lot Design</b>  <b>10.6.1 P2 Lot Design</b>  <b>10.6.1 P3 Lot Design</b>  <b>12.5.1 P2 Lot Design</b>  <b>12.5.1 P3 Lot Design</b>  <b>12.5.1 P4 Lot Design</b>  <b>12.5.2 P1 Roads</b>  <b>12.5.3 P2 Ways and Public Open Space</b>  <b>12.5.4 P4 Services</b>  <b>E3.8.1 P1 Subdivision (Landslide)</b>  <b>E10.8.1 P1 Subdivision</b>  <b>E5.5.1 P3 Existing Road Access and Junctions</b>

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	<b>E5.6.4 P1 Sight distance at accesses, junctions and level crossings</b>
	<b>E7.7.1 P2 Stormwater Drainage and Disposal</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>Extension of time until 23 Jan 2023</b>
<b>Existing Land Use:</b>	<b>Vacant</b>
<b>Representations:</b>	<b>2</b>
<b>Recommendation:</b>	<b>Approval, subject to conditions</b>

**Resolution:**

COCKSHUTT/YAXLEY

That a permit be granted for the proposed use and development of 91 Marys Hope Road Rosetta subject to the following conditions:

**Planning**

1. Use and development must be substantially in accordance with planning permit application No. PLN-21-116 and Drawings submitted on 10/11/22, 5 pages, except as otherwise required by this permit.
2. Any conditions and/or advice as determined by TasWater and set out in the attached Submission to Planning Authority Notice, reference No. TWDA 2021/00391-GCC, dated 18/11/2022, form part of this permit.
3. The Plan of Survey and Schedule of Easements for Lots 1 to 15 and the Balance Lot must describe a building area as shown on the approved plans outside of which no building is to be constructed.

4. Council having determined not to require the subdivider to include 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 and Miscellaneous Provisions) Act 1993*, to the equivalent of five per cent (5%) of the unimproved value of the whole area as shown on the plan of subdivision. Payment must be made to Council prior to the sealing of the Final Plan.
5. A covenant, to which Council is to be made a party, is to be placed on the titles of Lots 1 to 15 to the effect that the owners agree to manage the entirety of their lots as 'low threat vegetation' and/or non-vegetated land (as defined in Clause 2.2.3.2 of the AS3959-2009) in order to provide bushfire management areas for dwellings on adjoining lots.
6. Prior to the sealing of the Final Plan the landowner of the Balance Lot must enter into a registered agreement with Council pursuant to Part 5 of the *Land Use Planning Approvals Act 1993* to maintain the vegetation within the power line easement as 'low threat vegetation' (as defined in Clause 2.2.3.2 of the AS3959-2009) in order to provide bushfire hazard management areas for dwellings on adjoining lots.
7. Prior to undertaking works on site, a Weed Management Plan must be submitted and approved by Council's Senior Statutory Planner. At a minimum the Plan must include:
  - (a) timeframes and methods of primary and follow up treatment for all declared and environmental weeds on site;
  - (b) weed hygiene measures required to ensure the risk of the spread of weeds from the site during clearing and construction is minimised;
  - (c) a fully costed implementation, monitoring and reporting plan for a minimum of two years (including actions and timeframes).

The relevant parts of the plan must be implemented prior to any works occurring on the land and be maintained throughout the construction period.

8. No native trees or native vegetation within the Biodiversity Protection Area is to be removed or lopped other than those necessary for the construction of the vehicular access and the connection of services or to comply with the approved Bushfire Hazard Management Plan, unless with approval from Council's Senior Statutory Planner.
9. Machinery and vehicles must not enter the *Eucalyptus tenuiramis* forest (except for weed control) and no materials or soil are to be stockpiled in this area.

## Engineering

10. Prior to the issuing of a Council's approved drawing or the commencement of works on site, (whichever occurs first), submit a Soil and Water Management Plan detailing proposed sediment and erosion control measures to the satisfaction of and to be approved by the 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)
11. The cost of any alterations and/or reinstatement to existing services or private property incurred in proposed subdivisional works to be borne by the developer. Any work so required is to be specified and undertaken by the appropriate Authority concerned.
12. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.

13. 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.

14. 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.
15. The design and construction of roads must be in accordance with Austroads Guide to Road Design Part 1-8.
  - (a) The materials used for roadworks are to be in accordance with State Growth General Specification for Roadworks;
  - (b) Road reservation widths are to be a minimum of eighteen (18) metres

- (c) The minimum carriageway widths ( face of kerb – face of kerb) for the internal roads proposed are to be six point nine metres (6.90m) 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.
16. 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.
17. Prior to the commencement of works for any stage of the subdivision, the detailed design plans for footpaths and walkways in road reserves must be submitted to and approved by Council's Development Engineer. The plans must show a level nature strip area adjacent to the kerb and gutter 600mm wide where no foot path is proposed, with a crossfall not exceeding 1:10. The plans must be to the satisfaction of Council's Development Engineer and must be in accordance with the LGAT Standard Drawings and have regard to Council's Footpath Policy
18. Kerb ramps are to be provided at road crossings on pedestrian paths of travel, in accordance with Council's Standard Drawing GCC 11-11 and AS1428 Design for Access and Mobility, Part 4.1. Tactile ground surface indicators must be provided for kerb ramps and pedestrian refuge crossings in accordance with Council's Standard Drawing GCC 11-11 and AS1428 Design for access and Mobility, Part 4.1.



19. 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 20%.
  - (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) The gradient of any parking areas must not exceed 5% and
  - (e) Minimum carriageway width is to be no less than 3.0 metres
  - (f) A right of way over lot 5 must be created in favour of lot 1 to enable access to lot 1 as shown on approved plan 45177CT- 100 - C;
  - (g) A right of way over lot 8 must be created in favour of lot 9 to enable access to lot 9 as shown on approved plan 45177CT- 100 - C;
  - (h) A right of way over lot 6 & 7 must be created in favour of lot 8 to enable access to lot 8 as shown on approved plan 45177CT- 100 - C;
  - (i) A right of way over lot 6 must be created in favour of lot 7 to enable access to lot 7 as shown on approved plan 45177CT- 100 – C

- (j) A right of way over lot 14 & 15 must be created in favour of lot 13 to enable access to lot 13 as shown on approved plan 45177CT-100 – C
- (k) A right of way over lot 14 & 15 must be created in favour of lot 12 to enable access to lot 12 as shown on approved plan 45177CT-100 – C
- (l) A right of way over lot 14 must be created in favour of lot 15 to enable access to lot 15 as shown on approved plan 45177CT- 100 – C
- (m) 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.

- 20. All internal driveways shall be demonstrated on the engineering design plans as complying with standards of acceptable sight distance and maximum grade of 1 in 5. The applicant must construct driveways to each lot from the kerb to the property boundary using reinforced concrete and complete bulk earthworks into the lot to achieve the demonstrated sight distance and maximum grade as approved.
- 21. All common access driveways to groups of lots must be fully constructed and concreted by the applicant for the full length to the lots proper and to the requirements of Council's Development Engineer. The applicant must ensure that Reciprocal Rights of Way are created over all titles of lots that require a single sealed common access driveway to be constructed for each group of lots to enable suitable vehicular access to be achieved.
- 22. Surface and sub-surface cut off drains must be constructed to control overland and seepage flows to and from adjacent property and within the subdivision to the requirements of Council's Development Engineer.

23. All development must be in accordance with the recommendations contained in the Geotechnical Report – landslide risk assessment (91 Marys Hope Road, Rosetta) by Geo-Environmental Solutions dated November 2020.
24. The applicant must make available to any prospective purchasers, or their agents, upon request a copy of the said Geotechnical Report.
25. A covenant, to which Council is to be made a party, shall be placed on the title of all proposed lots to the effect that “No development shall take place on the said land except in accordance with the recommendations contained in the Geotechnical Report – landslide risk assessment (91 Marys Hope Road, Rosetta) by Geo-Environmental Solutions dated November 2020.
26. 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.
27. All stormwater from the proposed development, including hardstand runoff, must be discharged to the Council’s public stormwater system via gravity system. All costs associated with works required by this condition are to be met by the developer. Any creation, diversion and augmentation of Council owned stormwater assets must be designed and constructed to the satisfaction of Council’s Hydraulics Engineer.
28. Prior to any commencement of works on site and/or the issuing of Council’s approved drawing (whichever occurs first), new stormwater connection (s) to Council’s public stormwater system onto the property boundary must be installed in accordance with the approved plans and available to connect to. The stormwater connection(s) must be constructed by a suitably qualified person to the satisfaction of Council. To ensure the connection(s) is 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.

The developer must also have paid in full the stormwater connection inspection fee defined in Council's Fees and Charges prior to arranging the inspection and provide a minimum two (2) working-day notification in advance to Council's Road Maintenance and Stormwater Coordinator for the inspection to occur. Any alternations 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 connection for the visual inspection, Council may choose to expose the connection(s) and reinstate after the inspection at full cost to the applicant. An inspection fee specified in Council's Fees and Charges is applied and must be paid by the applicant in full.

**Advice:** 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 Facilities Co-ordinator. This permit must include items such as hours of work, road safety, reinstatement, soil and water management, etc. Both the Stormwater Connection Request form and the Road Opening Permit Application Form are available via Council's website. Please contact Council's Facilities Compliance Officer on (03) 62166800 to organise for Council to provide the Permit.

29. 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.

30. 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.

31. 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, 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.
32. The applicant is to submit to Council a copy of the surveyor’s field notes prepared to accompany the final plan.
33. 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.

34. 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.
35. 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.
36. All road areas required for road widening, walkways and public open space are to be show as lots on the final diagram and are to be sold to Council for a nominal sum of one dollar (\$1.00). The final plan of survey will not be sealed until an executed Agreement of Sale and an executed Memorandum of Transfer is provided to Council, along with the required Titles Office registration fees. All other legal costs associated with fulfilment of this condition are to be met by the subdivider.
37. 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.
38. 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.

39. 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.
40. 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
41. 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.
42. 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.
43. 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.

#### **Hydraulic Engineer**

44. The new stormwater infrastructure must be constructed prior to the sealing of the final plan / issue of a completion certificate. Engineering design drawings must be submitted and approved, prior to commencement of work. The engineering drawings must:

- (a) be certified by a suitably 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) Include the associated calculations and catchment area plans. The stormwater main must be sized to accommodate at least the 5% AEP flows from a fully developed catchment.
- (d) Include provision for future development within the catchment to be adequately and efficiently serviced, i.e., via appropriate easements
- (e) Clearly distinguish between public and private infrastructure
- (f) Show the final Lot boundaries, with each Lot serviced separately by Council infrastructure and all private plumbing contained within each lot
- (g) Specify lot connection sizes, depths, and locations such that as much as practicable of the lots can be drained via gravity
- (h) 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.
- (i) 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.

45. 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.



46. 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.

47. Digital copies of a post construction work CCTV video and associated report(s) of any proposed Council stormwater main must be submitted to the satisfaction of Council after completion of all work but prior to the issue of any Certificate of Completion.
48. The developer is required to pay an amount of **\$89,070.00** (excluding GST) to Council in lieu of providing WSUD on site prior to sealing the plan of survey. This amount will be indexed annually in accordance with the Council Cost Index, until the date paid to Glenorchy City Council.
49. The development must incorporate the On-Site Detention (OSD) as part of the development as presented in the Concept Stormwater Management Plan dated 02.08.2022 and Concept Engineering Plans dated 09.11.2022. 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.
50. In association with a Council's approved drawing or the commencement of works on site, a stormwater management report and design considering 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) Show layout, of the inlet and outlet, overflow measures including long-section.
  - (c) Include supporting 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.
51. 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.

52. Sediment and erosion control measures sufficient to prevent sediment from leaving the site must be installed prior to the commencement of work and maintained until such time as all disturbed areas have been stabilised and/or restored or sealed to the Council's satisfaction. A soil and water management plan (SWMP) must be submitted and approved prior to the commencement of work. The SWMP must be prepared in accordance with the Soil and Water Management on Building and Construction Sites fact sheets (Derwent Estuary Program, 2008) and recommendations from Landslip Assessment by GES - 91 Marys Hope Road\_\_ver1 1.

### Natural Areas

53. Prior to undertaking works on site, a Weed Management Plan must be submitted to and approved by Council's Senior Statutory Planner. At a minimum the Plan must include:
- (a) timeframes and methods of primary and follow up treatment for all declared and environmental weeds on site;
  - (b) weed hygiene measures required to ensure the risk of the spread of weeds from the site during clearing and construction is minimised;
  - (c) a fully costed implementation, monitoring and reporting plan for a minimum of two years (including actions and timeframes).

The relevant parts of the plan must be implemented prior to any works occurring on the land and be maintained throughout the construction period.

54. No native trees or native vegetation is to be removed or lopped within the Biodiversity Protection Area (part of Lot 5 and Balance Lot) other than those necessary for the construction of the vehicular access and the connection of services or to comply with the approved Bushfire Hazard Management Plan, unless with approval from Council's Senior Statutory Planner.
55. Machinery and vehicles must not enter the *Eucalyptus tenuiramis* forest (except for weed control) and no materials or soil are to be stockpiled in this area.

## 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.

### *Waste Management*

Waste services to the proposed subdivision would be Council's standard bin service collected fortnightly.

- (a) Council's Standard Bin Service includes one (1) x 140L wheelie bin for Waste, one (1) x 240L wheelie bin for Recycling, and one (1) x 240L for FOGO wheelie bin to each of the lots, collected fortnightly.
- (b) This subdivision needs to have enough kerbside area for placement of wheelie bins.
- (c) For new subdivisions, a nature strip located adjacent to the kerbside with a minimum 1 metre in width must be included for the placement of bins. If there is no scope for a nature strip, the footpath must be designed and constructed to accommodate the placement of bins. Recommend footpath width to each lot to be a minimum of 2m to accommodate the placement of wheelie bins, as well as meeting the minimum accessible footpath width (1.8 metre).
- (d) For new properties and subdivisions to have a waste service all new road construction must ensure that continuous forward movement for a waste collection vehicle is available.
- (e) Turning heads of cul-de-sacs shall be a minimum of 18 metre diameter inside the kerb to allow for the continuous forward movement of a heavy rigid vehicle.

- (f) Council's Waste Services Contractor collection trucks will not enter any of the properties to collect and empty the wheelie bins.
- (g) All bins are to be placed on the kerbside for collection.
- (h) In an area with an overhead obstruction such as a tree canopy a minimum height of 5.0 metres needs to be allowed for contractor's collection vehicle including access to the lifting arm.

*Natural Areas*

The site may contain threatened flora or fauna species. The developer is responsible for compliance with the *Threatened Species Protection Act 1995*.

The motion was put.

**FOR:** Aldermen Thomas, Cockshutt, King, Quick and Yaxley

**AGAINST:**

The motion was CARRIED.

**Reason for Decision**

The Glenorchy Planning Authority after seeking to further the objectives of the Land Use Planning and Approvals Act 1993 and with reference to the current provisions of the Tasmanian Planning Scheme – Glenorchy and having regard to the matters raised in representations received on the application, decided to grant a permit for the reasons set out in the officer's report.

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- 6. PROPOSED USE AND DEVELOPMENT - MULTIPLE DWELLINGS (28 NEW AND 1 EXISTING) IN STAGES, INCLUDING SERVICE CONNECTION AT 2/10 IRONBARK DRIVE, WITH SUBDIVISION FOR A NEW ROAD LOT AND CONSTRUCTION OF A NEW CUL-DE-SAC - 19 LESDELLE STREET, 18 LESDELLE STREET, 29 LESDELLE STREET AND 2/10 IRONBARK DRIVE, CLAREMONT**
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File Reference: 3077047

**REPORT SUMMARY**

<b>Application No.:</b>	<b>PLN-21-623</b>
<b>Applicant:</b>	<b>Pinnacle Drafting &amp; Design</b>
<b>Owner:</b>	<b>K K Atkinson, Tasmania Keystone Developments Pty Hai H Tran &amp; Hoang P Nguyen, Leanne M Rama</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>	<p><b>7.10.1 Development not required to be categorised a use class</b></p> <p><b>8.4.4 P1 Sunlight to private open space of multiple dwellings</b></p> <p><b>8.4.6 P1 Privacy for all dwellings</b></p> <p><b>8.4.6 P3 Privacy for all dwellings</b></p> <p><b>8.4.8 P1 Waste storage for multiple dwellings</b></p> <p><b>8.6.2 P2 Roads</b></p> <p><b>C2.6.3 P1 Number of accesses for vehicles</b></p> <p><b>C3.5.1 P1 Traffic generation at a vehicle crossing, crossing or new junction</b></p> <p>(The proposal meets all other applicable standards demonstrated in the attached appendices)</p>

<b>Level 2 Activity?</b>	<b>No</b>
<b>42 Days Expires:</b>	<b>Extension of time granted until 23/01/2023</b>
<b>Existing Land Use:</b>	<b>Single Dwelling</b>
<b>Representations:</b>	<b>4</b>
<b>Recommendation:</b>	<b>Approval, subject to conditions</b>

**Resolution:**

KING/QUICK

That a permit be granted for the proposed use and development of Multiple dwellings (28 new and 1 existing) in stages, including service connection at 2/10 Ironbark Drive, with subdivision for a new road lot and construction of a new cul-de-sac at 19 Lesdelle Street, 18 Lesdelle Street, 29 Lesdelle Street and 2/10 Ironbark Drive Claremont, subject to the following conditions:

**Planning**

1. Use and development must be substantially in accordance with planning permit application No. PLN-21-623 and Drawings submitted on 09/12/2022, 78 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 2022/00064-GCC, dated 15/12/2022, form part of this permit.
3. Staging must only occur in accordance with the approved staging plan.
4. Maximum building height must not exceed 8.5m above natural ground level for any dwelling. Plans submitted in association with a Building Permit Application must show compliance.
5. Each dwelling must have private outdoor space of at least 24m<sup>2</sup> in one location that has a minimum horizontal dimension of not less than 4m and a gradient not steeper than 1 in 10, as shown on the approved landscape plan. Private outdoor space areas steeper than 1 in 10 must be graded to comply prior to a certificate of completion.

6. Additional landscaping to the requirements of Condition 22, must be provided to screen the bin enclosure from the road. The landscaping must be completed prior to the completion of Stage 2 and then be maintained to the satisfaction of Council's Senior Statutory Planner.

## Engineering

### General conditions

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 from vehicles, including building materials and equipment, must only be carried out on the land.



9. 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.
10. 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.
11. 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
12. 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.
13. Prior to construction works commencing a Construction Management Plan (CMP) for each stage must be submitted and approved by Council's development engineer. All works required must be undertaken in accordance with CMP. The plans must include the following:
  - (a) A photographic record of Council's infrastructure which will be relayed upon if there is any damage during construction. If this is not provided, then any damaged found during or after completion will be deemed the responsibility of the developer. The developer will be required to fix any damage within 30 days or sooner if a safety issue.

- (b) Demonstrate how the works will be undertaken safely and times of operations are to be confined to the hours of 9am.- 4.00pm. Monday - Saturday
  - (c) Outline how residents will be consulted and
  - (d) Provide a traffic and parking management plans.
14. 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.
  15. Where filling of the lots is required as part of the subdivision works and/or rehabilitation of the site, the fill area must be cleared and stripped of all organic material and debris, and the filling placed and compacted to approved design levels.
  16. All filling must be compacted and tested in accordance with AS 3798 – 2007- Guidelines in Earthworks for Commercial and Residential Developments and Amendment No.1 – 8 May 2008. As part of the remedial process the areas of controlled fill greater than 300 mm in depth must be documented specifying depths and achieved densities.
  17. Prior to the certificate of occupancy for each stage, all approved 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.

### **Multiple dwellings**

18. 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 shall not exceed the maximum gradient of 25% or 1 in 4
- (b) Vertical alignment shall include transition curves (or straight sections) 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) The gradient of any parking areas must not exceed 5%; and
- (e) Minimum carriageway width is to be no less than 6.0 metres.

All works required by this condition must be installed prior to the occupancy of the dwellings at each stage.

19. For a staged permit, the works associated with car parking areas, driveways, turning areas and walkways must be completed in accordance with the approved plan received by Council and always kept available for these purposes and to the satisfactory of Council's Development Engineer. The implementation must occur in the following stages.

- (f) 2 spaces per each dwelling for unit 1 to unit 4 and 6 visitor parking spaces must be completed prior to the completion of stage 2
- (g) New road and cul-de-sac head with accesses to each lot must be completed prior to the completion of stage 2
- (h) 2 spaces per each dwelling for unit 5 to unit 9 must be completed prior to the completion of stage 3
- (i) 2 spaces per each dwelling for unit 10 to unit 14 and 1 visitor parking space must be completed prior to the completion of stage 4
- (j) 2 spaces per each dwelling for unit 15 to unit 19 and must be completed prior to the completion of stage 5
- (k) 2 spaces per each dwelling for unit 20 to unit 24 and 2 visitor parking spaces must be completed prior to the completion of stage 6
- (l) 2 spaces per each dwelling for unit 25 to unit 28 must be completed prior to the completion of stage 7

All works required by this condition at each stage must be installed prior to the occupancy of the dwellings at each stage. The works must include parking, driveway, walkways, turning area and surface stormwater runoff associated to each stage.

20. Barrier compliant with the Australian Standard AS 1170.1 must be installed to prevent vehicles running off the edge of a carriageway, raised platform or deck where the drop from the edge of the trafficable area to a lower level is 600mm or greater, and wheel stops must be installed for drops between 150mm and 600mm. Barriers must not limit the width of the driveway access or parking and turning areas approved under the permit. All works required by this condition must be installed prior to the occupancy of the dwellings.
21. 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. These works are to be completed prior to the occupancy.
22. Widening to the existing vehicle crossing to the multiple dwelling site 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 completed to the satisfaction of Council's Development Engineer prior to the occupancy certificate of stage 2. The detail design must be submitted and approved prior to the issuing of a Building Permit Approval.

Advice: 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/2022/08/Road-Opening-Permit-Application-Form-1.pdf>

23. Prior to the commencement of the use or development, a new 225mm stormwater connection to Council's public stormwater system onto the property boundary must be installed in accordance with the approved plans. The stormwater connection must be constructed by a suitably qualified person to the satisfaction of Council. 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/council/documents-and-publications/forms/>, which outlines the process and conditions for stormwater connections.
24. Upon approval of the WSUD Maintenance Scheme, and in association with a Building Application, the applicant must enter into a registered agreement with Council, at the sole expense of the applicant, pursuant to Part 5 of the *Land Use Planning and Approvals Act 1993*, for the area which is subject to this permit. The Owner and all successors in title must advise any subsequent successor in title of the existence of the Agreement and its terms and conditions. The Part 5 agreement shall require the Owner and all successors in title to covenant and agree with Council the following:
- (a) All works outlined in the WSUD Maintenance Scheme submitted by the applicant and approved by Council, including the maintenance method and frequency for individual WSUD elements, must be implemented, and managed by the Owner and all successors in title at their sole expense.
  - (b) The Owner must keep the maintenance records in an accessible form (either printed or electronic) for five years from the date of the work was carried out to prove that the maintenance of each WSUD element has been conducted in accordance with the WSUD Maintenance Scheme;
  - (c) Repair and replace all the WSUD elements at the sole expense of the Owner and all successors in title so that the WSUD functions (stormwater quality and quantity control) in a safe and efficient manner;
  - (d) Permit the Council from time to time and upon giving reasonable notice (but in the case of an emergency, at any time and without notice) to enter and inspect the WSUD elements for compliance with the requirements of this agreement; and

- (e) Comply with the terms of any written notice issued by the Council in respect of the requirements of this agreement within the time stated in the notice.

#### **Subdivision and cul-de-sac**

- 25. 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/boundary adjustment.
- 26. 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, 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.
- 27. The applicant is to submit to Council a copy of the surveyor's field notes prepared to accompany the final plan.
- 28. New vehicle crossings to each new subdivided lots 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 completed to the satisfaction of Council's Development Engineer prior to the completion of stage 2 or the sealing of the final plan (whichever occurs first). The detail design must be submitted and approved prior to the issuing of Council's approved drawing.

Advice: 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/2022/08/Road-Opening-Permit-Application-Form-1.pdf>

29. The design and construction of roads must be in accordance with Austroads Guide to Road Design Part 1-8 and the followings. Plans must be submitted prior to the issuing of the Council's approved drawings.
- (a) The materials used for roadworks are to be in accordance with State Growth General Specification for Roadworks
  - (b) Road reservation widths are to be a minimum of eighteen (18) metres and 25 metres at the cul-de-sac head.
  - (c) The minimum carriageway widths (face of kerb – face of kerb) for the internal roads proposed are to be eight point nine metres (8.90m) 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 Plan.
  - (d) All new road construction must ensure that continuous forward movement for a waste collection vehicle is available. The cul-de-sac is required at an end of the road to allow for the continuous forward movement of a heavy rigid vehicle.
  - (e) Street lighting must be provided in accordance with AS/NZS 1158 series. A street lighting plan is to be submitted and approved by Council's development engineer as part of the engineering design drawings for stage 2. The street lighting and any other infrastructure shall be clear of the 1.2m footpath being constructed. All works required must be undertaken in accordance with the street lighting plan and engineering drawings before the final plans are sealed for Stage 2.
  - (f) Type 4 side entry pit to be installed along the new kerb and gutter at maximum centres of ninety (90) metres and connected to the proposed stormwater system prior to the WSUD treatment train.

All works required by this condition must be installed prior to the sealing of the Final Plan.

30. 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.
31. Prior to the commencement of works for any stage of the subdivision, the detailed design plans for footpaths and walkways in road reserves must be submitted to and approved by Council's Development Engineer. The plans must be to the satisfaction of Council's Development Engineer and must be in accordance with the LGAT Standard Drawings and have regard to Council's Footpath Policy.
32. All road areas required for road widening, walkways and public open space are to be show as lots on the final diagram and are to be sold to Council for a nominal sum of one dollar (\$1.00). The final plan of survey will not be sealed until an executed Agreement of Sale and an executed Memorandum of Transfer is provided to Council, along with the required Titles Office registration fees. All other legal costs associated with fulfilment of this condition are to be met by the subdivider.
33. 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 approved engineering drawings for each stage. Under Council Schedule of Fees and Charges 2022/23, the engineering assessment fee is 2% of the value of the works or minimum of \$900. 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.
34. 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.
35. 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.



## Waste Management

36. 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 30 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 returned in a safe and efficient manner;
  - (f) there must be no lip on the concrete slab of the bin enclosure.

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

## 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-21-623, dated 9 January 2023, form part of 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.

### *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.

### *Waste Management*

The proposed multiple dwellings would be eligible for a maximum of thirty (30) x 240L wheelie bins.

Ten (10) x 240L Waste Bins (Red lids), Ten (10) x 240L Recycling Bins, Ten (10) x 240L FOGO bins, collected weekly to be shared by all twenty nine (29) dwellings. Collection of bins would be from the kerbside on the proposed cul-de-sac as per Plans.

Council's Waste Services Contractor would not enter the property to collect and empty bins.

### *Storage and Collection of Shared Waste, Recycling and FOGO Bins*

The bins would be stored in a bin enclosure.

The bin enclosure should be built within the property boundary as shown on the approved plans.

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.

The motion was put.

**FOR:** Aldermen Thomas, Cockshutt, King, Quick and Yaxley

**AGAINST:**

The motion was CARRIED.

**Reason for Decision**

The Glenorchy Planning Authority after seeking to further the objectives of the Land Use Planning and Approvals Act 1993 and with reference to the current provisions of the Tasmanian Planning Scheme – Glenorchy and having a regard to the matters raised in representations received on the application, decided to grant a permit for the reasons set out in the officer's report.

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**7. PROPOSED USE AND DEVELOPMENT - ELEVEN MULTIPLE DWELLINGS - 97 MONTROSE ROAD, MONTROSE**

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File Reference: 3176847

**REPORT SUMMARY**

<b>Application No.:</b>	<b>PLN-22-046</b>
<b>Applicant:</b>	<b>Smeekes Drafting Pty Ltd</b>
<b>Owner:</b>	<b>Tasmania Keystone Developments Pty Ltd</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>	<p><b>Clause 8.4.2 Setbacks and building envelopes for dwellings, Clause 8.4.3 Site coverage and private space for all dwellings, Clause 8.4.6 Privacy for dwellings, Clause C2.6.2 Design and layout of public areas, Clause C2.6.3 Number of accesses for vehicles, Clause C2.6.5 Pedestrian access, C3.5.1 Traffic generation at a vehicle crossing, level crossing or junction and Clause C12.6.1 Buildings and works within flood-prone hazard area</b></p> <p>(The proposal meets all other applicable standards demonstrated in the attached appendices)</p>
<b>Level 2 Activity?</b>	<b>No</b>
<b>42 Days Expires:</b>	<b>Extension granted until 31 Jan 2023</b>
<b>Existing Land Use:</b>	<b>Vacant land</b>
<b>Representations:</b>	<b>0</b>
<b>Recommendation:</b>	<b>Approval, subject to conditions</b>

**Resolution:**

YAXLEY/COCKSHUTT

That a permit be granted for the proposed use and development of 97 Montrose Road Montrose subject to the following conditions:

**Planning**

1. Use and development must be substantially in accordance with planning permit application No. PLN-22-046 and Drawings submitted on 30 November 2022, 52 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 2022/00287-GCC dated 5 December 2022, form part of this permit.
3. There must be no “large” trees with extending roots structure planted over the Tas Networks easement.
4. Privacy screen/wall to a height of 1.7 m from finished floor level must be constructed between the east elevations of the deck for Unit 1 and the private open space for unit 2, east elevation of Unit 3 and the private open space for Unit 4, east and west elevations for Unit 4 and the private open space for Units 3 and 5. The privacy screen/wall must be constructed and finished with solid or translucent materials (with uniform transparency of no more than 25%), to prevent direct overlooking of the adjacent lot. The privacy screen must remain in-situ, for the duration of the use.
5. Privacy screen/wall to a height of 1.2 m from finished floor level must be constructed between the east elevations of the deck for Unit 7 and the private open space for unit 10, and between the deck for Unit 8 and the window for Unit 11 (within 6 m). The privacy screen/wall must be constructed and finished with solid or translucent materials (with uniform transparency of no more than 25%), to prevent direct overlooking of the adjacent lot. The privacy screen must remain in-situ, for the duration of the use.

6. Privacy screen/wall to a height of 1.7 m from finished floor level must be constructed on the north-east (east) elevation for the dining and kitchen windows for Unit 10 and on the south-west (west) elevation for the dining and kitchen windows for Unit 11. The privacy screen/wall must be constructed and finished with solid or translucent materials (with uniform transparency of no more than 25%), to prevent direct overlooking of the adjacent lot. The privacy screen must remain in-situ, for the duration of the use.

*Advice:* The privacy screen may consist of obscure glass in the window.

7. Privacy screen/wall to a height of 1.7 m from natural ground level must be constructed between the north-west (north) elevation of the bedroom for Units 5, 10 and 11, and the shared driveway. The privacy screen/wall must be constructed and finished with solid or translucent materials (with uniform transparency of no more than 25%), to prevent direct overlooking of the adjacent lot between to a height of 1.7m above floor level. The privacy screen must remain in-situ, for the duration of the use.

## **Engineering**

8. Prior to the issuing of a Building Approval or the commencement of works on site, including demolition (whichever occurs first), submit a Soil and Water Management Plan detailing proposed sediment and erosion control measures to the satisfaction of Council's Development Engineer.

The approved control measures must be installed prior to any disturbance of soil or construction activity such as concrete cutting, demolition and must be regularly inspected and maintained during the construction and demolition period to prevent soil and other materials entering the local stormwater system, roadways, or adjoining properties.

The approved control measures must remain in place until such time as all construction activity likely to generate sediment has been completed or all disturbed areas have been stabilised using vegetation and/or restored or sealed to the satisfaction of the Council.

The approved Soil and Water Management Plan (SWMP) forms part of this permit and must be complied with.

*Advice:*

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

9. The loading and unloading of goods from vehicles, including building materials and equipment, must only be carried out on the land.
10. The new vehicle crossings must be constructed and installed, and the redundant vehicle crossing must be reinstated to the kerb and footpath 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 completed to the satisfaction of Council's Development Engineer prior to the occupancy of the dwellings. The detail design must be submitted and approved prior to the issuing of a Building Approval.

*Advice:*

*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.qcc.tas.gov.au/wp-content/uploads/2021/03/Road-Opening-Permit-Application-Form-1.pdf>*

11. The developer must construct a footpath in Montrose Road alongside its frontage connecting to existing Council's footpaths prior to occupation to the satisfaction of Council's Transport Engineer.

Engineering drawings showing the footpath details in accordance with TSD-R09-V3 and TSD-R11-v3, must be submitted for approval by Council's Transport Engineer prior to the commencement of works or the issuing of a Building permit (whichever occurs first).

12. 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 25%
  - (b) Twenty-five (25) 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) Vertical alignment must include transition curves (or straight sections) 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) The gradient of any parking areas must not exceed 5% and
  - (f) Minimum carriageway width is to be no less than 3.0 metres.

To comply with the above requirements, the developer must submit engineering drawings demonstrating compliance with the requirements to the satisfaction of Council's Development Engineer prior to the issuing of the Building Permit.

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

13. Barriers compliant with the Australian Standard AS 1170.1 must be installed to prevent vehicles running off the edge of a carriageway, raised platform or deck where the drop from the edge of the trafficable area to a lower level is 600mm or greater, and wheel stops must be installed for drops between 150mm and 600mm. Barriers must not limit the width of the driveway access or parking and turning areas approved under the permit.



14. Upon approval of the 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 OSD Maintenance Scheme submitted by the applicant and approved by Council, including the maintenance method and frequency for individual 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 OSD element has been conducted in accordance with the OSD Maintenance Scheme.
  - (c) Repair and replace all the OSD elements at the sole expense of the Owner and all successors in title so that the 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 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-22-046 dated 14 December 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.

### *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.

The motion was put.

**FOR:** Aldermen Thomas, Cockshutt, King, Quick and Yaxley

**AGAINST:**

The motion was CARRIED.

### **Reason for Decision**

The Glenorchy Planning Authority after seeking to further the objectives of the Land Use Planning and Approvals Act 1993 and with reference to the current provisions of the Tasmanian Planning Scheme – Glenorchy and having regard to the matters raised in representations received on the application, decided to grant a permit for the reasons set out in the officer's report.

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**8. PROPOSED USE AND DEVELOPMENT - CEMENT SILOS AND ASSOCIATED INFRASTRUCTURE FOR CONCRETE BATCHING PLANT (MANUFACTURING AND PROCESSING) - 8B LAMPTON AVENUE, DERWENT PARK**

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File Reference: 3149494

**REPORT SUMMARY**

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<b>Application No.:</b>	<b>PLN-22-321</b>
<b>Applicant:</b>	<b>Hazell Bros Concrete Pty Ltd</b>
<b>Owner:</b>	<b>RG Hazell Pty Ltd and DR Hazell Holdings Pty Ltd</b>
<b>Zone:</b>	<b>General Industrial</b>
<b>Use Class</b>	<b>Manufacturing and Processing</b>
<b>Application Status:</b>	<b>Discretionary</b>
<b>Discretions:</b>	<b>19.4.1 Building Height - P1</b>  <b>C9.5.1 Activities with potential to cause emissions -</b>  (The proposal meets all other applicable standards demonstrated in the attached appendices)
<b>Level 2 Activity?</b>	<b>No</b>
<b>42 Days Expires:</b>	<b>24 January 2022</b>  (EOT granted for 34 additional days for GPA)
<b>Existing Land Use:</b>	<b>Concrete batching plant (Manufacturing and Processing)</b>
<b>Representations:</b>	<b>0</b>
<b>Recommendation:</b>	<b>Approval, subject to conditions</b>

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## **Resolution:**

KING/YAXLEY

That a permit be granted for the proposed use and development of cement silos and associated infrastructure for concrete batching plant 8b Lampton Avenue Derwent Park subject to the following conditions:

### **Planning**

1. Use and development must be substantially in accordance with planning permit application No. PLN-22-321 and Drawings submitted on 20 September 2022 (two pages), and 18 November 2022 (one page), 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 202/01313-GCC dated 27 September 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](http://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
  - b) All runoff from driveway areas must be discharged into Council's stormwater system; and
  - c) The gradient of any parking areas must not exceed 5%All works required by this condition must be installed prior to the occupancy.

### **Environmental Health**

6. The wet plant must be fitted with a Filtered Dust Extraction System that filters and recirculates dust residue back into the wet product.

### **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-22-321 dated 10 January 2023, 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](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, Cockshutt, King, Quick and Yaxley

**AGAINST:**

The motion was CARRIED.

**Reason for Decision**

The Glenorchy Planning Authority after seeking to further the objectives of the Land Use Planning and Approvals Act 1993 and with reference to the current provisions of the Tasmanian Planning Scheme – Glenorchy and having regard to the matters raised in representations received on the application, decided to grant a permit for the reasons set out in the officer's report.

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**9. PROPOSED USE AND DEVELOPMENT - CARPORT (RESIDENTIAL) - 34  
HOPKINS STREET, MOONAH**

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File Reference: 3195836

**REPORT SUMMARY**

<b>Application No.:</b>	<b>PLN-22-322</b>
<b>Applicant:</b>	<b>M A Wojcik</b>
<b>Owner:</b>	<b>M A Wojcik</b>
<b>Zone:</b>	<b>Inner Residential</b>
<b>Use Class</b>	<b>Residential</b>
<b>Application Status:</b>	<b>Discretionary</b>
<b>Discretions:</b>	<b>9.4.2 (P2) and (P3) Setbacks and Building Envelope f dwellings</b>
	(The proposal meets all other applicable standards demonstrated in the attached appendices)
<b>Level 2 Activity?</b>	<b>No</b>
<b>42 Days Expires:</b>	<b>Extension of time granted to 31 January 2023</b>
<b>Existing Land Use:</b>	<b>Single Dwelling (Residential)</b>
<b>Representations:</b>	<b>1</b>
<b>Recommendation:</b>	<b>Refusal</b>

**Resolution:**

KING/COCKSHUTT

That the application for a carport at 34 Hopkins Street Moonah be refused for the following reasons:

1. The proposal fails to comply with either the acceptable solution or the performance criteria of clause 9.4.2 (P2) Setbacks and Building envelope for all dwellings, which is an applicable standard; and
2. The proposal fails to comply with either the acceptable solution or the performance criteria of clause 9.4.2 (P3) Setbacks and Building envelope for all dwellings, which is an applicable standard.

The motion was put.

**FOR:** Aldermen Thomas, Cockshutt, King, Quick and Yaxley

**AGAINST:**

The motion was CARRIED.

**Reason for Decision**

The Glenorchy Planning Authority after seeking to further the objectives of the Land Use Planning and Approvals Act 1993 and with reference to the current provisions of the Tasmanian Planning Scheme – Glenorchy and having regard to the matters raised in representations received on the application, decided to refuse to grant a permit for the reasons set out in the officer’s report.



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**10. PROPOSED USE AND DEVELOPMENT - FOOD PREMISES - 79 CHARLES STREET, MOONAH**

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File Reference: 3205768

**REPORT SUMMARY**

<b>Application No.:</b>	<b>PLN-22-035</b>
<b>Applicant:</b>	<b>R Villapana</b>
<b>Owner:</b>	<b>M Lamichhane</b>
<b>Zone:</b>	<b>Light Industrial Zone</b>
<b>Use Class</b>	<b>Food Services</b>
<b>Application Status:</b>	<b>Discretionary</b>
<b>Discretions:</b>	<b>18.3.2 Discretionary uses – P1</b>
	<b>C2.5.1 Car parking numbers – P1</b>
	(The proposal meets all other applicable standards demonstrated in the attached appendices)
<b>Level 2 Activity?</b>	<b>No</b>
<b>42 Days Expires:</b>	<b>12 Jan 2023</b>
	<b>Extension of time to 24 January 2023 for GPA Meeting</b>
<b>Existing Land Use:</b>	<b>Food Services</b>
<b>Representations:</b>	<b>1 (petition with 10 signatures)</b>
<b>Recommendation:</b>	<b>Approval, subject to conditions</b>

## **Resolution:**

QUICK/COCKSHUTT

That a permit be granted for the proposed use and development of a Food Premises at 79 Charles Street Moonah subject to the following conditions:

### **Planning**

1. Use and development must be substantially in accordance with planning permit application No. PLN-22-035 and Drawings submitted on 16/05/2022 (5 pages), and 23/11/2022 (4 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 2022/00243-GCC dated 02/03/2022, form part of this permit.
3. No signage is approved by 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 from vehicles, including building materials and equipment, must only be carried out on the land.
6. The design and construction of the parking, access and turning areas must comply with the Australian Standard, Parking facilities, Part 1: Off-Street Car parking, AS 2890.1 – 2004, to the satisfaction of the Council's Development Engineer. Drawings showing the driveway details must be in accordance with the Australian Standard and submitted with the Building Application for approval by Council's Development Engineer prior to the commencement of works on site. The proposed driveway and parking must comply with the following-:
  - (a) Be constructed to a sealed finish
  - (b) Vertical alignment shall include transition curves (or straight sections) at all grade changes greater than 12.5%
  - (c) Total of Four (4) clearly marked car parking spaces must be provided in accordance with the approved plan received by Council and always kept available for these purposes
  - (d) All runoff from paved and driveway areas must be discharged into Council's stormwater system
  - (e) The gradient of any parking areas must not exceed 5%; and
  - (f) Minimum carriageway width is to be no less than 3.0 metres.

All works required by this condition must be installed prior to the commencement of the use.

7. 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.
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/council/documents-and-publications/forms/>, which outlines the process and conditions for stormwater connections.
9. 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/2022/08/Road-Opening-Permit-Application-Form-1.pdf>

### **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.

### *Environmental Health*

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

- (a) a request in an approved form (Form 42) for an Environmental Health Officer report;
- (b) any relevant drawings, specifications or other documents submitted with the application; and
- (c) details provided by the owner of the nature of the foods to be prepared, handled, stored or sold and the types of manufacturing processes to be undertaken on the premise
- (d) Council's Environmental Health department may require the premises to meet equipment and fit out specifications which exceed those required by the National Construction Code, before the premises can be registered pursuant to the Food Act 2003.

### *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.

### *Strata Plan*

The developer should inform themselves of their responsibilities for undertaking building work on subject to a strata plan and any associated requirement to amend strata plan as a result of building work.

The motion was put.

**FOR:** Aldermen Thomas, Cockshutt, King, Quick and Yaxley

**AGAINST:**

The motion was CARRIED.

**Reason for Decision**

The Glenorchy Planning Authority after seeking to further the objectives of the Land Use Planning and Approvals Act 1993 and with reference to the current provisions of the Tasmanian Planning Scheme – Glenorchy and having regard to the matters raised in representations received on the application, decided to refuse to grant a permit for the reasons set out in the officer’s report.

The meeting closed at 5:50 pm

Confirmed,

**CHAIR**