

**GLENORCHY PLANNING AUTHORITY  
MINUTES  
MONDAY, 13 MAY 2024**



- Chairperson:** Alderman Sue Hickey (Acting Mayor)
- Hour:** 3.30 p.m.
- Present:** Aldermen Sue Hickey, Russell Yaxley, Steven King and Joshua Cockshutt
- In attendance:** Emilio Reale (Deputy General Manager),  
Paul Garnsey (Manager Development),  
Trevor Boheim (Coordinator Planning Services),  
Peter Coney (Acting Senior Statutory Planner),  
Sylvia Jeffreys (Planning Officer),  
Adele Liu (Graduate Engineer),  
Emily Burch (Traffic Engineer),  
Evan Brown (Waste Services Coordinator)

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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 (observed GPA via Teams)

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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/YAXLEY

That the minutes of the Glenorchy Planning Authority Meeting held on Monday, 18 March 2024 be confirmed.

The motion was put.

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

**AGAINST:**

The motion was CARRIED.

### **Resolution:**

COCKSHUTT/HICKEY

That the minutes of the Glenorchy Planning Authority Meeting held on Monday, 15 April 2024 be confirmed.

The motion was put.

**FOR:** Aldermen Hickey, Cockshutt, King and Yaxley

**AGAINST:**

The motion was CARRIED.

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**5. PROPOSED USE AND DEVELOPMENT – MULTIPLE DWELLINGS  
(NINE PROPOSED) INCLUDING WORKS AND INFRASTRUCTURE - 3A  
AQUILA STREET GLENORCHY, 15/245 TOLOSA STREET  
GLENORCHY, 6 MERTON STREET GLENORCHY**

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File Reference: 3323171

**REPORT SUMMARY**

<b>Application No.:</b>	<b>PLN-23-307</b>
<b>Applicant:</b>	<b>MC Planners</b>
<b>Owner:</b>	<b>Branscombe Property 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>8.4.2 P3 Setbacks and building envelope for all dwellings</b></p> <p><b>8.4.6 P2 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>C2.6.2 P1 Design and layout of parking areas</b></p> <p><b>C2.6.5 P1 Pedestrian Access</b></p> <p><b>C3.5.1 P1 Traffic generation at a vehicle crossing, level crossing or new junction</b></p> <p><b>C9.5.2 P1 Sensitive use within an attenuation area</b></p> <p><b>C12.6.1 P1 Buildings and works within a flood-prone hazard area</b></p> <p>(The proposal meets all other applicable standards as demonstrated in the attached appendices)</p>
<b>Level 2 Activity?</b>	<b>No</b>
<b>42 Days Expires:</b>	<b>Extension of time to 13 May 2024</b>
<b>Existing Land Use:</b>	<b>Vacant</b>
<b>Representations:</b>	<b>5</b>
<b>Recommendation:</b>	<b>Approval, subject to conditions</b>

**Resolution:**

YAXLEY/COCKSHUTT

That a permit be granted for the Multiple dwellings (nine proposed) including works and infrastructure of 3a Aquila Street Glenorchy, 15/245 Tolosa Street Glenorchy and 6 Merton Street Glenorchy, subject to the following conditions:

## Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-23-307 and Drawings submitted on 18/03/2024, 57 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 2023/01607-GCC, dated 09/02/2024, form part of this permit.
3. All dwellings must have a boundary setback as shown on the approved site plan PD21120-01.
4. All windows nominated as opaque on the approved plans must be opaque.
5. Fences that are least 1.8m in height must be provided to screen private outdoor space areas where the areas adjoin internal driveways and parking areas allocated to another dwelling.
6. The height of a boundary fence must not exceed 2.1m above the existing ground level without separate planning approval.

## Engineering

7. An Erosion and Sediment Control Plan (ESCP) detailing proposed erosion and sediment control measures must be submitted for the approval of Council's Development Engineer prior to the commencement of any works or disturbance of soil on the site, including any demolition. When approved the ESCP forms part of this permit and must be complied with.

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

*Advice:* The application fee for ESCP assessment provided in Council's Schedule of Fees and Charges must be paid at the time of submitting the ESCP for assessment.

*Advice:* Building approvals for the use and/or development approved by this permit will not be issued until an ESCP has been approved by Council's Development Engineer.

8. All approved erosion and sediment control measures in the approved Erosion and Sediment Control Plan must be installed prior to any disturbance of soil, works or

construction activity including concrete cutting and demolition, and must be regularly inspected and maintained until completion of the development and all disturbed areas have been stabilised with vegetation and/or restored or sealed to the satisfaction of Council's Development Engineer.

9. Engineering design drawings of civil works required for or associated with the use and/or development approved by this permit (including all pathways, driveways, parking spaces, vehicle manoeuvring areas, vehicle crossings, stormwater detention, stormwater drainage and stormwater connections or discharges) must be submitted to Council for the approval of Council's Development Engineer prior to the commencement of any works and before lodging a building application.

*Advice: The application fee for engineering design drawing assessment provided in Council's Schedule of Fees and Charges must be paid at the time of submitting the engineering design drawings for assessment.*

*Advice: Building and plumbing approvals for the use and/or development approved by this permit will not be issued until engineering design drawings have been approved by Council's Development Engineer.*

10. Civil works required for or associated with the use and/or development approved by this permit must be carried out in accordance with the engineering design drawings approved by Council's Development Engineer and be completed to the satisfaction of Council's Development Engineer prior to the commencement of the use and/or completion of the development.

*Advice: Any changes to the design or location of civil works shown on approved engineering design drawings will most likely require the submission of amended engineering design drawings for approval by Council's Development Engineer. Always check with Council before departing from approved engineering design drawings.*

11. Civil works related to or associated with the use and/or development approved by this permit, including any preparatory works, must not commence or be undertaken on or external to the site unless these works are in accordance with engineering design drawings approved by Council's Development Engineer.
12. The engineering design of all vehicle parking, driveways and vehicle manoeuvring areas must be consistent with AS 2890.1:2004, must be certified by a suitably qualified and experienced engineer, and must comply with the following:
  - (a) Be constructed to a sealed finish with the finished gradient of the driveway not to 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) Clearly marked car parking spaces must be provided in accordance with the plan approved as part of this planning permit and these spaces must be kept available for these purposes at all times;
  - (d) All runoff from paved and driveway areas must be collected and discharged into Council's stormwater system.
  - (e) Edge treatment of parking areas and driveways is to be provided where required to manage stormwater;
  - (f) The crossfall along the footpath must not exceed 2%;
  - (g) The gradient of any parking areas must not exceed 5%;
  - (h) The minimum carriageway width along the accessway between Aquila Street and the lot proper is to be no less than 5.5 metres; and
  - (i) A passing bay must be provided at the entrance to the driveway from Aquila Street.
13. A safety barrier compliant with the Australian Standard AS1170.1 must be installed where the drop from the edge of the trafficable area or parking space to a lower level is 600mm or greater and wheel stops must be installed where the drop from the edge of is greater than 150mm and less than 600mm. Where installed, safety barriers must not reduce the width of vehicle driveways, the length or width of parking spaces, or restrict the ability to turn vehicles in manoeuvring areas. All safety barriers and wheel stops must be installed prior to the commencement of the use and be maintained at all times.
14. The engineering design of all stormwater infrastructure must be certified by a suitably qualified and experienced engineer and must comply with the following:
- (a) Be consistent with any consent issued for the development under Section 14 of the *Urban Drainage Act 2013*;
  - (b) Show in both plan and long-section the proposed stormwater mains, including but not limited to, connections, flows rates, velocities, hydraulic grade lines, clearances, location related to other services, cover, gradients, sizing, material, pipe class, adequate working platforms around manholes, easements, and inspection openings.

- (c) Clearly distinguish between public and private infrastructure.
  - (d) Be substantially in accordance with the LGAT Standard Drawings and Tasmanian Subdivision Guidelines 2013.
  - (e) Include a minor stormwater drainage system including On-Site Detention (OSD) designed to accommodate a 5% AEP storm event, details of which including model data must be submitted in with the engineering drawings.
  - (f) Include a major stormwater drainage system including an adequate overland flow paths designed considering the full development and individual stages, such that flows are excluded from the dwellings and not redirected onto land not subject of the approval, for the 1% AEP storm event including an allowance for climate change to 2100;
  - (g) Detail overland flow paths designed to accommodate a storm with a 1% AEP plus 2100 climate change including supporting cross sections and flow calculations for each individual stage and the overall development;
  - (h) Include all associated stormwater modelling and output data; and
  - (i) Demonstrate that there is no diversion of the overland flows onto land that is not subject of this approval.
15. The design of stormwater detention infrastructure must be certified by a suitably qualified and experienced engineer and demonstrate that adequate on-site stormwater detention will be provided on site so that stormwater discharged from the site does not exceed the pre-development stormwater runoff for the critical duration of the 5% Annual Exceedance Probability event storm in the catchment.
16. A new stormwater connection to Council's underground piped stormwater system must be installed by a suitably qualified person to the satisfaction of Council's Assets Officer in accordance with the approved plans prior to the commencement of the use. Any existing abandoned connections must be made redundant and sealed.

*Advice:* A Stormwater Connection Request Form must be completed and an inspection booked for any alterations, works or connections to Council's public stormwater network. Stormwater Connection Request Forms can be obtained on Council's website.



17. Prior to the commencement of any works within the road reservation, including the construction or widening of a vehicle crossing or the installation or alteration of a connection to an underground stormwater, water or sewer main, a Road Reserve Permit must be obtained.

*Advice:* Information on how to apply for Road Reserve Permit and application forms are available on Council's website.

18. 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.
19. Prior to the issue of building approval and/or commencement of works (whichever occurs first), 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, must be submitted to the satisfaction of the Council's Development Engineer.

The photographic record will be relied upon to establish the extent of damage caused to Council's assets throughout construction. Any damage to Council's assets, including services, footpaths, driveway crossings and nature strips must be promptly reported and then repaired to the satisfaction of Council's Development Engineer, at the developer's cost.

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 will be deemed to be the responsibility of the developer and must be repaired at the developer's cost.

20. Any alteration or relocation of services or infrastructure required as a result of the development must be carried out by the developer at no cost to Council or any other entity responsible for the service or infrastructure.
21. Prior to the commencement of the use and/or the issuing of the plumbing approval (whichever occurs first), a maintenance schedule for the ongoing maintenance of the on-site stormwater detention and water sensitive urban design infrastructure must be submitted for approval by Council's Development Engineer. When approved, the maintenance schedule forms part of this permit and the landowner must maintain the on-site stormwater detention and water sensitive urban design infrastructure in

accordance with the approved maintenance schedule.

22. The loading and unloading of goods, building materials and equipment from vehicles during construction must only be carried out on the land and must not without approval disrupt the movement of vehicles and pedestrians in the road reservation.

*Advice:* A Road Reserve Permit must be obtained for any activity that disrupts the movement of pedestrians or vehicles. Information on how to apply for Road Reserve Permit and application forms are available on Council's website.

23. Prior to the issue of building approval and/or commencement of works (whichever occurs first), including demolition and excavation, a Construction Management Plan, must be submitted to the satisfaction of the Council's Senior Statutory Planner. The plan must provide details of the following:
- (a) Hours for construction activity in accordance with any other condition of this permit;
  - (b) Measures to control noise, dust, water and sediment laden runoff;
  - (c) Measures relating to removal of hazardous or dangerous material from the site, where applicable;
  - (d) A plan showing the location of parking areas for construction and sub-contractors' vehicles on and surrounding the site, to ensure that vehicles associated with construction activity cause minimum disruption to surrounding premises. Any car parking on the land must be made available for use by sub-constructors/tradespersons upon completion of such areas, without delay;
  - (e) A Traffic Management Plan showing truck routes to and from the site;
  - (f) Swept path analysis demonstrating the ability for trucks to enter and exit the site in a safe manner for the largest anticipated truck associated with the construction;
  - (g) A plan showing the location and design of a vehicle wash-down bay for construction vehicles on the site;
  - (h) Measures to ensure that sub-contractors/tradespersons operating on the site are aware of the contents of the construction management plan;
  - (i) Contact details of key construction site staff;

- (j) A site plan showing the location of any site sheds, on-site amenities, building waste storage and the like, noting that Council does not support site sheds on Council road reserves; and
- (k) Any other relevant matters

*Advice:* The application fee for assessment of documents, plans or reports provided in Council's Schedule of Fees and Charges must be paid at the time of submitting the Construction Management Plan for assessment.

- 24. Twenty-one (21) parking spaces must be provided on site for the approved use and development and be maintained and kept available for use at all times.
- 25. Visitor parking must be provided in accordance with the approved plan, be maintained and kept available for use at all times and be clearly identified to the satisfaction of Council's Senior Development Engineer.
- 26. Turning bays must be provided in accordance with the approved plan, be maintained and kept available for use at all times and be clearly identified by painted markings indicating 'No Parking' to the satisfaction of Council's Senior Development Engineer.
- 27. In areas set aside for parking, securely fixed wheel stops must be provided to the satisfaction of Council's Development Engineer to prevent damage to buildings, fences and landscaped areas.
- 28. Regular access to the property by all vehicles that are categorised as medium rigid vehicles or larger (including waste collection vehicles) must not occur.
- 29. A turning movement analysis that demonstrates that two vehicles are able to pass at the entrance to the driveway from Aquila Street must be provided prior to the lodgement of engineering design drawings for approval by Council's Development Engineer.

### **Waste Management**

- 30. A bin enclosure must be provided in the area shown as bin collection area on the approved site plan PD21120-0. The bin enclosure must be built to the requirements of Waste Management.
- 31. 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 nine (9) X 240L wheelie bins of size 1100 height x 600mm wide x 800mm deep and must allow for 300mm space in between each bin;
- (d) recommended minimum height of the enclosure is 1200mm and minimum recommended depth is 930mm;
- (e) the front of the bin enclosure should face the internal access driveway, and be left open throughout the length of the bin enclosure, it may be fenced and/or gated, but must enable wheelie 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 the dwelling/s 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.*

### *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, Before You Dig or visit [www.beforeyoudig.com.au](http://www.beforeyoudig.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.

### *Road Reserve Permit*

Prior to the commencement of any work within the road reservation by a private contractor, the contractor must obtain a Road Reserve Permit from Council. This permit shall include items such as hours of work, road safety, reinstatement, soil and water management, etc. The Road Reserve Permit Application Form is available via Council's website

### *General Managers Consent for Stormwater Management*

Inadequate information on stormwater management was provided during the assessment of the planning application to allow a consent to be issued under Section 14 of the Urban Drainage Act 2013 (UDA). As a result, it will be necessary that all relevant stormwater information is provided to Council and a consent is issued by Council's Development Engineer under section 14 of the UDA before engineering design drawings can be assessed and any building and plumbing permits can be issued. As stormwater management within the site has not been able to be properly considered with the planning assessment, there is a risk that the layout and design approved by this planning permit may need to be modified to accommodate stormwater infrastructure and/or to ensure that all proposed units will not be adversely impacted by overland stormwater flows within the site. Depending on the extent of the modifications required, it may be necessary to obtain an amendment of this planning permit or make an application for a new planning permit.

### *Waste Management*

The proposed multiple dwellings would be eligible for a maximum of nine (9) 240L wheelie bins.

Three (3) x 240L Waste Bins (Red lids), three (3) x 240L Recycling Bins, three (3) x 240L FOGO bins, collected weekly to be shared by all nine (9) dwellings.

Collection of bins would be from the existing kerbside at Aquila Street.

There is sufficient space on the kerbside for six (6) 240L wheelie bins, three (3) waste and three (3) recycling bins on the kerbside every Friday and three (3) 240L FOGO bins every Tuesday.

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

*TasNetworks*

Electricity supply to the development is not available until a current project is carried out that has an estimated completion date of 13/03/2024. It is recommended that an application is submitted to establish an electricity supply connection to support this portion of the development via TasNetwork's website portal found here [Connections Hub - TasNetworks](#).

The motion was put.

**FOR:** Aldermen Hickey, King, Yaxley and Cockshutt

**AGAINST:**

The motion was CARRIED.

**Reason for decision:**

After seeking to further the objectives of the *Land Use Planning and Approvals Act 1993*; considering the matters set out in representations; and reference to the current provisions of the Tasmanian Planning Scheme - Glenorchy, the Glenorchy Planning Authority decided to **grant a permit** for the reasons set out in the officer's report.

The Chair closed the meeting at 4.12pm.

Confirmed,

**CHAIR**