

**GLENORCHY PLANNING AUTHORITY
MINUTES
TUESDAY, 11 JUNE 2024**



Chairperson: Alderman Jan Dunsby

Hour: 3.30 p.m.

Present: Aldermen Sue Hickey (Acting Mayor), Steven King, Jan Dunsby, Joshua Cockshutt and Russell Yaxley

In attendance: Paul Garnsey (Manager Development),
Peter Coney (Acting Senior Statutory Planner),
Sylvia Jeffreys (Planning Officer),
Marketa Cerna (Assistant Development Engineer),
Bree Narksut (Development Engineer),
D Krajinovic

1. PLANNING AUTHORITY DECLARATION

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

2. APOLOGIES

None.

3. PECUNIARY INTERESTS

None.

4. CONFIRMATION OF MINUTES

Resolution:

COCKSHUTT/KING

That the minutes of the Glenorchy Planning Authority Meeting held on Monday, 13 May 2024 be confirmed as corrected. The 13 May 2024 minutes are to be corrected by changing the Resolution (first appearing) in Section 4 of from 'COCKSHUTT/YAXLEY' to read 'KING/YAXLEY'.

The motion was put.

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

AGAINST:

The motion was CARRIED.

5. PROPOSED USE AND DEVELOPMENT - DEMOLITION AND MULTIPLE DWELLINGS (24) - 60 BAROSSA ROAD GLENORCHY

File Reference: 3344365

REPORT SUMMARY

Application No.:	PLN-24-031
Applicant:	Oramatis Studio
Owner:	D Krajinovic and N J V Wiertek
Zone:	General Residential
Use Class	Residential
Application Status:	Discretionary
Discretions:	<p>8.4.2 A3 Setbacks and building envelopes for all dwellings</p> <p>8.4.3 P1 Site coverage and private open space for all dwellings</p> <p>8.4.3 P2 Site coverage and private open space for all dwellings</p> <p>8.4.4 P1 Sunlight to private open space of multiple dwellings</p> <p>8.4.6 P3 Privacy for all dwellings</p> <p>5.1 P1 Non-dwelling development</p> <p>C2.6.5 P1 Pedestrian Access</p> <p>C3.5.1 P1 Traffic generation at a vehicle crossing, level crossing or new junction</p> <p>C7.6.1 P1.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area</p> <p>C7.6.1 P4 Buildings and works within a waterway and</p>

	coastal protection area or a future coastal refugia area
	C7.6.1 P5 Buildings and works within a waterway and coastal protection area or a future coastal refugia area
	C12.6.1 Buildings and works within a flood-prone hazard area
	(The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	Extension of time until 12 June 2024
Existing Land Use:	Single Dwelling
Representations:	1
Recommendation:	Approval, subject to conditions

Resolution:

KING/YAXLEY

That a permit be granted for the Demolition and Multiple Dwellings (24) at 60 Barossa Road Glenorchy subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-24-031 and Drawings submitted on 19/04/2024, 60 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 2024/00334-GCC, dated 30/04/2024, form part of this permit.
3. Each unit must be used for sole occupancy only and must operate as one individual self-contained residence only.

4. Any fence within 4.5m of a frontage must have a height of not more than 1.8m above existing ground level and must have openings above the height of 1.2m which provide a uniform transparency of at least 30% (excluding any posts or uprights).
5. All waste bins must be stored within an area for the exclusive use of each dwelling, excluding the area in front of the dwelling.

Engineering

6. All civil works including the new stormwater infrastructure must be constructed in accordance with the engineering design drawings approved by Council's Development Engineer and completed prior to the commencement of the use.
 - (a) Barossa roadside embankment protection works, especially the southeast corner of the land where new concrete channel is constructed must be in accordance with LGAT standard for nature strip details TSD-RF04-v3 with consideration made to erosion prone materials.
7. 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.

Engineering design to be supported by a Safety in design report, which must be provided for the whole of development considering the design, construction, and maintenance of the proposed new infrastructure. The report must at a minimum consider and endorse the:

- (i) Safety of the proposed public infrastructure to the east of the lot
- (ii) Implications of restricted access for the maintenance personnel and plant to undertake future maintenance of the channel (access points and platforms for machinery to undertake clean up works,
- (iii) avoidance of vandalism and crime through design
- (iv) The need for any protection of the piped inlet at the downstream end of channel (debris screen/trash racks)

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.

8. 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.

9. For the staged permit, the works associated car parking areas, driveway, turning area and walkway 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 as per DA07 drawing dated 4/04/2024.
 - (a) Stage 1: Main driveway, concrete channel, stormwater main, OSD and treatment device, all related pipework and connection capped for future stage, Units 6-9
 - (b) Stage 2: Units 10-12 and associated visitor parking
 - (c) Stage 3: Units 13-17
 - (d) Stage 4: Units 3-5
 - (e) Stage 5: Units 1-2 and associated visitor parking
 - (f) Stage 6: Units 23-24
 - (g) Stage 7: Units 21-22, driveway and associated visitor parking
 - (h) Stage 8: Units 18-20

Prior to the occupancy of the dwellings in each stage, parking spaces must be provided and approved by Council's Development Engineer.

10. Prior to the issuing of a Building Approval or the commencement of works on site, including demolition (whichever occurs first), submit an Erosion and Sediment Control (ESC) 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 Erosion and Sediment Control plan (ESC) forms part of this permit and must be complied with.

Advice: For further information please refer to Erosion and Sediment Control (ESC) 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/stormwater/

11. 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.
12. The loading and unloading of goods from vehicles, including building materials and equipment, must only be carried out on the land.
13. All vehicle parking, driveways and vehicle manoeuvring areas must be designed to comply with AS 2890.1:2004 and be completed to the satisfaction of Council's Development Engineer prior to the commencement of the use. The design of all driveways, parking spaces, and vehicle manoeuvring areas must comply with the following:
 - (a) Be constructed to a sealed finish and the finished gradient must not exceed the maximum gradient of 20%.
 - (b) All runoff from paved and driveway areas must be discharged into Council's stormwater system.

- (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 always kept available for these purposes.
- (d) One motorcycle parking space must be provided.
- (e) The gradient of any parking areas must not exceed 5%.
- (f) Minimum carriageway width is to be no less than 3.0 metres.
- (g) Ensure all runoff from paved and driveway areas is discharged in accordance with the approved plans.
- (h) The crossfall along the footpath to be 2%
- (i) The kerb ramps to be in accordance with TSD-R18-v3

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

14. 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.
15. Two new min. 5.5m wide vehicle crossings 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. The detail design must be submitted and approved prior to the issuing of Council's approved drawings.

16. 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.

17. Stormwater connections provided as part of the staged development 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.

Advice: Stormwater Connection Request Form and the process and conditions are available on Council's website.

18. 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.

Hydraulics

19. Engineering design drawings must be submitted and approved, prior to the issue of Building Permit. The engineering drawings must:
- (a) be certified by a qualified and experienced Engineer.
 - (b) show in both plan and long-section the proposed stormwater mains, including but not limited to, connections, flows 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 detailed design of on-site detention and On-site treatment measures as presented in Stormwater management report and Concept Civil Engineering drawings by Flussig Engineers including but not limited to inlet, outlets, orifice size, overflow mechanism, access points for maintenance and inspections, must be certified by a suitably qualified structural engineer.
 - (f) Incorporate recommendations made by Flood hazard report REV03 dated 03/04/2024 by Flussig Engineers including:
 - (i) proposed FFLs for units 6 and 7 as per Table 6

(ii) Structural engineering design of proposed flood protection wall, dwellings protected by flood walls, concrete channel must consider the flood forces and debris load impacts along with the use of erosion prone building and landscaping materials.

(g) Must incorporate a modification of the design of the channel such that it is entirely enclosed.

20. Prior to the issuing of the plumbing permit and/or the commencement of any works (whichever occurs first), Submit a Flood management plan developed by a qualified person as recommended by Flood hazard report by Flussig Engineers REV03 dated 03/04/2024 by Flussig Engineers for Council's Senior Civil Engineers approval.
21. Prior to the completion of Stage 1, a minimum of 4m wide drainage easement must be created in favour of Council and registered on the title for all public stormwater infrastructure located within the site including the piped and non-piped sections of Barossa Creek.

The applicant is to submit to Council a copy of the surveyor's field notes prepared to accompany the final plan and schedule of easements is to include, to the satisfaction of the Council's Senior Civil Engineer, any existing or proposed 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.

22. In association with a Building Permit Application, a WSUD and OSD Maintenance Scheme must be submitted for approval, to the satisfaction of Council's Senior Civil Engineer, defining the maintenance method and frequency for each WSUD or OSD element incorporated in the development. The Owner and all successors in title must ensure ongoing compliance with the approved WSUD and OSD Maintenance Scheme for the duration of the approved use. Council must first approve any changes to the approved WSUD and OSD Maintenance Scheme.

23. 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 proposed 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 public 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' Senior Civil Engineer at full cost to the applicant. Any defect identified in the CCTV inspection must be undertaken and all faults rectified to the satisfaction of Council's Stormwater Engineer, before the Council takes over the stormwater assets.

Advice: CCTV reports and footage must be performed by a qualified technician and must include upstream and downstream node points and relevant Asset IDs (Council's infrastructure maps available on the GCC website), Length and dimensions of pipe, material, direction of footage, date captured and operator ID, inspection notes relevant to defects/important node points.

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-24-031, dated 27/05/2024, 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.

TasNetworks

It is recommended that TasNetworks is contacted on 1300 137008 if there are any questions regarding upgrades that may be required to the electricity supply due to this development.

Other Services

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

Waste Management

Waste Services would be Council's individual standard three bin service collected fortnightly.

- The Council's Standard Bin Service includes one (1) x 140L wheelie bin for Waste, one (1) x 240L wheelie bin for recycling and (1) x 240L FOGO bin to each of the dwellings, collected fortnightly from within the internal driveway.
- Please note that the property would have a total of seventy two (72) bins, twenty four (24) Waste bins and twenty four (24) Recycling Bins, and twenty four (24) FOGO bins.
- The property would have an internal road and kerb built to enable collection vehicles to travel in a "forward continuous movement" within the site.
- A level internal kerb would be built for the placement of individual wheelie bins in a single line therefore, the dwellings would have their own individual bins.
- All bins are to be placed on the left hand side of the internal kerbside (from Barossa Rd entrance) for collection:
 - Please note on the completion of the eight (8) staged development there will be twenty four (24) waste and twenty four (24) recycling bins out for collection one week, and twenty four (24) FOGO bins out for collection the following week.
- Road pavements in the development are to be designed and constructed to accommodate the waste collection vehicles of gross vehicle mass 22.5 tonne capacity. Road pavement details are available by contacting Councils Development Engineer.

- A level footpath must be designed and constructed to accommodate the placement of Council wheelie bins in a single line, allowing for a 2 metre length on the bin collection points per waste and recycling bins. Recommend footpath width to meet the minimum accessible footpath width of 1.5 metres.
- Council's Waste Services Contractor collection vehicles would enter the property on the internal road from Barossa Rd Glenorchy to enable "forward continuous movement" to collect and empty the wheelie bins and exit onto Bimburra Rd Glenorchy. All wheelie bins need to be placed on the left hand side of the internal road.
- The internal road corner at proposed dwelling Number 14 needs to allow for flow of forward continuous movement for a medium to heavy rigid service vehicle.
- The driveway would be constructed in Stage 1 to allow for collection vehicles to enter and exit from the commencement of the development until the development is completed.
- This will enable fortnightly collection during the building of eight (8) stage development.
- In an area that may have an overhead obstruction such as a tree canopy or light fixture a minimum height of 5.0 metres needs to be allowed for contractor's collection vehicle including access to the lifting arm.
- Any obstructions (letter boxes, poles, trees) are to be a minimum of 1.0 metre from the bin collections areas.
- Prior to waste collection services being provided with the site or prior to occupancy of any of the dwellings, whichever comes first, the Developer and Council shall enter a Deed of Release to indemnify Council and Councils Waste Services Contractor from any claim for damages and or wear and tear arising from waste collection service vehicles entering the property.

The motion was put.

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

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 decides to grant a permit for the reasons set out in the officer's report

The Chair closed the meeting at 3.49pm.

Confirmed,

CHAIR