

GLENORCHY PLANNING AUTHORITY

MINUTES

MONDAY, 6 DECEMBER 2021



Chairperson: Alderman B. Thomas

Hour: 5.00 p.m.

Present: Aldermen Bec Thomas, Jan Dunsby, Angela Ryan, Steven King and Simon Fraser

In attendance: S Fox (Director Strategy and Development)

P Garnsey (Manager Development),

T Boheim (Coordinator Planning Services)

V Tomlin (Senior Statutory Planner),

S Jeffreys (Planning Officer), C Griffin (Planning Officer),
A Dionysopoulos (Planning Officer), R Adam (Planning Officer),
I Rowe (Planning Officer), L Byrne (Senior Strategic Planner)

B Narksut (Development Engineer),

E Burch (Traffic Engineer), P Marshall (Senior Civil Engineer)

1. PLANNING AUTHORITY DECLARATION

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

2. APOLOGIES

None.

3. PECUNIARY INTERESTS

Alderman B Thomas declared an interest in item 5.

4. CONFIRMATION OF MINUTES

Resolution:

DUNSBY/KING

That the minutes of the Glenorchy Planning Authority Meeting held on Monday, 8 November 2021 be confirmed, subject to the following correction:

- For Item 8 of the GPA dated 08/11/2021, the Minutes are to be amended to reflect that Alderman Dunsby's vote was against this proposal.

The motion was put.

FOR: Aldermen Thomas, King, Ryan, Dunsby and Fraser

AGAINST: None

The motion was CARRIED.

Alderman Thomas declared an interest in the following item and left the meeting.

5. PROPOSED USE AND DEVELOPMENT - OUTBUILDING (RESIDENTIAL) - 6 DOULTON COURT GLENORCHY

File Reference: 7544377

REPORT SUMMARY

Application No.:	PLN-21-513
Applicant:	B M Muir and S Muir
Owner:	B M Muir and S Muir
Zone:	General Residential
Use Class	Residential
Application Status:	Discretionary
Discretions:	8.4.2 P2 Setbacks and building envelopes for all dwellings (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	Extension of time granted until 06/12/21
Existing Land Use:	Residential – Single Dwelling
Representations:	0
Recommendation:	Refusal

Planner's Recommendation:

That the application for the proposed use and development of 6 Doulton Court Glenorchy be refused for the following reasons:

1. The proposed carport fails to accord with the acceptable solution in clause 8.4.2 *A2 Setbacks and building envelopes for all dwellings* as it does not have a setback from a primary frontage of 5.5m and subclauses (b) and (c) do not apply.
2. The proposed carport fails to accord with the performance criteria in 8.4.2 P2 *Setbacks and building envelopes for all dwellings* as it does not have a setback from a primary frontage that is compatible with the setbacks of existing garages or carports in the street and there are no topographical constraints.

Resolution:

DUNSBY/FRASER

That the recommendation for refusal of the application at 6 Doulton Court Glenorchy be overturned.

That a permit be granted for the proposed use and development at 6 Doulton Court, subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-21-513 and Drawing submitted on 04/10/2021 and Drawings submitted on 12/10/2021; except as otherwise required by this permit.

Engineering

2. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
3. Soil and water management is to comply with best practice to prevent any transfer of soil material outside of the area specifically and necessarily disturbed for construction. Particular attention is to be paid to ensure no soil material is tracked onto roads and footpaths or to enter the Council's stormwater system.

All aspects and protection measures in connection with soil and water management are to comply with the requirements of Council's Development Engineer and be installed prior to the removal of and/or disturbance of any soil or vegetation.

Advice to Applicant:

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

Other Permits

Please be aware that this planning permit is a planning approval issued under the Glenorchy Interim Planning Scheme 2015. You should consult with an accredited Building Surveyor prior to commencing this use or work to ensure all relevant requirements of the Building Act 2016 are complied with.

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

Underground Services

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

Underground service providers should be contacted for line marking of their services and any requirements or conditions they may have prior to commencing any works on site. Phone 1100, Dial Before You Dig or visit www.dialbeforeyoudig.com.au 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 Dunsby, Ryan, King and Fraser

AGAINST: None

The motion was CARRIED.

After seeking to further the objectives of the *Land Use Planning and Approvals Act 1993*; considering the matters set out in representations (if any); and reference to the current provisions of the Tasmanian Planning Scheme - Glenorchy, the Glenorchy Planning Authority decides to **grant a permit** for the following reasons:

The Planning Authority members acknowledged that the application does not comply with the performance criteria, but resolved to overturn the recommendation for refusal on the grounds of practical useability of a covered parking space at that location; and the open sided carport would not dominate the streetscape.

Alderman Thomas returned to the meeting

**6. PROPOSED USE AND DEVELOPMENT - FOUR LOT
SUBDIVISION AND BALANCE - 2 TURNBULL CRESCENT
ROSETTA, 63 AND 65 RADCLIFF CRESCENT ROSETTA**

File Reference: 5346713

REPORT SUMMARY

Application No.:	PLN-21-507
Applicant:	Rogerson & Birch Surveyors
Owner:	J L Davey
Zone:	General Residential
Use Class	Subdivision
Application Status:	Discretionary
Discretions:	8.6.1 P1 Lot Design (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	Extension of time to 6 Dec 2021
Existing Land Use:	Vacant and Single Dwelling
Representations:	1
Recommendation:	Approval, subject to conditions

Resolution:

RYAN/KING

That a permit be granted for the proposed use and development of 2 Turnbull Crescent Rosetta, 63 and 65 Radcliff Crescent Rosetta, subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-21-507 and Drawings submitted on 28/09/21 (1 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 2021/01741-GCC, dated 18/10/2021, form part of this permit.
3. 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.

Engineering

4. Prior to the issuing of a Council's approved engineering drawing 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.

5. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
6. 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.

7. 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.

8. An 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.
9. A detailed estimate for the works must be provided and payment of the engineering assessment fee must be made prior to the issue of approved engineering drawings. Under the Schedule of Fees and Charges 2021/22, the engineering assessment fee is 2% of the value of the civil works or the minimum of \$850 (whichever greater).

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.

10. Prior to the sealing of Final Plan, the developer must install underground electrical reticulation for power and street lighting using underground cables to the specifications of the Electricity Authority and Council.

The electrical reticulation and street lighting designs must be submitted to Council's Development Engineer for assessment prior to the commencement of construction or the issuing of Council's approved drawing. Light standards and fitting connected to Electricity Authority supply shall be provided in accordance with the Development Engineer's requirements.

11. 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.

12. 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” must 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.

13. 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, and a 5% maintenance bond be required to any creation, diversion and augmentation of Council owned assets after the practical completion, during which time the works shall 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.

14. 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.
15. The applicant must submit to Council a copy of the surveyor's field notes prepared to accompany the final plan. Easements shall be created over all existing and proposed Council stormwater mains in accordance with Council requirements.

An original and two copies of each of the Plan of Subdivision and Schedule of Easements shall be submitted to Council for sealing.

16. New vehicle crossings with a 3.6-metre-wide concrete driveway apron must be constructed in accordance the Tasmanian standard drawing TSD-R09-v3, TSD-R11-v3 and TSD-R14-v3 between the kerb and the property boundary to the new lots 3 and 4 and to the satisfaction of Council's Development Engineer prior to the occupancy. The detail design must be submitted and approved prior to the issuing of a Council's approved drawing or commencement of works on site (whichever occurs first).
17. New vehicle crossing with a 5.5-metre-wide concrete driveway apron must be constructed in accordance the Tasmanian standard drawing TSD-R09-v3, TSD-R11-v3 and TSD-R14-v3 between the kerb and the property boundary to provide for the access for the new lots 1 and 2 and to the satisfaction of Council's Development Engineer prior to the occupancy.

The passing bay at access point is required.

The detail design must be submitted and approved prior to the issuing of a Council's approved drawing or commencement of works on site (whichever occurs first).

18. Driveway construction is to accord with Standard Drawings for the driveway are to include the full extent of the formation to achieve the maximum gradient of 20% (or 1 in 5) as well as an area for on-site turning.

All driveways servicing the lots 1 and 2 must be demonstrated on the design drawing as complying with standards of acceptable sight distance and are to be fully constructed to the lot proper prior to the sealing of final plan.

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.

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.

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-21-507, dated 29/11/21, apply separately under the *Urban Drainage Act 2013*.

The motion was put.

FOR: Aldermen Thomas, King, Dunsby, Ryan and Fraser

AGAINST: None

The motion was CARRIED.

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

7. PROPOSED USE AND DEVELOPMENT - TEN MULTIPLE DWELLINGS - 21 COLEMAN STREET MOONAH

File Reference: 5419353

REPORT SUMMARY

Application No.:	PLN-21-392
Applicant:	B G Richardson
Owner:	J & R Erends Pty Ltd
Zone:	Inner Residential
Use Class	Residential
Application Status:	Discretionary
Discretions:	Clause 9.4.2 Setbacks and building envelope for all dwellings, Clause 9.4.6 Privacy for all dwellings, Clause 9.4.7 Frontage fences for all dwellings, Clause 9.4.8 Waste storage for multiple dwellings, Clause 2.5.3 Motorcycle parking numbers, Clause C2.6.5 Pedestrian access, Clause C2.6.8 Siting of parking and turning areas, C12.5.1 Uses within a flood-prone hazard area and Clause 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 granted until 07 Dec 2021
Existing Land Use:	Warehouse (Storage)
Representations:	Seven representations from nine representors
Recommendation:	Approval, subject to conditions

Resolution:

DUNSBY/RYAN

That a permit be granted for the proposed use and development of 21 Coleman Street Moonah subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-21-392 and Drawings submitted on 30 September 2021 (10 pages), and Drawings submitted on 5 October 2021 (6 pages), and Drawings submitted on 18 October 2021 (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 2021/01359-GCC, dated 13 October 2021, form part of this permit.
3. Privacy screen (obscure glazing) or wall to a height of 1.7 m from finished floor level must be constructed on the south-east (South) elevation for the bedroom window for Unit 8. 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.

4. The front façade of the fence providing screening for the parking space for Unit 1 must 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).

Engineering

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

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

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

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

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

6. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
7. All internal hydraulic service works required for the development must be at the Developer's expense and must comply with the requirements of Council's Plumbing Surveyor. Any alterations or works to Council mains must be approved by Council and undertaken at the developer's cost.
8. 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) The total of twenty-three (23) clearly marked car parking spaces (two spaces per dwelling, plus three visitor spaces) must be provided in accordance with the approved plan and always kept available for these purposes.
- (c) Be clearly line-marked or physically separated to each space in accordance with the approved plan.
- (d) All runoff from paved and driveway areas must be discharged into Council's stormwater system.
- (e) The parallel car parking spaces must comply with the Figure 2.5 of the Australian Standard. The landscaping area must be removed.
- (f) The gradient of any parking areas must not exceed 5%; and
- (g) Minimum carriageway width is to be no less than 3.0 metres.

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

9. The finishing floor level of unit 7 must be at least 300mm above the flood level or 29.3m AHD. Prior to the issuing of a Building Approval or the commencement of works on site, (whichever occurs first) submit the plan and elevation demonstrating that the finished floor level is at 300mm above the flood level (at 29.3m AHD or 400mm above the Natural Ground Level) to the requirements of Council's Development Engineer.

Waste

10. The design for a bin enclosure must comply with the following:
- (a) it must be built on a flat surface with a concrete base/pad and surround of a brick or painted block enclosure or other suitable material to Council's approval,
 - (b) it must have concrete at the entrance to the bin enclosure;
 - (c) it must suit 12 X 240L wheelie bins of size 1100 height x 600mm wide x 800mm deep and must allow for 300mm space in between each bin, to be located in four separate locations with three wheelie bins (waste, recycle and FOGO) per enclosure;
 - (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) all bin storage areas must be screened from the frontage of the site and from dwellings;
 - (g) there must be no lip on the concrete slab of the bin enclosure;

Advice: all wheelie bins must be placed on the existing kerbside for weekly collection.

11. A fourth bin enclosure must be located near the garden area between Unit 9 and the internal driveway for the purpose of providing an enclosure for three wheelie bins (Waste, recycle and FOGO).
12. A footpath with an impervious surface must be constructed between the bin enclosure for Units 8-10 (adjacent Park 8/2) and the internal driveway for the purpose of moving the wheelie bins.

Advice to Applicant

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

Any conditions and/or advice as set out in the attached General Manager's Consent for Stormwater Management, reference No. PLN-21-392, dated 29/11/2021, are 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 for information on the location of underground services and cables in relation to the proposed development prior to commencing any works on site.

Waste

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

The bin enclosure should be built within the property boundary preferably at the entrance of the property allowing a 4.5 metre distance from the entrance to prevent impacting on sight distances for vehicles leaving the site.

It is recommended that no bin enclosure be built closer than a minimum of 5.5 metres to any residence to avoid odour and nuisance issues arising.

Council's Waste Services Contractor would not enter the property to collect and empty bins. All wheelie bins should be placed on the existing kerbside for collection.

The motion was put.

FOR: Aldermen Thomas, King, Dunsby, Ryan and Fraser

AGAINST: None

The motion was CARRIED.

After seeking to further the objectives of the *Land Use Planning and Approvals Act 1993*; considering the matters set out in representations (if any); and reference to the current provisions of the Tasmanian Planning Scheme - Glenorchy, the Glenorchy Planning Authority decides **to grant a permit** for the reasons set out in the officer's report, except that **Condition 3 be replaced as follows:**

Privacy screen consisting of obscure glazing must be provided on the south-eastern (south) elevation for all windows on the first floor (level 2) of units 8, 9 and 10. The privacy screen must be constructed and finished with solid or translucent materials with uniform transparency of at least 25% to prevent direct overlooking of the adjacent lot. The privacy screen must remain in-situ for the duration of the use.

8. PROPOSED USE AND DEVELOPMENT - SINGLE DWELLING - 25 CHRISTOPHER CLOSE GRANTON

File Reference: 1622469

REPORT SUMMARY

Application No.:	PLN-21-376
Applicant:	Modulus Studio
Owner:	S J Large and M R Large
Zone:	Rural Living
Use Class	Residential
Application Status:	Discretionary
Discretions:	11.4.1 P1, P2 and P3 (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	8 December 2021
Existing Land Use:	Vacant site
Representations:	3
Recommendation:	Approval, subject to conditions

Resolution:

KING/FRASER

That a permit be granted for the proposed use and development of 25 Christopher Close Granton subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-21-376 and Drawings submitted on 22/11/2021 (6 pages), except as otherwise required by this permit.

Engineering

2. 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.

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

Drawings showing the driveway details must be in accordance with the Australian Standard 2890.1 and are to be submitted with the Building Application for approval by Council's Development Engineer prior to the commencement of works on site.

- (a) Be constructed to a sealed finish and the finished gradient must not exceed the maximum gradient of 25%
- (b) All runoff from paved areas must be discharged into Council's stormwater system;
- (c) The gradient of any parking areas must not exceed 5%; and
- (d) Minimum carriageway width is to be no less than 3.00 metres.

All works required to service each the dwelling must be installed prior to the occupancy of the dwelling.

5. All internal hydraulic service works required for the development must be at the Developer's expense and must comply with the requirements of Council's Plumbing Surveyor. Any alterations or works to Council mains must be undertaken by Council at the developer's cost.

Advice to Applicant

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

Other Permits

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

Environmental Health

The applicant must obtain from Council, a Plumbing Permit for an Onsite Wastewater Management System, prior to any works being commenced on the site.

The Application for a Plumbing Permit is to contain plans and specifications demonstrating that the proposed design complies with the relevant provisions of AS/NZS 1547.2012- Onsite Domestic Wastewater Management.

Bushfire risk

The site is in an area identified as being in a bushfire-prone area. You are advised to ensure the development complies with any bushfire hazard management requirements specified by the Tasmanian Fire Service.

If any changes to the approved plans are proposed, an application to amend the existing planning permit, or to request a new planning permit, may be required.

The motion was put.

FOR: Aldermen Thomas, Dunsby, King and Fraser

AGAINST: Alderman Ryan

The motion was CARRIED.

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

9. PROPOSED USE AND DEVELOPMENT - OUTBUILDING (RESIDENTIAL) - 28 CHARDONNAY DRIVE BERRIEDALE

File Reference: 7764943

REPORT SUMMARY

Application No.:	PLN-20-583
Applicant:	P W Volker
Owner:	P W Volker and K A Volker
Zone:	General Residential
Use Class	Residential
Application Status:	Discretionary
Discretions:	10.4.2 A3 (Setbacks and building envelope for all dwellings) (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	8 December 2021
Existing Land Use:	Single Dwelling
Representations:	1
Recommendation:	Approval, subject to conditions

Resolution:

KING/DUNSBY

That a permit be granted for the proposed use and development of an Outbuilding (Residential) at 28 Chardonnay Drive Berriedale subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-20-583 and drawings Nos. A1 and A2 submitted on 19/11/2021, except as otherwise required by this permit.

Engineering

2. Soil and water management is to comply with best practice to prevent any transfer of soil material outside of the area specifically and necessarily disturbed for construction. Particular attention is to be paid to ensure no soil material is tracked onto roads and footpaths or to enter the Council's stormwater system.

All aspects and protection measures in connection with soil and water management are to comply with the requirements of Council's Development Engineer and be installed prior to the removal of and/or disturbance of any soil or vegetation.

3. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
4. All internal hydraulic service works required for the development must be at the Developer's expense and must comply with the requirements of Council's Plumbing Surveyor.

Advice to Applicant

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

Other Permits

Please be aware that this planning permit is a planning approval issued under the Glenorchy Interim Planning Scheme 2015. You should consult with an accredited Building Surveyor prior to commencing this use or work to ensure all relevant requirements of the *Building Act 2016* are complied with.

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

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 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, King, Dunsby, Ryan and Fraser

AGAINST: None

The motion was CARRIED.

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

Alderman King left the meeting and did not return to the meeting.

10. COMBINED PLANNING SCHEME AMENDMENT & PLANNING PERMIT APPLICATION REQUEST TO REZONE 26A TREGEAR STREET MOONAH TO AN INNER RESIDENTIAL ZONE AND CONSTRUCT MULTIPLE DWELLINGS (4) - PLAM-21/02

File Reference: 5449683

REPORT SUMMARY

Application No	PLAM-21/02
Applicant	All Urban Planning
Owner	Malunna Moonah Pty Ltd
Existing Zoning	Community Purpose
Existing Land Use	Place of Worship
Proposal in Brief	To seek approval to prepare a planning scheme amendment and place it on exhibition. Proposal seeks to rezone 26A Tregear Street, Moonah from a Community Purpose Zone to an Inner Residential Zone, combined with an application for four (4) multiple dwellings.
Representations	Advertising occurs after amendment is prepared
Recommendation	Prepare and certify amendment, grant permit and exhibit for 28 days

Resolution:

DUNSBY/RYAN

- (a) That pursuant to Section 40D (a)(i) of the *Land Use Planning and Approvals Act 1993*, the Planning Authority agrees to prepare Amendment PLAM-21/02 to the Glenorchy Local Provisions Schedule to rezone 26A Tregear Street, Moonah to an Inner Residential Zone as shown in **Attachment 1**.
- (b) That having decided to prepare the amendment, the Planning Authority certifies pursuant to Section 40F of the *Land Use Planning and Approvals Act 1993* that the draft amendment meets the *Land Use Planning and Approvals Act 1993*.
- (c) That in accordance with Section 40Y of the *Land Use Planning and Approvals Act 1993*, the Planning Authority agrees to grant a permit for four multiple dwelling at 26A Tregear Street, Moonah, subject to the conditions identified in this report.
- (d) That, in accordance with Section 40G of the *Land Use Planning and Approvals Act 1993*, the Planning Authority places the amendment and permit on public exhibition for a period of 28 days.

The motion was put.

FOR: Aldermen Thomas, Dunsby, Ryan and Fraser

AGAINST: None

The motion was CARRIED.

After seeking to further the objectives of the *Land Use Planning and Approvals Act 1993*; considering State Policies and having regard to the proposal **to rezone 26A Tregear Street, Moonah from a Community Purpose Zone to an Inner Residential Zone, combined with an application for four (4) multiple dwellings**, the Glenorchy Planning Authority decided to initiate and certify this draft amendment for the reasons set out in the officer's report.

That the meeting be closed to the public pursuant to Regulation 15(4) of the Local Government (Meeting Procedures) Regulations 2005.

The meeting closed at 7:27 pm

Confirmed,

CHAIR