

# **GLENORCHY PLANNING AUTHORITY**

## **AGENDA**

**MONDAY, 2 MAY 2016**



### **GLENORCHY CITY COUNCIL**

- \* *The General Manager certifies that the reports contained in this Agenda have been written by qualified persons under Section 65 of the Local Government Act 1993.*
- \* Aldermen with an interest or concern in relation to a particular item on this Agenda, are invited to attend the meeting.
- \* All application information is available to Aldermen for inspection upon request to the relevant Planning Officer.

**Chairperson:** Alderman K. Johnston

**Hour:** 3.00 p.m.

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| <b>1. PLANNING AUTHORITY DECLARATION</b> |
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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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| <b>2. APOLOGIES/LEAVE OF ABSENCE</b> |
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| <b>3. PECUNIARY INTERESTS</b> |
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| <b>4. CONFIRMATION OF MINUTES</b> |
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That the minutes of the Glenorchy Planning Authority Meeting held on 18 April 2016 be confirmed.

**5. PROPOSED USE AND DEVELOPMENT - PROPOSED STORAGE FACILITY (FREIGHT DEPOT) RELYING ON PERFORMANCE CRITERIA - 1 BENDER DRIVE, DERWENT PARK**

Author: Planning Officer (Vanessa Tomlin)

Qualified Person: Planning Officer (Vanessa Tomlin)

Property ID: 3226363

**REPORT SUMMARY:**

|                            |                                                                                                                                                                                                           |
|----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application No.:</b>    | <b>PLN-16-055</b>                                                                                                                                                                                         |
| <b>Applicant:</b>          | <b>Development Evolution</b>                                                                                                                                                                              |
| <b>Owner:</b>              | <b>Elliott Properties Pty Ltd</b>                                                                                                                                                                         |
| <b>Zone:</b>               | <b>General Industrial</b>                                                                                                                                                                                 |
| <b>Use Class</b>           | <b>Storage</b>                                                                                                                                                                                            |
| <b>Application Status:</b> | <b>Discretionary</b>                                                                                                                                                                                      |
| <b>Discretions:</b>        | <b>Setback Standard, Number of Vehicle Accesses standard and Potentially Contaminated Land Code</b><br><br>(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>16 May 2016</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>                                                                                                                                                                    |

## REPORT IN DETAIL:

### PROPOSAL

The application proposes the use of the site as a storage facility for a freight depot, where goods will be received, processed, stored and finally distributed. The proposed development involves the construction of a concrete tilt panel, steel-framed and pre-painted metal-cladded building with a gross floor area of 1,067m<sup>2</sup>. Within the gross floor area is 67m<sup>2</sup> of office space and amenities. External to the gross floor area is an 11.5m wide awning along the south-eastern elevation and a 5m wide cantilever awning along the north-eastern elevation. Both proposed awnings provide cover to loading and unloading areas.

An additional access is proposed to facilitate separate entry and exit access points to the site, for both light and heavy vehicles. The proposed access ways, manoeuvring areas and parking areas are to be sealed with concrete and are to cover 2007.7m<sup>2</sup> of the site. Twelve parking spaces, one of which is dedicated to persons with a disability, are proposed. A powder-coated chain-wire boundary fence and gates are proposed for the perimeter of the site and landscaping is proposed. Signage detail has not been included from the application.

The proposal relies on the performance criteria of the Setback Standard, Clause 25.4.2, the performance criteria of the E2.0 Potentially Contaminated Land Code, Clauses E2.5 and E2.6.2 and the performance criteria of the E6.0 Parking and Access Code, Clause E6.7.1.

### SITE and LOCALITY

The site is located on the western side of Bender Drive, in close proximity to the intersection of Bender Drive and Derwent Park Road, Derwent Park (Fig. 1).



**Figure 1.** An aerial view of the site and surrounding area, Exponare, Council record

The site has 62m of frontage to Bender Drive and an area of 3,392m<sup>2</sup>. The southern boundary of the site measures 54.57m in length and fronts a railway reserve. The currently vacant site is situated amongst established industrial and commercial uses and development.

The site and surrounding area are recognised as having the potential for historical soil contamination from the nearby zinc works. The site is located within an attenuation area for a wastewater treatment plant (88 Derwent Park Road) and a quarry (129 Derwent Park Road).

## ZONE

The site is wholly located within the General Industrial Zone (Fig. 2)



**Figure 2.** An excerpt of the zoned area with the General Industrial Zone shown in purple and the Utility Zone is shown in yellow, Exponare Council record

## BACKGROUND

There is no relevant background to this application.

## ASSESSMENT

### STATE POLICIES, OBJECTIVES of LUPAA

There are no inconsistencies with any other State Policies or with the objectives of the Land Use Planning and Approvals Act 1993 (LUPAA).

A condition is recommended requiring appropriate soil and water management to prevent erosion and the transport of sediments into surface waters, consistent with the State Policy on Water Quality Management.

## **GLENORCHY INTERIM PLANNING SCHEME 2015**

### **Part B: Administration**

#### **General Exemptions**

Nil

#### **Limited Exemptions**

Clause 6.4 makes provision to exempt the construction and demolition of fences that meet the following criteria;

- (a) side and rear boundary fences not adjoining a road or public reserve or not within 4.5m of the site's primary frontage, and not more than a total height of 2.1m above natural ground level;
- (b) boundary fences adjoining a road or public reserve or within 4.5m of the site's primary frontage, and not more than a total height of 1.2m above natural ground level;
- (c) retaining walls, set back more than 1.5m from a boundary, and which retain a difference in ground level of less than 1m;
- (d) fencing of agricultural land or for protection of wetlands and watercourses;
- (e) fencing for security purposes, no higher than 2.8m, that is within the Port and Marine Zone;
- (f) fencing for security purposes, no higher than 2.8m, at an airport; and
- (g) temporary fencing associated with occasional sporting, social and cultural events, construction works and for public safety.

Considering the height of the proposed boundary fence has not been disclosed, a condition of approval is recommended to ensure the boundary fence complies with the requirements of the Scheme.

#### **Planning Scheme Operation (Does a SAP or Code override Zone provisions?)**

The provisions of a SAP or Code do not override the provisions of a zone in this assessment.

#### **Use Class Description (Table 8.2):**

**Storage** means the use of land for storage or wholesale of goods, and may incorporate distribution. Examples include boat and caravan storage, contractors yard, freezing and cool storage, liquid fuel depot, solid fuel depot, vehicle storage, warehouse and wood yard.

Clause 8.2.2 makes provision for a use or development that is directly associated with and a subservient part of another use on the same site to be categorised into the same use class as that other use. The proposal includes an ancillary office that is to be directly associated with and a subservient part of the Storage use classification.

**Other relevant definitions (Clause 4.1):**

**Applicable standard** means as defined in subclause 7.5.2, which is a standard in a zone, specific area plan or code, is an applicable standard if:

- (a) the proposed use or development will be on a site within a zone or the area to which a specific plan relates, or is a use or development to which the code applies; and
- (b) the standard deals with a matter that could affect, or could be affected by, the proposed use or development.

**Standard** means, in any zone, code or specific area plan, the objective for a particular planning issue and the means for satisfying that objective through either an acceptable solution or performance criterion presented as the tests to meet the objective.

**Office** means use of land for administration, or clerical, technical, professional or other similar business activities.

**Setback** means the distance from any lot boundary to a building on the lot.

**Streetscape** means the visual quality of a street depicted by road width, street planting, characteristics and features, public utilities constructed within the road reserve, the setbacks of buildings and structures from the lot boundaries, the quality, scale, bulk and design of buildings and structures fronting the road reserve. For the purposes of determining streetscape with respect to a particular site, the above factors are relevant if within 100 m of the site.

E2.3 defines **potentially contaminated land** as land that is, or adjoins land that the applicant or the planning authority:

- (a) knows to have been used for a potentially contaminating activity by reference
  - (i) a notice issued in accordance with Part 5A of the Environmental Management and Pollution Control Act 1994; or
  - (ii) a previous permit ; or
- (b) ought reasonably to have known was used for a potentially contaminating activity.

**Part C: Special Provisions**

No special provisions of the Scheme apply to this proposal.

**Part D: Zones**

The land is within the General Industrial zone and the following Scheme zone purpose statements, use table, use standards and/or development standards apply to this proposal:

**Zone Purpose Statement**

The purpose of the General Industrial Zone is to provide for manufacturing, processing, repair, storage and distribution of goods and materials where there may be impacts on neighbouring uses; to provide industrial activity with good access to strategic transport networks; to promote efficient use of existing industrial land stock; to restrict intensification of existing non-conforming uses; to provide industrial activity with good access to strategic transport networks.

**Use Table**

The proposed use, Storage is a permitted use in the General Industrial Zone. The proposal relies on the performance criteria of the setback standard and potentially contaminated land code and is discretionary.

**Development Standards for Buildings or Works***Clause 25.4.2 Setback*

The objective of the setback standard is to ensure that building setback contributes positively to the streetscape. The acceptable solution is a frontage setback of 10m. A 6m building setback is proposed for the attached office and amenities building, that is to sit proud of the main building. The main building is to be setback 11.22m from the frontage.

The performance criteria requires the building setback from frontage to be consistent with any Desired Future Character Statements provided for the area; to be compatible with the setback of adjoining buildings; to enhance the characteristics of the site, adjoining lots and the streetscape; and to provide adequate opportunity for parking.

Considering that the neighbouring building has a building setback of approximately 5.5m, the proposed building setback is compatible with the building setback of the streetscape. Adequate parking is proposed throughout the site and the proposed building setback does not constrain the provision or location of the parking areas. The proposal is assessed as satisfying the performance criteria and complies with the standard.

**Part E: Codes**

The following codes of the Scheme apply to this proposal:

**Potentially Contaminated Land Code**

The Potentially Contaminated Land Code applies to development on potentially contaminated land. The site is recognised with the potential to have been subjected to historical soil contamination from the nearby zinc works.

Given that the surrounding land is utilised in a similar manner to what is proposed and the site is to be largely sealed with concrete parking and manoeuvring areas, once the development is complete, with no further soil disturbance proposed; it is reasonable to conclude that the proposed use of the site is suitable.

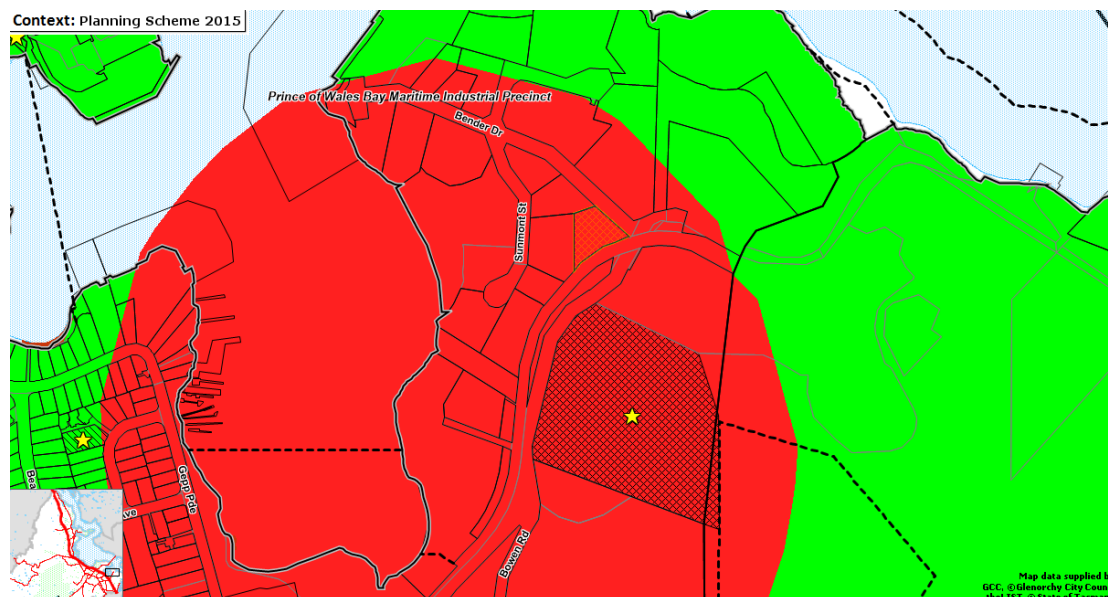
However, considering that the level of contamination is unknown, it is recommended as a condition of approval, that the level of contamination be determined by an environmental site assessment. The environmental site assessment must include a plan to manage or remediate any potential risk to human health and the environment, particularly during the construction phase, when the soil will be disturbed.

**Parking and Access Code**

The proposal relies on performance criteria P1 of E6.7.1 Number of Vehicle Accesses, because an additional access is proposed. Council's Traffic Engineer has recommended that the proposed access be entry only, given the proximity to the intersection of Derwent Park Road and Bender Drive. Detailed comment is within the 'Referrals' section of this report. In summary, the proposal is assessed as satisfying the performance criteria and complies with the standard.

### Attenuation Code

An attenuation area is shown on the planning scheme map, which makes the attenuation code applicable (Fig.3)



**Figure 3.** The planning scheme map showing the attenuation area in the locality.

Considering that the proposed use and development does not have the potential to cause environmental harm and the proposed use is not a sensitive use, there are no applicable standards in this code.

### Signs Code

The Planning Report by Development Evolution, dated 9 March 2016 refers to modest tenancy signage along the north-western elevation (page 3). The planning permit application form indicates that signage does not form part of the application and the plans do not show the location of signage on the building or within the site. As a result, no signage has been assessed as part of this application. An advice clause is recommended to the effect that any proposed signage will require a separate planning permit if not exempt by the scheme.

### PART F: Specific Area Plans

No SAP applies to the proposal.

### INTERNAL REFERRALS

#### Development Engineer

Council's Development Engineer has made the following comments and recommended a condition of approval.

***Traffic, Access & Parking***

Access to the site is available from Bender Drive with a new additional vehicular crossing being proposed. The existing access is proposed to be used as an entry and exit access to assist in the manoeuvring of large heavy vehicles accessing the proposed development, with vehicles being able to circulate within the site as well as entry for visitors to the site. Council's Traffic Engineer has made an assessment and has no objection to the development of the proposed storage facility providing "Entry Staff Only" and "No Exit" signage be provided for the new access and recommends this be a condition of planning approval. Please refer to the Traffic Engineers report for further details on this.

It is recommended the new proposed access be conditioned to be designed and constructed to facilitate entry only and not encourage exiting of the site via this access.

The development is classified as a storage facility. The applicant is proposing twelve car parking spaces, including one accessible parking space and this satisfies the Glenorchy Interim Planning Scheme 2015. It is recommended a dedicated visitor parking space be provided adjacent to the parking space for the use of people with disabilities (parking space No 2) and marked, with clearly painted markings, as "Visitor Parking Only".

***GCC Services (Stormwater)***

There are no GCC stormwater mains affected by this application.

***Other******Geoscience issues***

There are no geotechnical issues identified through Council records that affect this application.

***Flooding/Inundation issues***

There are no flooding issues identified through Council records that affect this application.

***Traffic Engineer***

Council's Traffic Engineer has made the following comments and recommended a condition of approval.

The proposed development will involve the construction of a new industrial building for a freight depot with a total internal area of 1,067m<sup>2</sup>. The proposed development will include 12 sealed car parking spaces including one accessible space for both customers and staff parking. The customer car parking will be nominated close to the office area away from the loading and unloading area.

The application's planning report states that the site has been designed to allow a B-Double to entry and exit the site in a forward direction. This means that the proposal involves the construction of a new access to the Bender Drive frontage and the use of the existing access driveway at the frontage of Bender Drive. The existing access driveway is located at the northern end of the Bender Drive frontage while the proposed new access point will be close to the intersection of Derwent Park Road and Bender Drive.

It is noted that based on the Glenorchy Interim Planning Scheme 2015 – Parking and Access Code:

'E6.7.1 Number of Vehicular Accesses:

Acceptable Solution (A1) - The number of vehicle access points provided for each road frontage must be no more than 1 or the existing number of vehicle access points, whichever is the greater.'

In addition, advice from the applicant states that all vehicles including light vehicles (i.e. customers and staff private cars) and heavy vehicles will exit the site via the existing driveway. The site plan of the proposed development also shows that heavy vehicles will enter the site via the proposed new access point and will exit the site through the existing driveway. This means that the proposed new access point will be used for entry only. As a result, the close proximity of the new access point to the intersection of Derwent Park Road and Bender Drive will not create any road safety or sight lines issues.

In conclusion, as the proposed development is not expected to have any significant detrimental impacts on the surrounding road network in terms of traffic efficiency or road safety, I have no objection to the development of the proposed storage facility (freight depot) at 1 Bender Drive, Derwent Park, on traffic engineering or road safety grounds, subject to the following condition being met:

- The applicant must install an 'Entry' sign outside and a 'No Exit' sign inside the proposed new access point to restrict the use of the access as an exist point.

#### **Environmental Health Officer**

Council's Environmental Health Officer has made the following comments.

The development application is for a site located within a General Industrial zone, located within an area of Glenorchy that has elevated level of soil contamination.

In order to determine whether this site will be suitable for its intended purpose, and the risk it may pose to both human health and the environment, it is recommended that an environmental site assessment be conditioned as part of this permit.

It is important that all contaminated waste be disposed of in an appropriate manner at an approved facility, to ensure this occurs it is recommended that this be placed on the permit as a condition.

Council's stormwater system is a direct link to receiving water bodies, therefore all liquids, with the exception of unpolluted rain water, must be prevented from entering the stormwater system. It is recommended that this be placed on the permit as a condition.

Preventing liquid waste from entering the stormwater system can be achieved through bunding before directing liquid waste to sewer. This is also recommended as a permit condition.

## **EXTERNAL REFERRALS**

### **TasWater**

TasWater is in support of the proposal and has recommended conditions and advice.

## **REPRESENTATIONS**

The application was advertised for the statutory 14-day period with no representations received.

## **CONCLUSION**

The proposal is relying on the performance criteria to comply with the building setback standard and Clauses E2.5, E2.6.2 and E6.7.1. The proposal is assessed as satisfying the performance criteria and complies with the building setback standard, as well as the use standard and the excavation standard of the Potentially Contaminated Land Code and the number of accesses standard, Parking and Access Code. The proposal is assessed as complying with all other use and development standards in the General Industrial Zone, as well as the standards of relevant codes. The application was publicly advertised for the statutory 14-day period and no representations were received. It is concluded that the proposal is consistent with the Scheme's zone purpose statements and is satisfactory.

**Recommendation:**

That a permit be granted for the proposed use and development of Proposed Storage facility (freight depot) relying on performance criteria at 1 Bender Drive, Derwent Park subject to the following conditions:

***Planning***

1. Use and development shall be substantially in accordance with planning permit application No. PLN-16-055 and Drawing No. P1 submitted on 11 March 2106, except as otherwise required by this permit.
2. Any conditions and/or advice as determined by TasWater, and set out in the attached Appendix A, form part of this permit.
3. Any boundary fences, walls and gates of a greater height than 2.4m must not be erected within 10 m of the frontage; and fences along a frontage must be at least 50% transparent above a height of 1.2 m.

***Engineering***

4. 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.
5. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
6. Prior to the commencement of the use, an 'Entry staff only' sign and a 'No Exit' sign must be erected inside the new (second) access, to restrict the use of the access to an entry only access point.
7. The new concrete vehicular access must be constructed in accordance with standard drawing SD-1003 between the kerb and the property boundary prior to the commencement of the use. The access shall be designed and constructed for left turn in manoeuvrers only to facilitate the entry of large vehicles and to reduce vehicles exiting the site via this access. Any driveway/crossover access works within Council's road reservation must be carried out by a Council approved contractor and all work must be reinstated to match the existing adjacent footpath. A Property Access Works Application must be completed prior to any work being undertaken. The application is available from Council's planning department or available from Council's website at: <http://gcc.tas.gov.au/content/Driveways.GCC?ActiveID=1304>

8. Prior to the commencement of the use, twelve (12) clearly marked (delineated) car parking spaces must be provided and kept available for employee and customer purposes at all times including one (1) car parking spaces to be provided for the use of people with disabilities. Car parking spaces, manoeuvring areas and aisles must be provided in accordance with the Australian Standard AS 2890.1 – 2004 Off-Street Parking and shall be clearly marked and sealed with an impervious dust free surface. All runoff from paved and driveway areas must be retained within site boundaries and discharged into Council's stormwater system. Construction details must generally be in accordance with Council's standard requirements. In areas set aside for car parking, securely fixed wheel stops or kerbing must be provided to the satisfaction of Council to prevent damage to fences or landscaped areas
9. Prior to the commencement of the use, a Visitor parking space must be provided adjacent to the parking space for the use of people with disabilities (parking space No 2) and must be marked, with clearly painted markings, as "Visitor Parking Only".
10. The developer shall be responsible for locating existing service connections on site. Where existing service connections cannot be found or existing service connections require upgrading for the development, new connections must be provided by Council or other relevant service Authority at the developer's cost.

### ***Environmental Health***

11. A site-specific environmental site assessment (ESA) is to be undertaken by a suitably qualified person and submitted to the satisfaction of the Glenorchy Planning Authority prior to any works being conducted on site. The ESA must establish the level of contamination of the land. The ESA must include:
  - a) a construction management plan to manage any contamination and associated risk to human health and the environment;
  - b) specific management, remediation and protection measures required to be implemented before excavation commences and during excavation;
  - c) any specific management, remediation and protection measures to be implemented before any use commences; and
  - d) a statement confirming the land is suitable for the intended use.
12. No contaminated or hazardous waste shall be removed from the site for disposal without the prior approval of the Director of Environmental Management and the Glenorchy City Council.
13. The discharge of liquids, other than unpolluted rainwater, to Council's stormwater system, receiving water bodies or water courses is strictly prohibited.

14. Any area where liquid wastes (including spills) are generated, must be suitably graded and bunded to direct the liquid waste to the sewer.

***Advice to Applicant***

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

- 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 2000 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 62166800.
- This planning permit does not include approval for tenancy signage that would otherwise require planning approval.

**APPENDIX 1****25.0 General Industrial**

| Standard                                                  | Acceptable Solution                                                                                                                                                                                                                                                                                                                                                                                                                                            | Proposed                                                                                                                                                                                                                                        | Complies |
|-----------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| <b>25.4 Development Standards for Buildings and Works</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                 |          |
| <b>25.4.1<br/>Building Height</b>                         | <b>A1</b><br>Building height must be no more than: 20m.                                                                                                                                                                                                                                                                                                                                                                                                        | The building is to have a maximum height of 9m.                                                                                                                                                                                                 | Yes      |
| <b>25.4.2<br/>Setback</b>                                 | <b>A1</b><br>Building setback from frontage must be no less than: 10m.                                                                                                                                                                                                                                                                                                                                                                                         | The proposed setback from the frontage is 6m.                                                                                                                                                                                                   | No       |
| <b>25.4.3<br/>Design</b>                                  | <b>A1</b><br>Building design must address the street by complying with all of the following:<br><br><ul style="list-style-type: none"> <li>(a) provide the main pedestrian entrance to the building at the frontage;</li> <li>(b) screen mechanical plant from view from the street and other public spaces;</li> <li>(c) incorporate roof-top service infrastructure, including service plants and lift structures, within the design of the roof.</li> </ul> | The main pedestrian access to the attached office building is to be adjacent to the frontage.<br>The design of the proposal obscures from view any mechanical plant or roof-top service infrastructure from the street and other public spaces. | Yes      |
| <b>24.4.4<br/>Fencing</b>                                 | <b>A1</b><br>Fencing must comply with all of the following:<br><br><ul style="list-style-type: none"> <li>(a) fences, walls and gates of greater height than 2.4 m must not be erected within 10 m of the frontage;</li> <li>(b) fences along a frontage must be at least 50% transparent above a height of 1.2 m.</li> </ul>                                                                                                                                  | The proposal includes a chain mesh boundary fence. The height has not been disclosed. A condition of approval is recommended to ensure the fence complies with the acceptable solution.                                                         | Yes      |

## Appendix 2

### E6.0 Parking and Access Code

| STANDARD                                                                    | ACCEPTABLE SOLUTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | PROPOSED                   | COMPLIES |
|-----------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|----------|
| <b>Use Standards</b>                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                            |          |
| E6.6.1 Number of Car Parking Spaces                                         | <b>A1</b><br>The number of on-site car parking spaces must be:<br>(a) no less than the number specified in Table E6.1 and no more than 10% greater than that number;<br>except if:<br>(i) the site is subject to a parking plan for the area adopted by Council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan;<br>(ii) this provision was not used in this planning scheme.                                                                                        | 12 Proposed                | Yes      |
| E6.6.2 Number of Accessible Car Parking Spaces for People with a Disability | <b>A1</b><br>Car parking spaces provided for people with a disability must:<br>(a) satisfy the relevant provisions of the Building Code of Australia;<br>(b) be incorporated into the overall car park design;<br>(c) be located as close as practicable to the building entrance.                                                                                                                                                                                                                                  | 1 Proposed                 | Yes      |
| E6.6.3 Number of Motorcycle Parking Spaces                                  | <b>A1</b><br>The number of on-site motorcycle parking spaces provided must be at a rate of 1 space to each 20 car parking spaces after the first 19 car parking spaces except if bulky goods sales, (rounded to the nearest whole number). Where an existing use or development is extended or intensified, the additional number of motorcycle parking spaces provided must be calculated on the amount of extension or intensification, provided the existing number of motorcycle parking spaces is not reduced. | Not an applicable standard | N/A      |

| STANDARD                                       | ACCEPTABLE SOLUTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | PROPOSED                                                                                   | COMPLIES          |
|------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|-------------------|
| <b>Development Standards</b>                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                            |                   |
| E6.7.1 Number of Vehicle Accesses              | <b>A1</b><br>The number of vehicle access points provided for each road frontage must be no more than 1 or the existing number of vehicle access points, whichever is the greater.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 2 Please refer to Development Engineers and Traffic Engineers comments in referral section | No - conditioned  |
| E6.7.2 Design of Vehicular Accesses            | <b>A1</b><br>Design of vehicle access points must comply with all of the following:<br>(a) in the case of non-commercial vehicle access; the location, sight distance, width and gradient of an access must be designed and constructed to comply with section 3 – “Access Facilities to Off-street Parking Areas and Queuing Areas” of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking;<br>(b) in the case of commercial vehicle access; the location, sight distance, geometry and gradient of an access must be designed and constructed to comply with all access driveway provisions in section 3 “Access Driveways and Circulation Roadways” of AS2890.2 - 2002 Parking facilities Part 2: Off-street commercial vehicle facilities. |                                                                                            | Yes - conditioned |
| E6.7.3 Vehicular Passing Areas Along an Access | <b>A1</b><br>Vehicular passing areas must:<br>(a) be provided if any of the following applies to an access:<br>(i) it serves more than 5 car parking spaces;<br>(ii) is more than 30 m long;<br>(iii) it meets a road serving more than 6000 vehicles per day;<br>(b) be 6 m long, 5.5 m wide, and taper to the width of the driveway;<br>(c) have the first passing area constructed at the kerb;<br>(d) be at intervals of no more than 30 m along the access<br>.                                                                                                                                                                                                                                                                                            |                                                                                            | Yes               |

| STANDARD                                  | ACCEPTABLE SOLUTION                                                                                                                                                                                                                                                                                                                                                                     | PROPOSED                   | COMPLIES          |
|-------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|-------------------|
| E6.7.4 On-Site Turning                    | <b>A1</b><br>On-site turning must be provided to enable vehicles to exit a site in a forward direction, except where the access complies with any of the following:<br>(a) it serves no more than two dwelling units;<br>(b) it meets a road carrying less than 6000 vehicles per day.                                                                                                  | Not an applicable standard | Yes               |
| E6.7.5 Layout of Parking Areas            | <b>A1</b><br>The layout of car parking spaces, access aisles, circulation roadways and ramps must be designed and constructed to comply with section 2 "Design of Parking Modules, Circulation Roadways and Ramps" of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking and must have sufficient headroom to comply with clause 5.3 "Headroom" of the same Standard. |                            | Yes - conditioned |
| E6.7.6 Surface Treatment of Parking Areas | <b>A1</b><br>Parking spaces and vehicle circulation roadways must be in accordance with all of the following;<br>(a) paved or treated with a durable all-weather pavement where within 75m of a property boundary or a sealed roadway;<br>(b) drained to an approved stormwater system,<br><br>unless the road from which access is provided to the property is unsealed.               |                            | Yes - conditioned |
| E6.7.7 Lighting of Parking Areas          | <b>A1</b><br>Parking and vehicle circulation roadways and pedestrian paths serving 5 or more car parking spaces, used outside daylight hours, must be provided with lighting in accordance with clause 3.1 "Basis of Design" and clause 3.6 "Car Parks" in AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Part 3.1: Pedestrian area (Category P) lighting.                   | Not an applicable standard |                   |

| STANDARD                                     | ACCEPTABLE SOLUTION                                                                                                                                                                                                                                                                                                                          | PROPOSED                   | COMPLIES |
|----------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|----------|
| E6.7.8 Landscaping of Parking Areas          | <b>A1</b><br>Landscaping of parking and circulation areas must be provided where more than 5 car parking spaces are proposed. This landscaping must be no less than 5 percent of the area of the car park, except in the Central Business Zone where no landscaping is required.                                                             | Not an applicable standard |          |
| E6.7.9 Design of Motorcycle Parking Areas    | <b>A1</b><br>The design of motorcycle parking areas must comply with all of the following:<br>(a) be located, designed and constructed to comply with section 2.4.7 "Provision for Motorcycles" of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking;<br>(b) be located within 30 m of the main entrance to the building. | Not an applicable standard |          |
| E6.7.10 Design of Bicycle Parking Facilities | <b>A1</b><br>The design of bicycle parking facilities must comply with all the following;<br>(a) be provided in accordance with the requirements of Table E6.2;<br>(b) be located within 30 m of the main entrance to the building.                                                                                                          | Not an applicable standard |          |
|                                              | <b>A2</b><br>The design of bicycle parking spaces must be to the class specified in table 1.1 of AS2890.3-1993 Parking facilities Part 3: Bicycle parking facilities in compliance with section 2 "Design of Parking Facilities" and clauses 3.1 "Security" and 3.3 "Ease of Use" of the same Standard.                                      |                            |          |

| STANDARD                                     | ACCEPTABLE SOLUTION                                                                                                                                                                                                                                                                                                                                                                                                                                                            | PROPOSED                                                                     | COMPLIES |
|----------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|----------|
| E6.7.11 Bicycle End of Trip Facilities       | <b>A1</b><br>For all new buildings where the use requires the provision of more than 5 bicycle parking spaces for employees under Table E6.2, 1 shower and change room facility must be provided, plus 1 additional shower for each 10 additional employee bicycle spaces thereafter.                                                                                                                                                                                          | Not an applicable standard                                                   |          |
| E6.7.12 Siting of Car Parking                | <b>A1</b><br>Parking spaces and vehicle turning areas, including garages or covered parking areas in the Inner Residential Zone, Urban Mixed Use Zone, Village Zone, Local Business Zone and General Business Zone must be located behind the building line of buildings located or proposed on a site except if a parking area is already provided in front of the building line of a shopping centre.                                                                        | Not an applicable standard                                                   | NA       |
| E6.7.1.13 Facilities for Commercial Vehicles | <b>A1</b><br>Commercial vehicles facilities for loading, unloading or manoeuvring must be provided on-site in accordance with Australian Standard for Off-street Parking, Part 2 : Commercial. Vehicle Facilities AS 2890.2:2002, unless:<br>(a) the delivery of all inward bound goods is by a single person from a vehicle parked in a dedicated loading zone within 50 m of the site;<br>(b) the use is not primarily dependent on outward delivery of goods from the site. | Not an applicable standard                                                   | NA       |
| E6.7.14 Access to a Road                     | <b>A1</b><br>Access to a road must be in accordance with the requirements of the road authority.                                                                                                                                                                                                                                                                                                                                                                               | Please refer to Development Engineers comments in referral section of report | Yes      |

## Appendix 3

### E7.0 Stormwater Management Code

| Standard                                | Acceptable Solution                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Proposed                   | Complies?         |
|-----------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|-------------------|
| E7.7.1 Stormwater Drainage and Disposal | <b>A1</b><br>Stormwater from new impervious surfaces must be disposed of by gravity to public stormwater infrastructure.                                                                                                                                                                                                                                                                                                                                                                                                                                       |                            | Yes - conditioned |
|                                         | <b>A2</b><br>A stormwater system for a new development must incorporate water sensitive urban design principles R1 for the treatment and disposal of stormwater if any of the following apply: <ul style="list-style-type: none"> <li>(a) the size of new impervious area is more than 600 m<sup>2</sup>;</li> <li>(b) new car parking is provided for more than 6 cars;</li> <li>(c) a subdivision is for more than 5 lots.</li> </ul>                                                                                                                        |                            | Yes - conditioned |
|                                         | <b>A3</b><br>A minor stormwater drainage system must be designed to comply with all of the following: <ul style="list-style-type: none"> <li>(a) be able to accommodate a storm with an ARI of 20 years in the case of non-industrial zoned land and an ARI of 50 years in the case of industrial zoned land, when the land serviced by the system is fully developed;</li> <li>(b) stormwater runoff will be no greater than pre-existing runoff or any increase can be accommodated within existing or upgraded public stormwater infrastructure.</li> </ul> | Not an applicable standard |                   |
|                                         | <b>A4</b><br>A major stormwater drainage system must be designed to accommodate a storm with an ARI of 100 years.                                                                                                                                                                                                                                                                                                                                                                                                                                              | Not an applicable standard |                   |

**Attachments/Annexures**

- 1** Attachment - 1 Bender Drive, Derwent Park

## CLOSED TO MEMBERS OF THE PUBLIC

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| <b>6. COMPLIANCE REPORT</b> |
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*This item is to be considered at a closed meeting of the Glenorchy Planning Authority by authority of the Local Government (Meeting Procedures) Regulations 2015 Section 15(4).*

|                          |
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| <b>7. APPEALS REPORT</b> |
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*This item is to be considered at a closed meeting of the Glenorchy Planning Authority by authority of the Local Government (Meeting Procedures) Regulations 2015 Section 15(4).*