

GLENORCHY PLANNING AUTHORITY

MINUTES

MONDAY, 3 JULY 2017



Chairperson: Commissioner Sue Smith

Hour: 3.00 p.m.

Present: Commissioner Sue Smith

In attendance: Mr. A. Woodward (Acting Manager – Environment & Development), Ms. V. Tomlin (Senior Statutory Planner), Ms. S. Jeffreys (Planning Officer), Mr. P. Coney (Planning Officer), Ms. B. Narksut (Development Engineer) Mr. A. Mousavi (Transport Engineer) and Mr. N. Wass (Environmental Health Officer).

1. PLANNING AUTHORITY DECLARATION

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

2. APOLOGIES

None.

3. PECUNIARY INTERESTS

None.

4. CONFIRMATION OF MINUTES

Moved: COMMISSIONER SMITH

Approved by Commissioner Smith:

That the minutes of the Glenorchy Planning Authority Meeting held on Monday, 19 June 2017 be confirmed.

5. PROPOSED USE AND DEVELOPMENT - FIFTY-ONE (51) LOT PLUS BALANCE SUBDIVISION WITH WORKS WITHIN 19 AND 21 ALDRIDGE COURT, CLAREMONT AND POIMENA RESERVE (CT 24377/1) WAKEHURST ROAD, AUSTINS FERRY AND 94 HILTON ROAD, CLAREMONT

File Reference: 5321727, 3088271, 2983688, 2983661

REPORT SUMMARY:

<i>Application No.:</i>	PLN-16-142
<i>Applicant:</i>	Hilton Road Developments P/L
<i>Owner:</i>	E L Woodberry and Glenorchy City Council
<i>Zone:</i>	General Residential and Open Space
<i>Use Class</i>	Subdivision
<i>Application Status:</i>	Discretionary
<i>Discretions:</i>	9.7 Subdivision 10.6.1 A1 Lot Design (size) 10.6.1 A2 (b) Lot Design (codes) 10.6.1 A2 (e) Lot Design (orientation) 10.6.1 A3 Lot Design (minimum frontage) 10.6.1 A 4 Lot Design (internal lots) 10.6.1A5 Lot Design (more than 3 lots) 10.6.2 A1 Roads (new roads) 10.6.4 A4 Services (fibre ready facilities) (The proposal meets all other applicable standards as demonstrated in the attached appendices)

Level 2 Activity?	No
42 Days Expires:	4 July 2017
Existing Land Use:	Single Dwelling
Proposal In Brief:	Fifty-one (51) lot plus balance subdivision with works within 19 & 21 Aldridge Court Claremont & Poimena Reserve (C/T 24377/1) Wakehurst Road Austins Ferry
Representations:	11 and 1 non-statutory petition
Recommendation:	Approval, subject to conditions

Moved: COMMISSIONER SMITH

Approved by Commissioner Smith:

That a permit be granted for the proposed use and development of Fifty-one (51) lot plus balance subdivision with works within 19 & 21 Aldridge Court Claremont & Poimena Reserve (C/T 24377/1) Wakehurst Road Austins Ferry at 94 Hilton Road Claremont subject to the following conditions:

Planning

1. Use and development shall be substantially in accordance with planning permit application No. PLN-16-142 and Drawing No. P4 submitted on 08/02/17 (pages 1, 2 and 3) and Drawing No P5 received on 03/04/17 (pages 1 and 2), 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 damage to property, including fencing, to gain access for infrastructure upgrades at 19 and 21 Aldridge Court must be made good prior to the sealing of the Final Plan to the satisfaction of Council's Senior Statutory Planner.
4. Council having determined not to require the subdivider to include areas of open space before approving the plan of subdivision requires payment of an amount to Council in accordance with Section 117 of the Local Government (Building and Miscellaneous Provisions) Act 1993, to the equivalent of five per cent (5%) of the unimproved value of the whole area as shown on the plan of subdivision. Payment must be made to Council prior to the sealing of the Final Plan.

5. The Final Plan must include a covenant to which the Glenorchy City Council is a party, on all lots within the Bushfire Management Hazard Area to the effect of maintaining Bushfire Hazard Management Areas as per Bushfire Attack Level Assessment & Bushfire Hazard Management Plan by RJK consulting dated 24 January 2017 Version 2.
6. The Final Plan must include a covenant to which the Glenorchy City Council is a party, to the effect that no dwelling is to rely on management of the adjacent public open space within Poimena Reserve for any bushfire hazard management area.
7. The Final Plan must include a covenant for Lots 5 to 11 to which the Glenorchy City Council is a party, to the effect as not to construct any dwelling house within the Bushfire Hazard Management Area eighteen (18) metres deep from the rear boundary abutting Poimena Reserve. The area must also be shown on the Final Plan.

Engineering

8. Prior to the commencement of works on site or the issue of approved Engineering Drawings (whichever occurs first), submit a Soil and Water Management Plan detailing proposed sediment and erosion control measures to the satisfaction of to be approved by the Council's Development Engineer. The approved control measures must be installed prior to any disturbance of soil or construction activity such as concrete cutting, demolition and must be regularly inspected and maintained during the construction and demolition period to prevent soil and other materials entering the local stormwater system, roadways or adjoining properties. The approved control measures must remain in place until such time as all construction activity likely to generate sediment has been completed or all disturbed areas have been stabilised using vegetation and/or restored or sealed to the satisfaction of the Council. The approved Soil and Water Management Plan (SWMP) forms part of this permit and must be complied with. For further information please refer to the Soil and Water Management Fact Sheets published by the Department of Environment, Parks, Heritage and the Arts. These are available from Council or online at www.derwentestuary.com.au
9. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
10. 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.

11. The new vehicle crossing to each new residential must be constructed in accordance with standard drawing SD-1003 between the kerb and the property boundary and completed to the satisfaction of Council's Development Engineer prior to the sealing of the final plan. The detail design must be submitted and approved prior to the commencement of works.
12. Any driveway crossover work within Council's road reservation must be carried out by a Council-registered contractor. A road-opening permit from Council's Planning Services Program is required. An inspection fee is payable upon application. Any modifications to vehicular kerb crossing must include reinstatement of the footpath/nature strip and kerbing to match the existing environment.
13. The design and construction of the roads areas and cul-de-sac heads must generally comply with the Glenorchy City Council's Footpaths Policy, Tasmanian Standard Drawings LGAT Subdivision Guidelines and to the satisfaction of the Council's Development Engineer. Detailed drawings showing the roads, footpaths, surface drainage collection, pavement composition and finished levels must be in accordance with the Australian Standard AS 2890.1 – 2004 Off-Street Parking and submitted prior to the issuing of Council's approved Engineering Drawings by Council's Development Engineer. The proposed the roads areas and cul-de-sac heads must comply with the following:-
 - (a) Be constructed to a sealed finish and the finished gradient shall not exceed the maximum gradient of 20%;
 - (b) Vertical alignment shall include transition curves (or straight sections) to the Australian Standard, Parking facilities - Part 1: Off-Street Carparking AS 2890.1 - 2004, Clause 2.5.3 (d) at all grade changes greater than 12.5%;
 - (c) All runoff from paved and driveway areas must be discharged into Council's stormwater system;
 - (d) Minimum road reservation width is to be no less than 18.0 metres;
 - (e) Cul-de-sac turning head diameter must be 18.0 metres front of kerb with a road reserve width of no less than 25.0 metres;
 - (f) The kerb ramps and tactile ground surface indicators for new footpaths must be provided at road crossings on pedestrian paths of travel, in accordance with Glenorchy City Council Standard Drawing GCC 11-11 and AS1428 Design for Access and Mobility, Part 4.1; and
 - (g) Footpath within 0.5 metre of the kerb must be widened locally at the frontage of each lot to a minimum width of 2 metres over a length of 4 metres to provide for placement of wheelie bins; or alternatively, footpath must be located away from the kerb such that widening for placement of wheelie bins is not required.

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

14. Footpath widening shall also be provided as required to accommodate other infrastructure that may otherwise obstruct the footpath such as NBN appliance cabinets, TasNetworks transformers turrets and poles.
15. The design and construction of the driveway, parking, access and turning areas must generally comply with the Australian Standard, Parking facilities, Part 1: Off-Street Car parking, AS 2890.1 – 2004, to the satisfaction of the Council's Development Engineer. Detailed engineering drawings showing the driveway and manoeuvring areas, internal service lines and connections to service mains, surface drainage collection, pavement composition and finished levels must be in accordance with the Australian Standard AS 2890.1 – 2004 Off-Street Parking and submitted with the Engineering drawings for approval by Council's Development Engineer prior to the commencement of works on site and/or the issuing of Council's approved Engineering Drawings. The proposed driveway, access and parking must comply with the following:
 - (a) Be constructed to a sealed finish and the finished gradient shall not exceed the maximum gradient of 20%;
 - (b) Vertical alignment shall include transition curves (or straight sections) to the Australian Standard, Parking facilities - Part 1: Off-Street Carparking AS 2890.1 - 2004, Clause 2.5.3 (d) at all grade changes greater than 12.5%;
 - (c) All runoff from paved and driveway areas must be discharged into Council's stormwater system;
 - (d) The gradient of any parking areas must not exceed 5%;
 - (e) Minimum carriageway width is to be no less than 3.0 metres; and
 - (f) Driveway to be constructed and sealed onto the body of each new residential lot.

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

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

17. The appropriate retaining structure, if required, must be design and certified by a suitably qualified Engineer. The form and certification must be submitted to and approved by Council prior to the issue of Council's approved engineering drawings.
18. 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.
19. 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.
20. In order to satisfy the above condition on the separation of services, the developer must verify compliance by supplying the Council with a services plan clearly indicating the location and details of all relevant services (entirely contained within their respective lots) and also a covering letter, where the Council is advised in writing that all the relevant engineering work required in these planning permit conditions have been satisfactorily completed, prior to the sealing of the final plan. Any final plan submitted for sealing cannot be fully processed unless it is accompanied by documentation by a qualified person that clearly certifies that this condition has been satisfied and that all the work required by this condition has been completed. A "qualified person" shall be a professional engineer or professional surveyor or other persons acceptable to Council. Applicants or their agents should take notice that unless this condition is satisfactorily complied with, then documents submitted for sealing of the final plans will not be processed.
21. 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.
22. The applicant is to submit to Council a copy of the surveyor's field notes prepared to accompany the final plan.
23. Prior to the commencement of any work within the road reservation by a private contractor, the contractor shall obtain a road opening permit pursuant to Section 46 of the Local Government (Highways) Act 1982 from the Council's Development Technical Officer. This permit shall include items such as hours of work, road safety, reinstatement, soil and water management and the like.

24. The proposed lots must be provided with adequate service connections to the body of each lot at the developer's cost and all stormwater from the site must be directed to Council infrastructure at the developer's cost; prior to the sealing of the final plan. A detailed Services Plan showing both existing and proposed services and accesses to all lots on the site must be prepared by a qualified and experienced engineer and submitted to and approved by the Council prior to the commencement of work on site and/or the issuing of Council's approved drawings.

Hydraulics

25. All stormwater from the proposed development, including hardstand runoff, must be discharged to the Council's public stormwater system via gravity system. All costs associated with works required by this condition are to be met by the developer;
26. Any creation, diversion and augmentation of Council owned stormwater assets must be designed and constructed to the satisfaction of Council's Hydraulics Engineer;
27. Prior to the issue of the Council's approved drawings, the developer is required to submit engineering drawings in both plan view and long section view of the proposed stormwater reticulation, as well as the associated calculation and catchment area plans, to the satisfaction of the Council's Hydraulics Engineer. These must include, but not be limited to, connections, velocities, clearances, cover, grade, sizing, material, erosion protection, manholes, easements and inspection openings. Once approved the design drawings will form part of this permit and must be complied with;
28. The proposed public stormwater reticulation system must be designed and constructed to accommodate at least the estimated 5% Annual Exceedance Probability (AEP) storm events based on a possible future fully developed catchment;
29. The proposed overall stormwater system, including the stormwater reticulation system and overland flowpaths, must be designed and constructed to accommodate the estimated 1% Annual Exceedance Probability (AEP) storm events based on a possible future fully developed catchment;
30. Such measures as cut-off drains shall be designed and constructed at the developer's cost, to the Council's Hydraulics Engineer's satisfaction, to prevent the adverse impacts of surface runoff on the site from area upstream.
31. The final plan and schedule of easements must include, to the satisfaction of the Council's Hydraulics Engineer, drainage easements in favour of the Glenorchy City Council over the public stormwater infrastructure, any natural water courses and overland flow paths passing through the lots shown on the plan. Easements shall have adequate width, to the satisfaction of the Council's Hydraulics Engineer, to ensure that the proposed public stormwater reticulation system and designated overland flowpaths are fully protected under relevant legislation and regulations. All costs associated with works required by this condition are to be met by the developer;

32. A twelve (12) month maintenance period will be applied to any creation, diversion and augmentation of Council owned stormwater 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 maintenance period, subject to acceptance of the new assets by Council. During this period all defects must be rectified at the developer's cost and to the satisfaction of Council's Hydraulics Engineer. 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 developer's cost.
33. 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 (1) month before the end of the maintenance period, and submit the inspection reports to the requirements of the Councils' Hydraulics Engineer and at full cost of the developer. Any defect identified in the CCTV inspection must be rectified to the satisfaction of Council's Hydraulics Engineer, before the Council takes over the stormwater assets.
34. Prior to the sealing of the final plan for the development, the developer is required to pay the Council either:
 - (a) a financial contribution of \$100,000 (ex GST) to the improvement of the stormwater quality in the hydrological catchment where the development situates, or:
 - (b) the equivalent cost of constructing a WSUD treatment train designed to achieve the goals specified in the State Stormwater Strategy 2010 for the development in the year of the paymentwhichever the amount is greater.
35. This contribution amount shall be indexed by the Council Cost Index published by the Local Government Association Tasmania, from the year of this Planning Permit issued to the year of the payment paid to the Council.

Environment

36. The Contractor would remove only those trees and associated vegetation along the route of pipeline and the 5 meter easement.
 - (a) Any vegetation including trees and brushwood cleared along the proposed pipeline alignment within Council owned land must be removed from the site; no mulched product is to be dispersed on Council owned land as indicated in the Poortenaar pipeline impact assessment, 2017.
37. No felling, lopping, ringbarking or otherwise injuring or destroying of native vegetation or individual trees is to take place outside of the 5 meter easement from the boundary into the reserve, for the water main extension as show on the Poortenaar Consulting Soil and Water Management Plan.
38. All remaining trees and vegetation is to be appropriately protected during construction (in accordance with all the recommendations in Poortenaar Consulting's impact assessment and soil and water management plan) to ensure that no damage is inflicted that may impact upon the health of the adjacent trees or cause them to die.
39. Environmental weeds declared under the Weed Management Act 1999 are present on the site. A number of other environmental weeds also occur on the site. To ensure these weeds are not spread from the site:

- (a) Where weed plant material is removed from the site it must be disposed of to an approved waste management centre.
 - (b) Weed plant material and topsoil containing their seed must not be stored or moved into areas containing weed-free native vegetation;
 - (c) Appropriate hygiene measures must be undertaken prior to any machinery entering and leaving the site as per the Tasmanian Washdown Guidelines for Weed and Disease Control produced by the Department of Primary Industries, Parks, Water and Environment;
 - (d) Any imported fill materials must be sourced from quarries able to provide documentation as to the weeds present on the source site in order to minimise introduction of new weeds and pathogens to the area.
 - (e) The proponent will be responsible for any new weed incursions along the 5 meter easement for the duration of the Defects Liabilities Period
40. The pipe route must be re-profiled with stripped topsoil.
41. All works must be undertaken in accordance with a Construction Management Plan to the approval of Councils Development Engineer and Environment Coordinator.

Advice to Applicant

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

Endorsed Plans

The endorsed plans are held by Council until and unless Council receives authority from RJK Consulting Engineers to provide them to any person. Inspection of the endorsed plans is available on the basis that there is no entitlement to any copies of the plans.

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 62166800.

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.

TasNetworks

To arrange a meeting to discuss electricity provision for the subdivision, please contact TasNetworks via email early.engagement@tasnetworks.com.au or telephone the Customer Supply Team on 03 6324 7583.

Reason for Decision:

After seeking to further the objectives of the *Land Use Planning and Approvals Act 1993*; considering the matters set out in representations (if any); and reference to the current provisions of the Glenorchy Interim Planning Scheme 2015, the Glenorchy Planning Authority decides to **grant a permit** for the reasons set out in the officer's report.

6. PROPOSED USE AND DEVELOPMENT - SINGLE DWELLING (RESIDENTIAL) RELYING ON PERFORMANCE CRITERIA - 66 TOFFOLIS ROAD, CLAREMONT

File Reference: 2594703

REPORT SUMMARY:

<i>Application No.:</i>	PLN-17-068
<i>Applicant:</i>	Steeline Roofing Hobart
<i>Owner:</i>	M J Smith and A K Green
<i>Zone:</i>	Rural Living Zone
<i>Use Class</i>	Residential
<i>Application Status:</i>	Discretionary
<i>Discretions:</i>	Clause 13.4.2 Setback (The proposal meets all other applicable standards as demonstrated in the attached appendices)
<i>Level 2 Activity?</i>	No
<i>42 Days Expires:</i>	14 Jul 2017
<i>Existing Land Use:</i>	Vacant land
<i>Proposal In Brief:</i>	Single Dwelling (Residential) relying on performance criteria
<i>Representations:</i>	1
<i>Recommendation:</i>	Approval, subject to conditions

Moved: COMMISSIONER SMITH

Approved by Commissioner Smith:

That a permit be granted for the proposed use and development of Single Dwelling (Residential) relying on performance criteria at 66 Toffolis Road, Claremont subject to the following conditions:

Planning

1. Use and development shall be substantially in accordance with planning permit application No. PLN-17-068 and Drawing No. P2 submitted on 8 June 2017, 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.

Engineering

3. Prior to the issuing of a Building Permit Approval or the commencement of works on site, (whichever occurs first), submit a Soil and Water Management Plan detailing proposed sediment and erosion control measures to the satisfaction of and to be approved by the Council's Development Engineer. The approved control measures must be installed prior to any disturbance of soil or construction activity such as concrete cutting, demolition and must be regularly inspected and maintained during the construction and demolition period to prevent soil and other materials entering the local stormwater system, roadways or adjoining properties. The approved control measures must remain in place until such time as all construction activity likely to generate sediment has been completed or all disturbed areas have been stabilised using vegetation and/or restored or sealed to the satisfaction of the Council. The approved Soil and Water Management Plan (SWMP) forms part of this permit and must be complied with.

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

4. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
5. The proposed parking area must be constructed to an all-weather surface finish and must generally comply with the Australian Standard, Parking facilities, Part 1: Off-Street Car parking, AS 2890.1 – 2004, to the satisfaction of the Council's Development Engineer. Detailed drawings showing the driveway areas mains, surface drainage collection, pavement composition and finished levels must be in accordance with the Australian Standard AS 2890.1 – 2004 Off-Street Parking and submitted prior to the issuing of the Building Permit and be approved by Council's Development Engineer.
6. Barrier compliant with the Australian Standard AS 1170.1 must be installed to prevent vehicles running off the edge of a carriageway, raised platform or deck where the drop from the edge of the trafficable area to a lower level is 600mm or greater, and wheel stops must be installed for drops between 150mm and 600mm.

Barriers must not limit the width of the driveway access or parking and turning areas approved under the permit. All works required by this condition must be installed prior to the occupancy of the dwelling.

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

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.

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 62166800.

Reason for Decision:

After seeking to further the objectives of the *Land Use Planning and Approvals Act 1993*; considering the matters set out in representations (if any); and reference to the current provisions of the Glenorchy Interim Planning Scheme 2015, the Glenorchy Planning Authority decides to **grant a permit** for the reasons set out in the officer's report.

7. PROPOSED USE AND DEVELOPMENT - MULTIPLE DWELLINGS (RESIDENTIAL) RELYING ON PERFORMANCE CRITERIA , (CT55171/26), CT55171/25), (CT55171/24) - 62, 64 AND 66 CORRANGA DRIVE, CHIGWELL

File Reference: 5314877, 5314885, 5314893

REPORT SUMMARY:

<i>Application No.:</i>	PLN-17-049
<i>Applicant:</i>	Wilson Homes Tasmania Pty Ltd
<i>Owner:</i>	Housing Tasmania
<i>Zone:</i>	General Residential
<i>Use Class</i>	Residential
<i>Application Status:</i>	Discretionary
<i>Discretions:</i>	10.4.1 (P1) Residential density for multiple dwellings. 10.4.3 (P2) Site Coverage and Private open space for all dwellings. 10.4.4 (P1) Sunlight and overshadowing of all dwellings. 10.4.6 (P2) and (P3) Privacy for all dwellings (The proposal meets all other applicable standards as demonstrated in the attached appendices)
<i>Level 2 Activity?</i>	No
<i>42 Days Expires:</i>	10 July 2017
<i>Existing Land Use:</i>	Single Dwelling

Proposal In Brief:	Multiple dwellings (Residential) relying on performance criteria, (CT55171/26), (CT55171/25), (CT55171/24).
Representations:	0
Recommendation:	Approval subject to conditions

Moved: COMMISSIONER SMITH

Approved by Commissioner Smith:

That a permit be granted for the proposed use and development of Multiple dwellings (Residential) relying on performance criteria, (CT55171/26), (CT55171/25), (CT55171/24) at 62 Corranga Drive, Chigwell, 66 Corranga Drive, Chigwell and 64 Corranga Drive, Chigwell subject to the following conditions:

Planning

1. Use and development shall be substantially in accordance with planning permit application No. PLN-17-049 and Drawing No. P3 submitted on 31/05/2017, except as otherwise required by this permit.
2. Plans submitted for building approval must show that screens between the shared driveways and the kitchen windows of each of the existing dwellings, as shown on the approved plans, must be erected so as to minimise vehicle light intrusion into that dwelling. This screening must be of a height no less than 1.7m above natural ground level, and must be installed prior to the issue of a certificate of occupancy. Screening must be maintained for the life of the use.
3. Any future alterations to the existing dwellings identified as '1/62', '1/64' and '1/66' on the approved plans must not amend convenient resident access to the private open space attributed to each of those dwellings.
4. The finished floor level of the proposed carport appurtenant to 2/66 Corranga Drive must not exceed 1m above natural ground level.
5. Any conditions and/or advice as determined by TasWater, and set out in the attached Appendix A, form part of this permit.

Engineering

6. Prior to the issuing of a Building Permit 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 and to be approved by the Council's Development Engineer. The approved control measures must be installed prior to any disturbance of soil or construction activity such as concrete cutting, demolition and must be regularly inspected and maintained during the construction and demolition period to prevent soil and other materials entering the local stormwater system, roadways or adjoining properties.

The approved control measures must remain in place until such time as all construction activity likely to generate sediment has been completed or all disturbed areas have been stabilised using vegetation and/or restored or sealed to the satisfaction of the Council. The approved Soil and Water Management Plan (SWMP) forms part of this permit and must be complied with.

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

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 shall be at the Developer's expense and must comply with the requirements of Council's Plumbing Surveyor. Any alterations or works to Council mains shall be undertaken by Council at the developer's cost.
8. The design and construction of the driveway, parking, access and turning areas must generally comply with the Australian Standard, Parking facilities, Part 1: Off-Street Car parking, AS 2890.1 – 2004, to the satisfaction of the Council's Development Engineer. Detailed engineering drawings showing the driveway and manoeuvring areas, internal service lines and connections to service mains, surface drainage collection, pavement composition and finished levels must be in accordance with the Australian Standard AS 2890.1 – 2004 Off-Street Parking and submitted with the Building Application for approval by Council's Development Engineer prior to the commencement of works on site. The proposed driveway, access and parking must comply with the following:-
 - (a) Be constructed to a sealed finish and the finished gradient shall not exceed the maximum gradient of 20%;
 - (b) Twelve (12) clearly marked car parking spaces must be provided in accordance with the approved plan received by Council and kept available for these purposes at all times;
 - (c) All runoff from paved and driveway areas must be discharged into Council's stormwater system;
 - (d) The gradient of any parking areas must not exceed 5%; and
 - (e) Minimum carriageway width is to be no less than 3.0 metres.

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

9. All stormwater drainage works, including the provision of treatment devices/elements must be to the satisfaction of Council's Development Engineer and in accordance with a Plumbing permit issued by the Permit Authority in accordance with the Building Act 2016.
10. The development must comply with Council's Stormwater Runoff Management Policy, the Stormwater detention for a 1 in 20 year ARI storm event must be provided on site. Any system proposed to retain the required runoff storage volume must be detailed in an engineering design lodged and approved as part of the plumbing application, and to be designed, constructed and maintained to the satisfaction of Council's Plumbing Surveyor.
11. Prior to the issuing of a certificate of occupancy, new stormwater connection works to the existing stormwater main must be provided by Council at full cost to the applicant. The developer is required to contact Council's Development Engineer on (03) 62166439 to organise for Council to provide a quotation to perform the stormwater connection works. The developer must contact Council requesting a quotation for the new Stormwater connection prior to the commencement of works.

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 62166800.

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.

All development applications that result in an increase in the impervious area of the site, and therefore the peak stormwater discharge rate may require an On-Site Detention System (OSD) in accordance with Council Policy No 28-4. The proposed OSD must provide a runoff storage volume equivalent to the difference between the allowable site discharge and the anticipated maximum discharge over the period of the design storm.

An OSD proposal must be submitted with the Plumbing Permit Application and detailed in a hydraulic design for assessment and approval by Council's Plumbing Permit Authority. Water Sensitive Urban Design (WSUD) elements are encouraged. If the developer has any enquiries relating to acceptable methods of providing On-site detention, they should contact Council's Plumbing Surveyor on (03) 6216 6800.

Reason for Decision:

After seeking to further the objectives of the *Land Use Planning and Approvals Act 1993*; considering the matters set out in representations (if any); and reference to the current provisions of the Glenorchy Interim Planning Scheme 2015, the Glenorchy Planning Authority decides to ***grant a permit*** for the reasons set out in the officer's report.

8. PROPOSED USE AND DEVELOPMENT - CONVERSION OF HOUSE TO THREE DWELLING UNITS (RESIDENTIAL - MULTIPLE DWELLINGS) RELYING ON PERFORMANCE CRITERIA - 88 BRENT STREET, GLENORCHY

File Reference: 5357578

REPORT SUMMARY:

<i>Application No.:</i>	PLN-17-098
<i>Applicant:</i>	D P Cantwell and J M Cantwell
<i>Owner:</i>	D P Cantwell and J M Cantwell
<i>Zone:</i>	General Residential
<i>Use Class</i>	(Multiple Dwellings) Residential
<i>Application Status:</i>	Discretionary
<i>Discretions:</i>	10.4.1 (P1) Residential Density for Multiple Dwellings 10.4.3 (P1) Site coverage and Private open space for all dwellings. 10.4.4 (P1) Sunlight and overshadowing of all dwellings E6.7.4 On-Site Turning. (The proposal meets all other applicable standards as demonstrated in the attached appendices)
<i>Level 2 Activity?</i>	No
<i>42 Days Expires:</i>	12 Jun 2017
<i>Existing Land Use:</i>	Multiple dwellings (two only) (Residential)

<i>Proposal In Brief:</i>	Conversion of house to three dwelling units (Residential - Multiple dwellings) relying on performance criteria
<i>Representations:</i>	0
<i>Recommendation:</i>	Approval subject to conditions

Moved: COMMISSIONER SMITH

Approved by Commissioner Smith:

That a permit be granted for the proposed use and development of Conversion of house to three dwelling units (Residential - Multiple dwellings) relying on performance criteria at 88 Brent Street, Glenorchy subject to the following conditions:

Planning

1. Use and development shall be substantially in accordance with planning permit application no. PLN-17-098 and Drawing No. P2 submitted on 24/05/2017 (sheets 2 and 3 only), and P3 submitted on 08/06/2017 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.

Engineering

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.
4. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
5. Driveways, car parking and turning areas must be constructed and sealed with an approved impervious surface treatment prior to occupancy of a second dwelling unit. 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.

The driveway, parking and manoeuvring areas must be kept clear of obstructions, such as service authority infrastructure, letterboxes or bin enclosures, so that vehicle paths are not restricted.

6. Three (3) clearly marked car parking spaces must be provided and kept available for these purposes at all times prior to occupancy of any of the dwelling units. Car parking spaces, manoeuvring areas and aisles must be provided in accordance with the Australian Standard AS 2890.1 – 2004 Off-Street Parking. 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.
7. All internal hydraulic service works required for the development shall 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 62166800.

Reason for Decision:

After seeking to further the objectives of the *Land Use Planning and Approvals Act 1993*; considering the matters set out in representations (if any); and reference to the current provisions of the Glenorchy Interim Planning Scheme 2015, the Glenorchy Planning Authority decides to **grant a permit** for the reasons set out in the officer's report.

The meeting closed at 4:19 p.m.

Confirmed,

CHAIRMAN