

GLENORCHY PLANNING AUTHORITY

MINUTES

MONDAY, 4 DECEMBER 2023



Chairperson: Mayor Bec Thomas

Hour: 3.33 p.m.

Present: Aldermen Bec Thomas, Jan Dunsby, Joshua Cockshutt, Russell Yaxley and Steven King

In attendance: Emilio Reale (Director Infrastructure and Development),
Paul Garnsey (Manager Development),
Trevor Boheim (Coordinator Planning Services)
Grace Paisley (Senior Statutory Planner),
Naman Kumawat (Planning Officer),
Peter Coney (Planning Officer),
Sylvia Jeffreys (Planning Officer),
Uvika Sahni (Planning Officer),
David Parham (Heritage Officer),
Bree Narksut (Development Engineer),
Kelly Richards (Acting Coordinator Environmental Health),
Emily Burch (Transport Engineer).

1. PLANNING AUTHORITY DECLARATION

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

2. APOLOGIES

None.

3. PECUNIARY INTERESTS

Alderman Cockshutt has a pecuniary interest in item 7.

4. CONFIRMATION OF MINUTES

Resolution:

KING/COCKSHUTT

That the minutes of the Glenorchy Planning Authority Meeting held on Monday, 6 November 2023 be confirmed.

The motion was put.

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

AGAINST:

The motion was CARRIED.

5. PROPOSED USE AND DEVELOPMENT - PARTIAL DEMOLITION, ADDITIONS AND ALTERATIONS TO DWELLING (RESIDENTIAL) - 7 STRATHAVEN DRIVE ROSETTA

File Reference: 3286234

REPORT SUMMARY

Application No.:	PLN-23-228
Applicant:	Design East
Owner:	G B Burrows
Zone:	General Residential Zone and Environmental Management Zone
Use Class	Residential
Application Status:	Discretionary
Discretions:	8.4.2 Setbacks and building envelope for all dwellings(P3); 23.4.2 Building height, setback and siting (P2); C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area (P1.1) (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	N/A
42 Days Expires:	5 December 2023
Existing Land Use:	Single Dwelling
Representations:	4

Recommendation:	Approval subject to conditions
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Resolution:

KING/DUNSBY

That a permit be granted for the partial demolition, additions and alterations to dwelling (Residential) of 7 Strathaven Drive Rosetta subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-23-228 and Drawings submitted on 29 Sept 2023, 11 pages, and except as otherwise required by this permit.
2. Prior to the issue of Building Approval and/or commencement of works (whichever occurs first), a schedule of external colours and materials must be submitted and approved, to the satisfaction of the Council's Senior Statutory Planner. The schedule must include the following:
 - a) The colours proposed within the Environmental Management Zone adhere to a light reflectance value not exceeding 40%.
 - b) The selected colours within the Environmental Management Zone must be in dark natural tones, specifically in shades of grey, green, or brown

Engineering

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

approved Erosion and Sediment Control plan (ESC) forms part of this permit and must be complied with.

Advice: For further information please refer to Erosion and Sediment Control (ESC) Fact Sheets published by the Department of Primary Industries, Parks, Waters and Environment. These are available from Council or online at www.derwentestuary.org.au/stormwater/.

4. The loading and unloading of goods from vehicles, including building materials and equipment, must only be carried out on the land.
5. The property owner is to ensure that Council's Road Assets and Infrastructure are protected during the demolition and building process. The owner is to ensure that damage to road assets, footpaths, kerb and channel, drainage pits, nature strips and other services is kept to a minimum and any damaged assets are reinstated. Should damages occur, the repair costs associated with such damages are the responsibility of the property owner. If reinstatement works are not undertaken promptly or to Council's satisfaction, Council may elect to reinstate or rectify any defects and recover the expenses reasonably incurred in doing so from the property owner.
6. The design and construction of the parking, access and turning areas must comply with the Australian Standard, Parking facilities, Part 1: Off-Street Car parking, AS 2890.1 – 2004, to the satisfaction of the Council's Development Engineer. Drawings showing the driveway details must be in accordance with the Australian Standard and submitted with the Building Application for approval by Council's Development Engineer prior to the commencement of works on site. The proposed driveway and parking must comply with the following:
 - (a) Be constructed to a sealed finish;
 - (b) All runoff from driveway areas must be discharged into Council's stormwater system;
 - (c) The gradient of any parking areas must not exceed 5%; and
 - (d) Minimum carriageway width is to be no less than 3.0 metres.

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

Advice to Applicant

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

General Manager's Consent for Stormwater Management

Any conditions and/or advice as set out in the attached General Manager's Consent for Stormwater Management, reference No. PLN-23-228 dated 20 November 2023, is associated with this permit.

Other Permits

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

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

The motion was put.

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

AGAINST:

The motion was CARRIED.

Reason for Decision:

The Glenorchy Planning Authority after seeking to further the objectives of the *Land Use Planning and Approvals Act 1993* and with reference to the current provisions of the Tasmanian Planning Scheme – Glenorchy, and having regard to the matters raised in representations received on the application, decided to grant a permit for the reasons set out in the officer's report.

6. PROPOSED USE AND DEVELOPMENT - DEMOLITION, AND TWENTY-THREE MULTIPLE DWELLINGS, INCLUSIVE OF WORKS AND INFRASTRUCTURE (RESIDENTIAL) - 5A TAREE STREET CHIGWELL, 17 CORAKI STREET CHIGWELL, 15 CORAKI STREET CHIGWELL, 5 TAREE STREET CHIGWELL, AND 4 TOOTONGA STREET CHIGWELL

File Reference: 3261446

REPORT SUMMARY

Application No.:	PLN-23-165
Applicant:	JMG Engineers and Planners
Owner:	Homes Tasmania
Zone:	General Residential
Use Class	Residential
Application Status:	Discretionary
Discretions:	8.4.1 (P1) Residential density for multiple dwellings; 8.4.2 (P1) Setbacks and building envelope for all dwellings; 8.4.2 (P3) Setbacks and building envelope for all dwellings; 8.4.3 (P1) Site coverage and private open space for all dwellings; C2.5.1 (P1) Car parking numbers; C2.6.5 (P1) Pedestrian Access for the underground car park; C3.5.1 (P1) Traffic generation at a vehicle crossing, level crossing or new junction (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	05 December 2023
Existing Land Use:	Public Reserve (Passive Recreation)
Representations:	2

Recommendation:	Approval subject to conditions
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Resolution:

KING/YAXLEY

That a permit be granted for the Demolition, and twenty-three Multiple Dwellings, inclusive of works and infrastructure (Residential) of 5A Taree Street Chigwell subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-23-165 and Drawings submitted on 29 September 2023, 47 pages, except as otherwise required by this permit.
2. Any conditions and/or advice as determined by TasWater, and set out in the attached Submission to Planning Authority Notice, reference No. TWDA 2023/00847-GCC dated 13 July 2023, form part of this permit.
3. Prior to the commencement of works, a landscaping plan which identifies the distribution of species across the site must be submitted and approved to the satisfaction of Council's Senior Statutory Planner. The landscaping plan must consider the suitability of plantings with respect to in ground infrastructure, maintenance, and the potential for dropping of limbs or other nuisances offsite.

Once endorsed this landscaping plan will form part of the permit.
4. Landscaped areas and common facilities shown on the approved plans, and subject to condition 3 of this permit, must be provided and be able to be used prior to the occupancy of any dwelling.

Engineering

5. The developer must show on a plan 'No Stopping' signage in the turning area so that the waste vehicle is able to turn without parked cars and place a yellow hatched area alongside the waste storage area where the bins are to be collected. The plan must be to the satisfaction of Council's Development Engineer and must be installed as per the plan, by the developer prior to the commencement of use.
6. Prior to the issuing of a Building Approval or the commencement of works on site, including demolition (whichever occurs first), submit an Erosion and Sediment Control (ESC) plan detailing proposed sediment and erosion control measures to the satisfaction of Council's Development Engineer.

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

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

Advice: For further information please refer to Erosion and Sediment Control (ESC) Fact Sheets published by the Department of Primary Industries, Parks, Waters and Environment. These are available from Council or online at www.derwentestuary.org.au/stormwater/.

7. The loading and unloading of goods from vehicles, including building materials and equipment, must only be carried out on the land.
8. No civil works related to or associated with the use or development approved by this permit are to occur on or external to the site unless these works are in accordance with engineering drawings that have been approved by Council's Development Engineer. Changes to the design and/or location of civil works will require the submission of amended engineering drawings prepared by a licensed civil engineer for approval by Council's Engineer.
9. The property owner is to ensure that Council's Road Assets and Infrastructure are protected during the demolition and building process. The owner is to ensure that damage to road assets, footpaths, kerb and channel, drainage pits, nature strips and other services is kept to a minimum and any damaged assets are reinstated. Should damages occur, the repair costs associated with such damages are the responsibility of the property owner. If reinstatement works are not undertaken promptly or to Council's satisfaction, Council may elect to reinstate or rectify any defects and recover the expenses reasonably incurred in doing so from the property owner.

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 must be the developer's responsibility to obtain and submit with the Building Application, 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 may 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 may be deemed to be the responsibility of the developer and shall be repaired at the developer's cost.
11. A detailed estimate for the works must be provided and payment of the engineering drawing approval fee must be made prior to the issue of approved engineering drawings or the issuing of the building approval. Under Council Schedule of fees and charges 2023/2024, the engineering drawings approval fee is 2.1% of the value of the civil works. This amount is subject to annual adjustment in accordance with the Council Fees and Charges Register. Construction must not commence until the approved engineering plans have been issued.
12. A new 5.5m wide vehicle crossing via Coraki Street must be constructed and the existing vehicle crossing via Taree Street must be removed. The crossover must in accordance with the Tasmanian standard drawing TSD-R09-v3, TSD-R11-v3 and TSD-R14-v3 between the kerb and the property boundary and completed to the satisfaction of Council's Development Engineer prior to the occupancy. A detail design must be submitted and approved prior to the issuing of a Building Permit Approval.

Advice: Prior to the commencement of any work within the road reservation by a private contractor, the contractor must obtain a Road Opening Permit from the Council's Compliance Officer. This permit shall include items such as hours of work, road safety, reinstatement, soil and water management, etc. The Road Opening Permit Application Form is available via Council's website <https://www.gcc.tas.gov.au/wp-content/uploads/2022/08/Road-Opening-Permit-Application-Form-1.pdf>
13. The design and construction of the parking, access and turning areas must comply with the Australian Standard, Parking facilities, Part 1: Off-Street Car parking, AS 2890.1 – 2004, to the satisfaction of the Council's Development Engineer. Engineering Drawings showing the driveway details must be in accordance with the Australian Standard and submitted with the Building Application for approval by Council's Development Engineer prior to the commencement of works on site. The proposed driveway and parking must comply with the following:
 - (a) Be constructed to a sealed finish and the finished gradient must not exceed the maximum gradient of 25% or 1 in4.

- (b) Vertical alignment shall include transition curves (or straight sections) at all grade changes greater than 12.5%.
- (c) A 'No Stopping' sign or line-marking in the turning area must be installed so that the waste vehicle is able to turn, along with a yellow hatched area alongside the waste storage area where the bins to the satisfaction of Council.
- (d) Total of 40 clearly marked car parking spaces must be provided in accordance with the approved plan received by Council and always kept available for these purposes.
- (e) A motorcycle parking spaces to Australian Standard must be provided.
- (f) All runoff from paved and driveway areas must be discharged into Council's stormwater system.
- (g) Footpath with minimum width of 1.5m with appropriate separation must be provided.
- (h) The crossfall along the footpath must not exceed 2%.
 - (i) The gradient of any parking areas must not exceed 5% and
 - (j) Minimum carriageway width is to be no less than 5.5 metres.

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

14. Prior to the issuing of the building approval or the commencement of any works (whichever occurs first) submit detailed Engineering design drawings to the satisfaction of Council's Senior Civil Engineer for approval. The engineering drawings must:
- (a) be certified by a qualified and experienced Engineer.
 - (b) show in both plan and long-section the proposed stormwater mains, including but not limited to, connections, flows, velocities, hydraulic grade lines, clearances, cover, gradients, sizing, material, pipe class, adequate working platforms around manholes, easements, and inspection openings.
 - (c) Include the associated calculations and plans. The stormwater main must be sized to accommodate at least the 5% AEP flows from a fully developed catchment.
 - (d) Clearly distinguish between public and private infrastructure.
 - (e) Stormwater Manhole must be provided wherever there is a change in alignment.
 - (f) Be substantially in accordance with the LGAT Standard Drawings
 - (g) Provide an adequate overland flow path must be maintained through the site, such that flows are excluded from the buildings and not redirected onto third-party land, for the 1% AEP as at 2100 (including climate change loading) storm event.

All work required by this condition must be undertaken in accordance with the approved engineered drawings. A landowner consent from 5 Taree St must be submitted to conduct stormwater modifications prior to building permit.

15. The development must incorporate the On-Site Detention (OSD) and Water Sensitive Urban Design (WSUD) as part of the development as presented in the Concept Services Report dated 23.06.2023 prepared by JMG Engineers and Planners. The onsite piped detention element and its associated components must be designed and constructed to the satisfaction of the Council's Senior Civil Engineer and completed prior to the issue of a Completion Certificate.
16. Digital copies of a post construction work CCTV video and associated report(s) of any proposed Council stormwater main must be submitted to Council after completion of all work but prior to the issue of any Certificate of Completion. CCTV records must clearly label the upstream and downstream nodes, direction of travel, locate all connections and nodes, capture defects.
17. The new stormwater connection must be constructed and installed to Council's satisfaction prior to the sealing of the final plan or the issuing of the completion certificate; and any existing abandoned connections must be capped and sealed at the owner's expense. Please note once plans are approved, a formal Application for New Stormwater Connection and inspection by Council's Senior Civil Engineer is required. The form is available from <https://www.gcc.tas.gov.au/council/documents-and-publications/forms/>
 - (a) A minimum of three (3) business-day notice must be provided by the applicant to Council's Roads Maintenance and Stormwater Coordinator on 03 6216 6800 to arrange for the inspection prior to completion.
 - (b) Any alterations or works performed on council's stormwater system must remain uncovered until the completion of the inspection. If there is failure to provide notification in advance or to expose the stormwater manhole for the visual inspection, council may choose to expose the stormwater manhole and reinstate after the inspection at the full cost to the applicant.
 - (c) If the stormwater manhole is not to the satisfaction of council, the applicant must rectify the stormwater manhole at their cost. If the applicant does not rectify the stormwater manhole, council has the right to rectify the stormwater manhole at the applicant's cost.
18. The landowner must maintain the on-site stormwater detention and water sensitive urban design infrastructure in accordance with the approved maintenance schedule.

19. A maintenance schedule for the ongoing maintenance of the on-site stormwater detention infrastructure and the water sensitive urban design infrastructure must be provided to Council's Senior Civil Engineer for approval prior to the commencement of the use and/or the issuing of the plumbing approval. When approved, the maintenance schedule forms part of this permit.

Waste

20. Prior to occupancy of the dwellings, the bin enclosure must be constructed to the satisfaction of Council's Waste Services Co-ordinator and be in accordance with the following:
- (a) it must be built on a flat surface with a concrete base and surround of a brick or painted block enclosure or other suitable material.
 - (b) it must have concrete at the entrance to the bin enclosure.
 - (c) it must suit twenty four x 240L wheelie bins of size 1100 height x 600mm wide x 800mm deep and must allow for 300mm space in between each bin;
 - (d) have a minimum height of the enclosure is 1200mm and minimum recommended depth is 930mm;
 - (e) the front of the bin enclosure must face the internal access driveway, and be left open throughout the length of the bin enclosure, it may be fenced and/or gated, but must enable wheelie bins to be removed, and returned in a safe and efficient manner;
 - (f) there must be no lip on the concrete slab of the bin enclosure.

Advice to Applicant

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

General

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

Waste Services coordinator advice

The proposed multiple dwellings would be eligible for a maximum of twenty three x 240L wheelie bins.

Eight (8) x 240L Waste Bins (Red lids), Eight (8) x 240L Recycling Bins, Eight (8) x 240L FOGO bins, collected weekly to be shared by all twenty three (23) dwellings.

PLEASE NOTE: A Deed of Release between the developer and Council must be signed prior to the collection vehicles entering the site.

General Manager's Consent for Stormwater Management

Any conditions and/or advice as set out in the attached General Manager's Consent for Stormwater Management, reference No. PLN-23-165 dated 23 November 2023, is associated with this permit.

Other Permits

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

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

The motion was put.

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

AGAINST:

The motion was CARRIED.

Reason for Decision:

The Glenorchy Planning Authority after seeking to further the objectives of the *Land Use Planning and Approvals Act 1993* and with reference to the current provisions of the Tasmanian Planning Scheme – Glenorchy, and having regard to the matters raised in representations received on the application, decided to grant a permit for the reasons set out in the officer's report.

Alderman Cockshutt left the meeting at 4.40pm.

7. PROPOSED USE AND DEVELOPMENT - MULTIPLE DWELLINGS (56) WITH ASSOCIATED WORKS AND INFRASTRUCTURE - 17A-33A CLYDESDALE AVENUE GLENORCHY

File Reference: 3292161

REPORT SUMMARY

Application No.:	PLN-23-217
Applicant:	JMG Engineers and Planners
Owner:	OneCare Limited
Zone:	Inner Residential Zone
Use Class	Residential
Application Status:	Discretionary
Discretions:	9.4.2 (P1) Setbacks and building envelope for all dwellings; 9.4.2 (P3) Setbacks and building envelope for all dwellings; 9.4.3 (P1) Site coverage and private open space for all dwellings; 9.4.3 (P2) Site coverage and private open space for all dwellings; C2.5.1 (P1) Car parking numbers; C3.5.1 (P1) Traffic generation at a vehicle crossing, level crossing or new junction; C12.6.1 (P1) and (P4) Critical use, hazardous use, or vulnerable use (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	05 December 2023
Existing Land Use:	Aged Care (Residential)
Representations:	One (non-statutory)

Recommendation:	Approval subject to conditions
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Resolution:

KING/DUNSBY

That a permit be granted for the Multiple dwellings (56) with associated works and infrastructure. of 17A-33A Clydesdale Avenue Glenorchy subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-23-217 and Drawings submitted on 24 October 2023, 28 pages, except as otherwise required by this permit.
2. Any conditions and/or advice as determined by TasWater, and set out in the attached Submission to Planning Authority Notice, reference No. TWDA 2023/01133-GCC dated 04 September 2023 form part of this permit.
3. The development must be undertaken in the manner of stages shown on the approved plans except where otherwise specified within this permit. Those works for the management of the overland flow path must form part of stage 1.
4. Prior to the commencement of works a detailed landscaping plan must be provided to Council's Senior Statutory Planner which demonstrates the location, species and relative height at planting of the proposed landscaping. This landscaping must, relative to the staging of the development, be in place prior to the occupancy of dwellings.

Advice: the applicant is encouraged to consider the merits of retaining existing vegetation to include in the landscaping of the site.

5. Prior to the issue of building approval and/or commencement of works (whichever occurs first), including demolition and excavation, a Construction Management Plan, must be submitted and approved to the satisfaction of the Council's Senior Statutory Planner. The plan must provide details of the following:

- (a) Hours for construction activity in accordance with any other condition of this permit;
- (b) Measures to control noise, dust, water and sediment laden runoff;
- (c) Measures relating to removal of hazardous or dangerous material from the site, where applicable;
- (d) A plan showing the location of parking areas for construction and sub-contractors' vehicles on and surrounding the site, to ensure that vehicles associated with construction activity cause minimum disruption to surrounding premises. Any basement car park on the land must be made available for use by sub-constructors/tradespersons upon completion of such areas, without delay;
- (e) A Traffic Management Plan showing truck routes to and from the site;
- (f) Swept path analysis demonstrating the ability for trucks to enter and exit the site in a safe manner for the largest anticipated truck associated with the construction;
- (g) A plan showing the location and design of a vehicle wash-down bay for construction vehicles on the site;
- (h) Measures to ensure that sub-contractors/tradespersons operating on the site are aware of the contents of the construction management plan;
- (i) Contact details of key construction site staff;
- (j) A site plan showing the location of any site sheds, on-site amenities, building waste storage and the like, noting that Council does not support site sheds on Council road reserves; and
- (k) Any other relevant matters

Engineering

6. Prior to the issuing of the building approval or the commencement of any works (whichever occurs first) submit detailed Engineering design drawings to the satisfaction of Council's Senior Civil Engineer for approval. The engineering drawings must:
 - (a) be certified by a qualified and experienced Engineer.
 - (b) show in both plan and long-section the proposed stormwater mains, including but not limited to, connections, flows rates, velocities, hydraulic grade lines,

clearances to other utility services, location related to other services, cover, gradients, sizing, material, pipe class, adequate working platforms around manholes, easements, and inspection openings.

- (c) Be substantially in accordance with the LGAT Standard Drawings and Tasmanian Subdivision Guidelines 2013

7. The development must incorporate the On-Site Detention (OSD) and Water Sensitive Urban Design (WSUD) as part of the development as presented in the Concept Services Report dated 08.08.2023 prepared by JMG Engineers and Planners. The onsite detention element and its associated components must be designed and constructed to the satisfaction of the Council's Senior Civil Engineer and completed prior to the issuance of a Completion Certificate.
 8. A maintenance schedule for the ongoing maintenance of the on-site stormwater detention infrastructure and the water sensitive urban design infrastructure must be provided to Council's Development Engineer for approval prior to the commencement of the use. When approved, the maintenance schedule forms part of this permit.
 9. The landowner must maintain the on-site stormwater detention and water sensitive urban design infrastructure in accordance with the approved maintenance schedule.
 10. Engineering design drawings must be submitted prior to the issue of a Building Permit that include certification from an accredited and qualified structural engineer, that all proposed structures within the flood zone are designed to resist erosion, undermining and likely forces from a flood event based on recommendations provided in the Concept Servicing Report by JMG Engineers and Planners dated 8 August 2023.
 11. All new structures constructed within the flood zone must be inspected by a registered surveyor.
 12. The new stormwater infrastructure must be constructed prior to the issue of a completion certificate.
 13. The new stormwater connection must be constructed, and any existing abandoned connections must be sealed by owner's expense. Please note once plans are approved, a formal Application for New Stormwater Connection and inspection by Council's Senior Civil Engineer is required. The form is available from <https://www.gcc.tas.gov.au/council/documents-and-publications/forms/>
- (a) A minimum of three (3) business-day notice must be provided by the applicant to Council's Roads Maintenance and Stormwater Coordinator on 03 6216 6800 to arrange for the inspection prior to completion.

- (b) Any alterations or works performed on council's stormwater system must remain uncovered until the completion of the inspection. If there is failure to provide notification in advance or to expose the stormwater manhole for the visual inspection, council may choose to expose the stormwater manhole and reinstate after the inspection at the full cost to the applicant.
 - (c) If the stormwater manhole is not to the satisfaction of council, the applicant must rectify the stormwater manhole at their cost. If the applicant does not rectify the stormwater manhole, council has the right to rectify the stormwater manhole at the applicant's cost.
14. An adequate overland flow path must be maintained through the site, such that flows are excluded from the dwelling and not redirected onto third-party land, for the 1% AEP as at 2100 (including climate change loading) storm event.
15. Prior to the issuing of a Building Approval or the commencement of works on site, including demolition (whichever occurs first), submit an Erosion and Sediment Control (ESC) plan detailing proposed sediment and erosion control measures to the satisfaction of Council's Development Engineer. The approved control measures must be installed prior to any disturbance of soil or construction activity such as concrete cutting, demolition and must be regularly inspected and maintained during the construction and demolition period to prevent soil and other materials entering the local stormwater system, roadways, or adjoining properties. The approved control measures must remain in place until such time as all construction activity likely to generate sediment has been completed or all disturbed areas have been stabilised using vegetation and/or restored or sealed to the satisfaction of the Council. The approved Erosion and Sediment Control plan (ESC) forms part of this permit and must be complied with.

Advice: For further information please refer to Erosion and Sediment Control (ESC) Fact Sheets published by the Department of Primary Industries, Parks, Waters and Environment. These are available from Council or online at www.derwentestuary.org.au/stormwater/

16. No civil works related to or associated with the use or development approved by this permit are to occur on or external to the site unless these works are in accordance with engineering drawings that have been approved by Council's Development Engineer. Changes to the design and/or location of civil works will require the submission of amended engineering drawings prepared by a licensed civil engineer for approval by Council's Engineer.

17. The property owner is to ensure that Council's Road Assets and Infrastructure are protected during the demolition and building process. The owner is to ensure that damage to road assets, footpaths, kerb and channel, drainage pits, nature strips and other services is kept to a minimum and any damaged assets are reinstated. Should damages occur, the repair costs associated with such damages are the responsibility of the property owner. If reinstatement works are not undertaken promptly or to Council's satisfaction, Council may elect to reinstate or rectify any defects and recover the expenses reasonably incurred in doing so from the property owner.
18. 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 must be the developer's responsibility to obtain and submit with the Building Application, 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 may be deemed to be the responsibility of the developer and may be repaired at the developer's cost.
19. A detailed estimate for the works must be provided and payment of the engineering drawing approval fee must be made prior to the issue of approved engineering drawings or the issuing of the building approval. Under Council Schedule of fees and charges 2023/2024, the engineering drawings approval fee is 2.1% of the value of the civil works. This amount is subject to annual adjustment in accordance with the Council Fees and Charges Register. Construction must not commence until the approved engineering plans have been issued.

Traffic and Parking

20. The developer must construct temporary turning areas as part of each stage of an all-weather gravel pavement, designed for a medium rigid vehicle swept path. These temporary turning areas shall be upgraded to permanent turning areas or driveway should subsequent stages not commence within a year of the previous stage finishing, to the satisfaction of Council's Development Engineer.

21. The design and construction of the parking, access and turning areas must comply with the Australian Standard, Parking facilities, Part 1: Off-Street Car parking, AS 2890.1 – 2004, to the satisfaction of the Council's Development Engineer. Engineering Drawings showing the driveway details must be in accordance with the Australian Standard and submitted with the Building Application for approval by Council's Development Engineer prior to the commencement of works on site. The proposed driveway and parking must comply with the following:
- (a) Be constructed to a sealed finish and the finished gradient must not exceed the maximum gradient of 25% or 1 in 4.
 - (b) Vertical alignment shall include transition curves (or straight sections) at all grade changes greater than 12.5%.
 - (c) Total of 73 clearly marked car parking spaces (1 space per each dwelling clearly allocated on the plan and 17 spaces for visitor parking spaces) must be provided in accordance with the approved plan received by Council and always kept available for these purposes.
 - (d) Of the required number of car parking spaces, one (1) car parking space must be provided for the exclusive use of people with disabilities, clearly marked and kept available for these purposes at all times.
 - (e) All car parking spaces must be provided with adequate on-site turning area.
 - (f) All runoff from paved and driveway areas must be discharged into Council's stormwater system.
 - (g) Footpath with minimum width of 1.5m with appropriate separation must be provided.
 - (h) The gradient of any parking areas must not exceed 5% and
 - (i) Minimum carriageway width is to be no less than 5.5 metres.

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

22. 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.
23. Parking and driveway areas and associated services must be installed and completed in the following order:
 - (a) Stage 1: provide one (1) car parking space for each proposed unit dwellings and associated driveway to the lot proper and parking within the staging with temporary turning area for service vehicles.
 - (b) Stage 2: provide one (1) car parking space for each proposed unit dwellings and associated driveway to the lot proper and parking within the staging with temporary turning area for service vehicles.
 - (c) Stage 3: provide one (1) car parking space for each proposed unit dwellings and associated driveway to the lot proper and parking within the staging.
24. Prior to the occupancy of the dwellings in each stage, parking spaces must be provided and approved by Council's Development engineer.

Hydraulics and engineering

25. Prior to the issuing of the Building approval for each stage or the commencement of any works (whichever occurs first) submit detailed Engineering design drawings to the satisfaction of Council's Senior Civil Engineer for approval. The engineering drawings must:
 - (a) be consistent with the consent issued under Section 14 of the *Urban Drainage Act 2013*.
 - (b) be certified by a qualified and experienced Engineer.
 - (c) show in both plan and long-section the proposed stormwater mains, including but not limited to, connections, flows rates, velocities, hydraulic grade lines, clearances, location related to other services, cover, gradients, sizing, material, pipe class, adequate working platforms around manholes, easements, and inspection openings.

- (d) clearly distinguish between public and private infrastructure.
- (e) be substantially in accordance with the LGAT Standard Drawings and Tasmanian Subdivision Guidelines 2013.
- (f) include a minor stormwater drainage system including On Site Detention designed to accommodate a 5% AEP storm event, details of which including model data must be submitted in with the engineering drawing and
- (g) demonstrate adequate overland flow path must be maintained through the site, such that flows are excluded from the dwelling and not redirected onto third-party land, for the 1% AEP as at 2100 (including climate change loading) storm event.

Advice to Applicant

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

General

Prior to commencing any replacement of boundary fencing, the proponent is encouraged to either confirm with Council's planning officers that the fencing is exempt, or alternatively a permit application should be lodged.

Waste Services

Glenorchy City Council has a three bin system and the use of FOGO bins (Food Organic and Garden Organic) would assist in the reduction of waste to landfill and should be considered as part of the Waste Management Plan.

General Manager's Consent for Stormwater Management

Any conditions and/or advice as set out in the attached General Manager's Consent for Stormwater Management, reference No. PLN-23-217 dated 24 November 2023, is associated with this permit.

Other Permits

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

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

The motion was put.

FOR: Aldermen Thomas, Dunsby, Yaxley and King

AGAINST:

The motion was CARRIED.

Reason for Decision:

The Glenorchy Planning Authority after seeking to further the objectives of the *Land Use Planning and Approvals Act 1993* and with reference to the current provisions of the Tasmanian Planning Scheme – Glenorchy, and having regard to the matters raised in representations received on the application, decided to grant a permit for the reasons set out in the officer's report, except that:

- Advice clause included to read: The applicant is encouraged to consider the provision of acoustic screening and/or privacy screening in respect to adjoining properties in Panorama Court.

Alderman Cockshutt returned to the meeting at 5.20pm.

8. PROPOSED USE AND DEVELOPMENT – DEMOLITION, MULTIPLE DWELLINGS (35 NEW & 1 EXISTING), AND CONSOLIDATION OF TWO LOTS - 14 AND 24A BRENT STREET GLENORCHY

File Reference: 3258889

REPORT SUMMARY

Application No.:	PLN-23-114
Applicant:	Philp Lighton Architects Pty Ltd
Owner:	Malunna Glenorchy Pty Ltd
Zone:	General Residential
Use Class	Residential
Application Status:	Discretionary
Discretions:	8.4.2 P3 Setbacks and building envelope for all dwellings 8.4.3 P1 Site coverage and private open space for all dwellings 8.4.6 P2 Privacy for all dwellings 8.4.6 P3 Privacy for all dwellings C3.5.1 P1 Traffic generation at a vehicle crossing, level crossing or new junction C12.6.1 P1 Buildings and works within a flood-prone hazard area (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	8 December 2023

Existing Land Use:	Residential – Single Dwellings
Representations:	1
Recommendation:	Approval, subject to conditions

Resolution:

COCKSHUTT/DUNSBY

That a permit be granted for the Demolition and Multiple Dwellings (35 proposed and 1 existing) and consolidation of two lots of 14 Brent Street Glenorchy and 24A Brent Street Glenorchy, subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-23-114 and Drawings submitted on 09/05/2023 (4 pages), 12/07/2023(21 pages); 11/10/2023 (7 pages); and 02/11/2023 (10 pages), except as otherwise required by this permit.
2. Any conditions and/or advice as determined by TasWater and set out in the attached Submission to Planning Authority Notice, reference No. TWDA 2023/00603-GCC, dated 22/08/2023, form part of this permit.
3. The consolidation of the two lots in title references CT 65724/4 and CT 148642/1 must occur (new title issued) prior to the approval of any Building Permit application for the multiple dwelling development approved herewith.
4. The provision of private open space must be provided for all dwelling. The private open space must comply with the following:
 - (a) Be located in one location.
 - (b) No less than 24m² with a minimum width of 4m.
 - (c) Gradient no steeper than 1:10.

Retaining walls must be placed accordingly and must ensure that the level area is at least 4m wide.

5. Overlooking of private space must be minimised by placing a fence that is 2.1m in height on the boundary of the private open space areas between Units 34-36 and Units 29-33. The fence must be constructed prior to a Certificate of Occupancy being issued for the units and must be maintained for the duration of the use.
6. Overlooking of private open space must be minimised by placing a fence that is 1.8m in height or a balustrade together with advanced hedge plants on the edge of the private open space areas of Units 12 to 17. The screening must be constructed/planted prior to a Certificate of Occupancy being issued for the units and must be maintained for the duration of the use.

Engineering

7. Prior to the issuing of a Building Approval or the commencement of works on site, including demolition (whichever occurs first), submit an Erosion and Sediment Control (ESC) plan detailing proposed sediment and erosion control measures to the satisfaction of Council's Development Engineer.

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

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

The approved Erosion and Sediment Control plan (ESC) forms part of this permit and must be complied with.

Advice: For further information please refer to Erosion and Sediment Control (ESC) Fact Sheets published by the Department of Primary Industries, Parks, Waters and Environment. These are available from Council or online at www.derwentestuary.org.au/stormwater/

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

9. No civil works related to or associated with the use or development approved by this permit are to occur on or external to the site unless these works are in accordance with engineering drawings that have been approved by Council's Development Engineer. Changes to the design and/or location of civil works will require the submission of amended engineering drawings prepared by a licensed civil engineer for approval by Council's Engineer.
10. The property owner is to ensure that Council's Road Assets and Infrastructure are protected during the demolition and building process. The owner is to ensure that damage to road assets, footpaths, kerb and channel, drainage pits, nature strips and other services is kept to a minimum and any damaged assets are reinstated. Should damages occur, the repair costs associated with such damages are the responsibility of the property owner. If reinstatement works are not undertaken promptly or to Council's satisfaction, Council may elect to reinstate or rectify any defects and recover the expenses reasonably incurred in doing so from the property owner.
11. 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 is the developer's responsibility to obtain and submit with the Building Application, 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 may be deemed to be the responsibility of the developer and must be repaired at the developer's cost.
12. A detailed estimate for the works must be provided and payment of the engineering drawing approval fee must be made prior to the issue of approved engineering drawings or the issuing of the building approval. Under Council Schedule of fees and charges 2023/2024, the engineering drawings approval fee is 2.1% of the value of the civil works. This amount is subject to annual adjustment in accordance with the Council Fees and Charges Register. Construction must not commence until the approved engineering plans have been issued.

13. The design and construction of the parking, access and turning areas must comply with the Australian Standard, Parking facilities, Part 1: Off-Street Car parking, AS 2890.1 – 2004, to the satisfaction of the Council's Development Engineer. Engineering Drawings showing the driveway details must be in accordance with the Australian Standard and submitted with the Building Application for approval by Council's Development Engineer prior to the commencement of works on site. The proposed driveway and parking must comply with the following:
- (a) Be constructed to a sealed finish with finished gradient not exceeding a maximum gradient of 25% or 1 in 4.
 - (b) Vertical alignment must include transition curves (or straight sections) at all grade changes greater than 12.5%.
 - (c) Total of 85 clearly marked car parking spaces (2 spaces per each dwelling clearly allocated on the plan and 13 spaces for visitor parking spaces) must be provided in accordance with the approved plan and always kept available for these purposes.
 - (d) All car parking spaces must be provided with adequate on-site turning area.
 - (e) 3 motorcycle parking spaces to Australian Standard must be provided.
 - (f) All runoff from paved and driveway areas must be discharged into Council's stormwater system.
 - (g) Footpath with minimum width of 1m with appropriate separation must be provided.
 - (h) The crossfall along the footpath must not exceed 2%.
 - (i) The gradient of any parking areas must not exceed 5% and
 - (j) Minimum carriageway width is to be no less than 5.5 metres.

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

14. 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 dwellings.
15. Widening and/or upgrading to the existing vehicle crossing(s) to provide a passing bay at the access point must be constructed in accordance with the Tasmanian standard drawing TSD-R09-v3, TSD-R11-v3 and TSD-R14-v3 between the kerb and the property boundary and completed to the satisfaction of Council's Development Engineer prior to the occupancy. The detail design must be submitted and approved prior to the issuing of a Building Approval or commencement of works (whichever occurs first).

Advice: Prior to the commencement of any work within the road reservation by a private contractor, the contractor must obtain a Road Opening Permit from the Council's Compliance Officer. This permit shall include items such as hours of work, road safety, reinstatement, soil and water management, etc. The Road Opening Permit Application Form is available via Council's website <https://www.gcc.tas.gov.au/wp-content/uploads/2022/08/Road-Opening-Permit-Application-Form-1.pdf>

16. Prior to the issuing of the Building Approval or the commencement of any works (whichever occurs first) detailed Engineering design drawings must be submitted and approved to the satisfaction of Council's Senior Civil Engineer. The engineering drawings must:
 - (a) be certified by a qualified and experienced Engineer.
 - (b) show in both plan and long-section the proposed stormwater mains, including but not limited to, connections, flows rates, velocities, hydraulic grade lines, clearances to other utility services, location related to other services, cover, gradients, sizing, material, pipe class, adequate working platforms around manholes, easements, and inspection openings.
 - (c) Clearly distinguish between public and private infrastructure.
 - (d) Be substantially in accordance with the LGAT Standard Drawings and Tasmanian Subdivision Guidelines 2013.

- (e) The minor stormwater drainage system including On Site Detention must be designed to accommodate a 5% AEP storm event, details of which including model data must be submitted in with the engineering drawing.
 - (f) Major stormwater drainage system including an adequate overland flow path(s) must be designed considering full development and individual stages, such that flows are not impacting new dwellings nor redirected onto third-party land during the 1% AEP as at 2100 (including climate change loading) storm event. Details of overland flow paths including supporting cross sections and flow calculations are required. Also, provide associated stormwater model (Drains or similar) and output data in a readable format.
17. Digital copies of a post construction work CCTV video and associated report(s) of any proposed Council stormwater main must be submitted to Council after completion of all work but prior to the issue of any Certificate of Completion. CCTV records must clearly label the upstream and downstream nodes, direction of travel, locate all connections and nodes, capture defects.
18. The new stormwater connection must be constructed and installed to Council's satisfaction prior to the occupancy; and any existing abandoned connections must be capped and sealed at the owner's expense. Please note once plans are approved, a formal Application for New Stormwater Connection and inspection by Council's Senior Civil Engineer is required. The form is available from <https://www.gcc.tas.gov.au/council/documents-and-publications/forms/>
- (a) A minimum of three (3) business-day notice must be provided by the applicant to Council's Roads Maintenance and Stormwater Coordinator on 03 6216 6800 to arrange for the inspection prior to completion.
 - (b) Any alterations or works performed on council's stormwater system must remain uncovered until the completion of the inspection. If there is failure to provide notification in advance or to expose the stormwater manhole for the visual inspection, council may choose to expose the stormwater manhole and reinstate after the inspection at the full cost to the applicant.
 - (c) If the stormwater manhole is not to the satisfaction of council, the applicant must rectify the stormwater manhole at their cost. If the applicant does not rectify the stormwater manhole, council has the right to rectify the stormwater manhole at the applicant's cost.

19. A maintenance schedule for the ongoing maintenance of the on-site stormwater detention infrastructure and the water sensitive urban design infrastructure must be provided to Council's Senior Civil Engineer for approval prior to the commencement of the use and/or the issuing of the plumbing approval. When approved, the maintenance schedule forms part of this permit.
20. The landowner must maintain the on-site stormwater detention and water sensitive urban design infrastructure in accordance with the approved maintenance schedule. A maintenance schedule for the ongoing maintenance of the on-site stormwater detention infrastructure and the water sensitive urban design infrastructure must be provided to Council's Senior Civil Engineer for approval prior to the commencement of the use and/or the issuing of the plumbing approval. When approved, the maintenance schedule forms part of this permit.

Advice to Applicant

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

General Manager's Consent for Stormwater Management

Any conditions and/or advice as set out in the attached General Manager's Consent for Stormwater Management, reference No. PLN-23-114, dated 21 November 2023, form part of this permit.

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 Tasmanian Planning Scheme - Glenorchy. You should consult with an accredited Building Surveyor prior to commencing this use or work to ensure all relevant requirements of the *Building Act 2016* are complied with.

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

Waste Management

Waste Services to the proposed multiple dwelling development at 14 & 24A Brent St Glenorchy would be Council's standard bin service, individual wheelie bins collected fortnightly.

- (a) The Council's Standard Bin Service includes one (1) x 140L wheelie bin for Waste, one (1) x 240L wheelie bin for recycling and (1) x 240L FOGO bin to each of the dwellings, collected fortnightly.
- (b) Please note that this property would have a total of 105 (105) bins, thirty five (35) Waste bins and thirty five (35) Recycling Bins, and thirty five (35) FOGO bins.
- (c) This property would have an internal kerbside for placement of the bins therefore the dwellings would have their own individual bins.
- (d) All bins are to be placed on the internal kerbside for collection. Please note there will be seventy (70) waste and seventy (70) recycling bins out for collection one week and thirty five (35) FOGO bins out for collection the following week.
- (e) Council's Waste Management Contractor collection trucks will enter the property to collect and empty the wheelie bins.
- (f) A Deed of Release between the developer and Council must be signed prior to the collection vehicles entering the site.
- (g) The bin collection area as shown on the plans opposite the zebra crossing must be constructed to house maximum of ten (10) wheelie bins on Waste and Recycling collection days, and FOGO bins.
- (h) The design for the bin collection area must comply with the following:
 - (i) it must be built on a flat surface with a concrete base/pad and or other suitable material to Councils approval,
 - (ii) it must have concrete at the entrance to the bin enclosure.
 - (iii) it must suit maximum of 10 wheelie bins X 240L wheelie bins of size 1100 height x 600mm wide x 800mm deep and must allow for 300mm space in between each bin;

- (iv) the front of the bin enclosure should face the internal access driveway, and be left open throughout the length of the bin enclosure,
- (v) there must be no lip on the concrete slab of the bin enclosure.

TasNetworks

The standard arrangements will apply for connection to the electricity network. For further information, please refer to TasNetworks' website: [new electricity connections – TasNetworks](#).

The motion was put.

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

AGAINST:

The motion was CARRIED.

Reason for Decision:

The Glenorchy Planning Authority after seeking to further the objectives of the *Land Use Planning and Approvals Act 1993* and with reference to the current provisions of the Tasmanian Planning Scheme – Glenorchy, and having regard to the matters raised in representations received on the application, decided to grant a permit for the reasons set out in the officer's report.

The Chair closed the meeting at 5.26pm.

Confirmed,

CHAIR