

GLENORCHY PLANNING AUTHORITY

AGENDA

MONDAY, 5 SEPTEMBER 2016



GLENORCHY CITY COUNCIL

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

Chairperson: Alderman K. Johnston

Hour: 3.00 p.m.

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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/LEAVE OF ABSENCE

3. PECUNIARY INTERESTS

4. CONFIRMATION OF MINUTES

That the minutes of the Glenorchy Planning Authority Meeting held on 22 August 2016 be confirmed.

5. PROPOSED USE AND DEVELOPMENT - PROPOSED OUTBUILDING (RESIDENTIAL) RELYING ON PERFORMANCE CRITERIA - 4 GODFREY ROAD, CLAREMONT

Author: Senior Statutory Planner (Peter Meloy)

Qualified Person: Senior Statutory Planner (Peter Meloy)

Property ID: 7763086

REPORT SUMMARY:

<i>Application No.:</i>	PLN-16-156
<i>Applicant:</i>	Longview Design & Drafting
<i>Owner:</i>	T L Lockley and A J Lockley
<i>Zone:</i>	General Residential
<i>Use Class</i>	Residential
<i>Application Status:</i>	Discretionary
<i>Discretions:</i>	Building envelope (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 Sep 2016
<i>Existing Land Use:</i>	Single dwelling
<i>Proposal In Brief:</i>	Proposed two-storey outbuilding relying on performance criteria for the building's rear section which lies outside the building envelope
<i>Representations:</i>	3
<i>Recommendation:</i>	Approval subject to conditions

REPORT IN DETAIL:**PROPOSAL**

The application is for the construction a two-storey outbuilding with attached carport behind the existing single dwelling in the location of an existing single-storey outbuilding which is to be demolished. The carport is to be located 0.230 metres from the south-eastern side boundary and both the carport and two-storey outbuilding are to be located 5.271 metres from the north-western rear boundary.

The outbuilding will be located on the south-western side of the carport and will have a set of external stairs to the first floor located on its own south-western elevation. The ground floor is to be used as a shed and storage area while the first floor is proposed to be used as a studio/play area. The ground floor will be accessed either by a door on the building's south-eastern elevation or by sliding glass doors on its north-eastern elevation. Windows are proposed for the first floor's south-eastern and north-western elevations.

The structures are to be constructed predominantly of colourbond steel.

SITE AND LOCALITY

The site is located on the northern side of Godfrey Road at Claremont, approximately 50 metres west of that road's intersection with Harbord Road. The site has an area of 750m², a frontage of approximately 21 metres and an average depth of approximately 38 metres. The lot has a single-storey single dwelling erected on it together with an outbuilding located in the northern rear corner of the site. The site is generally level and clear of significant vegetation.

The immediate surrounding area is characterised by lots of a similar size which have been developed with a mixture of single dwellings and multiple dwellings. However, to the rear of the site, the land rises steeply and is heavily vegetated and much larger lots predominate in that area (see Figure 1 next page).

ZONE

The land is zoned General Residential under the Glenorchy Interim Planning Scheme 2015 (the Scheme). See Figure 2.



FIGURE 1: Aerial photograph of site (highlighted in red) and surrounds with cadastral overlay.

BACKGROUND

There is no background information relevant to the assessment of this planning permit application.

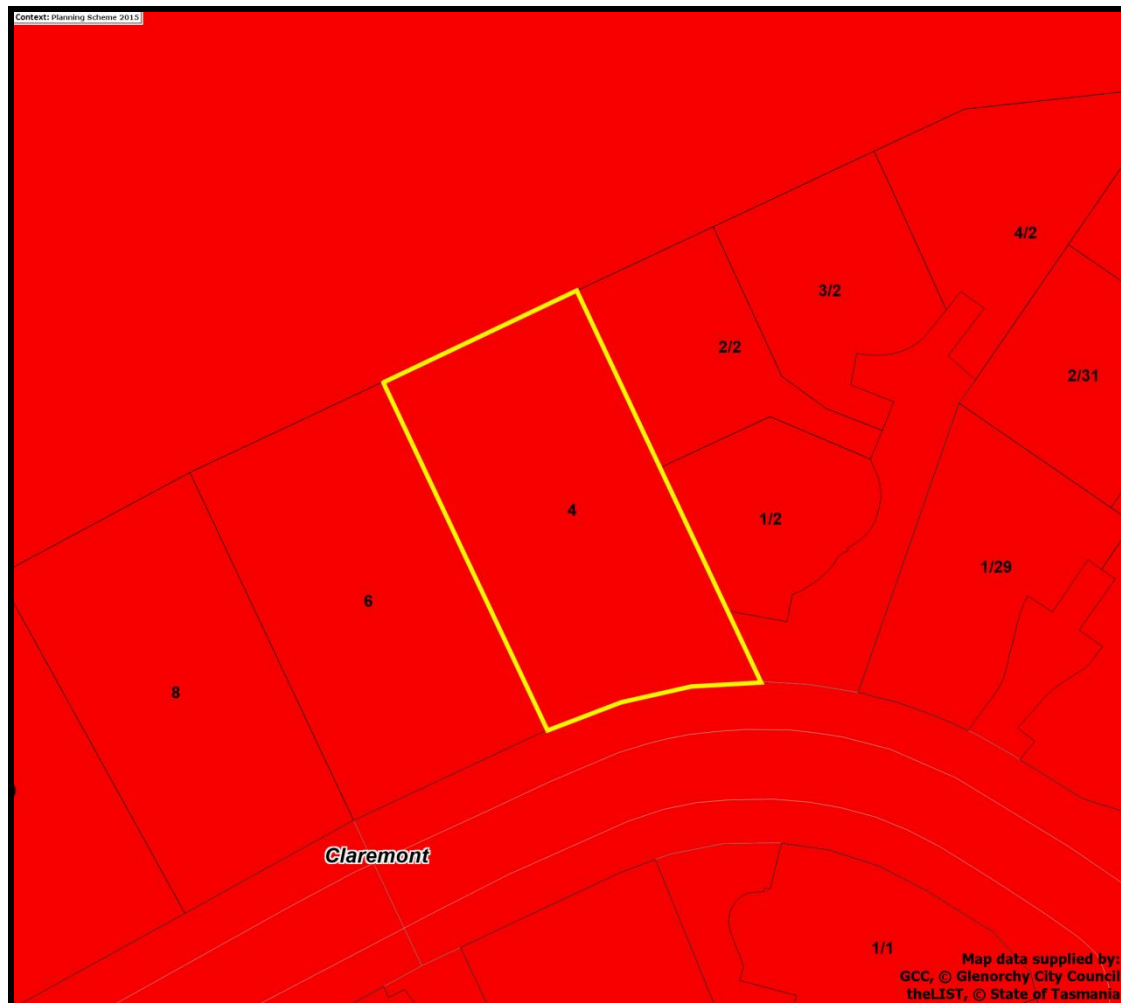


FIGURE 2: Excerpt from Council's Exponare zoning layer showing site and surrounds. General Residential zone shown in scarlet (yellow highlight added).

ASSESSMENT

STATE POLICIES, OBJECTIVES OF LUPAA

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

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

GLENORCHY INTERIM PLANNING SCHEME 2015

Part B: Administration

General Exemptions

Nil.

Limited Exemptions

Nil.

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

No SAP or code overrides the applicable zone provisions.

Use Class Description (Table 8.2):

The use – additions (outbuilding) to single dwelling – falls within the Use Class “Residential”.

Other relevant definitions (Clause 4.1):

Single Dwelling: means a dwelling on a lot on which no other dwelling is situated, or a dwelling and an ancillary dwelling on a lot on which no other dwelling is situated.

Dwelling: means a building, or part of a building, used as a self-contained residence and which includes food preparation facilities, a bath or shower, laundry facilities, a toilet and sink, and any outbuilding normally forming part of a dwelling.

Outbuilding: means a non-habitable detached building of Class 10a of the Building Code of Australia and includes a garage, carport or shed.

Part C: Special Provisions

The following special provisions of the Scheme apply to this proposal:

Nil.

Part D: Zones

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

Zone Purpose Statements

The relevant zone purpose statements are:

1. To provide for residential use or development that accommodates a range of dwelling types at suburban densities where full services are available or can be provided.
2. To provide for the efficient use of services.

It is considered that the proposed outbuilding as part of a single dwelling is consistent with these zone purpose statements. The proposal is consistent with furthering the residential development of the area at a density consistent with the availability of services.

Use Table

Table D.10.2 of the Scheme lists “Residential” use class as “no permit required” if only for a single dwelling. The proposed outbuilding falls within the definition of a single dwelling so normally would not require a planning permit.

However, as the proposal relies on the Performance Criteria D10.4.2 P3 for the building envelope, the application becomes Discretionary.

Use Standards

There are no use standards applicable to Residential use in the General Residential zone.

Development Standards for Residential Buildings & Works

The proposed development complies with all relevant Acceptable Solutions, as can be seen in Appendix 1, except for the following:

Setbacks and Building Envelope for all Dwellings (Clause 10.4.2 A3):

Acceptable Solution A3 requires the proposed outbuilding, because it has a height of greater than 2.4 metres, to be sited so that it fits within the prescribed building envelope. The outbuilding is proposed to be sited a minimum of 5.271 metres from the rear boundary but as can be seen in Figure 3, a small part of the roof and rear of the building lies outside the building envelope and relies on satisfying the relevant Performance Criteria to be approved. The relevant Performance Criteria in this instance are:

The siting and scale of a dwelling must:

(a) not cause unreasonable loss of amenity by:

- (i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot; or*
- (ii) overshadowing the private open space of a dwelling on an adjoining lot; or*
- (iii) overshadowing of an adjoining vacant lot; or*
- (iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and*

(b) provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area.

In considering the above performance criteria it is noted that the applicant has provided shadow diagrams for 21st June at 9.00am, midday and 3.00pm to demonstrate the likely impact of the building on adjoining properties on the shortest day of the year (see Figure 4). The applicant has also included a diagram showing the likely shadow extent affecting the south-eastern adjoining neighbour if the building were moved southward to comply with the Acceptable Solution. From these diagrams it can be assessed that:

1. The part of the building extending beyond the building envelope at the rear will not cause an unreasonable loss of amenity by reducing sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot;
2. The part of the building extending beyond the building envelope at the rear will not overshadow private open space of a dwelling on any adjoining lot such that the private open space on that adjoining lot would have its available sunlight reduced below three hours between the hours of 9.00am and 3.00pm on 21st June.

In consideration of the visual impact caused by the apparent scale, bulk or proportions of the outbuilding when viewed from adjoining land, the part of the building that extends beyond the building envelope is located at the rear of the building (and the property) and represents only a small proportion of the overall building bulk. The applicant has pointed out that with a small change in the location (towards the existing house) the building would fit well within the allowable building envelope and would not require planning approval. It is considered that the visual impacts caused by the scale and bulk of the building do not cause unreasonable impacts.

Finally, in regards to the issue of whether or not the proposed encroachment beyond the building envelope is compatible with that prevailing in the neighbourhood, that part of the building is several metres distant from the nearest boundary and the entire building is the same distance from the boundary (and the adjoining building) as the outbuilding it is proposed to replace.

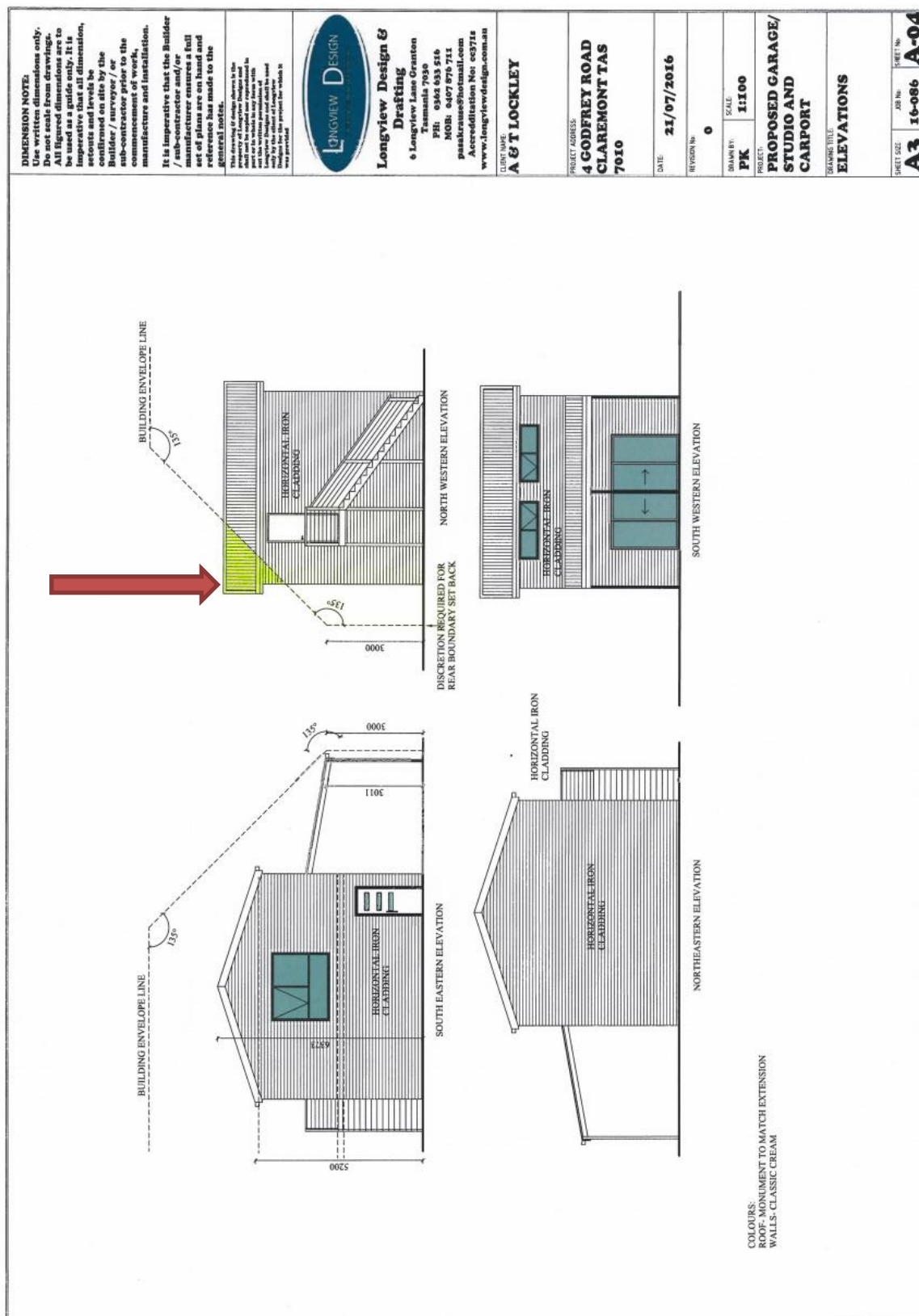


FIGURE 3: Elevations Showing Proposal in Relation to Building Envelope Acceptable Solution.

NOTE: Yellow highlighted area shows extent of rear part of building outside envelope.

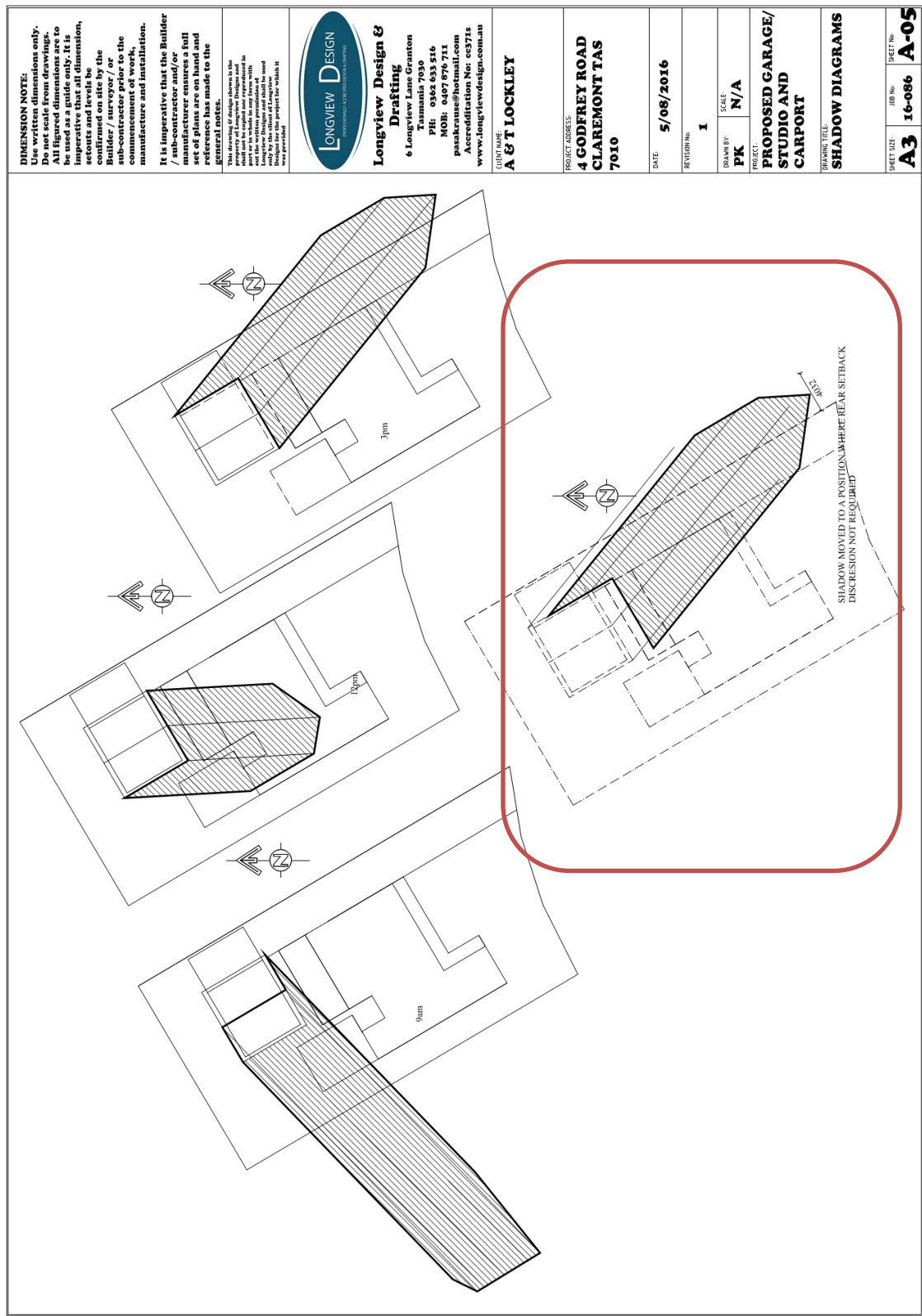


FIGURE 4: Shadow Diagrams on 21st June.

NOTE: Highlighted diagram shows extent of shadow if building moved to where no discretion required.

It is concluded that the proposed outbuilding satisfies the relevant Performance Criteria 10.4.2 P3.

Part E: Codes

The following codes of the Scheme apply to this proposal:

Landslide Code

The Landslide Code E3 applies to the site but as can be seen in Figure 5 next page which is an extract from the Landslide Code on the LIST Maps, only a small area along the northern boundary is affected and falls within the “Low” category of risk. The proposed garage/studio is not proposed to be located in this area.

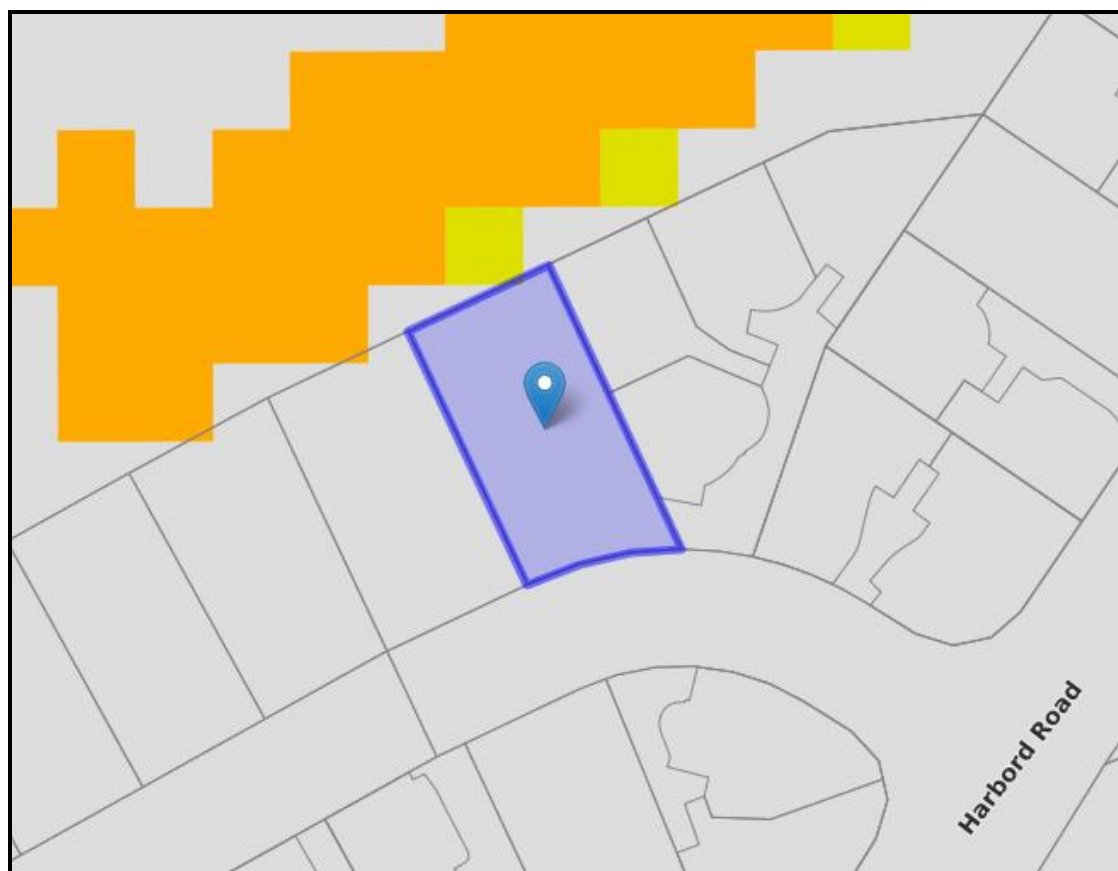


FIGURE 5: Extract of Landslide Code from LIST Maps.

Parking and Access Code

The proposed outbuilding is subject to the Parking and Access Code but satisfies all relevant Acceptable Solutions or can satisfy all Acceptable Solutions by conditions, as can be seen in Appendix 2

Stormwater Management Code

The proposed outbuilding is subject to the Stormwater Management Code but satisfies all relevant Acceptable Solutions as can be seen in Appendix 3.

PART F: Specific Area Plans

There are no Specific Area Plans applying to the land.

INTERNAL REFERRALS

Development Engineer

Council's Development Engineer has made the following comments:

Traffic, Access & Parking

There are no traffic or parking issues associated with this application.

GCC Services (Stormwater)

There are no GCC stormwater mains affected by this application. The proposed outbuilding is in the vicinity of an existing underground GCC stormwater main and is considered to be an adequate distance from the main as shown on Council records. However, it is recommended an appropriate condition be place on planning permit to ensure this remains the case.

Other

Geoscience issues

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

Flooding/Inundation issues

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

EXTERNAL REFERRALS

TasWater

The application was referred to TasWater which has advised that it does not object to the proposed development subject to conditions being included in any planning permit issued by Council.

REPRESENTATIONS

The application was advertised for the statutory 14-day period with three representations being received. The issues raised are as follows:

1. Scale of Building

The representors state that in their opinion, the scale of the dwelling does not fit in with the rest of the street. The representors point out that there are no other double- storey houses or garages in the street except for one Cape Cod design.

The representors believe that a double-storey garage/studio will very intrusive, especially when viewed from Units 1 and 2, 2 Godfrey Road. The scale of the building protrudes the building envelope.

Planner's Comment:

This issue has been previously addressed under the heading "Setbacks and Building Envelope for all Dwellings (Clause 10.4.2 A3)" but it should be noted that had the location of the proposed building been altered slightly, then the development would not have required a planning permit and the building envelope currently allowed by the Scheme allows for a building higher than that proposed.

2. Impact of Overshadowing (A)

The representors state that they have concerns about overshadowing particularly for Unit 1 as the shadow area will take up a large amount of the unit's backyard which is extremely small and due to the large bank behind the property it is already cold and cannot afford any more overshadowing.

Planner's Comment:

This issue has also been previously addressed under the heading "Setbacks and Building Envelope for all Dwellings (Clause 10.4.2 A3)" but the point is made that the small area of the building proposed to extend beyond the Acceptable Solution building envelope adds very little impact to the overall shadow cast by the proposed building. The plans also show the worst case scenario...9.00am and 3.00pm on the shortest day of the year. At all other times and on all other days this impact becomes progressively less than the minor impact on the 21st June.

3. Impact of Overshadowing (B)

The representor states that overshadowing may be a concern. The representor objects to a two-storey building because of the overshadowing and blocking sun that would naturally fall onto their property.

Planner's Comment:

This issue has been previously addressed under the heading "Setbacks and Building Envelope for all Dwellings (Clause 10.4.2 A3)" but to summarise, the additional shadow thrown by the part of the building extending beyond the Acceptable Solutions building envelope is very minor (as shown in Figure 4) as is assessed as meeting the Performance Criteria.

4. Negative Impact on Rental Potential and Resale Value

The representors states that the proposed building will have a negative impact on their properties and that these issues will impact rental potential and their resale value. Neither representor would be concerned if a single-storey garage/carport were proposed.

Planner's Comment:

The issues of rental potential and resale value are not planning issues that can be considered as part of this application.

CONCLUSION

The application is for the demolition of an existing outbuilding and its replacement with a carport and attached two-storey outbuilding.

Normally, such buildings do not require a planning permit as they are defined as part of the single dwelling. However, part of the rear of the proposed outbuilding falls outside the building envelope and therefore relies on satisfying the relevant Performance Criteria to be approved.

The application has been assessed against the relevant performance criteria and it has been concluded that the proposed outbuilding satisfies the objective of the standard through the performance criteria. The application is supported by Council's Development Engineer and TasWater subject to conditions being included in any permit issued by the Planning Authority.

The application was advertised for the statutory 14-day period during which three representations were received. The representors raised issues of scale, overshadowing and impact on resale and rental potential. These issues have been addressed in the report and do not warrant refusal of the application.

The proposal is assessed to substantially comply with the requirements of Schedule 1 of the Land Use Planning and Approvals Act 1993 and the Glenorchy Interim Planning Scheme 2015.

Recommendation:

That a permit be granted for the proposed use and development of Proposed outbuilding (Residential) relying on performance criteria at 4 Godfrey Road, Claremont subject to the following conditions:

Planning

1. Use and development shall be substantially in accordance with planning permit application No. PLN-16-156 and Drawing No. P1 (Sheets 1, 2 and 4 only) submitted on 22 July 2016, 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. 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.
6. Buildings must not be constructed within drainage easements and all building works must be maintained at a minimum horizontal clearance of one (1.0) metre from any Council services. It shall be the developer's responsibility to accurately determine the location of easements and existing services.

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 2000 are complied with. In addition to this planning permit, a building permit and/or plumbing permit may also be required. If further clarification is required, please contact Council's Building Section on 6216 6800.

APPENDIX 1**10.0 General Residential Zone**

Standard	Acceptable Solution	Proposed	Complies?
10.4 Development Standards for Residential Buildings and Works			
10.4.1 Residential density for multiple dwellings.	A1 Multiple dwellings must have a site area per dwelling of not less than: (a) 325m ² ; or (b) if within a density area specified in Table 10.4.1 below and shown on the planning scheme maps, that specified for the density area.	Not a multiple dwelling development.	N/A
10.4.2 Setbacks and building envelopes for all dwellings:	A1 Unless within a building area, a dwelling, excluding protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6 m into the frontage setback, must have a setback from a frontage that is: (a) if the frontage is a primary frontage, at least 4.5 m, or, if the setback from the primary frontage is less than 4.5 m, not less than the setback, from the primary frontage, of any existing dwelling on the site; or (b) if the frontage is not a primary frontage, at least 3 m, or, if the setback from the frontage is less than 3 m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site; or	The carport/studio is proposed to be set back more than 25 metres from the Godfrey Road frontage.	YES

	(c) if for a vacant site with existing dwellings on adjoining sites on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; or (d) if the development is on land that abuts a road specified in Table 10.4.2, at least that specified for the road.		
	A2 A garage or carport must have a setback from a primary frontage of at least: (a) 5.5 m, or alternatively 1 m behind the façade of the dwelling; or (b) the same as the dwelling façade, if a portion of the dwelling gross floor area is located above the garage or carport; or (c) 1 m, if the natural ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10 m from the frontage.	The carport is proposed to be located 25 metres from the primary frontage.	YES
	A3 A dwelling, excluding outbuildings with a building height of not more than 2.4 m and protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6 m horizontally beyond the building envelope, must: (a) be contained within a building envelope (refer to Diagrams 10.4.2A, 10.4.2B, 10.4.2C and 10.4.2D) determined by: (i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5 m from the rear boundary of a lot with an adjoining frontage; and	Part of the rear of the studio on the first floor extends outside of the building envelope.	NO, REFER REPORT

	(ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3 m above natural ground level at the side boundaries and a distance of 4 m from the rear boundary to a building height of not more than 8.5 m above natural ground level; and (b) only have a setback within 1.5 m of a side boundary if the dwelling: (i) does not extend beyond an existing building built on or within 0.2 m of the boundary of the adjoining lot; or (ii) does not exceed a total length of 9 m or one-third the length of the side boundary (whichever is the lesser).		
10.4.3 Site coverage and private open space for all dwellings	A1 Dwellings must have: (a) a site coverage of not more than 50% (excluding eaves up to 0.6 m); and (b) for multiple dwellings, a total area of private open space of not less than 60 m² associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8 m above the finished ground level (excluding a garage, carport or entry foyer); and (c) a site area of which at least 25% of the site area is free from impervious surfaces.	(a) Total site coverage is 225.5m² or 30.1%. (b) Not a multiple dwelling. (c) More than 25% of site free from impervious surfaces.	YES N/A YES
	A2 A dwelling must have an area of private open space that: (a) is in one location and is at least: (i) 24 m²; or	Existing primary open space for dwelling unaffected by this proposed studio/carport.	N/A

	(ii) 12 m², if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8 m above the finished ground level (excluding a garage, carport or entry foyer); and (b) has a minimum horizontal dimension of: (i) 4 m; or (ii) 2 m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8 m above the finished ground level (excluding a garage, carport or entry foyer); and (c) is directly accessible from, and adjacent to, a habitable room (other than a bedroom); and (d) is not located to the south, south-east or south-west of the dwelling, unless the area receives at least 3 hours of sunlight to 50% of the area between 9.00am and 3.00pm on the 21st June; and (e) is located between the dwelling and the frontage, only if the frontage is orientated between 30 degrees west of north and 30 degrees east of north, excluding any dwelling located behind another on the same site; and (f) has a gradient not steeper than 1 in 10; and (g) is not used for vehicle access or parking.		
10.4.4 Sunlight overshadowing of all dwelling	A1 A dwelling must have at least one habitable room (other than a bedroom) in which there is a window that faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A).	Proposal is for a studio/carport.	N/A

	A2 A multiple dwelling that is to the north of a window of a habitable room (other than a bedroom) of another dwelling on the same site, which window faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A), must be in accordance with (a) or (b), unless excluded by (c): (a) The multiple dwelling is contained within a line projecting (see Diagram 10.4.4B): (i) at a distance of 3 m from the window; and (ii) vertically to a height of 3 m above natural ground level and then at an angle of 45 degrees from the horizontal. (b) The multiple dwelling does not cause the habitable room to receive less than 3 hours of sunlight between 9.00 am and 3.00 pm on 21st June. (c) That part, of a multiple dwelling, consisting of: (i) an outbuilding with a building height no more than 2.4 m; or (ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6 m horizontally from the multiple dwelling.	Not a multiple dwelling development.	N/A
	A3 A multiple dwelling, that is to the north of the private open space, of another dwelling on the same site, required in accordance with A2 or P2 of subclause 10.4.3, must be in accordance with (a) or (b), unless excluded by (c): (a) The multiple dwelling is contained within a line projecting (see Diagram 10.4.4C): (i) at a distance of 3 m from the northern edge of the private open space; and (ii) vertically to a height of 3 m above natural ground level and then at an angle of 45 degrees from the horizontal.	Not a multiple dwelling development.	N/A

	(b) The multiple dwelling does not cause 50% of the private open space to receive less than 3 hours of sunlight between 9.00 am and 3.00 pm on 21st June. (c) That part, of a multiple dwelling, consisting of: (i) an outbuilding with a building height no more than 2.4 m; or (ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6 m horizontally from the multiple dwelling.		
10.4.5 Width of openings for garages and carports for all dwellings	A1 A garage or carport within 12 m of a primary frontage (whether the garage or carport is free-standing or part of the dwelling) must have a total width of openings facing the primary frontage of not more than 6 m or half the width of the frontage (whichever is the lesser).	Garage and carport are proposed to be sited more than 12 metres from the primary frontage.	YES
10.4.6 Privacy for all dwellings	A1 A balcony, deck, roof terrace, parking space, or carport (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1 m above natural ground level must have a permanently fixed screen to a height of at least 1.7 m above the finished surface or floor level, with a uniform transparency of no more than 25%, along the sides facing a: (a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 3 m from the side boundary; and (b) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 4 m from the rear boundary; and (c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is at least 6 m: (i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or	The proposed carport will not have a finished surface or floor level more than 1 metre above natural ground level. The proposed first floor studio has no balcony or deck.	YES

	(ii) from a balcony, deck, roof terrace or the private open space, of the other dwelling on the same site.		
	A2 A window or glazed door, to a habitable room, of a dwelling, that has a floor level more than 1 m above the natural ground level, must be in accordance with (a), unless it is in accordance with (b): (a) The window or glazed door: (i) is to have a setback of at least 3 m from a side boundary; and (ii) is to have a setback of at least 4 m from a rear boundary; and (iii) if the dwelling is a multiple dwelling, is to be at least 6 m from a window or glazed door, to a habitable room, of another dwelling on the same site; and (iv) if the dwelling is a multiple dwelling, is to be at least 6 m from the private open space of another dwelling on the same site. (b) The window or glazed door: (i) is to be offset, in the horizontal plane, at least 1.5 m from the edge of a window or glazed door, to a habitable room of another dwelling; or (ii) is to have a sill height of at least 1.7 m above the floor level or has fixed obscure glazing extending to a height of at least 1.7 m above the floor level; or (iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of at least 1.7 m above floor level, with a uniform transparency of not more than 25%.	The north-east elevation of the proposed first floor studio has two windows with a floor level more than 1 metre above natural ground level. These windows are set back 3.8 metres from the side boundary. It is also setback more than 4 metres from the rear boundary.	YES

	A3 A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of at least: (a) 2.5 m; or (b) 1 m if: (i) it is separated by a screen of at least 1.7 m in height; or (ii) the window, or glazed door, to a habitable room has a sill height of at least 1.7 m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of at least 1.7 m above the floor level.	No shared driveway proposed.	N/A
10.4.7 Frontage Fences for all dwellings	A1 A fence (including a free-standing wall) within 4.5 m of a frontage must have a height above natural ground level of not more than: (a) 1.2 m if the fence is solid; or (b) 1.8 m, if any part of the fence that is within 4.5 m of a primary frontage has openings above a height of 1.2 m which provide a uniform transparency of not less than 30% (excluding any posts or uprights).	No fence proposed.	N/A
10.4.8 Waste Storage for multiple dwellings.	A1 A multiple dwelling must have a storage area, for waste and recycling bins, that is an area of at least 1.5 m² per dwelling and is within one of the following locations: (a) in an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or (b) in a communal storage area with an impervious surface that:	Not a multiple dwelling development.	N/A

	(i) has a setback of at least 4.5 m from a frontage; and (ii) is at least 5.5 m from any dwelling; and (iii) is screened from the frontage and any dwelling by a wall to a height of at least 1.2 m above the finished surface level of the storage area.		
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APPENDIX 2**E6.0 Parking and Access Code**

Standard	Acceptable Solution	Proposed	Complies?
E6.6 Use Standards			
E6.6.1 Number of Car Parking Spaces	A1 The number of on-site car parking spaces must be: (a) no less than the number specified in Table E6.1 and no more than 10% greater than that number; except if: (i) the site is subject to a parking plan for the area adopted by Council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan; (ii) this provision was not used in this planning scheme.	Existing dwelling has two on-site car parking spaces which are unchanged by this proposal.	YES
E6.6.2 Number of Accessible Car Parking Spaces for People with a Disability	A1 Car parking spaces provided for people with a disability must: (a) satisfy the relevant provisions of the Building Code of Australia; (b) be incorporated into the overall car park design; (c) be located as close as practicable to the building entrance.	Not applicable.	N/A
E6.6.3 Number of Motorcycle Parking Spaces	A1 The number of on-site motorcycle parking spaces provided must be at a rate of 1 space to each 20 car parking spaces after the first 19 car parking spaces except if bulky goods sales, (rounded to the nearest whole number). Where an existing use or development is extended or intensified, the additional number of motorcycle parking spaces provided must be calculated on the amount of extension or intensification, provided the existing number of motorcycle parking spaces is not reduced.	Not applicable	N/A

Standard	Acceptable Solution	Proposed	Complies?
E6.6.4 Number of Bicycle Parking Spaces	A1 The number of on-site bicycle parking spaces provided must be no less than the number specified in Table E6.2.	Not applicable	N/A
E 6.7 Development Standards			
E6.7.1 Number of Vehicle Accesses	A1 The number of vehicle access points provided for each road frontage must be no more than 1 or the existing number of vehicle access points, whichever is the greater.	Unchanged	N/A
E6.7.2 Design of Vehicular Accesses	A1 Design of vehicle access points must comply with all of the following: (a) in the case of non-commercial vehicle access; the location, sight distance, width and gradient of an access must be designed and constructed to comply with section 3 – “Access Facilities to Off-street Parking Areas and Queuing Areas” of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking; (b) in the case of commercial vehicle access; the location, sight distance, geometry and gradient of an access must be designed and constructed to comply with all access driveway provisions in section 3 “Access Driveways and Circulation Roadways” of AS2890.2 - 2002 Parking facilities Part 2: Off-street commercial vehicle facilities.	Unchanged	N/A
E6.7.3 Vehicular Passing Areas Along an Access	A1 Vehicular passing areas must: (a) be provided if any of the following applies to an access: (i) it serves more than 5 car parking spaces; (ii) is more than 30 m long; (iii) it meets a road serving more than 6000 vehicles per day;	Not applicable	N/A

Standard	Acceptable Solution	Proposed	Complies?
	(b) be 6 m long, 5.5 m wide, and taper to the width of the driveway; (c) have the first passing area constructed at the kerb; (d) be at intervals of no more than 30 m along the access.		
E6.7.4 On-Site Turning	A1 On-site turning must be provided to enable vehicles to exit a site in a forward direction, except where the access complies with any of the following: (a) it serves no more than two dwelling units; (b) it meets a road carrying less than 6000 vehicles per day.	Not applicable	N/A
E6.7.5 Layout of Parking Areas	A1 The layout of car parking spaces, access aisles, circulation roadways and ramps must be designed and constructed to comply with section 2 "Design of Parking Modules, Circulation Roadways and Ramps" of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking and must have sufficient headroom to comply with clause 5.3 "Headroom" of the same Standard.	Not applicable	N/A
E6.7.6 Surface Treatment of Parking Areas	A1 Parking spaces and vehicle circulation roadways must be in accordance with all of the following; (a) paved or treated with a durable all-weather pavement where within 75m of a property boundary or a sealed roadway; (b) drained to an approved stormwater system, unless the road from which access is provided to the property is unsealed.	Not applicable	N/A
E6.7.7 Lighting of Parking Areas	A1 Parking and vehicle circulation roadways and pedestrian paths serving 5 or more car parking spaces, used outside daylight hours, must be provided with lighting in accordance with clause 3.1 "Basis of Design" and clause 3.6 "Car Parks" in AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Part 3.1: Pedestrian area (Category P) lighting.	Not applicable	N/A

Standard	Acceptable Solution	Proposed	Complies?
E6.7.8 Landscaping of Parking Areas	A1 Landscaping of parking and circulation areas must be provided where more than 5 car parking spaces are proposed. This landscaping must be no less than 5 percent of the area of the car park, except in the Central Business Zone where no landscaping is required.	Not applicable	N/A
E6.7.9 Design of Motorcycle Parking Areas	A1 The design of motorcycle parking areas must comply with all of the following: (a) be located, designed and constructed to comply with section 2.4.7 "Provision for Motorcycles" of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking; (b) be located within 30 m of the main entrance to the building.	Not applicable	N/A
E6.7.10 Design of Bicycle Parking Facilities	A1 The design of bicycle parking facilities must comply with all the following; (a) be provided in accordance with the requirements of Table E6.2; (b) be located within 30 m of the main entrance to the building.	Not applicable	N/A
	A2 The design of bicycle parking spaces must be to the class specified in table 1.1 of AS2890.3-1993 Parking facilities Part 3: Bicycle parking facilities in compliance with section 2 "Design of Parking Facilities" and clauses 3.1 "Security" and 3.3 "Ease of Use" of the same Standard.	Not applicable	N/A
E6.7.11 Bicycle End of Trip Facilities	A1 For all new buildings where the use requires the provision of more than 5 bicycle parking spaces for employees under Table E6.2, 1 shower and change room facility must be provided, plus 1 additional shower for each 10 additional employee bicycle spaces thereafter.	Not applicable	N/A

Standard	Acceptable Solution	Proposed	Complies?
E6.7.12 Siting of Car Parking	A1 Parking spaces and vehicle turning areas, including garages or covered parking areas in the Inner Residential Zone, Urban Mixed Use Zone, Village Zone, Local Business Zone and General Business Zone must be located behind the building line of buildings located or proposed on a site except if a parking area is already provided in front of the building line of a shopping centre.	Not applicable	N/A
E6.7.1.13 Facilities for Commercial Vehicles	A1 Commercial vehicles facilities for loading, unloading or manoeuvring must be provided on-site in accordance with Australian Standard for Off-street Parking, Part 2 : Commercial. Vehicle Facilities AS 2890.2:2002, unless: (a) the delivery of all inward bound goods is by a single person from a vehicle parked in a dedicated loading zone within 50 m of the site; (b) the use is not primarily dependent on outward delivery of goods from the site.	Not applicable	N/A
E6.7.14 Access to a Road	A1 Access to a road must be in accordance with the requirements of the road authority.	Not applicable	N/A

APPENDIX 3**E7.0 Stormwater Management Code**

Standard	Acceptable Solution	Proposed	Complies?
E7.7 Development Standards			
E7.7.1 Stormwater Drainage and Disposal	A1 Stormwater from new impervious surfaces must be disposed of by gravity to public stormwater infrastructure.	Will connect to existing	YES
	A2 A stormwater system for a new development must incorporate water sensitive urban design principles R1 for the treatment and disposal of stormwater if any of the following apply: (a) the size of new impervious area is more than 600 m ² ; (b) new car parking is provided for more than 6 cars; (c) a subdivision is for more than 5 lots.	Not applicable	N/A
	A3 A minor stormwater drainage system must be designed to comply with all of the following: (a) be able to accommodate a storm with an ARI of 20 years in the case of non-industrial zoned land and an ARI of 50 years in the case of industrial zoned land, when the land serviced by the system is fully developed; (b) stormwater runoff will be no greater than pre-existing runoff or any increase can be accommodated within existing or upgraded public stormwater infrastructure.	Not applicable	N/A
	A4 A major stormwater drainage system must be designed to accommodate a storm with an ARI of 100 years.	Not applicable	N/a

Attachments/Annexures

- 1** Attachment - 4 Godfrey Road, Claremont

6. PROPOSED USE AND DEVELOPMENT - TELECOMMUNICATIONS FACILITY (UTILITIES) RELYING ON PERFORMANCE CRITERIA - 12 MCLEAN COURT, ROSETTA

Author: Planning Officer (Vanessa Tomlin)

Qualified Person: Planning Officer (Vanessa Tomlin)

Property ID: 3077126

REPORT SUMMARY:

<i>Application No.:</i>	PLN-16-114
<i>Applicant:</i>	CPS Global
<i>Owner:</i>	L A Cameron
<i>Zone:</i>	Environmental Management
<i>Use Class</i>	Telecommunications Infrastructure
<i>Application Status:</i>	Discretionary
<i>Discretions:</i>	29.4.1 P1, 29.4.3 P1 and P2, E14.7.2 P1, E19.7.1 P1, E19.7.2 P1 and E19.7.3 P1. (The proposal meets all other applicable standards as demonstrated in the attached appendices)
<i>Level 2 Activity?</i>	No
<i>42 Days Expires:</i>	16 September 2016
<i>Existing Land Use:</i>	Largely vacant forested land with a telecommunications tower (Utilities)
<i>Representations:</i>	0
<i>Recommendation:</i>	Approval, subject to conditions

REPORT IN DETAIL:**PROPOSAL**

The application proposes the construction of a 35m high concrete telecommunications monopole, panel antennas, equipment shelter and associated works. More specifically, the proposal includes the 35m high monopole with three Optus panel antennas mounted on a triangular headframe at 35m centreline; three Vodafone panel antennas mounted on a triangular headframe at 35m centreline; and radio remote units (RRUs) and combiners mounted on the monopole headframe and strap mounted below, with a built height of 36.34m. In addition, an equipment shelter (3.15m x 2.38m x 2.94m); a 600mm wide elevated cable ladder and support posts (running between the monopole and the equipment shelter); the installation of a parabolic dish (600mm diameter) at height of 30m; installation of proposed underground power supply from the existing Aurora Pillar to 12 McLean Court, with a total length of 500m; and the installation of a proposed 3m wide double access gate and a 2.4m high chain lock compound fence, is proposed.

The proposal site is to be 50m south of the existing telecommunications tower, located on the site. The existing vegetation in and around the proposed lease area and for a new access route connecting the proposal to the existing track, is to be cleared, as well as an area for the construction platform. The construction platform is to be 10m by 10m and is to be rehabilitated to its former condition. The lease area is 104.16m². Access to the site during construction and operations will be via an existing fire track and a 4WD gravel access track off Dooley's Avenue. Maintenance is proposed to ensure that the fire trail is in good condition for the construction of the facility. No vegetation clearance is proposed along the fire trail.

Construction activities are proposed to be carried out in accordance with EPA guidelines, between the hours of 7.00am and 6.00pm. Noise made during works will be short lived and will comply with EPA noise standards.

The proposal relies on performance criteria to comply with the following standards, 29.4.1 Building Height, 29.4.3 Design, E14.7.2 Appearance of Buildings and Works within Scenic Landscape Areas, E19.7.1 Shared Use and Co-Location, E19.7.2 Visual Amenity and E19.7.3 Environmental Values.

SITE and LOCALITY

The site is located on the southern side of McLean Court, Rosetta, and has a street frontage of 10.01m and a total area of 87 580m².

The land is largely vacant and is heavily vegetated with vegetation groups of dry eucalyptus forest and woodland and a threatened vegetation community, eucalyptus tenuiramis forest and woodland. An existing 25m high telecommunications tower is located on the site and Dooley's fire trail traverses the site. Dooley's fire trail is a privately owned, unsealed minor access road and forms the access to the proposal site. A right-of-way burdens adjoining lots, to facilitate the access to the proposal site.

The site has a significant slope rising in the middle of the site; a 62m elevation from the street frontage in McLean Court. The site is surrounded by residential development to the north and east (Fig. 1).

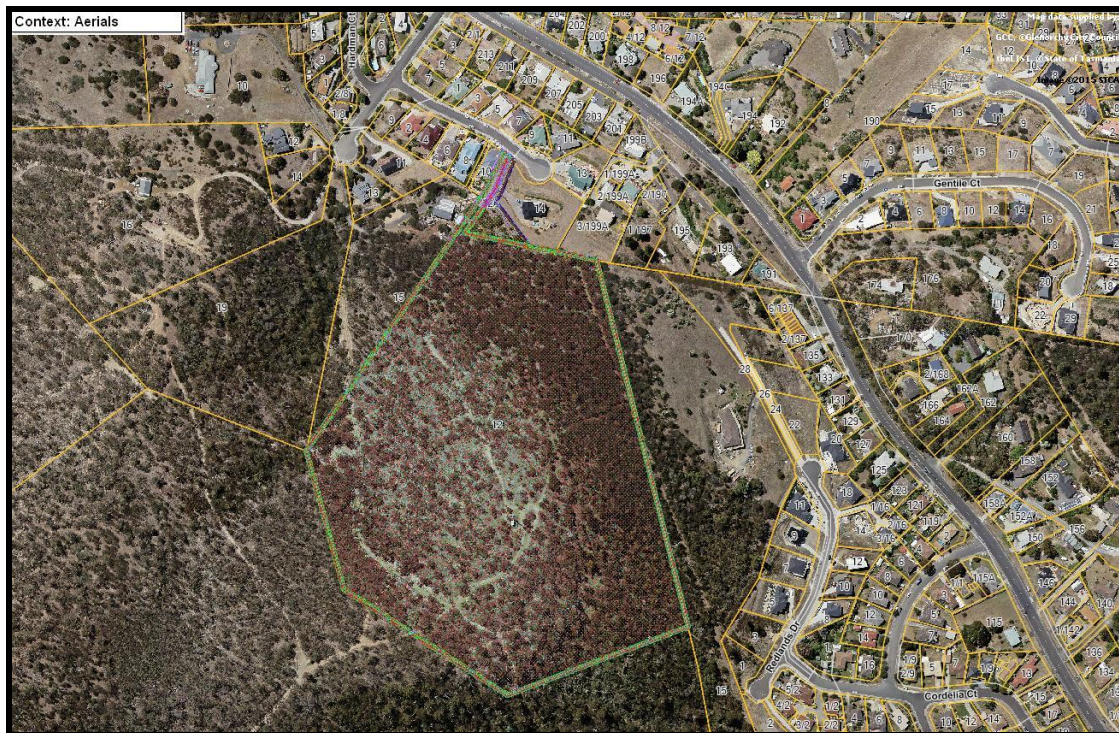


Figure 1. An aerial view of the site and surrounding locality, Council record, Exponare.

ZONE

The site is wholly located within the Environmental Management Zone (teal), with the Environmental Living (khaki) to the east and the General Residential Zone (red) to the north (Fig. 2).

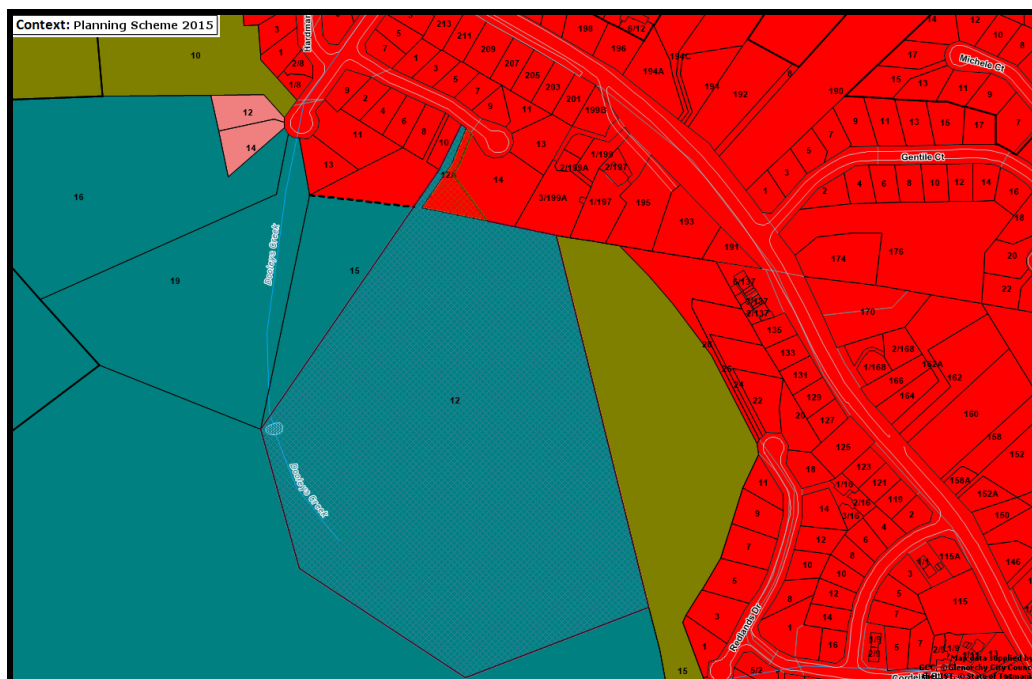


Figure 2. A snapshot of the zoning of the site and surrounds, Council record, Exponare.

BACKGROUND

PLN-10-167 New Telecommunications Facility (30m high monopole) with variation to height requirement and associated equipment shelter, approved 29/11/10. This determination was appealed. The appeal was resolved via a consent agreement, where the height of the pole was reduced by 5m.

PLN-10-232 One (1) lot plus balance subdivision on land with slope greater than 1 in 4, approved 16/09/10. The proposed subdivision created a new lot (Lot 1) of 1278m² and a balance lot of 8.759ha. Both lots have access to McLean Court, Rosetta.

ASSESSMENT

STATE POLICIES, OBJECTIVES of LUPAA

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

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

GLENORCHY INTERIM PLANNING SCHEME 2015

Part B: Administration

General Exemptions

5.4 Maintenance and Repair of Linear and Minor Utilities and Infrastructure

The applicant proposes that the maintenance to Dooley's fire trail would be exempt under Clause 5.4.1. However, this provision relates to public infrastructure and Dooley's fire trail is privately owned. Therefore, the proposed works is not exempt under Clause 5.4.1.

Limited Exemptions

6.2 Provision and Upgrades of Linear and Minor Utilities and Infrastructure

Clause 6.2 makes provision to exempt the provision and upgrades of linear and minor utilities and infrastructure, if the provision or minor upgrade is by or on behalf of the State government, a Council, or a statutory authority or a corporation all the shares of which are held by or on behalf of the State or by a statutory authority, of infrastructure such as roads, rail lines, footpaths, cycle paths, drains, sewers, power lines and pipelines; and the removal of any threatened vegetation is not proposed. The proposed maintenance to Dooley's fire trail is not exempt from assessment in accordance with Clause 6.2, owing to the trail being privately owned and a threatened vegetation community present along the route.

6.3 Vegetation planting, clearing or modification

Vegetation planting, clearing or modification may be exempt from requiring assessment, unless there is the removal of any threatened vegetation. Accordingly, the limited exemption for vegetation planting, clearing or modification does not extend to the proposed vegetation removal.

6.4 Fences

The proposed lease area or proposal site is situated amongst the threatened vegetation community, eucalyptus tenuiramis forest and woodland. The proposal includes removal of vegetation to enable the construction of the platform and access track (a section from existing access to proposal site). Internal boundary fences that would be otherwise exempt from assessment pursuant to Clause 6.4.2 are not exempt from assessment because of the presence of the threatened vegetation community, in accordance with Clause 6.4.1 (b).

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

Provisions of a SAP or code do not override zone provisions in the assessment of this application.

Use Class Description (Table 8.2):

Utilities mean the use of land for utilities and infrastructure including:

- (a) telecommunications;
- (b) electricity generation;
- (c) transmitting or distributing gas, oil, or power;
- (d) transport networks;
- (e) collecting, treating, transmitting, storing or distributing water; or
- (f) collecting, treating, or disposing of storm or floodwater, sewage, or sullage.

Examples include an electrical sub-station or powerline, gas, water or sewerage main, optic fibre main or distribution hub, pumping station, railway line, retarding basin, road, sewage treatment plant, storm or flood water drain, water storage dam and weir.

Other relevant definitions (Clause 4.1):

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

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

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

Building means as defined in the Act. The Act defines building to include

- (a) a structure and part of a building or structure; and
- (b) fences, walls, out-buildings, service installations and other appurtenances of a building; and
- (c) a boat or a pontoon which is permanently moored or fixed to land.

Development means as defined in the Act. The Act defines development to include:

- (a) the construction, exterior alteration or exterior decoration of a building; and
- (b) the demolition or removal of a building or works; and
- (c) the construction or carrying out of works; and
- (d) the subdivision or consolidation of land, including buildings or airspace;
and

- (e) the placing or relocation of a building or works on land; and
- (f) the construction or putting up for display of signs or hoardings.

Works means as defined in the Act. The Act defines works to include any change to the natural or existing condition or topography of land including the removal, destruction or lopping of trees and the removal of vegetation or topsoil, but does not include forest practices, as defined in the Forest Practices Act 1985, carried out in State forests.

Site means the lot or lots on which a use or development is located or proposed to be located.

Part C: Special Provisions

No special provisions of the Scheme apply to this proposal.

Part D: Zones

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

Zone Purpose Statements

The purpose of this zone is to provide for the protection, conservation and management of areas with significant ecological, scientific, cultural or aesthetic value, or with a significant likelihood of risk from a natural hazard; to only allow for complementary use or development where consistent with any strategies for protection and management; to facilitate passive recreational opportunities which are consistent with the protection of natural values in bushland and foreshore areas; to recognise and protect highly significant natural values on private land; and to protect natural values in un-developed areas of the coast.

The proposal is considered to be consistent with the purpose of the zone, owing to minimal disturbance to the natural values of the land by the proposal.

Use Table

The use class of Utilities is discretionary, in accordance with the 29.2 Use Table.

Use Standards

The use standard, Clause 29.3.1 Use Standards for Reserved Land is not an applicable standard, because the site is not reserved land.

Development Standards for Buildings or Works

29.4.1 Building Height

The acceptable solution is a 7.5m building height. The proposal relies on the performance criteria, which requires the building height to be consistent with any desired future character statements provided for the area or, if no such statements are provided, have regard to the landscape of the area; be sufficient to prevent unreasonable adverse impacts on residential amenity on adjoining lots by:

- (i) overlooking and loss of privacy;
- (ii) visual impact when viewed from adjoining lots, due to bulk and height;

and to be reasonably necessary due to the slope of the site or for the functional requirements of infrastructure.

The objective of the standard is to ensure that building height contributes positively to the landscape and does not result in unreasonable impact on residential amenity of adjoining land.

The proposed telecommunications facility is to be 36.34m in height. The proposal is to be approximately 200m from the nearest residence and is to be positioned on the southward facing slope, behind the crest of the hill, with the head frame visible within the landscape. Given the nature of the proposed infrastructure, the topography and the mature eucalypts surrounding the proposal site, the proposal is not expected to unduly detract value from the landscape or unreasonably impact the residential amenity of the adjoining land and is not expected to adversely impact the landscape. The proposal satisfies the performance criteria.

29.4.3 Design

The objective of this standard is to ensure that the location and appearance of buildings and works minimises adverse impact on natural values and on the landscape.

Performance criteria P1

The proposal does meet acceptable solution A1 of this standard, owing to the proposed clearing of native vegetation. The proposal relies on performance criteria P1. The performance criteria require the location of buildings and works to satisfy all of the following:

- (a) be located in an area requiring the clearing of native vegetation only if:
 - (i) there are no sites clear of native vegetation and clear of other significant site constraints such as access difficulties or excessive slope;
 - (ii) the extent of clearing is the minimum necessary to provide for buildings, associated works and associated bushfire protection measures;
 - (iii) the location of clearing has the least environmental impact;
- (b) be located on a skyline or ridgeline only if:
 - (i) there are no sites clear of native vegetation and clear of other significant site constraints such as access difficulties or excessive slope;
 - (ii) there is no significant impact on the rural landscape;
 - (iii) building height is minimised;
 - (iv) any screening vegetation is maintained.
- (c) be consistent with any Desired Future Character Statements provided for the area or, if no such statements are provided, have regard to the landscape.

There are no other site sufficiently clear of vegetation to accommodate the proposal and minimal clearing necessary to provide for the proposal and associated works is proposed. It is noted that the proposal is not located on a skyline or ridgeline. The proposal complies with the standard.

Performance criteria P2

The proposal does not meet acceptable solution A2 of this standard. The proposal relies on performance criteria P2, which requires exterior building surfaces to avoid adverse impacts on the visual amenity of neighbouring land and detracting from the contribution the site makes to the landscape, views and vistas.

A condition of approval is recommended to ensure the proposal is to have external finishes that are non-reflective and coloured to blend with the landscape. Accordingly, adverse impacts on the visual amenity of neighbouring land and landscape are avoided.

Part E: Codes

The following codes of the Scheme apply to this proposal:

E1.0 Bushfire-Prone Areas Code

The site is located within a bushfire-prone area. However, the use and development is not a vulnerable or hazardous use and development as defined by this code. As such, consideration under this code is not required.

A vulnerable use is a Custodial facility, Educational and occasional care, Hospital services and Residential utilised for respite centre, residential aged care facility, retirement village and group home.

A hazardous use is any use class where the amount of stored hazardous chemicals on a site exceeds the manifest quantity as specified in the *Work Health and Safety Regulations 2012*; or where explosives are stored on a site and where classified as an explosives location or large explosives location as specified in the *Explosives Act 2012*.

E6.0 Parking and Access Code

Council's Development Engineer has assessed the proposal against the provisions of the code and is satisfied that the proposal complies with the applicable standards. Conditions of approval are recommended, in this regard.

E8.0 Electricity Transmission Infrastructure Protection Code

The Electricity Transmission Infrastructure Protection Code applies to development within 55m of a communications station. For the purpose of this code communications station means an antenna and any supporting tower or pole that is identified on the planning scheme maps and used for carrying communications associated with the electricity transmission entity. The planning scheme maps do not identify the existing telecommunications tower on the site as being used for carrying communications associated with the electricity transmission entity.

The planning scheme maps show the telecommunications tower at 365A Collinsvale Road, Collinsvale as carrying communications associated with the electricity transmission entity (Fig. 3).

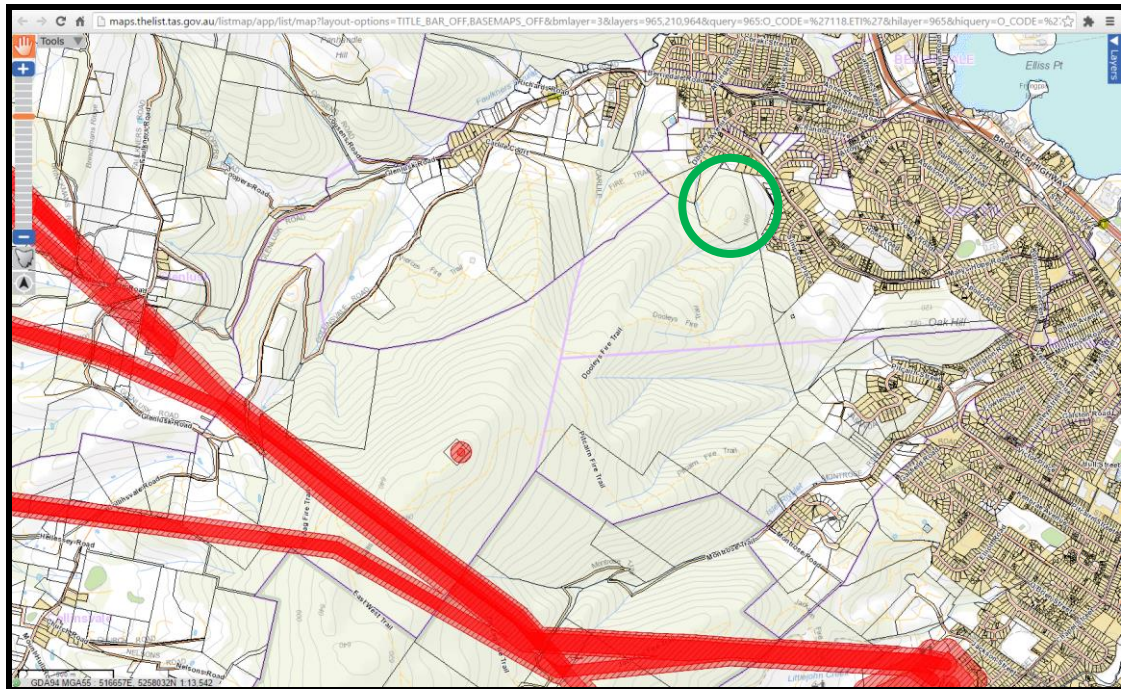


Figure 3. A snapshot of Map E8 Electricity Transmission Infrastructure Protection – LISTmap, showing the Electricity Transmission Infrastructure marked in red and the site circled in green, with no identification of the existing telecommunications tower on the site.

In view of the fact that the proposal is not within 55m of a communications station, assessment under this code is not required.

E10.0 Biodiversity Code

The Biodiversity Code applies to development involving clearance and conversion or disturbance of native vegetation within a Biodiversity Protection Area. The site is located in a Biodiversity Protection Area and the proposal involves the clearance of native vegetation (Fig 4).

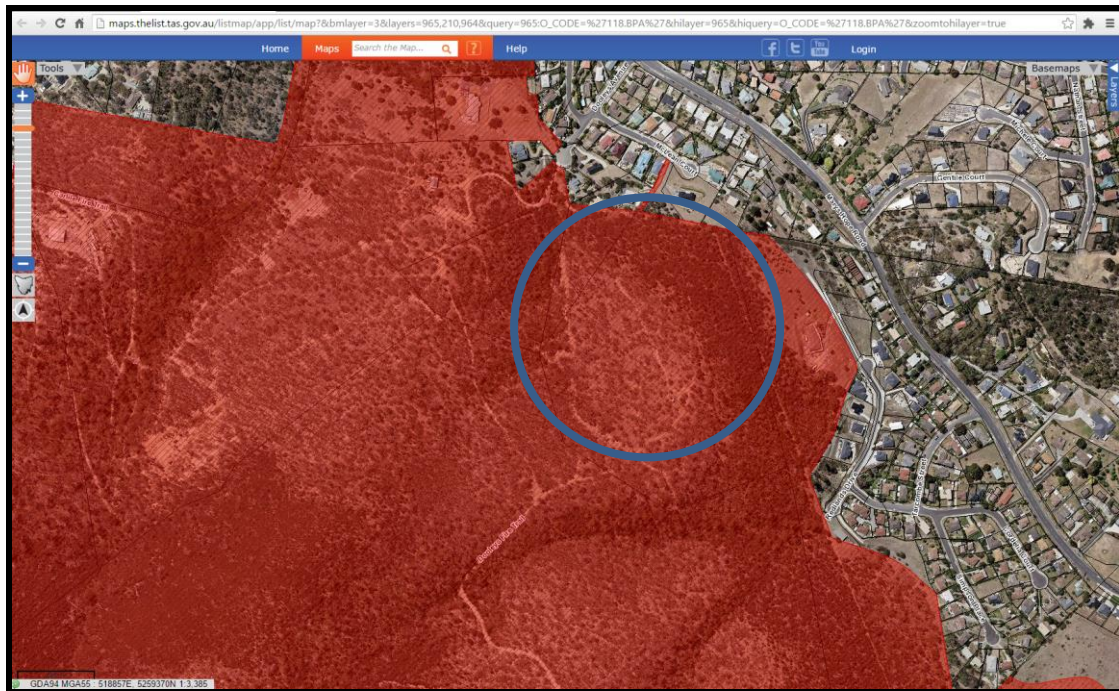


Figure 4. A snapshot of Map E10 Biodiversity Protection Area – LISTmap showing the proposal site, circled in blue, within the Biodiversity Protection Area

The submission details the extent of proposed vegetation clearance, as represented in table 1 and the lease area plan (Fig. 5).

Table 1. *Proposed vegetation clearance, conversion and/or disturbance*

Proposed works	Description of activity	Area to be cleared, converted or disturbed
In and around the lease area	The proposed lease area measures 12.4m x 8.4m. Please refer to the lease plan indicating the existing trees in and around the lease area that will most likely be removed.	104.16m ² lease area and 16 trees outside the lease area, as shown of the lease area plan.
	A 10mx10m area north of the lease area will be cleared of vegetation and levelled in order to accommodate a crane during the construction of the facility. The area will not be of any further use after construction and will be rehabilitated to its former condition	100m ²
Along the access route	The access route will follow the existing fire track off Dooley's Avenue. The track will be upgraded to an acceptable standard to allow for construction. The abovementioned works will therefore not result in any form of vegetation clearance, conversion or disturbance. A 3m wide and 4m long access track will however be created to connect the compound area to the existing fire track, which will result in vegetation clearance.	12m ²
Along the underground cable route	The underground power cabling will follow the same route as the existing Telstra route which will be approximately 370m in length. 320m if the route has already been disturbed by the existing route and only the remaining 50m will be newly dug up and back filled. The general width of the trench will be 20cm. The total linear area that will be newly disturbed by the proposal will therefore be approximately 10m ² .	10m ² (new) 74m ² (total)

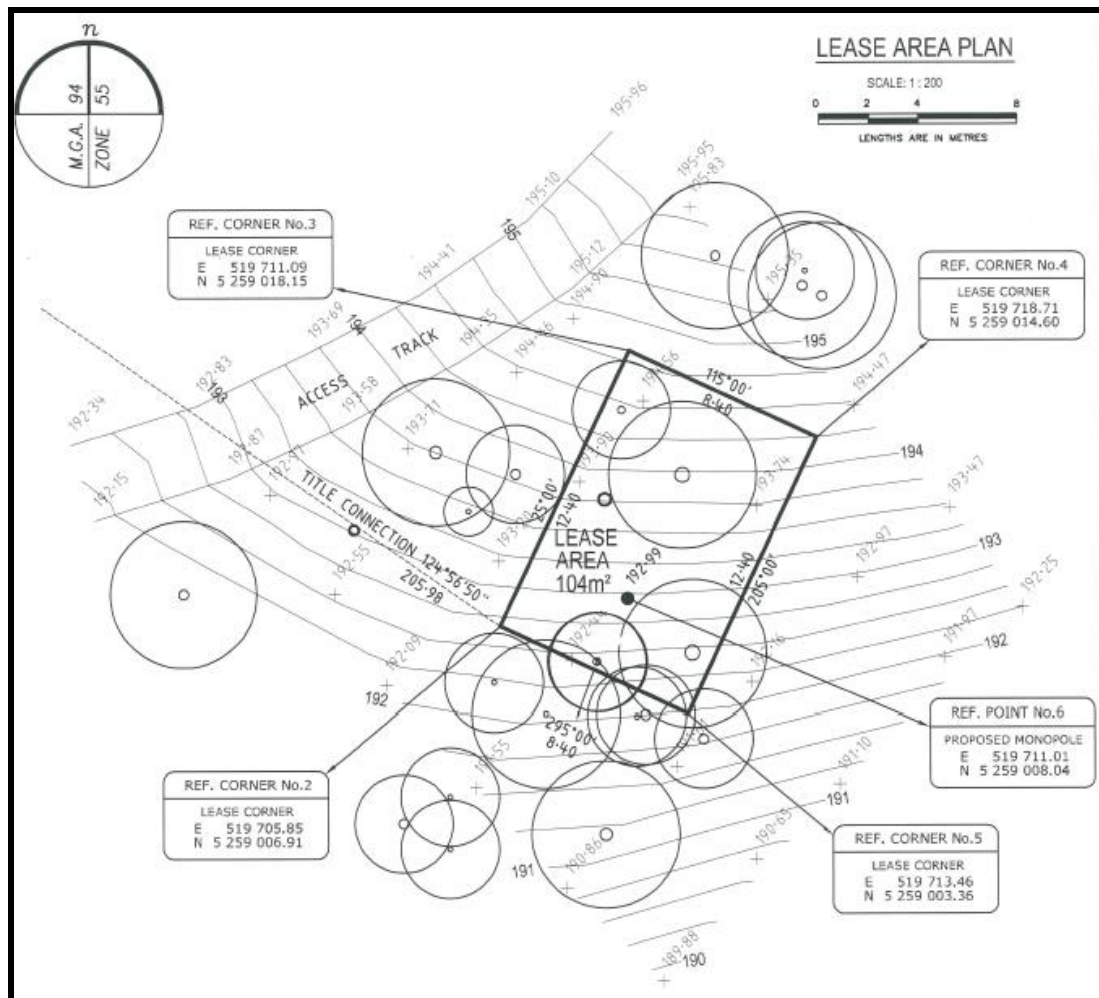


Figure 5. A snapshot of the lease area plan, showing the trees to be removed within the lease area and the trees to be removed outside the lease area.

The site is recognised with vegetation groups, dry eucalyptus forest and woodland and a threatened vegetation community, eucalyptus tenuiramis forest and woodland (Fig 6).

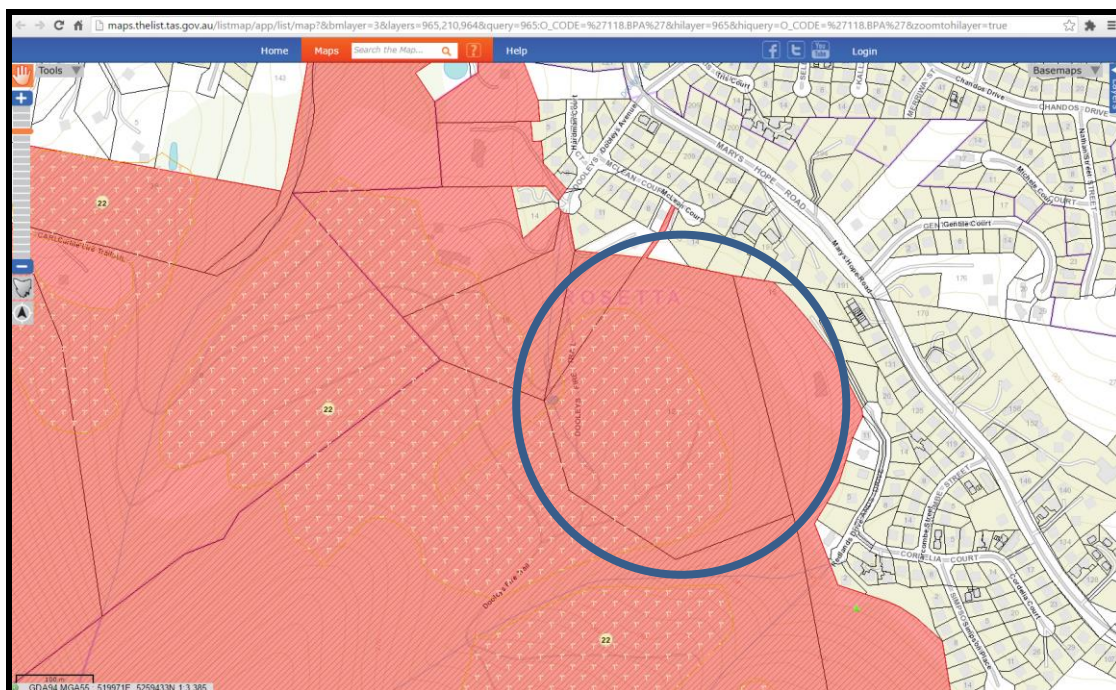


Figure 6. A snapshot of LISTmaps – Land Information showing the extent of the threatened native vegetation community *eucalyptus tenuiramis* forest and woodland on sediments, on the subject site.

Clause E10.4.1 (m) makes provision to exempt development involving the clearance and conversion or disturbance of an area no more than 750 m², from assessment under this Code. In addition, Clause E10.4.1 (p) exempts development from this code if it involves the clearance and conversion or disturbance requiring assessment under the *Forest Practices Act 1985*, the *Threatened Species Protection Act 1995* and/or the *Nature Conservation Act 2002*.

Considering that the proposed vegetation clearance is less the 750m² and it is expected that clearance and disturbance of the threatened vegetation community, *eucalyptus tenuiramis* forest and woodland would require assessment under either the *Forest Practices Act 1985*, the *Threatened Species Protection Act 1995* and/or the *Nature Conservation Act 2002*, the proposal is exempt from assessment under this code.

E11.0 Waterway and Coastal Protection Code

The Waterway and Coastal Protection Code applies to development within the Waterway and Coastal Protection Areas. A part of the site is located within the Waterway and Coastal Protection Area, as shown on the planning maps. However, the proposed development is not located within the Waterway and Coastal Protection Area (Fig 7).

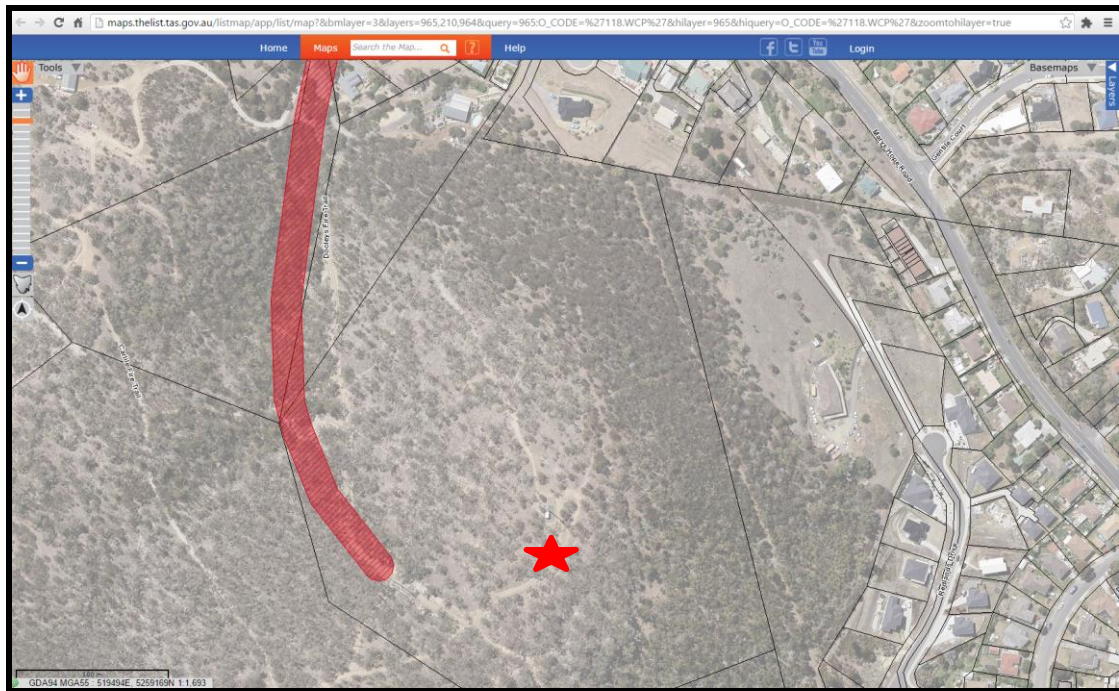


Figure 7. A snapshot of Map E11.1 Waterway and Coastal Protection Areas – LISTmaps, showing the Waterway and Coastal Protection Area identified on the site and the approximate location of the proposed telecommunications tower shown with a red star.

Accordingly, the application of this code does not apply to the development, pursuant to Clause E11.2.1 (a).

E14.0 Scenic Landscapes Code

This code applies to development on land within the Scenic Landscape Area. The proposed development is located within the scenic landscape area, as defined by planning scheme maps (Fig 8).

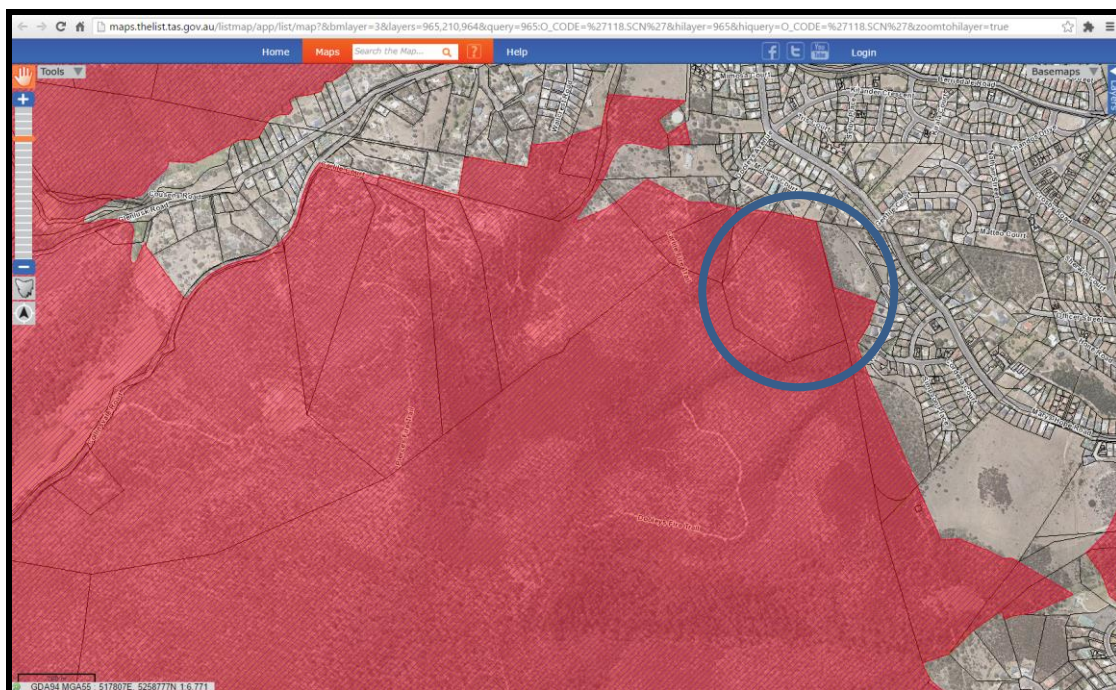


Figure 8. A snapshot of Map E14 Scenic Landscapes – LISTmap showing the proposal site, circled in blue, within the Scenic Landscape Area

For the purpose of the Scenic Landscapes Code, scenic landscape area is defined as an area of scenic value retaining a predominantly natural appearance, including prominent skylines and hill faces that contribute to the background of important vistas, as recognised and shown on the planning scheme maps as a Scenic Landscape Area.

Clause E14.4.1 (h) makes provision to exempt development from assessment under this code, if the works are within 2m of lawfully constructed infrastructure such as a road and/or track. The works associated with the proposal, involving the removal of vegetation and topsoil, are exempt from assessment under this code, when within 2m of Dooley's Fire Trail.

Clause E14.4.1 (i) makes provision to exempt development from assessment under this code if the works are within 2m of existing infrastructure including roads and tracks, for the maintenance, repair, upgrading or replacement of such infrastructure. Therefore, the proposed works associated with the maintenance or upgrade of Dooley's Fire Trail is exempt from assessment under this code.

E14.7.2 Appearance of Buildings and Works within Scenic Landscape Areas

The definition of a building includes structures. The proposed telecommunications tower is a structure. Considering that the proposal will be visible from public spaces, the proposal relies on performance criteria P1 to comply with the standard. The objective of the standard is to ensure that buildings and works do not cause an unreasonable change to, or have an unreasonable adverse impact on, the scenic landscape value of Scenic Landscape Areas. To achieve this, the performance criteria requires buildings visible from public spaces to maintain scenic landscape value by satisfying one or more of the following, as necessary:

- (a) have external finishes that are non-reflective and coloured to blend with the landscape;
- (b) be designed to:
 - (i) incorporate low roof lines that follow the natural form of the land;
 - (ii) minimise visual impact in height and bulk;
 - (iii) minimise cut and fill;
- (c) be located below skylines;
- (d) be located to take advantage of any existing native vegetation or exotic vegetation for visual screening purposes.

The proposal is located below the skyline, considering Wellington Park forms the backdrop to the site and a condition of approval is recommended to ensure the monopole has an external finish that is non-reflective and coloured to blend with the landscape. It is noted that the monopole is to be a light grey colour. This is not a typical colour that blends with the landscape. However, the proposal is assessed as complying with the standard.

E19.0 Telecommunications Code

The purpose of the telecommunications Code is to facilitate equitable provision and access to high-speed broadband and telecommunication networks as services essential for the prosperity, security and welfare of the community; encourage new telecommunication and digital facilities to form part of a local or regional telecommunications network for all carriers; encourage shared use and co-location of facilities to minimise the number of towers within the municipal area; minimise likely adverse impact of communication systems on community health and safety; and minimise adverse visual impact of towers and antennae.

E19.7.1 Shared Use and Co-Location

As a result of the proposal not being located on an existing tower, the proposal relies on performance criteria P1. The objective of the standard is to minimise the total number of towers and antenna within the municipal area. To achieve this, the performance criteria allows for a new antenna to be located on a new tower if it is impracticable to co-locate on an existing tower, having regard to the following:

- (a) no existing tower is located within the telecommunications network area with technical capacity to meet the requirements for the antenna;
- (b) no existing tower is located within the telecommunications network area with sufficient height to meet the requirements of the antenna;
- (c) no existing tower is located within the telecommunications network area with sufficient structural strength to support the proposed antenna and related equipment;
- (d) there is risk of electromagnetic interference between the antenna and an existing antenna on an existing tower;
- (e) there are other limiting factors that render existing towers unsuitable.

Co-location on the existing Telstra facility is not viable given that the Telstra facility does not have the structural capacity to support the full complement of Vodafone and Optus antenna fit-out or the required height to meet the radio frequency objectives of the proposal. In addition, the Telstra structure is expected to be overloaded due to the larger loading from the proposed antennas. Accordingly, the proposal is assessed as complying with the standard, through the performance criteria.

E19.7.2 Visual Amenity

Considering that the proposal is not located within an existing utility corridors and sites and does not use existing infrastructure, the proposal does not comply with acceptable solution A1. The performance criteria requires the location of telecommunications infrastructure to minimise any detrimental impact upon visual amenity, by reducing the prominence of telecommunications infrastructure, and important public views, such as vistas to significant public buildings, streetscapes and heritage areas are protected.

Conditions of approval are recommended to ensure the parts of the proposal that can be seen from various vantage points in the locality, have non-reflective finished in neutral colours that blend with the landscape. This, together with the fact that the proposal is not in proximity to significant public buildings, streetscapes and heritage areas, the proposal is assessed as satisfying the performance criteria and complies with the standard.

E19.7.3 Environmental Values

For the purpose of this provision, areas of environmental significance means as defined in the *Telecommunications (Low-impact Facilities) Determination 1997*. Section 2.5(5) of this Act states an area is an area of environmental significance if it is an area that, under a law of the Commonwealth, or a State or Territory, is protected from significant environmental disturbance. Given that the threatened vegetation community is located on the site, the site is protected from significant environmental disturbance through the provisions of the *Threatened Species Protection Act 1995* and/or the *Nature Conservation Act 2002*. This means that the site is an area of environmental significance, under *Telecommunications (Low-impact Facilities) Determination 1997*.

The acceptable solution requires telecommunications infrastructure to not be located in an area of environmental significance. The performance criteria demands environmental and heritage values to not be significantly impacted if telecommunications infrastructure is located in an area of environmental significance.

The planning scheme limits the assessment of environmental values. I refer to Clause E10.4.1 (m) and (p), which are exemptions listed in the E10.0 Biodiversity Code. Considering the proposed land clearance meets these exemptions, particularly the clearance of less than 750m² of land (E10.4.1 (m)), the environmental values are assessed as not being significantly impacted by the proposal. The proposal complies with the standard.

PART F: Specific Area Plans

No Specific Area Plan applies to the assessment of this application.

INTERNAL REFERRALS

Development Engineer

Traffic, Access & Parking

Access to the site is available from Dooley's Avenue via a privately maintained internal shared access.

GCC Services (Stormwater)

There are no GCC stormwater mains affected by this application.

Other

Geoscience issues

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

Flooding/Inundation issues

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

Environmental Health Officer

The *Australian Communications and Media Authority* (ACMA) imposes electromagnetic energy (EME) regulation on all radio communications devices with integral antennas through the *Radio communications (Electromagnetic Radiation – Human Exposure) Standard 2003* and its amendment, the *Radio communications (Compliance Labelling – Electromagnetic Radiation) Notice 2003*.

Community concerns about possible adverse health effects associated with the use of radio communications devices are taken into account by the ACMA's EME regulatory arrangements and operational standards. The arrangements comprise technical limits for human exposure to EME and the industry code that covers the steps carriers must take when designing, siting and operating telecommunications facilities. As part of the planning process the applicant is required by legislation to provide a report indicating the predicted levels of EME around a facility, and measure the levels of exposure for nearby dwellings.

The limits are set out in a standard developed by the *Australian Radiation Protection and Nuclear Safety Agency* (ARPANSA) and are made mandatory by the ACMA's regulatory arrangements. ARPANSA is a Federal Government agency responsible for protecting the health and safety of both people and the environment from the harmful effects of radiation. This standard was adopted by the ACMA under its powers, and is based on scientific research in this field that incorporates EME limits below a level at which health effects are known to occur. Currently longer term health implications of exposure to EME are not factored into the EME public exposure calculations as they remain unproven.

The Planning Application Report states:

The closest single residential dwelling is located approximately 220m east of the proposed site. No community sensitive uses are located within 500m of the proposed telecommunications site

The Environmental EME Report states:

The maximum EME level calculated for the existing systems at this site is 1.33% of the public exposure limit and with proposed alterations to this site the calculated maximum EME level will be 2.24% of the public exposure limit.

Maximum EME levels are estimated in 360° circular bands out to 500m from the base station.

Calculated EME Levels

This table provides calculations of RF EME at different distances from the base station for emissions from existing equipment alone and for emissions from existing equipment and proposed equipment combined.

Distance from the antennas at origin of Fixed Point Radial in 360° circular bands	Maximum Cumulative EME Level – All carriers at this site					
	Existing Equipment			Existing and Proposed Equipment		
	Electric Field V/m	Power Density mW/m ²	% ARPANSA exposure limits	Electric Field V/m	Power Density mW/m ²	% ARPANSA exposure limits
0m to 50m	2.98	23.56	0.38%	4.083	44.22	0.74%
50m to 100m	5.91	92.56	1.33%	6.76	121.22	1.91%
100m to 200m	5.86	90.96	1.31%	7.15	135.71	2.24%
200m to 300m	4.67	57.76	0.81%	7.022	130.8	2.11%
300m to 400m	2.87	21.8	0.30%	4.9	63.74	1.00%
400m to 500m	2.18	12.61	0.17%	3.7	36.29	0.56%
Maximum EME level	5.91	92.56	1.33	7.15	135.71	2.24
	89.36 m from the antennas at 12A MCLEAN CT			183.85 m from the antennas at 12A MCLEAN CT		

In summary, the maximum cumulative EME level is estimated to be 2.24% of the Federal Government ARPANSA public exposure limit, where the public exposure limit is 100%. Therefore this development site is not deemed to pose a risk to public health.

To ensure that a receiving landfill is not unreasonably burden as a result of this development, waste generated as a result of the development is to be managed in accordance with hierarchy of waste management. It is recommended that this be placed on the permit as a condition.

Environmental Planner

Code E10.0 Biodiversity

The proposal is exempt from this Code as less than 750m² of native vegetation will be cleared or disturbed.

However, the site does support extensive natural values, including a threatened vegetation community, and so permit conditions are recommended to minimise the risk of negative impact on the flora and fauna of the area.

EXTERNAL REFERRALS

TasWater

TasWater does not object to the proposal and has not recommended conditions of approval.

REPRESENTATIONS

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

CONCLUSION

The proposal is relying on the performance criteria to comply with the applicable standards of the scheme. The proposal is assessed as satisfying the performance criteria and complies with all applicable standards. The application was publicly advertised for the statutory 14-day period and no representations were received. It is concluded that the proposal is consistent with the Scheme's zone purpose statements and is satisfactory.

Recommendation:

That a permit be granted for the proposed use and development of Telecommunications Facility (Utilities) relying on performance criteria at 12 McLean Court, Rosetta subject to the following conditions:

Planning

1. Use and development shall be substantially in accordance with planning permit application No. PLN-16-114 and Drawing No. P3 submitted on 26 August 2016, 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. The monopole must have an external finishes that is non-reflective and coloured to blend with the landscape. The external finish must be maintained in a neutral colour that minimises visual intrusiveness for the life of the infrastructure.
4. The extent of any fill and excavation is limited to the area required for the construction of buildings and vehicular access immediately adjacent to the buildings. The height of the fill and the depth of any excavation must be no more than 1m from natural ground level, except where required for building foundations.

Engineering

5. 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.

6. 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.

Environmental Health

7. All solid wastes must be managed in accordance with the hierarchy of waste management summarised below, unless otherwise approved in writing by the Senior Environmental Health officer:
 - a) waste must be minimised, that is, the generation of waste must be reduced to the maximum extent that is reasonable and practicable, having regard to best practice environmental management;
 - b) waste must be re-used or recycled to the maximum extent that is reasonable and practicable; and
 - c) any residual waste must be disposed of only at a site and in a manner approved by the Senior Environmental Health Officer.

Environment

8. Measures to minimise the risk of bird strike must be incorporated into the design of the tower and associated structures, including flight deflectors and visible fencing.
9. Minimal clearing and disturbance of Eucalyptus tenuiramis forest and woodland on sediments (DTO), as per the approved plans and letter to Council dated 15 August 2016.

All other native vegetation is to be protected and retained. No further felling, lopping, ringbarking or otherwise injuring or destroying of native vegetation or individual trees is to take place without the prior written permission of Council. Prior to commencement of works, visible barriers must be erected around areas of vegetation and trees to be retained to exclude machinery, excavation, storage of materials and deposition of fill.

Any replanting must be undertaken using native species with local provenance from the area.

10. Environmental weeds may be present on the site. Prior to commencement of construction, primary control of any such weeds on site must be undertaken.

To ensure these and other weeds are not spread from or into the site:

- (a) Weed plant material or soil containing their seed must not be removed from the site, unless approval is obtained from State government as required under the Weed Management Act 1999;
- (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 Wash-down 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.

Advice to Applicant

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

This permit does not approve the clearance and conversion or disturbance of vegetation, such as any clearance and conversion or disturbance of the threatened vegetation community, eucalyptus tenuiramis forest and woodland. Clearance and conversion or disturbance of the threatened vegetation community requires assessment and approval under the *Forest Practices Act 1985*, the *Threatened Species Protection Act 1995* and *Nature Conservation Act 2002*.

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 2000 are complied with. In addition to this planning permit, a building permit and/or plumbing permit may also be required. If further clarification is required, please contact Council's Building Section on 62166800.

APPENDIX 1**29.0 Environmental Management**

Standard	Acceptable Solution	Proposed	Complies?
29.3 Use Standards			
29.3.1 Use Standards for Reserved Land	A1 Use is undertaken in accordance with a reserve management plan.	The site is not reserved land	NA
29.4 Development Standards for Buildings and Works			
29.4.1 Building Height	A1 Building height comply with any of the following: (a) as proscribed in an applicable reserve management plan; (b) be no more than 7.5 m.	The proposal is to be more than 7.5m in height.	No
29.4.2 Setback	A1 Building setback from frontage must comply with any of the following: (a) as proscribed in an applicable reserve management plan; (b) be no less than 30 m.	The proposal is to be setback more than 30m from the frontage	Yes
	A2 Building setback from side and rear boundaries must comply with any of the following: (a) as proscribed in an applicable reserve management plan; (b) be no less than 30 m.	The proposal is to be setback more than 30m to the side and rear boundaries.	Yes
	A3 Buildings and works must be setback from land zoned Environmental Living no less than 30 m.	The proposal is to be setback more than 30m from land zoned Environmental Living	Yes

Standard	Acceptable Solution	Proposed	Complies?
	A4 Building setback for buildings for sensitive use (including residential use) must comply with all of the following. (a) be sufficient to provide a separation distance from land zoned Rural Resource no less than 100 m; (b) be sufficient to provide a separation distance from land zoned Significant Agriculture no less than 200 m.	Not applicable standard	NA
29.4.3 Design	A1 The location of buildings and works must comply with any of the following: (a) be located on a site that does not require the clearing of native vegetation and is not on a skyline or ridgeline; (b) be located within a building area, if provided on the title; (c) be an addition or alteration to an existing building; (d) as prescribed in an applicable reserve management plan.	The proposal includes the clearing of native vegetation	No
	A2 Exterior building surfaces must be coloured using colours with a light reflectance value not greater than 40 percent.	The associated infrastructure buildings, not visible from outside the site boundaries, are to be colorbond and coloured in a pale eucalypt colour. The monopole and headframe with antennas is to be light grey. A condition of approval is recommended to ensure the light reflectance value is not greater than 40 percent	Yes
	A3 Fill and excavation must comply with all of the following: (a) height of fill and depth of excavation is no more than 1 m from natural ground level, except where required for building foundations;	The extent of cut and fill is to be limited to the area required for the construction of buildings and vehicular access; and is to be no more than the height of fill and depth of excavation is no more than 1 m from natural	Yes

Standard	Acceptable Solution	Proposed	Complies?
	(b) extent is limited to the area required for the construction of buildings and vehicular access.	ground level, except where required for building foundations. A condition of approval is recommended to ensure this is the case.	

Appendix 2**E14.0 Scenic Landscape Code**

Standard	Acceptable Solution	Proposed	Complies?
E14.7 Development Standards			
E14.7.1 Removal of Bushland within Scenic Landscape Areas.	A1 Removal or disturbance of bushland must comply with both of the following: (a) be on land no less than 50 m (in elevation) from a skyline; (b) be no more than 500 m² in extent.	a) The proposal is not within 50m of the skyline. b) The removal of bushland is to be less than 500m².	Yes
E14.7.2 Appearance of Buildings and Works within Scenic Landscape Areas	A1 Buildings must comply with one of the following: (a) not be visible from public spaces; (b) be an addition or alteration to an existing building that; (i) increases the gross floor area by no more than 25%; (ii) does not increase the building height; (iii) provides external finishes the same or similar to existing.	The proposal will be visible from public spaces.	No

Standard	Acceptable Solution	Proposed	Complies?
	A2 Works must not be visible from public spaces.	The works associated with the proposal, such as the access track in its entirety is not visible from public spaces.	Yes

E19.0 Telecommunications Code

Standard	Acceptable Solution	Proposed	Complies?
E19.7 Development Standards			
E19.7.1 Shared Use and Co-Location	A1 A new antenna must be located on an existing tower.	The proposal is not to be located on an existing antenna.	No
	A2 A new tower or mast must be structurally and technically designed to accommodate comparable additional users, including by the rearrangement of existing antenna and the mounting of antenna at different heights.	The proposal already makes provision for the sharing of the facility by two carriers, thus eliminating the need for additional facilities in the area to meet the coverage requirements of the two Carriers. The Triangular headframe has sufficient bulk to accommodate future upgrades. The opportunity exists for mounting antenna at lower heights, however radiofrequency objectives may not be met due to interference by the trees.	Yes
E19.7.2 Visual Amenity	A1 The location of telecommunications infrastructure must comply with all of the following: (a) be within existing utility corridors and sites and use existing infrastructure; (b) be externally finished and maintained in a neutral colour that minimises visual intrusiveness;	The proposal is not located within an existing utility corridor and is not using existing infrastructure	No

Standard	Acceptable Solution	Proposed	Complies?
	(c) not: (i) be located on skylines that can be seen in silhouette; (ii) be aligned diagonally to the principal slope of a hill; (iii) cross at a low point of a saddle between hills; (iv) be located around the base of a hill; (v) be along the edge of an existing clearing; (vi) be artificially lit unless required for air navigation safety; (vii) be used for signage purposes, other than necessary warning and equipment information, (d) aerial telecommunication lines or additional supporting structures are erected and operated in residential and commercial areas only where overhead cables exist; (e) equipment housing and other visually intrusive infrastructure is screened from public view.		
	A2 Height above natural ground level must be no more than: (a) 60 metres in the Environmental Management, Rural Resource and Significant Agriculture Zones; (b) 45 metres in the General Industrial or Port and Marine Zone; (c) 40 metres in the Central Business, Commercial, Environmental Living, General Business, Major Tourism, Rural Living and Utilities Zones; (d) 20 metres in the Community Purpose, General Residential, Inner Residential, Light Industrial, Local Business, Low Density Residential, Recreation, Urban Mixed Use and Village Zones	The proposed tower is to be 35m in height and is located within the Environmental Management zone.	Yes

Standard	Acceptable Solution	Proposed	Complies?
E19.7.3 Environmental Values	A1 Telecommunications infrastructure must not be located in an area of environmental significance. Areas of environmental significance means as defined in the Telecommunications (Low-impact Facilities) Determination 1997. the Telecommunications (Low-impact Facilities) Determination 1997 defines areas of environmental significance as: 2.5 Area of environmental significance (1) An area is an area of environmental significance if it is identified property for section 3A of the World Heritage Properties Conservation Act 1983. (2) An area is an area of environmental significance if it is an identified property (within the meaning of section 3A of the World Heritage Properties Conservation Act 1983). (3) An area is an area of environmental significance if it is a place that Australia is required to protect by the terms of a listed international agreement. (4) An area is an area of environmental significance if, under a law of the Commonwealth, a State or a Territory: (a) it is designated as a reserve for nature conservation purposes; and (b) the principal purpose of the designated reserve is for nature conservation. (5) An area is an area of environmental significance if it is an area that, under a law of the Commonwealth, or a State or Territory, is protected from significant environmental disturbance. (6) An area is an area of environmental significance if it is entered in the Register of the National Estate or the Interim List for that Register.	Given that the threatened vegetation community is located on the site, the site, to some degree is protected from significant environmental disturbance.	No

Standard	Acceptable Solution	Proposed	Complies?
	(7) An area is an area of environmental significance if, under a law of the Commonwealth, a State or a Territory, it consists of a place, building or thing that is entered in a register relating to heritage conservation. (8) An area is an area of environmental significance if, under a law of the Commonwealth, a State or a Territory, it is: (a) entered in a register; or (b) otherwise identified; as being of significance to Aboriginal persons or Torres Strait Islanders, in accordance with their traditions.		
E19.7.4 Access	A1 Telecommunications infrastructure must not impede movement of vehicular and other modes of transport.		Yes
E19.7.5 Significant Agricultural Land	A1 Telecommunications infrastructure within the Significant Agriculture Zone must be placed on or within 2 metres of property boundaries or fence lines.	Not applicable standard	NA

Attachments/Annexures

- 1 Attachment - 12 McLean Court, Rosetta

CLOSED TO MEMBERS OF THE PUBLIC

7. APPEALS REPORT

This item is to be considered at a closed meeting of the Glenorchy Planning Authority by authority of the Local Government (Meeting Procedures) Regulations 2015 Section 15(4).