

GLENORCHY PLANNING AUTHORITY

MINUTES

MONDAY, 5 DECEMBER 2022



Chairperson: Alderman Bec Thomas

Hour: 4.05 p.m.

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

In attendance: E Reale (Director Infrastructure and Works)
P Garnsey (Manager Development),
Trevor Boheim (Coordinator Planning Services),
Peter Coney (Planning Officer),
Bree Narksut (Development Engineer),
Dan Egodawatte (Senior Civil Engineer)
June Ryan,
Eddy Steenbergen

1. PLANNING AUTHORITY DECLARATION

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

2. APOLOGIES

None.

3. PECUNIARY INTERESTS

None.

4. CONFIRMATION OF MINUTES

Resolution:

DUNSBY/KING The motion was put.

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

AGAINST:

The motion was CARRIED.

Resolution:

That the minutes of the Glenorchy Planning Authority Meeting held on Monday, 7 November 2022 be confirmed.

5. PROPOSED USE AND DEVELOPMENT - SEVEN LOT SUBDIVISION AND ASSOCIATED WORKS - 3A AQUILA STREET AND 6 MERTON STREET, GLENORCHY

File Reference: 3146916

REPORT SUMMARY

Application No.:	PLN-22-300
Applicant:	JMG Engineers and Planners
Owner:	Branscombe Property Pty Ltd
Zone:	General Residential
Application Status:	Discretionary
Discretions:	8.6.1 (P2) Lot Design. C3.5.1 (P1) Traffic generation at a vehicle crossing, crossing or new junction C9.6.1 (P1) Lot Design (The proposal meets all other applicable standards demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	6 December 2022
Existing Land Use:	Vacant residential land
Representations:	5
Recommendation:	Approval subject to conditions.

Recommendation:

That a permit be granted for the proposed use and development of 3a Aquila Street and 6 Merton Street, Glenorchy subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-22-300 and Drawings submitted on 13 July 2022, 1 Page and 02 November 2022, 12 pages, except as otherwise required by this permit.
2. Any conditions and/or advice as determined by TasWater, and set out in the attached Submission to Planning Authority Notice, reference No. TWDA 2022/01190-GCC dated 25 July 2022 form part of this permit.
3. Council having determined not to require the subdivider to include areas of open space before approving the plan of subdivision requires payment of an amount to Council in accordance with Section 117 of the Local Government (Building and Miscellaneous Provisions) Act 1993, to the equivalent of five per cent (5%) of the unimproved value of the whole area as shown on the plan of subdivision. Payment must be made to Council prior to the sealing of the Final Plan.

Engineering

4. Prior to the commencement of works on site, including demolition or the issuing of approved engineering drawing for subdivision (whichever occurs first), submit a Soil and Water Management Plan detailing proposed sediment and erosion control measures to the satisfaction of Council's Development Engineer. The approved control measures must be installed prior to any disturbance of soil or construction activity such as concrete cutting, demolition and must be regularly inspected and maintained during the construction and demolition period to prevent soil and other materials entering the local stormwater system, roadways, or adjoining properties.

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

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

5. The loading and unloading of goods from vehicles, including building materials and equipment, must only be carried out on the land.
6. The cost of any alterations and/or reinstatement to existing services or private property incurred in proposed subdivisional works to be borne by the developer. Any work so required is to be specified and undertaken by the appropriate Authority concerned.
7. The developer must provide underground electrical reticulation for power. Underground TasNetwork cables must be used subject to any underground cables in joint use trenches complying with Council's Development Engineer and TasWater codes.
8. The property owner is to ensure that Council's Road Assets and Infrastructure are protected during the demolition and building process. The owner is to ensure that damage to road assets, footpaths, kerb and channel, drainage pits, nature strips and other services is kept to a minimum and any damaged assets are reinstated. Should damages occur, the repair costs associated with such damages are the responsibility of the property owner. If reinstatement works are not undertaken promptly or to Council's satisfaction, Council may elect to reinstate or rectify any defects and recover the expenses reasonably incurred in doing so from the property owner.
9. Private sewer, stormwater and water services/connections are to be entirely separate to each lot in order to ensure that they are contained entirely within the lots served. Power and telephone connections must also be contained within their respective lots. A detailed services plan showing both the existing and the proposed (or as built) private services, Council mains and access to all lots on the site must be prepared by a civil engineer or a qualified designer and submitted to the Council for approval prior to the sealing of the final plans. In particular, the developer must confirm the position of any services that may be affected by the subdivision/boundary adjustment.

10. A services plan clearly indicating the location and details of all relevant services in accordance with condition 10, (entirely contained within their respective lots) and also a covering letter must be provided, where the Council is advised in writing that all the relevant engineering work required in these planning permit conditions have been satisfactorily completed, prior to the sealing of the final plan. Any final plan submitted for sealing cannot be fully processed unless it is accompanied by documentation by a qualified person that clearly certifies that this condition has been satisfied and that all the work required by this condition has been completed. A “qualified person” shall be a professional engineer or professional surveyor or other persons acceptable to Council. Applicants or their agents should take notice that unless this condition is satisfactorily complied with, then documents submitted for sealing of the final plans will not be processed.
11. The final plan and schedule of easements is to include, to the satisfaction of the Council’s Development Engineer, any existing or proposed right of ways, drainage and/or service easements in favour of the Glenorchy City Council over the public stormwater reticulation system that are or may be required to adequately provide access and services to, from or through the lots shown on the plan. The applicant is to submit to Council a copy of the surveyor’s field notes prepared to accompany the final plan.
12. A detailed estimate for the works must be provided and payment of the engineering plan approval and audit inspection fee for civil work must be made prior to the issue of approved engineering drawings. Under Council Schedule of Fees and Charges 2022/23, the engineering assessment fee is 2% of the value of the works or minimum of \$900. This amount is subject to annual adjustment in accordance with the Council Fees and Charges Register. Construction must not commence until the approved engineering plans have been issued.
13. Pay Council to the amount of \$248.50 per each lot to complete the measure up and record “as constructed” data for all services and connections prior to the works being placed on maintenance or the sealing of a final plan. This amount is subject to annual adjustment in accordance with the Council Fees and Charges Register. Construction must not commence until the approved engineering plans have been issued.

14. Prior to sealing of the plan of subdivision, all approved subdivision infrastructure works must be completed in accordance with the approved engineering plans and the requirements of Council's Development Engineer. Financial guarantees covering the cost of the uncompleted and unsecured works prior to the completion of approved Council infrastructure will not be permitted to be lodged.
15. New vehicular accesses to each new lot must be constructed and installed in accordance with the approved plans and the LGAT drawings TSD-R09-v3 – Urban Roads Driveways and TSD R14-v3 Type KC vehicular crossing drawings between the kerb and the property boundary to the body of the lot proper and completed to the satisfaction of Council's Development Engineer prior to the sealing of a final plan. The detail design must be submitted and approved prior to the issuing of a Council's approved drawing. All works required by this condition must be installed prior to the sealing of a final plan.
16. Any creation, diversion and augmentation of Council owned stormwater assets must be designed and constructed to the satisfaction of Council's Senior Civil Engineer. Prior to the issue of the Council's approved drawings, the developer is required to submit engineering drawings in both plan view and long section view of the proposed stormwater reticulation, as well as the associated calculation and catchment area plans, to the satisfaction of the Council's Senior Civil Engineer. These must include, but not be limited to, connections, velocities, clearances, cover, grade, sizing, material, erosion protection, manholes, easements and inspection openings. Once approved the design drawings will form part of this permit and must be complied with. The proposed public stormwater reticulation system must be designed and constructed to accommodate at least the estimated 5% Annual Exceedance Probability (AEP) storm events based on a possible future fully developed catchment. The proposed overall stormwater system, including the stormwater reticulation system and overland flow paths, must be designed and constructed to accommodate the estimated 1% Annual Exceedance Probability (AEP) storm events based on a possible future fully developed catchment.

17. Any creation, diversion and augmentation of Council owned stormwater assets must be designed and constructed to the satisfaction of Council's Development Engineer. A twelve (12) month maintenance period will be applied to any creation, diversion and augmentation of Council owned assets after the practical completion, during which time the works shall be maintained by the developer, prior to being handed over at the completion of the defects liability period. During the period all defects must be rectified at the developers cost. A further twelve (12) month maintenance period may be applied to defects after rectification. The Council may, at its discretion, undertake rectification of any defects at the developers cost. Before the end of the maintenance period, the developer must arrange CCTV inspections of any stormwater assets subject to this permit, taken no more than one month before the end of the maintenance period, and submit the inspection reports to the requirements of the Councils' Senior Civil Engineer and at full cost to the applicant. Any defect identified in the CCTV inspection must be rectified to the satisfaction of Council's Senior Civil Engineer before the Council takes over the stormwater assets. At the time of issue of the Certificate of Practical Completion the applicant must lodge security with Council to the value of 10% of the works.
18. The new stormwater infrastructure must be constructed prior to the sealing of the final plan. Engineering design drawings must be submitted and approved, prior to commencement of works. The engineering drawings must:
 - (a) be certified by a suitably qualified and experienced Engineer.
 - (b) show in both plan and long-section the proposed stormwater mains, including but not limited to, connections, flows, velocities, hydraulic grade lines, clearances, cover, gradients, sizing, material, pipe class, adequate working platforms around manholes, easements and inspection openings.
 - (c) Include the associated calculations and catchment area plans. The stormwater main must be sized to accommodate at least the 5% AEP flows from a fully developed catchment.
 - (d) Include provision for future development within the catchment to be adequately and efficiently serviced, i.e. via appropriate easements
 - (e) Clearly distinguish between public and private infrastructure

- (f) Show the final Lot boundaries, with each Lot serviced separately by Council infrastructure and all private plumbing contained within each Lot;
 - (g) Specify lot connection sizes, depths and locations such that as much as practicable of the lots can be drained via gravity
 - (h) Show any existing connections. Any redundant connections must be sealed by the Council at the owner's expense prior to sealing of the final plan.
 - (i) Be substantially in accordance with the LGAT Standard Drawings and Tasmanian Subdivision Guidelines 2013
 - (j) All work required by this condition must be undertaken in accordance with the approved engineered drawings.
19. A design must be submitted demonstrating that the minor stormwater drainage system is designed to accommodate a 5% AEP storm event, details of which must be submitted in association with a Building Permit Application. The development must incorporate the On-Site Detention (OSD) as part of the development and generally in accordance with the submitted concept service drawings by Rarein. As onsite detention volume of minimum 35m³ at lot 6 unless approved otherwise by Council's Senior Civil Engineer will be required. All the elements and associated components of the proposed detention device must be designed and constructed with unrestricted access for maintenance purposes, to the satisfaction of the Council's Senior Civil Engineer and completed prior to the sealing of the Final Plan. A detailed design of on-site detention must be submitted to the satisfaction of Council's Senior Civil Engineer, prior to the issuing of the Council's approved drawing.
20. Prior to the issuing of the Council's approved drawing or the commencement of works, a stormwater management report and design considering OSD must be submitted and approved, to the satisfaction of Council's Senior Civil Engineer. The stormwater management report and design must:
- (a) be prepared by a suitably qualified engineer
 - (b) Show layout, of the inlet and outlet, overflow measures including long-section.

- (c) Include supporting maintenance plan which outlines the operational and maintenance measures to check and ensure the ongoing effective operation of all systems, such as: inspection frequency; cleanout procedures; descriptions and diagrams of how the installed systems operate; details of the life of assets and replacement requirements.
21. The new stormwater connections must be constructed, and any existing abandoned connections must be sealed by owner's expense.

Advice: Please note once plans are approved, a formal Application for New Stormwater Connection and inspection by Council's Senior Civil Engineer is required. The form is available from <https://www.gcc.tas.gov.au/council/documents-and-publications/forms/>

A minimum of three (3) business-day notice must be provided by the applicant to Council's Roads Maintenance and Stormwater Coordinator on 03 6216 6800 to arrange for the inspection prior to completion.

Any alterations or works performed on council's stormwater system must remain uncovered until the completion of the inspection. If there is failure to provide notification in advance or to expose the stormwater manhole for the visual inspection, council may choose to expose the stormwater manhole and reinstate after the inspection at the full cost to the applicant.

If the stormwater manhole is not to the satisfaction of council, the applicant must rectify the stormwater manhole at their cost. If the applicant does not rectify the stormwater manhole, council has the right to rectify the stormwater manhole at the applicant's cost.

Advice to Applicant

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

Other Permits

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.

Prior to the commencement of any work within the road reservation by a private contractor, the contractor must obtain a Road Opening Permit from the Council's Compliance Officer. This permit shall include items such as hours of work, road safety, reinstatement, soil and water management, etc. The Road Opening Permit Application Form is available via Council's website <https://www.gcc.tas.gov.au/wp-content/uploads/2021/03/Road-Opening-Permit-Application-Form-1.pdf>

Reason for Decision:

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

The meeting closed at 4.32 pm

Confirmed,

CHAIR