

GLENORCHY PLANNING AUTHORITY MINUTES MONDAY, 6 SEPTEMBER 2021



Chairperson: Alderman B. Thomas

Hour: 5.00 p.m.

Present: Aldermen Bec Thomas, Jan Dunsby, Angela Ryan and Steven King

In attendance: S Fox (Director Strategy and Development),
V Tomlin (Acting Coordinator Planning Services),
S Jeffreys (Planning Officer), G Paisley (Planning Officer),
M Graham (Development Engineer), E Burch (Traffic Engineer)

1. PLANNING AUTHORITY DECLARATION

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

2. APOLOGIES

Alderman Kelly Sims

3. PECUNIARY INTERESTS

None

4. CONFIRMATION OF MINUTES

Resolution:

DUNSBY/RYAN

That the minutes of the Glenorchy Planning Authority Meeting held on Monday, 9 August 2021 be confirmed.

The motion was put.

FOR: Aldermen Dunsby, Thomas, King and Ryan

AGAINST:

The motion was CARRIED.

**5. PROPOSED USE AND DEVELOPMENT - 1 LOT PLUS BALANCE
SUBDIVISION - 25 RADCLIFF CRESCENT ROSETTA**

File Reference: 5339732

REPORT SUMMARY

Application No.:	PLN-21-303
Applicant:	Rogerson & Birch Surveyors
Owner:	Indigenous Tasmanian Aboriginal Corporation
Zone:	General Residential Zone
Use Class	Not applicable - subdivision
Application Status:	Discretionary
Discretions:	8.6.1 Lot Design (P2) (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	07 September 2021
Existing Land Use:	Residential
Representations:	2
Recommendation:	Approval, subject to conditions

Resolution:

RYAN/DUNSBY

That a permit be granted for the proposed use and development of 1 lot plus balance subdivision at 25 Radcliff Crescent Rosetta subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-21-303 and Plans submitted on 16 June 2021 (2 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 2021/01112-GCC, dated 12/07/2021, form part of this permit.
3. An original and two copies of each of the Plan of Subdivision and Schedule of Easements must be submitted to Council for sealing.

Engineering

4. Prior to the issuing of a Building Approval or the commencement of works on site, including demolition (whichever occurs first), submit a Soil and Water Management Plan detailing proposed sediment and erosion control measures to the satisfaction of 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, including building materials and equipment, from vehicles must only be carried out on the land.
6. The construction details of specific components of the works must comply with LGAT Standard Drawings and accord with Tasmanian Subdivision Guidelines 2013, the developer must appoint a qualified and experienced engineer who will be required to certify practical completion of subdivision construction works. The appointed supervising engineer must be the primary contact person on matters concerning the subdivision.
7. To comply with the requirements of Condition 6, the developer must submit engineering drawings demonstrating compliance with the requirements to the satisfaction of Council's Development Engineer prior to the issuing of the Council's approved drawing. All works required by this condition must be installed prior to the sealing of the Final Plan.
8. Driveway construction is to accord with Standard Drawings TSD-RO9. Designs for the driveway are to include the full extent of the formation to achieve the maximum gradient of 20% (or 1 in 5) as well as an area for on-site turning
9. A minimum of 2.50m wide easement must be created in favour of Council over all public stormwater infrastructure systems located in private property.
10. The Plan of Survey and accompanying Schedule of Easements must describe all existing easements and any additional easements (right of way) as shown on the approved plan.
11. The developer must provide underground electrical reticulation for power and street lighting. Underground TasNetworks cables must be used subject to any underground cables in joint use trenches complying with Council's Development Engineer and TasWater codes.
12. The applicant must pay Council in accordance with Glenorchy City Council Fees and Charges to complete the measure up and record 'as constructed' data for all assets to be taken over by council prior to the sealing of a Final Plan.
13. A detailed estimate for the works must be provided and payment of the engineering assessment fee Council in accordance with Glenorchy City Council Fees and Charges must be made prior to the issuing of Council's approved engineering drawings. Construction must not commence until the approved engineering plans have been issued.

14. Prior to the sealing of a Final plan, evidence must be provided to Council's Development Engineer that the development meets the requirements of TasWater.

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 Tasmanian Planning Scheme – Glenorchy. You should consult with an accredited Building Surveyor prior to commencing this use or work to ensure all relevant requirements of the *Building Act 2016* are complied with. In addition to this planning permit, a building permit and/or plumbing permit may also be required. If further clarification is required, please contact Council's Building Section on 6216 6800.

Services

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

The motion was put.

FOR: Aldermen Dunsby, Thomas, King and Ryan

AGAINST:

The motion was CARRIED.

Reason for Decision:

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

6. PROPOSED USE AND DEVELOPMENT - MULTIPLE DWELLINGS (20) - 2 NAGLE PLACE GLENORCHY

File Reference: 9447850

REPORT SUMMARY

Application No.:	PLN-18-256
Applicant:	E3 Planning Pty Ltd
Owner:	Statewide Constructions (Aust) Pty Ltd
Zone:	General Residential Zone
Use Class	Residential
Application Status:	Discretionary
Discretions:	10.4.2 P3 Setbacks and building envelopes for all dwellings
	10.4.3 P1 Site coverage and private open space for all dwellings
	10.4.3 P2 Site coverage and private open space for all dwellings
	10.4.4 P1 Sunlight and overshadowing of all dwellings
	10.4.6 P1 Privacy for all dwellings
	E5.5.1 P1 Existing road accesses and junctions
	E6.6.1 P1 Number of Car Parking Spaces
	E8.7.1 P1 Development within the Electricity Transmission Corridor

	(The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	Extension of time 07 Sep 2021
Existing Land Use:	Vacant
Representations:	0
Recommendation:	Approval, subject to conditions

Resolution:

KING/DUNSBY

That a permit be granted for the proposed use and development of Multiple Dwellings (20) at 2 Nagle Place Glenorchy, subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-18-256 and Drawing submitted on 02/07/2021, 08/01/2021, 18/06/2021, 22/07/2021 (footpath extension), 14/07/2021 (driveway, parking and civil drawings), 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 2019/00011-GCC, dated 02/07/2021, form part of this permit.
3. Permanently fixed screens must be installed on the outside elevation of decks attached to Apartments 13/14 and 15/16, where separation is only 2.9m, to prevent overlooking. The screens must be to a height of 1.7m above the finished surface level with a uniform transparency of no more than 25%. The screens must remain in-situ for the life of the decks. Details of the screens must be shown on plans submitted in association with a Building Permit.
4. Retaining walls must be set back more than 1.5m from a boundary and retain a difference in ground level of less than 1m, as shown on the approved plans.
5. Private outdoor space must have a gradient of no more than 1:10 as shown on the approved plans.
6. Any fence 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).

Unless approved by a separate permit.

- 7. Landscaping must be completed as shown on the approved landscape design prior to the occupancy of the last dwelling. Plants within the electricity easement must not exceed 1m in height. Bin enclosures must be screened from public view by plantings as shown on the plan. Landscaping must then be maintained for the life of the development approved herewith and to the satisfaction of Council's Statutory Planner.

Engineering

Standard Conditions

- 8. Prior to the issuing of a Building Approval or the commencement of works on site, including demolition (whichever occurs first), submit a Soil and Water Management Plan detailing proposed sediment and erosion control measures to the satisfaction of 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.

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

10. 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.
11. No civil works related to or associated with the use or development approved by this permit are to occur on or external to the site unless these works are in accordance with engineering drawings that have been approved by Council's Development Engineer. Changes to the design and/or location of civil works will require the submission of amended engineering drawings prepared by a licensed civil engineer for approval by Council's Engineer.
12. Provide written certification from a licensed civil engineer certifying that all civil works have been completed in accordance with the engineering drawings approved by Council's Development Engineer and to the applicable Australian Standards prior to the commencement of the use or within 20 days of completion of the works whichever occurs sooner.
13. Arrange a compliance inspection with Council of the civil works that have been approved by Council's Development Engineer prior to the commencement of the use or within 20 days of completion of the works whichever occurs sooner. Note that a minimum of five (5) business days' notice must be given to Council for a compliance inspection.
14. 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.

Parking and Traffic Conditions

15. The developer must construct a footpath in Nagle Place alongside its frontage connecting to existing Council's footpaths prior to occupation to the satisfaction of Council's Transport Engineer. Engineering drawings showing the footpath details in accordance with TSD-R09-V3 and TSD-R11-v3, must be submitted for approval by Council's Transport Engineer prior to the commencement of works or the issuing of a Building permit (whichever occurs first).
16. The design and construction of the parking, access and turning areas must generally comply with the Australian Standard, Parking facilities, Part 1: Off-Street Car parking, AS 2890.1 – 2004, to the satisfaction of the Council's Development Engineer.

Drawings showing the driveway details must be in accordance with the Australian Standard and submitted with the Building Application for approval by Council's Development Engineer prior to the commencement of works on site. The proposed driveway and parking must comply with the following-:

- (a) Be constructed to a sealed finish and the finished gradient must not exceed the maximum gradient of 20%
- (b) Thirty-three (33) clearly marked car parking spaces must be provided in accordance with the approved plan received by Council and always kept available for these purposes.
- (c) Of the proposed number of car parking spaces, five (5) visitor parking spaces must be provided, clearly line-marked and always kept available for these purposes
- (d) Vertical alignment must include transition curves (or straight sections) at all grade changes greater than 12.5%.
- (e) All runoff from paved and driveway areas must be discharged into Council's stormwater system.
- (f) Be incorporated the WSUD and landscaping into the parking areas of the development.
- (g) All carport accesses off parking aisles include a splay on both sides of the access at the parking aisle to allow sufficient swept path to and from the parking aisle.
- (h) Road 3 be extended a further 1.5m beyond the last 90-degree parking space for vehicles reversing out of the bay.
- (i) Two parallel parking spaces opposite unit 8 are constructed to a length of 7m each space.
- (j) Car parking spaces at each end of the 90-degree angle parking bays is widened by 300mm so a total width of 2.8m.
- (k) Landscaping of parking and circulation areas must be provided and must be no less than 5 percent of the area of the car park.
- (l) Lighting is to be provided to all car parking and driveways areas in accordance with clause 3.1 "Basis of Design" and clause 3.6 "Car parks" of AS/NZ

1158.3.1: 2005. The illumination of the proposed light standards is to be activated prior to the occupancy.

- (m) The gradient of any parking areas must not exceed 5%; and
- (n) Minimum carriageway width is to be no less than 3.0 metres.

To comply with the above requirements, the developer must submit engineering drawings demonstrating compliance with the requirements to the satisfaction of Council's Development Engineer prior to the issuing of the Building Permit.

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

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

Hydraulics Conditions

18. The onsite detention elements and its associated components must be designed and constructed to the satisfaction of the Council's Senior Civil Engineer and completed prior to a Certificate of Occupancy being issued for any of the dwelling. OSD modelling results must be provided along with the detailed engineering design, to the satisfaction of Council's Senior Civil Engineer, in association with a Building Permit Application.
19. The development must incorporate the nominated Water Sensitive Urban Design (WSUD) element(s) or equivalent, as presented in the stormwater report by Flussig, dated 03/02/21, and other drawings approved as part of this permit. The WSUD design must achieve the acceptable stormwater quality and quantity targets stated in Table E7.1 of the Glenorchy Interim Planning Scheme 2015, for the treatment of stormwater discharging from the development and be submitted and approved in association with a Building Permit Application.
20. In association with a Building Permit Application, a WSUD and OSD Maintenance Scheme must be submitted for approval, to the satisfaction of Council's Senior Civil Engineer, defining the maintenance method and frequency for each WSUD or OSD element incorporated in the development. The Owner and all successors in title must ensure ongoing compliance with the approved WSUD and OSD Maintenance

- Scheme for the duration of the approved use. Council must first approve any changes to the approved WSUD and OSD Maintenance Scheme.
21. Upon approval of the WSUD and OSD Maintenance Scheme, and in association with a Building Permit Application, the applicant shall enter into a registered agreement with Council, at the sole expense of the applicant, pursuant to Part 5 of the *Land Use Planning and Approvals Act 1993*, for the area which is subject to this permit. The Owner and all successors in title must advise any subsequent successor in title of the existence of the Agreement and its terms and conditions. The Part 5 agreement shall require the Owner and all successors in title to covenant and agree with Council the following:
- (a) All works outlined in the WSUD and OSD Maintenance Scheme submitted by the applicant and approved by Council, including the maintenance method and frequency for individual WSUD and OSD elements, must be implemented and managed by the Owner and all successors in title at their sole expense;
 - (b) The Owner must keep the maintenance records in an accessible form (either printed or electronic) for five years from the date of the work was carried out to prove that the maintenance of each WSUD and OSD element has been conducted in accordance with the WSUD and OSD Maintenance Scheme;
 - (c) Repair and replace all the WSUD and OSD elements at the sole expense of the Owner and all successors in title so that the WSUD and OSD functions (stormwater quality and quantity control) in a safe and efficient manner.
 - (d) Permit the Council from time to time and upon giving reasonable notice (but in the case of an emergency, at any time and without notice) to enter and inspect the WSUD and OSD elements for compliance with the requirements of this agreement;
 - (e) Comply with the terms of any written notice issued by the Council in respect of the requirements of this agreement within the time stated in the notice;
22. The development must be designed to ensure overland flow formed in any major flood events (e.g.1% AEP) can pass the site in a controlled manner, without causing risk to properties or users of the site. Any flood mitigation proposed onsite must not impede overland flood or increase flood risks to neighbouring properties in any major flood events. Detailed design of the proposed overland flow paths must be provided to the satisfaction of Council's Senior Civil Engineer, in association with a Building Permit Application.

23. The design of the connection to Council's DN1800 must be provided to the satisfaction of Council's Senior Civil Engineer in association with a Building Permit Application.

Waste Management

24. The design for the bin enclosure must comply with the following:
- (a) it must be built on a flat surface with a concrete base/pad and surround of a brick or painted block enclosure or other suitable material to the satisfaction of Council's Waste Services Co-ordinator;
 - (b) it must have concrete at the entrance to the bin enclosure;
 - (c) it must suit 21 X 240L wheelie bins of size 1100 height x 600mm wide x 800mm deep and must allow for 300mm space in between each bin;
 - (d) recommended minimum height of the enclosure is 1200mm and minimum recommended depth is 930mm;
 - (e) the front of the enclosure must face the internal access and be left open throughout the length of the bin enclosure to enable the bins to be removed, and returned in a safe and efficient manner,
 - (f) there must be no lip on the concrete slab of the bin enclosure.

The bin enclosure must be built within the property boundary preferably at the entrance of the property allowing a 4.5 metre distance from the entrance to prevent impacting on sight distances for vehicles leaving the site and as shown on the approved plans. The bin enclosure must be built no closer than a minimum of 5.5 metres to any residence to avoid odour and nuisance issues arising.

Prior to occupancy of the dwelling/s the bin enclosure must be constructed to the satisfaction of Council's Waste Services Co-ordinator.

Advice: Council's Waste Services Contractor would not enter the property to collect and empty bins.

Advice to Applicant

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

Other Permits

Please be aware that this planning permit is a planning approval issued under the Glenorchy Interim Planning Scheme 2015. You should consult with an accredited Building Surveyor prior to commencing this use or work to ensure all relevant requirements of the *Building Act 2016* are complied with. In addition to this planning permit, a building permit and/or plumbing permit may also be required. If further clarification is required, please contact Council's Building Section on 6216 6800.

Other Services

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

The motion was put.

FOR: Aldermen Dunsby, Thomas, King and Ryan

AGAINST:

The motion was CARRIED.

Reason for Decision:

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

7. PROPOSED USE AND DEVELOPMENT - GARDEN SHED WITH DECK AND RETAINING WALLS - 37 WATTLE AVENUE LUTANA

File Reference: 5451409

REPORT SUMMARY

Application No.:	PLN-21-334
Applicant:	G J Price
Owner:	G J Price and J E Tyzack
Zone:	General Residential
Use Class	Residential
Application Status:	Discretionary
Discretions:	6.2.6 General Provisions 8.4.2 P1 Setbacks and building envelopes for all dwellings 8.4.2 P3 Setbacks and building envelopes for all dwellings 8.4.6 P1 Privacy for all dwellings 8.4.7 P1 Frontage Fences for all dwellings (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	Extension of time to 9 Sept 2021
Existing Land Use:	Single Dwelling
Representations:	1
Recommendation:	Approval, subject to conditions

Resolution:

DUNSBY/RYAN

That a permit be granted for the proposed use and development of Garden shed with deck and retaining walls at 37 Wattle Avenue Lutana, subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-21-334 and Drawing submitted on 19/07/2021, except as otherwise required by this permit.
2. Landscaping along the southern boundary, within the rear 16m, must be provided to reduce overlooking of the neighbouring backyard. The mature height of the plants must be between 3m and 4m. The plantings must be in place within six months of the date of this permit and must then be satisfactorily maintained for the duration of the use of the shed and deck.

Engineering

3. Prior to the issuing of a Building Approval or the commencement of works on site, including demolition (whichever occurs first), submit a Soil and Water Management Plan detailing proposed sediment and erosion control measures to the satisfaction of 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.

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

Advice to Applicant

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

Other Permits

Please be aware that this planning permit is a planning approval issued under the Glenorchy Interim Planning Scheme 2015. You should consult with an accredited Building Surveyor prior to commencing this use or work to ensure all relevant requirements of the *Building Act 2016* are complied with. In addition to this planning permit, a building permit and/or plumbing permit may also be required. If further clarification is required, please contact Council's Building Section on 6216 6800.

The motion was put.

FOR: Aldermen Dunsby, Thomas, King and Ryan

AGAINST:

The motion was CARRIED.

Reason for Decision:

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

The meeting closed at 5.57 pm

Confirmed,

CHAIR