

# **GLENORCHY PLANNING AUTHORITY**

## **MINUTES**

### **MONDAY, 9 AUGUST 2021**



**Chairperson:** Alderman B. Thomas

**Hour:** 5.00 p.m.

**Present:** Aldermen B Thomas, J Dunsby, S Fraser and G Richardson

**In attendance:** S Fox (Director Strategy and Development)  
P Garnsey (Manager Development),  
T Boheim (Coordinator Planning Services)  
V Tomlin (Senior Statutory Planner),  
L Byrne (Senior Strategic Planner), A Dionysopoulos (Planning Officer), R Adam (Planning Officer), G Paisley (Planning Officer),  
B Narksut (Development Engineer), M Graham (Development Engineer),  
E Burch (Traffic Engineer)

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## **1. PLANNING AUTHORITY DECLARATION**

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

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## **2. APOLOGIES**

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Aldermen K Sims and A Ryan

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## **3. PECUNIARY INTERESTS**

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Ald. Richardson declared an interest in item 6.

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## **4. CONFIRMATION OF MINUTES**

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### **Resolution:**

DUNSBY/FRASER

That the minutes of the Glenorchy Planning Authority Meeting held on Monday, 12 July 2021 be confirmed.

The motion was put.

**FOR:** Aldermen Dunsby, Fraser, Thomas and Richardson

**AGAINST:**

The motion was CARRIED.

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**5. PROPOSED S.43A COMBINED AMENDMENT REQUEST AND PLANNING PERMIT APPLICATION –PARTIAL REZONING OF BOURNVILLE CRESCENT AND 1 BOURNVILLE CRESCENT TO GENERAL RESIDENTIAL ZONE AND OPEN SPACE AND FOUR LOT SUBDIVISION PLUS BALANCE – BOURNVILLE CRESCENT CLAREMONT 109 CADBURY ROAD CLAREMONT 1 BOURNVILLE CRESCENT CLAREMONT PLS43A-20/01**

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File Reference: 2910401

### **REPORT SUMMARY**

To seek the Planning Authority's decision on a Section 43A combined planning permit application and amendment request number PLS43A-20/01. The request seeks to create two residential lots and an open space lot, plus balance and a road lot.

|                          |                                                                                  |
|--------------------------|----------------------------------------------------------------------------------|
| <b>Application No</b>    | <b>PLS43A-20/01</b>                                                              |
| <b>Applicant</b>         | <b>All Urban Planning</b>                                                        |
| <b>Owner</b>             | <b>Claremont Bowls Club Inc, Glenorchy City Council, Claremont Golf Club Inc</b> |
| <b>Existing Zoning</b>   | <b>Recreation Zone &amp; Open Space Zone</b>                                     |
| <b>Existing Land Use</b> | <b>Open space and undeveloped land</b>                                           |
| <b>Proposal in Brief</b> | <b>Planning scheme amendment to create two residential lots</b>                  |
| <b>Representations</b>   | <b>Not applicable – proposal advertised if initiated</b>                         |
| <b>Recommendation</b>    | <b>Initiate amendment, grant permit and advertise for 28 days</b>                |

### **Resolution:**

DUNSBY/RICHARDSON

- A. That pursuant to Section 34 (1)(a), former provisions, of the *Land Use Planning and Approvals Act 1993*, the Planning Authority agree to initiate Amendment PLS43A-20/01 to the Glenorchy Interim Planning Scheme 2015, for partial rezoning of Bournville Crescent and 1 Bournville Crescent to a

General Residential Zone and partial rezoning of 1 A Bournville Crescent to an Open Space Zone and modification to the Claremont Peninsular Specific Area Plan to reduce the extent of the SAP and realign precinct boundaries as shown in **Attachment 1**.

- B. That having decided to initiate an amendment, and having prepared that amendment, the Planning Authority certifies pursuant to Section 35, former provisions, of the *Land Use Planning and Approvals Act 1993* (LUPAA) that the draft amendment meets the requirements specified in Section 32, former provisions, of the LUPAA.
- C. That pursuant to Section 43C, former provisions, of the *Land Use Planning and Approvals Act 1993*, a permit be granted for a four lot subdivision plus balance at 1 Bournville Crescent Claremont subject to the conditions identified in this report.
- D. That the Planning Authority, having certified the draft amendment and granted a planning permit determines pursuant to Sections 38 and 43F, former provisions, of the *Land Use Planning and Approvals Act 1993*, place the draft amendment, application documents and planning permit on public exhibition for a period of 28 days.

The motion was put.

**FOR:** Aldermen Dunsby, Fraser, Thomas and Richardson

**AGAINST:**

The motion was CARRIED.

**Reason for Decision:**

After seeking to further the objectives of the Land Use planning and Approvals Act 1993; considering State Policies and having regard to PLS43A-20/01 – Request to initiate an amendment for partial rezoning of Bournville Crescent and 1 Bournville Crescent, Claremont to part General Residential and part Open Space and realignment of Claremont Peninsular SAP, combined with a subdivision (four lots including road), the Glenorchy Planning Authority decided to initiate and certify the draft amendment and grant the permit for the reasons set out in the officer's report.

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**6. PLANNING SCHEME AMENDMENT REQUEST -  
TO REZONE 5A TAREE STREET, CHIGWELL  
AND 3 EDGAR STREET, CLAREMONT TO A  
GENERAL RESIDENTIAL ZONE AND 345 MAIN  
ROAD, GLENORCHY TO A CENTRAL BUSINESS  
ZONE, AND APPLY THE GLENORCHY URBAN  
DESIGN SPECIFIC AREA PLAN TO 345 MAIN  
ROAD, GLENORCHY**

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File Reference: 3003164

**REPORT SUMMARY**

|                           |                                                                                                                                                                                                                                                   |
|---------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application No.:</b>   | <b>PLAM-21/01</b>                                                                                                                                                                                                                                 |
| <b>Applicant:</b>         | <b>Ireneinc Planning &amp; Urban Design</b>                                                                                                                                                                                                       |
| <b>Owner:</b>             | <b>Glenorchy City Council</b>                                                                                                                                                                                                                     |
| <b>Existing Zoning:</b>   | <b>5A Taree Street, Chigwell and 3 Edgar Street<br/>Claremont are in an Open Space Zone<br/><br/>345 Main Road, Glenorchy is in a Utilities Zone</b>                                                                                              |
| <b>Existing Land Use:</b> | <b>5A Taree Street, Chigwell and 3 Edgar Street<br/>Claremont are vacant; 345 Main Road, Glenorchy<br/>is a car park</b>                                                                                                                          |
| <b>Proposal in Brief:</b> | <b>To rezone 5A Taree Street, Chigwell and 3 Edgar<br/>Street, Claremont to a General Residential Zone<br/><br/>To rezone 345 Main Road, Glenorchy to a Central<br/>Business Zone and apply the Glenorchy Urban<br/>Design Specific Area Plan</b> |
| <b>Representations:</b>   | <b>Advertising occurs after amendment is initiated</b>                                                                                                                                                                                            |
| <b>Recommendation:</b>    | <b>Initiate and certify amendment, and exhibit for 28<br/>days</b>                                                                                                                                                                                |

**Resolution:**

FRASER/DUNSBY

- A. That pursuant to Section 34 (1) (a), former provisions, of the *Land Use Planning and Approvals Act 1993*, the Planning Authority initiate Amendment PLAM-21/01 to the Glenorchy Interim Planning Scheme to rezone 5A Taree Street, Chigwell and 3 Edgar Street, Claremont to a General Residential Zone and 345 Main Road, Glenorchy to a Central Business Zone, and include 345 Main Road, Glenorchy in the Glenorchy Activity Centre Urban Design Specific Area Plan as shown in **Attachment 1**.
- B. That having decided to initiate an amendment, and having prepared that amendment, the Planning Authority certifies pursuant to Section 35, former provisions, of the *Land Use Planning and Approvals Act 1993* that the draft amendment meets the requirements specified in Section 32, former provisions, of LUPAA.
- C. That, in accordance with Section 38, former provisions, of the *Land Use Planning and Approvals Act 1993*, the Planning Authority places the amendment on public exhibition for a period of 28 days.

The motion was put.

**FOR:** Alderman Fraser, Dunsby and Thomas

**AGAINST:**

**ABSTAINED:** Alderman Richardson

The motion was CARRIED.

**Reason for Decision:**

After seeking to further the objectives of the Land Use planning and Approvals Act 1993; considering State Policies and having regard to PLAM-21/01 – Request to initiate an amendment to rezone 5A Taree Street, Chigwell and 3 Edgar Street, Claremont to a General Residential Zone and 345 Main Road, Glenorchy to a Central Business Zone and apply the Glenorchy Activity Centre Urban Design SAP, combined with a subdivision (four lots including road), the Glenorchy Planning Authority decided to initiate and certify the draft amendment for the reasons set out in the officer's report.

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## **7. PROPOSED USE AND DEVELOPMENT - SINGLE DWELLING - 16 LAONA CRESCENT GRANTON**

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File Reference: 3009079

### **REPORT SUMMARY**

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|----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application No.:</b>    | <b>PLN-21-307</b>                                                                                                                                                          |
| <b>Applicant:</b>          | <b>Wilson Homes Tasmania Pty Ltd</b>                                                                                                                                       |
| <b>Owner:</b>              | <b>S S Dhillon and A K Dhillon</b>                                                                                                                                         |
| <b>Zone:</b>               | <b>General Residential Zone</b>                                                                                                                                            |
| <b>Use Class</b>           | <b>Residential</b>                                                                                                                                                         |
| <b>Application Status:</b> | <b>Discretionary</b>                                                                                                                                                       |
| <b>Discretions:</b>        | <b>10.4.2 Setbacks and building envelopes for all dwellings (P3)</b><br><br>(The proposal meets all other applicable standards as demonstrated in the attached appendices) |
| <b>Level 2 Activity?</b>   | <b>No</b>                                                                                                                                                                  |
| <b>42 Days Expires:</b>    | <b>10 August 2021</b>                                                                                                                                                      |
| <b>Existing Land Use:</b>  | <b>Vacant</b>                                                                                                                                                              |
| <b>Representations:</b>    | <b>One</b>                                                                                                                                                                 |
| <b>Recommendation:</b>     | <b>Approval, subject to conditions</b>                                                                                                                                     |

## **Resolution:**

DUNSBY/FRASER

That a permit be granted for the proposed use and development of Single Dwelling at 16 Laona Crescent Granton subject to the following conditions:

## **Planning**

1. Use and development must be substantially in accordance with planning permit application No. PLN-21-307 and Plans submitted on 18 June 2021 (9 pages), except as otherwise required by this permit.

## **Engineering**

2. 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](http://www.derwentestuary.org.au).

3. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
4. All internal hydraulic service works required for the development must be at the Developer's expense and must comply with the requirements of Council's Plumbing Surveyor. Any alterations or works to Council mains must be approved by Council and undertaken at the developer's cost.

5. The design and construction of the parking, access and turning areas must comply with the Australian Standard, Parking facilities, Part 1: Off-Street Car parking, AS 2890.1 – 2004, to the satisfaction of the Council’s Development Engineer. Drawings showing the driveway details must be in accordance with the Australian Standard and submitted with the Building Application for approval by Council’s Development Engineer prior to the commencement of works on site. The proposed driveway and parking must comply with the following:
- a) Be constructed to a sealed finish and the finished gradient must not exceed the maximum gradient of 20%
  - b) Vertical alignment must include transition curves (or straight sections) to the Australian Standard, Parking facilities - Part 1: Off-Street Carparking AS 2890.1 - 2004, Clause 2.5.3 (d) at all grade changes greater than 12.5%
  - c) All runoff from paved and driveway areas must be discharged into Council’s stormwater system.
  - d) The gradient of any parking areas must not exceed 5%; and
  - e) Minimum carriageway width is to be no less than 3.0 metres.

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

### **Advice to Applicant**

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

### *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.

### *Engineering*

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](http://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, Fraser, Thomas and Richardson

**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.

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## **8. PROPOSED USE AND DEVELOPMENT - TWO MULTIPLE DWELLINGS (ONE EXISTING AND ONE NEW) 2 ELTHAM PLACE CLAREMONT**

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File Reference: 3002783

### **REPORT SUMMARY**

|                            |                                                                                                                                                                                                                                         |
|----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application No.:</b>    | <b>PLN-20-570</b>                                                                                                                                                                                                                       |
| <b>Applicant:</b>          | <b>Chan Investments Funds Pty Ltd</b>                                                                                                                                                                                                   |
| <b>Owner:</b>              | <b>Chan Investments Funds Pty Ltd</b>                                                                                                                                                                                                   |
| <b>Zone:</b>               | <b>Inner Residential</b>                                                                                                                                                                                                                |
| <b>Use Class</b>           | <b>Residential</b>                                                                                                                                                                                                                      |
| <b>Application Status:</b> | <b>Discretionary</b>                                                                                                                                                                                                                    |
| <b>Discretions:</b>        | <b>11.4.2 setbacks and building envelope for all dwellings, E5.6.2 Road accesses and junctions, E6.7.12 Siting of Car Parking</b><br><br>(The proposal meets all other applicable standards as demonstrated in the attached appendices) |
| <b>Level 2 Activity?</b>   | <b>No</b>                                                                                                                                                                                                                               |
| <b>42 Days Expires:</b>    | <b>11 Aug 2021</b>                                                                                                                                                                                                                      |
| <b>Existing Land Use:</b>  | <b>Single Dwelling</b>                                                                                                                                                                                                                  |
| <b>Representations:</b>    | <b>Two</b>                                                                                                                                                                                                                              |
| <b>Recommendation:</b>     | <b>Approval, subject to conditions</b>                                                                                                                                                                                                  |

**Resolution:**

FRASER/RICHARDSON

That a permit be granted for the proposed use and development of Two multiple dwellings (one existing and one new) at 2 Eltham Place Claremont subject to the following conditions:

**Planning**

1. Use and development must be substantially in accordance with planning permit application No. PLN-20-570 and Drawing No. P1 submitted on 18/06/2021 (2 pages) and 01/04/2021 (3 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 2021/00532-GCC, dated 16/04/2021, 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 must be at the Developer's expense and must comply with the requirements of Council's Plumbing Surveyor. Any alterations or works to Council mains must be approved by Council and undertaken at the developer's cost.
6. The design and construction of the parking, access and turning areas must comply with the Australian Standard, Parking facilities, Part 1: Off-Street Car parking, AS 2890.1 – 2004, to the satisfaction of the Council's Development Engineer. Drawings showing the driveway details must be in accordance with the Australian Standard and submitted with the Building Application for approval by Council's Development Engineer

prior to the commencement of works on site. The proposed driveway and parking must comply with the following:-

- a) Be constructed to a sealed finish.
- b) Total of Four (4) clearly marked car parking spaces (two spaces per each dwelling) must be provided in accordance with the approved plan received by Council and kept available for these purposes at all times
- c) All runoff from paved and driveway areas must be discharged into Council's stormwater system.
- d) The gradient of any parking areas must not exceed 5% and
- e) Minimum carriageway width is to be no less than 3.0 metres.

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

7. The new vehicle crossing with a 3.6-metre wide concrete driveway apron must be constructed in accordance with the Tasmanian standard drawing TSD-R09-v3, TSD-R11-v3 and TSD-R14-v3 between the kerb and the property boundary and to the satisfaction of Council's Development Engineer prior to the occupancy. The detail design must be submitted and approved prior to the issuing of a Building permit.

### **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 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](http://www.dialbeforeyoudig.com.au) for information on the location of

underground services and cables in relation to the proposed development prior to commencing any works on site.

#### *Waste Services*

The proposed multiple dwelling development at 2 Eltham Place Claremont would be Council's standard bin service collected fortnightly.

The Council's Standard Bin Service includes one (1) x 140L wheelie bin for Waste, one (1) x 240L wheelie bin for recycling and (1) x 240L FOGO bin to each of the dwelling, collected fortnightly.

Please note that this property would have a total of six (6) bins, two (2) Waste bins and two (2) Recycling Bins, and two (2) FOGO bins.

This property has an existing kerbside/nature strip area for placement of the bins therefore the dwellings would have their own individual bins.

All bins are to be placed on the kerbside for collection.

Council's Waste Management Contractor collection trucks will not enter the property to collect and empty the wheelie bins.

The motion was put.

**FOR:** Aldermen Dunsby, Fraser, Thomas and Richardson

**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.

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**9. PROPOSED USE AND DEVELOPMENT - LIBRARY EXTENSION  
AND DECK - ST VIRGILS COLLEGE  
195-229 MAIN ROAD AUSTINS FERRY**

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File Reference: 3009174

**REPORT SUMMARY**

|                            |                                                                                                |
|----------------------------|------------------------------------------------------------------------------------------------|
| <b>Application No.:</b>    | <b>PLN-21-228</b>                                                                              |
| <b>Applicant:</b>          | <b>Tim Penny Architecture &amp; Interiors Pty Ltd</b>                                          |
| <b>Owner:</b>              | <b>St Virgils Christian Brothers College</b>                                                   |
| <b>Zone:</b>               | <b>Community Purpose</b>                                                                       |
| <b>Use Class</b>           | <b>Educational and Occasional Care</b>                                                         |
| <b>Application Status:</b> | <b>Discretionary</b>                                                                           |
| <b>Discretions:</b>        | <b>E1.5.1.1 A1 Use standards for vulnerable uses</b>                                           |
|                            | (The proposal meets all other applicable standards as demonstrated in the attached appendices) |
| <b>Level 2 Activity?</b>   | <b>No</b>                                                                                      |
| <b>42 Days Expires:</b>    | <b>11 Aug 2021</b>                                                                             |
| <b>Existing Land Use:</b>  | <b>Educational and Occasional Care</b>                                                         |
| <b>Representations:</b>    | <b>0</b>                                                                                       |
| <b>Recommendation:</b>     | <b>Approval, subject to conditions</b>                                                         |

**Resolution:**

RICHARDSON/DUNSBY

That a permit be granted for the proposed use and development of Library extension and deck at St Virgils College 195-229 Main Road Austins Ferry subject to the following conditions:

**Planning**

1. Use and development must be substantially in accordance with planning permit application No. PLN-21-228 and drawings submitted 27/04/2021, 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 2021/00796-GCC, dated 26/05/2021, form part of this permit.
3. The submitted Bushfire Hazard Management Plan for St. Virgil's College, dated 23/02/2021, forms part of this permit. The approved use is to be carried out in accordance with this plan.
4. The submitted Bushfire Emergency Plan for St. Virgil's College, approved 25/02/2021 by the Tasmania Fire Service, forms part of this permit. The approved use is to be carried out in accordance with this plan.

**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.
5. 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](http://www.derwentestuary.org.au).*

6. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
7. All internal hydraulic service works required for the development shall be at the Developer's expense and must comply with the requirements of Council's Plumbing Surveyor.
8. To demonstrate that the proposed works will not impinge of the current parking availability a construction management plan identifying proposed site sheds locations, construction personnel parking and storage areas is to be submitted with the building application for approval

### **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.

#### *Engineering*

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](http://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.

*Bushfire risk*

The site is in an area identified as being in a bushfire-prone area. You are advised to ensure the development complies with any bushfire hazard management requirements specified by the Tasmanian Fire Service. If any changes to the approved plans are proposed, an application to amend the existing planning permit, or to request a new planning permit, may be required.

The motion was put.

**FOR:** Aldermen Dunsby, Fraser, Thomas and Richardson

**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.

The meeting closed at 6:20 pm

Confirmed,

**CHAIR**