

GLENORCHY PLANNING AUTHORITY

MINUTES

MONDAY, 9 NOVEMBER 2020



Chairperson: Alderman K. Johnston

Hour: 5.00 p.m.

Present: Aldermen Kristie Johnston, Jan Dunsby, Angela Ryan, Kelly Sims and Bec Thomas

In attendance: Dr. S Fox (Director Strategy and Development), Mr. P Garnsey (Manager Development), Mr. T. Boheim, (Coordinator Planning Services), Ms. V. Tomlin (Senior Statutory Planner), Ms. G. Paisley (Planning Officer), Ms. B. Narksut (Senior Development Engineer), Mr. L. Meline (Development Technical Officer), Mr. M. Graham (Development Engineer), Ms. 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

None.

3. PECUNIARY INTERESTS

None.

4. CONFIRMATION OF MINUTES

Resolution:

THOMAS/RYAN

That the minutes of the Glenorchy Planning Authority Meeting held on Monday, 5 October 2020 be confirmed.

The motion was put.

FOR: Aldermen Johnston, Dunsby, Sims, Thomas and Ryan

AGAINST:

The motion was CARRIED.

5. PROPOSED USE AND DEVELOPMENT - MULTIPLE DWELLINGS (23) - 79-89 ALLUNGA ROAD CHIGWELL

File Reference: 5296832

REPORT SUMMARY

Application No.:	PLN-20-326
Applicant:	ERA Planning & Environment
Owner:	Housing Tasmania
Zone:	General Residential Zone
Use Class	Residential
Application Status:	Discretionary
Discretions:	10.4.1 Residential density for multiple dwellings; 10.4.3 Site coverage and private open space for all dwellings; 10.4.4 Sunlight and overshadowing of all dwellings; 10.4.6 Privacy for all dwellings; 10.4.8 Waste Storage for multiple dwellings; and E6.6.1 Number of car parking spaces (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	10 November 2020
Existing Land Use:	Vacant (previously multiple dwellings)
Representations:	8
Recommendation:	Approval, subject to conditions

Resolution:

THOMAS/SIMS

That a permit be granted for the proposed use and development of Multiple Dwellings (23) at 79-89 Allunga Road Chigwell subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-20-326 and Plans submitted on 24 September 2020 (10 pages), except as otherwise required by this permit.
2. Any conditions and/or advice as determined by TasWater, and set out in the attached Submission to Planning Authority Notice, reference No. TWDA 2020/01208-GCC, dated 17/08/2020, form part of this permit.
3. Titles for the land subject to this use and development must be adhered prior to the issuing of the first Certificate of Occupancy.

Engineering

4. 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.
5. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
6. Detailed engineering drawings showing the driveway and manoeuvring areas, internal service lines and the stormwater connection to existing infrastructure, surface drainage collection and pavement composition showing finished levels, must be submitted with the Building Application for approval by Council's Development Engineer.
7. The stormwater main/connection to Council's underground public stormwater system must be installed in accordance with the approved plans. The stormwater connection must be constructed by a suitably qualified person to the satisfaction of Council. To ensure the connection is constructed to Council's satisfaction, the applicant must contact Council, by completing the Stormwater Connection Request Form. A copy of the Stormwater Connection Request Form can be obtained via Council's Customer Service or via Council's website <https://www.gcc.tas.gov.au/planning-and->

[development/plumbing/plumbing-forms.aspx](#), which outlines the process and conditions for the stormwater connection.

8. Thirty Two (32) clearly marked car parking spaces must be provided and kept available for these purposes at all times and installed prior to occupancy of any of the dwelling units. Car parking spaces, manoeuvring areas and aisles must be provided in accordance with the Australian Standard AS 2890.1 – 2004 Off-Street Parking and sealed with an approved impervious surface treatment. The driveway, parking and manoeuvring areas must be kept clear of obstructions, such as service authority infrastructure, letterboxes or bin enclosures, so that vehicle paths are not restricted.
9. Of the required number of car parking spaces, nine (9) car parking spaces shall be provided and designated for the use of visitors.
10. One (1) dedicated motorcycle parking spaces must be provided and be clearly marked (delineated) in accordance with the Australian Standard AS 2890.1 – 2004 Off-Street Parking Clause 2.4.7.
11. Lighting must be provided for the visitor car parking and common ground/s in accordance with Australian Standard AS 1158.3.1. The lighting must be completed and operational prior to occupancy of any of the dwelling. The operation costs of the lighting must be managed by an active body corporate or equivalent.
12. Landscaping must be provided within common ground at no less than 5% of the area of the carpark area and managed and maintained by an active body corporate or equivalent. The landscaping must be approved by Council's Development Engineer prior to a certificate of occupancy being issued.
13. A 5.5m wide vehicle crossing and passing bay must be provided and constructed in accordance with standard drawing TSD-R09-v2 between the kerb and the property boundary and the redundant access and associated crossover must be reinstated to the approval of Council's Development Engineer. Work within Council's road reservation must be carried out by a Council approved contractor and all work must be reinstated to match the existing adjacent footpath/nature strip profile. An inspection must be undertaken by a Council Inspector, prior to the placement of any concrete for the vehicular accesses.

Please phone 62 166 800 to arrange a suitable time for the inspection to occur with adequate prior notice. Appropriate traffic control and safety fencing must be provided to ensure public safety is not compromised during the works. The works must not take longer than 48 hours to complete and be made available for safe pedestrian use.

14. 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.

Advice: Any system proposed to retain the required runoff storage volume must be detailed in an engineering design lodged and approved as part of the plumbing application, and to be designed, constructed and maintained to the satisfaction of Council's Plumbing Surveyor.

Waste

15. The design for the bin enclosure must comply with the following:
- (a) 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 Council's approval,
 - (b) must have concrete at the entrance to the bin enclosure;
 - (c) must suit 24 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 driveway, 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; and
 - (f) there must be no lip on the concrete slab of the bin enclosure.

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

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 should ensure that the needs of all providers including TasWater, 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 Johnston, Sims and Thomas

AGAINST: Aldermen Dunsby and Ryan

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.

6. PROPOSED USE AND DEVELOPMENT - EXTENSION TO SINGLE DWELLING AND CARPORT - 15 BOSCO DRIVE GLENORCHY

File Reference: 7443429

REPORT SUMMARY

Application No.:	PLN-20-201
Applicant:	S S Young
Owner:	S S Young
Zone:	General Residential Zone
Use Class	Residential
Application Status:	Discretionary
Discretions:	10.4.2 Setbacks and building envelopes for all dwellings; 10.4.3 Site coverage and private open space for all dwellings; and E6.6.1 Number of car parking spaces (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	10 November 2020
Existing Land Use:	Residential (single dwelling)
Representations:	1
Recommendation:	Approval, subject to conditions

Resolution:

SIMS/DUNSBY

That a permit be granted for the proposed use and development of Extension to single dwelling and carport at 15 Bosco Drive Glenorchy subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-20-201 and Plans submitted on 9 September 2020 (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 2020/00983-GCC, dated 20/07/2020, form part of this permit.
3. A privacy screen to a height of at least 1.7m above the finished floor level of the deck must be constructed as shown on the approved plans. The privacy screen must have a uniform transparency of no more than 25% and must remain in place (as constructed) for the duration of the use. The screen must be shown on the plans submitted as part of Building Approval to the satisfaction of Council's Senior Statutory Planner.
4. Obscure glazing to a height of at least 1.7m above the finished floor level of the south west and north west windows must be installed as shown on the approved plans. The obscure glazing must remain in place (as constructed) for the duration of the use. The obscure glazing must be shown on the plans submitted as part of Building Approval to the satisfaction of Council's Senior Statutory Planner.

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. 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 must be at the Developer's expense and must comply with the requirements of Council's Plumbing Surveyor.

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 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 Johnston, Dunsby, Sims, Thomas 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 - DWELLING EXTENSIONS - 11 BURGESS AVENUE MOONAH

File Reference: 5412928

REPORT SUMMARY

Application No.:	PLN-20-338
Applicant:	John Weston Architectural Design
Owner:	A L Wright and J L Wright
Zone:	Inner Residential Zone
Use Class	Residential
Application Status:	Discretionary
Discretions:	11.4.2 Setbacks and building envelope 11.4.3 Site coverage and private open space (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	10 November 2020
Existing Land Use:	Single dwelling
Representations:	1
Recommendation:	Approval, subject to conditions

Resolution:

DUNSBY/THOMAS

That a permit be granted for the proposed use and development of Dwelling extensions at 11 Burgess Avenue Moonah subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-20-338 and Plans submitted on 13 August 2020 (1

page) and Plans submitted on 11 September 2020 (2 pages), except as otherwise required by this permit.

2. 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 and be installed prior to the removal of and/or disturbance of any soil or vegetation.

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.

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 Johnston, Dunsby, Sims, Thomas 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.

8. PROPOSED USE AND DEVELOPMENT - MULTIPLE DWELLINGS (1 EXISTING, 1 NEW) - 71 BOWEN ROAD LUTANA

File Reference: 5411212

REPORT SUMMARY

Application No.:	PLN-20-323
Applicant:	Wilson Homes Tasmania Pty Ltd
Owner:	E Vailas
Zone:	General Residential zone
Use Class	Residential
Application Status:	Discretionary
Discretions:	Clause 10.4.3 A2 (Site Coverage and Private Open Space) (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	10 November 2020
Existing Land Use:	Single dwelling (Residential)
Representations:	1
Recommendation:	Approval, subject to conditions

Resolution:

SIMS/THOMAS

That a permit be granted for the proposed use and development of Multiple dwelling (1 existing, 1 new) at 71 Bowen Road Lutana subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-20-323 and Drawing No. P1 submitted on 16 September 2020, except as otherwise required by this permit.
2. Demolition works are undertaken in a manner which minimises dust and sediment transfer, and that waste is disposed of at an appropriate waste disposal facility.

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.
5. 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 design of the driveway, parking, access and turning areas must be submitted with the Building

Application or prior to the commencement of works on site (whichever comes first) for approval by Council's Development Engineer. The proposed driveway and parking area must comply with the following-:

- a) Be constructed to a sealed finish and the finished gradient shall not exceed the maximum gradient of 25%;
- b) Four (4) clearly marked car parking spaces (two spaces per dwelling) must be provided in accordance with the approved plan and kept available for these purposes at all times;
- c) Vertical alignment shall 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%;
- d) All runoff from paved and driveway areas must be discharged into Council's stormwater system;
- e) Be clearly line-marked or physically separated to each space in accordance with the approved plan;
- f) The gradient of any parking areas must not exceed 5%; and
- g) Minimum carriageway width is to be no less than 3.0 metres.

The approved design of the driveway, parking, access and turning areas must be installed prior to the occupancy of the additional dwelling.

- 6. The proposed widening of the existing driveway crossing is to be constructed to the Municipal Standard Drawing TSD-R09-v1.
- 7. Adequate on-site stormwater detention must be provided so that stormwater discharged from the site does not exceed the pre-development stormwater runoff for 1 in 20 ARI (5% AEP) storm event. A detailed design must be submitted with the Building Application prepared by a qualified professional engineer for approval by Council's Development Engineer and completed prior to a Certificate of Occupancy being issued for the additional dwelling.
- 8. 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.
- 9. The property owner is to ensure that Council's Road Assets and Infrastructure are protected during the demolition and building process. The owner is to ensure that damage to road assets, footpaths, kerb and channel, drainage pits, nature strips and other services is kept to a minimum and any damaged assets are reinstated. Should damages occur, the repair costs associated with such damages are the responsibility of the property owner. If reinstatement works are not undertaken promptly or to Council's satisfaction, Council may elect to

reinstate or rectify any defects and recover the expenses reasonably incurred in doing so from the property owner.

Advice to Applicant

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

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

Other Permits

Please be aware that this planning permit is a planning approval issued under the 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.

Waste Management Services

Waste Services for the site 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.

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 Johnston, Dunsby, Sims, Thomas 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.

**9. PROPOSED USE AND DEVELOPMENT - MULTIPLE DWELLING
(TWO PROPOSED AND ONE EXISTING) - 66 BRENT STREET
GLENORCHY**

File Reference: 5357375

REPORT SUMMARY

Application No.:	PLN-20-336
Applicant:	Wilson Homes Tasmania Pty Ltd
Owner:	M A Luciani
Zone:	General Residential
Use Class	Residential
Application Status:	Discretionary
Discretions:	Clause 10.4.2 A3; Clause 10.4.3 A2; Clause 10.4.4 A1; Clause 10.4.6 A1; Clause 10.4.8 A1. (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	05 November 2020
Existing Land Use:	Single Dwelling (Residential)
Representations:	1
Recommendation:	Approval, subject to conditions

Resolution:

SIMS/DUNSBY

That a permit be granted for the proposed use and development of Multiple dwelling (two proposed and one existing) at 66 Brent Street Glenorchy subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-20-336 and Drawing (17 pages) submitted on 9 October 2020, 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 2020/01265-GCC, dated 27/08/2020, form part of this permit.
3. Demolition works are undertaken in a manner which minimises dust and sediment transfer, and that waste is disposed of at an appropriate waste disposal facility.

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 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 design of the driveway, parking, access and turning areas must be submitted with the Building Application or prior to the commencement of works on site (whichever comes first) for approval by Council's Development Engineer. The proposed driveway and parking area must comply with the following-:
- a) Be constructed to a sealed finish and the finished gradient shall not exceed the maximum gradient of 25%;
 - b) Six (6) clearly marked car parking spaces (two spaces per dwelling) as mutually agreed and kept available for these purposes at all times;
 - c) Vertical alignment shall 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%;
 - d) All runoff from paved and driveway areas must be discharged into Council's stormwater system;
 - e) Be clearly line-marked or physically separated to each space in accordance with the approved plan;
 - f) The gradient of any parking areas must not exceed 5%; and
 - g) Minimum carriageway width is to be no less than 3.0 metres.

The approved design of the driveway, parking, access and turning areas must be installed prior to the occupancy of the additional dwelling.

7. Adequate on-site stormwater detention must be provided so that stormwater discharged from the site does not exceed the pre-development stormwater runoff for 1 in 20 ARI (5% AEP) storm event. A detailed design must be submitted with the Building Application prepared by a qualified professional engineer for approval by Council's Development Engineer and completed prior to a Certificate of Occupancy being issued for the additional dwelling.
8. 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.
9. The landscaping within the parking and circulation areas must be provided. A landscape design is to be submitted for approval of the Senior Statutory Planner prior to the commencement of any works on-site. These works are to be completed prior to the occupancy of the additional dwelling.

10. 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 for approval by Council's Development Engineer.
11. The property owner is to ensure that Council's Road Assets and Infrastructure are protected during the 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.

Advice to Applicant

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

The car parking arrangement for unit 1 is to be two parking spaces arranged side by side and located between the dwelling and the frontage.

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.

Waste Management Services

Waste Services to 66 Brent Street Glenorchy 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 nine (9) bins, three (3) Waste bins and three (3) Recycling Bins, and three (3) 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.

Other

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 Johnston, Dunsby, Sims, Thomas 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.

The meeting closed at 6:55 pm

Confirmed,

CHAIR