

GLENORCHY PLANNING AUTHORITY

MINUTES

MONDAY, 10 AUGUST 2020



Chairperson: Alderman K. Johnston

Hour: 5.00 p.m.

Present: Aldermen Kristie Johnston, Jan Dunsby, 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. A. Dionysopoulos (Planning Officer), Ms. B. Gungabison (Planning Officer), Ms. G. Paisley (Planning Officer), Ms. B. Narksut (Development Engineer), Mr. N. Wass (Environmental Health Officer), Ms. E. Burch (Traffic Engineer), Mr. F. Chen (Manager Infrastructure, Engineering and Design).

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, 13 July 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 - COFFEE CART (FOOD SERVICES) - 6 RIVERVIEW PARADE ROSETTA

File Reference: 5340610

REPORT SUMMARY

Application No.:	PLN-20-212
Applicant:	Bean To Brew
Owner:	H F Krause and M A L Krause
Zone:	General Residential
Use Class	Food Services
Application Status:	Discretionary
Discretions:	10.2 Use Table, E17.6.1 Use of Signs, E17.7.1 Standards for Signs (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	11 August 2020
Existing Land Use:	Single dwelling
Representations:	Two
Recommendation:	Approval, subject to recommended conditions

Resolution:

THOMAS/RYAN

That a permit be granted for the proposed use and development of Coffee Cart (Food Services) at 6 Riverview Parade Rosetta subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-20-212 and Plans submitted on 2/07/2020 (2 pages), except as otherwise required by this permit.
2. The coffee cart must not be set up on the driveway or in the carport.
3. The approved hours of operation are 8.00am to 3.30pm, Monday to Friday only.

Environmental Health

4. Noise emissions measured at the boundary of the site must not exceed the following:
 - (a) 55 dB(A) (LAeq) between the hours of 8.00 am to 6.00 pm;
 - (b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 6.00 pm to 8.00 am;
 - (c) 65dB(A) (LAmax) at any time.

Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, issued by the Director of Environmental Management, including adjustment of noise levels for tonality and impulsiveness.

Noise levels are to be averaged over a 15-minute time interval.

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.

6. PROPOSED USE AND DEVELOPMENT - TWO STAGED SUBDIVISION FOR 18 LOTS PLUS BALANCE - 8 PARKWOOD COURT CLAREMONT, WAKEHURST ROAD AUSTINS FERRY

File Reference: 2291278

REPORT SUMMARY

Application No.:	PLN-18-127
Applicant:	Brooks Lark & Carrick
Owner:	M S Magazin and Z N Magazin
Zone:	Low Density Residential (8 Parkwood) Open Space (Poimena Reserve)
Use Class	Subdivision
Application Status:	Discretionary
Discretions:	12.5.1 Lot Design 12.5.2 Roads 12.5.3 Ways and Public Open Space 12.5.4 Services 19.5.1 Subdivision E5.5.1 Existing road accesses and junctions E7.7.1 Stormwater Drainage and disposa; E10.8.1 Subdivision E14.7.2 Appearance of buildings and works within Scenic Landscape Areas (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No

42 Days Expires:	11 Aug 2020
Existing Land Use:	Single dwelling (Residential)
Representations:	4
Recommendation:	Approval, subject to conditions

Resolution:

DUNSBY/THOMAS

That a permit be granted for the proposed use and development of Two staged subdivision for 18 lots plus balance at 8 Parkwood Court Claremont, Wakehurst Road Austins Ferry subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-18-127 and Drawing submitted on 17/06/2020 (1 page), 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 2018/01080-GCC, dated 24/06/2020, form part of this permit.
3. The implementation of the subdivision must occur in the following stages:

Stage 1: Lots 1,14 -18, 100 (road lot) and 101 (public open space lot)

Stage 2: Lots 2 – 13 and 102 (road lot)
4. An original and two copies of each of the Plan of Subdivision and Schedule of Easements must be submitted to Council for sealing.
5. Prior to the sealing of the final plan for the Stage 1 and Stage 2, the schedule of easements and final plan of survey must contain a restrictive covenant for all lots adjoining a public footway and/or public open space to which Council is to be made a party, to the effect that boundaries shared with public footway(s) and public open space(s) must be fenced to a height above natural ground level of not more than 1.2 if the fence is solid; or 1.8m with openings above a height of 1.2 m that provide a uniform transparency of not less than 30% (excluding any posts or uprights).
6. Prior to sealing of the final plan, a note in respect of the lots must be placed on the final plan of survey, that TasWater cannot or will not provide a supply

of water to the lots as per *Local Government (Building and Miscellaneous Provisions) Act 1993*.

7. The Final Plan must include a covenant to which the Glenorchy City Council is a party, on all lots within the Bushfire Management Hazard Area to the effect that all development must be in accordance with the recommendations of the Bushfire Hazard Management Plan (Enviro-dynamics, March 2020 V4) and report by Enviro-Dynamics, June 2020 V5.

Engineering

8. Prior to the commencement of works on site for any construction phase or the issuing of approved engineering drawing for subdivision submit a Soil and Water Management Plan detailing proposed sediment and erosion control measures to the satisfaction of and to be approved by the 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. 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 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.
11. The cost of any alterations and/or reinstatement to existing services or private property incurred in proposed subdivisional works to be borne by the developer. Any work so required is to be specified and undertaken by the appropriate Authority concerned.

12. The final plan and schedule of easements is to include, to the satisfaction of the Council's Development Engineer, any existing or proposed right of ways, drainage and/or service easements that are or may be required to adequately provide access and services to, from or through the lots shown on the plan.
13. The applicant is to submit to Council a copy of the surveyor's field notes prepared to accompany the final plan.
14. A minimum of 3.00m wide easements must be created in favour of Council over all public stormwater infrastructure systems located in private property.
15. A detailed estimate for the works must be provided and payment of the engineering assessment fee must be made prior to the issue of approved engineering drawings. The engineering assessment fee is 2% of the value of the works or minimum of \$800. This amount is subject to annual adjustment in accordance with the Council Fees and Charges Register. Construction must not commence until the approved engineering plans have been issued.
16. The developer must provide payment to Council in order to complete the measure up and record "as constructed" data for all services and connections prior to the works being placed on maintenance or the sealing of a final plan.
17. Prior to sealing of the plan of subdivision, all approved subdivision infrastructure works must be completed in accordance with the approved engineering plans and to the satisfaction of Council's Development Engineer. Financial guarantees covering the cost of the uncompleted and unsecured works prior to the completion of approved Council infrastructure will not be permitted to be lodged.
18. Prior to the sealing of Final Plan for each stage, the developer must install underground electrical reticulation for power and street lighting using underground cables to the specifications of the Electricity Authority and Council. The electrical reticulation and street lighting designs for each stage must be submitted to Council's Development Engineer for assessment prior to the commencement of construction of any stage. Light standards and fitting connected to Electricity Authority supply must be provided in accordance with the Development Engineer's requirements.
19. Pavement depths shown on the Standard Drawings are the minimum required. Final depths will be determined by structural calculations based on actual sub-grade C.B.R. and design traffic loads and must be certified by an appropriate qualified engineer. All design plans submitted must be accompanied by pavement design calculations to demonstrate that the design is appropriate.

20. The design and construction of road must be in accordance with Austroads Guide to Road Design Part 1-8. The proposed roads must comply with the following-:
- a. The materials used for roadworks are to be in accordance with State Growth General Specification for Roadworks;
 - b. Road reservation width must be 18 metre wide.
 - c. The minimum carriageway widths (face of kerb – face of kerb) for the road proposed must be 8.9 metre wide
 - d. A line marking and parking plan including any recommendations regarding the bend in the road.
 - e. A line marking and parking plan including give way line marking and signage at the junction and any recommendations regarding the bend in the road.

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 and Manager Infrastructure, Engineering and Design prior to the issuing of the Council's approved drawing for any construction phase. All works required by this condition must be installed prior to the sealing of the Final Plan for each stage.

21. An assessment of sight lines and safety requirements at the bend in the road as part of stage 1 formed due to coming off Parkwood Court must be undertaken by a suitable qualified engineer to determine if parking needs to be banned and line marking installed. This must be submitted and approved by the Manager Infrastructure, Engineering and Design prior to the issuing of the Council's approved drawings for stage 1.
22. An assessment of sight lines and safety requirements at the bend in the road as part of stage 2 must be undertaken by a suitable qualified engineer to determine if parking needs to be banned, line marking installed and if guard rail and/or possible chevron signs installed. This must be submitted and approved by approved by the Manager Infrastructure, Engineering and Design prior to the issuing of the Council's approved drawings for stage 2.
23. The construction of footpath and walkways must be in accordance with the LGAT Standard Drawings and Council's footpath policy. The proposed footpath and walkways must comply with the following-:
- a. Footpath must be constructed on both sides of the carriageways;
 - b. Footpath must be minimum of 1500mm wide concrete as detailed in the TSD-R11;

- c. Kerb ramps at the junction must be provided to ensure safe pedestrian access;

To satisfy with the above requirements, submit details demonstrating the above prior to the issuing of Council's approved drawing for any construction phase. All works required by this condition must be approved by the Manager Infrastructure, Engineering and Design and must be installed prior to the sealing of the Final Plan for each construction phase.

- 24. Driveway access 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 and must be submitted and approved prior to the issuing of the Council's approved Engineering drawing for any construction phase. All driveways servicing internal lots must be demonstrated on the design drawing as complying with standards of acceptable sight distance and are to be fully constructed to the lot proper (minimum 3.600m. wide in accordance with Standard Drawing TSD-RO9) prior to the sealing of final plan.
- 25. Prior to the sealing of the final plan, the building areas of all lots must be provided with adequate connection by gravity to the public stormwater system to the satisfaction of the Director Infrastructure Engineering and Design.
- 26. Prior to the approval of engineering drawings for the development, the applicant must enter into a written agreement with the Council's Director Infrastructure & Works to provide for the connection of all lots to the public stormwater system as required by Section 14 of the *Urban Drainage Act 2013*, at the developer's cost which includes payment for any augmentation of the public stormwater system that may be required by the Council's Director Infrastructure Engineering and Design.
- 27. The proposed stormwater system, including overland flow paths must be sized to accommodate the estimate 1 in 100 year or 1% AEP (Annual Exceedance Probability) flow based on a possible future fully developed catchment with an allowance for predicted climate change up to the year 2100. All proposed piped mains must be sized to accommodate at least the estimated 1 in 20 year storm event based on a possible future fully developed catchment. Prior to the start of the work for any construction phase, the developer is required to submit hydraulic design calculations carried out by a suitably qualified engineer supporting the design, to the satisfaction of Council's Senior Civil Engineer.
- 28. The stormwater drainage arrangements must comply with the following:
 - a. All lots must be serviced with a minimum of a one hundred and fifty diameter (150mm.) house connection at the lowest point to adequately drain the entire lot;

- b. All house connection must be discharged into a piped system (no connections to the kerb and gutter); and
- c. Side entry pits for road drainage to be type four (4)

To satisfy with the above requirements, submit details demonstrating the above prior to the issuing of Council's approved drawing for any construction phase. All works required by this condition must be completed prior to the sealing of the Final Plan for each applicable stage.

29. Prior to the issuing of Council's approved drawing for any construction phase, the developer is required to provide Council with a detailed engineering services plan indicating the location of all proposed easements and services, and how they connect to public infrastructure including;
- a. Lot connections, size and location. Each connection must service the lowest point of the lot;
 - b. Long sections along with invert levels and depths of all proposed new mains;
 - c. Any proposed manholes and inspection openings must be sized appropriately; and
 - d. The servicing plan must clearly indicate how all stormwater from the site, will be discharged to Council infrastructure with sufficient receiving capacity.

All works required by this condition must be completed prior to the sealing of the Final Plan for each applicable stage.

30. Any creation, diversion and augmentation of Council owned stormwater assets must be designed and constructed to the satisfaction of Council's Development Engineer. A twelve (12) month maintenance period will be applied to any creation, diversion and augmentation of Council owned assets after the practical completion, during which time the works must be maintained by the developer, prior to being handed over at the completion of the defects liability period. During the period all defects must be rectified at the developers cost. A further twelve (12) month maintenance period may be applied to defects after rectification. The Council may, at its discretion, undertake rectification of any defects at the developers cost. Before the end of the maintenance period, the developer must arrange CCTV inspections of any stormwater assets subject to this permit, taken no more than one month before the end of the maintenance period, and submit the inspection reports to the requirements of the Councils' Stormwater Engineer and at full cost to the applicant. Any defect identified in the CCTV inspection must be rectified to the satisfaction of Council's Stormwater Engineer, before the Council takes over the stormwater assets. Should the Developer require the final plan of survey for the subdivision sealed by Council at the commencement of the statutory defects liability period the developer is required to lodge security with Council to the value of 5% of the cost of the Council required infrastructure works.

31. Private sewer, stormwater and water services/connections are to be entirely separate to each lot in order to ensure that they are contained entirely within the lots served. Power and telephone connections must also be contained within their respective lots. A detailed services plan showing both the existing and the proposed (or as built) private services, Council mains and access to all lots on the site must be prepared by a civil engineer or a qualified designer and submitted to the Council for approval prior to the sealing of the final plans. In particular, the developer must confirm the position of any services that may be affected by the subdivision/boundary adjustment.
32. In order to satisfy the above condition on the separation of services, the developer must verify compliance by supplying the Council with a services plan clearly indicating the location and details of all relevant services (entirely contained within their respective lots) and also a covering letter, where the Council is advised in writing that all the relevant engineering work required in these planning permit conditions have been satisfactorily completed, prior to the sealing of the final plan. Any final plan submitted for sealing cannot be fully processed unless it is accompanied by documentation by a qualified person that clearly certifies that this condition has been satisfied and that all the work required by this condition has been completed. A "qualified person" shall be a professional engineer or professional surveyor or other persons acceptable to Council. Applicants or their agents should take notice that unless this condition is satisfactorily complied with, then documents submitted for sealing of the final plans will not be processed.

Environment

32. A Vegetation Protection Plan for the area of the Public Open Space must be developed by a suitably qualified consultant and submitted to Council's Senior Statutory Planner for approval prior to the commencement of Stage 1. This plan must include:
 - a. Vegetation within the POS not to be felled, lopped, ringbarked or otherwise damaged or destroyed during any stage of the subdivision.
 - b. Boundary of the POS to be clearly marked prior to the commencement of Stage 1 of the subdivision.
 - c. No vehicles or machinery associated with building and constructing being permitted to enter the POS at any time.
 - d. No soils, building materials, waste or other materials being permitted to be stored or placed into the POS at any time.
 - e. No excavation of any type being permitted within the POS at any time.
 - f. Ensuring proposed underground pipeline adjacent to the POS is installed in such a way that there are no impacts on POS.
33. Prior to the commencement of Stage 1, a transplantation and relocation plan for *Dianella amoena* (Grassland Flax-lily) is to be developed by a

suitably qualified consultant in consultation with Council's Environment Coordinator, and submitted to Council's Planning Section for approval prior to commencement of Stage 1. (Note that *D.amoena* plants may need to be stored at a suitable nursery following removal from the site and it may be up to 18 months before they are deemed suitable for relocation within the POS).

34. Prior to the commencement of Stage 1, *D. amoena* plants identified within Lot 4 are to be transplanted from the site, with the intention of eventual relocation within the POS.
35. Prior to transplanting of *D.amoena*, a 'Permit to Take' will be required from DPIPWE to allow removal to occur.
36. Prior to the commencement of Stage 1, a 'Permit to Take' will be required from DPIPWE to allow for the destruction of *Senecio squarrosus* (Leafy Fireweed). (Note that the application to DPIPWE could include a provision to propagate seed from these plants, for planting into suitable ground in the POS or adjacent sections of Poimena Reserve).
37. A Weed Management Plan is to be developed by a suitably qualified consultant and submitted to Council's Planning Section for approval prior to the commencement of Stage 1. This plan must include:
 - a. Specific timeframes along with the methods of primary and follow up treatment for all declared and environmental weeds on site per stage;
 - b. Works to be undertaken in each stage concurrently;
 - c. A weed hygiene plan including specific measures required to ensure the risk of the spread of weeds from the site during clearing and construction is minimised;
 - d. a fully costed stage by stage implementation, monitoring and reporting plan for a minimum of three years (including actions and timeframes).
 - e. Glenorchy City Council will not be responsible for any weed control within the Public Open Space zone or any other zone within the subdivision until agreement has been reached on the transition of ownership and management of the POS and until this area has been treated for weeds and rehabilitated to the satisfaction of Council's Senior Statutory Planner.
38. Large white gum trees along the eastern boundary of 8 Parkwood Court must be identified and retained where possible. A tree protection area must be implemented to protect the trees during construction.

Property

39. Prior to the commencement of works a Vegetation Protection Area is to be established around the open space, and the pipeline easement is to be clearly marked separately. This must be shown on all plans and be

visible to all contractors and visitors to the site with signage and marking tape delineating this area.

40. Prior to the commencement of works for any stage of the subdivision a detailed design for the walkway on the public open space must be submitted to and approved by Council's Development Engineer and Open Space Coordinator.
41. Prior to the Sealing of Stage 1 the Public Open Space and all works within must be completed to the satisfaction of Council's Senior Statutory Planner. This will include but is not exclusive of;
 - a. Installation of removeable and lockable bollards at the connection with the proposed cul-de-sac.
 - b. Installation of reserve access sign in accordance with GCC's Parks and Reserves Signage Manual.
 - c. Removal of rubbish and old fencing adjoining Council land at Poimena Reserve.
 - d. Installation of a 1200mm wide (minimum) gravel walking track atop the pipeline easement in accordance with as per Australian Standard AS2156.1 2001.
 - e. Fencing on the residential boundaries of the public open space is to be 1.2m if the fence is solid; or 1.8m with openings above a height of 1.2m that provide a uniform transparency of not less than 30% (excluding any posts or uprights).
42. Prior to the Sealing of the Final Plan of Survey for Stage 2, Property must be satisfied that the conditions relating to the Open Space and the adjoining public reserve have been met.
43. Walkways and public open space are to be shown as lots on the final diagram and are to be sold to Council for a nominal sum of one dollar (\$1.00). The final plan of survey will not be sealed until an executed Agreement of Sale and an executed Memorandum of Transfer is provided to Council, along with the required Titles Office registration fees. All other legal costs associated with fulfilment of this condition are to be met by the subdivider.

Advice to Applicant

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

Property

The applicant must arrange the relevant approvals under the *Local Government Act 1993*, for the installation of the easements on Council land with Council's Manager of Property Environment and Waste.

Waste Services

Waste services to the proposed subdivision would be Council's standard bin service collected fortnightly.

- Council's Standard Bin Service includes one (1) x 140L wheelie bin for Waste, one (1) x 240L wheelie bin for Recycling, and one (1) x 240L for FOGO wheelie bin to each of the lots, collected fortnightly.
- This subdivision needs to have enough kerbside area for placement of wheelie bins.
- For new subdivisions, a nature strip located adjacent to the kerbside with a minimum 1 metre in width must be included for the placement of bins. If there is no scope for a nature strip, the footpath must be designed and constructed to accommodate the placement of bins. Recommend footpath width to each lot to be a minimum of 2m to accommodate the placement of wheelie bins, as well as meeting the minimum accessible footpath width (1.8 metre).
- For new properties and subdivisions to have a waste service all new road construction must ensure that continuous forward movement for a waste collection vehicle is available.
- Turning heads of cul-de-sacs shall be a minimum of 18 metre diameter inside the kerb to allow for the continuous forward movement of a heavy rigid vehicle.
- Council's Waste Services Contractor collection trucks will not enter any of the properties to collect and empty the wheelie bins.
- All bins are to be placed on the kerbside for collection.
- In an area with an overhead obstruction such as a tree canopy a minimum height of 5.0 metres needs to be allowed for contractor's collection vehicle including access to the lifting arm.

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.

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.

7. PROPOSED USE AND DEVELOPMENT - MULTIPLE DWELLINGS (ONE NEW AND ONE EXISTING) - 2 BELGRAVE STREET CLAREMONT

File Reference: 5300854

REPORT SUMMARY

Application No.:	PLN-20-193
Applicant:	Wilson Homes Tasmania Pty Ltd
Owner:	A L Lytle
Zone:	Inner Residential Zone
Use Class	Residential
Application Status:	Discretionary
Discretions:	11.4.3 Site coverage and private open space 11.4.6 Privacy for all dwellings E6.7.12 Siting of Car Parking (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	11 August 2020
Existing Land Use:	Single dwelling
Representations:	1
Recommendation:	Approval, subject to conditions

Resolution:

DUNSBY/SIMS

That a permit be granted for the proposed use and development of Multiple dwellings (one new and one existing) at 2 Belgrave Street Claremont subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-20-193 and Plans submitted on 1 July 2020 (8 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 2020/00737-GCC, dated 12/06/2020, form part of this permit.
3. Habitable room windows within 1m of a shared driveway or parking space must have fixed obscure glazing extending to a height of at least 1.7m, as shown on the approved plans. This detail must be shown on plans submitted in association with a Building Permit application to the satisfaction of Council's Senior Statutory Planner. The fixed obscure glazing must be fitted to the relevant windows and must be maintained satisfactorily for the duration of the use as approved.
4. Landscaping works as shown on the endorsed plans must be completed within six months from issue of Certificate of Occupancy to the satisfaction of Council's Senior Statutory Planner and then maintained to the satisfaction of Council's Senior Statutory Planner.

Engineering

5. 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.derwentuary.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. 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.

8. Wheel stops are to be utilised on the northern edge of the parking areas, installation to comply with AS2890.1
9. The extension of the kerb and gutter and proposed driveway crossover are to be constructed in accordance with Municipal Standard Drawings TSD R14-v1 and TSD R09-v1.
10. 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 new dwelling. The approved on-site stormwater detention must be satisfactorily maintained for the duration of the use as approved.

11. 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 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.

The meeting closed at 6:16 pm

Confirmed,

CHAIR