

GLENORCHY PLANNING AUTHORITY MINUTES MONDAY, 10 DECEMBER 2018



Chairperson: Alderman M. Stevenson

Hour: 5.00 p.m.

Present: Aldermen M. Stevenson, J. Dunsby, K. Sims and B. Thomas.

In attendance: Mr. P. Garnsey (Manager Development and Environment), Ms. V. Tomlin (Senior Statutory Planner), Ms. S. Jeffreys (Planning Officer), Ms. C. Griffin (Planning Officer), Ms. B. Gungabison (Planning Officer), Ms. A. Dionysopoulos (Planning Officer), Ms. B. Narksut (Development Engineer), Ms. H. Zimmerman (Senior Environmental Health Officer) and Mr. L. Meline (Development Technical Officer).

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

Mayor K. Johnston

3. PECUNIARY INTERESTS

Alderman B. Thomas declared an interest in Item 7 - Proposed Use and Development - Addition to Community Shed (Community Meeting and Entertainment) - 2 Winbourne Road, West Moonah.

4. CONFIRMATION OF MINUTES

Resolution:

DUNSBY/THOMAS

That the minutes of the Glenorchy Planning Authority Meeting held on Monday, 12 November 2018 be confirmed.

The motion was put.

FOR: Aldermen Stevenson, Dunsby, Sims and Thomas.

AGAINST:

The motion was CARRIED.

Resolution:

DUNSBY/SIMS

That Item 10 be dealt with after Item 5.

The motion was put.

FOR: Aldermen Stevenson, Dunsby, Sims and Thomas

AGAINST:

The motion was CARRIED.

5. PROPOSED USE AND DEVELOPMENT - TWO MULTIPLE DWELLINGS (ONE NEW) AND PARTIAL CHANGE OF USE TO BUSINESS AND PROFESSIONAL SERVICES - 87 HOPKINS STREET, MOONAH

File Reference: 5431897

REPORT SUMMARY:

Application No.:	PLN-18-218
Applicant:	Lan & Skinner Architects
Owner:	M Wu
Zone:	General Business
Use Class	Business and Professional Services, Residential
Application Status:	Discretionary
Discretions:	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:	11 Dec 2018
Existing Land Use:	Single Dwelling
Proposal in Brief:	Two Multiple Dwellings (one new) and partial change of use to Business and Professional Services
Representations:	One non-statutory representation received
Recommendation:	Approval, subject to conditions

Resolution:

DUNSBY/THOMAS

That a permit be granted for the proposed use and development of Two Multiple Dwellings (one new) and partial change of use to Business and Professional Services at 87 Hopkins Street, Moonah subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-18-218 and Drawing No. P1 (page 4) submitted on 24/08/2018 and Drawing No. P3 submitted on 26/10/2018, except as otherwise required by this permit.
2. Any conditions and/or advice as determined by TasWater, and set out in the attached Amended Submission to Planning Authority Notice, reference No. TWDA 18/01442-GCC, dated 13/11/2018, form part of this permit.
3. The layout of the uses on the endorsed plans must not be altered without the written consent of Council. Specifically:
 - (a) The first floor dwelling must be used as a dwelling;
 - (b) The ground floor offices must be used as offices, for a real estate investment service and a travel agency;
 - (c) The ground floor garage must be kept available for vehicle parking at all times; and
 - (d) The existing dwelling must be used as a dwelling.
4. The approved hours of operation for the offices on the site are 9.00am to 5.00pm, Monday to Friday inclusive.
5. Security shutters must not be installed over windows or doors with frontage to the street or a public place.
6. The Business Directory sign must not resemble Statutory Signs in shape, size, design, colour, letter size or lighting.
7. Lighting must be provided generally as shown on the approved plans, to illuminate car parking areas and pathways, and provide well-lit public access at the ground floor level, for the duration of the uses as approved.

The lighting must be provided in accordance with clause 3.1 "Basis of Design" and clause 3.6 "Car Parks" in *AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Part 3.1: Pedestrian area (Category P) lighting*.
8. Landscaping comprising at least 5 percent of the area of the car park must be provided generally as shown on the approved plans. The landscaped area must be finished with a non-impervious surface, must be planted with vegetation prior to the issuing of Building approval, and must be maintained in a satisfactory, vegetated condition for the life of the use as approved.

Engineering

9. 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.
10. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
11. Five (5) clearly marked car parking spaces must be provided prior to use as approved and kept available for these purposes at all times. Car parking spaces, manoeuvring areas and aisles must be provided in accordance with the Australian Standard AS 2890.1 – 2004 *Off-Street Parking*. In areas set aside for car parking, securely fixed wheel stops or kerbing must be provided to the satisfaction of Council to prevent damage to fences or landscaped areas.
12. Of the required number of car parking spaces, one (1) car parking space must be provided for the exclusive use of people with disabilities. The space must be clearly marked and sealed with an impervious dust free surface in accordance with the standard for accessible car parking laid down in Australian Standard AS/NZS 2890.6:2009 - *Off-street parking for people with disabilities*.
13. Detailed engineering drawings showing the driveway and manoeuvring areas, internal service lines and connections to existing infrastructure, surface drainage collection, pavement composition and finished levels, must be submitted with the Building Application for approval by Council's Development Engineer.
14. Driveways, car parking and turning areas must be constructed and sealed with an approved impervious surface treatment prior to use as approved. All runoff from paved and driveway areas must be retained within site boundaries and discharged into Council's stormwater system. Construction details must generally be in accordance with Council's standard requirements. 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.
15. Water-Sensitive Urban Design (WSUD) principles for the treatment and disposal of stormwater discharging from the development must be incorporated into the development. The Developer must submit detailed WSUD plans to the satisfaction of Council's Development Engineer, prior to building approval.

16. The vehicle crossing extension and associated concrete passing bay must be constructed in accordance with the *Urban Roads Typical Driveway* standard between the kerb and the property boundary. Any driveway / crossover 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. Please contact Council to arrange a suitable time for the inspection to occur with adequate prior notice. A reinspection fee may apply to work that is not to Council standards. Appropriate traffic control and safety fencing must be provided to ensure public safety is not compromised and the works must not take longer than 48 hours to complete and be made available for safe pedestrian use.

Advice: the Urban Roads Typical Driveway standard can be found on Council's website at:

<https://www.gcc.tas.gov.au/residents/living-in-glenorchy/driveways.aspx>.

17. 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 Stevenson, Dunsby, Sims and Thomas.

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.

10. PROPOSED USE AND DEVELOPMENT - SUBDIVISION (BOUNDARY ADJUSTMENT) RE-ADVERTISED - 29 STOURTON STREET, ROSETTA AND 31 STOURTON STREET, ROSETTA

File Reference: 7776952 and 5343416

REPORT SUMMARY:

Application No.:	PLN-18-124
Applicant:	Glenorchy City Council
Owner:	Glenorchy City Council
Zone:	General Residential and Environmental Management
Use Class	Subdivision
Application Status:	Discretionary
Discretions:	9.7 Subdivision 10.6.1 A2 Lot Design 10.6.1 A3 Lot Design 10.6.1 A4 Lot Design (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	12 Nov 2018
Existing Land Use:	Single Dwelling and Public Open Space
Proposal in Brief:	Subdivision (boundary adjustment) Re-advertised
Representations:	1
Recommendation:	Approval, subject to conditions

Resolution:

SIMS/THOMAS

That a permit be granted for the proposed use and development of Subdivision (boundary adjustment) Re-advertised at 29 Stourton Street, Rosetta and 31 Stourton Street, Rosetta subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-18-124 and Drawing No. P3 submitted on 28/09/18, 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 2018/00957-GCC, dated 19/06/19, form part of this permit.
3. The right of way of Lot 2 must have a minimum frontage of 4.4m wide between point A and B. The width must be shown on the Final Plan of Survey.

Engineering

4. Private sewer, stormwater and water services/connections are to be entirely separate to each lot in order to ensure that service connections are contained entirely within the lots served. Power and telephone connections must also be contained within 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.
5. An original and two copies of each of the Plan of Survey and Schedule of Easements must be submitted to Council for sealing.

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 62166800.

The motion was put.

FOR: Aldermen Stevenson, Dunsby, Sims and Thomas.

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 - SINGLE DWELLING - 164 BRANSCOMBE ROAD, CLAREMONT

File Reference: 2674762

REPORT SUMMARY:

Application No.:	PLN-18-229
Applicant:	Bryden Homes Pty Ltd
Owner:	A R Entresz
Zone:	General Residential
Use Class:	Residential
Application Status:	Discretionary
Discretions:	10.4.3 Site coverage and private open space for all dwellings, E6.6.1 Number of Car Parking Spaces, E11.7.1 Buildings and Works (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	11 December 2018
Existing Land Use:	Vacant land
Proposal in Brief:	Single Dwelling
Representations:	0
Recommendation:	Approval, subject to conditions

Resolution:

THOMAS/DUNSBY

That a permit be granted for the proposed use and development of Single Dwelling at 164 Branscombe Road, Claremont subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-18-229 and Pages 2-3 of Drawing No. P2 submitted on 15/10/2018, and Drawings No. P3 submitted on 23/10/2018 and 29/10/2018, except as otherwise required by this permit.
2. Works must be undertaken in accordance with the '*Wetlands and Waterways Works Manual*' (DPIWE, 2003).

Engineering

3. Prior to the issuing of a Building Approval or the commencement of works on site, (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 or 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. 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 undertaken by Council at the developer's cost.
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 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.

Service infrastructure

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.

Environment

The mature Eucalyptus tree adjacent to the footpath, to the north of the existing crossover, is located within a Waterway and Coastal Protection Area. It is advised that no felling, lopping, ringbarking or otherwise injuring or destroying the tree should occur, unless, based on the advice of a suitably qualified arborist, the tree is unable to be retained because either:

- The health and viability of the tree is such that it represents a danger; and/or,

- There are no reasonable mitigation or protection measures able to be implemented to minimise the impacts of the development on the health of this tree and avoid its loss within the scope of the approved development.

The tree identified for retention should be appropriately protected during construction to ensure that no damage is inflicted that may impact upon the health of the tree or cause it to die. This includes establishing and maintaining a Tree Protection zone in accordance with AS 4970-2009 (calculated as 12 x trunk diameter at 1.4m above ground level (DBH)) to exclude:

- Storing of building materials;
- Vehicular traffic;
- Placement of fill; and
- Excavation works.

The motion was put.

FOR: Aldermen Stevenson, Dunsby, Sims and Thomas

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.

Alderman Thomas declared an interest in the following item and left the meeting.

7. PROPOSED USE AND DEVELOPMENT - ADDITION TO COMMUNITY SHED (COMMUNITY MEETING AND ENTERTAINMENT) - 2 WINBOURNE ROAD, WEST MOONAH

File Reference: 5452022

REPORT SUMMARY:

Application No.:	PLN-18-249
Applicant:	West Moonah Community House
Owner:	Glenorchy City Council
Zone:	General Residential
Use Class	Community Meeting and Entertainment
Application Status:	Discretionary
Discretions:	9.1 Changes to an existing non-conforming use, 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:	11 December 2018
Existing Land Use:	Community Shed (Community Meeting and Entertainment)
Proposal in Brief:	Addition to Community Shed (Community Meeting and Entertainment)
Representations:	0
Recommendation:	Approval, subject to conditions

Resolution:

DUNSBY/SIMS

That a permit be granted for the proposed use and development of Addition to Community Shed (Community Meeting and Entertainment) at 2 Winbourne Road, West Moonah subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-18-249 and page 2 of Drawing No. P1 submitted on 25/09/2018 and Drawing No. P4 submitted on 5/11/2018, 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 2018/06138-GCC, dated 13/11/2018, form part of this permit.
3. 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) (LAmix) 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.

4. Four bicycle parking spaces, with facilities to which the bicycle frame and wheels can be locked, must be provided on the site.

Engineering

5. Driveways, car parking and turning areas must be constructed and sealed with an approved impervious surface treatment prior to use as approved. Construction details must generally be in accordance with Council's standard requirements and must be provided in accordance with the "Australian Standard AS/ANZ 2890.1 – 2004 Off-Street Parking".

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.

Stormwater

The location of the shed extension as shown on the proposal plan is within an area that has the potential for overland stormwater flow in an extreme rainfall event. It is suggested the developer address this to reduce the risk of damage to property caused by the possibility of overland stormwater flow.

The motion was put.

FOR: Aldermen Stevenson, Dunsby and Sims.

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.

Alderman Thomas returned to the meeting.

8. PROPOSED USE AND DEVELOPMENT - MULTIPLE DWELLINGS (ONE EXISTING AND ONE NEW) - 17A CAMDEN CRESCENT, MOONAH

File Reference: 5414026

REPORT SUMMARY:

Application No.:	PLN-18-202
Applicant:	Green Design Architects
Owner:	T J Smith
Zone:	General Residential zone
Use Class	Residential
Application Status:	Discretionary
Discretions:	10.4.2 Setbacks and building envelope 10.4.3 Site coverage and private open space 10.4.8 Waste storage for multiple dwellings E5.5.1 Existing road accesses and junctions (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	Extension of time till 10 Dec 2018
Existing Land Use:	Residential (Single dwelling)
Proposal in Brief:	Multiple Dwellings (one existing & one new)
Representations:	1
Recommendation:	Approval, subject to conditions

Resolution:

DUNSBY/THOMAS

That a permit be granted for the proposed use and development of Multiple Dwellings (one existing & one new) at 17a Camden Crescent, Moonah subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-18-202 and Drawing No. P1, pages 4 to 8 of 8 submitted on 10/8/18 and Drawing No. P3, submitted on 24/09/18, 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 2018/01427-GCC, dated 04/09/2018, form part of this permit.
3. Nominated car parking spaces 1 and 2 on Drawing No. P3, page1 of 2 must be kept for the exclusive use of the additional dwelling.
4. The waste and recycling storage area must be screened from the frontage and dwellings to a height of at least 1.2m above the finished surface level of the storage area. This screening must be erected prior to the occupancy of the additional dwelling and must be satisfactorily maintained for the duration of the use as approved.

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. Four (4) clearly marked car parking spaces must be provided prior to use and kept available for these purposes at all times, with two (2) car parking spaces dedicated to each dwelling. Car parking spaces, manoeuvring areas and aisles must be provided in accordance with the Australian Standard AS 2890.1 – 2004 Off-Street Parking. In areas set aside for car parking, excluding jockey carparking, securely fixed wheel stops or kerbing must be provided to the satisfaction of Council to prevent damage to fences or landscaped areas.

8. Driveways, car parking and turning areas must be constructed and sealed with an approved all-weather surface treatment prior to occupancy. All runoff from paved and driveway areas must be retained within site boundaries and discharged into Council's stormwater system. Construction details must generally be in accordance with Council's standard requirements. The driveway, parking and manoeuvring areas must be kept clear of obstructions, such as service authority infrastructure, so that vehicle paths are not restricted.
9. 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.

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.

Waste Management

Waste Services to the multiple dwelling development at 17A Camden Cres Moonah would be Council's standard bin service collected fortnightly.

- The Council's Standard Bin Service includes one (1) x 140L wheelie bin for Waste and one (1) x 240L wheelie bin for recycling to each of the dwelling, collected fortnightly.
- Please note that this property would have a total of four (4) bins, two (2) Waste bins and two (2) Recycling 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 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 62166800.

The motion was put.

FOR: Aldermen Stevenson, Dunsby, Sims and Thomas.

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 - COMMUNITY SHED (MEN'S SHED) - CLAREMONT RECREATION GROUND - 15 MAIN ROAD, CLAREMONT

File Reference: 7765014

REPORT SUMMARY:

Application No.:	PLN-17-371
Applicant:	P & J Sheds Pty Ltd
Owner:	Glenorchy City Council
Zone:	Recreation Utilities
Use Class	Community Meeting and Entertainment
Application Status:	Discretionary
Discretions:	18.3.2 P1 Noise 18.2 Use Table 18.3.5 P1 Discretionary Uses 18.4.3 P1 Design 18.4.4 P1 Passive Surveillance E6.6.1 P1 Number of Carparking Spaces (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	10/12/18
Existing Land Use:	Passive Recreation
Proposal in Brief:	Community Shed (Men's Shed)
Representations:	1
Recommendation:	Approval, subject to conditions

Resolution:

THOMAS/SIMS

That a permit be granted for the proposed use and development of Community Shed (Men's Shed) at Claremont Recreation Ground 15 Main Road, Claremont subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-17-371 and Drawing No. P1 submitted on 31/05/18 and Drawing No. P2 received on 20/08/18, 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. TWDA2018/01320-GCC, dated 24/08/18, form part of this permit.
3. Any conditions and/or advice as determined by TasGas and set out in the attached Submission to Planning Authority reference No. BMSDOC-18-1007, dated 24/08/18, form part of this permit.
4. Separate approval must be obtained for access through TasRail land via a new Licence Agreement between TasRail and the Glenorchy City Council. This permit does not take effect until the Licence Agreement is in place.
5. Power tools and noise generating equipment must only operate during the hours applied for, which are as follows:
 - Weekdays (except public holidays) from 9:30am to 1:00pm
6. No outdoor storage is to occur.

Engineering

7. 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.
8. A stormwater connection must be constructed to Council's existing public stormwater infrastructure prior to Building Approval, by Council at the developer's cost from a design provided by the applicant and approved by Council's Development Engineer.

9. Sixteen (16) clearly marked car parking spaces must be provided prior to use and kept available for these purposes at all times. Car parking spaces, manoeuvring areas and aisles must be provided in accordance with the Australian Standard AS 2890.1 – 2004 Off-Street Parking. In areas set aside for car parking, securely fixed wheel stops or kerbing must be provided to the satisfaction of Council to prevent damage to fences or landscaped areas.
10. Of the required number of car parking spaces, one (1) car parking space must be provided for the exclusive use of people with disabilities. The space must be clearly marked and sealed with an impervious dust free surface in accordance with the standard for accessible car parking laid down in Australian Standard AS/NZS 2890.6:2009 - Off-street parking for people with disabilities.
11. Driveways, car parking and turning areas must be constructed and sealed with an approved impervious surface treatment prior to use as approved. All runoff from paved and driveway areas must be retained within site boundaries and discharged into Council's stormwater system. Construction details must generally be in accordance with Council's standard requirements. 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.
12. Water sensitive urban design principles for the treatment of stormwater discharging from the development must be incorporated into the development. Detailed design plans must be submitted and be approved by Council's Development Engineer prior to building approval.
13. 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.
14. Landscaping comprising at least 5 percent of the area of the car park must be provided. The landscaped area must be finished with a non-impervious surface, and must be maintained in a satisfactory, vegetated condition for the duration of the use as approved.

Environmental Health

15. An activity carried out in accordance with this permit must not exceed an equivalent continuous A-weighted sound pressure level measured over 15 minutes (LAeq15min) of 40 dB(A) when measured in a habitable room of a residential premise in other ownership; or an Lmax of 45 dB(A) at any time.
16. Three-sided noise mitigation enclosures must be built to house the three noisiest machines. These enclosures must be lined with sound absorbing material (page 4 of the Report recommendations Proposed Men's Shed 15 Main Road, Claremont (Pearu Terts, 01/11/2018)).

17. Sisalation lining of the roof space must be “drooped” to provide air space and absorb lower frequency noises for noise mitigation purposes (page 4 of the Report recommendations for Proposed Men’s Shed 15 Main Road, Claremont (Pearu Terts, 01/11/2018)).
18. A Noise Verification Report must be submitted to Council within four weeks of the Men’s Shed opening. The report must assess the noise generating activities over the scheduled duration, measured at the nearby residential boundaries.
19. The report must demonstrate and certify that the noise emissions from the Shed do not cause “environmental harm” (see the definition in the Environmental Management and Pollution Control Act 1994 and Performance Criteria 18.3.2 Noise of the Glenorchy Interim Planning Scheme 2015); and certify the predicted noise levels inside the homes will meet the prescriptive dB(A) condition (namely 40 dB(A) measured over 15 minutes and a 45 dB(A) maximum at any time inside a habitable room in other ownership).
20. Should further noise mitigation treatments be required to achieve the required sound levels, the measures must be installed within twelve weeks of the date of the report. A further noise verification check must be undertaken and submitted to the Council. Noise mitigation treatments must be shown to be effective and the Report must certify noise levels as required by the planning permit.
21. The discharge of liquids, other than unpolluted rainwater, to Council’s stormwater system, receiving water bodies or water courses is strictly prohibited.
22. Any area where liquid wastes (including spills) are generated must be suitably graded and bunded to direct the liquid waste to sewer.
23. All solid wastes must be managed in accordance with the hierarchy of waste management summarised below, unless otherwise approved in writing by the Council.
 - (a) waste must be minimised, that is, the generation of waste must be reduced to the maximum extent that is reasonable and practicable, having regard to best practice environmental management;
 - (b) waste must be re-used or recycled to the maximum extent that is reasonable and practicable; and
 - (c) any residual waste must be disposed of only at a site and in a manner approved by the Glenorchy Planning Authority.

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 62166800.

Layout Design – Noise Considerations

Consideration to the internal layout of the shed should be given in order to locate noisier equipment further away from the residences. For example, machinery should be located inside the shed closer to the Main Road side, with timber stacked on the side of the shed closer to the cycleway. This will act as a noise shield and aid noise mitigation.

Pearu Terts, acoustic engineer, should be consulted for further advice about the most effective design for the noise mitigating three sided enclosures to house the noisiest equipment. Additionally, Pearu Terts has experience with installing the sisalation lining for the roof space for noise mitigation and is able to advise on this.

The motion was put.

FOR: Aldermen Stevenson, Dunsby, Sims and Thomas.

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.

11. PROPOSED USE AND DEVELOPMENT - SINGLE DWELLING - 20 MCGILL RISE, CLAREMONT

File Reference: 3495619

REPORT SUMMARY:

Application No.:	PLN-18-079
Applicant:	Aviation Consolidated Holdings Pty Ltd
Owner:	Aviation Consolidated Holdings Pty Ltd
Zone:	General Residentia
Use Class:	Single Dwelling
Application Status:	Discretionary
Discretions:	Clause 10.4.2 Setbacks and building envelope for all dwellings, Clause 10.4.3 Site coverage and private open space for all dwellings and Clause 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:	Extension granted until 11 December 2018
Existing Land Use:	Vacant land
Proposal in Brief:	Single dwelling
Representations:	0
Recommendation:	Approval, subject to conditions

Resolution:

DUNSBY/SIMS

That a permit be granted for the proposed use and development of Single dwelling at 20 McGill Rise Claremont subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-18-079 and Drawing No. P6 submitted on 29 June 2018 and Drawing No. P8 submitted on 19 October 2018, 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 2018/00668-GCC, dated 18 October 2018, form part of this permit.

Engineering

3. Prior to the issuing of a Building Approval or the commencement of works on site, (whichever occurs first), 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

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 undertaken by Council at the developer's cost.

6. The proposed building and structural foundations (including eaves and overhangs) must be located at least one metre clear (measured horizontally to the nearest external surface of the pipe) of the Council's 150mm Stormwater main. Prior to the issuing of a building permit submit a site plan and a typical cross-section drawing showing the relationship both vertically and horizontally between the footings and the mains to the satisfaction of Council's Development Engineer. The proposed building and structural foundations must be designed such that no additional loads are imposed on any nearby Council mains. Any footings located close to mains must be taken down to at least the invert level of the mains, or to a suitable bearing material such as bedrock (this will protect the mains, and it will also protect the property owner if the Council ever has to dig up the mains, which may require a deep trench immediately adjacent to a building).
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 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.
8. The development must comply with Council's Stormwater Runoff Management Policy, the Stormwater detention for a 1 in 20 year ARI storm event must be provided on site. 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.

Advice to Applicant

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

Underground Services

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

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 62166800.

The motion was put.

FOR: Aldermen Stevenson, Dunsby, Sims and Thomas.

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.

12. PROPOSED USE AND DEVELOPMENT - SINGLE DWELLING - 3 MCGILL RISE, CLAREMONT

File Reference: 3495360

REPORT SUMMARY:

Application No.:	PLN-18-235
Applicant:	Aviation Consolidated Holdings Pty Ltd
Owner:	Aviation Consolidated Holdings Pty Ltd
Zone:	General Residential
Use Class	Residential
Application Status:	Discretionary
Discretions:	Clause 10.4.2 Setbacks and building envelope for all dwellings, Clause 10.4.3 Site coverage and private open space for all dwellings and Clause 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:	Extension granted until 11 Dec 2018
Existing Land Use:	Under construction
Proposal in Brief:	Single Dwelling
Representations:	0
Recommendation:	Approval, subject to conditions

Resolution:

THOMAS/DUNSBY

That a permit be granted for the proposed use and development of Single Dwelling at 3 McGill Rise, Claremont subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-18-235 and Drawing No. P3 submitted on 12 October 2018, and Drawing No. P4 submitted on 26 October 2018, except as otherwise required by this permit.

Engineering

2. Prior to the issuing of a Building Approval or the commencement of works on site, (whichever occurs first), 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

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 undertaken by Council at the developer's cost.
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 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 5.5 metres.

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

6. Widening to the existing vehicle crossing and apron to provide for manoeuvring path must be constructed in accordance with standard drawing SD-1003 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: A Property Access Works Application must be completed prior to any work being undertaken. The application is available from Council's planning department or available from Council's website at: <https://www.gcc.tas.gov.au/residents/living-in-glenorchy/driveways>

7. The Stormwater detention for a 1 in 20-year ARI storm event must be provided on site. 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.

Advice to Applicant

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

Other Permits

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 62166800.

The motion was put.

FOR: Aldermen Stevenson, Dunsby, Sims and Thomas.

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.

SIMS/DUNSBY

That the meeting be closed to the public pursuant to Regulation 15(4) of the Local Government (Meeting Procedures) Regulations 2005.

The motion was put.

FOR: Aldermen Stevenson, Dunsby, Sims and Thomas.

AGAINST:

The motion was CARRIED.

CLOSED TO MEMBERS OF THE PUBLIC

13. APPEALS REPORT

This item is to be considered at a closed meeting of the Glenorchy Planning Authority by authority of the Local Government (Meeting Procedures) Regulations 2015 Regulation 15(4).

The meeting closed at 6.40 p.m.

Confirmed,

CHAIRMAN