

GLENORCHY PLANNING AUTHORITY

AGENDA

MONDAY, 11 JULY 2016



GLENORCHY CITY COUNCIL

- * *The General Manager certifies that the reports contained in this Agenda have been written by qualified persons under Section 65 of the Local Government Act 1993.*
- * Aldermen with an interest or concern in relation to a particular item on this Agenda, are invited to attend the meeting.
- * All application information is available to Aldermen for inspection upon request to the relevant Planning Officer.

Chairperson: Alderman K. Johnston

Hour: 3.00 p.m.

TABLE OF CONTENTS:

1.	PLANNING AUTHORITY DECLARATION	2
2.	APOLOGIES/LEAVE OF ABSENCE	2
3.	PECUNIARY INTERESTS.....	2
4.	CONFIRMATION OF MINUTES	2
5.	PROPOSED USE AND DEVELOPMENT - RESIDENTIAL (MULTIPLE DWELLINGS) - 7 ARNOLD STREET AND 7A ARNOLD STREET, GLENORCHY.....	3
CLOSED TO MEMBERS OF THE PUBLIC		32
6.	APPEALS REPORT	32
7.	COMPLIANCE REPORT	32

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/LEAVE OF ABSENCE

3. PECUNIARY INTERESTS

4. CONFIRMATION OF MINUTES

That the minutes of the Glenorchy Planning Authority Meeting held on 14 June 2016 be confirmed.

5. PROPOSED USE AND DEVELOPMENT - RESIDENTIAL (MULTIPLE DWELLINGS) - 7 ARNOLD STREET AND 7A ARNOLD STREET, GLENORCHY

Author: Planning Officer (Vanessa Tomlin)

Qualified Person: Planning Officer (Vanessa Tomlin)

Property ID: 5352144

REPORT SUMMARY:

Application No.:	PLN-16-052
Applicant:	G Hills & Partners Architects
Owner:	J M Saxby
Zone:	Inner Residential
Use Class	Residential
Discretion	11.4.3 P2 Site Coverage and Private Outdoor Space and 11.4.7 P1 Frontage Fence
Level 2 Activity?	No
42 Days Expires:	11 July 2016
Existing Land Use:	Residential (single dwelling)
Representations:	1
Recommendation:	Approval, subject to conditions

REPORT IN DETAIL:

PROPOSAL

The proposal involves the consolidation of two existing lots, CT65874/1 and CT 216431/40, to enable the proposed construction of three additional dwellings. Proposed dwellings 1, 2 and 3 are to be single storey and consist of three bedrooms, a bathroom, laundry and open plan kitchen, living and dining with an entry foyer.

Each proposed dwelling has access to at least 50m² of private outdoor space and two parking spaces per dwelling. In addition, two visitor parking spaces are proposed for the site.

The existing dwelling, identified as No.7 and the other existing dwelling, identified as No.7A are to have at least two bedrooms and access to a minimum of 50m² of private outdoor space, which is to be located within the frontage setback. Two parking spaces are to be located to the rear of each existing dwelling. The existing access to dwelling No.7 is to be removed and curbing reinstated. Access to the whole site is to be gained from the existing access to dwelling No.7A. A 1.8m high frontage fence is proposed and each dwelling is to have a storage area for waste and recycling bins. Water sensitive urban design, in the form of a rain garden, is proposed to absorb stormwater runoff from impervious surfaces. Several existing outbuildings are proposed to be demolished, as well as a pergola-type structure attached to the existing dwelling at 7A Arnold Street, prior to the construction of the proposed dwellings.

The proposal relies on performance criteria P2 of 11.4.3 Site Coverage and Private Outdoor Space and P1 of 11.4.7 Frontage Fence.

SITE and LOCALITY

The proposal site consists of two existing properties, identified as 7 and 7A Arnold Street, Glenorchy (Fig. 1).

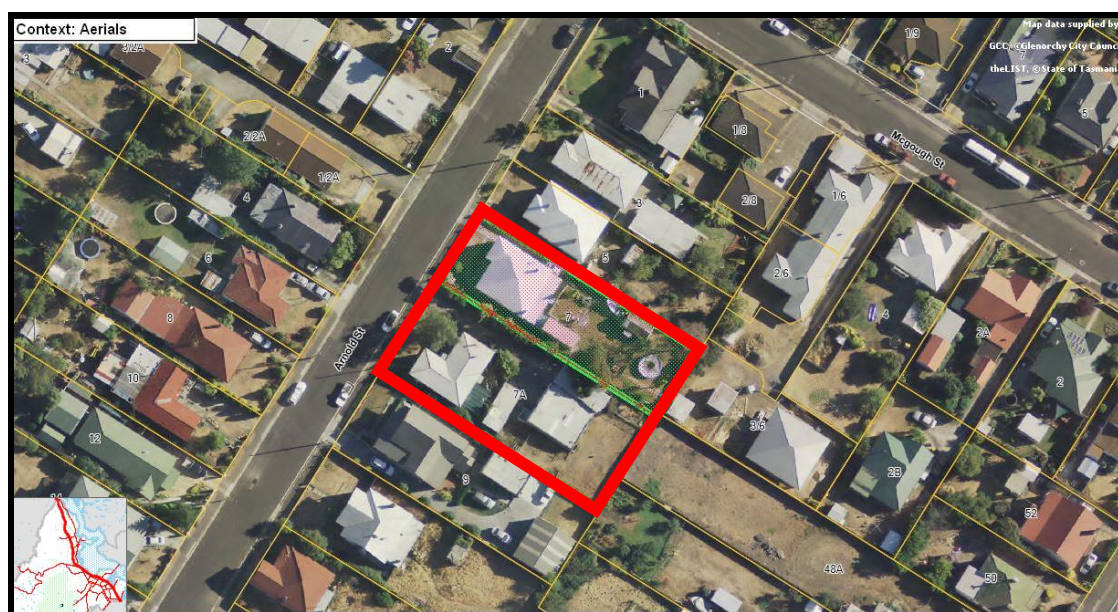


Figure 1. Aerial view of the proposal site, 7 and 7A Arnold Street, Glenorchy, Council record, Exponare

The site, 7 Arnold Street, has approximately 15.4m of frontage to Arnold Street, a depth of 51.5m and has an area of 789m². This site is occupied by a single dwelling and associated outbuildings. The site, 7A Arnold Street is occupied by a single dwelling and associated outbuildings. This site has approximately 21m of frontage to Arnold Street, a depth of 51.5m and has an area of 1103m².

The proposal site has a combined area of 1892m². The site is reasonably flat with an average slope of approximately 1 in 20, with the steepest gradient being approximately 1 in 13 near the south-western side boundary, adjacent to 9 Arnold Street, Glenorchy (Fig. 2).

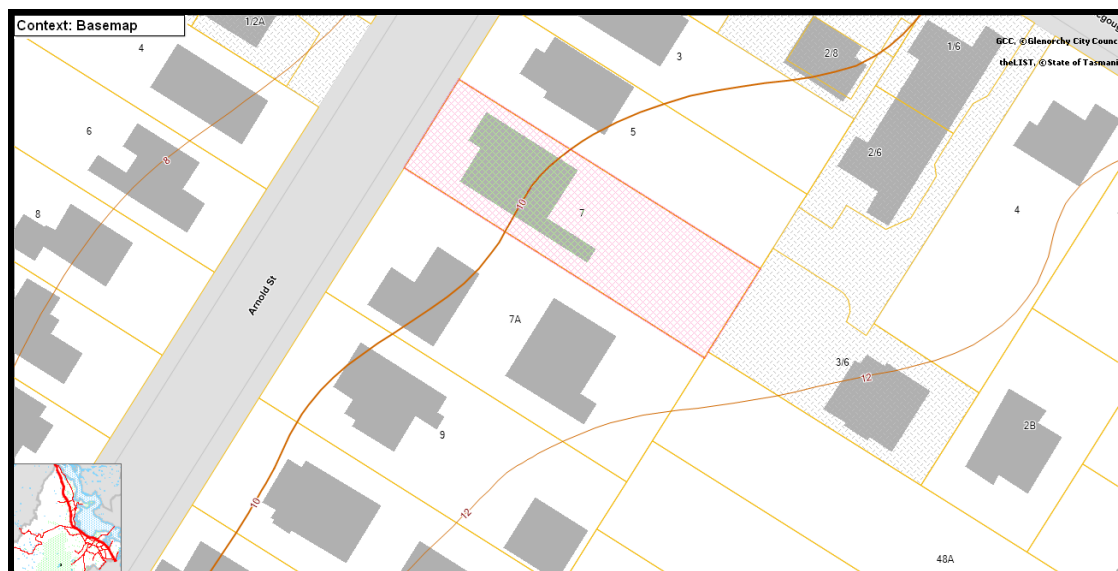
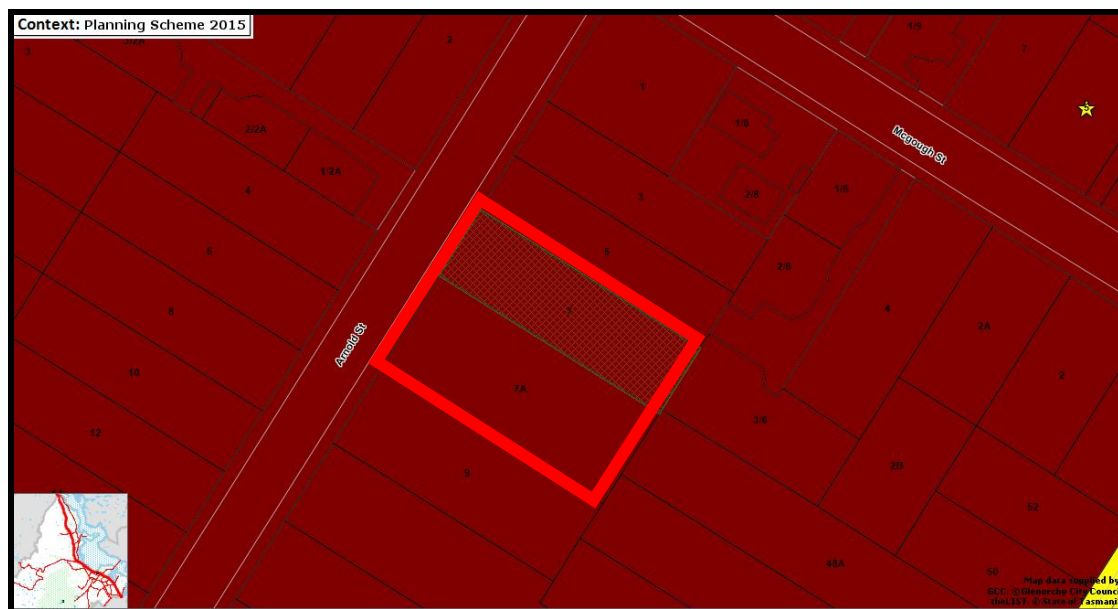


Figure 2. An excerpt from Council maps, Exponare, showing the slope gradient of the site, expressed in 2m contour intervals

ZONE

The site is wholly located within the Inner Residential Zone (Fig. 3).



BACKGROUND

No information on file relevant to this application.

ASSESSMENT

STATE POLICIES, OBJECTIVES of LUPAA

There are no inconsistencies with any other State Policies or with the objectives of the Land Use Planning and Approvals Act 1993 (LUPAA).

A condition is recommended requiring appropriate soil and water management to prevent erosion and the transport of sediments into surface waters, consistent with the State Policy on Water Quality Management.

GLENORCHY INTERIM PLANNING SCHEME 2015

Part B: Administration

General Exemptions

Nil

Limited Exemptions

Nil

Planning Scheme Operation (Does a SAP or Code override Zone provisions?)

The provisions of a SAP or Code do not override the Zone provisions in this assessment.

Use Class Description (Table 8.2):

The use classification is Residential (multiple dwellings). Residential means use of land for self contained or shared living accommodation. Examples include an ancillary dwelling, boarding house, communal residence, home-based business, hostel, residential aged care home, residential college, respite centre, retirement village and single or multiple dwellings.

Other relevant definitions (Clause 4.1):

Applicable standard means as defined in subclause 7.5.2, which is a standard in a zone, specific area plan or code, is an applicable standard if:

- (a) the proposed use or development will be on a site within a zone or the area to which a specific plan relates, or is a use or development to which the code applies; and
- (b) the standard deals with a matter that could affect, or could be affected by, the proposed use or development.

Standard means, in any zone, code or specific area plan, the objective for a particular planning issue and the means for satisfying that objective through either an acceptable solution or performance criterion presented as the tests to meet the objective.

Dwelling means a building, or part of a building, used as a self contained residence and which includes food preparation facilities, a bath or shower, laundry facilities, a toilet and sink, and any outbuilding and works normally forming part of a dwelling.

Multiple dwellings mean 2 or more dwellings on a site.

Habitable room means any room of a dwelling other than a bathroom, laundry, toilet, pantry, walk-in wardrobe, corridor, stair, hallway, lobby, clothes drying room and other space of a specialised nature occupied neither frequently nor for extended periods.

Private open space means an outdoor area of the land or dwelling for the exclusive use of the occupants of the land or dwelling.

Amenity means, in relation to a locality, place or building, any quality, condition or factor that makes or contributes to making the locality, place or building harmonious, pleasant or enjoyable.

Existing ground level when used in respect of a development means the level of a site at any point before the development occurs.

Finished ground level when used in respect of a development means the level of a site at any point after the development has been completed.

Natural ground level means the natural level of a site at any point.

Part C: Special Provisions

No special provisions of the Scheme apply to this proposal.

Part D: Zones

The land is within the Inner Residential Zone and the following Scheme zone purpose statements, use table, use standards and/or development standards apply to this proposal:

Zone Purpose Statement

To provide for a variety of residential uses and dwelling types close to services and facilities in inner urban and historically established areas, which uses and types respect the existing variation and pattern in lot sizes, set back, and height; to provide for compatible non-residential uses that primarily serve the local community; to encourage residential development at higher densities in locations within walkable distance of services, facilities, employment and high frequency public transport corridors; and to provide for a change in character from single dwellings on larger lots to alternative forms of housing such as terrace housing and apartments at greater density and with improved public open space amenity, whilst protecting amenity for existing nearby development.

The site is approximately 880m north-east of the Glenorchy Central Business District and GASP is approximately 340m to the north-west of the site. The site is currently characterised as single dwellings on larger lots. The conversion to high density residential development is encouraged, considering the walkable distance to services, facilities, employment and public open space.

Use Table

Residential (multiple dwelling) is a permitted use class in the Inner Residential Zone. However, the proposal relies on performance criteria to comply with the Site Coverage and Private Outdoor Space standard and the Frontage Fence standard. The proposal is discretionary.

Use Standards

No applicable standards as the use standards relate to non-residential uses.

Development Standards for Residential Buildings & Works*11.4.3 Site Coverage and Private Outdoor Space*

Access to the private outdoor space of the existing dwellings and the proposed dwellings is via the entry foyer. An entry foyer or lobby is not considered to be a habitable room. As such, the proposal does not comply with acceptable solution A2 (c) of Clause 11.4.3. The proposal relies on performance criteria P2 to comply with the standard.

The objective of the standard is to provide for outdoor recreation and the operational needs of the residents; and opportunities for the planting of gardens and landscaping; and private open space that is integrated with the living areas of the dwelling; and private open space that has access to sunlight. To achieve this aim, the performance criteria requires a dwelling to have private open space that includes an area that is capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play that is conveniently located in relation to a living area of the dwelling; and orientated to take advantage of sunlight; unless the projected requirements of the occupants are considered to be satisfied by communal open space or public open space in close proximity.

The designated area of private outdoor space for each dwelling is assessed as being orientated between 30° west of north and 30° east of north. As a consequence, the proposed private outdoor space for each dwelling takes advantage of available sunlight. Whilst the private outdoor space for each dwelling is not directly accessed from a habitable room, the entry foyer leads onto the living area of the dwelling, therein providing convenient access to the private outdoor.

The proposal is assessed as satisfying the performance criteria and complies with the standard.

11.4.7 Frontage Fences

A 1.8m high frontage fence is proposed. The acceptable solution allows for a frontage fence with a maximum height of 1.5m. The proposal relies on the performance criteria to comply with the standard.

The objective of the frontage fence standard is to control the height and transparency of frontage fences to allow the potential for mutual passive surveillance between the road and the dwelling; and establish a consistent pattern of frontage fences.

To achieve this, the performance criteria requires a fence (including free-standing walls) within 3m of a frontage to allow for mutual passive surveillance between the road and the dwelling (particularly on primary frontages), and maintain or enhance the streetscape.

The streetscape essentially comprises of frontage fences to a height of 1.2m (Fig. 4).

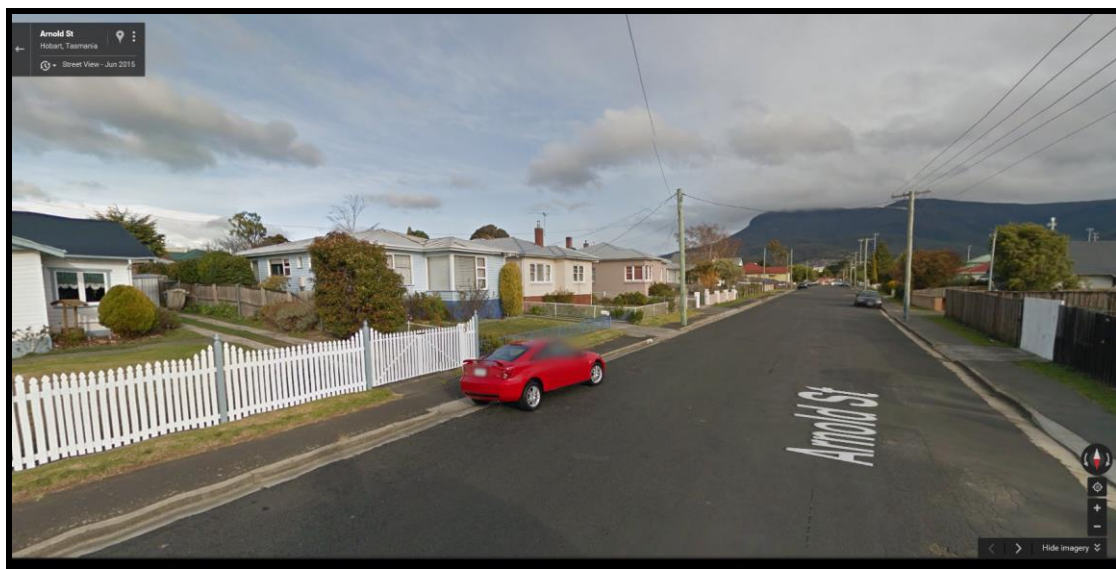


Figure 4. A snapshot taken from Street view showing the frontage fences along the street.

The purpose for the proposed 1.8m high fence is to screen the private outdoor space of the existing dwellings, owing to the private outdoor space being located between the frontage and the dwellings. However, adequate privacy screening can be achieved by the combination of a fence with uniform transparency of not less than 30%, to a height of 1.5m and landscaping, in the form of screening vegetation positioned behind the fence. This arrangement would provide an opportunity for mutual passive surveillance between the road and the dwelling and enhance the streetscape

A condition of approval is recommended to ensure the frontage fence has uniform transparency of not less than 30% and is to a height of 1.5m with landscaping, in the form of screening vegetation, positioned behind the fence and within the property boundary.

Part E: Codes

The following codes of the Scheme apply to this proposal:

Parking and Access Code

Council's Development Engineer has assessed the proposal against the standards of the Parking and Access Code and is satisfied that the proposal complies with the requirements. Several conditions of approval have been recommended. Please see the Development Engineer's referral for more detail.

Stormwater Management Code

Council's Development Engineer has assessed the proposal against the standards of the Stormwater Management Code and is satisfied that the proposal complies with the requirements. Several conditions of approval have been recommended. Please see the Development Engineer's referral for more detail.

PART F: Specific Area Plans

A SAP does not apply to this application.

INTERNAL REFERRALS**Development Engineer**

Council's Development Engineer has made the following comments.

Traffic, Access & Parking

Access to the development is from Arnold Street. The additional traffic movements generated by the development are not expected to significantly affect local traffic conditions.

Owing to the proposed development serving more than five car parking spaces, a passing bay at the frontage of the development is required to be provided in accordance with the Glenorchy Interim Planning Scheme 2015. The existing vehicle crossing and associated apron is required to be widened to access the 5.5-metre wide passing bay and this is not shown on the proposal plan. However, is recommended to be provided as a condition of approval.

The applicant is proposing twelve car parking spaces. Table E6.1 of the scheme requires eleven car parking spaces. However the twelve proposed is no more than 10% additional car parking under acceptable solution of Clause E6.6.1 of the Glenorchy Interim Planning Scheme 2015 and is considered acceptable.

Adequate on-site turning is provided so that vehicles can exit the site in a forward direction and adequate passing areas are proposed internally; comply with the Glenorchy Interim Planning Scheme 2015.

A number of car parking spaces are tandem or "jockey" style parking arrangement. These parking spaces are proposed to be associated with individual dwellings and considered to be acceptable.

GCC Services (Stormwater)

There are no GCC stormwater mains affected by this application. The existing stormwater connection has recently been upgraded and considered adequate to service the development.

Water sensitive urban design principles (stormwater treatment via bio-retention basin/swales) are required to be provided under Glenorchy Interim Planning Scheme 2015 Clause E7.1 A2 and recommended a condition of approval that this is to be provided prior to building approval for approval by Councils Development Engineer. Areas have been nominated on the proposal plans to accommodate this however further detail is required. Certification from a registered professional engineer should be provided prior to occupancy, that the stormwater treatment system has been constructed in accordance with the approved plans.

Other

Geoscience issues

There are no geotechnical issues identified through Council records that affect this application.

Flooding/Inundation issues

There are no flooding issues identified through Council records that affect this application.

Waste Management Officer

Council's Waste Management Officer has made the following comment and recommended advice to the applicant.

Waste Services to the proposed multiple dwelling development at 7 and 7A Arnold Street, Glenorchy would be Council's standard bin service collected fortnightly.

EXTERNAL REFERRALS

TasWater

TasWater is in support of the proposal and has recommended conditions and advice.

REPRESENTATIONS

The application was advertised for the statutory 14-day period with one representation received. The issues raised are as follows:

1. Privacy

The representor states that a bedroom window of proposed dwelling 1 will overlook the backyard, invading privacy to 'a very large degree'. The representor claims that a considerable amount of privacy was lost when multiple dwellings were constructed on the other side of their property, with a 3m setback from the shared side boundary, compared to the proposed setback of 2m for this proposal, thus increasing the potential for privacy loss. The representor notes that the proposed bedroom window of dwelling 1 is to be positioned directly opposite their backdoor. The representor requests that the bedroom window of proposed dwelling 1 be moved and screening erected on the boundary to enable the preservation of their privacy.

Planner's Comment:

The applicant has agreed to re-position the bedroom window to the north-western elevation, in order to maintain the representors current level of privacy. As a result, there will be no habitable room windows on the south-western elevation, which is adjacent to the shared side boundary. A condition of approval is recommended accordingly.

2. Building height

The representor states that the proposal plans do not show the true lay/slope of the land. The representor is concerned that if dwelling 1 is constructed with a minimal cut into the slope of the land, it will have a significant impact in their privacy, as the dwelling will have a full view of their property, owing to the height of the dwelling. The representor points out that the elevation plans do not show any details of fill or excavation, to enable the height of the dwellings to be determined.

Planner's comment

Proposed dwelling 1 is assessed as complying with the acceptable solution of the privacy standard because there is not to be a habitable room window on the south-western elevation.

In relation to height, dwelling 1 is to be setback 2m from the shared side boundary. Acceptable solution A3 of the building envelope standard, Clause 11.4.2 allows a building to be 5m in height when setback 2m from the side boundary. The south-western wall of dwelling 1 is to be 2.7m (2.4m plus 0.3m) in height and the proposal complies with the building envelope standard.

CONCLUSION

The proposal is relying on the performance criteria to comply with the Site Coverage and Private Outdoor Space standard and the Frontage Fence standard. The proposal is assessed as satisfying the performance criteria and complies with the Site Coverage and Private Outdoor Space standard and the Frontage Fence standard. The proposal is assessed as complying with all other use and development standards in the Inner Residential Zone, as well as the relevant standards of the Parking and Access Code and Stormwater Management Code. The application was publicly advertised for the statutory 14-day period and no representations were received. It is concluded that the proposal is consistent with the Scheme's zone purpose statements and is satisfactory.

Recommendation:

That a permit is granted for the proposed use and development of Residential (Multiple dwellings) at 7 Arnold Street, Glenorchy and 7a Arnold Street, Glenorchy subject to the following conditions:

Planning

1. Use and development shall be substantially in accordance with planning permit application No. PLN-16-052 and Drawing No. P1 (pages 2-6) submitted on 7 March 2016 and Drawing No. P2 submitted on 4 April 2016 and Drawing No. P3 submitted on 2 June 2016, except as otherwise required by this permit.
2. Any conditions and/or advice as determined by TasWater, and set out in the attached Appendix A, form part of this permit.

3. Titles for the land subject to the proposed use and development, CT65874/1 and CT 216431/40 must be adhered prior to the issue of the Certificate of Occupancy.
4. Any parking space allocated to a dwelling must be separated by a horizontal distance of at least 1m from another dwelling, as shown on the approved plan.
5. Plans submitted for building approval must show the habitable room window sill height of 1.7m above the shared driveway for existing dwelling No.7. The plan must be to the satisfaction of Council's Senior Statutory Planner and the sill height must be constructed and installed prior to the issue of the Certificate of Occupancy and then maintained to the satisfaction of Council's Senior Statutory Planner.
6. Plans submitted for building approval must show the south-western elevation of dwelling 1 with no window to a habitable room. The north-western elevation of dwelling 1 must have highlight windows to habitable rooms (bedrooms) with sill heights of 1.7m above the parking spaces. The plan must be to the satisfaction of Council's Senior Statutory Planner and the sill height must be constructed and installed prior to the issue of the Certificate of Occupancy and then maintained to the satisfaction of Council's Senior Statutory Planner.
7. A landscaping plan, prepared by a suitably qualified person, is to be submitted in association with the building permit application for approval by Council's Senior Statutory Planner. Particular attention is to be paid to the frontage fence, where the frontage fence must have uniform transparency of not less than 30% and be to a height of 1.5m with landscaping, in the form of screening vegetation, positioned directly behind the fence and within the property boundary, to ensure screening of the adjacent private outdoor space. The landscaping plan must indicate the following:-
 - a) outline of the proposed buildings;
 - b) any proposed driveways, paths, car parking and retaining walls;
 - c) any fencing designed to enclose private outdoor space of the dwellings internal to the site must provide clear sightlines to enable safe vehicular or pedestrian movements within the site;
 - d) the proposed planting throughout the site (including expected mature height and plant size);
 - e) location of the storage area for waste and recycling bins for each dwelling. The storage area for waste and recycling bins must not be located in the frontage setback.
8. The landscaping works must be completed within 3 months of the issue of a Certificate of Occupancy and then maintained to the satisfaction of Council's Senior Statutory Planner.

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. Detailed engineering drawings showing the driveway and manoeuvring areas, internal service lines and connections to existing infrastructure, surface drainage collection, pavement composition, finished levels and bio-retention details, must be submitted with the Building Application for approval by Council's Development Engineer.
12. To meet acceptable stormwater quality, a bio retention basin/s for the treatment of stormwater discharging from the development must be incorporated into the development, in accordance with the Glenorchy Interim Planning Scheme Stormwater Management Code and be approved by Council's Development Engineer prior to the issue of Building Approval. Certification from a registered professional engineer must be provided prior to occupancy, that the stormwater treatment system has been constructed in accordance with the approved plans.
13. Driveways, car parking and turning areas must be constructed and sealed with an approved impervious surface treatment prior to occupancy of any additional dwellings. 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.
14. Twelve clearly marked car parking spaces must be provided prior to occupancy of any of the additional dwelling units 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. Note that minor amendments are required to the parking as shown on the proposal plan submitted with the application prior to building approval.

15. A passing bay of minimum width 5.5m and minimum length 6.0m must be provided at the road frontage of the driveway, prior to occupancy of any of the additional dwelling and constructed in accordance with standard drawing SD-1003 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. 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: <http://gcc.tas.gov.au/content/Driveways.GCC?ActiveID=1304> Note that minor amendments are required to the access as shown on the proposal plan submitted with the application prior to building approval.
16. 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.

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 2000 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 62 166 800.

Waste Management

- Waste Services to the proposed unit development at 7 and 7A Arnold Street, Glenorchy will 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 units, collected fortnightly.

Please note that this property would have a total of ten (10) bins, 5 x 140L Waste Bins and 5 x 240L Recycling Bins.

This property has an existing curbside/nature strip area for placement of the bins therefore the units would have their own individual bins. All bins are to be placed on the curbside for collection. Council's Waste Management Contractor collection trucks will not enter the property to collect and empty the wheelie bins.

Appendix 1

11.0 Inner Residential Zone

Standard	Acceptable Solution	Proposed	Complies?
11.4 Development Standards for Buildings and Works			
11.4.1 Residential density for multiple dwellings	A1 Multiple dwellings must have a site area per dwelling of not less than 200m ² and not more than 400m ² .	Five dwellings are proposed on a lot (consolidated lot) with an area of 1893m ² . The site area per dwelling is to be 315.5m ² .	Yes
11.4.2 Setbacks and building envelope	A1 Unless within a building area, a dwelling, excluding protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6 m into the frontage setback, must have a setback from a frontage that is: (a) at least 3m, or, if the setback from the frontage is less than 3m, not less than the setback from the frontage of any existing dwelling on the site; (b) if for a vacant site with existing dwellings on adjoining sites on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street.	Two existing dwellings front the road. The frontage setback is 5.4m and 5.2m consecutively.	Yes
	A2 A garage or carport must have a setback from a frontage of at least: (a) 4m, or alternatively 1m behind the façade of the dwelling; or (b) the same as the dwelling façade, if a portion of the dwelling gross floor area is located above the garage or carport; or	A garage or carport is not proposed between the road and the building line.	Yes

Standard	Acceptable Solution	Proposed	Complies?
	(c) 1m, if the natural ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage. A3 A dwelling, excluding outbuildings with a building height of not more than 2.4 m and protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6 m horizontally beyond the building envelope, must: (a) be contained within a building envelope (refer to diagrams 11.4.2A, 11.4.2B, 11.4.2C and 11.4.2D) determined by: (i) a distance equal to the permitted frontage setback or, for an internal lot, a distance of 3m from the rear boundary of a lot with an adjoining frontage; and (ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3 m above natural ground level at the side boundaries and a distance of 3m from the rear boundary; to a building height of not more than 9.5 m above natural ground level; and (b) only have a setback within 1.5 m of a side boundary if the dwelling: (i) does not extend beyond an existing building built on or within 0.2 m of the boundary of the adjoining lot; or (ii) does not exceed a total length of 9 m or one-third the length of the side boundary (whichever is the lesser).	The proposed dwellings are to be setback 1.5m from the side boundaries and setback 3m from the rear boundary. The proposal is assessed as compliant with the building envelope.	Yes
11.4.3 Site coverage and private open space	A1 Dwellings must have:	a) The proposal is to have site coverage of 28.5%.	Yes

Standard	Acceptable Solution	Proposed	Complies?
	(a) a site coverage of not more than 50% (excluding eaves up to 0.6 m); and (b) for multiple dwellings, a total area of private open space of not less than 50m² associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); and (c) a site area of which at least 25% of the site area is free from impervious surfaces.	b) Each dwelling is to have 50m² or more of private outdoor space. c) More than 25% of the site is to be free from impervious surfaces.	
	A2 A dwelling must have an area of private open space that: (a) is in one location and is at least: (i) 24 m²; or (ii) 12 m², if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8 m above the finished ground level (excluding a garage, carport or entry foyer); and (b) has a minimum horizontal dimension of: (i) 3 m; or (ii) 2 m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8 m above the finished ground level (excluding a garage, carport or entry foyer); and (c) is directly accessible from, and adjacent to, a habitable room (other than a bedroom); and (d) is not located to the south, south-east or south-west of the dwelling, unless the area receives at least 3 hours of sunlight to 50% of the area between 9.00am and 3.00pm on the 21st June; and	Private outdoor space is not directly accessible from a habitable room.	No

Standard	Acceptable Solution	Proposed	Complies?
	(e) located between the dwelling and the frontage, only if the frontage is orientated between 30 degrees west of north and 30 degrees east of north, excluding any dwelling located behind another on the same site; and (f) has a gradient not steeper than 1 in 10; and (g) is not used for vehicle access or parking.		
11.4.4 Sunlight and overshadowing	A1 A dwelling must have at least one habitable room (other than a bedroom) in which there is a window that faces between 30 degrees west and 30 degrees east of north (see Diagram 11.4.4A).	Each of the proposed dwellings has a habitable room, living room that faces between 30 degrees west and 30 degrees east of north.	Yes
	A2 A multiple dwelling that is to the north of a window of a habitable room (other than a bedroom) of another dwelling on the same site, which window faces between 30 degrees west of north and 30 degrees east of north (see Diagram 11.4.4A), must be in accordance with (a) or (b), unless excluded by (c): (a) The multiple dwelling is contained within a line projecting (see Diagram 11.4.4B): (i) at a distance of 3 m from the window; and (ii) vertically to a height of 3 m above natural ground level and then at an angle of 45 degrees from the horizontal. (b) The multiple dwelling does not cause the habitable room to receive less than 3 hours of sunlight between 9.00 am and 3.00 pm on 21st June.	Proposed dwelling 3 is to be to the north of proposed dwelling 2. The dwellings are separated by more than 3m and would not overshadow the other dwelling.	Yes

Standard	Acceptable Solution	Proposed	Complies?
	(c) That part, of a multiple dwelling, consisting of: (i) an outbuilding with a building height no more than 2.4 m; or (ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6 m horizontally from the multiple dwelling.		
	A3 A multiple dwelling, that is to the north of the private open space, of another dwelling on the same site, required in accordance with A2 or P2 of subclause 11.4.3, must be in accordance with (a) or (b), unless excluded by (c): (a) The multiple dwelling is contained within a line projecting (see Diagram 11.4.4C): (i) at a distance of 3 m from the northern edge of the private open space; and (ii) vertically to a height of 3 m above natural ground level and then at an angle of 45 degrees from the horizontal. (b) The multiple dwelling does not cause 50% of the private open space to receive less than 3 hours of sunlight between 9.00 am and 3.00 pm on 21st June. (c) That part, of a multiple dwelling, consisting of: (i) an outbuilding with a building height no more than 2.4 m; or (ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6 m horizontally from the multiple dwelling.	Proposed dwelling 3 is to be to the north of private outdoor space of proposed dwelling 2. Proposed dwelling 3 is to be separated from the private outdoor space of dwelling 2 by 6.7m and is not expected to unreasonably overshadow the private outdoor space of dwelling 2.	Yes
11.4.5 Width of openings for garages and carports	A1 A garage or carport within 12 m of a primary frontage (whether the garage or carport is free-standing or part of the dwelling) must have a total width of openings facing the primary frontage of not more than 6 m or half the width of the frontage (whichever is the lesser).	A garage or carport within 12 m of a primary frontage is not proposed.	Yes

Standard	Acceptable Solution	Proposed	Complies?
11.4.6 Privacy for all dwellings	A1 A balcony, deck, roof terrace, parking space, or carport (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1 m above natural ground level must have a permanently fixed screen to a height of at least 1.7m above the finished surface or floor level, with a uniform transparency of no more than 25%, along the sides facing a: (a) side or rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 3 m from the boundary; and (b) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is at least 6 m: (i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or (ii) from a balcony, deck, roof terrace or the private open space, of the other dwelling on the same site.	The proposal does not include a balcony, deck, roof terrace, parking space, or carport with a finished floor level more than 1m above natural ground level.	Yes
	A2 A window or glazed door, to a habitable room, of a dwelling, that has a floor level more than 1 m above the natural ground level, must be in accordance with (a), unless it is in accordance with (b): (a) the window or glazed door: (i) is to have a setback of at least 3 m from a side or rear boundary; and (ii) if the dwelling is a multiple dwelling, is to be at least 6 m from a window or glazed door, to a habitable room, of another dwelling on the same site; and	The proposal does not include a window or glazed door, to a habitable room, of a dwelling with a finished floor level more than 1m above natural ground level. It is noted that the south-western elevation of dwelling 1 does not have a habitable room window.	Yes

Standard	Acceptable Solution	Proposed	Complies?
	(iii) if the dwelling is a multiple dwelling, is to be at least 6 m from the private open space of another dwelling on the same site. (b) the window or glazed door: (i) is to be offset, in the horizontal plane, at least 1.5m from the edge of a window or glazed door, to a habitable room of another dwelling; or (ii) is to have a sill height of at least 1.7 m above the floor level or has fixed obscure glazing extending to a height of at least 1.7 m above the floor level; or (iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of at least 1.7 m above floor level, with a uniform transparency of not more than 25%.		
	A3 A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of at least: (a) 2.5 m; or (b) 1 m if: (i) it is separated by a screen of at least 1.7 m in height; or (ii) the window, or glazed door, to a habitable room has a sill height of at least 1.7 m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of at least 1.7 m above the floor level.	A shared driveway services the proposal. Existing dwelling (No. 7) is to have a sill height of 1.7m to comply	Yes

Standard	Acceptable Solution	Proposed	Complies?
11.4.7 Frontage Fences	A1 A fence (including a free-standing wall) within 3 m of a frontage must have a height above natural ground level of not more than: (a) 1.2 m if the fence is solid; or (b) 1.5 m, if any part of the fence that is within 3m of a primary frontage has openings above a height of 1.2m which provide a uniform transparency of not less than 30% (excluding any posts or uprights).	A 1.8m high frontage fence is proposed, where a maximum height frontage fence of 1.5m is acceptable.	No
11.4.8 Waste Storage for multiple dwellings	A1 A multiple dwelling must have a storage area, for waste and recycling bins, that is an area of at least 1.5 m ² per dwelling and is within one of the following locations: (a) in an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or (b) in a communal storage area with an impervious surface that: (i) has a setback of at least 3 m from a frontage; and (ii) is at least 5.5 m from any dwelling; and (iii) is screened from the frontage and any dwelling by a wall to a height of at least 1.2m above the finished surface level of the storage area.	The proposal includes a waste storage area for the exclusive use of each dwelling, that is not located in front of the dwelling A condition of approval is recommended	Yes

Appendix 2

E6.0 Parking and Access Code

Standard	Acceptable Solution	Proposed	Complies?
E6.6 Use Standards			
E6.6.1 Number of Car Parking Spaces	A1 The number of on-site car parking spaces must be: (a) no less than the number specified in Table E6.1 and no more than 10% greater than that number; except if: (i) the site is subject to a parking plan for the area adopted by Council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan; (ii) this provision was not used in this planning scheme.	12 proposed. 11 required under the scheme. The 12 proposed is no more than the 10% greater than the number required by the scheme	Yes - conditioned
E6.6.2 Number of Accessible Car Parking Spaces for People with a Disability	A1 Car parking spaces provided for people with a disability must: (a) satisfy the relevant provisions of the Building Code of Australia; (b) be incorporated into the overall car park design; (c) be located as close as practicable to the building entrance.	Not an applicable standard	N/A

Standard	Acceptable Solution	Proposed	Complies?
E6.6.3 Number of Motorcycle Parking Spaces	A1 The number of on-site motorcycle parking spaces provided must be at a rate of 1 space to each 20 car parking spaces after the first 19 car parking spaces except if bulky goods sales, (rounded to the nearest whole number). Where an existing use or development is extended or intensified, the additional number of motorcycle parking spaces provided must be calculated on the amount of extension or intensification, provided the existing number of motorcycle parking spaces is not reduced.	Not an applicable standard	
E6.6.4 Number of Bicycle Parking Spaces	A1 The number of on-site bicycle parking spaces provided must be no less than the number specified in Table E6.2.	Not an applicable standard	
E 6.7 Development Standards			
E6.7.1 Number of Vehicle Accesses	A1 The number of vehicle access points provided for each road frontage must be no more than 1 or the existing number of vehicle access points, whichever is the greater.	Not an applicable standard	
E6.7.2 Design of Vehicular Accesses	A1 Design of vehicle access points must comply with all of the following: (a) in the case of non-commercial vehicle access; the location, sight distance, width and gradient of an access must be designed and constructed to comply with section 3 – “Access Facilities to Off-street Parking Areas and Queuing Areas” of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking;		Yes - conditioned

Standard	Acceptable Solution	Proposed	Complies?
	(b) in the case of commercial vehicle access; the location, sight distance, geometry and gradient of an access must be designed and constructed to comply with all access driveway provisions in section 3 "Access Driveways and Circulation Roadways" of AS2890.2 - 2002 Parking facilities Part 2: Off-street commercial vehicle facilities.		
E6.7.3 Vehicular Passing Areas Along an Access	A1 Vehicular passing areas must: (a) be provided if any of the following applies to an access: (i) it serves more than 5 car parking spaces; (ii) is more than 30 m long; (iii) it meets a road serving more than 6000 vehicles per day; (b) be 6 m long, 5.5 m wide, and taper to the width of the driveway; (c) have the first passing area constructed at the kerb; (d) be at intervals of no more than 30 m along the access.		Yes - conditioned
E6.7.4 On-Site Turning	A1 On-site turning must be provided to enable vehicles to exit a site in a forward direction, except where the access complies with any of the following: (a) it serves no more than two dwelling units; (b) it meets a road carrying less than 6000 vehicles per day.		Yes

Standard	Acceptable Solution	Proposed	Complies?
E6.7.5 Layout of Parking Areas	A1 The layout of car parking spaces, access aisles, circulation roadways and ramps must be designed and constructed to comply with section 2 "Design of Parking Modules, Circulation Roadways and Ramps" of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking and must have sufficient headroom to comply with clause 5.3 "Headroom" of the same Standard.		Yes - conditioned
E6.7.6 Surface Treatment of Parking Areas	A1 Parking spaces and vehicle circulation roadways must be in accordance with all of the following; (a) paved or treated with a durable all-weather pavement where within 75m of a property boundary or a sealed roadway; (b) drained to an approved stormwater system, unless the road from which access is provided to the property is unsealed.		Yes - conditioned
E6.7.7 Lighting of Parking Areas	A1 Parking and vehicle circulation roadways and pedestrian paths serving 5 or more car parking spaces, used outside daylight hours, must be provided with lighting 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.	Not an applicable standard	
E6.7.8 Landscaping of Parking Areas	A1 Landscaping of parking and circulation areas must be provided where more than 5 car parking spaces are proposed. This landscaping must be no less than 5 percent of the area of the car park, except in the Central Business Zone where no landscaping is required.	Not an applicable standard	

Standard	Acceptable Solution	Proposed	Complies?
E6.7.9 Design of Motorcycle Parking Areas	A1 The design of motorcycle parking areas must comply with all of the following: (a) be located, designed and constructed to comply with section 2.4.7 "Provision for Motorcycles" of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking; (b) be located within 30 m of the main entrance to the building.	Not an applicable standard	
E6.7.10 Design of Bicycle Parking Facilities	A1 The design of bicycle parking facilities must comply with all the following; (a) be provided in accordance with the requirements of Table E6.2; (b) be located within 30 m of the main entrance to the building.	Not an applicable standard	
	A2 The design of bicycle parking spaces must be to the class specified in table 1.1 of AS2890.3-1993 Parking facilities Part 3: Bicycle parking facilities in compliance with section 2 "Design of Parking Facilities" and clauses 3.1 "Security" and 3.3 "Ease of Use" of the same Standard.		
E6.7.11 Bicycle End of Trip Facilities	A1 For all new buildings where the use requires the provision of more than 5 bicycle parking spaces for employees under Table E6.2, 1 shower and change room facility must be provided, plus 1 additional shower for each 10 additional employee bicycle spaces thereafter.	Not an applicable standard	

Standard	Acceptable Solution	Proposed	Complies?
E6.7.12 Siting of Car Parking	A1 Parking spaces and vehicle turning areas, including garages or covered parking areas in the Inner Residential Zone, Urban Mixed Use Zone, Village Zone, Local Business Zone and General Business Zone must be located behind the building line of buildings located or proposed on a site except if a parking area is already provided in front of the building line of a shopping centre.	Not an applicable standard	
E6.7.1.13 Facilities for Commercial Vehicles	A1 Commercial vehicles facilities for loading, unloading or manoeuvring must be provided on-site in accordance with Australian Standard for Off-street Parking, Part 2 : Commercial. Vehicle Facilities AS 2890.2:2002, unless: (a) the delivery of all inward bound goods is by a single person from a vehicle parked in a dedicated loading zone within 50 m of the site; (b) the use is not primarily dependent on outward delivery of goods from the site.	Not an applicable standard	
E6.7.14 Access to a Road	A1 Access to a road must be in accordance with the requirements of the road authority.		Yes

Appendix 3

E7.0 Stormwater Management Code

Standard	Acceptable Solution	Proposed	Complies?
E7.7.1 Stormwater Drainage and Disposal	A1 Stormwater from new impervious surfaces must be disposed of by gravity to public stormwater infrastructure.		Yes - conditioned
	A2 A stormwater system for a new development must incorporate water sensitive urban design principles R1 for the treatment and disposal of stormwater if any of the following apply: (a) the size of new impervious area is more than 600 m ² ; (b) new car parking is provided for more than 6 cars; (c) a subdivision is for more than 5 lots.		Yes - conditioned
	A3 A minor stormwater drainage system must be designed to comply with all of the following: (a) be able to accommodate a storm with an ARI of 20 years in the case of non-industrial zoned land and an ARI of 50 years in the case of industrial zoned land, when the land serviced by the system is fully developed; (b) stormwater runoff will be no greater than pre-existing runoff or any increase can be accommodated within existing or upgraded public stormwater infrastructure.	Not an applicable standard	

Standard	Acceptable Solution	Proposed	Complies?
	A4 A major stormwater drainage system must be designed to accommodate a storm with an ARI of 100 years.	Not an applicable standard	

Attachments/Annexures

- 1 Attachments - 7 Arnold Street

CLOSED TO MEMBERS OF THE PUBLIC

6. 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 Section 15(4).

7. COMPLIANCE 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 Section 15(4).