

GLENORCHY PLANNING AUTHORITY

MINUTES

MONDAY, 11 NOVEMBER 2019



Chairperson: Alderman Kristie Johnston

Hour: 5.00 p.m.

Present: Aldermen Kristie Johnston, Jan Dunsby and Bec Thomas.

In attendance: Samantha Fox (Director Strategy and Development), Paul Garnsey (Manager Development), Kylie Williams (Coordinator Planning Services), Vanessa Tomlin (Senior Statutory Planner), Sylvia Jeffreys (Planning Officer), Chantelle Griffin (Planning Officer), Bree Narksut (Development Engineer), Bhavna Gungabison (Planning Officer), Grace Paisley (Planning Officer), Frank Chen (Manager Infrastructure, Engineering and Design), Nathan Wass (Acting Senior Environmental Health Officer) and Merv Graham (Property Sales and Acquisition 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

Aldermen Matt Stevenson and Kelly Sims.

3. PECUNIARY INTERESTS

None.

4. CONFIRMATION OF MINUTES

Resolution:

DUNSBY/THOMAS

That the minutes of the Glenorchy Planning Authority Meeting held on Wednesday, 23 October 2019 be confirmed.

The motion was put.

FOR: Aldermen Johnston, Dunsby and Thomas.

AGAINST:

The motion was CARRIED.

5. PROPOSED NEW STREET NAME - FRYETT DRIVE

File Reference: 5321727

REPORT SUMMARY:

To seek approval to the naming of a new road within a recently approved subdivision at 94 Hilton Road Claremont. Mahoney Drive is to be extended and the new road will start from the extension.

Resolution:

THOMAS/DUNSBY

That the proposed street name Fryett Drive, be approved.

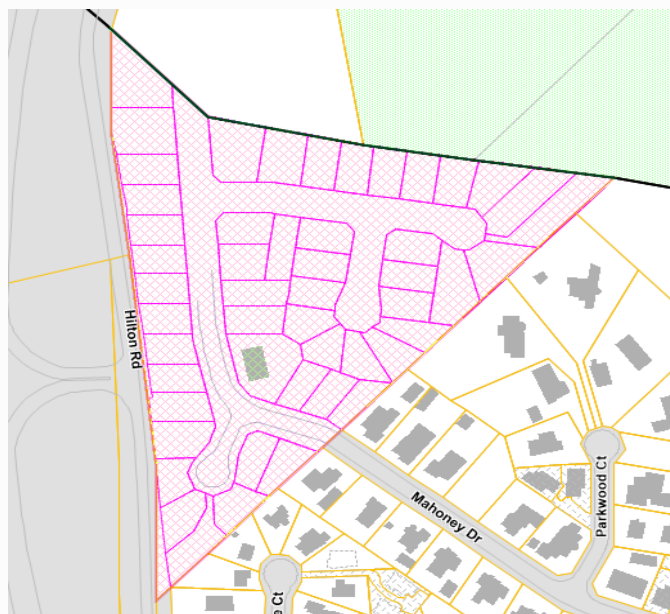


Figure 1. Subdivision layout

The motion was put.

FOR: Aldermen Johnston, Dunsby and Thomas.

AGAINST:

The motion was CARRIED.

6. PROPOSED USE AND DEVELOPMENT - SINGLE DWELLING (RESIDENTIAL) - 260 MOUNT HULL ROAD, COLLINSVALE

File Reference: 3535510

REPORT SUMMARY:

Application No.:	PLN-19-134
Applicant:	Another Perspective Drafting Design
Owner:	W R Meure
Zone:	Rural Resource
Use Class	Residential
Application Status:	Discretionary
Discretions:	Use Class, 26.3.1 P1, 26.3.3 P1, 26.4.2 P1 and P2, 26.4.3 P1, E7.7.1 P1, E10.7.1 P1, E14.7.1 P1, and E14.7.2 P1 and P2, and E23.10.1 P2, P5 and P6. (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	12 November 2019
Existing Land Use:	Vacant land
Representations:	11
Recommendation:	Approval, subject to conditions

Resolution:

THOMAS/DUNSBY

That a permit be granted for the proposed use and development of Single Dwelling (Residential) at 260 Mount Hull Road, Collinsvale subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-19-134 and Drawing No. P1 submitted on 17 May 2019 and Drawing No. P2 submitted on 27 July 2019, except as otherwise required by this permit.
2. Prior to the issue of a Building and/or Plumbing approval, a Construction Environmental Management Plan must be submitted for approval by Council's Senior Statutory Planner. The Construction Environmental Management Plan must include the pre and post construction management prescriptions as recommended in the Natural Values Assessment, 230 Mount Hull Road Collinsvale, dated August 2019. Once approved, the Construction Environmental Management Plan will form part of this permit and must be complied with.

Engineering

3. Soil and water management is to comply with best practice to prevent any transfer of soil material outside of the area specifically and necessarily disturbed for construction. Particular attention is to be paid to ensure no soil material is tracked onto roads and footpaths or to enter the Council's stormwater system. All aspects and protection measures in connection with soil and water management are to comply with the requirements of Council's Development Engineer and be installed prior to the removal of and/or disturbance of any soil or vegetation.
4. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
5. Driveways, car parking and turning areas must be constructed and sealed with an approved all-weather durable surface treatment in dark materials prior to occupancy of the dwelling. 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".
6. 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.

The lot is identified as subject to a 'Low Hazard' as per the Dept. of Premier & Cabinet/Mineral Resources Tasmania MRT Hazard Maps for susceptibility to landslide. Due to the 'Low Hazard' under clause E3.4(c) of the Glenorchy Interim Planning Scheme 2015, the development is exempt from this code, however the applicant may wish to seek further advice from a geotechnical engineer regarding the proposed development and the potential hazard.

Further information can also be found at the following website:
http://www.dpac.tas.gov.au/divisions/local_government/osem/mitigating_natural_hazards

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 Johnston, Dunsby 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.

7. PROPOSED USE AND DEVELOPMENT - WAREHOUSE EXTENSION AND CHANGE OF USE TO SERVICE INDUSTRY (ELECTRICAL REPAIR) - 97A GROVE ROAD, GLENORCHY

File Reference: 5372794

REPORT SUMMARY:

Application No.:	PLN-18-276
Applicant:	Preston Lane Architects
Owner:	Rd Property Holdings Pty Ltd
Zone:	Light Industrial Zone
Use Class	Service Industry
Application Status:	Discretionary
Discretions:	24.4.2 Setback 24.4.5 Landscaping 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:	12 Nov 2019
Existing Land Use:	Vacant
Representations:	1
Recommendation:	Approval, subject to conditions

Resolution:

DUNSBY/THOMAS

That a permit be granted for the proposed use and development of Warehouse extension and change of use to service industry (Electrical repair) at 97a Grove Road, Glenorchy subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-18-276 and Drawing No. P3 submitted on 12/09/2019, except as otherwise required by this permit.
2. Landscaping must be maintained to the satisfaction of the Senior Statutory Planner for the duration of the use.
3. External lighting must be turned off between 10pm and 6am except for security lighting.
4. Outdoor security lighting where provided, must be located, designed and baffled to ensure that no direct light is emitted outside the boundaries of the site.

Engineering

5. Prior to the issuing of a Building Approval or the commencement of works on site, including demolition (whichever occurs first), the applicant is required to submit a Soil and Water Management Plan detailing proposed sediment and erosion control measures to the satisfaction of Council's Development Engineer. The approved control measures must be installed prior to any disturbance of soil or construction activity such as concrete cutting, demolition and must be regularly inspected and maintained during the construction and demolition period to prevent soil and other materials entering the local stormwater system, roadways or adjoining properties. The approved control measures must remain in place until such time as all construction activity likely to generate sediment has been completed or all disturbed areas have been stabilised using vegetation and/or restored or sealed to the satisfaction of the Council. The approved Soil and Water Management Plan (SWMP) forms part of this permit and must be complied with.

Advice: For further information please refer to the Soil and Water Management Fact Sheets published by the Department of Primary Industries, Parks, Waters and Environment. These are available from Council or online at www.derwentestuary.org.au.

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

8. 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;
 - b. Fifteen (15) clearly marked car parking spaces must be provided in accordance with the approved plan and kept available for these purposes at all times;
 - c. Of the required number of car parking spaces, one (1) car parking space must be provided for the exclusive use of people with disabilities, clearly marked and kept available for these purposes at all times;
 - d. All runoff from paved and driveway areas must be discharged into Council's stormwater system;
 - e. Be clearly line-marked or physically separated to each space in accordance with the approved plan;
 - f. Landscaping of parking and circulation areas must be provided and must be no less than 5 percent of the area of the car park;
 - g. Lighting must be provided for the carpark and used outside daylight hours in accordance with Australian Standard AS 1158.3.1;
 - h. The gradient of any parking areas must not exceed 5%; and
 - i. Provide sufficient on-site turning areas.

To comply with the above requirements, the developer must submit engineering drawings demonstrating compliance with the requirements to the satisfaction of Council's Development Engineer prior to the issuing of the Building Permit. All works required by this condition must be installed prior to the commencement of the use.

Hydraulics

9. Detailed design must be submitted, to the satisfaction of Council's Senior Civil Engineer, in association with a Building Permit Application, showing that the proposed drainage swale is designed to convey runoff in a 1% AEP storm event and ensure that runoff from the site is not directed towards neighbouring properties. The swale must be extended to convey runoff from the upstream catchment of the site to Council's stormwater infrastructure.

10. Water Sensitive Urban Drainage (WSUD) modelling results must be provided showing compliance with stormwater quality targets in accordance with the State Stormwater Strategy 2010 and to the satisfaction of Council's Senior Civil Engineer, in association with a Building Permit Application. Detailed engineering design of the WSUD elements corresponding to the modelling results must also be submitted and approved by senior civil engineer. The WSUD elements must be installed and completed prior to a Certificate of Occupancy being issued.
11. Detailed Design must be submitted showing that the minor stormwater drainage system is designed to accommodate a 5% AEP storm event, details of which must be submitted in association with a Building Permit Application.
12. The development is potentially subject to Inundation, thus, the Natural Ground Level and the AHD in relation to the 1 in 100 year flood level must be clearly shown on the plan. Prior to the issuing of a Building Approval or the commencement of works on site, (whichever occurs first) submit the plan and elevation demonstrating that the proposed structure is constructed with finished floor levels (FFLs) no lower than the levels nominated in Drawing A02-00, Revision D (finished floor level at 300mm above the flood level), submitted as part of the 97a Grove Road drawing set, by Preston Lane (28/08/19).

Environmental Health

13. Noise emissions measured at the boundary of a residential zone must not exceed the following:
 - (a) 55dB(A) (LAeq) between the hours of 7.00 am to 7.00 pm;
 - (b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 7.00 pm to 7.00 am;
 - (c) 65dB(A) (LAmax) at any time.

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

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

15. A verification report is required to be submitted to Council within six weeks from commencement of the use to certify the proposed use is complying with acceptable noise levels conditioned in this permit. If noise levels are not in compliance with condition 13, the verification report must provide mitigation measures to ensure compliance.

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.

Other Permits

Please be aware that this planning permit is a planning approval issued under the Glenorchy Interim Planning Scheme 2015. You should consult with an accredited Building Surveyor prior to commencing this use or work to ensure all relevant requirements of the *Building Act 2016* are complied with. In addition to this planning permit, a building permit and/or plumbing permit may also be required. If further clarification is required, please contact Council's Building Section on 6216 6800.

The motion was put.

FOR: Aldermen Johnston, Dunsby 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.

8. PROPOSED USE AND DEVELOPMENT - MULTIPLE DWELLINGS (9) (RESIDENTIAL) - 130 CHAPEL STREET, GLENORCHY

File Reference: 1936257

REPORT SUMMARY:

Application No.:	PLN-19-174
Applicant:	Prime Design (Invermay)
Owner:	Roman Catholic Church Trust Corporation Of The Archdiocese
Zone:	General Residential Zone
Use Class	Residential
Application Status:	Discretionary
Discretions	10.4.1 Residential density for multiple dwellings (P1); 10.4.2 Setbacks and building envelopes for all dwellings (P3); 10.4.3 Site coverage and private open space for all dwellings (P1); 10.4.4 Sunlight and overshadowing of all dwellings (P1); 10.4.6 Privacy for all dwellings (P3); E5.5.1 Existing road accesses and junctions (P3) and E6.6.1 Number of Car Parking Spaces (P1) (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	12 Nov 2019
Existing Land Use:	Vacant
Representations:	1

Recommendation:	Approval, subject to conditions
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Resolution:

THOMAS/DUNSBY

That a permit be granted for the proposed use and development of Multiple dwellings (9) (Residential) at 130 Chapel Street, Glenorchy subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-19-174 and Drawing No. P3 submitted on 1 October 2019, 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. TWDA2019/00969-GCC, dated 15/07/2019, form part of this permit.
3. The window of bedroom 1 in dwelling 4 must be separated from the common driveway by a screen of at least 1.7m in height, or have fixed obscure glazing extending to a height of at least 1.7m above the floor level.

Engineering

4. Prior to the issuing of a Building Approval or the commencement of works on site, including demolition (whichever occurs first), a Soil and Water Management Plan must be submitted detailing proposed sediment and erosion control measures to the satisfaction of Council's Development Engineer. The approved control measures must be installed prior to any disturbance of soil or construction activity such as concrete cutting, demolition and must be regularly inspected and maintained during the construction and demolition period to prevent soil and other materials entering the local stormwater system, roadways or adjoining properties. The approved control measures must remain in place until such time as all construction activity likely to generate sediment has been completed or all disturbed areas have been stabilised using vegetation and/or restored or sealed to the satisfaction of the Council. The approved Soil and Water Management Plan (SWMP) forms part of this permit and must be complied with.

Advice: For further information please refer to the Soil and Water Management Fact Sheets published by the Department of Primary Industries, Parks, Waters and Environment. These are available from Council or online at www.derwentestuary.org.au.

5. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.

6. Twelve (12) clearly marked car parking spaces must be provided and kept available for these purposes at all times. Three (3) of the car parking spaces must be clearly delineated as visitor parking.
7. The design and construction of the driveway, 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 25%;
 - (b) All runoff from paved areas must be discharged into Council's stormwater system;
 - (c) The gradient of any parking areas must not exceed 5%;
 - (d) Minimum carriageway width is to be no less than 5.50 metres; and
 - (e) All works required to service each individual dwelling must be installed prior to the occupancy of that dwelling.
8. All internal hydraulic service works required for the development shall be at the Developer's expense and must comply with the requirements of Council's Plumbing Surveyor. Any alterations or works to Council mains shall be undertaken by Council at the developer's cost. The developer is required to contact Council's Development Engineer on (03) 62166800 to organise for Council to provide a quote to perform the stormwater connection works prior to the issuing of a Building Approval or the commencement of works on site.
9. Lighting is to be provided to all car parking and driveways areas in accordance with Clause 3.1 "Basis of Design" and Clause 3.6 "Car parks" of AS/NZ 1158.3.1: 2005. The illumination of the proposed lights is to be activated prior to occupancy.
10. Landscaping of parking and circulation areas must be provided. This landscaping must be no less than 5 percent of the area of the car park. A landscape design is to be submitted for approval of the Senior Statutory Planner prior to commencement of any works on the site.
11. Prior to the commencement of works, a Water Sensitive Urban Design (WSUD) Maintenance Scheme must be submitted for approval, to the satisfaction of Council's Hydraulic Engineer, defining the maintenance method and frequency for each WSUD elements incorporated in the treatment train. The owners or body corporate managing the site must comply with the WSUD Maintenance Scheme once it is accepted by the Council, and any changes to this Scheme must first be approved by Council.

12. Upon approval of the WSUD Maintenance Scheme, the applicant must enter into a registered agreement with Council, at the sole expense of the applicant, pursuant to Part 5 of the Land Use Planning and Approvals Act 1993, for the area which is subject to this permit.

The Part 5 agreement requires the owner and all successors in title to covenant and agree with the Council:

- (a) All works outlined in the WSUD maintenance Scheme submitted by the applicant, including the maintenance method and frequency for individual WSUD elements, must be implemented and managed by the owner and all successors in title at their sole expense;
- (b) Keep the maintenance records in an accessible form (either printed or 7electronic) for five years from the date of the work was carried out to prove that the maintenance of each WSUD elements have been conducted in accordance with the WSUD Maintenance Scheme;
- (c) Repair and replace all the WSUD elements at the sole expense of the owner and its successors in title so that it functions (removing pollutants from stormwater runoff) in a safe and efficient manner;
- (d) Permit the Council from time to time and upon giving reasonable notice (but in the case of an emergency, at any time and without notice) to enter and inspect the WSUD elements for compliance with the requirements of this agreement;
- (e) Comply with the terms of any written notice issued by the Council in respect of the requirements of this agreement within the time stated in the notice.

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 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 Services

Please be aware that Council's Waste Management Contractor collection trucks will not enter the property to collect and empty wheelie bins. All bins are to be placed on the kerbside for collection.

The motion was put.

FOR: Aldermen Johnston, Dunsby 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 - FOUR (4) MULTIPLE DWELLINGS (ONE EXISTING AND THREE NEW) - 31 O'BRIEN STREET, GLENORCHY

File Reference: 5387398

REPORT SUMMARY:

Application No.:	PLN-19-164
Applicant:	J Shaik
Owner:	J Shaik and H K Shaik
Zone:	General Residential
Use Class	Residential
Application Status:	Discretionary
Discretions:	10.4.4 P1 Sunlight and overshadowing of all dwellings E11.7.1 P1 Buildings and Works (WCPC) (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	11/11/ 2019
Existing Land Use:	Single Dwelling
Representations:	1
Recommendation:	Approval, subject to conditions

Resolution:

DUNSBY/THOMAS

That a permit be granted for the proposed use and development of Four (4) multiple dwelling (one existing and three new) at 31 O'Brien Street, Glenorchy subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-19-164 and Drawing No. P2 submitted on 19/09/19 (pages 1 to 14), 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 2019/01534-GCC, dated 22/10/2019, form part of this permit.
3. Any fence within 4.5 m of the frontage must have a height above natural ground level of not more than:
 - (a) 1.2 m if the fence is solid; or
 - (b) 1.8 m, if any part of the fence that is within 4.5 m of a primary frontage has openings above a height of 1.2 m which provide a uniform transparency of not less than 30% (excluding any posts or uprights).
4. The private outdoor space for the existing dwelling must be screened with a fence at least 1.7m in height for privacy.
5. All landscaping must be completed to the satisfaction of Council's Senior Statutory Planner and prior to a certificate of occupancy of the dwelling to which the landscaping relates to. The landscaping for the existing dwelling must be completed at the same time as the works for the driveway and parking areas adjacent to the dwelling.

Engineering

6. Prior to the issuing of a Building Approval or the commencement of works on site, including demolition (whichever occurs first), the applicant is required to submit a Soil and Water Management Plan detailing proposed sediment and erosion control measures to the satisfaction of Council's Development Engineer.

The approved control measures must be installed prior to any disturbance of soil or construction activity such as concrete cutting, demolition and must be regularly inspected and maintained during the construction and demolition period to prevent soil and other materials entering the local stormwater system, roadways or adjoining properties. The approved control measures must remain in place until such time as all construction activity likely to generate sediment has been completed or all disturbed areas have been stabilised using vegetation and/or restored or sealed to the satisfaction of the Council. The approved Soil and Water Management Plan (SWMP) forms part of this permit and must be complied with.

Advice: For further information please refer to the Soil and Water Management Fact Sheets published by the Department of Primary Industries, Parks, Waters and Environment. These are available from Council or online at www.derwentestuary.org.au.

7. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
8. All internal hydraulic service works required for the development must be at the Developer's expense and must comply with the requirements of Council's Plumbing Surveyor. Any alterations or works to Council mains must be undertaken by Council at the developer's cost.
9. 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. 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. Nine (9) clearly marked car parking spaces (two per dwelling) must be provided in accordance with the approved plan and kept available for these purposes at all times;
 - c. Of the proposed number of car parking spaces, one (1) visitor parking space must be provided, clearly line-marked and kept available for these purposes at all times;
 - d. All runoff from paved and driveway areas must be discharged into Council's stormwater system;
 - e. Be clearly line-marked or physically separated to each space in accordance with the approved plan;
 - f. Landscaping of parking and circulation areas must be provided and must be no less than 5 percent of the area of the car park;
 - g. The gradient of any parking areas must not exceed 5%; and
 - h. Minimum carriageway width is to be no less than 3.0 metres.

To comply with the above requirements, the developer must submit engineering drawings demonstrating compliance with the requirements to the satisfaction of Council's Development Engineer prior to the issuing of the Building Permit. All works required by this condition must be installed prior to the occupancy of any additional dwelling.

10. Prior to the commencement of the use or development, a new stormwater connection to Council's public stormwater system onto the property boundary must be installed in accordance with the approved plans.

Advice: The stormwater connection(s) must be constructed by a suitably qualified person to the satisfaction of Council. To ensure the connection(s) is constructed to Council's satisfaction, the applicant must contact Council, by completing the Stormwater Connection Request Form, to arrange the visual inspection by Council for any alterations or works to Council's public stormwater network. A copy of the Stormwater Connection Request Form can be obtained via Council's Customer Service or via Council's website:

<https://www.gcc.tas.gov.au/planning-and-development/plumbing/plumbing-forms.aspx>, which outlines the process and conditions for stormwater connections.

11. Widening to the existing vehicle crossing for the new unit development at the access point must be constructed in accordance with the Tasmanian standard drawing TSD-R09-v1, TSD-R11-v1 and TSD-R14-v1 between the kerb and the property boundary and completed to the satisfaction of Council's Development Engineer prior to the occupancy of any additional dwelling. The detail design must be submitted and approved prior to the issuing of a Building Permit Approval.

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>

12. The development must incorporate the onsite detention (OSD) as part of the development. The onsite detention element and its associated components must be designed and constructed to the satisfaction of the Council's Senior Civil Engineer and completed prior to a Certificate of Occupancy being issued for any of the dwellings. OSD modelling results must be provided along with the detailed engineering design, to the satisfaction of Council's Senior Civil Engineer, in association with a Building Permit Application.
13. The proposed dwellings must be constructed with finished floor levels (FFLs) no less than the levels nominated below for each unit: Minimum dwelling FFLs, relative to the Australian Height Datum (m AHD), are designated as follows:
Unit 1 – 52.6
Unit 2 – 52.0
Unit 3 – 51.8
14. The development must incorporate the nominated Water Sensitive Urban Design (WSUD) element(s) and must achieve the acceptable stormwater quality and quantity targets stated in Table E7.1 of the Glenorchy Interim Planning Scheme 2015, for the treatment of stormwater discharging from the development, and be submitted and approved in association with a Building Permit Application.

15. WSUD modelling results must be provided along with the detailed engineering designs, to the satisfaction of Council's Senior Civil Engineer, in association with a Building Permit Application. The WSUD elements must be installed and completed prior to a Certificate of Occupancy being issued for any of the dwellings.
16. In association with a Building Permit Application, a WSUD and OSD Maintenance Scheme must be submitted for approval, to the satisfaction of Council's Senior Civil Engineer, defining the maintenance method and frequency for each WSUD or OSD element incorporated in the development. The Owner and all successors in title must ensure ongoing compliance with the approved WSUD and OSD Maintenance Scheme for the duration of the approved use. Council must first approve any changes to the approved WSUD and OSD Maintenance Scheme.
17. Detailed engineering design drawings must be submitted for approval, to the satisfaction of the Council's Senior Civil Engineer, demonstrating the proposed outfall design to Little John Creek and erosion protection measures.

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.

Other 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.

Road Opening Permit

Prior to the commencement of any work within the road reservation by a private contractor, the contractor must obtain a road opening permit from the Council's Facilities Co-ordinator. This permit shall include items such as hours of work, road safety, reinstatement, soil and water management, etc. The Road Opening Permit Application Form is available via Council's website <https://www.gcc.tas.gov.au/your-council/council-works/digging-and-construction.aspx>

Waste Management

Waste Services 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, collected fortnightly.
- Please note that this property would have a total of eight (8) bins, four (4) Waste bins and recycling (4) Recycling Bins.
- All bins are to be placed on the kerbside for collection.
- Council's Waste Management Contractor collection trucks will not enter the property to collect and empty the wheelie bins.

The motion was put.

FOR: Aldermen Johnston, Dunsby 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 – OUTBUILDNG
ASSOCIATED WITH THE SINGLE DWELLING (RESIDENTIAL)
AND CHANGE OF TO VISITOR ACCOMMODATION -
290 MONTROSE ROAD, MONTROSE**

File Reference: 7765284

REPORT SUMMARY:

Application No.:	PLN-19-219
Applicant:	L J G Millar
Owner:	L J G Millar and L Yan
Zone:	Environmental Living
Use Class	Residential
Application Status:	Discretionary
Discretions:	3.1(e) P1; 14.4.2 P2; 14.4.2 P4; 14.4.3 P3; 14.4.4 P1, E6.6.1 P1, and E14.7.2 P1. (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	12 Nov 2019
Representations:	2
Recommendation:	Approval, subject to conditions

Resolution:

THOMAS/DUNSBY

That a permit be granted for the proposed use and development of Outbuilding associated with the single dwelling (Residential) and change of use to Visit Accommodation at 290 Montrose Road Montrose subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-19-219 and Drawing No. P4 (pages 1-5 of 8) submitted on 25 October 2019, 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 2019/01360-GCC, dated 20 September 2019, form part of this permit.
3. This permit allows the 88.65m² existing building to be used for Visitor Accommodation (Serviced Apartment) for short or medium term stay for persons away from their normal place of residence.
4. This permit allows for the use of the outbuilding (128m²) as a non-habitable detached building of Class 10a of the Building Code of Australia.
5. The external finishes of the outbuilding must be in neutral tones that blend with the landscape and have a light reflectance of less than 40%.
6. The southern and western boundary fences must be 2.1m in height where not within 4.5m of the frontage. All boundary fences within 4.5m of the frontage must be no more than 1.2m in height.

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. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
9. 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.

10. The design and construction of the parking, driveway 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 paved finish or treated with a durable all-weather pavement in dark coloured materials and the finished gradient must not exceed the maximum gradient of 20%;
 - b) All runoff from paved and driveway areas must be discharged into Council's stormwater system;
 - c) The gradient of any parking areas must not exceed 5%; and
 - d) Minimum carriageway width is to be no less than 3.0 metres.
- All works required by this condition must be installed prior to the commencement of use as approved.

Advice to Applicant

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

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

Other Permits

Please be aware that this planning permit is a planning approval issued under the Glenorchy Interim Planning Scheme 2015. You should consult with an accredited Building Surveyor prior to commencing this use or work to ensure all relevant requirements of the *Building Act 2016* are complied with. In addition to this planning permit, a building permit and/or plumbing permit may also be required. If further clarification is required, please contact Council's Building Section on 6216 6800.

The motion was put.

FOR: Aldermen Johnston, Dunsby 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 - 8 MILLINGTON COURT, GLENORCHY

File Reference: 3591475

REPORT SUMMARY:

Application No.:	PLN-19-218
Applicant:	Prime Design (New Town)
Owner:	S Bhattarai Upadhyay and S Upadhyay
Zone:	General Residential
Use Class	Residential
Application Status:	Discretionary
Discretions:	Clause 10.4.2 Setbacks and building envelope for all dwellings, Clause 10.4.4 Sunlight and overshadowing for all dwellings, Clause 10.4.6 Privacy 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 of time until 12 Nov 2019
Existing Land Use:	Vacant land
Representations:	0
Recommendation:	Approval, subject to conditions

Resolution:

DUNSBY/THOMAS

That a permit be granted for the proposed use and development of Single dwelling at 8 Millington Court Glenorchy subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-19-218 and Drawing No. P3 submitted on 17 September 2019, except as otherwise required by this permit.
2. Privacy screen/wall to a minimum height of 1.7 m from finished floor level must be constructed along the north-west elevation of the deck. The privacy screen/wall must be constructed and finished with solid or translucent materials with uniform transparency of no more than 25%, to prevent direct overlooking of the adjacent lot. The privacy screen must remain in-situ, for the duration of the use.
3. Privacy screen/wall to a height of 1.7 m from finished floor level must be constructed on the north-east elevation for the window of bedroom two. The privacy screen/wall must be constructed and finished with solid or translucent materials (with uniform transparency of no more than 25%), to prevent direct overlooking of the adjacent lot. The privacy screen must remain in-situ, for the duration of the use.

Advice: The privacy screen may consist of obscure glass in the window.

Engineering

4. Soil and water management is to comply with best practice to prevent any transfer of soil material outside of the area specifically and necessarily disturbed for construction. Particular attention is to be paid to ensure no soil material is tracked onto roads and footpaths or to enter the Council's stormwater system. All aspects and protection measures in connection with soil and water management are to comply with the requirements of Council's Development Engineer and be installed prior to the removal of and/or disturbance of any soil or vegetation.
5. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
6. Driveways, car parking and turning areas must be constructed and sealed with an approved impervious surface treatment prior to occupancy of the dwelling. 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".

7. The minor stormwater drainage system must be designed to accommodate a storm with an ARI of 20 years and the major stormwater drainage system must accommodate a storm with an ARI of 100 years. 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.
8. All internal hydraulic service works required for the development shall be at the Developer's expense and must comply with the requirements of Council's Plumbing Surveyor.

Advice to Applicant

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

Other Permits

Please be aware that this planning permit is a planning approval issued under the Glenorchy Interim Planning Scheme 2015. You should consult with an accredited Building Surveyor prior to commencing this use or work to ensure all relevant requirements of the *Building Act 2016* are complied with. In addition to this planning permit, a building permit and/or plumbing permit may also be required. If further clarification is required, please contact Council's Building Section on 6216 6800.

The motion was put.

FOR: Aldermen Johnston, Dunsby 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.

THOMAS/DUNSBY

That the meeting be closed to the public pursuant to Regulation 15(4) of the *Local Government (Meeting Procedures) Regulations 2015*.

The motion was put.

FOR: Aldermen Johnston, Dunsby and Thomas.

AGAINST:

The motion was CARRIED.

CLOSED TO MEMBERS OF THE PUBLIC

12. APPEAL 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) (In relation to subregulation 15(3) only, matters relating to legal (or possible future legal) action taken (or may be taken) by or involving the Council).

Resolution:

THOMAS/DUNSBY

That the meeting be re-opened to the public.

The motion was put.

FOR: Aldermen Johnston, Dunsby and Thomas.

AGAINST:

The motion was CARRIED.

The meeting closed at 7.37 p.m.

Confirmed,

CHAIRMAN