

GLENORCHY PLANNING AUTHORITY

ATTACHMENTS

MONDAY, 12 AUGUST 2019



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APPENDIX

24.0 Light Industrial Zone

Standard	Acceptable Solution	Proposed	Complies?
24.3 Use of Standards			
24.3.1 Hours of Operation	A1 Hours of operation of a use within 100 m of a residential zone must be within: (a) 7.00 am to 7.00 pm Mondays to Fridays inclusive; (b) 9.00 am to 5.00 pm Saturdays; (c) nil Sundays and Public Holidays. except for office and administrative tasks.	NO – due to the distance of the site to residential zone and the low noise generating activity proposed. It is believed the use will comply with P1 in that it won't unreasonable impact upon the residential amenity of land in a residential zone	No – See Report
24.3.2 Noise	A1 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.	The proposal is assessed as meeting the acceptable solution. however, a condition has been recommended on permit to ensure compliance	Yes

Standard	Acceptable Solution	Proposed	Complies?
	Noise levels are to be averaged over a 15 minute time interval.		
	A2 External amplified loud speakers or music must not be used within 50 m of a residential zone.	There is no proposed externally amplified music	Yes
24.3.3 External Lighting	A1 External lighting within 50 m of a residential zone must comply with all of the following: (a) be turned off between 10:00 pm and 6:00 am, except for security lighting; (b) security lighting must be baffled to ensure they do not cause emission of light outside the zone.	There is no proposed external lighting within 50m of a residential zone.	Yes
24.3.4 Commercial Vehicle Movements	A1 Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site within 50 m of a residential zone must be within the hours of: (a) 7.00 am to 7.00 pm Mondays to Saturdays inclusive; (b) 9 am to 5.00 pm Sundays and public holidays.	Commercial vehicle movement is proposed between the hours of the acceptable solution. a condition has been recommended for commercial vehicle movement hours to coincide with the hours of operation of the site	Yes
24.3.5 Outdoor Work Areas	A1 Outdoor work areas and noise-emitting services such as air conditioning equipment, pumps and ventilations fans must not be located within 50 m of a residential zone.	N/A	N/A

E5 Road and Railway Assets Code

Standard	Acceptable Solution	Proposed	Complies?
5.5 Use Standards			
E5.5.1 Existing road accesses and junctions	A1 The annual average daily traffic (AADT) of vehicle movements, to and from a site, onto a category 1 or category 2 road, in an area subject to a speed limit of more than 60km/h, must not increase by more than 10% or 10 vehicle movements per day, whichever is the greater.	Not an applicable standard.	
	A2 The annual average daily traffic (AADT) of vehicle movements, to and from a site, onto a category 1 or category 2 road, in an area subject to a speed limit of more than 60km/h, must not increase by more than 10% or 10 vehicle movements per day, whichever is the greater.	Not an applicable standard.	
	A3 The annual average daily traffic (AADT) of vehicle movements, to and from a site, using an existing access or junction, in an area subject to a speed limit of 60km/h or less, must not increase by more than 20% or 40 vehicle movements per day, whichever is the greater.		Yes

Standard	Acceptable Solution	Proposed	Complies?
E5.5.2 Exiting Level Crossings	A1 Where use has access across part of a rail network, the annual average daily traffic (AADT) at an existing level crossing must not be increased by greater than 10% or 10 vehicle movements per day, whichever is the greater.	Not an applicable standard.	
5.6 Development Standards			
E5.6.1 Development adjacent to roads and railways	A1.1 Except as provided in A1.2, the following development must be located at least 50m from the rail network, or a category 1 road or category 2 road, in an area subject to a speed limit of more than 60km/h: (a) new buildings; (b) other road or earth works; and (c) building envelopes on new lots.	Not an applicable standard.	
	A1.2 Buildings, may be: (a) located within a row of existing buildings and setback no closer than the immediately adjacent building; or (b) an extension which extends no closer than: (i) the existing building; or (ii) an immediately adjacent building.		

Standard	Acceptable Solution	Proposed	Complies?
E5.6.2 Road accesses and junctions	A1 No new access or junction to roads in an area subject to a speed limit of more than 60km/h A2 No more than one access providing both entry and exit, or two accesses providing separate entry and exit, to roads in an area subject to a speed limit of 60km/h or less.	Not an applicable standard.	
E5.6.3 New Level Crossings	A1 No Acceptable Solutions.	Not an applicable standard.	
E5.6.4 Sight distance at accesses, junctions and level crossings	A1 Sight distances at: (a) an access or junction must comply with the Safe Intersection Sight Distance shown in Table E5.1; and (b) rail level crossings must comply with AS1742.7 Manual of uniform traffic control devices - Railway crossings, Standards Association of Australia.		Yes

APPENDIX

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.	Five car parking spaces are proposed for the site	No – one parking surplus
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.	
E6.6.3	A1		

Standard	Acceptable Solution	Proposed	Complies?
Number of Motorcycle Parking Spaces	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.		Yes
E6.7.2 Design of Vehicular Accesses	A1 Design of vehicle access points must comply with all of the following:		Yes – existing.

Standard	Acceptable Solution	Proposed	Complies?
	(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; (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) it 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;	Not an applicable standard.	

Standard	Acceptable Solution	Proposed	Complies?
	(d) be at intervals of no more than 30 m along the access.		
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.	Not an applicable standard.	
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:		Yes

Standard	Acceptable Solution	Proposed	Complies?
	(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.		
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.		Yes - conditioned
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.	
E6.7.9 Design of Motorcycle Parking Areas	A1 The design of motorcycle parking areas must comply with all of the following:	Not an applicable standard.	

Standard	Acceptable Solution	Proposed	Complies?
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.	
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	Not an applicable standard.	

Standard	Acceptable Solution	Proposed	Complies?
	1 additional shower for each 10 additional employee bicycle spaces thereafter.		
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.	
E6.7.13 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.		Yes - conditioned
E6.7.14 Access to a Road	A1		Yes

Standard	Acceptable Solution	Proposed	Complies?
	Access to a road must be in accordance with the requirements of the road authority.		

Map Scale: 1" = 100'

Map Date: 2015

Map Source: San Jose City Council

Map Image: 2015 STC

THE UNIVERSITY OF CHICAGO

The graphic information on this map is produced by Gloucester City Council. As errors or omissions may occur, please verify data before any projects are commenced. The representation of roads or tracks is no evidence of right of way. This map is not to be used as a site plan for making an application to council.

Chage of Operating Hours

Weekday: 7:00 am to 7:00pm

Saturdays: 7.00am to 6:00pm

Sundays: Closed

Public Holidays: 7:00am to 6:00pm (not Good Friday or Christmas Day)

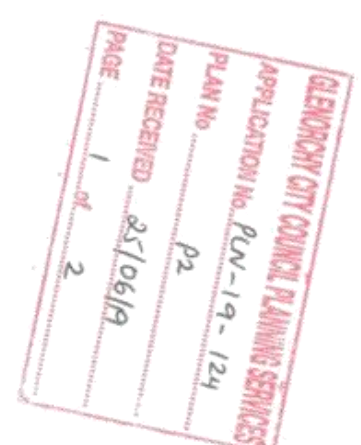
except for office and administrative tasks

Commercial Vehicle Movements

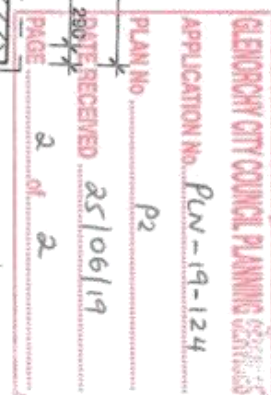
Commercial vehicle movements, (including loading and unloading and garbage removal) not outside:

Mondays to Saturdays: 7:00am to 7.00pm

Sundays and Public Holidays: 9:00am to 5:00pm



Attachments - Glenorchy Planning Authority - 12 August 2019



FLOOR PLAN
1:100

REV	DESCRIPTION
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REV	DESCRIPTION	DATE
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Proposed Storage Supermarket Packaging



Oramatis Studio

25/6/19

1930 01 -
FLOOR PLAN

GENERAL NOTES:
Contractors must verify all dimensions and levels on site before commencement of any work.
Contractors must clearly mark discrepancies before commencement of any work. Drawings must not be altered, modified or changed in any way. All work must be carried out in accordance with the Rules and Regulations of the Department of Public Works and the Rules and Regulations of the Department of Public Works and the Rules and Regulations of the Department of Public Works. These drawings, plans and specifications shall be used, reproduced or copied wholly or in part without the written permission of the Department of Public Works.

Document Set ID: 2736932
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Warning 1 Warning Date: 05/06/2019

APPENDIX A

10.0 General Residential Zone

Standard	Acceptable Solution	Proposed	Complies?
10.4 Development Standards for Residential Buildings and Works			
10.4.1 Residential density for multiple dwellings	A1 Multiple dwellings must have a site area per dwelling of not less than: (a) 325m², or (b) if within a density area specified in Table 10.4.1 below and shown on the planning scheme maps, that specified for the density area.	Not applicable. The proposal relates to a single dwelling.	NA
10.4.2 Setbacks and building envelopes for all dwellings	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) if the frontage is a primary frontage, at least 4.5 m, or, if the setback from the primary frontage is less than 4.5 m, not less than the setback, from the primary frontage, of any existing dwelling on the site; or (b) if the frontage is not a primary frontage, at least 3 m, or, if the setback from the frontage is less than 3 m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site; or (c) if for a vacant site with existing dwellings on adjoining sites on the same street, not more than the greater, or	The site is an internal lot	NA

	less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; or (d) if the development is on land that abuts a road specified in Table 10.4.2, at least that specified for the road.		
A2 A garage or carport must have a setback from a primary frontage of at least: (a) 5.5 m, or alternatively 1 m behind the facade of the dwelling; or (b) the same as the dwelling facade, if a portion of the dwelling gross floor area is located above the garage or carport; or (c) 1 m, if the natural ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10 m from the frontage.		The proposed garage is located within an internal lot, with a setback of 58m from Tolosa Street	Yes
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 10.4.2A, 10.4.2B, 10.4.2C and 10.4.2D) determined by: (i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5 m 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 4 m from the rear boundary to a building height of not more than 8.5 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		The proposed garage has a minimum western boundary setback of 1.5m.	No – relies on performance criteria

	(iii) does not exceed a total length of 9 m or one-third the length of the side boundary (whichever is the lesser).		
10.4.3 Site coverage and private open space for all dwellings	A1 Dwellings must have: (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 60 m² associated with each dwelling, unless the dwelling has 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) a site area of which at least 25% of the site area is free from impervious surfaces. A2 A dwelling must have an area of private open space that: (d) 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 (e) has a minimum horizontal dimension of: (i) 4 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 (f) is directly accessible from, and adjacent to, a habitable room (other than a bedroom); and (g) is not located to the south, south-east or south-west of the dwelling, unless the area receives at least 3 hours of	A site coverage of approximately 19.3% is proposed. Approximately 75% of the site is free from impervious surfaces.	Yes
		The proposed development will not alter the existing private open space arrangement.	Yes

	sunlight to 50% of the area between 9.00am and 3.00pm on the 21st June; and (h) is 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 (i) has a gradient not steeper than 1 in 10; and (j) is not used for vehicle access or parking.		
10.4.4 Sunlight and overshadowing of all dwellings	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 of north and 30 degrees east of north (see Diagram 10.4.4A).	Not applicable. The proposal does not include a habitable room.	N/A
	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 10.4.4A), must be in accordance with (a) or (b), unless excluded by (c): (a) The multiple dwelling is contained within a line projecting (see Diagram 10.4.4B): (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. (c) That part, of a multiple dwelling, consisting of: (i) an outbuilding with a building height no more than 2.4 m; or	Not applicable. The proposal relates to a single dwelling.	N/A

	(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 10.4.3, must be in accordance with (a) or (b), unless excluded by (c): (a) The multiple dwelling is contained within a line projecting (see Diagram 10.4.4C): (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.	Not applicable. The proposal relates to a single dwelling.	NA	
10.4.5	Width of openings for garages and carports for all dwellings	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).	Not applicable. The proposed garage has a primary frontage setback of greater than 12m.	NA
10.4.6	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		NA

	have a permanently fixed screen to a height of at least 1.7 m above the finished surface or floor level, with a uniform transparency of no more than 25%, along the sides facing a: (a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 3 m from the side boundary; and (b) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 4 m from the rear boundary; and (c) 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.	Not applicable. No external floor levels greater than 1 m above natural ground level are proposed.	
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 boundary; and (ii) is to have a setback of at least 4 m from a rear boundary; and (iii) 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 (iv) 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:		Not applicable. The proposed garage floor level is less than 1m above natural ground level.	N/A

	(i) is to be offset, in the horizontal plane, at least 1.5 m 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 (c) 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.	Not applicable. No shared driveway or parking space is proposed.	NA
10.4.7 Frontage Fences for all dwellings	A1 A fence (including a free-standing wall) within 4.5 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) 1.8 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).	Not applicable. No fence is proposed.	NA

10.4.8 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 4.5 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 1.2 m above the finished surface level of the storage area.	Not applicable. The proposal relates to a single dwelling.	NA
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APPENDIX B

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	Two car parking spaces are required. The proposed garage provides space sufficient for two car parking spaces.	Yes

Standard	Acceptable Solution	Proposed	Complies?
	provision (spaces or cash-in-lieu) must be in accordance with that plan; (ii) this provision was not used in this planning scheme.		
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 applicable.	NA
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 applicable.	NA
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 applicable.	NA
E 6.7 Development Standards			
E6.7.1 Number of Vehicle Accesses	A1	No change to the single existing vehicle access point is proposed.	Yes

Standard	Acceptable Solution	Proposed	Complies?
	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.		
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; (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.	Not applicable. No change to the existing vehicle access point is proposed.	NA
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) it 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.	Not applicable.	NA
E6.7.4	A1		

Standard	Acceptable Solution	Proposed	Complies?
On-Site Turning	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.	Not required. The existing access serves a single dwelling.	Yes
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
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
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 applicable.	NA

Standard	Acceptable Solution	Proposed	Complies?
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 applicable.	NA
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 applicable.	NA
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. 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.	Not applicable.	NA
E6.7.11	A1		

Standard	Acceptable Solution	Proposed	Complies?
Bicycle End of Trip Facilities	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 applicable.	NA
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 applicable. The site is in the General Residential zone.	NA
E6.7.13 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 applicable.	NA
E6.7.14 Access to a Road	A1 Access to a road must be in accordance with the requirements of the road authority.	Not applicable. No change to the existing vehicle access is proposed.	NA

APPENDIX C

E7.0 Stormwater Management Code

Standard	Acceptable Solution	Proposed	Complies?
E7.7 Development Standards			
E7.7.1 Stormwater Drainage and Disposal	A1 Stormwater from new impervious surfaces must be disposed of by gravity to public stormwater infrastructure. 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 m²; (b) new car parking is provided for more than 6 cars; (c) a subdivision is for more than 5 lots. 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. A4 A major stormwater drainage system must be designed to accommodate a storm with an ARI of 100 years.	Gravity disposal of stormwater to mains infrastructure is proposed.	yes NA NA

APPENDIX D

E15.0 Inundation Prone Areas Code

Standard	Acceptable Solution	Proposed	Complies?
E15.6 Use Standards			
E15.6 Use Standards	A1 Change of use of a non-habitable building to a habitable building or a use involving habitable rooms must comply with all of the following: (a) floor level of habitable rooms is no less than the AHD level for the Coastal Inundation Low Hazard Area in Table E15.1; (b) floor level of habitable rooms is no less than the AHD level for the 1% AEP plus 300mm if in an area subject to riverine flooding.	Not applicable.	N/A
E15.7 Development Standards for Buildings and Works			
E15.7.1 Coastal Inundation High Hazard Areas	A1 For a habitable building, including extensions to existing habitable buildings, there is no Acceptable Solution.	Not applicable.	N/A

	A2 For a non-habitable building, an outbuilding or a Class 10b building under the Building Code of Australia, there is no Acceptable Solution.	Not applicable.	N/A
E15.7.2 Coastal Inundation Medium Hazard Areas	A1 For a new habitable building there is no acceptable solution	Not applicable.	N/A
	A2 Except for new rooms associated with habitable buildings other than dwellings, for which there is no acceptable solution, an extension to an existing habitable building must comply with one of the following: (a) new habitable rooms must comply with both of the following: (i) floor level no lower than the Minimum Level for the Coastal Inundation Low Hazard Area in Table E15.1, (ii) floor area of the extension no more than 40 m² from the date of commencement of this planning scheme; (b) new habitable rooms must be above ground floor.	Not applicable.	N/A
	A3 A non-habitable building, an outbuilding or a Class 10b building under the Building Code of Australia, must have a floor area no more than 40 m².	Not applicable.	N/A
E15.7.3	A1 A new habitable building must comply with the following:	Not applicable.	N/A

Coastal Inundation Low Hazard Areas			
E15.7.4 Riverine Inundation Hazard Areas	(a) floor level no lower than the Minimum Level for the Coastal Inundation Low Hazard Area in Table E15.1;		
	A2 An extension to a habitable building must comply with either of the following: (a) floor level of habitable rooms is no lower than the Minimum Level for the Coastal Inundation Low Hazard Area in Table E15.1; (b) floor area is no more than 60 m ² .	Not applicable.	N/A
	A3 A non-habitable building, an outbuilding or a Class 10b building under the Building Code of Australia, must have a floor area no more than 60 m ² .	Not applicable.	N/A
	A1 A new habitable building must have a floor level no lower than the 1% AEP (100 yr AR) storm event plus 300 mm.	Not applicable.	N/A
	A2 An extension to an existing habitable building must comply with one of the following: (a) floor level of habitable rooms is no lower than the 1% AEP (100 yr AR) storm event plus 300 mm; (b) floor area of the extension no more than 60 m2 as at the date of commencement of this planning scheme.	Not applicable.	N/A

	A3 The total floor area of all non-habitable buildings, outbuildings and Class 10b buildings under the Building Code of Australia, on a site must be no more than 60 m ² .	Complies. The proposed garage (outbuilding) has a total floor area of 36m ² .	Yes
15.7.5 Riverine, Coastal Investigation Area, Low, Medium, High Inundation Hazard Areas	A1 For landfill, or solid walls greater than 5 m in length and 0.5 m in height, there is no acceptable solution.	Not applicable.	N/A
	A2 No acceptable solution.	Not applicable.	N/A
	A3 A land application area for onsite wastewater management must comply with all of the following: (a) horizontal separation distance from high water mark or from the top of bank of a watercourse or lake must be no less than 100 m; (b) vertical separation distance from the water table must be no less than 1.5 m.	Not applicable.	N/A
E15.7.6 Development Dependent on a Coastal Location	A1 An extension to an existing boat ramp, car park, jetty, marina, marine farming shore facility or slipway must be no more than 20% of the size of the facility existing at the effective date.	Not applicable.	N/A
	A2 No acceptable solution	Not applicable.	N/A

	A3 No Acceptable Solution for coastal protection works initiated by the private sector.	Not applicable.	N/A
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Document Set ID: 2720385
Version: 1, Version Date: 25/06/2019

IMPORTANT:
Use written dimensions only. Confirm all dimensions on site before commencing any work.
Ensure that this drawing and any accompanying details and /or specifications have been stamped "approved" by the relevant local authorities, and that any conditions of approval are incorporated into the works. All materials and workmanship shall conform with relevant standard, Building Code of Australia (BCA) requirements and product specification and any addendum to that specification.
This drawing remains the property of the designer and its use is restricted to the license granted to the client for the project as specified.

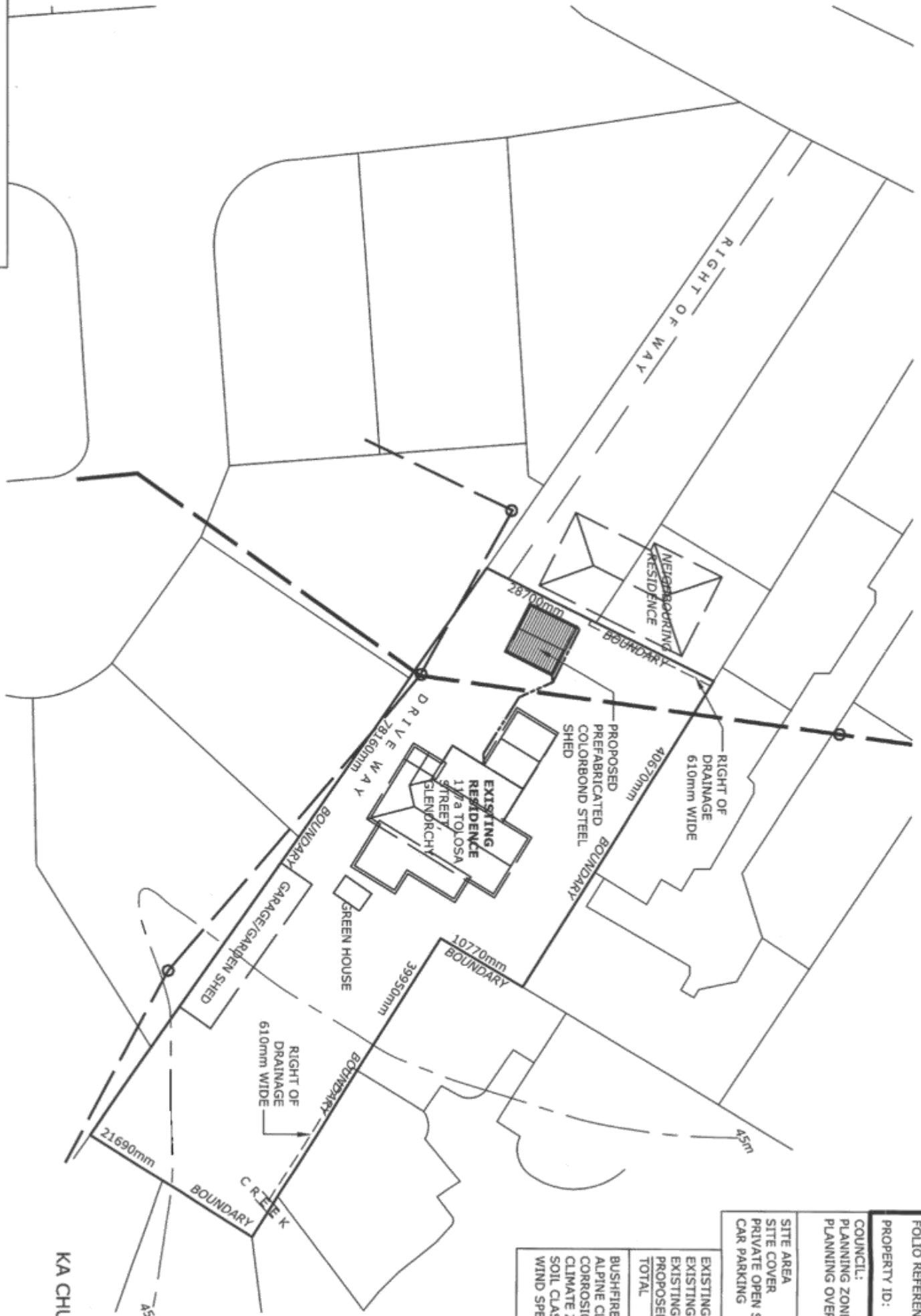
IT IS THE BUILDERS RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UNDERGROUND SERVICES, INCLUDING BUT NOT LIMITED TO: GAS, WATER, SEWER, STORM WATER, ELECTRICITY, TELECOMMUNICATIONS.

ALL LEVELS TO BE VERIFIED BY BUILDER PRIOR TO COMMENCEMENT OF WORK

OH&S HAZARD
Type: public safety
Solution: provision of safety fencing around construction area

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DRAFTED BY: MATTHEW RICHARD PETTIT
ACCREDITATION No.: CC5092U
DATE: May 2019



KA CHURCHILL & MJ JOHNSTON
JOB: 90404
PROPOSED SHED
117A TOLOSA STREET
GLENORCHY

0 500 1000



2/3 **SITE PLAN**
Scale: 1:500

TITLE DETAILS	
FOLIO REFERENCE:	volume - 151964 folio - 5
PROPERTY ID:	5398433
COUNCIL:	GLENORCHY CITY
PLANNING ZONE:	10.0 GENERAL RESIDENTIAL
PLANNING OVERLAYS AFFECTED:	WATERWAY & COASTAL PROTECTION AREA
SITE AREA	
SITE COVER	1988m ²
PRIVATE OPEN SPACE	384m ² = 19.3%
CAR PARKING	2+
EXISTING DWELLING FLOOR AREA	
EXISTING GREEN HOUSE	253m ²
EXISTING GARDEN SHED/GARAGE	9m ²
PROPOSED SHED	86m ²
TOTAL	36m ²
BUSHFIRE ASSESSMENT LEVEL: LOW (>100m BUSH)	
ALPINE CLASSIFICATION:	NA
CORROSION CLASSIFICATION:	LOW
CLIMATE ZONE:	...
SOIL CLASSIFICATION TEST - CLASS	...
WIND SPEED CLASSIFICATION	...

PLAN No. P2
DATE RECEIVED 25/06/19
PAGE 1 of 2
GLENORCHY CITY COUNCIL PLANNING SERVICES
APPLICATION No. P2-19-146

Document Set ID: 2720385
Version: 1, Version Date: 25/06/2019

SAFETY

THE BUILDER IS TO TAKE GUIDANCE FROM THE WORKSAFE TASMANIA DOCUMENT "YOUR GUIDE TO MANAGING SAFETY IN HOUSING AND CONSTRUCTION" AND MUST ACT IN ACCORDANCE WITH "Work Health and Safety Act 2012 and Work Health and Safety Regulations 2012"

ALL PERSONS ENTERING THE SITE MUST UNDERTAKE A SITE INDUCTION TO BE INSTRUCTED ON HAZARDS WITHIN THE SITE

SCAFFOLDING OR APPROPRIATE WORK PLATFORM MUST BE USED WHERE THE TASK AT HAND IS OUT OF REACH WHEN STANDING ON GROUND

ANY PERSON OPERATING ON AN INSECURE FLOOR GREATER THAN 2m FROM THE GROUND (ie NO HAND RAILS OR WALLS OR FLOOR) MUST USE A SCAFFOLD WITH THE APPROPRIATE GUARD RAILS AND/OR BE HARNESS TO THE BUILDING.

SCAFFOLDS AND WORK PLATFORMS MUST BE INSTALLED BY A SUITABLY QUALIFIED INSTALLER AND MAINTAINED IN ACCORDANCE WITH THE ABOVE REFERENCED DOCUMENTS

ALL BUILDING MATERIALS MUST BE STOCKPILED IN A MANNER THAT WILL NOT OBSTRUCT CLEAR TRAFFIC AROUND THE WORKSITE OR CREATE AN UNDUE HAZARD (eg TRIPPING)

APPROPRIATE SANITARY FACILITIES MUST BE SUPPLIED FOR WORKERS

SITE PLAN SCALE 1:200



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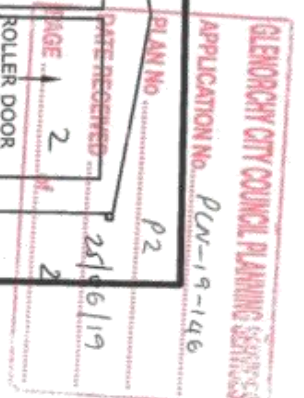
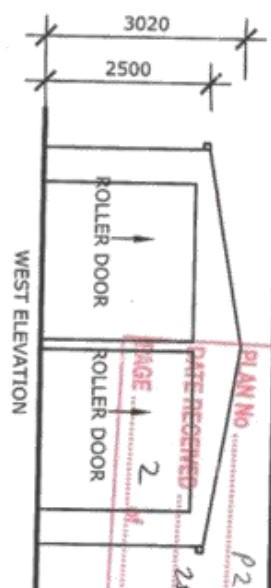
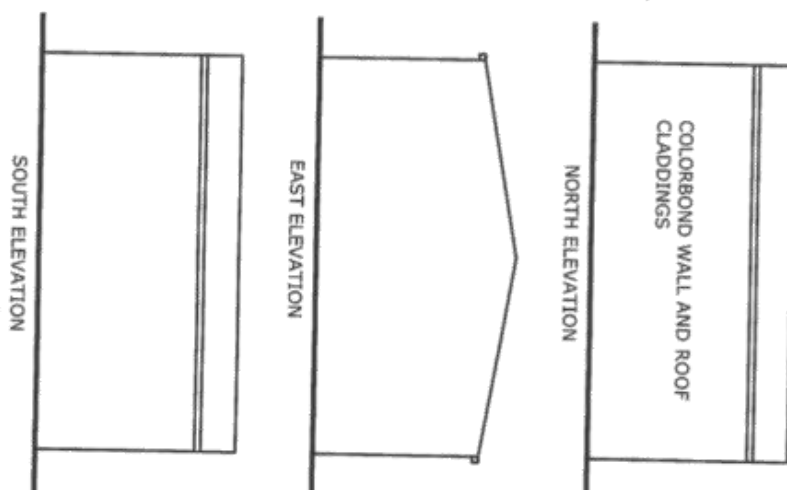
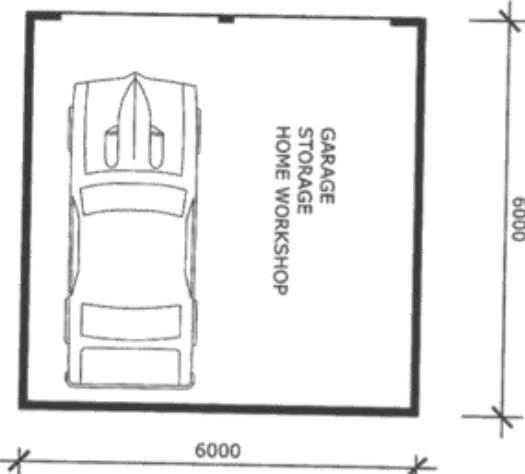
DRAFTED BY: MATTHEW RICHARD PETTIT
ACCREDITATION No. : CC5092U
DATE: May 2019

3/3 SHED PLAN
Scale: 1:500, 1:100

PROPOSED SHED
117A TOLOSA STREET
GLENORCHY
JOB: 90404

SHED BY "DISCOUNT SHEDS"
ALL CONSTRUCTION PLANS AND DOCUMENTATION TO BE PROVIDED BY SHED MANUFACTURER

FLOOR PLAN
Scale 1:100



APPENDIX 1

31.0 Port and Marine Zone

Standard	Acceptable Solution	Proposed	Complies?
31.4 Development Standards for Buildings and Works			
31.4.1 Building Height	A1 Building height must be no more than: 20 m.	Not applicable.	N/A
30.4.2 Setback	A1 Building setback from frontage must be no less than: 10m.	Not applicable.	N/A
31.4.3 Design	A1 Building design must address the street by complying with all of the following: (a) provide the main pedestrian entrance to the building at the frontage; (b) screen mechanical plant from view from the street and other public spaces;	Not applicable.	N/A

Standard	Acceptable Solution	Proposed	Complies?
	(c) (incorporate roof-top service infrastructure, including service plants and lift structures, within the design of the roof.		
31.4.4 Fencing	A1 Fencing must comply with all of the following: (a) fences, walls and gates of greater height than 2.4 m must not be erected within 10 m of the frontage; (b) fences along a frontage must be at least 50% transparent above a height of 1.2 m.	Not applicable.	N/A

APPENDIX 2

E5 Road and Railway Assets Code

Standard	Acceptable Solution	Proposed	Complies?
5.5 Use Standards			
E5.5.1 Existing road accesses and junctions	A1 The annual average daily traffic (AADT) of vehicle movements, to and from a site, onto a category 1 or category 2 road, in an area subject to a speed limit of more than 60km/h, must not increase by more than 10% or 10 vehicle movements per day, whichever is the greater.	Not applicable.	N/A
	A2 The annual average daily traffic (AADT) of vehicle movements, to and from a site, using an existing access or junction, in an area subject to a speed limit of more than 60km/h, must not increase by more than 10% or 10 vehicle movements per day, whichever is the greater.	Not applicable.	N/A

Standard	Acceptable Solution	Proposed	Complies?
	A3 The annual average daily traffic (AADT) of vehicle movements, to and from a site, using an existing access or junction, in an area subject to a speed limit of 60km/h or less, must not increase by more than 20% or 40 vehicle movements per day, whichever is the greater.	Complies.	Yes
E5.5.2 Exiting Level Crossings	A1 Where use has access across part of a rail network, the annual average daily traffic (AADT) at an existing level crossing must not be increased by greater than 10% or 10 vehicle movements per day, whichever is the greater.	Not applicable.	N/A
5.6 Development Standards			
E5.6.1 Development adjacent to roads and railways	A1.1 Except as provided in A1.2, the following development must be located at least 50m from the rail network, or a category 1 road or category 2 road, in an area subject to a speed limit of more than 60km/h: (a) new buildings; (b) other road or earth works; and	Not applicable.	N/A

Standard	Acceptable Solution	Proposed	Complies?
	(c) building envelopes on new lots.		
	A1.2 Buildings, may be: (a) located within a row of existing buildings and setback no closer than the immediately adjacent building; or (b) an extension which extends no closer than: (i) the existing building; or (ii) an immediately adjacent building.	Not applicable.	N/A
E5.6.2 Road accesses and junctions	A1 No new access or junction to roads in an area subject to a speed limit of more than 60km/h	Not applicable.	N/A
	A2 No more than one access providing both entry and exit, or two accesses providing separate entry and exit, to roads in an area subject to a speed limit of 60km/h or less.	Complies.	Yes
E5.6.3 New Level Crossings	A1 No Acceptable Solutions.	Not applicable.	N/A

Standard	Acceptable Solution	Proposed	Complies?
E5.6.4 Sight distance at accesses, junctions and level crossings	A1 Sight distances at: (a) an access or junction must comply with the Safe Intersection Sight Distance shown in Table E5.1; and (b) rail level crossings must comply with AS1742.7 Manual of uniform traffic control devices - Railway crossings, Standards Association of Australia.	Complies. Existing.	Yes

APPENDIX 3

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.	The proposal will provide for no car parking space on the lease hold area. Compliance will require six car parking spaces onsite. Therefore, the proposal relies on performance criteria.	No Refer to discussion in the report.
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 applicable.	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 applicable.	N/A
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 applicable.	N/A
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 applicable.	N/A

Standard	Acceptable Solution	Proposed	Complies?
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; (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.	Not applicable.	N/A
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) it 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.	Not applicable.	N/A

Standard	Acceptable Solution	Proposed	Complies?
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.	Not applicable.	N/A
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.	Not applicable.	N/A
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,	Not applicable.	N/A

Standard	Acceptable Solution	Proposed	Complies?
	unless the road from which access is provided to the property is unsealed.		
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 applicable.	N/A
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 applicable.	N/A
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	Not applicable.	N/A

Standard	Acceptable Solution	Proposed	Complies?
E6.7.10 Design of Bicycle Parking Facilities	(b) parking; be located within 30 m of the main entrance to the building.		
	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 applicable.	N/A
	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.	Not applicable.	N/A
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	Not applicable.	N/A

Standard	Acceptable Solution	Proposed	Complies?
	bicycle spaces thereafter.		
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 applicable.	N/A
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 applicable.	N/A
E6.7.14 Access to a Road	A1 Access to a road must be in accordance with the requirements	Not applicable.	N/A

Standard	Acceptable Solution of the road authority.	Proposed	Complies?

APPENDIX 4

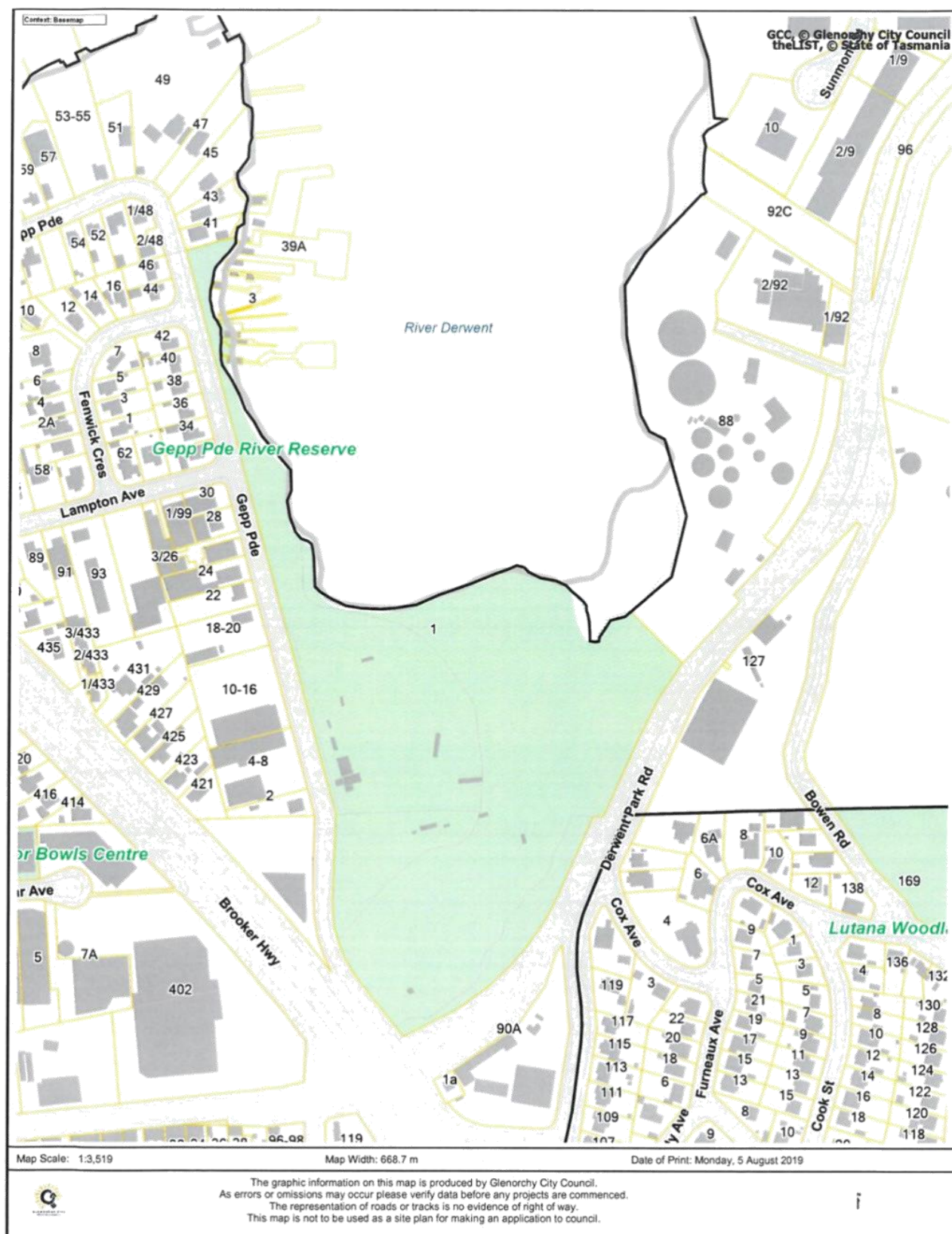
E7.0 Stormwater Management Code

Standard	Acceptable Solution	Proposed	Complies?
E7.7 Development Standards			
E7.7.1 Stormwater Drainage and Disposal	A1 Stormwater from new impervious surfaces must be disposed of by gravity to public stormwater infrastructure. 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 m²; (b) new car parking is provided for more than 6 cars; (c) a subdivision is for more than 5 lots. 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	Not applicable. No new impervious surface proposed. Not applicable.	N/A N/A
		Not applicable.	N/A

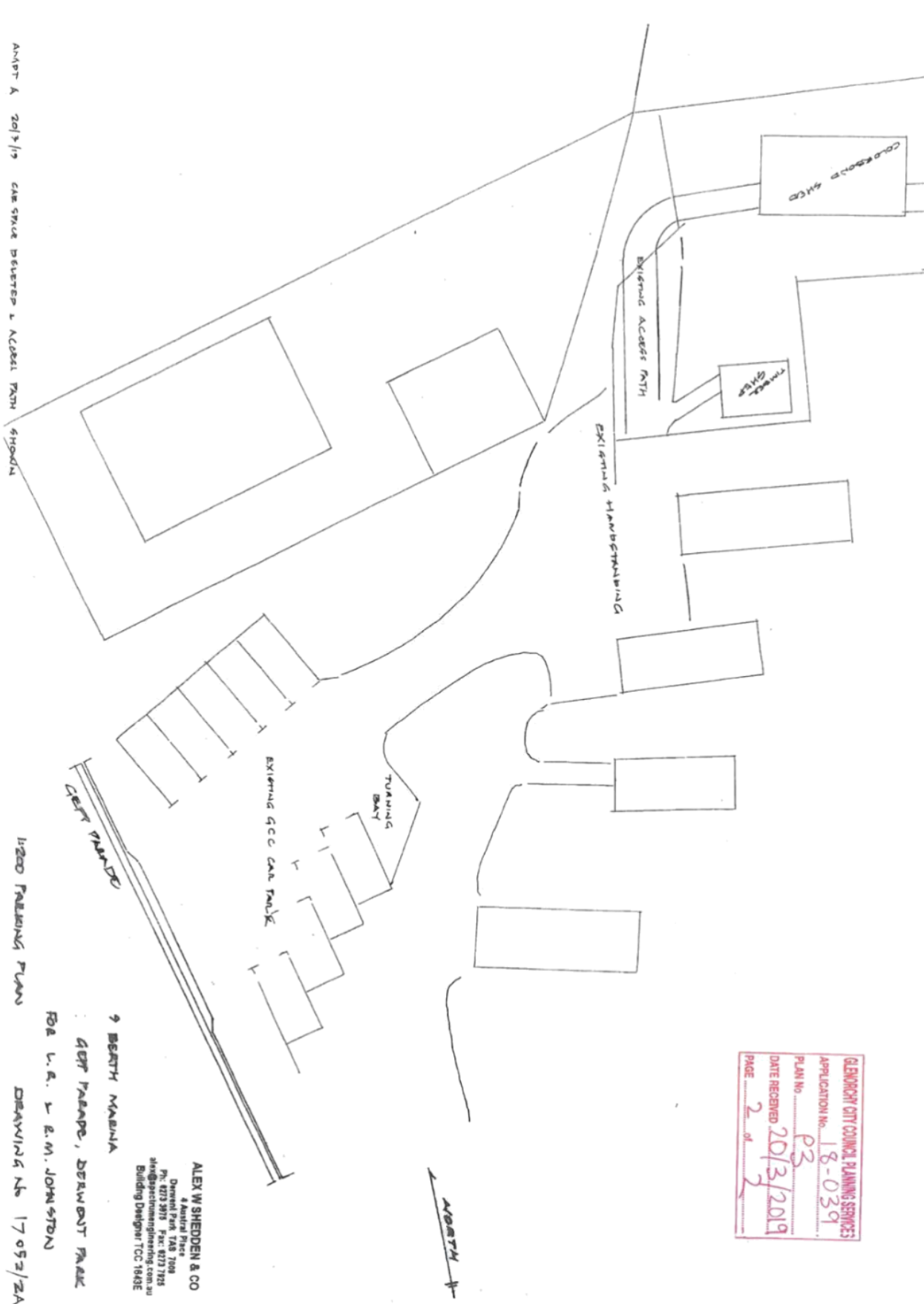
Standard	Acceptable Solution	Proposed	Complies?
	accommodated within existing or upgraded public stormwater infrastructure. A4 A major stormwater drainage system must be designed to accommodate a storm with an ARI of 100 years.	Not applicable.	N/A

Gepp Parade and 1 Gepp Parade, Derwent Park

Item:







APPENDIX

10.0 General Residential Zone

Standard	Acceptable Solution	Proposed	Complies?
10.4 Development Standards for Residential Buildings and Works			
10.4.1 Residential density for multiple dwellings.	A1 Multiple dwellings must have a site area per dwelling of not less than: (a) 325m ² ; or (b) if within a density area specified in Table 10.4.1 below and shown on the planning scheme maps, that specified for the density area.		NA
10.4.2 Setbacks and building envelopes for all dwellings:	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) if the frontage is a primary frontage, at least 4.5 m, or, if the setback from the primary frontage is less than 4.5 m, not less than the setback, from the primary frontage, of any existing dwelling on the site; or (b) if the frontage is not a primary frontage, at least 3 m, or, if the setback from the frontage is less than 3 m, not less than the setback, from a frontage that is	Existing	NA

	not a primary frontage, of any existing dwelling on the site; or		
	(c) 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; or		
	(d) if the development is on land that abuts a road specified in Table 10.4.2, at least that specified for the road.		
A2	A garage or carport must have a setback from a primary frontage of at least:		NA
	(a) 5.5 m, or alternatively 1 m 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		
	(c) 1 m, if the natural ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10 m 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:	See report	No- Discretion
	(a) be contained within a building envelope (refer to Diagrams 10.4.2A, 10.4.2B, 10.4.2C and 10.4.2D) determined by:		
	(i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5 m 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 4 m from the rear boundary to a building height of not more than 8.5 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).		
10.4.3 Site coverage and private open space for all dwellings	A1 Dwellings must have: (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 60 m² associated with each dwelling, unless the dwelling has 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) a site area of which at least 25% of the site area is free from impervious surfaces.	Not impacted beyond minimum	Yes
	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	Not impacted beyond minimum	Yes

	(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) 4 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 (e) is 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.		
10.4.4 Sunlight and overshadowing of all dwellings	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 of north and 30 degrees east of north (see Diagram 10.4.4A).	Existing	NA

	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 10.4.4A), must be in accordance with (a) or (b), unless excluded by (c): (a) The multiple dwelling is contained within a line projecting (see Diagram 10.4.4B): (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. (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.		NA
	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 10.4.3, must be in accordance with (a) or (b), unless excluded by (c): (a) The multiple dwelling is contained within a line projecting (see Diagram 10.4.4C):		NA

		(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.		
10.4.5	Width of openings for garages and carports for all dwellings	A1		NA
		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).		
10.4.6	Privacy for all dwellings	A1	None proposed	NA
		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 1.7 m above the finished surface or floor level, with a uniform transparency of no more than 25%, along the sides facing a:		

	(a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 3 m from the side boundary; and (b) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 4 m from the rear boundary; and (c) 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.		
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 boundary; and (ii) is to have a setback of at least 4 m from a rear boundary; and (iii) 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	Existing	NA	

	(iv) 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 1.5 m 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.			NA

10.4.7 Frontage Fences for all dwellings	A1 A fence (including a free-standing wall) within 4.5 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) 1.8 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).		NA
10.4.8 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 4.5 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 1.2 m above the finished surface level of the storage area.		NA

APPENDIX

E5 Road and Railway Assets Code

Standard	Acceptable Solution	Proposed	Complies?
5.5 Use Standards			
E5.5.1 Existing road accesses and junctions	A1 The annual average daily traffic (AADT) of vehicle movements, to and from a site, onto a category 1 or category 2 road, in an area subject to a speed limit of more than 60km/h, must not increase by more than 10% or 10 vehicle movements per day, whichever is the greater.		NA
	A2 The annual average daily traffic (AADT) of vehicle movements, to and from a site, onto a category 1 or category 2 road, in an area subject to a speed limit of more than 60km/h, must not increase by more than 10% or 10 vehicle movements per day, whichever is the greater.		NA
	A3 The annual average daily traffic (AADT) of vehicle movements, to and from a site, using an existing access or junction, in an area subject to a speed limit of 60km/h or less, must not increase by more than 20% or 40 vehicle movements per day, whichever is the greater.		Yes
E5.5.2	A1 Where use has access across part of a rail network, the annual average daily traffic (AADT) at an existing level crossing must not be increased by greater than 10% or 10 vehicle movements per day, whichever is the greater.		NA
Exiting Level Crossings	5.6 Development Standards		

Standard	Acceptable Solution	Proposed	Complies?
E5.6.1 Development adjacent to roads and railways	A1.1 Except as provided in A1.2, the following development must be located at least 50m from the rail network, or a category 1 road or category 2 road, in an area subject to a speed limit of more than 60km/h: (a) new buildings; (b) other road or earth works; and (c) building envelopes on new lots.		NA
	A1.2 Buildings, may be: (a) located within a row of existing buildings and setback no closer than the immediately adjacent building; or (b) an extension which extends no closer than: (i) the existing building; or (ii) an immediately adjacent building.		NA
E5.6.2	A1 No new access or junction to roads in an area subject to a speed limit of more than 60km/h		NA

Standard	Acceptable Solution	Proposed	Complies?
Road accesses and junctions	A2 No more than one access providing both entry and exit, or two accesses providing separate entry and exit, to roads in an area subject to a speed limit of 60km/h or less.		Yes
E5.6.3 New Level Crossings	A1 No Acceptable Solutions.		NA
E5.6.4 Sight distance at accesses, junctions and level crossings	A1 Sight distances at: (a) an access or junction must comply with the Safe Intersection Sight Distance shown in Table E5.1; and (b) rail level crossings must comply with AS1742.7 Manual of uniform traffic control devices - Railway crossings, Standards Association of Australia.		N/A

APPENDIX

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.		N/A
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.		N/A
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		N/A

Standard	Acceptable Solution	Proposed	Complies?
	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.		
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.		N/A
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.		Yes
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;		N/A

Standard	Acceptable Solution	Proposed	Complies?
E6.7.3 Vehicular Passing Areas Along an Access	(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. 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.		N/A
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;		N/A

Standard	Acceptable Solution	Proposed	Complies?
	(b) it meets a road carrying less than 6000 vehicles per day.		
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.		N/A
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.		N/A
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.		N/A

Standard	Acceptable Solution	Proposed	Complies?
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.		N/A
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.		N/A
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. 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		N/A

Standard	Acceptable Solution	Proposed	Complies?
	"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.		N/A
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.		N/A
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.	N/A	N/A

Standard	Acceptable Solution	Proposed	Complies?
E6.7.14 Access to a Road	A1 Access to a road must be in accordance with the requirements of the road authority.		N/A

APPENDIX

E7.0 Stormwater Management Code

Standard	Acceptable Solution	Proposed	Complies?
E7.7 Development Standards			
E7.7.1 Stormwater Drainage and Disposal	A1 Stormwater from new impervious surfaces must be disposed of by gravity to public stormwater infrastructure.		Yes
	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.		N/A
	A3 A minor stormwater drainage system must be designed to comply with all of the following:		NA

Standard	Acceptable Solution	Proposed	Complies?
	(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.		
	A4 A major stormwater drainage system must be designed to accommodate a storm with an ARI of 100 years.		NA

176 Springfield Avenue, West Moonah

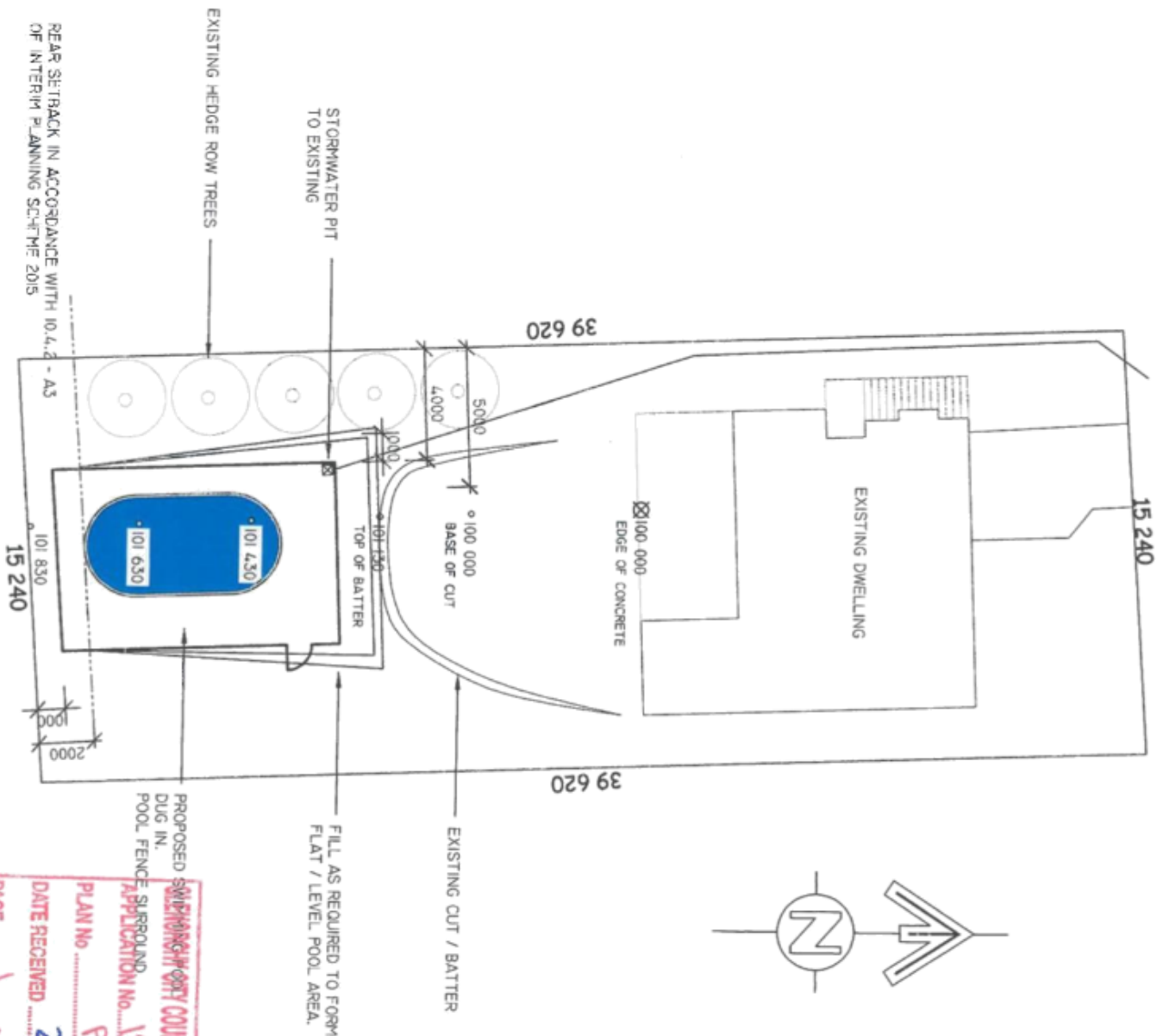


Contents

01	-	Project Information
02	-	Site plan
03	-	Street View Elevation
03	-	Swimming Pool fence / NCZ
		Construction Generally - Swimming Pool

Project Information		
Land Title Reference:	Volume 96492	Folio 764
Total floor areas:	N2	
Design Wind Speed:	M (assumed)	
Soil Classification:	7	
Climate Zone:	NA	
Bushfire-Prone Area		
BAL rating:		
Rock Type:		
Lot area:	604m2 (calculated)	

SPRINGFIELD AVENUE



SITE PLAN 1:200

Darryn White - Building Design and Consulting.
P O Box 381 Rosny Park Tasmania 7018
P: 0409 659 358
E: dwhite@dmcc.com.au
W: www.dwhitebuilding.com.au
AS/NZS 3610:2009

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01
03

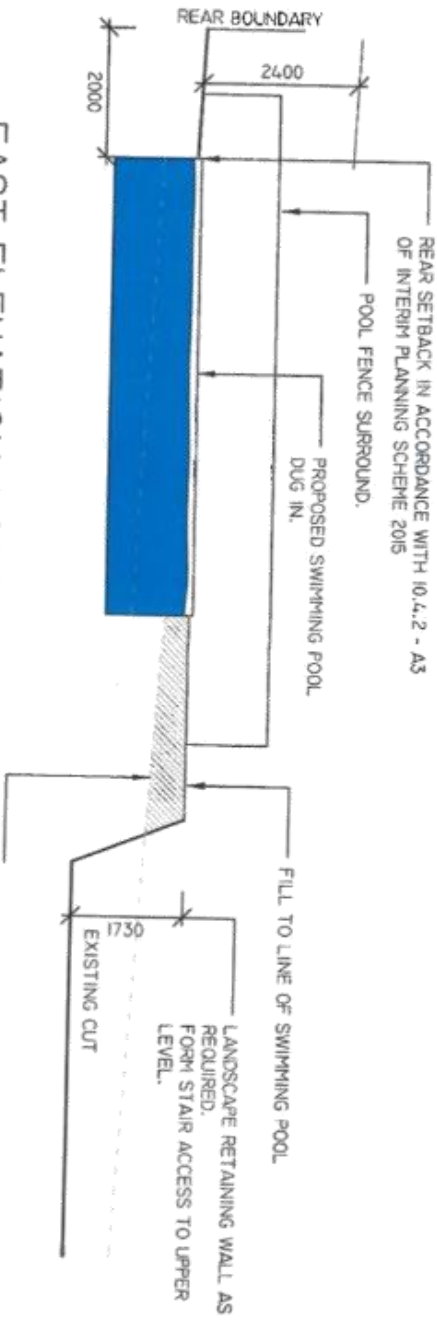
Job No
1903

SWIMMING POOL FENCE SURROUND
APPLICATION No. 19-031
PLAN No. P2
DATE RECEIVED 2/7/19
PAGE 1 of 3



STREET VIEW N.T.S

KERB SIDE ENTRY - STORMWATER DISCHARGE
900 DIA



EAST ELEVATION / SECTION

GLENORCHY CITY COUNCIL PLANNING SERVICES
APPLICATION No 13.031
PLAN No P2
DATE RECEIVED 21/8/19
PAGE 2 of 3

Date 2nd July 2019	Page size A3	Client M & F Vass	Address 176 Springfield Avenue Moonah	Proposal Swimming Pool and Deck	Darryn White - Building Design and Consulting. P O Box 381 Rosny Park Tasmania 7018 P: 0409 659 358 E: dwhite@gmail.com W: www.everythingbuilding.com.au Abn: 8618097060 ACCREDITATION NO: CC1623W	This drawing is the property of Darryn White. Reproduction in whole or part is strictly prohibited without the written consent of Darryn White. If aware no doing will result in legal action being taken.	© 2019	Job No 1903	Page No 02 03
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PLAN VIEW 1:100



REPRESENTATION IMAGE



POOL FENCE TYPE 1 & ACCESS GATE N.T.S

CONSTRUCTION GENERALLY - SWIMMING POOL.

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS, BUILDING CODE OF AUSTRALIA, RELEVANT AUSTRALIAN STANDARDS AND LOCAL AUTHORITY REQUIREMENTS.

SITE PREPARATION AND EXCAVATION TO COUNCIL AND B.C.A REQUIREMENTS. CONCRETE FOOTINGS TO AS 2870.1, PART 3.2.3 OF CURRENT B.C.A AND ENGINEERS SPECIFICATIONS. UNLESS OTHERWISE SPECIFIED, FOOTINGS 20MPA. SOIL CLASSIFICATION ASSUMED CLASS M. (MODERATELY REACTIVE CLAY).

SWIMMING POOL ACCESS TO COMPLY WITH CLAUSE 3.9.3 OF CURRENT B.C.A. GATE ACCESSING POOL AREA TO COMPLY WITH AS 1926.1 - 2012 & AS 1926.2 - 2007. EXISTING TREES / SHRUBS / BUSHES ENCROACHING ON THE NCZ TO BE TRIMMED BACK AND MAINTAINED.

HINGED GATE ACCESS TO POOL TO OPEN AWAY FROM POOL, HAVE AUTOMATIC CLOSE AND LATCH TO COMPLY WITH AS 2.4.1, 2 OF AS 1926.1 - 2012.

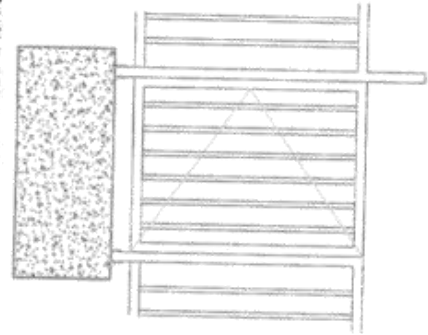
LATCH DEVICE NOT READILY OPERABLE BY YOUNG CHILDREN @ MIN 1500 HIGH PROVIDE POOL FENCING IN ACCORDANCE WITH CLAUSE 3.9.3.2 OF B.C.A

SWIMMING POOL DETAILS:

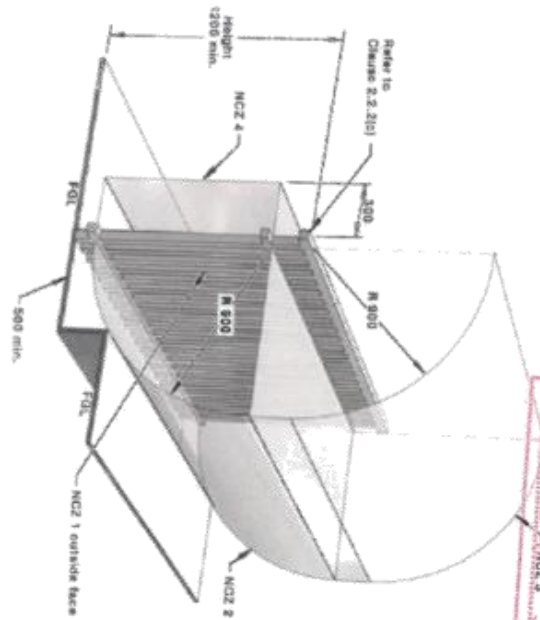
- RECIRCULATION OF WATER TO BE AT LEAST 10 000 LITRE / HR (6 HOURLY RECIRCULATION)
- ALL MECHANICAL EQUIPMENT TO MANUFACTURERS SPECIFICATIONS.
- ALL PLUMBING TO BE IN ACCORDANCE WITH AS 3500, TASMANIAN PLUMBING CODE AND LOCAL COUNCIL REQUIREMENTS.

POOL PUMP FITTED WITH CARTRIDGE FILTER.

ONLY DISCHARGE FROM THE FILTRATION OF THE SWIMMING POOL IS TO BE CONNECTED TO 'TASWATERS' SEWERAGE SYSTEM.



SINGLE STRIP / PAD FOOTING TO SUPPORT POSTS EACH SIDE OF POOL ACCESS GATE



NON CLIMB ZONE (NCZ)

Date 2nd July 2019	Page size A3	Client M & F Vass	Proposal Swimming Pool and Deck	Darryn White - Building Design and Consulting. P O Box 381 Rosny Park Tasmania 7018 P: 0409 659 358 E: dwhite@building.com.au W: www.everythingbuilding.com.au ABN: 3615097026 ACCREDITATION NO: CC1623W	This drawing is the property of Darryn White. Reproduction in whole or part is strictly prohibited without the written consent of Darryn White. Failure to doing will result in legal action being taken.	© 2019	Page No 03 03	Job No 1903
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Submission to Planning Authority Notice

Council Planning Permit No.	PLN-19-031	Council notice date	26/02/2019
TasWater details			
TasWater Reference No.	TWDA 2019/00263-GCC	Date of response	06/03/2019
TasWater Contact	Stephen Purvis	Phone No.	(03) 6237 8838
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	176 SPRINGFIELD AVE, WEST MOONAH	Property ID (PID)	5445543
Description of development	Swimming pool and deck		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Darryn White – Building Design and Consulting	Site Plan (Pg – 01 / 03)	--	24/01/2019
Conditions			
Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application: CONNECTIONS, METERING & BACKFLOW 1. Plumbing/drainage plans must be submitted with the application for Certificate for Certifiable Work (Plumbing) clearly showing that only the discharge from the filtration system of domestic swimming pools and or spas is connected to TasWater's sewerage system. DEVELOPMENT ASSESSMENT FEES 2. The applicant or landowner as the case may be, must pay a development assessment fee of \$211.63 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date paid to TasWater. The payment is required within 30 days of the issue of an invoice by TasWater.			
Advice			
General For information on TasWater development standards, please visit http://www.taswater.com.au/Development/Development-Standards For application forms please visit http://www.taswater.com.au/Development/Forms Service Locations Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure. The location of this infrastructure as shown on the GIS is indicative only. • A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater			



- TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit www.taswater.com.au/Development/Service-location for a list of companies
- TasWater will locate residential water stop taps free of charge
- Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

Declaration

The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.

Authorised by

Jason Taylor
Development Assessment Manager

TasWater Contact Details

Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au

APPENDIX 1

11.0 Inner Residential Zone

Standard	Acceptable Solution	Proposed	Complies?
11.3 Use Standards			
11.3.1 Non-Residential Use	A1 Hours of operation must be within 8.00 am to 6.00 pm, except for office and administrative tasks or visitor accommodation. A2 Noise emissions measured at the boundary of the site must not exceed the following: (a) 55 dB(A) (LAeq) between the hours of 8.00 am to 6.00 pm; 55 dB(A) (LAeq) between the hours of 8.00 am to 6.00 pm; (b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 6.00 pm to 8.00 am; 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 6.00 pm to 8.00 am; (c) 65dB(A) (LAmax) at any time. 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.	Hours of operations are within 8.00am and 6.00pm The use complies with A2	Yes Yes

Standard	Acceptable Solution	Proposed	Complies?
	Noise levels are to be averaged over a 15 minute time interval.		
	A3 External lighting must comply with all of the following: (a) be turned off between 6:00 pm and 8:00 am, except for security lighting; be turned off between 6:00 pm and 8:00 am, except for security lighting; (b) be turned off between 6:00 pm and 8:00 am, except for security lighting; security lighting must be baffled to ensure they do not cause emission of light into adjoining private land.	External lighting will be in accordance with A3	Yes
	A4 Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site must be limited to 20 vehicle movements per day and be within the hours of: (a) 7.00 am to 5.00 pm Mondays to Fridays inclusive; (b) 7.00 am to 5.00 pm Mondays to Fridays inclusive; (b) 9.00 am to 12 noon Saturdays; (c) 9.00 am to 12 noon Saturdays; (c) nil on Sundays and Public Holidays. nil on Sundays and Public Holidays.	Commercial vehicle will be within the specified hours in A4	Yes
11.3.2 Visitor Accommodation	A1 Visitor accommodation must comply with all of the following: (a) is accommodated in existing buildings is accommodated in existing buildings; (b) provides for any parking and manoeuvring spaces required pursuant to the parking and Access Code on-site;		NA

Standard	Acceptable Solution	Proposed	Complies?
	provides for any parking and manoeuvring spaces required pursuant to the Parking and Access Code on-site; (c) has a floor area of no more than 160m ² has a floor area of no more than 160m².		
11.3.3 Local Shop	A1 A local shop must comply with both of the following: (a) have a gross floor area no more than 200m ² ; (b) not displace an existing residential use.		NA
11.4 Development Standards for Buildings and Works The development standards are not applicable as not development is proposed			

E17.0 Signs Code

Standard	Acceptable Solution	Proposed	Complies?
E17.6 Use Standards			
E17.6.1 Use of Signs	A1 A sign must be a permitted sign in Table E17.3	Awning Facia Signs and Wall signs are discretionary within the Inner residential zone	No – discretion
	A2 A sign associated with the sale of goods or services must relate directly to the use of the building or site to which it is affixed.	Yes, the proposed signage relates to the use of the site.	Yes
	A3	None proposed	Yes

Standard	Acceptable Solution	Proposed	Complies?
	A sign must not contain flashing lights, moving parts or changing messages or graphics, except if a Statutory Sign		
	A4 An illuminated sign must not be located within 30 metres of a residential use, except if a Statutory Sign.	None proposed	Yes
E17.7 Development Standards			
E17.7.1 Standards for Signs	A1 A sign must comply with the standards listed in Table E.17.2 and be a permitted sign in Table E17.3.	See report	No – discretionary
	A2 The number of signs per business per street frontage must comply with all of the following: (a) maximum of 1 of each sign type; (b) maximum of 1 window sign per window; (c) if the street frontage is less than 20 m in length, the maximum number of signs on that frontage is 3; (d) if the street frontage is 20 m in length or greater, the maximum number of signs on that frontage is 6. except for the following sign types, for which there is no limit: (i) Building Site, (ii) Name Plate, (iii) Newspaper Day Bill, (iv) Open/Closed, (v) Real Estate, (vi) Street Number, (vii) Temporary Sign.	There would be four wall signs facing the frontage	No- discretion
	A3 Signs must not obscure or prevent or delay a driver from seeing a Statutory Sign or a Tourist Information Sign.	The signs would not obscure any statutory sign	Yes
	A4	The signs would no represent any statutory sign	Yes

Standard	Acceptable Solution	Proposed	Complies?
	Signs must not resemble Statutory Signs because of the same or similar shape, size, design, colour, letter size or lighting.		
	A5 For properties that have a common boundary with Brooker Avenue, any advertising sign must be located at least 5m from that boundary.	The property does not share a boundary with the Brooker Highway	Yes
E17.7.2 Standards for signs on Heritage Places subject to the Heritage Code or within Heritage Precinct or Cultural Landscape Precincts	A1 No acceptable solution.	The site is not a heritage listed place	NA

E5 Road and Railway Assets Code

Standard	Acceptable Solution	Proposed	Complies?
5.5 Use Standards			
E5.5.1 Existing road accesses and junctions	A1 The annual average daily traffic (AADT) of vehicle movements, to and from a site, onto a category 1 or category 2 road, in an area subject to a speed limit of more than 60km/h, must not increase by more than 10% or 10 vehicle movements per day, whichever is the greater.		NA

Standard	Acceptable Solution	Proposed	Complies?
	A2 The annual average daily traffic (AADT) of vehicle movements, to and from a site, onto a category 1 or category 2 road, in an area subject to a speed limit of more than 60km/h, must not increase by more than 10% or 10 vehicle movements per day, whichever is the greater.		NA
	A3 The annual average daily traffic (AADT) of vehicle movements, to and from a site, using an existing access or junction, in an area subject to a speed limit of 60km/h or less, must not increase by more than 20% or 40 vehicle movements per day, whichever is the greater.		Yes
E5.5.2	A1 Where use has access across part of a rail network, the annual average daily traffic (AADT) at an existing level crossing must not be increased by greater than 10% or 10 vehicle movements per day, whichever is the greater.		NA
Exiting Level Crossings			
5.6 Development Standards			

Standard	Acceptable Solution	Proposed	Complies?
E5.6.1 Development adjacent to roads and railways	A1.1 Except as provided in A1.2, the following development must be located at least 50m from the rail network, or a category 1 road or category 2 road, in an area subject to a speed limit of more than 60km/h: (a) new buildings; (b) other road or earth works; and (c) building envelopes on new lots. A1.2 Buildings, may be: (a) located within a row of existing buildings and setback no closer than the immediately adjacent building; or (b) an extension which extends no closer than: (i) the existing building; or (ii) an immediately adjacent building.		NA
E5.6.2	A1 No new access or junction to roads in an area subject to a speed limit of more than 60km/h		NA

Standard	Acceptable Solution	Proposed	Complies?
Road accesses and junctions	A2 No more than one access providing both entry and exit, or two accesses providing separate entry and exit, to roads in an area subject to a speed limit of 60km/h or less.		Yes
E5.6.3 New Level Crossings	A1 No Acceptable Solutions.		NA
E5.6.4 Sight distance at accesses, junctions and level crossings	A1 Sight distances at: (a) an access or junction must comply with the Safe Intersection Sight Distance shown in Table E5.1; and (b) rail level crossings must comply with AS1742.7 Manual of uniform traffic control devices - Railway crossings, Standards Association of Australia.		Yes

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;		No – the developer addressed the performance criteria

Standard	Acceptable Solution	Proposed	Complies?
	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.		
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.		N/A
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.		N/A
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.		N/A

Standard	Acceptable Solution	Proposed	Complies?
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.		Yes
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; (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.		N/A
E6.7.3 Vehicular Passing Areas Along an Access	A1 Vehicular passing areas must:		N/A

Standard	Acceptable Solution	Proposed	Complies?
	(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.		
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.		N/A
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.		N/A

Standard	Acceptable Solution	Proposed	Complies?
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.		N/A
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.		N/A
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.		N/A
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		N/A

Standard	Acceptable Solution	Proposed	Complies?
	2890.1.2:004 Parking Facilities Part 1: Off-street car parking: (b) be located within 30 m of the main entrance to the building.		
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. 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.		N/A
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.		N/A
E6.7.12 Sting 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		N/A

Standard	Acceptable Solution	Proposed	Complies?
	parking area is already provided in front of the building line of a shopping centre.		
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.	N/A	N/A
E6.7.14 Access to a Road	A1 Access to a road must be in accordance with the requirements of the road authority.		Yes

[illegible]

Date of Print: Monday, 5 August 2019

The graphic information on this map is produced by Glenorchy City Council.
As errors or omissions may occur please verify data before any projects are commenced.
The representation of roads or tracks is no evidence of right of way.
This map is not to be used as a site plan for making an application to council.



Submission to Planning Authority Notice

Council Planning Permit No.	PLS43A-19/01		Council notice date	29/04/2019
TasWater details				
TasWater Reference No.	TWDA 2019/00571-GCC		Date of response	03/05/2019
TasWater Contact	Anthony Cengia	Phone No.	(03) 6237 8243	
Response issued to				
Council name	GLENORCHY CITY COUNCIL			
Contact details	gccmail@gcc.tas.gov.au			
Development details				
Address	8-10 MAIN RD, CLAREMONT	Property ID (PID)	5329948	
Description of development	Rezoning, change of use and signage			
Schedule of drawings/documents				
Prepared by	Drawing/document No.	Revision No.	Date of Issue	
JMG	Planning Report	1	March 2019	
Conditions				
SUBMISSION TO PLANNING AUTHORITY NOTICE OF DRAFT AMENDMENT TO PLANNING SCHEME <u>AND</u> PLANNING APPLICATION REFERRALS Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater makes the following submission(s): TasWater does not object to the draft amendment to planning scheme, does not wish to lodge a representation and does not wish to attend any subsequent hearings. SUBMISSION TO PLANNING AUTHORITY NOTICE OF PLANNING APPLICATION REFERRAL>> Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater does not object to the proposed development and no conditions are imposed.				
Advice				
General For information on TasWater development standards, please visit http://www.taswater.com.au/Development/Development-Standards For application forms please visit http://www.taswater.com.au/Development/Forms				
Declaration				
The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.				
Authorised by  Jason Taylor				



Development Assessment Manager			
TasWater Contact Details			
Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au

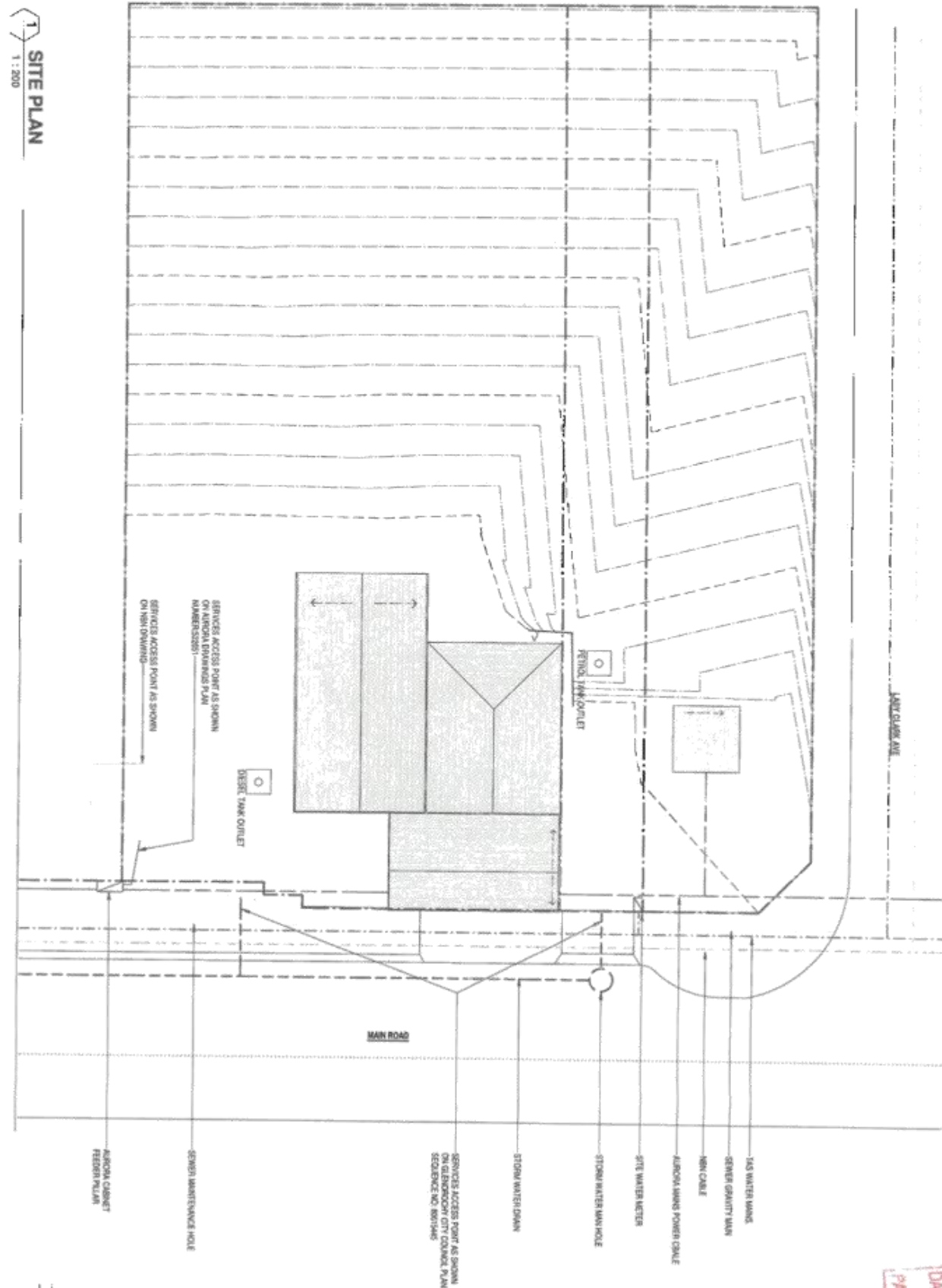
Signage



Signage



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GLENORCHY CITY COUNCIL PLANNING PROGRAM

APPLICATION No **21543A-19/01**

PLAN No **21**

DATE RECEIVED **29/3/19**

PAGE **1** of **3**



Cooper Automotive
8-10 Main Road, Claremont

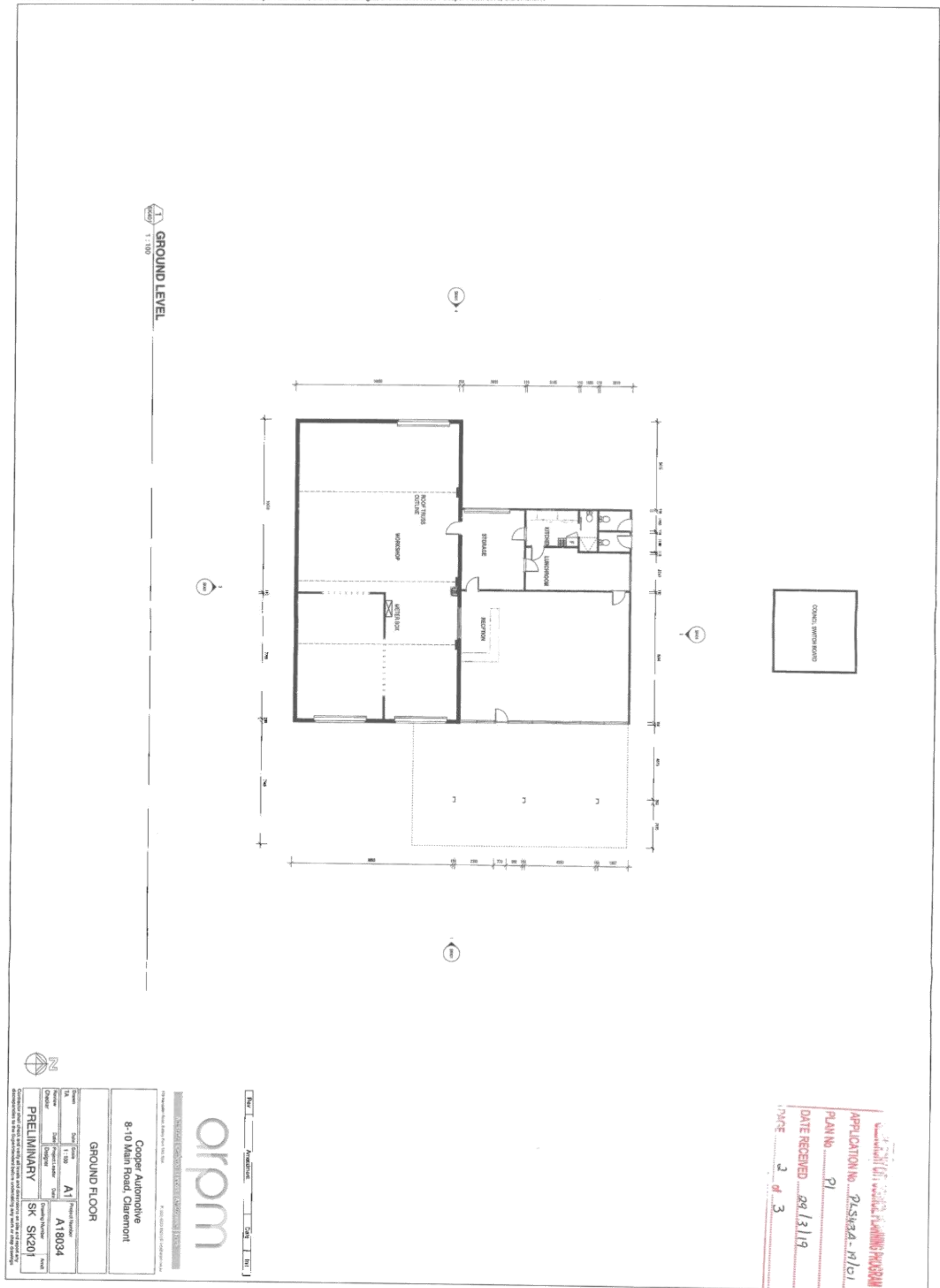
SITE PLAN

Client	Scale	Project Number
TA	1:200	A1
Designer	Project Leader	A18034
Checker	Designer	SK SK001

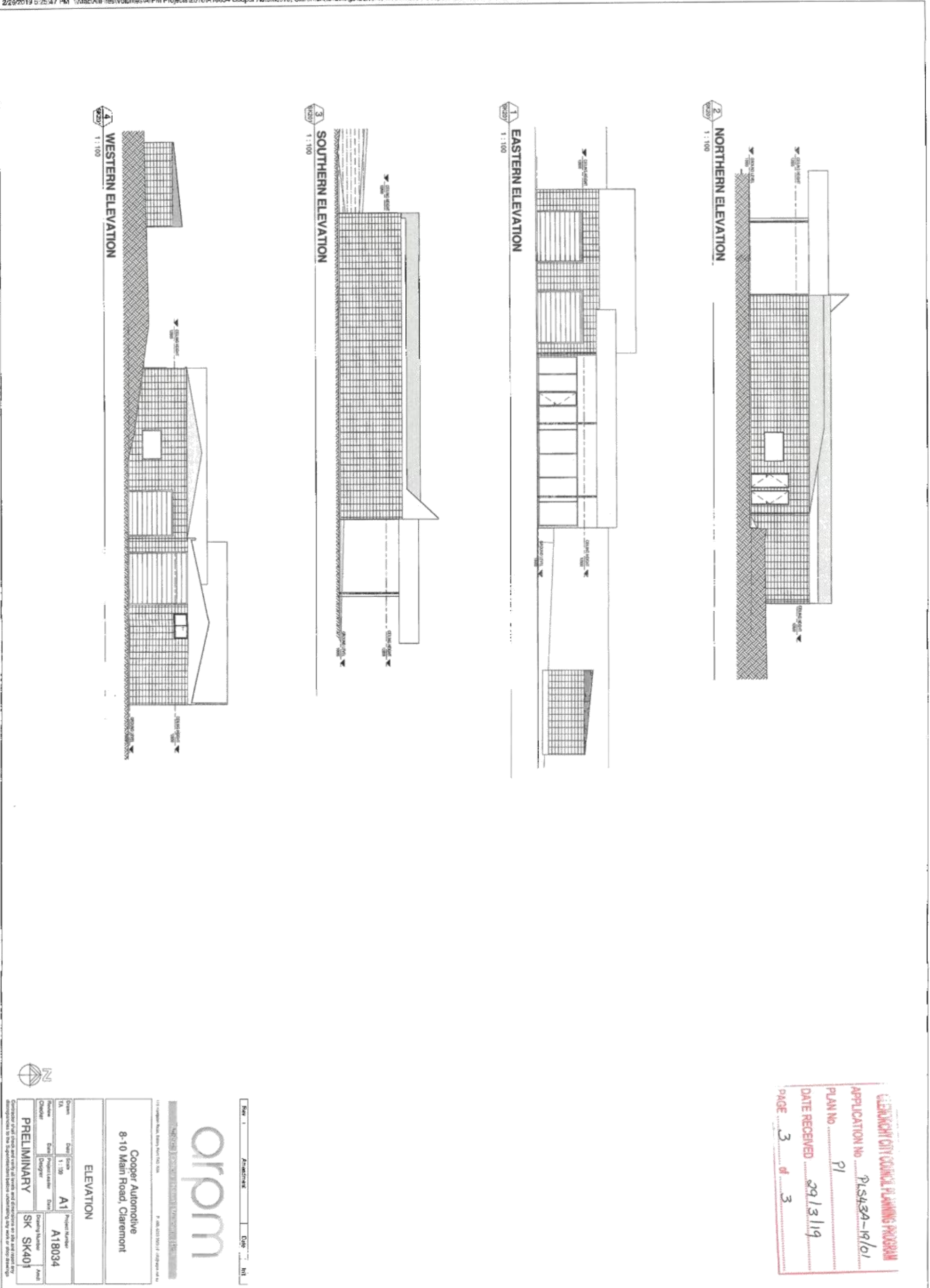
PRELIMINARY

Consultant and client must verify all data and drawings to ensure accuracy and compliance with all relevant standards and regulations.

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GLENORCHY INTERIM PLANNING SCHEME 2015 AMENDMENT PLS43A-19/01

The Glenorchy Interim Planning Scheme 2015 is amended as follows:

The Plan

Land affected by this amendment: 8-10 Main Road, Claremont

Existing Zone: Local Business

Proposed Zone: Inner Residential



GLENORCHY INTERIM PLANNING SCHEME 2015

The Ordinance

1. At Clause 11.2 Use Table to the Inner Residential Zone, in the Discretionary uses section of the table, insert the following Use Class and qualification after 'Residential':

Service industry	Only if on land described in CT 64165/1 (8-10 Main Road, Claremont), and if for motor repairs
------------------	---

2. At Clause 11.2 Use Table to the Inner Residential Zone, in the Discretionary uses section of the table, insert the following Use Class and qualification after 'Utilities':

Vehicle fuel sales and service	Only if on land described in CT 64165/1 (8-10 Main Road, Claremont)
--------------------------------	---

In witness whereof the common seal of
Glenorchy City Council has been affixed on
the day of 2019 as
authorised by Council in the presence of:

Council Delegate

GLENORCHY INTERIM PLANNING SCHEME 2015**GLENORCHY CITY COUNCIL****CERTIFICATION OF DRAFT AMENDMENT UNDER SECTION 35,
FORMER PROVISIONS, LAND USE PLANNING AND APPROVALS
ACT 1993**

The Planning Authority has prepared the attached draft amendment, Amendment PLS43A-19/01, to the Glenorchy Interim Planning Scheme 2015.

The Planning Authority:

- has determined that it is satisfied that the draft amendment meets the requirements specified in Section 32, former provisions, of the Land Use Planning and Approvals Act 1993 (LUPAA); and
- in accordance with Section 35(1)(a), former provisions, of LUPAA, certifies that the draft amendment so meets those requirements.

In witness whereof the common seal of
Glenorchy City Council has been affixed on
the day of 2019
as authorised by Council in the presence
of:

Council Delegate

Table 2 – Zone comparison table

Note: Use class status under the Use Table is only one aspect of determining permissibility of a proposal. Permissibility is also based on whether the proposal meets the acceptable solution or performance criteria of any applicable standard, however the table provides an indication of the types of activities that can be anticipated in a zone.

LOCAL BUSINESS ZONE		INNER RESIDENTIAL ZONE	
No Permit Required		No Permit Required	
Use Class	Qualification	Use Class	Qualification
Any permitted use	Only if replacing an existing use on the site and there is no associated development requiring a permit		
Educational and occasional care	Only if for home-based child care in accordance with a licence under the Child Care Act 2001	Educational and occasional care	Only if for home-based child care in accordance with a licence under the Child Care Act 2001
Natural and cultural values management		Natural and cultural values management	
Passive recreation		Passive recreation	
Residential	Only if home-based business	Residential	Only if a single dwelling Only if home-based business with no more than 1 non-resident worker/employee, no more than 1 commercial vehicle and a floor area no more than 30 m2.
Utilities	Only minor utilities	Utilities	Only if minor utilities
Permitted		Permitted	
Use Class	Qualification	Use Class	Qualification
Business and professional services	Only if consulting room, medical centre or post office and not on land described in CT106322/1 ¹ , CT64165/1 ² , CT81410/1 ³ , CT9624/1 ⁴ , CT126805/1 ⁵ , CT236813/1 ⁶ , CT61255/2 ⁷ , CT101157/1 ⁸ , CT251766/1 ⁹ , CT247346/1 ¹⁰ , CT61779/1 ¹¹ , CT29605/1 ¹² , CT24944/3 ¹³ , CT37586/1 ¹⁴ , CT37592/1 ¹⁵ , CT24944/4 ¹⁶ , CT24944/5 ¹⁷ , CT24944/6 ¹⁸ , CT24944/7 ¹⁹ , CT24944/8 ²⁰		

LOCAL BUSINESS ZONE		INNER RESIDENTIAL ZONE	
Community meeting and entertainment	CT24944/9 ^{L21} , CT24944/10 ^{L22} , CT24944/11 ^{L23} or CT24944/12 ^{L24} .		
Educational and occasional care	Only if for art and craft centre, civic centre, community hall, museum, public art gallery or public hall. Only if an employment training facility and except if no permit required		
Food services	Except if a take away food premises with a drive through facility and not on land described in CT106322/1 ^{L1} , CT64165/1 ^{L2} , CT81410/1 ^{L3} , CT9624/1 ^{L4} , CT126805/1 ^{L5} , CT236813/1 ^{L6} , CT61255/2 ^{L7} , CT101157/1 ^{L8} , CT251766/1 ^{L9} , CT247346/1 ^{L10} , CT61779/1 ^{L11} , CT29605/1 ^{L12} , CT24944/3 ^{L13} , CT37586/1 ^{L14} , CT37592/1 ^{L15} , CT24944/4 ^{L16} , CT24944/5 ^{L17} , CT24944/6 ^{L18} , CT24944/7 ^{L19} , CT24944/8 ^{L20} , CT24944/9 ^{L21} , CT24944/10 ^{L22} , CT24944/11 ^{L23} or CT24944/12 ^{L24} .		
General retail and hire	Except if adult sex product shop or supermarket and not on land described in CT106322/1 ^{L1} , CT64165/1 ^{L2} , CT81410/1 ^{L3} , CT9624/1 ^{L4} , CT126805/1 ^{L5} , CT236813/1 ^{L6} , CT61255/2 ^{L7} , CT101157/1 ^{L8} , CT251766/1 ^{L9} , CT247346/1 ^{L10} , CT61779/1 ^{L11} , CT29605/1 ^{L12} , CT24944/3 ^{L13} , CT37586/1 ^{L14} , CT37592/1 ^{L15} , CT24944/4 ^{L16} , CT24944/5 ^{L17} , CT24944/6 ^{L18} , CT24944/7 ^{L19} , CT24944/8 ^{L20} , CT24944/9 ^{L21} , CT24944/10 ^{L22} , CT24944/11 ^{L23} or CT24944/12 ^{L24} .		
Residential	Only if above ground floor (except for access) or if more than 25m from frontage, and except if no permit required.	Residential	Except if No Permit Required. Except if home-based business with more than 1 non-resident worker/employee, more than 1 commercial vehicle or a floor area more than 30m ² .
Discretionary		Visitor accommodation	
Use Class	Qualification	Use Class	Discretionary Qualification

LOCAL BUSINESS ZONE		INNER RESIDENTIAL ZONE	
Business and professional services	Except if permitted and not on land described in CT106322/1 ¹ , CT64165/1 ² , CT81410/1 ³ , CT9624/1 ⁴ , CT126805/1 ⁵ , CT236813/1 ⁶ , CT61255/2 ⁷ , CT101157/1 ⁸ , CT251766/1 ⁹ , CT247346/1 ¹⁰ , CT61779/1 ¹¹ , CT29605/1 ¹² , CT24944/3 ¹³ , CT37586/1 ¹⁴ , CT37592/1 ¹⁵ , CT24944/4 ¹⁶ , CT24944/5 ¹⁷ , CT24944/6 ¹⁸ , CT24944/7 ¹⁹ , CT24944/8 ²⁰ , CT24944/9 ²¹ , CT24944/10 ²² , CT24944/11 ²³ or CT24944/12 ²⁴ .	Business and professional services	Only if a medical centre or consulting rooms
Community meeting and entertainment	Except if permitted	Community meeting and entertainment	Only if a church, art and craft centre or public hall
Educational and occasional care	Except if no permit required or permitted Other than a primary school, secondary school or a tertiary institution	Educational and occasional care	Only if child care centre, day respite facility, employment training centre or kindergarten
Emergency services		Emergency services	
Equipment and machinery sales and hire			
Food services	Except if permitted and not on land described in CT106322/1 ¹ , CT64165/1 ² , CT81410/1 ³ , CT236813/1 ⁶ , CT61255/2 ⁷ , or CT101157/1 ⁸ , and not a take away food premises on land described in CT9624/1 ⁴ , CT126805/1 ⁵ , CT251766/1 ⁹ , CT247346/1 ¹⁰ , CT61779/1 ¹¹ , CT29605/1 ¹² , CT24944/3 ¹³ , CT37586/1 ¹⁴ , CT37592/1 ¹⁵ , CT24944/4 ¹⁶ , CT24944/5 ¹⁷ , CT24944/6 ¹⁸ , CT24944/7 ¹⁹ , CT24944/8 ²⁰ , CT24944/9 ²¹ , CT24944/10 ²² , CT24944/11 ²³ or CT24944/12 ²⁴ .	Food services	Only if not displacing a residential use
General retail and hire	Except if permitted and not on land described in CT106322/1 ¹ , CT64165/1 ² , CT81410/1 ³ , CT9624/1 ⁴ , CT126805/1 ⁵ , CT236813/1 ⁶ , CT61255/2 ⁷ ,	General retail and hire	Only if a local shop

LOCAL BUSINESS ZONE		INNER RESIDENTIAL ZONE	
Hotel industry	CT101157/1 ¹⁸ , CT251766/1 ¹⁹ , CT247346/1 ¹⁰ , CT61779/1 ¹¹ , CT29605/1 ¹² , CT24944/3 ¹³ , CT37586/1 ¹⁴ , CT37592/1 ¹⁵ , CT24944/4 ¹⁶ , CT24944/5 ¹⁷ , CT24944/6 ¹⁸ , CT24944/7 ¹⁹ , CT24944/8 ²⁰ , CT24944/9 ²¹ , CT24944/10 ²² , CT24944/11 ²³ or CT24944/12 ²⁴ .		
Research and development	Except if adult entertainment venue and not on land described in CT106322/1 ¹ , CT64165/1 ² , CT81410/1 ³ , CT236813/1 ⁶ , CT61255/2 ⁷ , or CT101157/1 ¹⁸ .		
Residential	Except if permitted	Residential	Except if No Permit required or Permitted
Sports and recreation		Service Industry	Only if located at 8-10 Main Road, Claremont (Certificates of Title volume 64165 folio 1 and volume 213250 folio 1) and if for motor repairs
Tourist operation		Sports and recreation	
Transport depot and distribution			
Utilities	Except if No Permit Required	Utilities	Except if No Permit Required
Vehicle fuel sales and service	Must have frontage and access to Main Road Or be on land described in CT81410/1 ³ , CT101157/1 ¹⁸ or CT65054/1 ²⁵ and not on land described in CT9624/1 ⁴ , CT126805/1 ⁵ , CT251766/1 ⁹ , CT247346/1 ¹⁰ , CT61779/1 ¹¹ , CT29605/1 ¹² , CT24944/3 ¹³ , CT37586/1 ¹⁴ , CT37592/1 ¹⁵ , CT24944/4 ¹⁶ , CT24944/5 ¹⁷ , CT24944/6 ¹⁸ , CT24944/7 ¹⁹ , CT24944/8 ²⁰ , CT24944/9 ²¹ , CT24944/10 ²² , CT24944/11 ²³ or CT24944/12 ²⁴ .	Vehicle fuel sales and service	Only if located at 8-10 Main Road, Claremont (Certificates of Title volume 64165 folio 1 and volume 213250 folio 1)
Vehicle parking			

LOCAL BUSINESS ZONE		INNER RESIDENTIAL ZONE	
Visitor accommodation			
Prohibited		Prohibited	
Use Class	Qualification	Use Class	Qualification
All other uses		All other uses	

Footnotes

[L1]:CT 106322/1 is known as 94 Main Road, Claremont. [L2]:CT 64165/1 is known as 8-10 Main Road, Claremont. [L3]:CT 81410/1 is known as part of 1 Main Road, Claremont. [L4]:CT 9624/1 is known as part of 1 Main Road, Claremont. [L5]:CT 126805/1 is known as part of 1 Main Road, Claremont. [L6]:CT 236813/1 is known as 708 Main Road, Berriedale. [L7]:CT 61255/2 is known as 625 Main Road, Berriedale. [L8]:CT 101157/1 is known as 95 Berriedale Road, Berriedale. [L9]:CT 251766/1 is known as 511 Brooker Highway, Goodwood. [L10]:CT 247346/1 is known as 403-405 Brooker Highway, Lutana. [L11]:CT 61779/1 is known as 153 Risdon Road, Lutana. [L12]:CT 29605/1 is known as 52 Creek Road, Lenah Valley.	[L13]:CT 24944/3 is known as 656 Main Road, Berriedale. [L14]:CT 37586/1 is known as part of 666 Main Road, Berriedale. [L15]:CT 37592/1 is known as part of 666 Main Road, Berriedale. [L16]:CT 24944/4 is known as part of 666 Main Road, Berriedale. [L17]:CT 24944/5 is known as part of 666 Main Road, Berriedale. [L18]:CT 24944/6 is known as part of 666 Main Road, Berriedale. [L19]:CT 24944/7 is known as part of 666 Main Road, Berriedale. [L20]:CT 24944/8 is known as part of 666 Main Road, Berriedale. [L21]:CT 24944/9 is known as part of 666 Main Road, Berriedale. [L22]:CT 24944/10 is known as part of 666 Main Road, Berriedale. [L23]:CT 24944/11 is known as part of 666 Main Road, Berriedale. [L24]:CT 24944/12 is known as part of 666 Main Road, Berriedale.
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