

GLENORCHY PLANNING AUTHORITY

AGENDA

TUESDAY, 14 JUNE 2016



GLENORCHY CITY COUNCIL

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

Chairperson: Alderman K. Johnston

Hour: 3.00 p.m.

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1. PLANNING AUTHORITY DECLARATION
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The Chairperson stated that the Glenorchy Planning Authority intended to act as a Planning Authority under the Land Use Planning and Approvals Act 1993.

2. APOLOGIES/LEAVE OF ABSENCE

3. PECUNIARY INTERESTS

4. CONFIRMATION OF MINUTES

That the minutes of the Glenorchy Planning Authority Meeting held on 30 May 2016 be confirmed.

5. PROPOSED USE AND DEVELOPMENT - CONVERSION OF TWO EXISTING BUILDINGS TO UNITS AND DEMOLITION - 4 CULLODEN AVENUE, LUTANA

Author: Planning Officer (Chantelle Griffin)

Qualified Person: Planning Officer (Chantelle Griffin)

Property ID: 5420725

REPORT SUMMARY:

Application No.:	PLN-16-078
Applicant:	A W Shedden
Owner:	F Aziz-Elali and F Aziz-Elali
Zone:	General Residential
Use Class	Residential
Application Status:	Discretionary
Discretions:	Density, Building Envelope, Sunlight, Privacy, Car parking (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	N/A
42 Days Expires:	15 Jun 2016
Existing Land Use:	Single Dwelling, and Local Shop
Proposal In Brief:	Conversion of two existing buildings to units and demolition
Representations:	0
Recommendation:	Approval, subject to conditions

REPORT IN DETAIL:

PROPOSAL

The application is for conversion of two existing buildings into three multiple dwellings (residential) and demolition relying on performance criteria at 4 Culloden Avenue, Lutana.

The proposal would include the conversion of the existing dwelling and local shop into two multiple dwellings, and the outbuilding into a third multiple dwelling. The proposal would result in three multiple dwelling units, two 1 bedroom, and one 2 bedroom. The proposal would include a minor addition to the eastern side, and demolition of an existing car port near the western boundary.

The proposal would include a total of four car parking spaces, one for each multiple dwelling and one for visitors.

SITE and LOCALITY

The subject site is located on the western side of Culloden Avenue, approximately 74m to the west of the intersection with Risdon Road, Lutana. The property has a primary frontage of 18.89m, a secondary frontage of 31.39m, and a total area of 632m².

The site is generally flat and falls toward the south-east with an average gradient of 1 in 79. No significant vegetation is located on the lot. The site is located within a residential area with a mix of single dwellings and multiple dwellings. The property is near the edge of the general residential zone with open space to the east, the utility zone (Brooker Highway) and community purpose zone to the south-west.



Figure 1: Aerial photograph of 4 Culloden Avenue, Lutana and surrounds

ZONE

The subject property is within the General Residential Zone under the Glenorchy Interim Planning Scheme 2015.

BACKGROUND

There is no background information relevant to this application.

ASSESSMENT

STATE POLICIES, OBJECTIVES of LUPAA

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

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

GLENORCHY INTERIM PLANNING SCHEME 2015

Part B: Administration

General Exemptions

Nil.

Limited Exemptions

Nil.

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

Yes. E6 Parking and Access Code, E7 Stormwater Management Code, and E8 Electricity Transmission Infrastructure Protection Code (see later sections of this report).

Use Class Description (Table 8.2):

The use of a multiple dwellings is located within the Residential use class description of the Glenorchy Interim Planning Scheme 2015.

Other relevant definitions (Clause 4.1):

The use of a multiple dwellings is defined as the following in Clause 4.1 of the Glenorchy Interim Planning Scheme 2015:

means 2 or more dwellings on a site.

Part C: Special Provisions

Not Applicable.

Part D: Zones

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

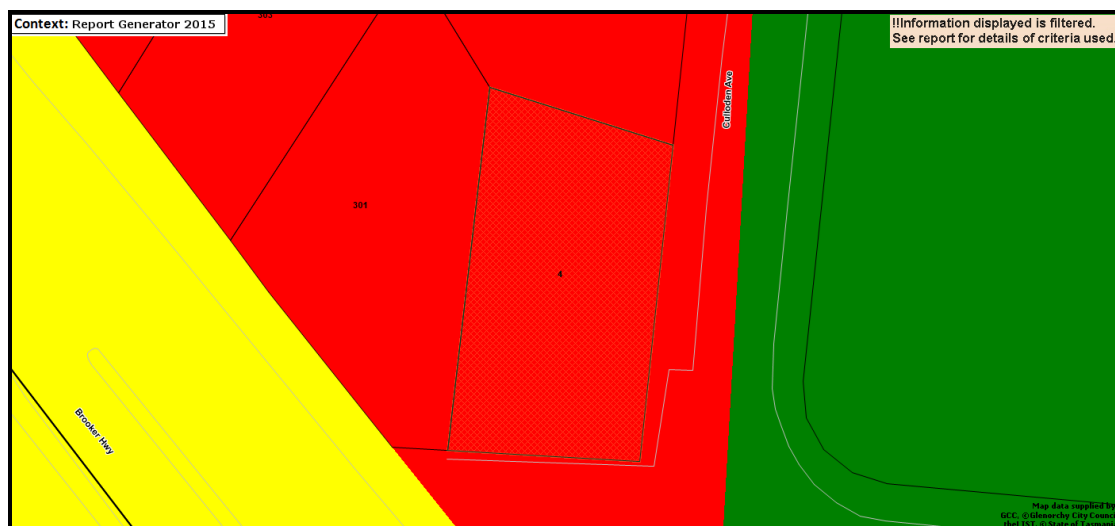


Figure 2: Zoning Map

Zone Purpose Statements

The General Residential zone purpose statements in Clause 10.1.1 of the Glenorchy Interim Planning Scheme 2015 are as follows:

10.1.1.1

To provide for residential use or development that accommodates a range of dwelling types at suburban densities, where full infrastructure services are available or can be provided.

10.1.1.2

To provide for compatible non-residential uses that primarily serve the local community.

10.1.1.3

To provide for the efficient utilisation of services.

The proposed conversion to three multiple dwellings would provide for residential use and development where full infrastructure services are available. Therefore the proposal is considered to be in accordance with the zone purpose statement in Clause 10.1.1 of the Glenorchy Interim Planning Scheme 2015.

Use Table

The proposed use of 'multiple dwellings' is permitted without qualifications in accordance with the use table in Clause 10.2 of the Glenorchy Interim Planning Scheme 2015.

Use Standards

The proposal complies with the use standards set out in Clause 10.3 of the Glenorchy Interim Planning Scheme 2015. Please see Appendix 1.

Development Standards for Residential Buildings & Works

Clause 10.4.1 – Standard A1

The proposed multiple dwellings would require a minimum site area per dwelling of 325m² in accordance with Clause 10.4.1 – Standard A1 in the Glenorchy Interim Planning Scheme 2015.

The proposal would provide a site area per dwelling of 210.6m². A variation may be considered in accordance with the performance criteria in Clause 10.4.1 – P1 as follows:

Multiple dwellings must only have a site area per dwelling that is less than 325 m², or that specified for the applicable density area in Table 10.4.1, if the development will not exceed the capacity of infrastructure services and:

- (a) is compatible with the density of the surrounding area; or*
- (b) provides for a significant social or community housing benefit and is in accordance with at least one of the following:*
 - (i) the site is wholly or partially within 400 m walking distance of a public transport stop;*
 - (ii) the site is wholly or partially within 400 m walking distance of a business, commercial, urban mixed use, village or inner residential zone.*

The proposal is within the General Residential zone with a density of one multiple dwelling per 325m², however the property adjoins twelve multiple dwellings to the north with a higher density than proposed. In addition the proposal is for a re-use of an existing building opposite a public park. Therefore it is considered that a variation would be acceptable in this instance.

Clause 10.4.2 – Standard A1

The proposed additions would require a setback of 3m from the eastern front boundary in accordance with Clause 10.4.2 – Standard A1 in the Glenorchy Interim Planning Scheme 2015.

The proposal would provide a setback of 2.5m from the eastern front boundary. Variations may be considered in accordance with the performance criteria in Clause 10.4.2 – P1 as follows:

A dwelling must:

- (a) have a setback from a frontage that is compatible with the existing dwellings in the street, taking into account any topographical constraints; and*
- (b) if abutting a road identified in Table 10.4.2, include additional design elements that assist in attenuating traffic noise or any other detrimental impacts associated with proximity to the road.*

The setback would be for a bay window and small alcove, and is considered to be compatible with the existing streetscape. In addition the proposed outbuilding would be single storey, thereby minimising the potential impact. Therefore it is considered that a variation would be acceptable in this instance.

Clause 10.4.3 – Standard A2(c)

Multiple Dwelling 1

The proposed private open space would require direct access from a habitable room in accordance with Clause 10.4.3 – Standard A2 in the Glenorchy Interim Planning Scheme 2015.

The proposal would provide direct access from a laundry, and in direct access from a habitable area via a driveway. Variations may be considered in accordance with the performance criteria in Clause 10.4.3 – P2 as follows:

A dwelling must have private open space that:

- (a) includes an area that is capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play that is:*
 - (i) conveniently located in relation to a living area of the dwelling;*
 - and*
 - (ii) orientated to take advantage of sunlight;*
- unless the projected requirements of the occupants are considered to be satisfied by communal open space or public open space in close proximity.*

The proposed dwelling would have well in excess of the minimum amount of private open space. However, the design would not provide for direct access from a habitable room. The design would provide access from a habitable room via the driveway. Therefore, it is considered that a variation would be acceptable in this instance.

Multiple Dwelling 3

The proposed private open space would require direct access from a habitable room in accordance with Clause 10.4.3 – Standard A2 in the Glenorchy Interim Planning Scheme 2015.

The proposal would provide direct access from a habitable area via a carport. Variations may be considered in accordance with the performance criteria in Clause 10.4.3 – P2 as follows:

A dwelling must have private open space that:

- (a) includes an area that is capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play that is:*
 - (i) conveniently located in relation to a living area of the dwelling;*
 - and*
 - (ii) orientated to take advantage of sunlight;*
- unless the projected requirements of the occupants are considered to be satisfied by communal open space or public open space in close proximity.*

The proposed dwelling would have well in excess of the minimum amount of private open space. However, the design would not provide for direct access from a habitable room. The design would provide access from a habitable room via a carport. Therefore, it is considered that a variation would be acceptable in this instance.

Clause 10.4.4 – Standard A1

Multiple Dwelling 1

The proposed window to a habitable room (other than a bedroom) would require an orientation between 30 degrees west of north and 30 degrees east of north in accordance with Clause 10.4.4 – Standard A1 in the Glenorchy Interim Planning Scheme 2015.

The proposal would provide a window to a habitable room (other than a bedroom) between the dwelling and frontage would be orientated approximately 94 degrees east of north. Variations may be considered in accordance with the performance criteria in Clause 10.4.4 – P1 as follows:

A dwelling must be sited and designed so as to allow sunlight to enter at least one habitable room (other than a bedroom).

The proposed multiple dwelling would be a re-use of an existing building on site. The proposed windows for the main living areas face east along the road frontage. The windows would have access to a reasonable level of sun during the day due to the windows facing the road frontage opposite a public park. Therefore, it is considered that a variation would be acceptable in this instance.

Multiple Dwelling 2

The proposed window to a habitable room (other than a bedroom) would require an orientation between 30 degrees west of north and 30 degrees east of north in accordance with Clause 10.4.4 – Standard A1 in the Glenorchy Interim Planning Scheme 2015.

The proposal would provide a window to a habitable room (other than a bedroom) between the dwelling and frontage would be orientated approximately 94 degrees east of north. Variations may be considered in accordance with the performance criteria in Clause 10.4.4 – P1 as follows:

A dwelling must be sited and designed so as to allow sunlight to enter at least one habitable room (other than a bedroom).

The proposed multiple dwelling would be a re-use of an existing building on site. The proposed windows for the main living areas face east along the road frontage. The windows would have access to a reasonable level of sun during the day due to the windows facing the road frontage opposite a public park. Therefore, it is considered that a variation would be acceptable in this instance.

Multiple Dwelling 3

The proposed window to a habitable room (other than a bedroom) would require an orientation between 30 degrees west of north and 30 degrees east of north in accordance with Clause 10.4.4 – Standard A1 in the Glenorchy Interim Planning Scheme 2015.

The proposal would provide a window to a habitable room (other than a bedroom) between the dwelling and frontage would be orientated approximately 110 degrees east of north. Variations may be considered in accordance with the performance criteria in Clause 10.4.4 – P1 as follows:

A dwelling must be sited and designed so as to allow sunlight to enter at least one habitable room (other than a bedroom).

The proposed multiple dwelling would be a re-use of an existing building on site. The proposed windows for the main living areas face east along the road frontage. The windows would have access to a reasonable level of sun during the day due to the windows facing the road frontage opposite a public park. Therefore, it is considered that a variation would be acceptable in this instance.

Clause 10.4.6 – Standard A3

Multiple Dwelling 3

The proposed multiple dwelling would require a permanently fixed screen to a height of at least 1.7m above the finished surface or floor level, with a uniform transparency of no more than 25% and have the shared driveway located at least 1m from the lounge room window in accordance with Clause 10.4.6 – Standard A3 in the Glenorchy Interim Planning Scheme 2015.

The proposal would not provide any screening or distance between the lounge room window and the shared driveway. A variation may be considered in accordance with the performance criteria in Clause 10.4.6 – P3 as follows:

A shared driveway or parking space (excluding a parking space allocated to that dwelling), must be screened, or otherwise located or designed, to minimise detrimental impacts of vehicle noise or vehicle light intrusion to a habitable room of a multiple dwelling.

The proposal has been designed with the car parking space for the multiple dwelling (Unit 3) directly adjacent thereby reducing the likelihood of vehicles not associated with Unit 3 using the driveway outside the lounge room. Given the minimal options for windows and sunlight any screening would impact on solar access. Therefore in it is considered that a variation would be acceptable in this instance.

Clause 10.4.8 – Standard A1

The proposal has not provided details of waste storage. If approved a condition has been recommended requiring waste storage in accordance with the acceptable solution in Clause 10.4.8 – Standard A1 Waste storage for multiple dwellings in the Glenorchy Interim Planning Scheme 2015.

Overall, it is considered that the variations to residential density for multiple dwellings, setbacks and building envelope, private open space, and privacy as it would accord with the Performance Criteria set forth in Clause 10.4.1 – P1, and Clause 10.4.2 – P1, Clause 10.4.3 – P2, Clause 10.4.4 – P1, Clause 10.4.6 – P3, in the Glenorchy Interim Planning Scheme 2015.

Part E: Codes

The following codes of the Scheme apply to this proposal:

Parking and Access Code

Clause E6.6.1 – Standard A1

The proposed change of use to three multiple dwellings require a total of 5 car parking spaces in accordance with Clause E6.6.1 – standard A1 of the Glenorchy Interim Planning Scheme 2015. The proposal provides 4 car parking spaces. A variation may be considered in accordance with the performance criteria in clause E6.6.1 – P1 as follows:

The number of on-site car parking spaces must be sufficient to meet the reasonable needs of users, having regard to all of the following:

- (a) car parking demand;*
- (b) the availability of on-street and public car parking in the locality;*
- (c) the availability and frequency of public transport within a 400m walking distance of the site;*
- (d) the availability and likely use of other modes of transport;*
- (e) the availability and suitability of alternative arrangements for car parking provision;*
- (f) any reduction in car parking demand due to the sharing of car parking spaces by multiple uses, either because of variation of car parking demand over time or because of efficiencies gained from the consolidation of shared car parking spaces;*
- (g) any car parking deficiency or surplus associated with the existing use of the land;*
- (h) any credit which should be allowed for a car parking demand deemed to have been provided in association with a use which existed before the change of parking requirement, except in the case of substantial redevelopment of a site;*
- (i) the appropriateness of a financial contribution in lieu of parking towards the cost of parking facilities or other transport facilities, where such facilities exist or are planned in the vicinity;*
- (j) any verified prior payment of a financial contribution in lieu of parking for the land;*
- (k) any relevant parking plan for the area adopted by Council;*
- (l) the impact on the historic cultural heritage significance of the site if subject to the Local Heritage Code;*
- (m) whether the provision of the parking would result in the loss, directly or indirectly, of one or more significant trees listed in the Significant Trees Schedule.*

The subject site is located on Culloden Avenue with access to public transport, and is adjacent an extended cul-de-sac which can be used for off-site car parking. The proposal would be for a change of use for an existing building.

As stated by Council's Development Engineer below:

The traffic movements generated by the development are not expected to significantly affect the existing local traffic conditions.

Therefore, the proposal would comply with the performance criteria in clause E6.6.1 – P1 in accordance with the Scheme. Please refer to the report by Council's Traffic Engineer below.

Stormwater Management Code

The proposal is not exempt under Clause E7.4 of the Glenorchy Interim Planning Scheme 2015. However, the proposal complies with the standards in Section E7.0 of the Scheme. Therefore the proposal would in accordance with Section E7.0 of the Glenorchy Interim Planning Scheme 2015. Please see Appendix 3.

Electricity Transmission Infrastructure Protection Code

Clause E8.7.1 – Standard A1

Code E8.7.1 requires that development not be undertaken within an electricity transmission corridor. As indicated by Figure 3, the conversion to three multiple dwellings would be for existing buildings outside the Electricity Transmission Corridor.

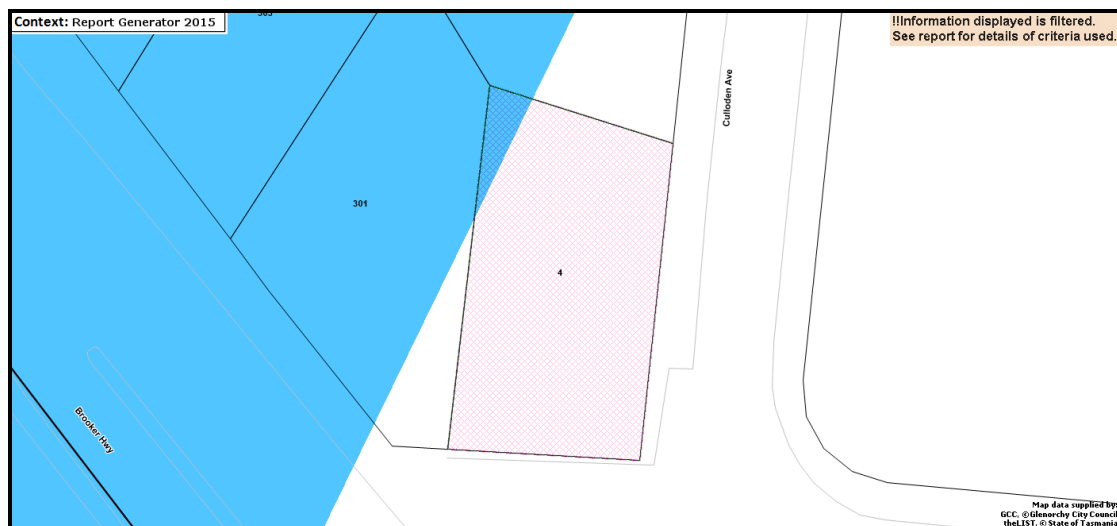


Figure 3: Electricity Transmission Corridor over 4 Culloden Avenue, Lutana.

PART F: Specific Area Plans

Not applicable.

INTERNAL REFERRALS

Development Engineer

The proposal was referred to Council's Development Engineer who provided the following:

The development proposes partial demolition, conversion to 3 multiple dwellings, new driveway, parking spaces and fencing. The development application can be supported in principle subject to the standard conditions as advised below.

Traffic, Access & Parking

The existing access via Culloden Avenue will remain and be used as access for 3 parking spaces for Dwellings 2 and 3 plus visitor parking. There is no requirement for a visitor parking space for 3 dwellings; therefore the visitor parking space shall be replaced by and utilised as another car space for Dwelling 2.

On the southern boundary there is an existing access which will be used and the driveway will be altered to private open space for Dwelling 1 and Dwelling 2. The new access is proposed to cater for 1 parking space for Dwelling 1.

The traffic movements generated by the development are not expected to significantly affect the existing local traffic conditions.

GCC Services (Stormwater)

There are no GCC stormwater mains affected by this application. All stormwater from impervious areas will be required to be directed to the existing stormwater connection to the kerb at the front of the development.

Other

Geoscience issues

There are no geotechnical issues identified through Council's records that affect the application.

Flooding/Inundation issues

There are no flooding impacts identified through Council's records that affect the application.

Environmental Health Officer

The proposal was referred to Council's Environmental Health Officer who provided the following:

This application is for conversion of existing buildings rather than new dwellings. Therefore the standard in E5.6.1 Development Adjacent to Roads that requires a 50m wide separation from the road for new buildings is not applicable. As a result, a noise report dealing with traffic noise impacts cannot be required and no conditions are recommended in this regard. An advice clause is recommended to consider traffic noise impacts in the use of building materials for the alteration works. Conditions are also recommended for limiting operation hours of equipment and machinery during the demolition and fitout of the premises and for the disposal of waste from the building alterations.

Waste Management Officer

The proposal was referred to Council's Waste Management Officer who was supportive of the proposal and did not recommend conditions.

EXTERNAL REFERRALS

TasWater

The application was referred to Tas Water which was supportive of the proposal with recommended conditions. The Water and Sewerage Industry Act 2008 requires the Planning Authority to include conditions from Tas Water if a permit is approved.

REPRESENTATIONS

The application was advertised for the statutory 14-day period and no representations were received.

CONCLUSION

The proposal is for conversion of two existing buildings into three multiple dwellings (residential) and demolition relying on performance criteria at 4 Culloden Avenue, Lutana.

As stated in the report, the multiple dwellings is a permitted use (only the variations to the building envelope, access to private open space, sunlight, privacy, and car parking are discretionary), and is considered to accord with the standards of the General Residential Zone of the Glenorchy Interim Planning Scheme 2015.

The variations to residential density for multiple dwellings, setbacks and building envelope, private open space, sunlight, and privacy are not considered to cause unreasonable overshadowing, loss of privacy or sunlight because the proposed reliance on performance criteria would be minimal. The proposed discretions are considered to accord with the performance criteria of Clause 10.4.1 – P1, and Clause 10.4.2 – P1, Clause 10.4.3 – P2, Clause 10.4.4 – P1, Clause 10.4.6 – P3, in the Scheme.

Council's Development Engineer, Environmental Health Officer, and Waste Management Officer are supportive of the proposal subject to the recommended conditions.

The proposal is assessed to substantially comply with the requirements of Schedule 1 of the Land Use Planning and Approvals Act 1993 and the Glenorchy Interim Planning Scheme 2015, subject to the recommended conditions.

Recommendation:

That a permit be granted for the proposed use and development of Conversion of two existing buildings to units and demolition at 4 Culloden Avenue, Lutana subject to the following conditions:

Planning

1. Use and development shall be substantially in accordance with planning permit application No. PLN-16-078 and Drawing No. P1 submitted on 22 April 2016, except as otherwise required by this permit.
2. Any conditions and/or advice as determined by TasWater, and set out in the attached Appendix A, form part of this permit.

3. Waste Storage must be in accordance with the acceptable solution in Clause 11.4.8 – Standards A1 Waste Storage for Multiple Dwellings in the Glenorchy Interim Planning Scheme 2015.
4. The use/development must not start until amended plans are submitted and approved by Council's Senior Statutory Planner. The plans must be substantially in accordance with the originally lodged plans but modified to show:
 - Waste storage.

When approved, the plans will be endorsed and will then form part of the permit.

5. Plans submitted with the building permit application must show landscaping in the form of fences, screens and/or planting to provide a satisfactory level of privacy between dwelling units and open space areas to the satisfaction of Council's Senior Statutory Planner.
6. Landscaping works as shown on the endorsed plans must be completed within six months from issue of Certificate of Occupancy to the satisfaction of Council's Senior Statutory Planner and then maintained to the satisfaction of Council's Senior Statutory Planner.

Engineering

7. Soil and water management is to comply with best practice to prevent any transfer of soil material outside of the area specifically and necessarily disturbed for construction. Particular attention is to be paid to ensure no soil material is tracked onto roads and footpaths or to enter the Council's stormwater system. All aspects and protection measures in connection with soil and water management are to comply with the requirements of Council's Development Engineer and be installed prior to the removal of and/or disturbance of any soil or vegetation.
8. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
9. Four (4) car parking spaces must be provided with one (1) space each for dwelling 1 and dwelling 3 and two (2) spaces for dwelling 2 as required by the Council's Development Engineer and kept available for these purposes at all times. The 1800mm high paling fence and the laundry nib must not limit the width of or encroaching over the parking areas. Car parking spaces, manoeuvring areas and aisles must be provided in accordance with the Australian Standard AS 2890.1 – 2004 Off-Street Parking.
10. The 4 metre wide vehicle access, driveways, car parking and turning areas must be constructed and sealed with an approved impervious surface treatment within 3 months of occupation of the dwelling. All runoff from paved and driveway areas must be retained within the site boundaries collected into a grated drain or pit and discharged into the existing kerb connection and to the Council's stormwater system.
11. All internal hydraulic service works required for the development shall be at the Developer's expense and must comply with the requirements of Council's Plumbing Surveyor. Any alterations or works to Council mains shall be undertaken by Council at the developer's cost.

Environmental Health

12. All solid wastes must be managed in accordance with the hierarchy of waste management summarised below, unless otherwise approved in writing by the Senior Environmental Health officer:
 - a) waste must be minimised, that is, the generation of waste must be reduced to the maximum extent that is reasonable and practicable, having regard to best practice environmental management;
 - b) waste must be re-used or recycled to the maximum extent that is reasonable and practicable; and
 - c) Any residual waste must be disposed of only at a site and in a manner approved by the Senior Environmental Health Officer.
13. Equipment and machinery associated with the development of the site must only be operated during the following times:
 - a) Monday to Friday 7.00am to 6.00pm
 - b) Saturday 8.00am to 6.00pm
 - c) Sunday and Public Holidays 10.00am to 6.00pm

Advice to Applicant

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

- Special consideration should be given to the construction materials used in the development of this site. This is to ensure future occupants are not unreasonably impacted by noise generated from the adjacent roadway.

Other Permits

- Please be aware that this planning permit is a planning approval issued under the Glenorchy Interim Planning Scheme 2015. You should consult with an accredited Building Surveyor prior to commencing this use or work to ensure all relevant requirements of the Building Act 2000 are complied with. In addition to this planning permit, a building permit and/or plumbing permit may also be required. If further clarification is required, please contact Council's Building Section on 62166800.

APPENDIX 1**10.0 General Residential Zone**

Standard	Acceptable Solution	Proposed	Complies?
10.3 Use Standards			
10.3.1 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.	Not applicable.	N/A
	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; (b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 6.00 pm to 8.00 am; (c) 65dB(A) (LAmix) at any time. Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, issued by the Director of Environmental Management, including adjustment of noise levels for tonality and impulsiveness. Noise levels are to be averaged over a 15 minute time interval.	Not applicable.	N/A
	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; (b) security lighting must be baffled to ensure they do not cause emission of light into adjoining private land.	Not applicable.	N/A

	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; (c) 9.00 am to 12 noon Saturdays; (d) nil on Sundays and Public Holidays.	Not applicable.	N/A
10.3.2 Visitor Accommodation	A1 Visitor accommodation must comply with all of the following: (a) is accommodated in existing buildings; (b) 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 .	Not applicable.	N/A
10.3.3 Local Shop	A1 A local shop must have a gross floor area no more than 200m ² .	Not applicable.	N/A
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.	The proposed multiple dwellings would have a site area per dwelling unit of 210.6m ² . Compliance would require an area not less than 325m ² , and this would result in a variation of 114.4m ² per dwelling unit.	Discretion. Refer to discussion in the report.
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:	The proposed multiple dwellings would have a setback of 2.5m from the eastern front boundary. Compliance would require the multiple dwellings to be setback of at least 3m from the eastern front boundary. This would result in variations of 0.5m.	Discretion. Refer to discussion in the report.

	(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 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 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.	Not applicable.	N/A
	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:	Not applicable.	N/A

	(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.	Complies. The proposal will have a site coverage of approximately 37%, and a site area free from impervious surface of	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 (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.	The proposed units 1 and 3 would have access to private open space via a driveway or carport. Compliance would require the multiple dwellings to have direct access from a habitable room (other than a bedroom). This would result in variations to allow access to private open space via a driveway or carport.	Discretion. Refer to discussion in the report.
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10.4.4 Sunlight overshadowing of dwelling and all	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).	Units 1 and 2 would have a window to a habitable room (other than a bedroom) in which there is a window that faces 94 degrees east of north. Unit 3 would have a window to a habitable room (other than a bedroom) in which there is a window that faces 110 degrees east of north. Compliance would require a window to one habitable room (other than a bedroom) in which there is a window that faces between 30 degrees west and 30 degrees east of north. This would result in a variation of approximately 64, and 80 degrees to the east.	Discretion. Refer to discussion.
	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.	Not applicable.	N/A

	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.	N/A
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.	N/A
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 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:	Not applicable.	N/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 (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.	Not applicable.	N/A

	(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.	The proposed Unit 3 would have a window for the lounge room setback of 0m from the driveway with no screening. Compliance would require the lounge room to be setback of at least at least 1m and have a permanently fixed screen to a height of at least 1.7m above the finished surface or floor level, with a uniform transparency of no more than 25%. Alternatively the lounge room would require a setback of 2.5m. This would result in variations to the acceptable solution.	Discretion. Refer to discussion.
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:	Complies.	Yes

	(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).		
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 m² 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.	No details were provided for waste storage. If approved a condition has been recommended for the fence to comply.	Yes
10.5 Development Standards for Non-dwelling Buildings and Works			
10.5.1 Non-dwelling Development	A1 Non-dwelling development must comply with all of the following acceptable solutions as if it were a dwelling: (a) 10.4.2 A1 and A3; (b) 10.4.3 A1 (a) and (c); (c) 10.4.7 A1	Not applicable.	N/A

10.5.2 Non-residential and Carports	Garages A1 Non-residential garages and carports must comply with all of the following acceptable solutions as if they were ancillary to the dwelling: (a) 10.4.2 A2; (b) 10.4.5 A1.	Not applicable.	N/A
10.5.3 Outdoor Storage Areas	A1 Outdoor storage areas must comply with all of the following: (a) Be located behind the building line; (b) All goods and materials stored must be screened from public view; (c) Not encroach upon car parking areas, driveways or landscaped areas.	Not applicable.	N/A

APPENDIX 2

E6.0 Parking and Access Code

Standard	Acceptable Solution	Proposed	Complies?
E6.6 Use Standards			
E6.6.1 Number of Car Parking Spaces	A1 The number of on-site car parking spaces must be: (a) no less than the number specified in Table E6.1 and no more than 10% greater than that number; except if: (i) the site is subject to a parking plan for the area adopted by Council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan; (ii) this provision was not used in this planning scheme.	The proposal includes 4 car parking spaces on site. Compliance would require 5 car parking spaces, and this would result in a variation of 1 car parking spaces.	Discretion. Refer to discussion in report on reliance of the performance criteria.
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
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

Standard	Acceptable Solution	Proposed	Complies?
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.	One per street frontage.	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.	Complies. The proposal would not require passing bay.	Yes
E6.7.3 Vehicular Passing Areas Along an Access	A1 Vehicular passing areas must: (a) be provided if any of the following applies to an access: (i) it serves more than 5 car parking spaces; (ii) is more than 30 m long; (iii) it meets a road serving more than 6000 vehicles per day; (b) be 6 m long, 5.5 m wide, and taper to the width of the driveway;	Complies. The proposal would not require passing bay.	Yes.

Standard	Acceptable Solution	Proposed	Complies?
	(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.	Complies.	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.\	Complies.	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.	Complies.	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.	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.	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 parking; (b) be located within 30 m of the main entrance to the building.	Not applicable.	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.	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 bicycle spaces thereafter.	Not applicable.	N/A

Standard	Acceptable Solution	Proposed	Complies?
E6.7.12 Siting of Car Parking	A1 Parking spaces and vehicle turning areas, including garages or covered parking areas in the Inner Residential Zone, Urban Mixed Use Zone, Village Zone, Local Business Zone and General Business Zone must be located behind the building line of buildings located or proposed on a site except if a parking area is already provided in front of the building line of a shopping centre.	Not 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 of the road authority.	Complies. The proposed alterations for access to a road would be in accordance with the requirements of the road authority.	YES

APPENDIX 3**E7.0 Stormwater Management Code**

Standard	Acceptable Solution	Proposed	Complies?
E7.7 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.	Complies, the proposed Multiple Dwellings have been designed to dispose of stormwater 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.	Complies.	Yes
	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.	Complies.	Yes
	A4 A major stormwater drainage system must be designed to accommodate a storm with an ARI of 100 years.	Complies.	Yes

Attachments/Annexures

- 1 Attachments - 4 Culloden Avenue, Lutana

CLOSED TO MEMBERS OF THE PUBLIC

6. APPEALS REPORT

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

7. COMPLIANCE REPORT

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