

GLENORCHY PLANNING AUTHORITY

MINUTES

MONDAY, 15 JUNE 2020



Chairperson: Alderman K. Johnston

Hour: 5.00 p.m.

Present: Aldermen Kristie Johnston, Angela Ryan, Jan Dunsby, Kelly Sims and Bec Thomas

In attendance: Ms. S. Fox (Director Strategy and Development), Mr. P. Garnsey (Manager Development), Mr. T. Boheim (Coordinator Planning Services), Ms. V. Tomlin (Senior Statutory Planner), Ms. S. Jeffreys (Planning Officer), Ms. C. Griffin (Planning Officer), Ms. A. Dionysopoulos (Planning Officer), Ms. G. Paisley (Planning Officer), Mr. N. Wass (Environmental Health Officer), Mr. L. Meline (Development Technical Officer), Mr. M. Graham (Development Engineer).

1. PLANNING AUTHORITY DECLARATION

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

2. APOLOGIES

None.

3. PECUNIARY INTERESTS

None

4. CONFIRMATION OF MINUTES

Resolution:

DUNSBY/RYAN

That the minutes of the Glenorchy Planning Authority Meeting held on Monday, 18 May 2020 be confirmed.

The motion was put.

FOR: Aldermen Johnston, Dunsby, Sims, Thomas and Ryan

AGAINST:

The motion was CARRIED.

5. PROPOSED USE AND DEVELOPMENT - CHANGE OF USE TO STORAGE, DEMOLITION OF OUTBUILDINGS, CAR PARK, BOUNDARY WALL AND FENCING - 6 KNOLL STREET GLENORCHY

File Reference: 5379320

REPORT SUMMARY

Application No.:	PLN-20-002
Applicant:	OnRoad OffRoad Pty Ltd
Owner:	J D Radcliffe
Zone:	Light Industrial
Use Class	Storage
Application Status:	Discretionary
Discretions:	E5.6.1 P1 Development adjacent to roads and railways E6.7.3 P1 Vehicular Passing Areas Along an Access E6.7.7 P1 Lighting of Parking Areas E15.7.5 P1 Riverine, Coastal Investigation Area, Low, Medium, High Inundation Hazard Areas E15.7.4 P3 Riverine Inundation Hazard Areas (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	15/06/20
Existing Land Use:	Single dwelling

Representations:	3
Recommendation:	Approval, subject to conditions

Resolution:

DUNSBY/RYAN

That a permit be granted for the proposed use and development of Change of use to Storage, demolition of outbuildings, car park, boundary wall and fencing at 6 Knoll Street Glenorchy subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-20-002 and Drawing No. P2 submitted on 16/03/20 (1 page), except as otherwise required by this permit.
2. Hours of operation of the use must be within:
7.00 am to 7.00 pm Mondays to Fridays inclusive;

9.00 am to 5.00 pm Saturdays;

nil Sundays and Public Holidays.

except for office and administrative tasks.
3. Commercial vehicle movements, (including loading and unloading and garbage removal) to or from the site must be within the hours of:
7.00 am to 7.00 pm Mondays to Saturdays inclusive;

9 am to 5.00 pm Sundays and public holidays.
4. External lighting 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 this lighting does not cause emission of light outside the zone.
5. All works, including foundations for the rear boundary wall, must be contained within the property boundaries and must not encroach on the railway reserve. Plans submitted in association with a Building Permit application must show this requirement to the satisfaction of Council's Senior Statutory Planner.

Engineering

6. Prior to the issuing of a Building Approval or the commencement of works on site, including demolition (whichever occurs first), submit a Soil and Water Management Plan detailing proposed sediment and erosion control measures to the satisfaction of Council's Development Engineer. The approved control measures must be installed prior to any disturbance of soil or construction activity such as concrete cutting, demolition and must be regularly inspected

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

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

7. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
8. The areas designated as access way and car parking area, including the two (2) parking spaces to be provided for the residence, must be paved with an all-weather water bound macadam pavement with minimum crossfalls of 2%.
9. The stormwater run-off from the paved areas must be collected by a series of unlined swale drainage channels discharging into the existing stormwater connection provided for the allotment. The drainage system design must be submitted for the approval by Council's Development Engineer and satisfactorily constructed prior to the commencement of any commercial operation on the site.

Environmental Health

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

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

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

Advice to Applicant

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

Other Permits

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

Underground Services

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

The motion was put.

FOR: Aldermen Johnston, Dunsby, Sims, Thomas and Ryan

AGAINST:

The motion was CARRIED.

Reason For Decision:

After seeking to further the objectives of the *Land Use Planning and Approvals Act 1993*; considering the matters set out in representations (if any); and reference to the current provisions of the Glenorchy Interim Planning Scheme 2015, the Glenorchy Planning Authority decides to grant a permit for the reasons set out in the officer's report.

**6. PROPOSED USE AND DEVELOPMENT - MULTIPLE DWELLINGS
(ONE EXISTING AND ONE NEW) - 379 BROOKER HIGHWAY
LUTANA**

File Reference: 5412004

REPORT SUMMARY

Application No.:	PLN-20-094
Applicant:	Pinnacle Drafting & Design
Owner:	C Vailas
Zone:	General Residential
Use Class	Residential
Application Status:	Discretionary
Discretions:	10.4.2 Setbacks and building envelopes for all dwellings, 10.4.3 Site coverage and private open space for all dwellings, 10.4.7 Frontage Fences for all dwellings, 10.4.8 Waste Storage for multiple dwellings (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	3 June 2020 Extension approved until 16 June 2020
Existing Land Use:	Residential
Representations:	1
Recommendation:	Approval, subject to conditions

Resolution:

RYAN/THOMAS

That a permit be granted for the proposed use and development of Multiple dwellings (one existing and one new) at 379 Brooker Highway Lutana subject to the following conditions.

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-20-094 and Plans submitted on 8/05/2020 (7 pages) and 13/05/2020 (1 page), except as otherwise required by this permit.
2. Any conditions and/or advice as determined by TasWater, and set out in the attached Submission to Planning Authority Notice, reference No. TWDA 2020/00382-GCC, dated 11/05/2020, form part of this permit.
3. All screening as indicated on the approved plans must be implemented and maintained for the duration of the use.
4. The dining room window on the north elevation, and the bedroom window on the west elevation, of Unit 1 on the approved plans, must have fixed obscure glazing to a height of at least 1.7m above the floor level.

Engineering

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

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

6. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
7. The design and construction of the parking, access and turning areas must generally comply with the Australian Standard, Parking facilities, Part 1: Off-Street Car parking, AS 2890.1 – 2004, to the satisfaction of the Council's Development Engineer. Drawings showing the design of the driveway,

parking, access and turning areas must be submitted with the Building Application or prior to the commencement of works on site (whichever comes first) for approval by Council's Development Engineer. The proposed driveway and parking area must comply with the following:-

- (a) Be constructed to a sealed finish and the finished gradient shall not exceed the maximum gradient of 25%;
- (b) Four (4) clearly marked car parking spaces (two spaces per dwelling) must be provided in accordance with the approved plan and kept available for these purposes at all times;
- (c) Vertical alignment shall include transition curves (or straight sections) to the Australian Standard, Parking facilities - Part 1: Off-Street Carparking AS 2890.1 - 2004, Clause 2.5.3 (d) at all grade changes greater than 12.5%;
- (d) All runoff from paved and driveway areas must be discharged into Council's stormwater system;
- (e) Be clearly line-marked or physically separated to each space in accordance with the approved plan;
- (f) The gradient of any parking areas must not exceed 5%; and
- (g) Minimum carriageway width is to be no less than 3.0 metres.

The approved design of the driveway, parking, access and turning areas must be installed prior to the occupancy of the additional dwelling.

8. Adequate on-site stormwater detention must be provided so that stormwater discharged from the site does not exceed the pre-development stormwater runoff for 1 in 20 Average Recurrence Interval (ARI) (5% Annual Exceedance Probability (AEP)) storm event. A detailed design must be submitted with the Building Application prepared by a qualified professional engineer for approval by Council's Development Engineer and completed prior to a Certificate of Occupancy being issued for the new dwelling.
9. All internal hydraulic service works required for the development shall be at the Developer's expense and must comply with the requirements of Council's Plumbing Surveyor.
10. Drawings showing the design for the relocation of the Council's 300dia. stormwater main must be submitted with the Building Application or prior to the commencement of works on site (whichever comes first) for approval by Council's Hydraulic Engineer. The design must comply with the Local Government Association Tasmania (LGAT) Tasmanian Standard Drawings.

Advice to Applicant

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

Other Permits

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

Engineering

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

The motion was put.

FOR: Aldermen Johnston, Dunsby, Sims, Thomas and Ryan

AGAINST:

The motion was CARRIED.

Reason For Decision:

After seeking to further the objectives of the *Land Use Planning and Approvals Act 1993*; considering the matters set out in representations (if any); and reference to the current provisions of the Glenorchy Interim Planning Scheme 2015, the Glenorchy Planning Authority decides to grant a permit for the reasons set out in the officer's report.

7. PROPOSED USE AND DEVELOPMENT - MULTIPLE DWELLINGS (1 EXISTING, 1 PROPOSED) - 7A EMILY ROAD WEST MOONAH

File Reference: 3540408

REPORT SUMMARY

Application No.:	PLN-20-099
Applicant:	Dirt Building Design
Owner:	G Auker and C E Auker
Zone:	General Residential
Use Class	Residential
Application Status:	Discretionary
Discretions:	E6.7.3 Vehicular Passing Areas Along an Access, E3.7.1 Buildings and Works, other than Minor Extensions (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	16 June 2020
Existing Land Use:	Single dwelling
Representations:	1
Recommendation:	Approval, subject to conditions

Resolution:

SIMS/THOMAS

That a permit be granted for the proposed use and development of Multiple Dwellings (1 existing, 1 proposed) at 7A Emily Road West Moonah subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-20-099 and Plans submitted on 6/05/2020 (8 pages), except as otherwise required by this permit.
2. Any conditions and/or advice as determined by TasWater, and set out in the attached Submission to Planning Authority Notice, reference No. TWDA 2020/00425-GCC, dated 2/04/2020, form part of this permit.
3. The existing car parking spaces that are not proposed to be retained must be repurposed to form a passing bay, part of the access, and part of the dwellings' open space, as shown on the approved plans. Line marking of repurposed car parking spaces must be removed.
4. A 2.1m high boundary fence must be constructed between 7A Emily Road and 1A Emily Road, prior to occupation of the new dwelling.

Advice: The Boundary Fences Act 1908 governs rights and responsibilities relating to payment for boundary fences.

Engineering

5. Soil and water management is to comply with best practice to prevent any transfer of soil material outside of the area specifically and necessarily disturbed for construction. Particular attention is to be paid to ensure no soil material is tracked onto roads and footpaths or to enter the Council's stormwater system. All aspects and protection measures in connection with soil and water management are to comply with the requirements of Council's Development Engineer and be installed prior to the removal of and/or disturbance of any soil or vegetation.
6. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
7. Four (4) clearly marked car parking spaces (two spaces per dwelling) must be provided prior to occupancy of the additional dwelling and kept available for these purposes at all times. Car parking spaces, manoeuvring areas and aisles must be provided in accordance with the Australian Standard AS 2890.1 – 2004 Off-Street Parking.
8. Driveways, car parking and turning areas must be constructed and sealed with an approved impervious surface treatment prior to occupancy of the additional dwelling. Construction details must generally be in accordance with Council's standard requirements. The driveway, parking and manoeuvring areas must be kept clear of obstructions, such as service authority infrastructure, letterboxes or bin enclosures, so that vehicle paths are not restricted.

9. A vehicle passing bay 6 m long, 5.5 m wide, and taper to the width of the driveway at minimum 30 meters from the road frontage of the property boundary and sealed with an approved impervious surface treatment must be provided prior to occupancy of the additional dwelling.
10. All internal hydraulic service works required for the development shall be at the Developer's expense and must comply with the requirements of Council's Plumbing Surveyor.

Advice to Applicant

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

Other Permits

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

Landslide hazard

The site is on land identified in the planning scheme maps as a Landslide Hazard Area.

Due to the 'Low Hazard' under clause E3.4(c) of the *Glenorchy Interim Planning Scheme 2015*, the development is exempt from the Landslide Code, however the developer may wish to seek further advice from a geotechnical engineer in regards to the proposed development and the potential hazard.

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

Excavation for the development is to be no more than 100m³ so that clause E3.7.1 (Buildings and Works, other than Minor Extensions) of the *Glenorchy Interim Planning Scheme 2015* does not apply.

Flood risk

Council's flood modelling maps indicate the site is partly within an area that is subject to flooding risk.

Engineering

The designer should ensure that the needs of all providers including TasWater, TasGas, TasNetworks, and Telstra are catered for both in the design and construction of the works. Underground service providers should be contacted for line marking of their services and any requirements or conditions they may have

prior to commencing any works on site. Phone 1100, Dial Before You Dig or visit www.dialbeforeyoudig.com.au for information on the location of underground services and cables in relation to the proposed development prior to commencing any works

The motion was put.

FOR: Aldermen Johnston, Dunsby, Sims, Thomas and Ryan

AGAINST:

The motion was CARRIED.

Reason For Decision:

After seeking to further the objectives of the *Land Use Planning and Approvals Act 1993*; considering the matters set out in representations (if any); and reference to the current provisions of the Glenorchy Interim Planning Scheme 2015, the Glenorchy Planning Authority decides to grant a permit for the reasons set out in the officer's report.

8. PROPOSED USE AND DEVELOPMENT - MULTIPLE DWELLINGS (ONE NEW AND ONE EXISTING) - 19 BRENT STREET GLENORCHY

File Reference: 5358351

REPORT SUMMARY

Application No.:	PLN-20-036
Applicant:	Pinnacle Drafting & Design
Owner:	M D Hoffman Estate
Zone:	General Residential
Use Class	Residential
Application Status:	Discretionary
Discretions:	Clause 10.4.2 Setbacks and building envelope for all dwellings and Clause 10.4.6 Privacy for all dwellings (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	Extension of time until 16 Jun 2020
Existing Land Use:	Single Dwelling
Representations:	1
Recommendation:	Approval, subject to conditions

Resolution:

THOMAS/SIMS

That a permit be granted for the proposed use and development of Multiple dwellings (one new and one existing) at 19 Brent Street Glenorchy subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-20-036 and Drawing No. P3 submitted on 10 May 2020, except as otherwise required by this permit.
2. Any conditions and/or advice as determined by TasWater, and set out in the attached Submission to Planning Authority Notice, reference No. TWDA 2020/00286-GCC, dated 17 March 2020, form part of this permit.
3. Privacy screen/wall to a height of 1.7 m from natural ground level must be constructed between the south-east elevation of the bedroom for Unit 1 (existing dwelling) and the shared driveway. The privacy screen/wall must be constructed and finished with solid or translucent materials (with uniform transparency of no more than 25%), to prevent light intrusion from the shared driveway to the habitable rooms of the dwellings. The privacy screen must remain in-situ, for the duration of the use.

Engineering

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

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

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

6. The design and construction of the parking, access and turning areas must generally comply with the Australian Standard, Parking facilities, Part 1: Off-Street Car parking, AS 2890.1 – 2004, to the satisfaction of the Council's Development Engineer. Drawings showing the design of the driveway, parking, access and turning areas must be submitted with the Building Application or prior to the commencement of works on site (whichever comes first) for approval by Council's Development Engineer. The proposed driveway and parking area must comply with the following-:
- a) Be constructed to a sealed finish and the finished gradient must not exceed the maximum gradient of 25%;
 - b) Four (4) clearly marked car parking spaces (Two spaces per dwelling) must be provided in accordance with the approved plan and kept available for these purposes at all times;
 - c) Vertical alignment shall include transition curves (or straight sections) to the Australian Standard, Parking facilities - Part 1: Off-Street Carparking AS 2890.1 - 2004, Clause 2.5.3 (d) at all grade changes greater than 12.5%;
 - d) All runoff from paved and driveway areas must be discharged into Council's stormwater system;
 - e) Be clearly line-marked or physically separated to each space in accordance with the approved plan;
 - f) The gradient of any parking areas must not exceed 5%; and
 - g) Minimum carriageway width is to be no less than 3.0 metres.

The approved design of the driveway, parking, access and turning areas must be installed prior to the occupancy of the additional dwelling.

7. Partial removal of the existing hedge along the frontage is to be undertaken to ensure compliance with Table E5.1 Safe intersection sight distance, for a vehicle speed of 50 km/h in a speed limit of 60 km/h or less, in the Glenorchy Interim Planning Scheme 2015.
8. Adequate on-site stormwater detention must be provided so that stormwater discharged from the site does not exceed the pre-development stormwater runoff for 1 in 20 ARI (5% AEP) storm event. A detailed design must be submitted with the Building Application prepared by a qualified professional engineer for approval by Council's Development Engineer and completed prior to a Certificate of Occupancy being issued for the new dwelling.
9. All internal hydraulic service works required for the development shall be at the Developer's expense and must comply with the requirements of Council's Plumbing Surveyor.

Advice to Applicant

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

Underground services

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

Other Permits

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

The motion was put.

FOR: Aldermen Johnston, Dunsby, Sims, Thomas and Ryan

AGAINST:

The motion was CARRIED.

Reason For Decision:

After seeking to further the objectives of the *Land Use Planning and Approvals Act 1993*; considering the matters set out in representations (if any); and reference to the current provisions of the Glenorchy Interim Planning Scheme 2015, the Glenorchy Planning Authority decides to grant a permit for the reasons set out in the officer's report.

**9. PROPOSED USE AND DEVELOPMENT - SINGLE DWELING - 19
CHANDOS DRIVE BERRIEDALE**

File Reference: 5309437

REPORT SUMMARY

Application No.:	PLN-19-280
Applicant:	L Wang
Owner:	L Wang
Zone:	General Residential Zone
Use Class	Residential
Application Status:	Discretionary
Discretions:	10.4.2 Setbacks and building envelopes for all dwellings; and E5.6.4 Sight distance at accesses, junctions and level crossings (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	16 June 2020
Existing Land Use:	Vacant
Representations:	7
Recommendation:	Approval, subject to conditions

Resolution:

THOMAS/RYAN

That a permit be granted for the proposed use and development of Single Dwelling at 19 Chandos Drive Berriedale subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-19-290 and Plans submitted on 12 May 2020 (11 pages), except as otherwise required by this permit.
2. Any conditions and/or advice as determined by TasWater, and set out in the attached Submission to Planning Authority Notice, reference No. TWDA 2019/01566-GCC, dated 9/6/2020, form part of this permit.

Engineering

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

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

4. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
5. Prior to the occupancy of the dwelling, all shrubbery must be removed between the footpath and the property boundary on the northern side of the driveway and the nature strip graded at a slope of 1:3 to maximise sight distance.
6. The design and construction of the driveway, parking, access and turning areas must generally comply with the Australian Standard, Parking facilities, Part 1: Off-Street Car parking, AS 2890.1 – 2004, to the satisfaction of the Council's Development Engineer. Drawings showing the driveway details must

be in accordance with the Australian Standard 2890.1 and are to be submitted with the Building Application for approval by Council's Development Engineer prior to the commencement of works on site.

- (a) Be constructed to a sealed finish and the finished gradient must not exceed the maximum gradient of 25%
- (b) All runoff from paved areas must be discharged into Council's stormwater system;
- (c) The gradient of any parking areas must not exceed 5%; and
- (d) Minimum carriageway width is to be no less than 3.00 metres.

All works required to service each individual dwelling must be installed prior to the occupancy of the dwelling.

- 7. All internal hydraulic service works required for the development must be at the Developer's expense and must comply with the requirements of Council's Plumbing Surveyor. Any alterations or works to Council mains must be undertaken by Council at the developer's cost.
- 8. An approve drainage system is to be installed to capture the stormwater run-off from the driveway catchment and piped by gravity into the proposed stormwater system.

Advice to Applicant

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

Other Permits

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

Engineering

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

services and cables in relation to the proposed development prior to commencing any works on site.

The motion was put.

FOR: Aldermen Johnston, Dunsby, Sims, Thomas and Ryan

AGAINST:

The motion was CARRIED.

Reason For Decision:

After seeking to further the objectives of the *Land Use Planning and Approvals Act 1993*; considering the matters set out in representations (if any); and reference to the current provisions of the Glenorchy Interim Planning Scheme 2015, the Glenorchy Planning Authority decides to grant a permit for the reasons set out in the officer's report.

10. PROPOSED USE AND DEVELOPMENT - SINGLE DWELLING & ANCILLARY DWELLING - 333 GILLIES ROAD GRANTON

File Reference: 3570877

REPORT SUMMARY

Application No.:	PLN-20-122
Applicant:	Luke Nuske Design
Owner:	D K Reinbrecht
Zone:	Rural Living Zone
Use Class	Residential
Application Status:	Discretionary
Discretions:	13.4.2 Setbacks; 13.4.3 Design; E6.7.3 Vehicular Passing Areas Along an Access; and E7.7.1 Stormwater Drainage and Disposal (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	16 June 2020
Existing Land Use:	Vacant
Representations:	1
Recommendation:	Approval, subject to conditions

Resolution:

DUNSBY/THOMAS

That a permit be granted for the proposed use and development of Single dwelling & Ancillary Dwelling at 333 Gillies Road Granton subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-20-122 and Plans submitted on 12/3/2020 (6 pages), Plans submitted on 21/4/2020 (1 page), Plans submitted on 17/4/2020 (5 pages) and Plans submitted on 6/5/2020 (1 page), except as otherwise required by this permit.
2. The development must only proceed in accordance with the approved stages as shown on the approved plans:
 - a) Stage 1: Ancillary dwelling and access
 - b) Stage 2: Single dwelling

Engineering

3. Soil and water management is to comply with best practice to prevent any transfer of soil material outside of the area specifically and necessarily disturbed for construction. Particular attention is to be paid to ensure no soil material is tracked onto roads and footpaths or to enter the Council's stormwater system. All aspects and protection measures in connection with soil and water management are to comply with the requirements of Council's Development Engineer and be installed prior to the removal of and/or disturbance of any soil or vegetation.
4. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
5. Driveways, car parking and turning areas must be constructed and sealed with an approved all-weather surface treatment prior to occupancy of the dwelling. Construction details must generally be in accordance with Council's standard requirements and must be provided in accordance with the "Australian Standard AS/ANZ 2890.1 – 2004 Off-Street Parking".
6. All internal hydraulic service works required for the development shall be at the Developer's expense and must comply with the requirements of Council's Plumbing Surveyor. The stormwater re-use tanks shown on the approved plans must be installed and operational prior to a certificate of occupancy being issued for the dwelling.

Advice to Applicant

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

Other Permits

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

Environmental Health

The applicant must obtain from Council, a Plumbing Permit for an Onsite Wastewater Management System, prior to any works being commenced on the site. The Application for a Plumbing Permit is to contain plans and specifications demonstrating that the proposed design complies with the relevant provisions of AS/NZS 1547.2012- Onsite Domestic Wastewater Management.

Engineering

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

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

The motion was put.

FOR: Aldermen Johnston, Dunsby, Sims, Thomas and Ryan

AGAINST:

The motion was CARRIED.

Reason For Decision:

After seeking to further the objectives of the *Land Use Planning and Approvals Act 1993*; considering the matters set out in representations (if

any); and reference to the current provisions of the Glenorchy Interim Planning Scheme 2015, the Glenorchy Planning Authority decides to grant a permit for the reasons set out in the officer's report.

The meeting closed at 6:34 pm

Confirmed,

CHAIR