

GLENORCHY PLANNING AUTHORITY

MINUTES

MONDAY, 15 JULY 2019



Chairperson: Alderman K. Johnston

Hour: 5.00 p.m.

Present: Aldermen K. Johnston, J. Dunsby, B. Thomas and S. Fraser.

In attendance: Mr. P. Garnsey (Manager Development), Ms. V. Tomlin (Senior Statutory Planner), Ms. L. Byrne (Acting Coordinator Planning Services), Ms. C. Griffin (Planning Officer), Ms. B. Gungabison (Planning Officer), Ms. A. Dionysopoulos (Planning Officer) and Ms. B. Narksut (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

Aldermen M. Stevenson and K. Sims.

3. PECUNIARY INTERESTS

Alderman K. Johnston declared an interest in Item 7 – Amendment PLS43A-18/02 – S.39 Report to TPC – S.43A Combined Amendment Request and Planning Permit Application – to apply a site-specific qualification for ‘Storage’ and allow for a higher building, and Planning Permit Application for Self-Storage Facility (Storage) at 483 -485 Main Road, Montrose.

4. CONFIRMATION OF MINUTES

Resolution:

DUNSBY/THOMAS

That the minutes of the Glenorchy Planning Authority Meeting held on Tuesday, 11 June 2019 be confirmed.

The motion was put.

FOR: Aldermen Johnston, Dunsby, Thomas and Fraser.

AGAINST:

The motion was CARRIED.

5. PROPOSED USE AND DEVELOPMENT - 10 MULTIPLE DWELLINGS WITH ASSOCIATED DEMOLITION - 119A ABBOTSFIELD ROAD, CLAREMONT

File Reference: 3159447

REPORT SUMMARY:

<i>Application No.:</i>	<i>PLN-19-006</i>
<i>Applicant:</i>	<i>Pinnacle Drafting & Design</i>
<i>Owner:</i>	<i>JJD Holdings (Tas) Pty Ltd</i>
<i>Zone:</i>	<i>General Residential Zone</i>
<i>Use Class:</i>	<i>Residential</i>
<i>Application Status:</i>	<i>Discretionary</i>
<i>Discretions:</i>	<i>10.4.2 Setback and building envelope</i> <i>10.4.3 Site coverage and private open space</i> <i>10.4.4 Sunlight and overshadowing of all dwellings</i> <i>10.4.6 Privacy for all dwellings</i> <i>E5.5.1 Existing road accessed and junctions</i> (The proposal meets all other applicable standards as demonstrated in the attached appendices)
<i>Level 2 Activity?</i>	<i>No</i>
<i>42 Days Expires:</i>	<i>16 Jul 2019</i>
<i>Existing Land Use:</i>	<i>Vacant land with shed (Residential)</i>
<i>Proposal In Brief:</i>	<i>10 Multiple Dwellings with associated demolition</i>
<i>Representations:</i>	<i>2</i>

Recommendation: Approval, subject to conditions

Resolution:

FRASER/THOMAS

That a permit be granted for the proposed use and development of 10 Multiple Dwellings with associated demolition at 119A Abbotsfield Road, Claremont subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-19-006 and Drawing No. P5 submitted on 23/05/19, 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 2019/00080-GCC, dated 10/04/2019, form part of this permit.
3. Unit 5 and unit 10 windows along the south-east elevation with floor level more than 1m above natural ground level must have fixed obscure glazing to a height of 1.7m above floor level. This glazing must remain in place for the duration of the use.
4. A permanently fixed 1.7m high screen with transparency no more than 25% is required between shared driveway and habitable room windows of unit 6. The screen must remain in place for the duration of the use.

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. Detailed engineering drawings showing the driveway and manoeuvring areas, internal service lines and connections to existing infrastructure, surface drainage collection, pavement composition, finished levels and stormwater treatment details, must be submitted with the Building Application for approval by Council's Development Engineer. 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.

8. Internal driveways, car parking and turning areas must be constructed and sealed with an approved impervious surface treatment prior to occupancy of any dwelling units. 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. Twenty Three (23) clearly marked car parking spaces must be provided and kept available for these purposes at all times. Three (3) car parking spaces must be dedicated to visitor parking and located within common ground and delineated as visitor parking to the approval of Councils Development Engineer. Car parking spaces, manoeuvring areas and aisles must be provided in accordance with the Australian Standard AS 2890.1 – 2004 Off-Street Parking. In areas set aside for car parking, securely fixed wheel stops, or kerbing must be provided to the satisfaction of Council to prevent damage to fences or landscaped areas.
10. One (1) dedicated motorcycle parking space must be provided and must be clearly marked (delineated) in accordance with the Australian Standard AS 2890.1 – 2004 Off-Street Parking Clause 2.4.7.
11. Barriers compliant with the Australian Standard AS 1170.1 must be installed to prevent vehicles running off the edge of a carriageway, parking area, raised platform or deck where the drop from the edge of the trafficable area to a lower level is 600mm or greater. Barriers must not limit the width of the driveway access or parking and turning areas approved under this permit. All works required by this condition must be installed prior to occupancy of any of the dwelling units.
12. Lighting must be provided for the carpark and walkways in accordance with Australian Standard AS 1158.3.1 – Lighting for roads and public spaces and completed prior to occupancy of any of the dwelling units.
13. A passing bay of minimum width 5.5m and minimum length 6.0m must be provided at the road frontage of each of the driveways, prior to occupancy of any of the dwelling units and constructed in accordance with standard drawing SD-1003 between the kerb and the property boundary. Any driveway / crossover work within Council's road reservation must be carried out by a Council approved contractor and all work must be reinstated to match the existing adjacent footpath/nature strip profile. An inspection must be undertaken by a Council Inspector, prior to the placement of any concrete for the passing bay. Please phone 62 166 800 to arrange a suitable time for the inspection to occur with adequate prior notice. Appropriate traffic control and safety fencing must be provided to ensure public safety is not compromised during the works. The works must not take longer than 48 hours to complete and be made available for safe pedestrian use.

14. Stormwater connection(s) must be constructed to existing stormwater infrastructure at the developer's cost from a design provided by the applicant and approved by Council's Development Engineer. Stormwater connection(s) must be constructed by a suitably qualified person to the satisfaction of Council. To ensure the connection is constructed to Council's satisfaction the connection must be inspected and approved by Council prior to backfill.
15. 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.

Advice: Any system proposed to retain the required runoff storage volume must be detailed in an engineering design lodged and approved as part of the plumbing application, and to be designed, constructed and maintained to the satisfaction of Council's Plumbing Surveyor.
16. Prior to the issuing of a Building Permit, Water sensitive urban design (WSUD) elements and WSUD Maintenance plan must be in accordance with the Stormwater Infrastructure – Drainage report submitted by JSA Consulting Engineers and be submitted for approval, to the satisfaction of Council's Development Engineer. The maintenance plan must include the maintenance method and frequency for each WSUD element incorporated in the development. The Owner and all successors in title must ensure ongoing compliance with the approved WSUD Maintenance Scheme for the duration of the approved use. The WSUD elements must be installed and completed prior to a Certificate of Occupancy being issued for any of the dwelling units.
17. Landscaping must be provided within the common area at no less than 5% of the area of the carpark area to improve visual amenity.

Waste Management

18. The design for the bin enclosure must comply with the following:
 - (a) It must be built on a flat surface with a concrete base/pad and surround of a brick or painted block enclosure or other suitable material to Council's approval,
 - (b) It must have concrete at the entrance to the bin enclosure;
 - (c) It must suit 8 X 240L wheelie bins of size 1100 height x 600mm wide x 800mm deep and must allow for 300mm space in between each bin;
 - (d) Minimum height of the enclosure must be 1200mm and minimum depth must be 930mm;
 - (e) The front of the enclosure must face the internal access driveway, and be left open throughout the length of the bin enclosure to enable the bins to be removed, and returned in a safe and efficient manner;
 - (f) There must be no lip on the concrete slab of the bin enclosure;

Prior to occupancy of the dwelling/s the bin enclosure must be constructed to the satisfaction of Council's Waste Services Co-ordinator.

Advice to Applicant

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

Covenants of Title

Please be aware that the Certificate of Title includes covenants requiring that the lot is not developed except in accordance with the recommendations contained in the Geotechnical Report prepared by Geo-environmental solutions dated June 2010.

You are advised to obtain a copy of the relevant documents from the author and ensure that development is undertaken in accordance with the recommendations and requirements contained therein.

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 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 62166800.

Waste Services

Ten multiple dwellings would be eligible for a maximum of four (4) x 240L waste wheelie bins and four (4) x 240L recycling bins collected weekly to be shared by all the ten (10) dwellings. Collection of bins would be from the kerbside.

The bins would be stored in a bin enclosure to be built opposite the letter boxes.

The bin enclosure should be built within the property boundary preferably at the entrance of the property allowing a 4.5 metre distance from the entrance to prevent impacting on sight distances for vehicles leaving the site.

It is recommended that no bin enclosure be built closer than a minimum of 5.5 metres to any residence to avoid odour and nuisance issues arising.

Council's Waste Management Contractor would not enter the property to collect and empty bins. All wheelie bins should be placed on the existing kerbside for collection.

The motion was put.

FOR: Aldermen Johnston, Dunsby, Thomas and Fraser.

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 - SINGLE DWELLING - 10 MCGILL RISE, CLAREMONT

File Reference: 3495643

REPORT SUMMARY:

Application No.:	PLN-18-319
Applicant:	Aviation Consolidated Holdings Pty Ltd
Owner:	Aviation Consolidated Holdings Pty Ltd
Zone:	General Residential
Use Class	Residential
Application Status:	Discretionary
Discretions:	Clause 10.4.2 Setbacks and building envelope for all dwellings, Clause 10.4.3 Site coverage and private open space for all dwellings, Clause 10.4.4 Sunlight and overshadowing for all dwellings, Clause 10.4.6 Privacy for all dwelling and Clause E6.6.1 Number of Car Parking Spaces (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	16 Jul 2019
Existing Land Use:	Vacant land
Proposal In Brief:	Single Dwelling
Representations:	0
Recommendation:	Approval, subject to conditions

Resolution:

FRASER/THOMAS

That a permit be granted for the proposed use and development of Single Dwelling at 10 McGill Rise, Claremont subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-18-319 and Drawing No. P7 submitted on 11 June 2019, and Drawing No. P8 submitted on 13 June 2019, except as otherwise required by this permit.
2. Privacy screen/wall to a height of 1.7 m from finished floor level must be constructed along the north-west elevation of the balcony and deck and along the south-west elevation of the balcony and deck for a minimum length of 5.2m (as shown on the plan). The privacy screen/wall must be constructed and finished with solid or translucent materials with uniform transparency of no more than 25%, to prevent direct overlooking of the adjacent lot. The privacy screen must remain in-situ, for the duration of the use.

Engineering

3. Prior to the issuing of a Building Approval or the commencement of works on site, (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. 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.
6. The design and construction of the parking, access and driveway 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 submitted with the Building Application for approval by Council's Development Engineer prior to the commencement of works on site. The proposed driveway and parking must comply with the following:
 - a) Be constructed to a sealed finish and the finished gradient must not exceed the maximum gradient of 25%;
 - b) Vertical alignment must 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%;
 - c) The gradient of any parking areas must not exceed 5%; and
 - d) Minimum carriageway width is to be no less than 3.0 metres.

All works required by this condition must be installed prior to the occupancy of the dwelling.

Advice to Applicant

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

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.

Other Permits

Please be aware that this planning permit is a planning approval issued under the Glenorchy Interim Planning Scheme 2015. You should consult with an accredited Building Surveyor prior to commencing this use or work to ensure all relevant requirements of the Building Act 2016 are complied with. In addition to this planning permit, a building permit and/or plumbing permit may also be required. If further clarification is required, please contact Council's Building Section on 62166800.

The motion was put.

FOR: Aldermen Johnston, Dunsby, Thomas and Fraser.

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.

Alderman K. Johnston declared an interest in the following item and left the meeting.

Alderman J. Dunsby took the Chair.

7. AMENDMENT PLS43A-18/02 - S.39 AND 43F(6) REPORT TO TPC - S.43A COMBINED AMENDMENT REQUEST AND PLANNING PERMIT APPLICATION - TO APPLY A SITE-SPECIFIC QUALIFICATION FOR 'STORAGE' AND ALLOW FOR A HIGHER BUILDING, AND PLANNING PERMIT APPLICATION FOR SELF-STORAGE FACILITY (STORAGE) AT 483 - 485 MAIN ROAD, MONTROSE

File Reference: 7581952

REPORT SUMMARY:

Amendment:	Provide site-specific controls allowing use for 'Storage,' and buildings exceeding the 12m height limit.
Applicant	CHP Projects C/- JMG Engineers & Planners
Owner	The Trust Company Limited
Proposal	Change of use and development for a self-storage facility (Storage).
Report Purpose:	To consider the merits of representations received during the public exhibition period for combined draft Amendment and planning permit application PLS43A-18/02 to the <i>Glenorchy Interim Planning Scheme 2015</i> and their effect on the proposal. Council's assessment must be provided to the Tasmanian Planning Commission under ss. 39 & 43F(6), former provisions, of the <i>Land Use Planning and Approvals Act 1993</i> (LUPAA).
Representations:	Three
Recommendation:	Endorse this report as the Planning Authority's response under ss. 39 & 43F(6), former provisions of LUPAA and submit it and the representations to the Tasmanian Planning Commission.

Resolution:

THOMAS/FRASER

That the Planning Authority endorse this report as its response on the merits of the representations received on the combined draft Amendment and planning permit application PLS43A-18/02 to the Glenorchy Interim Planning Scheme 2015 under ss. 39 & 43F(6), former provisions, of the *Land Use Planning and Approvals Act 1993*, and submit it and the representations to the Tasmanian Planning Commission.

The motion was put.

FOR: Aldermen Dunsby, Thomas and Fraser.

AGAINST:

The motion was CARRIED.

Reason for Decision:

The Glenorchy Planning Authority decided that the Officer report regarding draft amendment PLS43A-18/02 to the Glenorchy Interim Planning Scheme 2015 be forwarded to the Tasmanian Planning Commission under S39 and S43F(6) of the *Land Use Planning and Approvals Act 1993* for the reasons set out in the Officer's report.

Alderman Johnston returned to the meeting and resumed the Chair.

8. PROPOSED USE AND DEVELOPMENT - CHANGE OF USE TO SINGLE DWELLING - 26A GROVE ROAD, GLENORCHY

File Reference: 2089598

REPORT SUMMARY:

Application No.:	PLN-19-091
Applicant:	Terrace Twenty Five
Owner:	R D Worn
Zone:	Inner Residential
Use Class:	Residential
Application Status:	Discretionary
Discretions:	<i>11.4.2 Setbacks and building envelope P3</i> <i>11.4.4 Sunlight and overshadowing P1</i> (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	16 July 2019
Existing Land Use:	Existing shed
Proposal In Brief:	Change of use to single dwelling
Representations:	1
Recommendation:	Approval, subject to conditions

Resolution:

THOMAS/DUNSBY

That a permit be granted for the proposed use and development of Change of use to single dwelling at 26a Grove Road, Glenorchy subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-19-091 and Drawing No. P3 submitted on 05 June 2019, except as otherwise required by this permit.
2. Existing signage located at the top of the front façade of the dwelling must be removed within 7 days of the date of issue of this permit.

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 (two spaces) and turning areas must be constructed and sealed with an approved impervious surface treatment prior to occupancy of the dwelling. All runoff from paved and driveway areas must be retained within site boundaries and discharged into Council's stormwater system. Construction details must generally be in accordance with Council's standard requirements and must be provided in accordance with the "Australian Standard AS/ANZ 2890.1 – 2004 Off-Street Parking".
6. All internal hydraulic service works required for the development shall be at the Developer's expense and must comply with the requirements of Council's Plumbing Surveyor.

Advice to Applicant

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

Building over easements

Section 73 of the *Building Act 2016* and Section 13 of the *Urban Drainage Act 2013*, states a person must not cause or permit any prescribed structure to be built on, or any filling to be placed on or removed from land over an existing easement or within one metre from the edge of an existing stormwater system measured horizontally, unless the owner/developer obtains written consent from the General Manager of the Council.

You are advised that the consent to build on or over the easement has not yet been granted by the General Manager of the Council. You are required to make an application to the General Manager of the Council requesting this consent.

Please note that if the General Manager consent is not granted, you will not be able to act on this planning permit. Alternatively, if in granting the General Manager consent to build on or over the easement, changes are made to the approved planning permit plans, you are required to make an application to amend the approved planning permit plans or you may need to re-apply for a new planning permit, if the changes are more than minor.

Other Permits

Please be aware that this planning permit is a planning approval issued under the Glenorchy Interim Planning Scheme 2015. You should consult with an accredited Building Surveyor prior to commencing this use or work to ensure all relevant requirements of the Building Act 2016 are complied with. In addition to this planning permit, a building permit and/or plumbing permit may also be required. If further clarification is required, please contact Council's Building Section on 62166800.

The motion was put.

FOR: Aldermen Johnston, Dunsby, Thomas and Fraser.

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 - DEMOLITION AND 55 MULTIPLE DWELLINGS (RESIDENTIAL) - 95 ABBOTSFIELD ROAD AND 1B DEWAR PLACE, CLAREMONT

File Reference: 5294589

REPORT SUMMARY:

Application No.:	PLN-19-100
Applicant:	Prime Design
Owner:	Roman Catholic Church Trust Corporation of The Archdiocese of Hobart and Wilson Homes Tasmania Pty Ltd
Zone:	General Residential zone and Utilities zone
Use Class	Residential
Application Status:	Discretionary
Discretions:	10.4.4 P1, 10.4.6 P1, 10.4.6 P2, 10.4.7 P1, E5.5.1 P3 and E5.6.1 P1 (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	17 July 2019
Existing Land Use:	Vacant land and Sports and Recreation
Representations:	0
Recommendation:	Approval, subject to conditions.

Resolution:

FRASER/DUNSBY

That a permit be granted for the proposed use and development of Demolition and 55 Multiple Dwellings (Residential) at 95 Abbotsfield Road and 1B Dewar Place, Claremont subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-19-100 and Drawing No. P2 (except pages 3-5) submitted on 18 June 2019 and Drawing No. P3 submitted on 08 July 2019, except as otherwise required by this permit.
2. Any conditions and/or advice as determined by TasWater and set out in the attached Submission to Planning Authority Notice, reference No. TWDA 2019/00638-GCC, dated 22 May 2019 form part of this permit.
3. Each 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 located to the rear of the dwellings.
4. All private outdoor space areas must have a gradient not steeper than 1 in 10.
5. The Utilities zoned land must not be used and developed for access purposes unless the landowner enters into a Part 5 Agreement under the Land Use Planning and Approvals Act 1993 with the Glenorchy City Council to ensure that the access applicable to the residential use or development is constructed and maintained to the approved municipal standard.

The landowner is responsible for arranging the execution of the Agreement by any mortgagees and for all costs associated with the preparation and registration of the Agreement.

Engineering

6. Prior to the issuing of a Building Approval or the commencement of works on site, (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 applicant must adjust the existing title in the north-east corner of the site along the location of the existing fence. The area required for road widening of Abbotsfield Road (Brooker Highway exit lane) is to be shown as a lot on the final diagram and are to be sold to Council for a nominal sum of \$1.00. The adjusted final plan of survey will not be sealed until an executed Agreement for Sale and an executed Memorandum of Transfer is provided to Council, along with the required Titles Office registration fees. Any other legal costs associated with fulfilment of this condition are to be met by the subdivider, prior to the occupancy of any dwelling unit.
9. The applicant must re-construct the existing section of footpath in the north-east corner of the site within the current title to outside the location of the existing fence, to the requirements of Council's Development Engineer, prior to the occupancy of any dwelling unit.
10. 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. Redundant services must be capped, sealed or removed. Any alterations or works to Council mains must be undertaken by Council at the developer's cost.
11. A new stormwater connection and/or a new manhole must be provided by Council at the developer's cost. The developer is required to contact Council's Development Engineer on (03) 62166 800 to organise for Council to provide a quote to perform the stormwater connection works prior to the issuing of a Building Permit Approval or the commencement of works on site, (whichever occurs first).

12. The design and construction of the parking, access and turning areas must generally comply with the Australian Standard, Parking facilities, Part 1: Off-Street Car parking, AS 2890.1 – 2004, to the satisfaction of the Council's Development Engineer. Drawings showing the driveway details must be submitted with the Building Application for approval by Council's Development Engineer prior to the commencement of works on site. The proposed driveway and parking must comply with the following:-
- a) Be constructed to a sealed finish and the finished gradient must not exceed the maximum gradient of 20%;
 - b) 124 clearly marked car parking spaces must be provided in accordance with the approved plan and kept available for these purposes at all times;
 - c) Of the proposed number of car parking spaces, fourteen (14) visitor parking spaces must be provided, clearly line-marked and kept available for these purposes at all times;
 - d) All runoff from paved and driveway areas must be discharged into Council's stormwater system;
 - e) Pedestrian crossing points to be provides to link internal footpaths with appropriate access ramps in general accordance with TSD-R18-v1;
 - f) Landscaping of parking and circulation areas must be provided and must be no less than 5 percent of the area of the car park;
 - g) The gradient of any parking areas must not exceed 5%; and
 - h) Minimum carriageway width is to be no less than 5.5 metres.

All works required by this condition must be installed prior to the occupancy of the dwelling(s).

13. The Stormwater detention for a 1 in 20-year ARI storm event must be provided on site and must comply with the requirements of Council's Plumbing Surveyor.

Advice: Any system proposed to retain the required runoff storage volume must be detailed in an engineering design lodged and approved as part of the plumbing application, and to be designed, constructed and maintained to the satisfaction of Council's Plumbing Surveyor.

14. Prior to the issuing of a Building Permit, a Water sensitive urban design (WSUD) elements and WSUD Maintenance plan must be in accordance with the Stormwater Management report, by AD Design and Consulting, dated March 2019 and be submitted to the satisfaction of Council's Development Engineer.

The maintenance agreement as outlined in SPEL Stormwater Management Proposal, AD Design and Consulting, dated March 29 2019 (page 29) between service provider and the owners must be finalised prior to a Certificate of Occupancy of any dwelling. The owner(s) of the dwellings must ensure ongoing compliance with the approved WSUD Maintenance Scheme for the duration of the approved use. The WSUD elements must be installed and completed prior to a Certificate of Occupancy being issued for any of the dwelling.

15. A detailed estimate for the constructed infrastructure to be transferred to Council must be provided and payment of the engineering assessment fee must be made prior to the issue of approved engineering drawings, the engineering assessment fee is 1% of the value of the works or minimum of \$374. This amount is subject to annual adjustment in accordance with the Council Fees and Charges Register. Construction must not commence until the approved engineering plans have been issued.
16. Upon completion of the works the constructed drainage infrastructure must be subject to a 12-month maintenance period during which all defects must be rectified at the applicants cost and to the satisfaction of Council's Development Engineer. Prior to the commencement of the maintenance period the applicant is required to lodge security with Council to the value of 10% of the infrastructure works. A further 12-month maintenance period may be applied to any defects after rectification. Upon completion of the maintenance period and rectification of all defects the constructed infrastructure must be transferred to Council and the security sum shall be returned to the applicant.

Environmental Health

17. Construction of Dwellings 24, 25, 26 and 27 must be to a Category 2 construction as per AS3671-1989:
 - a) standard construction except for light weight elements such as fibrous cement or metal cladding or all glass facades.

Advice - Windows, doors and other openings should be closed to mitigate noise impacts.
18. Bedroom windows that face the Brooker Highway in Dwellings 24, 25, 26, and 27 must be fixed.
19. The noise barrier of at least 2.4 metres in height from ground level with a surface density of at least 15 kg/m² must be installed along the length of the property running parallel to the Brooker Highway between the northern footpath adjacent to Dwelling 24 and the southern footpath adjacent to Dwelling 27; as shown on the approved plan, prior to the occupancy of any dwellings and remain in place for the duration of the use as approved.

20. A validation report must be provided to the satisfaction of Council's Senior Environmental Health Officer within six (6) weeks from the issue of the Occupancy Certificate of Dwellings 24, 25, 26, and 27, to certify that the development meets the acceptable noise levels indicated in the noise report; with particular attention to dwellings 24, 25, 26 and 27 in that report.

Advice to Applicant

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

Other Permits

Please be aware that this planning permit is a planning approval issued under the Glenorchy Interim Planning Scheme 2015. You should consult with an accredited Building Surveyor prior to commencing this use or work to ensure all relevant requirements of the *Building Act 2016* are complied with. In addition to this planning permit, a building permit and/or plumbing permit may also be required. If further clarification is required, please contact Council's Building Section on 62166800.

The motion was put.

FOR: Aldermen Johnston, Dunsby, Thomas and Fraser.

AGAINST:

The motion was CARRIED.

Reason for Decision:

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

THOMAS/DUNSBY

That the meeting be closed to the public pursuant to Regulation 15(4) of the *Local Government (Meeting Procedures) Regulations 2005*.

The motion was put.

FOR: Aldermen Johnston, Dunsby, Thomas and Fraser.

AGAINST:

The motion was CARRIED.

CLOSED TO MEMBERS OF THE PUBLIC

10. 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 Regulation 15(4) (In relation to sub regulation 15(3) only, matters relating to legal (or possible future legal) action taken (or may be taken) by or involving the Council).

The meeting closed at 6.53 p.m.

Confirmed,

CHAIRMAN