

GLENORCHY PLANNING AUTHORITY

MINUTES

MONDAY, 15 OCTOBER 2018



Chairperson: Alderman K. Johnston

Hour: 3.00 p.m.

Present: Aldermen K. Johnston, M. Stevenson, J. Dunsby, K. Sims and B. Thomas.

In attendance: Mr. P. Garnsey (Manager Development), Ms. V. Tomlin (Senior Statutory Planner), Ms. K. Williams (Coordinator Planning Services), Ms. S. Jeffreys (Planning Officer), Ms. C. Griffin (Planning Officer), Ms. B. Gungabison (Planning Officer), Mr. L. Meline (Development Technical Officer) and Mr. M. Graham (Development Compliance Officer).

1. PLANNING AUTHORITY DECLARATION

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

2. APOLOGIES

None.

3. PECUNIARY INTERESTS

None.

4. CONFIRMATION OF MINUTES

Resolution:

THOMAS/SIMS

That the minutes of the Glenorchy Planning Authority Meeting held on Monday, 13 August 2018 be confirmed.

The motion was put.

FOR: Aldermen Johnston, Stevenson, Dunsby, Sims and Thomas.

AGAINST:

The motion was CARRIED.

5. PROPOSED USE AND DEVELOPMENT - SHED ADDITION TO SINGLE DWELLING - 21 CAMMERAY ROAD, CLAREMONT

File Reference: 5305703

REPORT SUMMARY:

Application No.:	PLN-18-187
Applicant:	Steeline Roofing
Owner:	M P Thompson and D R Thompson
Zone:	General Residential zone
Use Class	Residential (Single Dwelling)
Application Status:	Discretionary
Discretions:	10.4.2 Setback and Building Envelope (P3) 10.4.3 Private Open Space for All Dwellings (P2) (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	16 October 2018 (extension of time agreed)
Existing Land Use:	Residential
Proposal In Brief:	Shed addition to single dwelling
Representations:	1
Recommendation:	Approval, subject to conditions

Resolution:

STEVENSON/SIMS

That a permit be granted for the proposed use and development of Shed addition to single dwelling at 21 Cammeray Road, Claremont subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-18-187 and Drawing No. P1 submitted on 25/7/18, except as otherwise required by this permit.
2. This permit allows the use of the land as a single dwelling, with a class 10a non-habitable shed.

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, Stevenson, Dunsby, Sims and Thomas.

AGAINST:

The motion was CARRIED.

Reason for Decision:

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

6. PROPOSED USE AND DEVELOPMENT - VISITOR ACCOMMODATION - 10 MORETON CRESCENT, CLAREMONT

File Reference: 5336793

REPORT SUMMARY:

Application No.:	PLN-18-189
Applicant:	D J Hudepohl and C H J Hudepohl
Owner:	D J Hudepohl and C H J Hudepohl
Zone:	General Residential
Use Class	Visitor Accommodation
Application Status:	Discretionary
Discretions:	Planning Directive 6: Visitor Accommodation (P1)
	E6.0 Parking and Access Code (E6.6.1)
	(The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	16 October 2018 (extension of time agreed)
Existing Land Use:	Residential (Single Dwelling)
Proposal in Brief:	Visitor Accommodation
Representations:	1
Recommendation:	Approval, subject to conditions

Resolution:

STEVENSON/DUNSBY

That a permit be granted for the proposed use and development of Visitor Accommodation at 10 Moreton Crescent, Claremont subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-18-189 and Drawing No. P2 submitted on 26/8/18, except as otherwise required by this permit.
2. Screening must be erected or vegetation provided to ensure privacy to neighbours habitable rooms and private open space. These privacy measures must be maintained for the duration of the use as approved.
3. Signage within the building is to be used to encourage visitors to be mindful of reducing noise to ensure the amenity of neighbours is protected.

Engineering

4. Two (2) car parking spaces must be provided generally as shown on the proposal plan, and kept available for these purposes at all times. The car parking spaces and associated driveway must be provided in accordance with the Australian Standard AS 2890.1 – 2004 Off-Street Parking. Driveways and car parking areas must be constructed and sealed with an approved impervious surface prior to use.

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, Stevenson, Dunsby, Sims and Thomas.

AGAINST:

The motion was CARRIED.

Reason for Decision:

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

7. PROPOSED USE AND DEVELOPMENT - ALTERATIONS TO EXISTING DWELLING AND CONSTRUCTION OF AN ADDITIONAL DWELLING - 37 GARDEN ROAD, MOONAH

File Reference: 5427206

REPORT SUMMARY:

Application No.:	PLN-18-113
Applicant:	Oramatis Studio
Owner:	Z J Mcloughlin and C R Mcloughlin
Zone:	General Residential
Use Class	Residential
Application Status:	Discretionary
Discretions:	10.4.2 A3 Setbacks and building envelopes for all dwellings: 10.4.4 A1 Sunlight and overshadowing of all dwellings E5.5.1 Existing road accesses and junctions E6.7.3 A1 Vehicular Passing Areas Along an Access (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	15 Oct 2018
Existing Land Use:	Single Dwelling
Proposal In Brief:	Alterations to existing dwelling and construction of an additional dwelling

Representations:	1
Recommendation:	Approval, subject to conditions

Resolution:

DUNSBY/SIMS

That a permit be granted for the proposed use and development of Alterations to existing dwelling and construction of an additional dwelling at 37 Garden Road, Moonah subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-18-113 and Drawing No. P5 submitted on 15/08/18, 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 2018-GCC, dated 05/07/18, form part of this permit.
3. The proposal must have setbacks not less than the setbacks scaled from the approved plan as follows:
 - (a) Eastern Boundary 1.2m, 1.8m and 4.2m
 - (b) Western boundary: 0m (garage) and 1.8m

These setbacks must be shown on plans submitted with the Building Permit Application to the satisfaction of Council's Senior Statutory Planner.

4. The dwelling alterations as proposed must be carried out prior to a Certificate of Occupancy for the second dwelling. Alterations must be made to have a sliding door for access to the private outdoor space; to reduce the dwelling width to accommodate a 3m wide driveway; and to have bedroom windows with a sill height of no more than 1.7m adjacent to the driveway. These requirements must be shown on plans in association with a Building Permit Application to the satisfaction of Council's Senior Statutory Planner.
5. All windows within 3m of a side boundary that have a floor level more than 1 m above the natural ground level, must be screened to a height of at least 1.7 m above floor level, with a uniform transparency of not more than 25%, as shown on the approved plans . This requirement must be shown on plans submitted with the Building Permit Application to the satisfaction of Council's Senior Statutory Planner.
6. Private outdoor space for the existing dwelling must be screened with a 1.8m high fence with a solid portion up to 1.2m in height followed by a timber batten section with no more than 30% transparency, as shown on the approved plans.

The fence must be in place prior to a Certificate of Occupancy of the existing dwelling and must then remain for the duration of the approved use to the satisfaction of Council's Senior Statutory Planner.

Engineering

7. Prior 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. A stormwater connection must be constructed to Council's existing stormwater infrastructure, as shown on the proposal plan, prior to Building Approval, by Council at the developer's cost.
10. Detailed engineering drawings showing the driveway and manoeuvring areas, internal service lines and connections to existing infrastructure, surface drainage collection, pavement composition and finished levels must be submitted with the Building Application for approval by Council's Development Engineer.
11. Driveways, car parking and turning areas must be constructed and sealed with an approved impervious surface treatment prior to occupancy of the second dwelling unit. 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. 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.
12. Four (4) clearly marked car parking spaces must be provided 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.

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.

Other Services

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.

Waste Management

Waste Services to the proposed multiple dwelling development would be Council's standard bin service collected fortnightly.

- The Council's Standard Bin Service includes one (1) x 140L wheelie bin for Waste and one (1) x 240L wheelie bin for recycling to each of the dwelling, collected fortnightly.
- Please note that this property would have a total of four (4) bins, two (2) Waste bins and two (2) Recycling Bins.
- This property has an existing kerbside/nature strip area for placement of the bins therefore the dwellings would have their own individual bins.
- All bins are to be placed on the kerbside for collection.
- Council's Waste Management Contractor collection trucks will not enter the property to collect and empty the wheelie bins.

The motion was put.

FOR: Aldermen Johnston, Dunsby, Sims and Thomas.

AGAINST: Alderman Stevenson.

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 X 21 - 1 MILLINGTON COURT, GLENORCHY

File Reference: 3591440

REPORT SUMMARY:

Application No.:	PLN-18-156
Applicant:	Prime Design
Owner:	Roman Catholic Church Trust Corporation of The Archdiocese
Zone:	General Residential Zone
Use Class	Residential
Application Status:	Discretionary
Discretions:	10.4.2 A3 Setbacks and building envelopes for all dwellings 10.4.4 A1 Sunlight and overshadowing of all dwellings 10.4.6 A2 Privacy for all dwellings 10.4.6 A3 Privacy for all dwellings 10.4.7 A1 Frontage Fences for all dwellings 10.4.8 A1 Waste Storage for multiple dwellings. E5.5.1 A3 Existing road accesses and junctions (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No

42 Days Expires:	15 October 2018
Existing Land Use:	Four dwellings under construction
Proposal In Brief:	Multiple Dwellings x 21
Representations:	2
Recommendation:	Approval, subject to conditions

Resolution:

STEVENSON/DUNSBY

That a permit be granted for the proposed use and development of Multiple Dwellings x 21 at 1 Millington Court Glenorchy, subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-18-156 and Drawing No. P2 submitted on 22/08/18 (pages 1 to 57), 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 2018/01089-GCC, dated 11/09/16, form part of this permit.
3. The bin enclosure must be screened from the road and from Unit 18 with landscaping. The landscaping must have a mature height of at least 1.5m and must be planted prior to the use of the bin enclosure to the Satisfaction of Council's Senior Statutory Planner or at completion of Unit 8, whichever occurs first.
4. All private outdoor space areas of at least 24m² and a minimum width of 4m must have a grade of no steeper than 1:10.
5. Units 12, 13, 14 and 15 must have a screen adjacent to any window within 2.5m of the internal road that is less than 1.7m above the level of the shared internal road to provide for privacy. The screens must be at least 1.7m in height and must be shown on the plans submitted with the Building Permit Application. The screens must be installed prior to occupancy of the unit they relate to and must then remain for the duration of the approved use 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 or the issuing of approved engineering drawings (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 all construction activity likely to generate sediment has been completed or all disturbed areas have been stabilised using vegetation and/or restored or sealed to the satisfaction of the Council. The approved Soil and Water Management Plan (SWMP) forms part of this permit and must be complied with.

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

7. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
8. All internal hydraulic service works required for the development shall be at the Developer's expense and must comply with the requirements of Council's Plumbing Surveyor. Any alterations or works to Council mains shall be undertaken by Council at the developer's cost. The developer is required to contact Council's Development Engineer on to organise for Council to provide a quote to perform the stormwater connection works, prior to the issuing of a Building Permit or the commencement of works on site.
9. 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 and submitted with the Building Application for approval by Council's Development Engineer prior to the commencement of works on site. The proposed driveway and parking must comply with the following:-
 - (a) Be constructed to a sealed finish and the finished gradient shall not exceed the maximum gradient of 25%;
10. A minimum of forty-six (46) clearly marked car parking spaces are to be provided and kept available for these purposes at all times;

- (a) The parking areas as proposed are to be clearly marked as car parking spaces and must be provided in accordance with the approved plan and kept available for these purposes at all times;
- (b) All runoff from paved and driveway areas must be discharged into the proposed stormwater system;
- (c) The gradient of any parking areas must not exceed 5%; and
- (d) Minimum carriageway width is to be no less than 3.0 metres.

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

11. A minimum of three (3) clearly marked motor bike/bicycle parking space must be provided and kept available for these purposes at all times;
12. Prior to the commencement of works, an earthworks plan must be submitted to the satisfaction of Council's Development Engineer demonstrating that no impediment to the natural flow of water has been created.
13. A typical cross section of the proposed driveway construction is to form part of the engineering design and is to be submitted to Council for approval.
14. Barrier compliant with the Australian Standard AS 1170.1 must be installed to prevent vehicles running off the edge of a carriageway, raised platform or deck where the drop from the edge of the trafficable area to a lower level is 600mm or greater, and wheel stops must be installed for drops between 150mm and 600mm. Barriers must not limit the width of the driveway access or parking and turning areas approved under the permit. All works required by this condition must be installed prior to the occupancy of the dwelling.
15. The stormwater design drawings must show all proposed connections, including grated pits, subsoil drains and roof drainage.
16. Lighting is to be provided to all car parking and driveways areas in accordance with clause 3.1 "Basis of Design" and clause 3.6 "Car parks" of AS/NZ 158.3.1: 2005. The illumination of the proposed light standards is to be activated prior to the occupancy of the dwelling units.
17. Stormwater runoff management must be designed and implemented to the satisfaction of Council's Development Engineer. All proposed connections to this system must be detailed in an engineering design lodged and approved as part of the plumbing application for stage two (2) of the development. The construction and the appropriate maintenance of the system will be required prior to the issuing of any building approval and must then be appropriately maintained.

Waste Management

18. The design for the bin enclosure must comply with the following:
- (a) 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) must have concrete at the entrance to the bin enclosure;
 - (c) must suit 18 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 is to be 1200mm and minimum depth 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;
19. there must be no lip on the concrete slab of the bin enclosure; The bin enclosure must be constructed prior to the issue of a Certificate of Occupancy for the first dwelling 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.

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 Management

- A Deed of Release and Indemnity must be signed prior to Council's contractor service vehicles entering the property to empty the shared wheelie bins.
- Twenty three dwellings will be eligible for a maximum of 9 x 240L waste wheelie bins and 9 x 240L recycling bins collected weekly to be shared by all twenty-three dwellings. Collection of bins will be from the internal bin enclosure, due to there being no room within the cul-de-sac for the placement of wheelie bins on the kerbside.

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

The bin enclosure must 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 4.01m 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.

The motion was put.

FOR: Aldermen Johnston, Stevenson, Dunsby, Sims and Thomas.

AGAINST:

The motion was CARRIED.

Reason for Decision:

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

9. PROPOSED USE AND DEVELOPMENT WAREHOUSE (STORAGE) - 5-15 PEARL STREET, DERWENT PARK

File Reference: 5440830

REPORT SUMMARY:

Application No.:	PLN-18-212
Applicant:	Gary Reed Building Design
Owner:	P J Fergusson
Zone:	Light Industrial Zone
Use Class	Storage
Application Status:	Discretionary
Discretions:	E5.5.1 Existing road accesses and junctions E6.6.1 Number of car parking spaces E6.7.1 Number of Vehicular Accesses (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	15 Oct 2018
Existing Land Use:	Vacant (partly) and Warehouse
Proposal In Brief:	Warehouse (Storage)
Representations:	0
Recommendation:	Approval, subject to conditions.

Resolution:

THOMAS/SIMS

That a permit be granted for the proposed use and development of Warehouse (Storage) at 5-15 Pearl Street Derwent Park subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-18-212 and Drawing No. P3 submitted on 18/09/2018 and drawing No. P2 pages 3, 4 and 6 of 6 submitted on 30/08/2018, 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 2018/01488-GCC, dated 12/09/2018, form part of this permit.
3. Fences along the frontage must be at least 50% transparent above a height of 1.2m and must not exceed 2.1 m in height.
4. The office use on-site must be directly associated with and subservient to the approved Warehouse (Storage) 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. Driveways, car parking and turning areas must be constructed and sealed with an approved impervious surface treatment prior to the use as approved. 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.

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-Five (25) clearly marked car parking spaces must be provided and kept available for these purposes at all times prior to the use as approved. 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 shall be clearly marked (delineated) in accordance with the Australian Standard AS 2890.1 – 2004 Off-Street Parking Clause 2.4.7 prior to the use as approved.
11. Two (2) bicycle parking spaces shall be provided within fully enclosed individual lockers or locked compounds with communal access using duplicate keys and be located in close proximity to the main entrance/exit. The spaces shall be clearly marked (delineated) and be in accordance with Australian Standard AS/NZS 2890.3 - 2004 Off-Street Parking and installed prior to the use as approved.
12. Lighting must be provided for the carpark in accordance with Australian Standard AS 1158.3.1 – Lighting for roads and public spaces and completed prior to the use as approved and maintained for the duration of the use.
13. Commercial vehicles facilities for loading, unloading or manoeuvring must be provided in accordance with Australian Standard for Off-street Parking, Part 2 : Commercial. Vehicle Facilities AS 2890.2:2002 prior to the use as approved.
14. Water sensitive urban design principles for the treatment of stormwater discharging from the site post development, must be incorporated into the development prior to the use as approved. Detailed plans to satisfy this requirement must be submitted and be approved by Council's Development Engineer prior to the issue of building approval.

Environmental Health

15. 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) (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.

Advice to Applicant

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

TasRail

- The applicant acknowledges that the development will be sited near a railway land corridor and therefore the development may be exposed to noise and vibration issues should train or transport operations operate in the future. It is recommended that the development consider appropriate design measures to mitigate future noise emissions.
- Access to rail land is strictly prohibited without formal authorisation from TasRail.

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, Stevenson, Dunsby, Sims and Thomas.

AGAINST:

The motion was CARRIED.

Reason for Decision:

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

10. PROPOSED S.43A COMBINED AMENDMENT REQUEST AND PLANNING PERMIT APPLICATION - REZONE 115 ALLUNGA ROAD TO A GENERAL RESIDENTIAL ZONE AND 3 LOT SUBDIVISION - 115 AND 131A ALLUNGA ROAD, CHIGWELL

File Reference: 3312245

REPORT SUMMARY:

To seek the Planning Authority's decision on a Section 43A combined planning permit application and amendment request number PLS43A-18/01. The request seeks a planning scheme amendment to rezone 115 Allunga Road, Chigwell from a Community Purpose Zone to a General Residential Zone combined with a planning permit application for a 3 lot subdivision of 115 Allunga Road, with easements created over 131A Allunga Road, Chigwell.

Application No.:	PLS43A-18/01
Applicant:	JMG Engineers and Planners
Owner:	Wilson Homes Tasmania Pty Ltd & Roman Catholic Church Trust Corporation of the Archdiocese of Hobart and Glenorchy City Council
Existing Zoning:	Community Purpose Zone
Existing Land Use:	School
Proposal in Brief:	Rezone the land to a general Residential Zone and 3 lot subdivision.
Representations:	Not Applicable (Proposal yet to be advertised)
Recommendation:	Initiate amendment and advertise

Resolution:

STEVENSON/DUNSBY

- A. That pursuant to Section 34(a), former provisions, of the Land Use Planning and Approvals Act 1993, the Planning Authority agree to initiate Amendment PLS43A-18/01 to the Glenorchy Interim Planning Scheme 2015, to rezone 115 Allunga Road, Chigwell to a General Residential Zone and allow for a secondary school as a discretionary use on the land, as shown in Attachment 2 to this report.
- B. That having decided to initiate an amendment, and having prepared that amendment, the Planning Authority certifies, pursuant to Section 35, former provisions, of the Land Use Planning and Approvals Act 1993, that the draft amendment meets the requirements specified in Section 32, former provisions, of the Act.
- C. That a permit be granted for a 3 lot subdivision at 115 Allunga Road and 131A Allunga Road, Chigwell subject to the conditions below.
- D. That the Planning Authority, having certified the draft amendment and granted a planning permit determines pursuant to Sections 38 and 43F, former provisions, of the Land Use Planning and Approvals Act 1993 to place the draft amendment, application documents and planning permit on public exhibition for a period of 28 days.

Attachment 1A and 1B – Applicant's Planning Report**Attachment 2** – Amendment Documents**Attachment 3** – Location plan, TasWater referral and subdivision plans**Permit Conditions****Planning**

- 1. Use and development shall be substantially in accordance with planning permit application No. PLS43A-18/01 and Drawing No. P5 submitted on 24/08/2018 and Drawing No. P4 pages 2-4 of 4 submitted on 23/08/2018, 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 2018/00679-GCC, dated 18/09/2018, form part of this permit.
- 3. Council having determined not to require the subdivider to increase areas of open space before approving the plan of subdivision, requires payment of an amount to Council in accordance with Section 117 of the Local Government (Building & Miscellaneous Provisions) Act 1993, to the equivalent of five percent of the unimproved value of the whole area shown on the plan of subdivision as determined by a registered valuer engaged by the subdivider.

4. An original and two copies of each of the Plan of Subdivision and Schedule of Easements must be submitted to Council for sealing.

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. The construction details of specific components of the works must comply with LGAT Standard Drawings and accord with Tasmanian Subdivision Guidelines 2013. The developer must appoint a qualified experienced engineer who will be required to certify practical completion of subdivision construction works. The appointed supervising engineer must be the primary contact person on matters concerning the subdivision.
8. The materials used for roadworks are to be in accordance with State Growth General Specification for Roadworks.
9. Pavement depths shown on the Standard Drawings are the minimum required. Final depths will be determined by structural calculations based on actual sub-grade C.B.R. and design traffic loads and must be certified by an appropriate qualified engineer. All design plans submitted must be accompanied by pavement design calculations to demonstrate that the design is appropriate.
10. Prior to any works being undertaken within Council's road reservation (Allunga Road), the contractor must obtain a Road Opening Permit from Council's Facilities Coordinator; part of this permit will be the approval of a Traffic Management Plan that will include a public consultation process. This permit shall include items such as hours of work, road safety, reinstatement and soil and water management. Application Form is available on Council's website. Please contact Council's Development Engineer on (03) 62166439 to organise for Council to assess the application.
11. Kerb ramps must be provided at road crossings on pedestrian paths of travel, in accordance with Council's Standard Drawing GCC 11-11 and AS1428 Design for Access and Mobility, Part 4.1. Tactile ground surface indicators must be provided for kerb ramps and pedestrian refuge crossings in accordance with Council's Standard Drawing GCC 11-11 and AS1428 Design for access and Mobility, Part 4.1.

12. Driveway access for each lot must be designed and constructed in accordance with Standard Drawings TSD-RO9. Designs for the driveway must include the full extent of the formation to achieve the maximum gradient of 20% (1:5) onto the lot as well as an area for on-site turning within each lot.
13. To comply with the above requirements, the developer must submit engineering drawings, demonstrating compliance with the requirements to the satisfaction of Council's Development Engineer prior to the issuing of the Council's approved engineering drawing. All works required by this condition must be installed prior to the sealing of the Final Plan.
14. The proposed stormwater system, including overland flow paths must be sized to accommodate the estimate 1 in 100 years or 1% AEP (Annual Exceedance Probability) flow based on a possible future fully developed catchment with an allowance for predicted climate change up to the year 2100. All proposed piped mains must be sized to accommodate at least the estimated 1 in 20 year storm event based on a possible future fully developed catchment. Prior to the commencement of the work, the developer must submit hydraulic design calculations carried out by a suitably qualified engineer supporting the design, to the satisfaction of Council's Stormwater Engineer.
 - (a) The stormwater drainage arrangements must comply with the following:
 - (i) All lots must be serviced with a one hundred and fifty diameter (150mm.) house connection at the lowest point to adequately drain the entire lot;
 - (ii) All house connection must be discharged into a piped system (no connections to the kerb and gutter);
 - (iii) Side entry pits for road drainage to be type four (4); and
 - (b) Prior to the start of work, the developer must provide Council with a detailed engineering services plan indicating the location of all proposed easements and services, and how connection to public infrastructure is achieved to the satisfactory of Council's Stormwater Engineer, including but not limit to the followings;
 - (i) Lot connections, size and location. The lot connection must be at the lowest point of the lot;
 - (ii) A preliminary long sections along with invert levels and depths of all proposed new mains;
 - (iii) Any easement must be included and clearly identify as public or private;
 - (iv) Any proposed manholes and inspection openings must be sized appropriately; and

- (v) The servicing plan must clearly indicate how all stormwater from the site, will be discharged to Council infrastructure with sufficient receiving capacity.

To satisfy with the above requirements, submit details demonstrating the above prior to the issuing of Council's approved Engineering drawings. All works required by this condition must be completed prior to the sealing of the Final Plan.

15. Any creation, diversion and augmentation of Council owned stormwater assets must be designed and constructed to the satisfaction of Council's Development Engineer. A twelve (12) month maintenance period will be applied to any creation, diversion and augmentation of Council owned assets after the practical completion, during which time the works must be maintained by the developer, prior to being handed over at the completion of the defects liability period. During the period all defects must be rectified at the developers cost. A further twelve (12) month maintenance period may be applied to defects after rectification. The Council may, at its discretion, undertake rectification of any defects at the developers cost. Before the end of the maintenance period, the developer must arrange CCTV inspections of any stormwater assets subject to this permit, taken no more than one month before the end of the maintenance period, and submit the inspection reports to the requirements of the Councils' Stormwater Engineer and at full cost to the applicant. Any defect identified in the CCTV inspection must be rectified to the satisfaction of Council's Stormwater Engineer, before the Council takes over the stormwater assets.
16. The developer must provide underground electrical reticulation for power and street lighting. Underground TasNetwork cables must be used subject to any underground cables in joint use trenches complying with Council's Development Engineer and TasNetwork requirements.
17. Any proposed changes to the approved drawings must be properly documented, the construction drawings affected by any proposed change must be resubmitted for approval.
18. Prior to the issuing of Council's approved engineering drawing, Council will require a detailed estimate for the proposed works and payment of an engineering assessment fee of 1% of the value of those works.
19. The road lot on the Final Plan must be transferred to the Council for a nominal sum of \$1.00 and must be accompanied by a Memorandum of Transfer to the Glenorchy City Council, all documentation in relation to discharges of any Mortgages, caveats or the like, and all relevant registrable dealings. This Transfer must be executed by the vendor, identifying the lot(s) to be transferred and the applicant is responsible for all Land Titles Office and stamp duty fees and charges.

The applicant remains responsible for ensuring that any Land Titles Office requisitions are effectively resolved and the applicant must meet the costs of such requisitions.

Advice to Applicant

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

The granting of this permit does not ensure compliance with the provisions of the Commonwealth Discrimination Act 1992, and the applicant will therefore be responsible for any complaints arising under that act in relation to non-compliance with the provisions of that legislation. Applicants are advised to check the current Australian Standards and seek independent advice regarding disability matters.

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.

This permit does not give approval for the stormwater detention system proposed, this will be assessed when a valid application is submitted for the development of each individual site.

Waste Management

In the event of multiple dwellings development on lots 1 and 3, Waste Services would require a waste and recycling services plan and drawings as per Councils Waste Services Policy and in particular addressing Appendix A, and also in accordance with Glenorchy Interim Planning Scheme 2015 Clause 10.4.8.

The motion was put.

FOR: Aldermen Johnston, Stevenson, Dunsby, Sims and Thomas.

AGAINST:

The motion was CARRIED.

Reason for Decision:

After seeking to further the objectives of the Land Use Planning and Approvals Act 1993; considering State Policies and having regard to PLS43A-18/01 and PLANNING PERMIT, the Glenorchy Planning Authority decided to initiate and certify this draft amendment for the reasons set out in the officer's report.

11. PROPOSED USE AND DEVELOPMENT - ONE LOT SUBDIVISION PLUS BALANCE WITH SERVICE MAIN VIA 11 AUSTINS FERRY ROAD - 9 AND 11 AUSTINS FERRY ROAD, AUSTINS FERRY

File Reference: 5300096

REPORT SUMMARY:

Application No.:	PLN-18-135
Applicant:	D Cundall
Owner:	K Plischke and D Cundall
Zone:	General Residential
Use Class	Subdivision
Application Status:	Discretionary
Discretions:	Clause 9.7 Subdivision, Clause 10.4.2 Setbacks and building envelope for all dwellings and Clause 10.6.1 Lot Design (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	Extension granted until 16 Oct 2018
Existing Land Use:	Single dwelling
Proposal in Brief:	One lot subdivision plus balance with service main via 11 Austins Ferry Road
Representations:	1
Recommendation:	Approval, subject to conditions

Resolution:

DUNSBY/SIMS

That a permit be granted for the proposed use and development of one lot subdivision plus balance with service main via 11 Austins Ferry Road at 9 and 11 Austins Ferry Road Austins Ferry subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-18-135 and Drawing No. P1 (Crossover and parking for Lot 2 only) submitted on 13 June 2018, and Drawing No. P4 submitted on 24 August 2018, 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 2018/01061-GCC, dated 29 August 2018, form part of this permit.

Engineering

3. Prior to the issuing of a Building Approval or the commencement of works on site, including demolition or the issuing of approved engineering drawing for subdivision (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.

Driveway Construction

5. The construction details of specific components of the works must comply with LGAT Standard Drawings and accord with Tasmanian Subdivision Guidelines 2013. The developer must appoint a qualified experienced engineer who will be required to certify practical completion of subdivision construction works. The appointed supervising engineer must be the primary contact person on matters concerning the subdivision.

6. The construction of a new driveway crossover required to service lot 2 is to accord with Standard Drawing TSD-RO9.

The proposed concrete apron for Lot 2 is to be a minimum of one metre (1.00m.) from the existing apron servicing No. 11 Austins Ferry Road.

The existing stormwater connection to Lot 2 is to be relocated clear of the proposed driveway construction.

Designs for the driveways are to include the full extent of the formation. Driveways servicing both lots must be demonstrated on the design drawing as complying with standards of acceptable sight distance and the access to lot 1 is to be fully constructed to the lot proper (minimum 3.000m. wide in accordance with Standard Drawing TSD-RO9) prior to the sealing of final plan.

Stormwater

7. The stormwater system, including overland flow paths must be sized to accommodate the estimate 1 in 100 year or 1% AEP (Annual Exceedance Probability) flow based on a possible future fully developed catchment with an allowance for predicted climate change up to the year 2100. All proposed piped mains must be sized to accommodate at least the estimated 1 in 20 year storm event based on a possible future fully developed catchment. Prior to the start of the work, the developer is required to submit Engineering hydraulic design calculations carried out by a suitably qualified engineer supporting the design, to the satisfaction of Council's Stormwater Engineer.

8. The stormwater drainage arrangements must comply with the following:

All lots must be serviced with a one hundred and fifty diameter (150mm) house connection at the lowest point to adequately drain the entire lot;

To satisfy with the above requirements, submit details demonstrating the above prior to the issuing of Council's approved drawing. All works required by this condition must be completed prior to the sealing of the Final Plan.

9. Prior to the start of work, the developer is required to provide Council with a detailed engineering services plan indicating the location of all proposed easements and services, and how they connect to public infrastructure including;
 - a) Lot connections, size and location.
 - b) Long sections along with invert levels and depths of all proposed new mains;

- c) Any proposed manholes and inspection openings must be sized appropriately; and
- d) The servicing plan must clearly indicate how all stormwater from the site, will be discharged to Council infrastructure with sufficient receiving capacity.

To satisfy with the above requirements, submit details demonstrating the above prior to the issuing of Council's approved Engineering drawing. All works required by this condition must be completed prior to the sealing of the Final Plan.

- 10. Designs are to clearly distinguish between existing, proposed and public mains. Services must be entirely separate to each lot and wholly contained within the lots served. If the proposed stormwater connection is not at the lowest point of the lot, indicate on the site plan the extent of the lot which cannot be serviced, taking into account the length of the proposed driveway into consideration.
- 11. A minimum of 2.50m wide easements must be created in favour of Council over all public stormwater infrastructure systems located in private property.
- 12. The proposed public stormwater main extension through No. 11 Austins Ferry Road is to be 150 diameter at a gradient of 1% and constructed in accordance with Standard Drawings TSD-GO1 and TSD-SW25.

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, Stevenson, Dunsby, Sims and Thomas.

AGAINST:

The motion was CARRIED.

Reason for Decision:

After seeking to further the objectives of the Land Use Planning and Approvals Act 1993; considering State Policies and having regard to PLS43a-18/01 AND PLANNING PERMIT, the Glenorchy Planning Authority decided to initiate and certify this draft amendment for the reasons set out in the officer's report.

The meeting closed at 7.08 p.m.

Confirmed,

CHAIRMAN