

GLENORCHY PLANNING AUTHORITY

MINUTES

MONDAY, 16 APRIL 2018



Chairperson: Alderman K. Johnston

Hour: 5.00 p.m.

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

In attendance: Ms. K. Williams (Coordinator Planning Services), Ms. V. Tomlin (Senior Statutory Planner), Ms. S. Jeffreys (Planning Officer), Ms. C. Griffin (Planning Officer), Mr. A. Mousavi (Transport Engineer), Ms. B. Gungabison (Planning Officer), Ms. B. Narksut (Development Engineer), Mr. L. Meline (Development Technical Officer), Ms. L. Byrne (Strategic Planner) and Ms. H. Zimmerman (Acting Coordinator Environmental Health Services).

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:

SIMS/DUNSBY

That the minutes of the Glenorchy Planning Authority Meeting held on Tuesday, 13 March 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 - MULTIPLE DWELLINGS (1 NEW AND 1 EXISTING) - 26 SIXTH AVENUE, WEST MOONAH

File Reference: 544520

REPORT SUMMARY:

Application No.:	PLN-17-379
Applicant:	Creative Homes Hobart
Owner:	T D Cooper
Zone:	General Residential
Use Class	Residential
Application Status:	Discretionary
Discretions:	Clause 10.4.2 Setbacks and building envelope, Clause 10.4.3 Site coverage and private open space for all dwellings, Clause 5.6.2 Road accesses and junctions and Clause 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:	Extension of time until 17 Apr 2018
Existing Land Use:	Single dwelling
Proposal In Brief:	Two Multiple Dwellings (1 new and 1 existing)
Representations:	1
Recommendation:	Approval, subject to conditions

Resolution:

STEVENSON/SIMS

That a permit be granted for the proposed use and development of Two Multiple Dwellings (1 new and 1 existing) at 26 Sixth Avenue West Moonah subject to the following conditions:

Planning

1. Use and development shall be substantially in accordance with planning permit application No. PLN-17-379 and Drawing No. P5 pages 1-6 of 7 submitted on 2 March 2018, except as otherwise required by this permit.
2. Any conditions and/or advice as determined by TasWater, and set out in the attached Appendix A, form part of this permit.
3. A privacy screen/wall to a height of 1.7 m from finished floor level must be constructed on the northern elevation (shown as rear elevation on the plan) of the ground floor deck for the proposed dwelling prior to building approval. The privacy screen/wall must be constructed and finished with solid or translucent materials (with uniform transparency of no more than 25%), to prevent overlooking. The privacy screen must remain in-situ, for the life of the use.

Engineering

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

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

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

6. All stormwater runoff must be contained within the site and drained to Council's approved Stormwater outlet. 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. To install a new connection, the developer is required to contact Council's Development Engineer on (03) 62166439 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).
7. The design and construction of the parking, access and turning areas must generally comply with the Australian Standard, Parking facilities, Part 1: Off-Street Car parking, AS 2890.1 – 2004, to the satisfaction of the Council's Development Engineer. Drawings showing the 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%;
 - b) Vertical alignment shall include transition curves (or straight sections) to the Australian Standard, Parking facilities - Part 1: Off-Street Car parking AS 2890.1 - 2004, Clause 2.5.3 (d) at all grade changes greater than 12.5%;
 - c) All runoff from paved and driveway areas must be discharged into Council's stormwater system;
 - d) The gradient of any parking areas must not exceed 5%; and
 - e) Minimum carriageway width is to be no less than 3.0 metres.

To comply with the above requirements, the developer must submit engineering drawings to the satisfaction of Council's Development Engineer prior to the issuing of the Building Permit. All works required by this condition must be installed prior to the occupancy of the proposed dwelling.

8. 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 proposed dwelling.

9. The development must comply with Council's Stormwater Runoff Management Policy, the Stormwater detention for a 1 in 20 year ARI storm event must be provided on site. 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.
10. New vehicle crossing(s) with a 3.6-metre wide concrete driveway apron must be constructed in accordance with standard drawing SD-1003 between the kerb and the property boundary and to the satisfaction of Council's Development Engineer prior to the occupancy of the proposed dwelling. The detail design must be submitted and approved prior to the issuing of a Building permit.

Advice: A Property Access Works Application must be completed prior to any work being undertaken. The application is available from Council's planning department or available from Council's website at:

<https://www.gcc.tas.gov.au/residents/living-in-glenorchy/driveways>

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, 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 - TWO ADDITIONAL WAREHOUSES (STORAGE) - 6 WHITESTONE DRIVE, GRANTON

File Reference: 1777938

REPORT SUMMARY:

Application No.:	PLN-18-001
Applicant:	P Muskett
Owner:	A J & M H Walter
Zone:	Light Industrial
Use Class	Storage
Application Status:	Discretionary
Discretions:	Clause 24.3.1 for Hours of Operation, Clause 24.4.3 Design, Clause 24.4.4 Passive Surveillance, Clause E3.7.1 Building and works, other than minor extensions and Clause E5.5.1 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:	17 Apr 2018
Existing Land Use:	Four Warehouses (Storage)
Proposal In Brief:	Two additional Warehouses (Storage)
Representations:	1
Recommendation:	Approval, subject to conditions

Resolution:

THOMAS/DUNSBY

That a permit be granted for the proposed use and development of Two additional Warehouses (Storage) at 6 Whitestone Drive Granton subject to the following conditions:

Planning

1. Use and development shall be substantially in accordance with planning permit application No. PLN-18-001 and Drawing No. P1 pages 2-5 of 6 submitted on 12 January 2018, and Drawing No. P2 submitted on 9 February 2018, except as otherwise required by this permit.
2. Any conditions and/or advice as determined by TasWater, and set out in the attached Appendix A, form part of this permit.
3. The Warehouse use must operate only between the hours of 6.30am to 10.00pm Monday to Friday, 7.30am to 6.00pm Saturday to Sunday inclusive, and Public Holidays.
4. 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.

Engineering

5. 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 and to be approved by the Council's Development Engineer. The approved control measures must be installed prior to any disturbance of soil or construction activity such as concrete cutting, demolition and must be regularly inspected and maintained during the construction and demolition period to prevent soil and other materials entering the local stormwater system, roadways or adjoining properties. The approved control measures must remain in place until such time as all construction activity likely to generate sediment has been completed or all disturbed areas have been stabilised using vegetation and/or restored or sealed to the satisfaction of the Council.

The approved Soil and Water Management Plan (SWMP) forms part of this permit and must be complied with. *Advice:* For further information please refer to the Soil and Water Management Fact Sheets published by the Department of Primary Industries, Parks Waters and Environment. These are available from Council or online at www.derwentestuary.org.au

6. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
7. 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.
8. 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 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 finished;
 - b) Twenty three (23) clearly marked car parking spaces must be provided in accordance with the approved plan received by Council and kept available for these purposes at all times;
 - c) Of the proposed number of car parking spaces, two (2) accessible 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) Be incorporated the WSUD and landscaping into the parking areas of the development;
 - f) Be clearly line-marked or physically separated to each space in accordance with the approved plan;
 - g) Landscaping of parking and circulation areas must be provided and must be no less than 5 percent of the area of the car park;
 - h) Car parking lighting must be provided and activated for the proposed carpark used outside daylight hours in accordance with Australian Standard AS 1158.3.1 – Lighting for roads and public spaces;
 - i) The gradient of any parking areas must not exceed 5%; and
 - j) Minimum carriageway width is to be no less than 3.0 metres.

To comply with the above requirements, the developer must submit engineering drawings to the satisfaction of Council's Development Engineer prior to the issuing of the Building Permit or the commencement of the works (whichever occurs first). All works required by this condition must be installed prior to the occupancy of the warehouses.

9. The development must comply with Council's Stormwater Runoff Management Policy, the Stormwater detention for a 1 in 20 year ARI storm event must be provided on site. 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.

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, 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 - MULTIPLE DWELLINGS (2) - 239 TOLOSA STREET, GLENORCHY

File Reference: 5399049

REPORT SUMMARY:

Application No.:	PLN-17-348
Applicant:	R & M Jackson Architectural Design & Drafting
Owner:	Z Baltic
Zone:	General Residential
Use Class:	Residential
Application Status:	Discretionary
Discretions:	10.4.2 Setbacks and building envelope 10.4.3 Site coverage and private open space (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	18 Apr 2018
Existing Land Use:	Residential (single dwelling)
Proposal In Brief:	Multiple dwellings (2)
Representations:	2 (1 withdrawn)
Recommendation:	Approval, subject to conditions

Resolution:

STEVENSON/SIMS

That a permit be granted for the proposed use and development of Multiple dwellings (2) at 239 Tolosa Street Glenorchy subject to the following conditions:

Planning

1. Use and development shall be substantially in accordance with planning permit application No. PLN-17-348 and Drawing No. P1 pages 1 and 8 of 13 submitted on 22/11/2018, Drawing No. P2 pages 5, 6 and 12 of 16 submitted on 6/3/18 and Drawing No. P3 submitted on 8/03/2018, except as otherwise required by this permit.
2. Any conditions and/or advice as determined by TasWater, and set out in the attached Appendix A, form part of this permit.
3. A plan and/ or details showing the design, materials, finishes and colours of fences defining the areas of private outdoor space required for each "dwelling unit", must be submitted with the building application and approved by Council's Senior Statutory Planner. The fences are to be erected prior to the first occupation of any building.

Engineering

4. 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.
5. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
6. A stormwater connection must be constructed to Council's existing stormwater infrastructure prior to Building Approval, by Council at the developer's cost from a design provided by the applicant and approved by Council's Development Engineer.
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.
8. Driveways, car parking and turning areas must be constructed and sealed with an approved impervious surface treatment prior to occupancy of a second 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.

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. 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.
10. The redundant access and associated crossover must be reinstated to the approval of Council's Development Engineer prior to construction of the new access. 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. A Property Access Works Application must be completed prior to any work being undertaken. The application is available from Council's planning department or available from Council's website at:

<https://www.gcc.tas.gov.au/residents/living-in-glenorchy/driveways>
11. All internal hydraulic service works required for the development shall be at the Developer's expense and must comply with the requirements of Council's Plumbing Surveyor.

Advice to Applicant

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

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.

All development applications that result in an increase in the impervious area of the site, and therefore the peak stormwater discharge rate may require an On-Site Detention System (OSD) in accordance with Council stormwater runoff management policy. The proposed OSD must provide a runoff storage volume equivalent to the difference between the allowable site discharge and the anticipated maximum discharge over the period of the design storm. An OSD proposal must be submitted with the Plumbing Permit Application and detailed in a hydraulic design for assessment and approval by Council's Plumbing Permit Authority. Water Sensitive Urban Design (WSUD) elements are encouraged. If the developer has any enquiries relating to acceptable methods of providing On-site detention, they should contact Council's Plumbing Surveyor on (03) 6216 6800.

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.

**8. PLANNING SCHEME AMENDMENT: PLAM-17/02
TO APPLY A SPECIFIC AREA PLAN TO 651-655 MAIN ROAD,
BERRIEDALE AND ADJOINING LAND WITHIN THE DERWENT
RIVER (MONA SPECIFIC AREA PLAN) - 651-655 MAIN ROAD,
BERRIEDALE
S.39 REPORT TO TPC - MERITS OF REPRESENTATIONS**

File Reference: 2250425

REPORT SUMMARY:

Amendment	PLAM-17/02
Applicant:	Ireneinc Planning
Owner:	Claremont Partners (Tas) Pty Ltd and the Crown
Proposal:	Major Tourism Zone and Environmental Management Zone
Report Purpose:	To consider the merits of representations received during the public exhibition period for draft Amendment PLAM-17/02 to the Glenorchy Interim Planning Scheme 2015 and their effect on the proposal. Council's assessment must be provided to the Tasmanian Planning Commission under Section 39 former provisions, of the <i>Land Use Planning and Approvals Act 1993</i> (LUPAA)
Representations:	6 received: 5 objecting, one 'no objection'
Recommendation:	Council forward the amendment to the TPC with changes, as outlined in this Report

Resolution:

DUNSBY/THOMAS

1. After considering the draft amendment, including the s39 Report, the Glenorchy Planning Authority decided to amend the s39 report to include a recommendation for the Tasmanian Planning Commission to consider renaming the SAP to a name that is in context with the setting, other than adopting the acronym of the Museum of Old and New Art (MONA).
2. The Glenorchy Planning Authority decided to forward the Council report in the above terms to the Tasmanian Planning Commission, under s39 of the *Land Use Planning and Approvals Act 1993* (former provisions).

The amended motion was put.

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

AGAINST:

The motion was CARRIED.

9. PROPOSED USE AND DEVELOPMENT - ADDITIONS TO MUSEUM OF OLD AND NEW ART - SOLSTICE CHAMBER AND THE CONFESSIONAL - 651-655 MAIN ROAD, BERRIEDALE AND BERRIEDALE AND FORESHORE RESERVE: 671 MAIN ROAD, BERRIEDALE

File Reference: 2250425

REPORT SUMMARY:

<i>Application No.:</i>	PLN-17-344
<i>Applicant:</i>	Ireneinc Planning
<i>Owner:</i>	Claremont Partners (Tas) Pty Ltd
	Moorilla Estate
<i>Zone:</i>	Major Tourism
<i>Use Class:</i>	Community Meeting and Entertainment
<i>Application Status:</i>	Discretionary
<i>Discretions:</i>	30.4.3 P1 Design
	30.4.4 A1 Landscaping
	E6.6.1 A1 Number of Car Parking Spaces
	E11.7.1 A1 Buildings and Works
	Section 36 of the Historic Cultural Heritage Act
	(The proposal meets all other applicable standards as demonstrated in the attached appendices)
<i>Level 2 Activity?</i>	No
<i>42 Days Expires:</i>	16 April 2018
<i>Existing Land Use:</i>	Various but related uses are Museum and Vehicle Parking
<i>Proposal In Brief:</i>	Additions to Museum of Old and New Art - Solstice Chamber and The Confessional
<i>Representations:</i>	1
<i>Recommendation:</i>	Approval, subject to conditions

Resolution:

STEVENSON/THOMAS

That a permit be granted for the proposed use and development of Additions to Museum of Old and New Art - Solstice Chamber and The Confessional at 651-655 Main Road Berriedale and Berriedale Foreshore Reserve and at 671 Main Road Berriedale subject to the following conditions:

Planning

1. Use and development shall be substantially in accordance with planning permit application No. PLN-17-344 and Drawing No. P1 submitted on 21/11/17, except as otherwise required by this permit.
2. Any conditions and/or advice as determined by TasWater, and set out in the attached Appendix A, form part of this permit.
3. Any conditions and/or advice as determined by the Tasmanian Heritage Council and set out in the attached Appendix B form part of this permit.
4. Car parking for one hundred and forty spaces (140) must be retained within the boundaries of Moorilla Estate and kept available for parking at all times.

Engineering

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

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

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

7. 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.
8. 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.

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 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.

Car Parking

Car parking within the title areas of Moorilla Estate is for one-hundred-and-forty spaces (140) spaces. Car parking for the overflow car park within Council's reserve is for one-hundred-and-ninety (190) spaces approved with planning permit PLN-11-007.02 once the parking area is sealed. The car parking within the overflow car park is not tied to any permits granted for developments on Moorilla Estate, but its availability has been considered in granting discretions. Therefore, reliance on this parking area may not be indefinite, as the land is Council owned and any use of the overflow car park is dependent on lease arrangements.

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 USE AND DEVELOPMENT - 1 LOT SUBDIVISION AND 19 DWELLING UNITS RELYING ON PERFORMANCE CRITERIA - 56A CLYDESDALE AVENUE, GLENORCHY

File Reference: 3288636

REPORT SUMMARY:

Application No.:	PLN-16-293
Applicant:	Philp Lighton Architects Pty Ltd
Owner:	Symic Developments Pty Ltd
Zone:	Inner Residential
Use Class:	Subdivision
Application Status:	Discretionary
Discretions:	10.4.2 A3 Setbacks and building envelopes for all dwellings 9.7 Subdivision 10.6.1 A2 Lot Design 10.6.3 A1 Ways and Public Open Space E2.5 A1 Use Standards E2.6.1 A1 Subdivision E2.6.2 Excavation 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:	16/04/2018
Existing Land Use:	Manufacturing and processing (non-conforming)
Proposal In Brief:	1 lot subdivision & 19 dwelling units relying on performance criteria
Representations:	0
Recommendation:	Approval, subject to conditions

Resolution:

DUNSBY/STEVENSON

That a permit be granted for the proposed use and development of 1 lot subdivision and 19 dwelling units relying on performance criteria at 56A Clydesdale Avenue Glenorchy subject to the following conditions:

Planning

1. Use and development shall be substantially in accordance with planning permit application No. PLN-16-293 and Drawing No. P1 submitted on 23/12/16 (subdivision plan and architectural drawings), P2 received on 31/03/17 (engineering plans), and P3 submitted on 05/05/17 (site plans), except as otherwise required by this permit.
2. Any conditions and/or advice as determined by TasWater, and set out in the attached Appendix A, form part of this permit.
3. A screen of at least 1.7m in height must be erected to separate any portion of the shared driveway within 2.5m of a window of a habitable room. The screen must be installed no less than 1m away from the window alternatively screening landscaping may be planted instead. The screens or landscaping must be in place in front of Unit 2 and Unit 3 to shield the bedroom windows from light intrusions of the adjacent passing bay and must be in place prior to the issue of a certificate of occupancy to the satisfaction of Council's Senior Statutory Planner and must then be maintained for the life of the development.
4. Private outdoor space adjacent to a living area and of at least 24m² with a minimum width of 4m must be levelled prior to a Certificate of Occupancy to achieve a gradient not steeper than 1 in 10 to the satisfaction of Council's Senior Statutory Planner.

Hydraulics

5. All the habitable rooms for the proposed dwellings must be built with finished floor levels (FFL) no less than the corresponding Habitable FFLs presented below, which was extracted from Appendix I of the 'Clydesdale Ave Units Development Stormwater Analysis' report dated 1st May 2017, submitted as part of the application;

Unit number	Max. water level near entry (m AHD)	Habitable FFL (m AHD)	Garage FFL based on civil concept design (m AHD)	Level difference between unit and garage (m)
1	46.06	46.36	46.36	0.00
2	46.39	46.45	46.45	0.00
3	47.16	47.25	47.25	0.00
4	47.43	47.55	47.55	0.00
5	48.24	48.61	47.90	0.71
6	46.18	46.48	46.48	0.00
7	46.76	47.06	47.06	0.00
8	46.99	47.29	47.29	0.00
9	48.95	49.05	49.05	0.00
10	48.95	49.15	49.15	0.00
11	49.26	49.45	49.45	0.00
12	49.35	49.55	49.55	0.00
13	49.61	49.80	49.80	0.00
14	49.65	49.90	49.90	0.00
15	50.11	50.25	50.25	0.00
16	50.24	50.40	50.40	0.00
17	50.77	50.91	50.40	0.51
18	51.01	51.15	50.90	0.25
19	51.68	51.82	51.10	0.72

Advice: Note that a number of 'habitable FFL' have less than 300mm freeboard above the 'Max. water level near entry levels'. According to Section 53 of the Building Regulation 2016, minimum 300mm freeboard is required for habitable rooms when building within the Riverine Hazard Area. The applicant should be aware that these proposed Habitable FFLs may need to be increased to comply with the Building Regulation when applying for the Building Permits.

6. The development must incorporate a Water Sensitive Urban Design (WSUD) treatment train, under the 'Future Fully Developed Scenario', to meet the 80%, 45% and 45% reduction of the average annual load of total suspended solid (TSS), total phosphorus (TP), and total nitrogen (TN) respectively. Prior to submitting a building application, the applicant must provide a detailed design and supporting calculation, prepared by a suitably qualified person and to the Council Hydraulics Engineer's satisfaction, to demonstrate that the designed WSUD treatment train is able to meet the pollutant reduction targets mentioned above. All WSUD elements are required to achieve the designed pollutant removal rates, and must be implemented by the applicant prior to the issue of the certificate of occupancy.

7. Prior to the commencement of works, a WSUD Maintenance Scheme must be submitted for approval, to the satisfaction of Council's Hydraulic Engineer, defining the maintenance method and frequency for each WSUD elements incorporated in the treatment train. The future body corporate managing the site must comply with the WSUD Maintenance Scheme once it is accepted by the Council, and any changes to this Scheme must first be approved by Council.

Upon approval of the WSUD Maintenance Scheme, the applicant must enter into a registered agreement with Council, at the sole expense of the applicant, pursuant to Part 5 of the Land Use Planning and Approvals Act 1993, for the area which is subject to this permit.

The Part 5 agreement shall require the owner and all successors in title to covenant and agree with the Council:

- (a) All works outlined in the WSUD maintenance Scheme submitted by the applicant and approved by Council's Hydraulics Engineer, including the maintenance method and frequency for individual Water Sensitive Urban Design (WSUD) elements, must be implemented and managed by the owner and all successors in title at their sole expense;
- (b) Keep the maintenance records in an accessible form (either printed or electronic) for five years from the date of the work was carried out to prove that the maintenance of each WSUD elements have been conducted in accordance with the WSUD Maintenance Scheme;
- (c) Repair and replace all the WSUD elements at the sole expense of the owner and its successors in title so that it functions (removing pollutants from stormwater runoff) in a safe and efficient manner;
- (d) Permit the Council from time to time and upon giving reasonable notice (but in the case of an emergency, at any time and without notice) to enter and inspect the WSUD elements for compliance with the requirements of this agreement;
- (e) Comply with the terms of any written notice issued by the Council in respect of the requirements of this agreement within the time stated in the notice;
- (f) In the event that Owner fails to comply with its obligations under this Agreement, Council may arrange for its employees, agents or contractors to enter upon the Land and undertake all works necessary to ensure that the obligations of this Agreement are met and all required works are performed in full;
- (g) The reasonable costs of all works undertaken pursuant to the clause above (including GST) will constitute a debt due and owing to the Council immediately upon demand, by the owner of the land upon which such works were undertaken and, if not paid to Council within 14 days of receipt of a demand for payment by Council, are recoverable by Council in a court of competent jurisdiction along with interest calculated;
- (h) All debts due and payable to Council will accrue interest at the Interest Rate compounding monthly until the relevant debt and all accrued interest is paid to Council in full.

Engineering

8. 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.
9. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
10. Detailed engineering drawings showing the driveway and manoeuvring areas, internal service lines and connections to existing infrastructure, surface drainage collection and pavement composition showing finished levels, 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. Any alterations or works to Council mains shall be undertaken by Council at the developer's cost.
11. Road pavements of the development are to be designed and constructed to accommodate the collection vehicle (Gross Vehicle Mass of 22.5 tonne).
12. Prior to the sealing of the Final Plan of Survey for the subdivision, a stormwater connection must be constructed to Council's existing underground stormwater infrastructure, by Council at the developer's cost from a design provided by the applicant and approved by Council's Development Engineer.
13. Private sewer, stormwater and water services/connections are to be entirely separate to each lot in order to ensure that the service connections are contained entirely within the new lots served. A detailed services plan showing existing and proposed private services, Council mains and access to all lots on the site. On-site evidence must be provided to confirm existing internal private underground infrastructure is contained within the new lot boundaries associated with the existing structure on Lot 100 B (balance lot).
14. Forty Three (43) 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.
15. Three (3) dedicated motorcycle parking spaces 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.
16. Internal driveways, car parking and turning areas must be constructed and sealed with an approved impervious surface treatment prior to occupancy of any 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. 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.

17. Lighting must be provided for the visitor car parking and common ground/s in accordance with Australian Standard AS 1158.3.1. The lighting must be completed and operational prior to occupancy of any of the dwellings. The operation costs of the lighting shall be managed by an active body corporate.
18. Landscaping must be provided within common ground at no less than 5% of the area of the carpark to improve visual amenity. The landscaping must be incorporated into the development and be approved by Council's Development Engineer prior to a certificate of occupancy being issued and then maintained for the life of the use approved.
19. 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. A Property Access Works Application must be completed prior to any work being undertaken. The application is available from Council's planning department or available from Council's website at:
<https://www.gcc.tas.gov.au/residents/living-in-glenorchy/driveways>
10. An original and two copies of each of the Plan of Survey and Schedule of Easements must be submitted to Council for sealing of the subdivision.

Environmental Health

21. The Action Plan – Investigation Notice No. 9618/1 by BlueSphere (dated 31 January 2018) must be complied with.

This includes:

Stage	Action	Detail	Date to be completed by
Stage 1	Groundwater Extraction	In the event groundwater is to be extracted from Stage 1 for a Protected environmental value (e.g. irrigation), advice including testing must be sought from a suitably qualified person to ensure the Groundwater is suitable for the intended use.	Prior to extraction of groundwater from Stage 1
Stage 1	Decommissioning of monitoring wells	Groundwater monitoring wells present on Stage 1 must be decommissioned in accordance with the requirements of "Minimum Construction requirements for Water Bores in Australia", published by The National Uniform Drillers Licensing Committee, 3 rd Edition (or subsequent versions thereof).	Within 12 months from cessation of use of wells
Stage 2	Revision of existing Groundwater Quality Management Plan (GQMP)	The existing GQMP should be revised in light of the findings of the Contaminated Land Auditor's report (BlueSphere 2017a). Continue to monitor groundwater contamination on Stage 2 under the revised GQMP to confirm that groundwater plumes present on Stage 2 remain confined within its boundary and will not migrate onto Stage 1 and to monitor progress of expected attenuation of groundwater contamination. The GQMP must be prepared in accordance with EPA Victoria Publication 840.2 (The Clean up and Management of Polluted Groundwater), or subsequent revisions thereof. The GQMP must be reviewed by a suitably qualified person. Groundwater monitoring under the GQMP must also be conducted and reported by a suitably qualified person. Any decision to cease the implementation of the GQMP must be undertaken in a manner consistent with EPA Victoria Publication 840.2 (or subsequent revisions thereof).	Monitoring must continue in Accordance with the revised GQMP: <i>Geo-Environmental Solutions Groundwater Quality Management Plan V3, 56A Clydesdale Avenue Glenorchy, dated February 2018</i> Or subsequent versions thereof.
Stage 2	Implementation Environmental Management Plan for management of methane gas	The existing EMP (Environmental Management Plan) for Stage 2, as prepared by BlueSphere (2017c), must be implemented. It must be reviewed periodically in accordance with the Environmental Management Plan (EMP).	Ongoing, as long as required.
Stage 2	Assessment of site suitability for its intended use, if the site is to be used for another purpose	Due to the presence of methane in portions of the subsurface of Stage 2 (primarily as a result of the biodegradation of ethanol), as well as the presence of groundwater contamination and potentially soil contamination, Stage 2 is unlikely to be suitable for some alternative uses (e.g. residential use), unless appropriate remedial	Before the commencement of an Alternative land use.

		action is undertaken. Assessment of site suitability for any alternative land use must be completed by a suitably qualified person. It is possible that some removal of residual subsurface methane as well as the clean-up of contaminated groundwater and soil may be required to render the site suitable for its intended use. The assessment of remedial works must be completed with due consideration of requirements provided by EPA Tasmania and Glenorchy City Council.	
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22. The Geo-Environmental Solutions Groundwater Quality Management Plan V3 56A Clydesdale Avenue Glenorchy, dated February 2018 (21 pages) must be complied with fully, within the specified timeframes contained in the document.

- (a) Any cessation of groundwater monitoring in the Stage 2 area must receive written approval from an Environmental Auditor, as accredited in part “b” of this condition. A copy of the approval must be forwarded to the Glenorchy Planning Authority within 14 days of its issue and before any works to decommission groundwater monitoring is commenced. The approval is to provide assurance that there is no ongoing health or environmental risk to the Stage 1 residential area from any contamination on the Stage 2 land and that any residual contamination is not a health or environmental risk to residential land and homes in Stage 1.
- (b) For the purposes of this Permit and section 4.8 Reporting Requirements, Geo-Environmental Solutions Groundwater Quality Management Plan V3 56A Clydesdale Avenue Glenorchy, dated February 2018, a “suitably qualified person (third party)” is one whom is recognised as an Environmental Auditor accredited under the following legislation:
- New South Wales – Contaminated Land Management Act 1997
 - South Australia – Environment Protection Act 1993,
 - Victoria – Environment Protection Act 1970,
 - Western Australia – Contaminated Sites Act 2003,
 - Queensland – Contaminated Land Auditors under the Environmental Protection Act 1994,
 - Or a person certified under the Site Contamination Practitioners Australia (SCP Australia) Scheme.

This report must be submitted to Glenorchy City Council and is to be submitted at the same time as it is submitted to the Environmental Protection Authority; and no later than 60 days following the monitoring event/s.

23. Any samples required to be obtained under this Permit must be tested in a laboratory accredited by the National Association of Testing Authorities (NATA), or a laboratory approved in writing by the Director of the Environmental Protection Authority.

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.

On-site Detention

All development applications that result in an increase in the impervious area of the site, and therefore the peak stormwater discharge rate may require an On-Site Detention System (OSD) in accordance with Council stormwater runoff management policy. The proposed OSD must provide a runoff storage volume equivalent to the difference between the allowable site discharge and the anticipated maximum discharge over the period of the design storm. An OSD proposal must be submitted with the Plumbing Permit Application and detailed in a hydraulic design for assessment and approval by Council's Plumbing Permit Authority. Water Sensitive Urban Design (WSUD) elements are encouraged. If the developer has any enquiries relating to acceptable methods of providing On-site detention, they should contact Council's Plumbing Surveyor on (03) 6216 6800.

Waste Management

Prior to the waste collection services being provided to the site or prior to occupancy of any of the dwellings, whichever occurs first, the body corporate/owner shall enter into an agreement with Council to indemnify Council and its waste management contractor from any claim for damages and/or wear and tear arising from waste collection trucks accessing the property.

Waste management collection must be in accordance with Council's Waste Services Policy.

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.

The meeting closed at 7.02 p.m.

Confirmed,

CHAIRMAN