

GLENORCHY PLANNING AUTHORITY

MINUTES

MONDAY, 16 MAY 2016



Chairperson: Alderman K. Johnston.

Hour: 3.00 p.m.

Present: Aldermen K. Johnston, D. Pearce, H. Quick, J. Branch-Allen and J. Dunsby (Proxy).

In attendance: Mr. P. Garnsey (Manager – Environment and Development), Mr. P. Meloy (Senior Statutory Planner), Ms. V. Tomlin (Planning Officer), Ms. C. Griffin (Planning Officer), Ms. B. Narksut (Development Engineer) and Mr. N. Wass (Environmental Health 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

Alderman M. Stevenson

3. PECUNIARY INTERESTS

None.

4. CONFIRMATION OF MINUTES

Resolution:

PEARCE/QUICK

That the minutes of the Glenorchy Planning Authority Meeting held on Monday, 2 May 2016 be confirmed.

The motion was put.

FOR: Aldermen Johnston, Pearce, Quick, Branch-Allen and Dunsby.

AGAINST:

The motion was CARRIED.

5. PROPOSED USE AND DEVELOPMENT - ADDITIONS TO EXISTING DANCE STUDIO (SPORTS AND RECREATION) - 1A BOSCO DRIVE, GLENORCHY

File Reference: 2707368

REPORT SUMMARY:

Application No.:	PLN-15-246
Applicant:	J L Evans and M Evans
Owner:	J L Evans and M Evans
Zone:	General Residential
Use Class	Sports and Recreation
Application Status:	Discretionary
Discretions:	Relies on P3 of Clause 10.3.1, E6.6.1 and P1 of Clause E8.7.1 (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	16 May 2016
Existing Land Use:	Place of Assembly – Dance studio (GPS 1992)
Proposal In Brief:	Additions to existing Dance Studio (Sports and Recreation)
Representations:	2
Recommendation:	Approval subject to conditions

Resolution:

BRANCH-ALLEN/PEARCE

That a permit be granted for the proposed use and development of additions to existing Dance Studio (Sports and Recreation) at 1a Bosco Drive Glenorchy, subject to the following conditions:

Planning

1. Use and development shall be substantially in accordance with planning permit application No. PLN-15-246 and Drawing No. P1 submitted on 6 November 2015, 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 hours of operation must be within:
Monday to Friday: 9:00am to 9:00pm
Saturday: 9:00am to 8:00pm
Sunday: 10:30am to 2:30pm
4. Lighting must be designed, baffled and located so that light overspill does not become an environmental nuisance to the occupiers of surrounding properties, prior to the use of the dance studio extension.

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 design and construction of the proposed parking spaces must generally comply with the Australian Standard, Parking facilities, Part 1: Off-Street Car parking, AS 2890.1 – 2004. The parking areas must be constructed to the sealed finish, surface drained, line-marked and securely fixed with wheel stops prior to the occupancy and/or the use of the new building. Design drawings demonstrated the above must be submitted to and approved by Council's Development Engineer prior to the commencement of works or the issue of the Building Permit.
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.

9. To meet acceptable stormwater quality, a bio retention swales or basin for the treatment of stormwater discharging from the parking areas must be incorporated into the development, in accordance with the Glenorchy Interim Planning Scheme Stormwater Management Code and be approved by Councils Development Engineer prior to the Building Approval. Certification from a registered professional engineer must be provided prior to the commencement of works, that the stormwater treatment system be constructed in accordance with the approved plans.

Environmental Health

10. Noise emissions measured at the boundary of the site must not exceed the following:

- (a) 55 dB(A) (LAeq) between the hours of 8.00 am to 6.00 pm;
- (b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 6.00 pm to 8.00 am;
- (c) 65dB(A) (LAmx) 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.

11. Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site must be limited to 20 vehicle movements per day and be within the hours of:
 - (a) 7.00 am to 5.00 pm Mondays to Fridays inclusive;
 - (a) 9.00 am to 12 noon Saturdays;
 - (b) nil on Sundays and Public Holidays.
12. The use of amplified music must not exceed Leq = 75 dB(A) within the dance studio building.
13. All doors are to remain closed during the use of amplified music.
14. All windows are to be fixed and double glazed, to mitigate noise emissions.
15. Resilient furring channels are to be used to support the plasterboard inner lining of the dance studio.
16. The building must be insulated with R2.5 Fletcher Sound screen Batts or equivalent in the floor, walls and ceiling.

Advice for Applicant

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

- TasNetworks advise that construction of the new car parking spaces under the existing transmission line be undertaken in consultation with TasNetworks, to ensure appropriate ground clearances are maintained for these assets and the protection of the car park users into the future. TasNetworks can provide the developer with guidelines for working safely near electricity lines to assist in this regard.
- Other Permits and approvals

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

The motion was put.

FOR: Aldermen Johnston, Pearce, Quick, Branch-Allen and Dunsby.

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 Planning Scheme 1992, the Glenorchy Planning Authority decides to **grant a permit** for the reasons set out in the officer's report.

6. PROPOSED USE AND DEVELOPMENT - DEMOLITION, MULTIPLE DWELLINGS (2 NEW AND 1 EXISTING) WITHIN 40M OF A LISTED WATERCOURSE REQUIRING VARIATIONS TO THE STANDARDS OF THE INNER RESIDENTIAL ZONE, THE PARKING AND ACCESS CODE, THE WATERWAY AND COASTAL PROTECTION CODE AND THE INUNDATION PRONE AREA CODE - 44 GROVE ROAD, GLENORCHY

File Reference: 5372428

REPORT SUMMARY:

Application No.:	PLN-15-168
Applicant:	R Wright
Owner:	J A Manser
Zone:	Inner Residential
Use Class	Multiple Dwellings
Application Status:	Discretionary
Discretions:	Development within 40m of a listed watercourse requiring variations to the standards of the Inner Residential Zone, the Parking and Access Code, and the Inundation Prone Area Code (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	N/A
42 Days Expires:	28 Apr 2016
Existing Land Use:	Single Dwelling
Proposal In Brief:	Demolition, Multiple Dwellings (2 new & 1 existing) within 40m of a listed watercourse requiring variations to the standards of the Inner Residential Zone,

	the Parking and Access Code, the Waterway and Coastal Protection Code, and the Inundation Prone Area Code
Representations:	0
Recommendation:	Approval, subject to conditions

Resolution:

QUICK/DUNSBY

That a permit be granted for the proposed use and development of demolition, multiple dwellings (2 new and 1 existing) within 40m of a listed watercourse requiring variations to the standards of the Inner Residential Zone, the Parking and Access Code, the Waterway and Coastal Protection Code, and the Inundation Prone Areas Code at 44 Grove Road, Glenorchy subject to the following conditions:

PLANNING

1. Use and development shall be substantially in accordance with planning permit application No. PLN-15-168 and Drawing No. P3 submitted on 24 March 2016, except as otherwise required by this permit.
2. Any conditions and/or advice as determined by TasWater, and set out in the attached Appendix A, form part of this permit.
3. Fencing must be in accordance with the acceptable solution in Clause 11.4.7 – Standard A1 Frontage Fences in the Glenorchy Interim Planning Scheme 2015.
4. Access to private open space for the existing dwelling must be in accordance with the acceptable solution in Clause 11.4.3 – Standard A2 Site coverage and private open space in the Glenorchy Interim Planning Scheme 2015.
5. Waste Storage must be in accordance with the acceptable solution in Clause 11.4.8 – Standards A1 Waste Storage for Multiple Dwellings in the Glenorchy Interim Planning Scheme 2015.
6. The use/development must not start until amended plans are submitted and approved by Council's Senior Statutory Planner. The plans must be substantially in accordance with the originally lodged plans but modified to show:
 - Fencing within the front setback;
 - Access to private open space for the existing dwelling; and
 - Waste storage.

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

7. Windows for Dwelling 2 (lounge/dining and bedroom 3 on north-east side, and bedroom 3 on the south-east side) must be in accordance with the acceptable solution in Clause 11.4.6 – Standard A2 Privacy in the Glenorchy Interim Planning Scheme 2015.
8. Privacy screen/wall to a height of 1.7 m from the finished floor level of the car park must be constructed between the car park and the north-west (west) elevation of Dwelling 2 for bedroom 1. The privacy screen/wall must be constructed and finished with solid materials, to prevent direct overlooking of the adjacent lot.
9. Privacy screen/wall to a height of 1.7 m from the finished floor level of the landings for Dwelling 2 must be constructed on the south-east (east) elevation of the landing, and Dwelling 3 must be constructed on the south-west (south) elevation of the landing. The privacy screen/wall must be constructed and finished with solid or translucent materials (with uniform transparency of no more than 25%), to prevent direct overlooking of the adjacent lot between the height of 1m and 1.7m above floor level.
10. The privacy screens/walls must be maintained with solid materials (or translucent for the landings with uniform transparency of no more than 25%), to prevent direct overlooking of habitable rooms, balconies, decks and roof gardens on the adjacent lot and the privacy screen must remain in-situ, for the life of the dwelling.
11. Plans submitted with the building permit application must show landscaping in the form of fences, screens and/or planting to provide a satisfactory level of privacy between dwellings and open space areas to the satisfaction of Council's Senior Statutory Planner.

ENGINEERING

12. 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.
13. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
14. 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 bio-retention details, must be submitted with the Building Application for approval by Council's Development Engineer.

15. To meet acceptable stormwater quality, a bio-retention basin for the treatment of stormwater discharging from the development must be incorporated into the development, in accordance with the Glenorchy Interim Planning Scheme Stormwater Management Code and be approved by Council's Development Engineer prior to the Building Approval. Certification from a registered professional engineer must be provided prior to occupancy, that the stormwater treatment system has been constructed in accordance with the approved plans.
16. Driveways, car parking and turning areas must be constructed and sealed with an approved impervious surface treatment prior to occupancy of a 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.
17. Six (6) clearly marked car parking spaces must be provided and kept available for these purposes at all times prior to occupancy of any of the additional dwelling units. 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. Note that minor amendments are required to the turning area and parking as shown on the proposal plan submitted with the application prior to building approval.
17. A passing bay of minimum width 5.5m and minimum length 6.0m must be provided at the road frontage of the driveway, generally as shown on the proposal plan P1 prior to occupancy of any of the additional dwelling units. A new vehicle crossing must be constructed to accommodate the 5.5m wide passing bay to Grove Road and constructed in accordance with standard drawing SD-1003 between the kerb and the property boundary. Any driveway / crossover work within Council's road reservation must be carried out by a Council approved contractor and all work must be reinstated to match the existing adjacent footpath/nature strip profile. 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:
<http://gcc.tas.gov.au/content/Driveways.GCC?ActiveID=1304>
19. 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.

Hydraulic Engineering Conditions

20. The owner is required to design, install and maintain the rear fence to achieve minimum impact on flood levels, to the satisfaction of Council's Hydraulics Engineer, and shall be subject to Council inspections in the future, and it is the owner's sole responsibility to negotiate with affected neighbouring properties regarding the design, installation and maintenance of the proposed fence.
21. The minimum floor level for all habitable rooms shall be minimum 300 mm above the 1% AEP flood level.
22. Prior to the issuing of the Building Permit the applicant shall enter into a registered agreement pursuant to Part 5 of the Land Use Planning and Approvals Act 1993, for the Area that Unit 2 & 3 occupies, including the building footprint, parking space, driveway and Private Open Space (POS), 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 the following:

a) The Owner must not:

- Do or permit or suffer to be done anything which would obstruct or impede the free flow of floodwater in, over, under or through the Area in any way, without the prior consent in writing of the Council.
- Erect, construct or place on or within the Area or permit or suffer to be erected constructed or placed on or within the Area any building, structure, fence, retaining wall, obstruction of any nature without the prior consent in writing of the Council, or
- Otherwise alter or permit or suffer any alteration to the surface level of the area without the prior consent in writing of the Council.

b) The Owner must:

- In relation to the use of the property described in Section 23(a) above, indemnify and agree to keep indemnified, the Council, without limiting any other right of the Council, from and against any claim, loss or damage (including legal costs on a full indemnity basis) which the Council may suffer due to, and/or which arises from, the damages to the building structures, driveways, vehicles parking within the Area and landscaping caused by overland flood flows through the site.
- Keep the Area clean and free from obstructions, rubbish and debris;
- Maintain and repair the Area at the sole expense of the Owner so that it functions (as an overland flow path for the free passage of floodwater) in a safe and efficient manner;

- 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 Area for compliance with the requirements of this agreement;
- 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.
- Be in agreement that, in the event that the Owner fails to comply with any written notice from the Council as set out above, the Council may enter the lot burdened, with all necessary materials and equipment and carry out any work which the Council in its discretion considers reasonable to restore and maintain the overland flow path at the Owner's full cost.
- In relation to the use of the property described in Section 3(a) above, indemnify and agree to keep indemnified the Council, without limiting any other right of the Council, from and against any claim, loss or damage (including legal costs on a full indemnity basis) which the Council may suffer due to, and/or which arises from, the non-compliance with or departure from these terms above by the Owner.

Advice to Applicant

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

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

The motion was put.

FOR: Aldermen Johnston, Pearce, Quick, Branch-Allen and Dunsby.

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 Planning Scheme 1992, the Glenorchy Planning Authority decides to **grant a permit** for the reasons set out in the officer's report.

Resolution:

QUICK/PEARCE

That Item 8 be dealt with as the next Agenda item.

The motion was put.

FOR: Aldermen Johnston, Pearce, Quick, Branch-Allen and Dunsby.

AGAINST:

The motion was CARRIED.

8. PROPOSED USE AND DEVELOPMENT - RESIDENTIAL (MULTIPLE DWELLINGS) RELYING ON PERFORMANCE CRITERIA - 356A BROOKER HIGHWAY, MOONAH

File Reference: 5408590

REPORT SUMMARY:

Application No.:	PLN-16-049
Applicant:	Pinnacle Drafting & Design
Owner:	L M Webberley
Zone:	General Residential
Use Class	Residential (multiple dwellings)
Application Status:	Discretionary
Discretions:	Setbacks and building envelope standard, site coverage and private outdoor space standard (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	3 June 2016
Existing Land Use:	Vacant land
Representations:	0
Recommendation:	Approval subject to conditions

Resolution:

BRANCH-ALLEN/QUICK

That a permit be granted for the proposed use and development of Residential (Multiple Dwellings) relying on performance criteria at 356a Brooker Highway Moonah subject to the following conditions:

Planning

1. Use and development shall be substantially in accordance with planning permit application No. PLN-16-049 and Drawing No. P2 submitted on 25 March 2016, except as otherwise required by this permit.
2. Any conditions and/or advice as determined by TasWater, and set out in the attached Appendix A, form part of this permit.
3. Landscaping works, as shown on the endorsed plans must be completed within six months from issue of Certificate of Occupancy to the satisfaction of Council's Senior Statutory Planner and then maintained to the satisfaction of Council's Senior Statutory Planner.

Engineering

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. 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 bio-retention details, must be submitted with the Building Application for approval by Council's Development Engineer.
7. To meet acceptable stormwater quality, a bio retention basin for the treatment of stormwater discharging from the development must be incorporated into the development, in accordance with the Glenorchy Interim Planning Scheme Stormwater Management Code and be approved by Council's Development Engineer prior to the Building Approval. Certification from a registered professional engineer must be provided prior to occupancy, that the stormwater treatment system has been constructed in accordance with the approved plans.
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 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.

9. Eight (8) clearly marked car parking spaces must be provided and kept available for these purposes at all times prior to occupancy of any of the additional dwelling units. 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. Note that minor amendments are required to the parking as shown on the proposal plan submitted with the application prior to building approval.
10. A passing bay of minimum width 5.5m and minimum length 6.0m must be provided at the road frontage of the driveway, generally as shown on the proposal plan prior to occupancy of any of the dwelling units and constructed in accordance with standard drawing SD-1003 between the kerb and the property boundary. Any driveway / crossover work within Council's road reservation must be carried out by a Council approved contractor and all work must be reinstated to match the existing adjacent footpath/nature strip profile. 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:

<http://gcc.tas.gov.au/content/Driveways.GCC?ActiveID=1304>
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.

Waste Management

12. Prior to occupancy of the dwelling units the shared bin enclosure must be constructed to the satisfaction of Council's Waste Services Co-ordinator. The design for the shared bin enclosure must comply with the following:
 - (a) it must be built on a flat surface with a concrete base/pad and surround of a brick or painted block enclosure or other suitable material to Council's approval,
 - (b) it must have concrete at the entrance to the bin enclosure;
 - (c) it must suit 4x 240L wheelie bins of size 1100 height x 600mm wide x 800mm deep and must allow for 300mm space in between each bin;
 - (d) recommended minimum height of the enclosure is 1200mm and minimum recommended depth is 930mm;
 - (e) the front of the enclosure must face the internal access driveway, and be left open throughout the length of the bin enclosure to enable the bins to be removed, and returned in a safe and efficient manner;
 - (f) there must be no lip on the concrete slab of the bin enclosure.

Advice for Applicant

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

- Four (4) units would be eligible for a maximum of one (1) x 140L and one (1) x 240L waste wheelie bins and two (2) x 240L recycling bins collected weekly to be shared by all five (4) units. Collection of bins would be from the kerbside. The bin enclosure should be built within the property boundary preferably at the entrance of the property allowing a 4.5 metre distance from the entrance to prevent impacting on sight distances for vehicles leaving the site. It is recommended that no bin enclosure be built closer than a minimum of 5.5 metres to any residence to avoid odour and nuisance issues arising. Council's Waste Management Contractor would not enter the property to collect and empty bins. All wheelie bins should be placed on the existing kerbside for collection.
- Other Permits and approvals

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

The motion was put.

FOR: Aldermen Johnston, Pearce, Quick, Branch-Allen and Dunsby.

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 Planning Scheme 1992, the Glenorchy Planning Authority decides to **grant a permit** for the reasons set out in the officer's report.

7. PROPOSED USE AND DEVELOPMENT - BOUNDARY ADJUSTMENT, ADHESION OF TITLES AND FIVE MULTIPLE DWELLING UNITS (RESIDENTIAL) RELYING ON PERFORMANCE CRITERIA - 5 BEAKLEY DRIVE, GLENORCHY - 70 KENBRAE AVENUE, GLENORCHY - 7 BEAKLEY DRIVE, GLENORCHY AND 9 BEAKLEY DRIVE, GLENORCHY

File Reference: 3122708

REPORT SUMMARY:

Application No.:	PLN-16-030
Applicant:	Michael Cooper & Associates
Owner:	J Bolonja, Z Bolonja and E Kalis Properties Pty Ltd
Zone:	General Residential
Use Class	Residential (multiple dwellings)
Application Status:	Discretionary
Discretions:	Relying on performance criteria of 10.4.2 and 10.4.3 and subdivision (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	20 May 2016
Existing Land Use:	Residential (Single dwelling) and vacant land
Proposal In Brief:	Boundary adjustment, adhesion of titles and five Multiple Dwelling Units (Residential) relying on performance criteria.
Representations:	0

Recommendation: Approval, subject to conditions

Resolution:

QUICK/PEARCE

That a permit be granted for the proposed use and development of Boundary adjustment, adhesion of titles and five Multiple Dwellings (Residential) relying on performance criteria at 5 Beakley Drive, Glenorchy - 70 Kenbrae Avenue, Glenorchy 7 Beakley Drive, Glenorchy and 9 Beakley Drive, Glenorchy subject to the following conditions:

Planning

1. Use and development shall be substantially in accordance with planning permit application No. PLN-16-030 and Drawing No. P4 submitted on 5 April 2016, except as otherwise required by this permit.
2. Any conditions and/or advice as determined by TasWater, and set out in the attached Appendix A, form part of this permit.
3. Landscaping works, as shown on the endorsed plans must be completed within six months from issue of Certificate of Occupancy to the satisfaction of Council's Senior Statutory Planner and then maintained to the satisfaction of Council's Senior Statutory Planner.
4. The communal storage area, as shown on the endorsed plans must be constructed prior to the Certificate of Occupancy, to the satisfaction of Council's Senior Statutory Planner.

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. Prior to sealing the final plan of survey, a stormwater connection must be constructed to the existing stormwater main at the rear of the development and all redundant stormwater connections shall be cut and sealed by Council at the developer's cost.
8. An original and two copies of each of the Plan of Survey and Schedule of Easements shall be submitted to Council for sealing for the boundary adjustment and adhesion of titles prior to building approval.

9. 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 bio-retention details, must be submitted with the Building Application for approval by Council's Development Engineer.
10. To meet acceptable stormwater quality, a bio retention basin for the treatment of stormwater discharging from the development must be incorporated into the development generally as shown on the proposal plan, in accordance with the Glenorchy Interim Planning Scheme Stormwater Management Code and be approved by Council's Development Engineer prior to the Building Approval. Certification from a registered professional engineer must be provided prior to occupancy, that the stormwater treatment system has been constructed in accordance with the approved plans.
11. Driveways, car parking and turning areas must be constructed and sealed with an approved impervious surface treatment prior to occupancy of the dwelling units. 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. Eleven (11) clearly marked car parking spaces must be provided and kept available for these purposes at all times prior to occupancy of any of the dwelling units. 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.
13. A passing bay of minimum width 5.5m and minimum length 6.0m must be provided at the road frontage of the driveway, generally as shown on the proposal plan P1 prior to occupancy of any of the additional dwelling units. A new vehicle crossing must be constructed to accommodate the 5.5m wide passing bay to Grove Road and constructed in accordance with standard drawing SD-1003 between the kerb and the property boundary. Any driveway / crossover work within Council's road reservation must be carried out by a Council approved contractor and all work must be reinstated to match the existing adjacent footpath/nature strip profile. 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:

<http://gcc.tas.gov.au/content/Driveways.GCC?ActiveID=1304>
14. Building works must be maintained at a minimum horizontal clearance of one (1.0) metre from any Council services. It shall be the developer's responsibility to accurately determine the location of easements and existing services.
15. 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 developer is required to contact Council's Development Technical Officer on (03) 62166426 to organise for Council to provide an estimate of costs for a stormwater connection to the rear of the development and sealing of the redundant stormwater connections.
- 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 units, collected fortnightly. Please note that this property would have a total of twelve (12) bins, includes the existing wheelie bins at 70 Kenbrae Ave Glenorchy. This property has an existing kerbside/nature strip area for placement of the bins therefore the units 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.
- Other Permits and approvals

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

The motion was put.

FOR: Aldermen Johnston, Pearce, Quick, Branch-Allen and Dunsby.

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 Planning Scheme 1992, the Glenorchy Planning Authority decides to **grant a permit** for the reasons set out in the officer's report.

PEARCE/DUNSBY

That the meeting be closed to the public pursuant to Regulation 15(4) of the Local Government (Meeting Procedures) Regulations 2015.

The motion was put.

FOR: Aldermen Johnston, Pearce, Quick, Branch-Allen and Dunsby.

AGAINST:

The motion was CARRIED.

CLOSED TO MEMBERS OF THE PUBLIC

9. COMPLIANCE REPORT

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

10. APPEALS REPORT

This item is to be considered at a closed meeting of the Glenorchy Planning Authority by authority of the Local Government (Meeting Procedures) Regulations 2005 Section 15(4).

The meeting closed at 3.43 p.m.

Confirmed,

CHAIRMAN