

GLENORCHY PLANNING AUTHORITY

MINUTES

MONDAY, 16 JULY 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: Mr. A. Woodward (Acting Manager – Environment and Development), Ms. V. Tomlin (Senior Statutory Planner), Ms. S. Jeffreys (Planning Officer), Ms. B. Narksut (Development Engineer).

1. PLANNING AUTHORITY DECLARATION

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

2. APOLOGIES

None.

3. PECUNIARY INTERESTS

None.

4. CONFIRMATION OF MINUTES

Resolution:

THOMAS/DUNSBY

That the minutes of the Glenorchy Planning Authority Meeting held on Tuesday, 12 June 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 - SINGLE DWELLING - 12 MCLEAN COURT ROSETTA

File Reference: 3077126

REPORT SUMMARY:

<i>Application No.:</i>	PLN-17-352
<i>Applicant:</i>	L A Cameron
<i>Owner:</i>	L A Cameron
<i>Zone:</i>	Environmental Management
<i>Use Class</i>	Residential
<i>Application Status:</i>	Discretionary
<i>Discretions:</i>	29.2 Use Table
	29.4.3 A1 Design (Siting)
	29.4.3 A3 Design (Fill and Excavation)
	E6.7.3 A1 Vehicular Passing Areas Along an Access
	E7.7.1 A1 Stormwater Drainage and Disposal
	E10.7.1 A1 Building and Works (Biodiversity Code)
	E14.7.1 A1 Removal of Bushland within Scenic Landscape Areas
	E14.7.2 A1 Appearance of Buildings and Works within Scenic Landscape Areas

	(The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	18 Jan 2018
Existing Land Use:	
Proposal In Brief:	Single dwelling
Representations:	2
Recommendation:	Approval, subject to conditions

Resolution:

STEVENSON/SIMS

That a permit be granted for the proposed use and development of Single dwelling at : Mclean Court Rosetta subject to the following conditions:

Planning

1. Use and development shall be substantially in accordance with planning permit application No. PLN-17-352 and Drawing No. P1 submitted on 28/11/17 pages 2-6 (site plan, floor plan, elevations); Drawing No. P3 submitted on 10/04/18 pages 7 and 8 (engineering drawings); Drawing No P4 submitted on 15/05/18 pages 1-6 (various); and Drawing No P5 submitted on 11/06/18 page 1 (driveway details); except as otherwise required by this permit.
2. Any conditions and/or advice as determined by TasWater, and set out in the attached Submission to Planning Authority Notice, reference No. TWDA 2018/00627-GCC dated 26/04/18, form part of this permit.
3. Any on-site waste water management system must be located within an area that requires clearing for bushfire management, as outlined within the submitted bushfire report and management plan in Attachment 7 by Bruce Haywood, dated 01/05/18. No additional clearing must occur to accommodate any on-site waste water management system. Plans submitted in association with any Plumbing Permit application must show the location of any waste water management system in accordance with these requirements, to the satisfaction of Council's Senior Statutory Planner.

4. All external walls and roofs must be painted or clad in dark green, similar to the colour Taubmans™ Highlander with a light reflectance value of 19.3% in order to blend with the landscape. Any plans submitted with a building permit application must stipulate the colour scheme 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. Driveways, car parking, turning and passing areas must be completed prior to occupancy of the dwelling. Construction details must generally be in accordance with plans J161285CH C01 and C02 submitted with the development application and must comply with the following;
 - (a) Two (2) car parking spaces must be provided and kept available for these purposes at all times;
 - (b) Be in accordance with the Australian Standard AS 2890.1 – 2004 Off-Street Parking;
 - (c) Have a load capacity of minimum 20 tonnes;
 - (d) Have a minimum horizontal clearance of 0.5 meters from the edge of the carriageway;
 - (e) Be constructed with an approved durable all-weather pavement with sections above 17% imperviously sealed;
 - (f) Have a turning area for fire appliances provided by a turning circle with a minimum inner radius of 10 meters;
 - (g) Have passing bays 20 meters long (excluding tapers) at maximum 90 meter intervals, with the following dimensions: 6m wide and 20m long.
 - (h) Batter slopes must generally be in accordance with Table 1 shown on IPWEA standard drawing TSD-R01v1 and not affect land stability on the lot or adjoining land.

8. Plans must be provided to Council's Development Engineer prior to building approval, that show how stormwater run-off associated with the driveway from approximately Chainage 10 to Chainage 180 will be drained/directed to an approved Council stormwater system to not create a nuisance on any adjoining properties. All drainage works must be completed prior to driveway construction.
9. All internal hydraulic service works required for the development shall be at the Developer's expense and must comply with the requirements of Council's Plumbing Surveyor.

Environment

10. No felling, lopping, ringbarking or otherwise injuring or destroying any of the mature Eucalyptus species trees identified outside of the Hazard Management Area (in the Bushfire Hazard Management Plan by Bruce Haywood dated 1 May 2018) is to take place without further written approval from the Senior Statutory Planner.
11. The tree retention area labelled 'Retain Trees' as shown in Attachment 7 of the Bushfire Hazard Management Plan is to be permanently marked on the ground with non-combustible survey pegs or the like to clearly show in perpetuity the tree retention area as approved.
12. The Bushfire Hazard Management Area shown in Attachment 7 of the Bushfire Hazard Management Plan is to be marked on the site with permanent non-combustible markers, such as survey pegs to show the extent of the hazard management area and ensure the remainder of the trees on the property are conserved.
13. Prior to commencement of works, primary treatment of all weeds in the construction footprint and hazard management areas must be undertaken as environmental weeds declared under the Weed Management Act 1999 are present on the site.
14. To prevent weeds spreading from the site the following must be adhered to:
 - (a) Weed plant material or soil containing their seed must not be removed from the site (unless approval is obtained from State Government in accordance with the *Weed Management Act 1999*;
 - (b) Weed plant material and topsoil containing their seed must not be stored or moved into areas containing weed-free native vegetation;
 - (c) Appropriate hygiene measures must be undertaken prior to any machinery entering and leaving the site. (As per the Tasmanian Washdown Guidelines for Weed and Disease Control produced by the Department of Primary Industries, Parks, Water and Environment);

- (d) Any imported fill materials must be sourced from quarries able to provide documentation as to the weeds present on the source site, in order to minimise introduction of new weeds and pathogens to the area.
15. The owner's must enter into a Part 5 Agreement with and to the satisfaction of the Environment Coordinator to retain and protect the vegetation and habitat values outside the fire protection zones, prior to the issue of a building permit and prior to any vegetation removal. The Part 5 Agreement must
- (a) Verify the extent of the conservation zone, which is to encompass all native vegetation outside the bushfire hazard management area;
 - (b) Provide for the protection for all native vegetation and habitat values within the conservation zone; and
 - (c) All costs associated with drafting and registering the Part 5 Agreement on the title is to be borne by the applicant.

Advice: The Part 5 Agreement must be accompanied by a completed Notification of Agreement under the *Land Use Planning and Approvals Act 1993* form, which is available from the Lands Titles Office. This Planning Permit does not become valid until the Agreement is executed.

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.

Onsite Domestic Wastewater Management

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

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 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 - MULTIPLE DWELLINGS (4) - 8 JASANDA DRIVE MONTROSE

File Reference: 7820802

REPORT SUMMARY:

Application No.:	PLN-18-090
Applicant:	Morrison & Breytenbach Architects
Owner:	J G Nelson
Zone:	General Residential
Use Class	Residential
Application Status:	Discretionary
Discretions:	10.4.2 A3 Setbacks and building envelopes for all dwellings 10.4.3 A1 Site coverage and private open space for all dwellings 10.4.3 A2 Site coverage and private open space for all dwellings E6.6.1 A2 Number of Car Parking Spaces E6.7.3 A1 Vehicular Passing Areas Along an Access (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	16 July 2018
Existing Land Use:	Vacant
Proposal In Brief:	Multiple Dwellings (4)

Representations:	1
Recommendation:	Approval, subject to conditions

Resolution:

STEVENSON/THOMAS

That a permit be granted for the proposed use and development of Multiple Dwellings (at 8 Jasanda Drive Montrose subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-18-090 and Drawing No. P1 submitted on 03/05/18 (page 15 - site elevations); Drawing No. P 2 submitted on 18/05/18 (pages 1-10); Drawing No. P3 submitted on 31/05/18 (site plan); Drawing No. P4 submitted on 26/06/18 (second floor plan); except as otherwise required by this permit.
2. Any conditions and/or advice as determined by TasWater, and set out in the attached Submission to Planning Authority Notice, reference No. TWDA 2018/00735-GCC, dated 06/06/18, form part of this permit.
3. Bushfire hazard management must not be reliant on vegetation management on adjoining properties, in accordance with the Bushfire Hazard Assessment Report & Bushfire Management Plan (Rebecca Green & Associates 12 April 2018).
4. The deck of the freestanding dwelling must be screened along the northern boundary, as shown on the approved plan, prior to a Certificate of Occupancy and must then remain for the duration of the use to the satisfaction of Council's Senior Statutory Planner.
5. Screening vegetation must be planted along the southern boundary adjacent to the patios of dwellings 1-3, extending over a length of 15m, to reduce visual impact. The vegetation must comprise of fire resistant plants (see Tasmania Fire Service website for the publication *Fire Resistant Garden Plants for the Urban Fringe and Rural Areas*). The plants must be placed to form a continuous screen with a mature height of at least 3m and must have a planting height of no less than 0.5m. The landscaping must be completed prior to the issue of a Certificate of Occupancy to the satisfaction of Council's Senior Statutory Planner and must then remain for the duration of the use approved herewith.

Engineering

6. Prior to the issuing of a Building Approval or the commencement of works on site, including demolition or the issuing of approved engineering drawings 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.

7. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
8. All internal hydraulic service works required for the development shall be at the Developer's expense and must comply with the requirements of Council's Plumbing Surveyor. Any alterations or works to Council mains shall be undertaken by Council at the developer's cost.
9. Structural engineering certification must be submitted to the Development Engineer for all proposed retaining structures, prior to the issuing of a Building Permit or the commencement of works (whichever occurs first).
10. 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. Detailed engineering drawings showing the driveway and manoeuvring areas, internal service lines and connections to service mains, surface drainage collection, pavement composition and finished levels must be in accordance with the Australian Standard AS 2890.1 – 2004 Off-Street Parking and submitted with the Building Application for approval by Council's Development Engineer prior to the commencement of works on site. The proposed driveway, access and parking must comply with the following:-
 - (a) Be constructed to a sealed finish and the finished gradient must not exceed the maximum gradient of 20%;

- (b) Vertical alignment must include transition curves (or straight sections) to the Australian Standard, Clause 2.5.3 (d) for all grade changes greater than 12.5%;
- (c) Ten (10) clearly marked car parking spaces must be provided in accordance with the approved plan 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) The gradient of any parking areas must not exceed 5%; and
- (f) Minimum carriageway width is to be no less than 3.0 metres.
- (g) Lighting must be provided for the proposed car park in accordance with Australian Standard AS 1158.3.1 – Lighting for roads and public spaces and completed prior to the commencement of use as approved.

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

11. The development must incorporate Water Sensitive Urban Design Principles. These Principles must be in accordance with the Water Sensitive Urban Design Procedures for Stormwater Management in Southern Tasmania or The Model for Urban Stormwater Improvement Conceptualisation (MUSIC). The design must be submitted with the building permit application, to the satisfaction of Council's Development Engineer. All works required by this condition must be installed prior to the occupancy of the first dwelling.
12. 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.

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.

On-site Detention System

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

Waste Services will be Council's standard bin service collected fortnightly.

- The Council's Standard Bin Service includes one (1) x 140L wheelie bin for Waste and one (1) x 240L wheelie bin for recycling to each of the dwelling, collected fortnightly.
- Please note that this property would have a total of eight (8) bins, four (4) Waste bins and four (4) Recycling Bins.
- This property has an existing kerbside/nature strip area for placement of the bins therefore the dwellings would have their own individual bins.
- All bins are to be placed on the kerbside for collection.
- Council's Waste Management Contractor collection trucks will not enter the property to collect and empty the wheelie bins.

The motion was put.

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

The meeting closed at 5:30 p.m.

Confirmed,

CHAIRMAN