

GLENORCHY PLANNING AUTHORITY

MINUTES

MONDAY, 16 OCTOBER 2017



Chairperson: Commissioner Sue Smith

Hour: 3.00 p.m.

Present: Commissioner Sue Smith

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

1. PLANNING AUTHORITY DECLARATION

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

2. APOLOGIES

None.

3. PECUNIARY INTERESTS

None.

4. CONFIRMATION OF MINUTES

Moved: COMMISSIONER SMITH

Approved by Commissioner Smith:

That the minutes of the Glenorchy Planning Authority Meeting held on Monday, 18 September 2017 be confirmed.

5. PROPOSED USE AND DEVELOPMENT - SIX MULTIPLE DWELLINGS (RESIDENTIAL) RELYING ON PERFORMANCE CRITERIA - 34A, 32B AND 32C CARNEGIE STREET, CLAREMONT

File Reference: 3024868

REPORT SUMMARY:

<i>Application No.:</i>	PLN-17-157
<i>Applicant:</i>	C L Andrews & Associates Pty Ltd
<i>Owner:</i>	M W Jones and T Wright
<i>Zone:</i>	General Residential
<i>Use Class:</i>	Multiple Dwelling Units
<i>Application Status:</i>	Discretionary
<i>Discretions:</i>	10.4.6 A2 Privacy for all dwellings E.5.1A3 Existing Road Accesses and Junctions E6.7.3 A1 Vehicular Passing Areas Along an Access (The proposal meets all other applicable standards as demonstrated in the attached appendices)
<i>Level 2 Activity?</i>	No
<i>42 Days Expires:</i>	16 Oct 2017 extension of time granted
<i>Existing Land Use:</i>	Vacant
<i>Proposal In Brief:</i>	Multiple dwellings (6) (Residential) relying on performance criteria
<i>Representations:</i>	4
<i>Recommendation:</i>	Approval, subject to conditions

Moved: COMMISSIONER SMITH

Approved by Commissioner Smith:

That a permit be granted for the proposed use and development of Six Multiple Dwellings (Residential) relying on performance criteria at 34A, 32B and 32C Carnegie Street, Claremont, subject to the following conditions:

Planning

1. Use and development shall be substantially in accordance with planning permit application No. PLN-17-157 and Drawing No. P2 submitted on 27/07/17 pages 1-42 and Drawing P3 submitted on 17/08/17 page1, 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 development must only occur in the following stages, as shown on the approved plans:
 - Stage 1: Unit 1
 - Stage 2: Unit 2 and 6
 - Stage 3: Unit 3, 4 and 5
4. The south windows of bedrooms 1 of Unit 1 and Unit 2 must be screened or made opaque to a height of 1.7m above floor level to prevent overlooking of neighbouring windows and private outdoor space. This requirement must be shown on plans submitted in association with a building permit application and must then be installed prior to occupancy and further remain for the life of the use.
5. Private outdoor space of at least 24m², with a minimum width of 4m and a maximum grade of 1:10 must be provided for each dwelling as shown in the approved plan.

Engineering

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

8. 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 Permit 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.
9. Internal driveways, car parking and turning areas must be constructed and sealed with an approved impervious surface treatment prior to completion of each stage and prior to occupancy of any dwelling within each stage. 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.
10. The access strip to the development, within the shared Right Of Way (ROW), must be upgraded prior to a certificate of occupancy being issued for dwellings in Stage 2, with an approved impervious surface treatment, with the minimum width of the access strip being 3.0 metres. The access strip must include stairway/walkway, minimum 1.0m wide. The stairway/walkway must be provided for longitudinal driveway/access grades in excess of 16% (1 in 6.25) and must comply with AS 1657-2013 (Design and construction of walkways and stairways).
11. Fourteen (14) 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. 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. A minimum of two (2) car parking spaces must be provided for Stage 1, seven (7) at completion of Stage 2; and the remaining five (5) at the completion of Stage 3. All car parking spaces must be completed prior to a Certificate of Occupancy being issued for each dwelling contained in each stage.
12. Barriers compliant with the Australian Standard AS 1170.1 must be installed to prevent vehicles running off the edge of a carriageway, parking area, raised platform or deck where the drop from the edge of the trafficable area to a lower level is 600mm or greater. Barriers must not limit the width of the driveway access or parking and turning areas approved under this permit. All works required by this condition must be installed prior to the occupancy of each dwelling within the relevant stage.
13. Lighting must be provided for the carpark and walkways in accordance with Australian Standard AS 1158.3.1 – Lighting for roads and public spaces and completed prior to occupancy of any of the dwellings within stage 2 or 3.
14. Landscaping must be provided for no less than 5% of the area of the carpark area 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 for stage 2.

15. Water sensitive urban design principles for the treatment of stormwater discharging from the development must be incorporated into the development. Detailed plans showing this requirement must be submitted and be approved by Council's Development Engineer prior to building approval and must be completed prior to a Certificate of Occupancy for Stage 2.

Waste Management

16. The wheelie bins must be stored in a bin enclosure within the property boundary and are not to be taken to individual dwellings. The design for the bin enclosure must comply with the following:
 - (a) it must be built on a flat surface with a concrete base/pad and surround of a brick or painted block enclosure or other suitable material to Council's approval,
 - (b) it must have concrete at the entrance to the bin enclosure;
 - (c) it must suit 4 x 240L wheelie bins of size 1100 height x 600mm wide x 800mm deep and must allow for 500mm 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 should 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;
 - (g) the bin enclosure must be shown on the building plans.
17. The bin enclosure must be constructed prior to occupancy of the dwellings to the satisfaction of Council's Waste Services Co-ordinator.
18. Wheelie bins must not be placed on the 'Right of Way' for collection or within the road section leading off Carnegie Street proper, to the right of way.

Advice to Applicant

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

Waste Management

Six dwellings are eligible for a total of four (4) wheelie bins, two x 240L waste wheelie bins and two x 240L recycling bins collected weekly to be shared by all the six (6) dwellings. Collection of bins will be from the kerbside in Carnegie Street proper.

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.

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 3.50 p.m.

Confirmed,

CHAIRMAN