

GLENORCHY PLANNING AUTHORITY

MINUTES

MONDAY, 16 DECEMBER 2019



- Chairperson:** Alderman K. Johnston
- Hour:** 5.00 p.m.
- Present:** Aldermen K. Johnston, J. Dunsby, K. Sims and B. Thomas.
- In attendance:** Dr. S. Fox (Director Strategy and Development), Mr. P. Garnsey (Manager Development), Mr. F. Chen (Manager Infrastructure, Engineering and Design), Ms. L. Byrne (Acting Coordinator Planning Services), Ms. S. Jeffreys (Planning Officer), Ms. C. Griffin (Planning Officer), Ms. B. Gungabison (Planning Officer), Mr. N Wass (Senior Environmental Health Officer) and Ms. B. Narksut (Development Engineer), Mr. M. Graham (Development Technical Assistant).

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

Ald. M. Stevenson

3. PECUNIARY INTERESTS

None.

4. CONFIRMATION OF MINUTES

Resolution:

THOMAS/DUNSBY

That the minutes of the Glenorchy Planning Authority Meeting held on Monday, 11 November 2019 be confirmed.

The motion was put.

FOR: Aldermen Johnston, Dunsby, Sims and Thomas

AGAINST:

The motion was CARRIED.

5. PROPOSED USE AND DEVELOPMENT - ADDITIONS TO MULTIPLE DWELLING - 1/128 AMY STREET, WEST MOONAH

File Reference: 3027655

REPORT SUMMARY:

Application No.:	PLN-19-243
Applicant:	R Bolonja
Owner:	R Bolonja
Zone:	General Residential Zone
Use Class	Residential
Application Status:	Discretionary
Discretions:	10.4.2 Setback and Building Envelope (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	17 Dec 2019
Existing Land Use:	Residential (Multiple Dwellings)
Representations:	2
Recommendation:	Approval, subject to conditions

Resolution:

THOMAS/SIMS

That a permit be granted for the proposed use and development of Additions to multiple dwelling at 1/128 Amy Street West Moonah subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-19-243 and Drawing No. P2 submitted on 11/11/2019, except as otherwise required by this permit.
2. A landscaping plan, prepared by a suitably qualified person, must be submitted in association with the building permit application or must be submitted prior to commencement of the use and development (whichever comes first), for approval by Council's Senior Statutory Planner. Particular attention is to be paid to the northern and western façade to ensure the visual bulk of the building is minimised. The landscaping works must be completed prior to issue of the Certificate of Occupancy and then maintained for the life of the development.

The landscaping plan is to be prepared at a suitable scale, and indicate the following: -

- a. outline of the proposed buildings;
- b. the proposed planting (including expected mature height and plant size), designed to minimise the visual bulk of the building;
- c. existing trees and those to be removed; and
- d. any proposed driveways, paths, car parking, retaining walls and fencing (indicating the materials and surface finish).

Advice to Applicant

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

Planning

This permit warrants the use of Unit 1/128 Amy Street as one dwelling.

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 6216 6800.

The motion was put.

FOR: Aldermen Johnston, 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 - MULTIPLE DWELLINGS (16) - 163-171 BRANSCOMBE ROAD CLAREMONT

File Reference: 2742358

REPORT SUMMARY:

Application No.:	PLN-18-193
Applicant:	E3 Planning Pty Ltd
Owner:	Barr Builders Pty Ltd
Zone:	General Residential
Use Class	Residential
Application Status:	Discretionary
Discretions:	10.4.3 P2, 10.4.4 P1, 10.4.6 P2, 10.4.6 P3. E5.5.1 P3, E7.7.1 P2, and E11.7.1 P1 (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	17 December 2019
Existing Land Use:	Vacant land
Representations:	1
Recommendation:	Approval, subject to conditions

Resolution:

SIMS/DUNSBY

That a permit be granted for the proposed use and development of Multiple Dwelling (16) at 163-171 Branscombe Road Claremont subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-18-193 and Drawing No. P2 submitted on 05 September 2019, 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 2018/01448-GCC, dated 12 November 2018, form part of this permit.
3. Privacy screening to a height of 1.7m with no less than 25% transparency must be provided along the north-eastern elevation of the decks for dwellings 10, 11 and 12, to the satisfaction of Council's Senior Statutory Planner.

Engineering

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

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

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

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 must not exceed the maximum gradient of 25%;
 - b) Thirty-six (36) 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, four (4) visitor parking spaces must be provided, clearly line-marked and kept available for these purposes at all times;
 - d) Vertical alignment must include transition curves (or straight sections) to the Australian Standard, Parking facilities - Part 1: Off-Street Carparking AS 2890.1 - 2004, Clause 2.5.3 (d) at all grade changes greater than 12.5%;
 - e) All runoff from paved and driveway areas must be discharged into Council's stormwater system;
 - f) Be clearly line-marked or physically separated to each space in accordance with the approved plan;
 - g) Car parking lighting must be provided;
 - h) Landscaping of parking and circulation areas must be provided and must be no less than 5 percent of the area of the car park;
 - 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 demonstrating compliance with the requirements 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 dwelling(s).

8. Barriers 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 dwellings.
9. Prior to the commencement of the use or development, new stormwater connection(s) to Council's public stormwater system onto the property boundary must be installed in accordance with the approved plans.

Advice: A copy of the Stormwater Connection Request Form can be obtained via Council's Customer Service or via Council's website <https://www.gcc.tas.gov.au/planning-and-development/plumbing/plumbing-forms.aspx>, which outlines the process and conditions for stormwater connections. The Request Form outlines the process and conditions for stormwater connections.

10. The new vehicle crossing, at the access point must be constructed in accordance with the Tasmanian standard drawing TSD-R09-v1, TSD-R11-v1 and TSD-R14-v1 between the kerb and the property boundary and completed to the satisfaction of Council's Development Engineer prior to the occupancy of a dwelling. The detail design must be submitted and approved prior to the issuing of a Building Permit Approval.

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>

11. Prior to the issuing of a Building Permit, detailed engineering design must be submitted to the satisfaction of Council's Senior Civil Engineer, detailing the minor stormwater drainage system's capacity to accommodate a 5% AEP storm event.
12. Prior to the issuing of a Building Permit, detailed engineering design must be submitted to the satisfaction of Council's Senior Civil Engineer, detailing the major stormwater drainage system's capacity to accommodate a 1% AEP storm event.
13. The development must incorporate Water Sensitive Urban Design (WSUD) elements to meet a 80%, 45% and 45% reduction in average annual loads of total suspended solid (TSS), total phosphorus (TP), and total nitrogen (TN), respectively. Prior to receiving the Building Permit, the application must provide a detailed design and supporting calculations, designed by a suitably qualified person and to the Council Senior Civil Engineer's satisfaction, to demonstrate that the designed WSUD treatment train is able to meet the

pollutant reduction targets mentioned above. The WSUD elements must be installed and completed to the satisfaction of Council's Senior Civil Engineer, prior to a Certificate of Occupancy being issued for any of the units.

14. Prior to the issuing of a Building Permit, a WSUD Maintenance Scheme must be submitted for approval, to the satisfaction of Council's Senior Civil Engineer, defining the maintenance method and frequency for each WSUD element incorporated in the development. The Owner and all successors in title must ensure ongoing compliance with the approved WSUD Maintenance Scheme for the duration of the approved use. Council must first approve any changes to the approved WSUD Maintenance Scheme.
15. Upon approval of the WSUD Maintenance Scheme, and in association with a Building Permit Application, 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 Owner and all successors in title must advise any subsequent successor in title of the existence of the Agreement and its terms and conditions. The Part 5 agreement requires the Owner and all successors in title to covenant and agree with Council the following:
 - a) All works outlined in the WSUD Maintenance Scheme submitted by the applicant and approved by Council, including the maintenance method and frequency for individual WSUD elements, must be implemented and managed by the Owner and all successors in title at their sole expense;
 - b) The Owner must 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 element has 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 all successors in title so that the WSUD functions (stormwater quality and quantity control) 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.

Traffic

16. Engineering drawings for the driveway and footpath works within the Right of Way (ROW) must be submitted and approved by the Road Authority prior to the commencement of work on the site.

All work must be constructed in accordance with the approved engineering drawings and to the satisfaction of the Road Authority. Any work deviates from the approved drawings must be approved by the Road Authority in writing prior to the commencement of the work on the site. The engineering drawings must be prepared and certified by a suitable qualified engineer. The engineering drawings must include the following:

- a) Long and cross sections of the proposed driveway and footpath ensuring that minimal works is required if a future road is constructed and the driveway will comply with AS/NZS 2890.1 and AS/NZS 2890.2;
- b) Details of the standard of construction of the proposed driveway and footpath;
- c) The driveway access where the proposed future road will be placed is to be constructed to a road pavement standard and full depth;
- d) Demonstrate that the proposed waste bin collection area can be relocated if a future road is undertaken with minimal work required;
- e) All services should be to the west of the proposed footpath at the northern end of Branscombe Road, so that the proposed driveway can be extended in the future to form a connecting road;
- f) Show that the proposed footpath will work when a future road is constructed on the concrete section, without being elevated from the road or requiring barriers;
- g) Show a conduit under the proposed new concrete footpath so that lighting can be installed in the future;
- h) Detail the design standard of the gravel footpath between Branscombe Road and show that there is adequate formation either side of the footpath (concrete and gravel) to allow any maintenance of the footpath and vegetation overhanging the footpath can be carried out in an efficient and safe manner;
- i) Detail if the proposed driveway between the northern end of Branscombe Road and the turn off to the future driveway will require guard rail due to the 1:1 slope or if this slope can be reduced and how trail bikes will be prevented from accessing the ROW and Council's land;
- j) Show "No Trail Bike" signage to be placed at either end of Branscombe Road; and
- k) Be in accordance with Department of State Growth Specifications and all other relevant Standards, Guidelines and procedures.

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 6216 6800.

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.

Prior to the commencement of any work within the road reservation by a private contractor, the contractor must obtain a road opening permit from the Council's Facilities Co-ordinator. This permit shall include items such as hours of work, road safety, reinstatement, soil and water management, etc. The Road Opening Permit Application Form is available via Council's website <https://www.gcc.tas.gov.au/your-council/council-works/digging-and-construction.aspx>

Urban Drainage Act 2013

In the event that the Owner fails to comply with the obligations, Council may arrange for its employees, agents or contractors to enter upon the Land and undertake all works necessary to ensure that the obligations are met, and all required works are performed in full;

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;

All debts due and payable to Council will accrue interest at Council's published Interest Rate compounding monthly until the relevant debt and all accrued interest is paid to Council in full.

The stormwater connection(s) must be constructed by a suitably qualified person to the satisfaction of Council. To ensure the connection(s) is constructed to Council's satisfaction, the applicant must contact Council, by completing the Stormwater Connection Request Form, to arrange the visual inspection by Council for any alterations or works to Council's public stormwater network.

Waste Management

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 15 X 240L wheelie bins of size 1100 height x 600mm wide x 800mm deep and must allow for 300mm space in between each bin;
- (d) recommended minimum height of the enclosure is 1200mm and minimum recommended depth is 930mm;

The motion was put.

FOR: Aldermen Johnston, 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 - BOAT BUILDING (MANUFACTURING AND PROCESSING) - 100 DERWENT PARK ROAD, DERWENT PARK

File Reference: 7671632

REPORT SUMMARY:

Application No.:	PLN-19-264
Applicant:	Johnstone McGee & Gandy Pty Ltd (JMG)
Owner:	Inter Cats (Tasmania) Pty Ltd
Zone:	General Industrial Zone
Use Class	Manufacturing and processing
Application Status:	Discretionary
Discretions:	E2.6.2 Excavation E6.6.1 Number of car parking spaces E11.7.1 Buildings and works within the Waterway and Coastal protection Code E15.7.3 Coastal Inundation Low Hazard Areas E16.7.1 Buildings and works within the Coastal Erosion Hazard Code (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	17 Dec 2019
Existing Land Use:	Boat building (Manufacturing and Processing)
Representations:	0
Recommendation:	Approval, subject to conditions

Resolution:

DUNSBY/THOMAS

That a permit be granted for the proposed use and development of Boat building (manufacturing and processing) at 100 Derwent Park Road Derwent Park subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-19-264 and Drawing No. P1 submitted on 24/9/19, except as otherwise required by this permit.

Engineering

2. Prior to the issuing of a Building Permit or the commencement of works on site, including demolition (whichever occurs first), submit a Soil and Water Management Plan detailing proposed sediment and erosion control measures to the satisfaction of Council's Development Engineer.

The approved control measures must be installed prior to any disturbance of soil or construction activity such as concrete cutting, demolition and must be regularly inspected and maintained during the construction and demolition period to prevent soil and other materials entering the local stormwater system, roadways or adjoining properties.

The approved control measures must remain in place until such time as all construction activity likely to generate sediment has been completed or all disturbed areas have been stabilised using vegetation and/or restored or sealed to the satisfaction of the Council. The approved Soil and Water Management Plan (SWMP) forms part of this permit and must be complied with.

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

3. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
4. 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.

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 6216 6800.

The motion was put.

FOR: Aldermen Johnston, 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. PROPOSED USE AND DEVELOPMENT - SINGLE DWELLING - 1
KATANA COURT, AUSTINS FERRY**

File Reference: 9634648

REPORT SUMMARY:

Application No.:	PLN-19-287
Applicant:	Prime Design (New Town)
Owner:	P A Kent-Fahey and G P Leung
Zone:	General Residential
Use Class	Residential
Application Status:	Discretionary
Discretions:	10.4.2 P3 Setbacks and building envelopes for all dwellings 10.4.4 P1 Sunlight and overshadowing of all dwellings E6.6.1 P1 Number of Car Parking Spaces (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	17 Dec 2019
Existing Land Use:	Vacant
Representations:	0
Recommendation:	Approval, subject to conditions

Resolution:

THOMAS/DUNSBY

That a permit be granted for the proposed use and development of Single dwelling at 1 Katana Court Austins Ferry subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-19-287 and Drawing No. P1 submitted on 16/10/19, except as otherwise required by this permit.

Engineering

2. Prior to the issuing of a Building Approval or the commencement of works on site, including demolition (whichever occurs first), submit a Soil and Water Management Plan detailing proposed sediment and erosion control measures to the satisfaction of Council's Development Engineer. The approved control measures must be installed prior to any disturbance of soil or construction activity such as concrete cutting, demolition and must be regularly inspected and maintained during the construction and demolition period to prevent soil and other materials entering the local stormwater system, roadways or adjoining properties. The approved control measures must remain in place until such time as all construction activity likely to generate sediment has been completed or all disturbed areas have been stabilised using vegetation and/or restored or sealed to the satisfaction of the Council. The approved Soil and Water Management Plan (SWMP) forms part of this permit and must be complied with. 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.
3. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
4. 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 be 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. All runoff from paved areas must be discharged into Council's stormwater system;
 - c. The gradient of any parking areas must not exceed 5%; and
 - d. Minimum carriageway width is to be no less than 3.00 metres.
 - e. One (1) car parking space must be provided prior to the use commencing 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.
5. 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.

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 6216 6800.

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.

The motion was put.

FOR: Aldermen Johnston, Dunsby, Sims and Thomas

AGAINST:

The motion was CARRIED.

Reason for Decision:

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

9. PROPOSED USE AND DEVELOPMENT - THIRTEEN (13) MULTIPLE DWELLINGS - 15 GEORGE STREET GRANTON

File Reference: 7405967

REPORT SUMMARY:

Application No.:	PLN-19-242
Applicant:	Starbox Architecture
Owner:	Housing Choices Tasmania Limited
Zone:	General Residential
Use Class	Residential
Application Status:	Discretionary
Discretions:	Clause 10.4.2 Setbacks and building envelope for all dwellings, Clause 10.4.3 Site coverage and private open space for all dwellings, Clause 10.4.6 Privacy for all dwellings, Clause 10.4.7 Frontage fences for all dwellings, Clause E5.5.1 Existing road accesses and junctions, Clause E5.6.1 Development adjacent to roads and railways and 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 until 17 Dec 2019
Existing Land Use:	Single Dwelling
Representations:	0
Recommendation:	Approval, subject to conditions

Resolution:

THOMAS/SIMS

That a permit be granted for the proposed use and development of Thirteen (13) Multiple dwellings at 15 George Street Granton subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-19-242 and Drawing No. P4 submitted on 14 November 2019, 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 2019/01331-GCC, dated 19 September 2019, form part of this permit.
3. The development must only proceed in accordance with the approved stages as set out below:
 - Stage 1: Units 1-6, four visitor parking spaces and the waste storage for the full development; and
 - Stage 2: Units 7-13 and one remaining visitor parking space.
4. A landscaping plan, prepared by a suitably qualified person, is to be submitted in association with the building permit application for approval by Council's Senior Statutory Planner. Particular attention is to be paid to the frontage fence, in the form of screening vegetation, positioned directly behind the fence and within the property boundary, to ensure screening of the adjacent private outdoor space for Units 6, 7 and 13. The landscaping plan must indicate the following:-
 - a) outline of the proposed buildings;
 - b) any proposed driveways, paths, car parking and retaining walls;
 - c) any fencing designed to enclose private outdoor space of the dwellings internal to the site must provide clear sightlines to enable safe vehicular or pedestrian movements within the site; and
 - d) the proposed planting throughout the site (including expected mature height and plant size).
5. The landscaping works must be completed within 3 months of the issue of a Certificate of Occupancy and then maintained to the satisfaction of Council's Senior Statutory Planner.

Engineering

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

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

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 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.
9. 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 must not exceed the maximum gradient of 20%;
 - b) Thirty-one (31) 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, five (5) visitor parking spaces must be provided, clearly line-marked and kept available for these purposes at all times;
 - d) Two (2) motor cycle spaces must be provided in accordance with the approved plan;

- e) All runoff from paved and driveway areas must be discharged into Council's stormwater system;
- f) Be clearly line-marked or physically separated to each space in accordance with the approved plan;
- g) Car parking lighting must be provided in accordance with AS1158.3.1:2005;
- h) Landscaping of parking and circulation areas must be provided and must be no less than 5 percent of the area of the car park;
- 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 demonstrating compliance with the requirements 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 dwelling(s) for each stage.

10. Barriers, 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 dwellings.
11. The new footpath, kerbing, vehicle crossings and nature strip must be constructed and/or reinstated in accordance with the Tasmanian standard drawing TSD-R09-v1, TSD-R11-v1, and TSD-R14-v1 between the kerb and the property boundary and completed to the satisfaction of Council's Development Engineer prior to the practical completion. The detail design must be submitted and approved prior to the issuing of a Building Permit Approval. The works must comply with the following:
 - (i) Widening the existing northern access;
 - (ii) Construct the new southern access;
 - (iii) Reinstatement of the existing southern access; and
 - (iv) Construct the new public footpath, kerbing and nature strip.

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> All works required by this condition must be installed prior to the issuing of the practical completion.

12. The new stormwater infrastructure including pipe and pits must be installed under the proposed footpath and be constructed in accordance with the Tasmanian standard drawing and completed to the satisfaction of Council's Development Engineer prior to the practical completion. The detail design must be submitted and approved prior to the issuing of a Building Permit Approval. All works required by this condition must be installed prior to the issuing of the practical completion.
13. Prior to the commencement of the use or development, a new stormwater connection to Council's public stormwater system onto the property boundary must be installed in accordance with the approved plans.

Advice: A copy of the Stormwater Connection Request Form can be obtained via Council's Customer Service or via Council's website <https://www.gcc.tas.gov.au/planning-and-development/plumbing/plumbing-forms.aspx>, which outlines the process and conditions for stormwater connections. The Request Form outlines the process and conditions for stormwater connections.

14. Prior to the issuing of a Building Permit, detailed engineering design must be submitted to the satisfaction of Council's Development Engineer, detailing the minor stormwater drainage system's capacity to accommodate a 5% AEP storm event and the major stormwater drainage system's capacity to accommodate a 1% AEP storm event.
15. The development must incorporate Water Sensitive Urban Design (WSUD) elements in accordance with the approved plan. Prior to the issuing of a Building Permit, the application must submit a detailed design by a suitably qualified person and to the Council Development Engineer's satisfaction, to demonstrate that the designed WSUD treatment train is able to meet the requirements. The WSUD elements must be installed and completed by the developer prior to the occupancy of the dwelling(s) for each stage and be maintained by the owner..
16. Any creation, diversion and augmentation of Council owned stormwater and roads assets must be designed and constructed to the satisfaction of Council's Development Engineer. A twelve (12) month maintenance period will be applied to any creation, diversion and augmentation of Council owned assets after the practical completion, during which time the works shall be maintained by the developer, prior to being handed over at the completion of the defects liability period. During the period all defects must be rectified at the developers cost. A further twelve (12) month maintenance period may be applied to defects after rectification, and a 5% maintenance bond be required. The Council may, at its discretion, undertake rectification of any defects at the developers cost. Before the end of the maintenance period, the developer must arrange CCTV inspections of any stormwater assets subject to this permit, taken no more than one month before the end of the maintenance period, and submit the inspection reports to the requirements of the Councils' Stormwater Engineer and at full cost to the applicant.

Any defect identified in the CCTV inspection must be rectified to the satisfaction of Council's Stormwater Engineer, before the Council takes over the stormwater assets.

Waste

17. 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 12 X 240L wheelie bins of size 1100 height x 600mm wide x 800mm deep and must allow for 300mm space in between each bin;
- d) recommended minimum height of the enclosure is 1200mm and minimum recommended depth is 930mm;
- e) the front of the enclosure must face the internal 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;

Plans for the bin enclosure are to be included on the building plans.

Prior to occupancy of the dwelling/s the bin enclosure must be constructed to the satisfaction of Council's Waste Services Co-ordinator.

Advice to Applicant

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

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.

Stormwater

The stormwater connection(s) must be constructed by a suitably qualified person to the satisfaction of Council. To ensure the connection(s) is constructed to Council's satisfaction, the applicant must contact Council, by completing the Stormwater Connection Request Form, to arrange the visual inspection by Council for any alterations or works to Council's public stormwater network.

Road Reservation

Prior to the commencement of any work within the road reservation by a private contractor, the contractor must obtain a road opening permit from the Council's Facilities Co-ordinator. This permit shall include items such as hours of work, road safety, reinstatement, soil and water management, etc. The Road Opening Permit Application Form is available via Council's website <https://www.gcc.tas.gov.au/your-council/council-works/digging-and-construction.aspx>

Department of State Growth

Please note that in accordance with the Tasmanian State Road Traffic Noise Management Guidelines, the Department will not consider traffic noise mitigation for new buildings or extensions to existing buildings or new sensitive uses in existing buildings if those buildings or extensions are less than 50 m from the edge of an existing or planned category 1, 2 and 3 road corridor.

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 6216 6800.

The motion was put.

FOR: Aldermen Johnston, 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.

Resolution:

DUNSBY/THOMAS

That the meeting be closed to the public pursuant to Regulation 15(4) of the Local Government (Meeting Procedures) Regulations 2005.

The motion was put.

FOR: Aldermen Johnston, Dunsby, Sims and Thomas

AGAINST:

The motion was CARRIED.

CLOSED TO MEMBERS OF THE PUBLIC

10. APPEALS REPORT SUMMARY

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 Regulation 15(4) (In relation to subregulation 15(3) only, matters relating to legal (or possible future legal) action taken (or may be taken) by or involving the Council).

Resolution:

DUNSBY/THOMAS

That the meeting be re-opened to the public

The motion was put.

FOR: Aldermen Johnston, Dunsby, Sims and Thomas

AGAINST:

The motion was CARRIED.

The meeting closed at 6:13 p.m.

Confirmed,

CHAIRMAN