

GLENORCHY PLANNING AUTHORITY

MINUTES

MONDAY, 18 MAY 2020



Chairperson: Alderman K. Johnston

Hour: 5.00 p.m.

Present: Aldermen Kristie Johnston, Jan Dunsby, Kelly Sims, Angela Ryan and Bec Thomas

In attendance: Ms. S. Fox (Director Strategy and Development), Mr. P. Garnsey (Manager Development), Mr. T. Boheim (Coordinator Planning Services), Ms. V. Tomlin (Senior Statutory Planner), Ms. S. Jeffreys (Planning Officer), Ms. B. Gungabison (Planning Officer), Ms. B. Narksut (Development Engineer), Mr. M. Graham (Development Technical Officer), Ms. E. Burch (Traffic 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/RYAN

That the minutes of the Glenorchy Planning Authority Meeting held on Monday, 20 April 2020 be confirmed.

The motion was put.

FOR: Aldermen Johnston, Dunsby, Sims, Thomas and Ryan

AGAINST:

The motion was CARRIED.

5. PROPOSED USE AND DEVELOPMENT - MULTIPLE DWELLINGS (FIVE ADDITIONAL AND EIGHT EXISTING) - 160A SPRINGFIELD AVENUE WEST MOONAH

File Reference: 3559061

REPORT SUMMARY

Application No.:	PLN-20-031
Applicant:	Another Perspective Drafting Design
Owner:	Symic Pty Ltd
Zone:	General Residential
Use Class	Residential
Application Status:	Discretionary
Discretions:	10.4.3 P2 Site coverage and private open space for all dwellings 10.4.4 P2 Sunlight and overshadowing of all dwellings (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	18/05/20
Existing Land Use:	Multiple Dwellings
Representations:	2
Recommendation:	Approval, subject to conditions

Resolution:

THOMAS/DUNSBY

That a permit be granted for the proposed use and development of Multiple dwellings (five additional and eight existing) at 160A Springfield Avenue West Moonah, subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-20-031 and Drawing No. P2 submitted on 24/01/20, 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 2020/00236-GCC, dated 02/03/20, form part of this permit.
3. Windows within 1m of a shared driveway or parking space must have fixed obscure glazing extending to a height of at least 1.7m, as shown on the approved plans. This detail must be shown on plans submitted in association with a Building Permit application 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, 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.

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 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.

7. The applicant must implement the recommendations in the Geotechnical assessment prepared by a suitably qualified person. The proposed retaining structure must be design and certified by a suitably qualified Engineer. The form and certification must be submitted to and approved by Council's Development Engineer prior to the issue of a Building Permit.
8. Prior to the issuing of a Building Permit, the design and construction of the parking, access, driveway 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. 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 27% as provided in drawing no. C201 Rev A plan received by Council on 20/03/2020;
 - (b) Twelve (12) clearly marked car parking spaces (two per dwelling) must be provided for the development and of the total required spaces, two visitor parking spaces must be provided. Each space must be clearly line-marked and kept available for these purposes at all times;
 - (c) All runoff from paved and driveway areas must be discharged into Council's stormwater system;
 - (d) Vertical alignment shall include transition curves (or straight sections) to the AS 2890.1 - 2004, Clause 2.5.3 (d) at all grade changes greater than 12.5%;
 - (e) The gradient of any parking areas must not exceed 5%;
 - (f) Minimum carriageway width must be 3.6 metres;
 - (g) Passing bays must be provided for every 30metre interval;
 - (h) Lighting in accordance with clause 3.1, AS1158.3.1:2005 must be installed and then to be maintained by the owners of the property;
 - (i) 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 each parking spaces.

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.

9. The Stormwater detention for a 1 in 20 year ARI storm event must be provided on site and be in accordance with the Drawing C401 Rev B dated 20/03/2020. Any system proposed to retain the required runoff storage volume must be

detailed in an engineering design lodged and approved as part of the plumbing application, and to be designed, constructed and maintained to the satisfaction of Council's Plumbing Surveyor.

10. Run-off from the car parking areas must be discharged and directed to Council's existing stormwater connection. Stormwater pre-treatment is required. A Water Sensitive Urban Design element for the treatment of stormwater discharging from the development must be incorporated into the development in accordance with JSA drawing C04 – Rev 10 as stated in the response by Gandy and Roberts Engineers Advice dated 20/03/2020 and be approved by Council's Development Engineer prior to the issuing of a Building Permit Approval. The stormwater treatment system has been constructed in accordance with the approved plans. Prior to the issue of a Building Permit Approval, the stormwater treatment detail designed certified by a suitably qualified Engineer must be submitted to and approved by Council.
11. Upon approval of the WSUD and OSD 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 must require the Owner and all successors in title to covenant and agree with Council the following:
 - (a) All works outlined in the WSUD and OSD Maintenance Scheme submitted by the applicant and approved by Council, including the maintenance method and frequency for individual WSUD and OSD 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 and OSD element has been conducted in accordance with the WSUD and OSD Maintenance Scheme;
 - (c) Repair and replace all the WSUD and OSD elements at the sole expense of the Owner and all successors in title so that the WSUD and OSD 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 and OSD 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.

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.

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.

Waste Management

Waste Management Services would be Council's shared bin service, collected weekly.

The wheelie bins should be stored in the bin enclosure which is built within the property boundary and are not to be taken to individual units. The five (5) units would be eligible for a maximum of 2 x 240L waste wheelie bins, 2 x 240L recycling bins and 1 x 240L FOGO bins collected weekly to be shared by all the five (5) units.

Collection of bins would be from the kerbside. Council's Waste Management Contractor collection trucks will not enter the property.

Please note: The bin enclosure has been built in the first stage of the development which was built in 2016 under planning permit PLN -16-175, and has been built to approved standard and to house the total number of 240L wheelie bins.

The motion was put.

FOR: Aldermen Johnston, Dunsby, Sims, Thomas and Ryan

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 - STAGED FIFTEEN (15) LOT PLUS BALANCE SUBDIVISION - 38 WALLCREST ROAD BERRIEDALE

File Reference: 3111531

REPORT SUMMARY

Application No.:	PLN-19-104
Applicant:	Leary & Cox Land & Engineering Surveyors
Owner:	Proseed Capital Pty Ltd
Zone:	General Residential Zone
Use Class	Subdivision
Application Status:	Discretionary
Discretions:	10.6.1 Lot Design(P2-P5) 10.6.2 Roads(P1) 10.6.4 Services (P4) E1.6.1 Subdivision: Provision of hazard management areas E10.8.1 Subdivision E14.7.1 Removal of Bushland (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	19 May 2020
Existing Land Use:	Vacant land
Representations:	1
Recommendation:	Approval, subject to conditions

Resolution:

DUNSBY/SIMS

That a permit be granted for the proposed use and development of Staged fifteen (15) lot plus balance subdivision at 38 Wallcrest Road Berriedale subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-19-104 and Drawing No. P4 submitted on 5/03/2020, 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 2019/00617-GCC, dated 24/03/2020, form part of this permit.
3. The implementation of the subdivision must occur in the following stages:

Stage 1 – Lots 26, 39 and 40;

Stage 2 - Lots 27, 28, 36, 37 38;

Stage 3 - Lots 29, 30, 34, 35;

Stage 4 – Lots 31, 32, 33 and access to the balance lot.
4. An original and two copies of each of the Plan of Subdivision and Schedule of Easements must be submitted to Council for sealing.
5. Council having determined not to require the subdivider to include areas of open space before approving the plan of subdivision, requires payment of an amount to Council in accordance with Section 117 of the *Local Government (Building and Miscellaneous Provisions) Act 1993*, to the equivalent of five per cent (5%) of the unimproved value of the whole area as shown on the plan of subdivision. Payment must be made to Council prior to the sealing of the Final Plan.
6. Prior to sealing of the Final Plan for all stages, the Final Plan of Survey must include a covenant for Lots 26 to 31 to which the Glenorchy City Council is a party, to the effect as not to construct any dwelling house within the Bushfire Hazard Management Area eighteen (18) metres deep from the rear boundary abutting 143 Berriedale Road. The area must also be shown on the Final Plan.
7. Prior to the sealing of the final plan of subdivision for Stage 4, the schedule of easement and final plan of survey must contain a covenant to which Council is to be made a party to, for lots 31, 32 and balance lot to the effect of maintaining the Bushfire Hazard Management Area within the Balance lot, as

described in the Bush Fire Hazard Management Report, dated 21st October 2019.

Engineering

8. Prior to the commencement of works on site for any construction phase or the issuing of approved engineering drawing for subdivision 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.

9. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
10. The construction details of specific components of the works must comply with LGAT Standard Drawings and accord with Tasmanian Subdivision Guidelines 2013, the developer must appoint a qualified experienced engineer who will be required to certify practical completion of subdivision construction works. The appointed supervising engineer must be the primary contact person on matters concerning the subdivision.
11. The cost of any alterations and/or reinstatement to existing services or private property incurred in proposed subdivisional works to be borne by the developer. Any work so required is to be specified and undertaken by the appropriate Authority concerned.
12. The final plan and schedule of easements is to include, to the satisfaction of the Council's Development Engineer, any existing or proposed right of ways, drainage and/or service easements that are or may be required to adequately provide access and services to, from or through the lots shown on the plan.
13. The applicant is to submit to Council a copy of the surveyor's field notes prepared to accompany the final plan.

14. A minimum of 2.50m wide easements must be created in favour of Council over all public stormwater infrastructure systems located in private property.
15. A detailed estimate for the works must be provided and payment of the engineering assessment fee must be made prior to the issue of approved engineering drawings. Under Council Resolution Nov 10/03, the engineering assessment fee is 1% of the value of the works or minimum of \$306. This amount is subject to annual adjustment in accordance with the Council Fees and Charges Register. Construction must not commence until the approved engineering plans have been issued.
16. The developer must pay to Council to complete the measure up and record "as constructed" data for all services and connections prior to the works being placed on maintenance or the sealing of a final plan.
17. Prior to sealing of the plan of subdivision, all approved subdivision infrastructure works must be completed in accordance with the approved engineering plans and the requirements of Council's Development Engineer. Financial guarantees covering the cost of the uncompleted and unsecured works prior to the completion of approved Council infrastructure will not be permitted to be lodged.
18. The design and construction of road must be in accordance with Austroads Guide to Road Design Part 1-8. The proposed roads must comply with the following:-
 - (a) The materials used for roadworks are to be in accordance with State Growth General Specification for Roadworks;
 - (b) Road reservation width must be 18 metre wide.
 - (c) The minimum carriageway widths (face of kerb – face of kerb) for the road proposed must be 8.9 metre wide

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 Council's approved drawing for any construction phase. All works required by this condition must be installed prior to the sealing of the Final Plan for each stage.

19. Pavement depths shown on the Standard Drawings are the minimum required. Final depths will be determined by structural calculations based on actual sub-grade C.B.R. and design traffic loads and must be certified by an appropriate qualified engineer. All design plans submitted must be accompanied by pavement design calculations to demonstrate that the design is appropriate.

20. The construction of footpath and walkways must be in accordance with the LGAT Standard Drawings and Council's footpath policy. The proposed footpath and walkways must comply with the following:-

- (a) Footpath must be constructed on both sides of the carriageways;
- (b) Footpath must be minimum of 1500mm wide concrete as detailed in the TSD-R11;

To satisfy with the above requirements, submit details demonstrating the above prior to the issuing of Council's approved drawing for any construction phase. All works required by this condition must be installed prior to the sealing of the Final Plan for each stage.

21. Driveway access construction is to accord with Standard Drawings TSD-RO9. Designs for the driveway are to include the full extent of the formation to achieve the maximum gradient of 20% (or 1 in 5) as well as an area for on-site turning and must be submitted and approved prior to the issuing of the Council's approved Engineering drawing for any construction phase. All driveways servicing internal lots must be demonstrated on the design drawing as complying with standards of acceptable sight distance, must be sealed and are to be fully constructed to the lot proper (minimum 3.600m. wide in accordance with Standard Drawing TSD-RO9) prior to the sealing of final plan.

Hydraulics

22. The proposed stormwater system, including overland flow paths must be sized to accommodate the estimate 1 in 100 year or 1% AEP (Annual Exceedance Probability) flow based on a possible future fully developed catchment with an allowance for predicted climate change up to the year 2100. All proposed piped mains must be sized to accommodate at least the estimated 1 in 20 year storm event based on a possible future fully developed catchment. Prior to the start of the work for any construction phase, the developer is required to submit hydraulic design calculations carried out by a suitably qualified engineer supporting their design, to the satisfaction of Council's Senior Civil Engineer.
23. Stormwater flow maintenance and quality treatment for the development must be installed at the developers cost, to the satisfaction of Council's Development Engineer. The development must incorporate a Water Sensitive Urban Design (WSUD) treatment train, based on a possible future fully developed catchment, to meet the overall 80%, 45% and 45% reduction of the average annual load of total suspended solids (TSS), total phosphorus (TP), and total nitrogen (TN) respectively. Prior to the start of work, the applicant must provide a detailed design and supporting calculations, designed by suitably qualified person and to the Council's Senior Civil Engineers satisfaction, to demonstrate that the designed WSUD treatment train is able to meet the pollutant reduction targets required. The Developer must maintain all the WSUD treatment train elements until the completion and sealing of the

survey diagram for the final stage of the subdivision. Prior to Council taking over all the WSUD treatment train elements, the developer is required demonstrate to Council by providing evidence or documentation, to the satisfaction of Council's Senior Civil Engineer, that all the WSUD treatment train elements are in a working condition as designed. The developer is also required to replace all consumable parts, such as filters and cartridges, no more than one month before Council taking over these WSUD treatment train elements. Prior to the start of the work for any construction phase, the developer is required to submit WSUD design to form part of the approved engineering drawing.

24. The stormwater drainage arrangements must comply with the following:
- (a) All lots must be serviced with a one hundred and fifty diameter (150mm.) house connection at the lowest point to adequately drain the entire lot;
 - (b) All dwelling connections must be discharged into a piped system (no connections to the kerb and gutter); and
 - (c) Side entry pits for road drainage to be type four (4)

To satisfy with the above requirements, submit details demonstrating the above prior to the issuing of Council's approved drawing for any construction phase. All works required by this condition must be completed prior to the sealing of the Final Plan for each applicable stage.

25. Prior to the issuing of Council's approved drawing for any construction phase, the developer is required to provide Council with a detailed engineering services plan indicating the location of all proposed easements and services, and how they connect to public infrastructure including;
- (a) Lot connections, size and location. Each connection must service the lowest point of the lot;
 - (b) Long sections along with invert levels and depths of all proposed new mains;
 - (c) Any proposed manholes and inspection openings must be sized appropriately; and
 - (d) The servicing plan must clearly indicate how all stormwater from the site, will be discharged to Council infrastructure with sufficient receiving capacity.

All works required by this condition must be completed prior to the sealing of the Final Plan for each applicable stage.

26. Any creation, diversion and augmentation of Council owned stormwater 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. 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.

27. Private sewer, stormwater and water services/connections are to be entirely separate to each lot in order to ensure that they are contained entirely within the lots served. Power and telephone connections must also be contained within their respective lots. A detailed services plan showing both the existing and the proposed (or as built) private services, Council mains and access to all lots on the site must be prepared by a civil engineer or a qualified designer and submitted to the Council for approval prior to the sealing of the final plans. In particular, the developer must confirm the position of any services that may be affected by the subdivision.
28. In order to satisfy the above condition on the separation of services, the developer must verify compliance by supplying the Council with a services plan clearly indicating the location and details of all relevant services (entirely contained within their respective lots) and also a covering letter, where the Council is advised in writing that all the relevant engineering work required in these planning permit conditions have been satisfactorily completed, prior to the sealing of the final plan. Any final plan submitted for sealing cannot be fully processed unless it is accompanied by documentation by a qualified person that clearly certifies that this condition has been satisfied and that all the work required by this condition has been completed. A "qualified person" must be a professional engineer or professional surveyor or other persons acceptable to Council. Applicants or their agents should take notice that unless this condition is satisfactorily complied with, then documents submitted for sealing of the final plans will not be processed.

Advice to Applicant

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

Waste Services

Waste services to the proposed subdivision would be Council's standard bin service collected fortnightly.

- Council's Standard Bin Service includes one (1) x 140L wheelie bin for Waste, one (1) x 240L wheelie bin for Recycling, and one (1) x 240L for FOGO wheelie bin to each of the lots, collected fortnightly.
- This subdivision needs to have enough kerbside area for placement of wheelie bins.
- For new subdivisions, a nature strip located adjacent to the kerbside with a minimum 1 metre in width must be included for the placement of bins. If there is no scope for a nature strip, the footpath must be designed and constructed to accommodate the placement of bins. Recommend footpath width to each lot to be a minimum of 2m to accommodate the placement of wheelie bins, as well as meeting the minimum accessible footpath width (1.8 metre).
- For new properties and subdivisions to have a waste service all new road construction must ensure that continuous forward movement for a waste collection vehicle is available.
- Turning heads of cul-de-sacs shall be a minimum of 18 metre diameter inside the kerb to allow for the continuous forward movement of a heavy rigid vehicle.
- Council's Waste Services Contractor collection trucks will not enter any of the properties to collect and empty the wheelie bins.
- All bins are to be placed on the kerbside for collection.
- In an area with an overhead obstruction such as a tree canopy a minimum height of 5.0 metres needs to be allowed for contractor's collection vehicle including access to the lifting arm.

Engineering

The designer must ensure that the needs of all providers including TasWater, TasGas, TasNetworks, and Telstra are catered for both in the design and construction of the works. Underground service providers should be contacted for line marking of their services and any requirements or conditions they may have prior to commencing any works on site. Phone 1100, Dial Before You Dig or visit www.dialbeforeyoudig.com.au for information on the location of underground

services and cables in relation to the proposed development prior to commencing any works on site.

Other Permits

Please be aware that this planning permit is a planning approval issued under the Glenorchy Interim Planning Scheme 2015. You should consult with an accredited Building Surveyor prior to commencing this use or work to ensure all relevant requirements of the *Building Act 2016* are complied with. In addition to this planning permit, a building permit and/or plumbing permit may also be required. If further clarification is required, please contact Council's Building Section on 6216 6800.

The motion was put.

FOR: Aldermen Johnston, Dunsby, Sims, Thomas and Ryan

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 decided **to grant a permit** for the reasons set out in the officer's report, except that: Condition 6 is omitted and remaining conditions 7 – 29 are re-numbered, with a total of 28 conditions.

7. PROPOSED USE AND DEVELOPMENT - MULTIPLE DWELLINGS (10) - 115 ALLUNGA ROAD CHIGWELL

File Reference: 3312245

REPORT SUMMARY

Application No.:	PLN-19-274
Applicant:	Another Perspective Drafting Design
Owner:	Roman Catholic Church Trust Corporation Of The Archdiocese
Zone:	General Residential Zone
Use Class	Residential
Application Status:	Discretionary
Discretions:	10.4.3 Site coverage and Private open space 10.4.8 Waste storage for multiple dwellings E5.5.1 Existing road accesses and junctions E6.6.1 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:	19 May 2020
Existing Land Use:	Vacant land (residential lot)
Representations:	0
Recommendation:	Approval, subject to conditions

Resolution:

THOMAS/DUNSBY

That a permit be granted for the proposed use and development of Multiple dwellings (10) at 115 Allunga Road Chigwell subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-19-274 and Drawing No. P4 submitted on 11/03/2020, 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 2019/01579-GCC, dated 11/11/19, form part of this permit.

Engineering

3. Prior to the issuing of a Building Approval or the commencement of works on site, including demolition (whichever occurs first), a Soil and Water Management Plan must be submitted 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.

4. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
5. The design and construction of the driveway, parking, access and turning areas must generally comply with the Australian Standard, Parking facilities, Part 1: Off-Street Car parking, AS 2890.1 – 2004, to the satisfaction of the Council's Development Engineer. Drawings showing the driveway details must be in accordance with the Australian Standard and submitted with the Building Application for approval by Council's Development Engineer prior to

the commencement of works on site. 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 5.50 metres.
 - e) All works required to service each individual dwelling must be installed prior to the occupancy of that dwelling.
 - f) If the dwellings are to be occupied progressively, adequate temporary on-site turning for emergency vehicles is to be maintained at all times
6. Lighting is to be provided to all car parking and driveways areas in accordance with clause 3.1 "Basis of Design" and clause 3.6 "Car parks" of AS/NZ 1158.3.1: 2005. The illumination of the proposed light standards is to be activated prior to the occupancy.
 7. Landscaping of parking and circulation areas must be provided. This landscaping must be no less than 5 percent of the area of the car park. A landscape design must be submitted for approval of the Senior Statutory Planner prior to commencement of any works on the site.
 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 shall be undertaken by Council at the developer's cost. The developer is required to contact Council's Development Engineer on (03) 62166800 to organise for Council to provide a quote to perform the stormwater connection works prior to the issuing of a Building Permit Approval or the commencement of works on site.
 9. 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. The construction and the appropriate maintenance of those facilities will be required prior to the commencement of the development and installed to the satisfaction of Council's Plumbing Surveyor.
 10. The Services plan submitted (Drawing No. C220) identifying the proposed methodology for on-site detention and Water Sensitive Urban Design must conform to the hydrology report submitted and approved in Planning Permit 43A-18/01.
 11. Upon approval of the WSUD and OSD 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 must require the Owner and all successors in title to covenant and agree with Council the following:

- (a) All works outlined in the WSUD and OSD Maintenance Scheme submitted by the applicant and approved by Council, including the maintenance method and frequency for individual WSUD and OSD 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 and OSD element has been conducted in accordance with the WSUD and OSD Maintenance Scheme;
- (c) Repair and replace all the WSUD and OSD elements at the sole expense of the Owner and all successors in title so that the WSUD and OSD 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 and OSD 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.

Waste Services

12. The design for the bin enclosure must comply with the following:
- (a) The bin enclosure 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 Councils approval;
 - (b) It must have concrete at the entrance to the bin enclosure;
 - (c) It must suit nine (9) 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) The recommended minimum height of the enclosure is 1200mm and minimum recommended depth is 930mm;
 - (e) The front of the bin enclosure must be left open 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.

The bin enclosure must be constructed to the satisfaction of Council's Was Services Co-ordinator, prior to occupancy of the dwellings.

Advice to Applicant

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

Engineering

The designer must ensure that the needs of all providers including TasWater, TasGas, TasNetworks, and Telstra are catered for both in the design and construction of the works. Underground service providers should be contacted for line marking of their services and any requirements or conditions they may have prior to commencing any works on site. Phone 1100, Dial Before You Dig or visit www.dialbeforeyoudig.com.au for information on the location of underground services and cables in relation to the proposed development prior to commencing any works on site.

Other Permits

Please be aware that this planning permit is a planning approval issued under the Glenorchy Interim Planning Scheme 2015. You should consult with an accredited Building Surveyor prior to commencing this use or work to ensure all relevant requirements of the *Building Act 2016* are complied with. In addition to this planning permit, a building permit and/or plumbing permit may also be required. If further clarification is required, please contact Council's Building Section on 6216 6800.

The motion was put.

FOR: Aldermen Johnston, Dunsby, Sims, Thomas and Ryan

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 - OUTBUILDING (RESIDENTIAL) - 12 NIELSON DRIVE MONTROSE

File Reference: 7765268

REPORT SUMMARY:

Application No.:	PLN-20-035
Applicant:	A D J Garvey
Owner:	A D J Garvey
Zone:	Environmental Living Zone
Use Class	Residential
Application Status:	Discretionary
Discretions:	14.4.2 Setback 14.4.3 Design 14.4.4 Outbuildings E6.6.1 Number of car parking spaces E14.7.2 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:	19 May 2020
Existing Land Use:	Single dwelling (Residential)
Representations:	0
Recommendation:	Approval, subject to conditions

Resolution:

DUNSBY/THOMAS

That a permit be granted for the proposed use and development of Outbuilding (Residential) at 12 Nielson Drive Montrose subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-20-035 and Drawing No. P2 submitted on 23/03/2020, 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.

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. 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 2890.1 and must be submitted with the Building Application for approval by Council's Development Engineer prior to the commencement of works on site.

- a) Be constructed to a sealed finish and the finished gradient must 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.

All works required to service the outbuilding must be installed prior to the occupancy of the building.

5. 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.

Advice to Applicant

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

Engineering

This advice does not form part of the permit but is provided for the information of the applicant. The designer must ensure that the needs of all providers including TasWater, TasGas, TasNetworks, and Telstra are catered for both in the design and construction of the works. Underground service providers should be contacted for line marking of their services and any requirements or conditions they may have prior to commencing any works on site. Phone 1100, Dial Before You Dig or visit www.dialbeforeyoudig.com.au for information on the location of underground services and cables in relation to the proposed development prior to commencing any works on site.

Other Permits

Please be aware that this planning permit is a planning approval issued under the Glenorchy Interim Planning Scheme 2015. You should consult with an accredited Building Surveyor prior to commencing this use or work to ensure all relevant requirements of the *Building Act 2016* are complied with. In addition to this planning permit, a building permit and/or plumbing permit may also be required. If further clarification is required, please contact Council's Building Section on 6216 6800.

The motion was put.

FOR: Aldermen Johnston, Dunsby, Sims, Thomas and Ryan

AGAINST:

The motion was CARRIED.

Reason for Decision:

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

The meeting closed at 6:21 p.m.

Confirmed,

CHAIRMAN