

GLENORCHY PLANNING AUTHORITY

MINUTES

MONDAY, 19 JUNE 2017



Chairperson: Commissioner Sue Smith

Hour: 3.00 p.m.

Present: Commissioner Sue Smith

In attendance: Mr. A. Woodward (Acting Manager – Environment and Development), Ms. V. Tomlin (Senior Statutory Planner), Mr. P. Coney (Planning Officer), Ms. C. Griffin (Planning Officer), Ms. B. Narksut (Development Engineer) Ms. H. Zimmerman (Senior Environmental Health Officer), Ms. A. Dionysopoulos (Planning Officer).

1. PLANNING AUTHORITY DECLARATION

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

2. APOLOGIES

None.

3. PECUNIARY INTERESTS

None.

4. CONFIRMATION OF MINUTES

Moved: COMMISSIONER SMITH

Approved by Commissioner Smith:

That the minutes of the Glenorchy Planning Authority Meeting held on Monday, 5 June 2017 be confirmed.

5. PROPOSED USE AND DEVELOPMENT - ADDITIONS AND ALTERATIONS TO METAL FABRICATION (MANUFACTURING AND PROCESSING) RELYING ON PERFORMANCE CRITERIA - 1 WHITESTONE DRIVE, GRANTON

File Reference: 7613272

REPORT SUMMARY:

<i>Application No.:</i>	PLN-17-028
<i>Applicant:</i>	B G Richardson
<i>Owner:</i>	J & R Erends Pty Ltd
<i>Zone:</i>	Light Industrial
<i>Use Class</i>	Manufacturing and processing
<i>Application Status:</i>	Discretionary
<i>Discretions:</i>	Clause 24.4.3 Design, Clause 24.4.5 Landscaping, Clause E6.6.1 Number of Car Parking Spaces and Clause E6.7.1 Number of Vehicular Accesses (The proposal meets all other applicable standards as demonstrated in the attached appendices)
<i>Level 2 Activity?</i>	No
<i>42 Days Expires:</i>	24 Jun 2017
<i>Existing Land Use:</i>	Manufacturing and Processing (Metal Fabrication)
<i>Representations:</i>	0
<i>Recommendation:</i>	Approval, subject to conditions

Moved: COMMISSIONER SMITH

Approved by Commissioner Smith:

That a permit be granted for the proposed use and development of Additions and alterations to Metal Fabrication (Manufacturing and Processing) relying on performance criteria at 1 Whitestone Drive, Granton subject to the following conditions:

Planning

1. Use and development shall be substantially in accordance with planning permit application No. PLN-17-028 and Drawing No. P1 pages 2 to 6 of 6 submitted on 15 February 2017, and Drawing No. P2 submitted on 19 May 2017, except as otherwise required by this permit.
2. Any conditions and/or advice as determined by TasWater, and set out in the attached Appendix A, form part of this permit.
3. 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 area between the car park and the front boundary. The landscaping works must be completed *within 6 months of the issue of a Certificate of Occupancy* and then maintained to the satisfaction of Council's Senior Statutory Planner. The landscaping plan is to be prepared at a suitable scale, and indicate the following:-
 - a) outline of the proposed buildings;
 - b) existing trees and those to be removed;
 - c) any proposed driveways, paths ,car parking, retaining walls and fencing (indicating the materials and surface finish);
 - d) the proposed planting (including expected mature height and plant size);
 - e) earth shaping works; and
 - f) measures used for protection of existing plants during construction works.
 - g) Maintenance plan such as watering system.
4. Landscaping works must be completed within six months from issue of Certificate of Occupancy to the satisfaction of Council's Senior Statutory Planner and then maintained to the satisfaction of Council's Senior Statutory Planner.

Engineering

5. Prior to the issuing of a Building Permit 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 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 Environment, Parks, Heritage and the Arts. These are available from Council or online at www.derwentestuary.org.au.

6. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
7. New vehicle crossing concrete driveway apron must be constructed in accordance with standard drawing SD-1003 between the kerb and the property boundary and to the satisfaction of Council's Development Engineer. The detail design must be submitted and approved prior to the occupancy of the buildings.
8. Any driveway crossover work within Council's road reservation must be carried out by a Council-registered contractor. A road-opening permit from Council's Planning Services Program is required. An inspection fee is payable upon application. Any modifications to vehicular kerb crossing must include reinstatement of the footpath/nature strip and kerbing to match the existing environment.
9. The design and construction of the driveway, parking, access and turning areas must generally comply with the Australian Standard, Parking facilities, Part 1: Off-Street Car parking, AS 2890.1 – 2004, to the satisfaction of the Council's Development Engineer. Detailed engineering drawings showing the driveway and manoeuvring areas, internal service lines and connections to service mains, surface drainage collection, pavement composition and finished levels must be in accordance with the Australian Standard AS 2890.1 – 2004 Off-Street Parking and submitted with the Building Application for approval by Council's Development Engineer.

The proposed driveway, access and parking must comply with the following:-

- a) Be constructed to a sealed finish;
- b) Forty three (43) 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 required number of car parking spaces, one (1) car parking space shall be provided for the exclusive use of people with disabilities, clearly marked and kept available for these purposes at all times;

- d) All runoff from paved and driveway areas must be discharged into Council's stormwater system;
- e) The gradient of any parking areas must not exceed 5%; and
- f) Appropriate signage and driveway line-markings must be installed to ensure the safe, efficient and convenient traffic for all users.

To comply with the above requirements, the developer must submit drawings demonstrating compliance with the requirements to the satisfaction of Council's Development Engineer prior to the issuing of the Building Permit.

- 10. 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.
- 11. Run-off from the car parking areas must be discharged and directed to Council's existing stormwater connection. Stormwater pre-treatment is also 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 the Glenorchy Interim Planning Scheme Stormwater Management Code 7 and be approved by Council's Development Engineer prior to the issuing of a Building Permit Approval.

Environmental Health

- 12. The use must operate only between the hours of 7.30am to 5.00pm, Monday to Friday inclusive.
- 13. An activity carried out in accordance with a permit associated with the land, must not exceed an equivalent continuous A-weighted sound pressure level as measured over 15 minutes (LAeq15min) of:

45dB(A) between the hours of 7am to 6pm;

40dB(A) between the hours of 6pm to 10pm;

35dB(A) between the hours of 10pm to 7am;

when measured in a habitable room of a residential premise in other ownership. Further recommended design sound levels are specified in AS2107:2000 – Table 1.

- 14. The discharge of liquids, other than unpolluted rainwater, to Council's stormwater system, receiving water bodies or water courses is strictly prohibited.

Any area where liquid wastes (including spills) are generated must be suitably graded and bunded to direct the liquid waste to sewer.

All solid wastes must be managed in accordance with the hierarchy of waste management summarised below, unless otherwise approved in writing by the Senior Environmental Health officer:

- a) waste must be minimised, that is, the generation of waste must be reduced to the maximum extent that is reasonable and practicable, having regard to best practice environmental management;

- b) waste must be re-used or recycled to the maximum extent that is reasonable and practicable; and
- c) any residual waste must be disposed of only at a site and in a manner approved by the Senior Environmental Health Officer.

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.

Other Permits

Please be aware that this planning permit is a planning approval issued under the Glenorchy Interim Planning Scheme 2015. You should consult with an accredited Building Surveyor prior to commencing this use or work to ensure all relevant requirements of the Building Act 2016 are complied with. In addition to this planning permit, a building permit and/or plumbing permit may also be required. If further clarification is required, please contact Council's Building Section on 62166800.

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 (RESIDENTIAL) RELYING ON PERFORMANCE CRITERIA, (CT6377/10), (CT6377/9), (CT6377/8) - 39, 41 AND 43 KENBRAE AVENUE, GLENORCHY

File Reference: 5378248, 5378221, 5378213

REPORT SUMMARY:

<i>Application No.:</i>	PLN-17-050
<i>Applicant:</i>	Wilson Homes Tasmania Pty Ltd
<i>Owner:</i>	Housing Tasmania
<i>Zone:</i>	General Residential
<i>Use Class</i>	Residential (Multiple Dwellings)
<i>Application Status:</i>	Discretionary
<i>Discretions:</i>	10.4.4 (P1) Sunlight and overshadowing 10.4.6 (P3) Privacy for all dwellings 10.4.7 (P1) Frontage Fences for all dwellings (The proposal meets all other applicable standards as demonstrated in the attached appendices)
<i>Level 2 Activity?</i>	No
<i>42 Days Expires:</i>	25 June 2017
<i>Existing Land Use:</i>	Single Dwelling (Residential)
<i>Proposal In Brief:</i>	Multiple dwellings (Residential) relying on performance criteria, (CT6377/10), (CT6377/9), (CT6377/8).
<i>Representations:</i>	0

Recommendation: Approval Subject to conditions
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Moved: COMMISSIONER SMITH

Approved by Commissioner Smith:

That a permit be granted for the proposed use and development of Multiple dwellings (Residential) relying on performance criteria, (CT6377/10), (CT6377/9), (CT6377/8). at 39 Kenbrae Avenue, Glenorchy - 43 Kenbrae Avenue, Glenorchy and 41 Kenbrae Avenue, Glenorchy subject to the following conditions:

Planning

1. Use and development shall be substantially in accordance with planning permit application No. PLN-17-050 and Drawing No. P2 submitted on 3/5/2017, except as otherwise required by this permit.
2. Any conditions and/or advice as determined by TasWater, and set out in the attached Appendix A, form part of this permit.
3. Plans submitted for building approval must show that screening of a height no less than 1.7m above natural ground level is to be sited between the shared driveway and the south and east facing corner kitchen window of the existing dwelling identified as 1/43 on the approved plans. This screening must be of a design so as to minimise vehicle light intrusion into that dwelling. This screening must be installed prior to the issue of the certificate of occupancy of the proposed dwelling '2/43' and must be maintained for the life of the use.
4. Plans submitted for building approval must show that screening of a height no less than 1.7m above natural ground level is to be sited between the shared driveway and the west facing living room window of the existing dwelling identified as '1/41' on the approved plans. This screening must be of a design so as to minimise vehicle light intrusion into that dwelling. This screening must be installed prior to the issue of the certificate of occupancy of the proposed dwelling '2/41' and must be maintained for the life of the use.
5. Plans submitted for building approval must show that screening of a height no less than 1.7m above natural ground level is to be sited between the shared driveway and the south and east facing living room window of the existing dwelling identified as '1/39' on the approved plans. This screening must be of a design so as to minimise vehicle light intrusion into that dwelling. This screening must be installed prior to the issue of the certificate of occupancy of the proposed dwelling '2/39' and must be maintained for the life of the use.
6. The glazing of the rear doors of the proposed dwellings identified as '2/41' and '2/39' on the approved plans must be translucent, so as to allow adequate light to enter the living area of those dwellings. This glazing must be maintained for the life of the use.
7. Plans submitted for building approval must show that all proposed boundary fencing within 4.5m of the frontage of each lot must have a height above natural ground level of not more than 1.8 m.

The design must allow for any section of this fencing with a height above natural ground level of 1.2m, to provide a uniform transparency of not less than 30% (excluding any posts or uprights). This fencing must be maintained for the life of the use in accordance with this design criteria.

Engineering

8. Prior to the issuing of a Building Permit 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 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 Environment, Parks, Heritage and the Arts. 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. 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.
11. The design and construction of the driveway, parking, access and turning areas must generally comply with the Australian Standard, Parking facilities, Part 1: Off-Street Car parking, AS 2890.1 – 2004, to the satisfaction of the Council's Development Engineer. Detailed engineering drawings showing the driveway and manoeuvring areas, internal service lines and connections to service mains, surface drainage collection, pavement composition and finished levels must be in accordance with the Australian Standard AS 2890.1 – 2004 Off-Street Parking and submitted with the Building Application for approval by Council's Development Engineer prior to the commencement of works on site. The proposed driveway, access and parking must comply with the following:-
 - (a) Be constructed to a sealed finish and the finished gradient shall not exceed the maximum gradient of 20%;
 - (b) Twelve (12) 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) All runoff from paved and driveway areas must be discharged into Council's stormwater system;
 - (d) The gradient of any parking areas must not exceed 5%; and

(e) Minimum carriageway width is to be no less than 3.0 metres.

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

12. All stormwater drainage works, including the provision of treatment devices/elements must be to the satisfaction of Council's Development Engineer and in accordance with a Plumbing permit issued by the Permit Authority in accordance with the Building Act 2000.
13. Plans submitted for building approval must demonstrate that the development incorporates Water Sensitive Urban Design Principles. These Principles will be in accordance with the Water Sensitive Urban Design Procedures for Stormwater Management in Southern Tasmania or The Model for Urban Stormwater Improvement Conceptualisation (MUSIC) and must be installed prior to the occupancy of the dwellings to the satisfaction of the Council's Development Engineer.
14. The development must comply with Council's Stormwater Runoff Management Policy, the Stormwater detention for a 1 in 20 year ARI storm event must be provided on site. Any system proposed to retain the required runoff storage volume must be detailed in an engineering design lodged and approved as part of the plumbing application, and to be designed, constructed and maintained to the satisfaction of Council's Plumbing Surveyor.
15. Prior to the occupancy of the dwellings, the new stormwater connections to the existing Stormwater main must be provided by Council at full cost to the applicant. The developer is required to contact Council's Development Engineer on (03) 62166439 to organise for Council to provide a quotation to perform the stormwater connection works. The developer must contact Council requesting a quotation for the new Stormwater connection prior to the commencement of works.

Advice to Applicant:

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.

All development applications that result in an increase in the impervious area of the site, and therefore the peak stormwater discharge rate may require an On-Site Detention System (OSD) in accordance with Council Policy No 28-4.

The proposed OSD must provide a runoff storage volume equivalent to the difference between the allowable site discharge and the anticipated maximum discharge over the period of the design storm. An OSD proposal must be submitted with the Plumbing Permit Application and detailed in a hydraulic design for assessment and approval by Council's Plumbing Permit Authority. Water Sensitive Urban Design (WSUD) elements are encouraged. If the developer has any enquiries relating to acceptable methods of providing On-site detention, they should contact Council's Plumbing Surveyor on (03) 6216 6800.

Please be aware that this planning permit is a planning approval issued under the Glenorchy Interim Planning Scheme 2015. You should consult with an accredited Building Surveyor prior to commencing this use or work to ensure all relevant requirements of the Building Act 2016 are complied with. In addition to this planning permit, a building permit and/or plumbing permit may also be required. If further clarification is required, please contact Council's Building Section on 62166800.

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 - MULTIPLE DWELLINGS (RESIDENTIAL) RELYING ON PERFORMANCE CRITERIA (CT110985/1), (CT68299/7) - 26 AND 28 NORMAN CIRCLE, GLENORCHY

File Reference: 5386504

REPORT SUMMARY:

<i>Application No.:</i>	PLN-17-052
<i>Applicant:</i>	Wilson Homes Tasmania Pty Ltd
<i>Owner:</i>	Housing Tasmania
<i>Zone:</i>	General Residential
<i>Use Class</i>	Residential (multiple dwellings)
<i>Application Status:</i>	Discretionary
<i>Discretions:</i>	10.4.4 (P1) Sunlight and overshadowing of all dwellings. (The proposal meets all other applicable standards as demonstrated in the attached appendices)
<i>Level 2 Activity?</i>	No
<i>42 Days Expires:</i>	20 June 2017
<i>Existing Land Use:</i>	Single Dwelling
<i>Proposal In Brief:</i>	Multiple dwellings (Residential) relying on performance criteria, (CT110985/1), (CT68299/7).
<i>Representations:</i>	0
<i>Recommendation:</i>	Approval subject to conditions

Moved: COMMISSIONER SMITH

Approved by Commissioner Smith:

That a permit be granted for the proposed use and development of Multiple dwellings (Residential) relying on performance criteria, (CT110985/1), (CT68299/7) at 26 Norman Circle, Glenorchy and 28 Norman Circle, Glenorchy subject to the following conditions:

Planning

1. Use and development shall be substantially in accordance with planning permit application No. PLN-17-052 and Drawing No. P2 submitted on 28/04/2017, except as otherwise required by this permit.
2. Any conditions and/or advice as determined by TasWater, and set out in the attached Appendix A, form part of this permit.
3. Any future alterations to the existing dwellings identified as '1/26' and '1/28' on the approved plans must not amend convenient resident access to the private open space attributed to each of those dwellings.
4. The glazing of the rear doors of the proposed dwellings identified as '1/26' and '1/28' on the approved plans must be translucent so as to allow adequate light to enter the living area of that dwelling. This glazing must be maintained for the life of the use.
5. Plans submitted for building approval must show that proposed boundary fencing within 4.5m of the frontage of each lot must have a height above natural ground level of not more than 1.8 m. The design must allow for any section of this fencing with a height above natural ground level of 1.2m, to provide a uniform transparency of not less than 30% (excluding any posts or uprights). This fencing must be maintained for the life of the use in accordance with these design criteria.

Engineering

6. Prior to the issuing of a Building Permit 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 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 Environment, Parks, Heritage and the Arts. These are available from Council or online at www.derwentestuary.org.au.

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

7. 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.
8. The design and construction of the driveway, parking, access and turning areas must generally comply with the Australian Standard, Parking facilities, Part 1: Off-Street Car parking, AS 2890.1 – 2004, to the satisfaction of the Council's Development Engineer. Detailed engineering drawings showing the driveway and manoeuvring areas, internal service lines and connections to service mains, surface drainage collection, pavement composition and finished levels must be in accordance with the Australian Standard AS 2890.1 – 2004 Off-Street Parking and submitted with the Building Application for approval by Council's Development Engineer prior to the commencement of works on site. The proposed driveway, access and parking must comply with the following:-
 - (a) Be constructed to a sealed finish and the finished gradient shall not exceed the maximum gradient of 20%;
 - (b) Six (8) 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) All runoff from paved and driveway areas must be discharged into Council's stormwater system;
 - (d) The gradient of any parking areas must not exceed 5%; and
 - (e) Minimum carriageway width is to be no less than 3.0 metres.

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

9. All stormwater drainage works, including the provision of treatment devices/elements must be to the satisfaction of Council's Development Engineer and in accordance with a Plumbing permit issued by the Permit Authority in accordance with the Building Act 2000.

10. Plans submitted for building approval must demonstrate that the development incorporates Water Sensitive Urban Design Principles. These Principles will be in accordance with the Water Sensitive Urban Design Procedures for Stormwater Management in Southern Tasmania or The Model for Urban Stormwater Improvement Conceptualisation (MUSIC) and must be installed prior to the occupancy of the dwellings to the satisfaction of the Council's Development Engineer.
11. The development must comply with Council's Stormwater Runoff Management Policy, the Stormwater detention for a 1 in 20 year ARI storm event must be provided on site. Any system proposed to retain the required runoff storage volume must be detailed in an engineering design lodged and approved as part of the plumbing application, and to be designed, constructed and maintained to the satisfaction of Council's Plumbing Surveyor.
12. Prior to the occupancy of the dwellings, the new stormwater connections to the existing Stormwater main must be provided by Council at full cost to the applicant. The developer is required to contact Council's Development Engineer on (03) 62166439 to organise for Council to provide a quotation to perform the stormwater connection works. The developer must contact Council requesting a quotation for the new Stormwater connection prior to the commencement of works.

Advice to Applicant:

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.

All development applications that result in an increase in the impervious area of the site, and therefore the peak stormwater discharge rate may require an On-Site Detention System (OSD) in accordance with Council Policy No 28-4. The proposed OSD must provide a runoff storage volume equivalent to the difference between the allowable site discharge and the anticipated maximum discharge over the period of the design storm. An OSD proposal must be submitted with the Plumbing Permit Application and detailed in a hydraulic design for assessment and approval by Council's Plumbing Permit Authority. Water Sensitive Urban Design (WSUD) elements are encouraged. If the developer has any enquiries relating to acceptable methods of providing On-site detention, they should contact Council's Plumbing Surveyor on (03) 6216 6800.

Other Permits

Please be aware that this planning permit is a planning approval issued under the Glenorchy Interim Planning Scheme 2015. You should consult with an accredited Building Surveyor prior to commencing this use or work to ensure all relevant requirements of the Building Act 2016 are complied with. In addition to this planning permit, a building permit and/or plumbing permit may also be required. If further clarification is required, please contact Council's Building Section on 62166800.

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 - MULTIPLE DWELLINGS (RESIDENTIAL) RELYING ON PERFORMANCE CRITERIA, (CT68299/11), (CT68299/12) - 36 AND 38 NORMAN CIRCLE, GLENORCHY

File Reference:

REPORT SUMMARY:

<i>Application No.:</i>	PLN-17-053
<i>Applicant:</i>	Wilson Homes Tasmania Pty Ltd
<i>Owner:</i>	Housing Tasmania
<i>Zone:</i>	General Residential
<i>Use Class</i>	Residential (multiple dwellings)
<i>Application Status:</i>	Discretionary
<i>Discretions:</i>	10.4.4 (P1) Sunlight and overshadowing of all dwellings. (The proposal meets all other applicable standards as demonstrated in the attached appendices)
<i>Level 2 Activity?</i>	No
<i>42 Days Expires:</i>	19 June 2017
<i>Existing Land Use:</i>	Single Dwelling
<i>Proposal In Brief:</i>	Multiple dwellings (Residential) relying on performance criteria, (CT68299/11), (CT68299/12).
<i>Representations:</i>	0
<i>Recommendation:</i>	Approval, subject to conditions

Moved: COMMISSIONER SMITH

Approved by Commissioner Smith:

That a permit be granted for the proposed use and development of Multiple dwellings (Residential) relying on performance criteria, (CT68299/11), (CT68299/12) at 36 Norman Circle, Glenorchy and 38 Norman Circle, Glenorchy subject to the following conditions:

Planning

1. Use and development shall be substantially in accordance with planning permit application No. PLN-17-053 and Drawing No. P2 submitted on 27/04/2017, except as otherwise required by this permit.
2. Any conditions and/or advice as determined by TasWater, and set out in the attached Appendix A, form part of this permit.
3. Any future alterations to the existing dwellings identified as '1/36' and '1/38' on the approved plans must not amend convenient resident access to the private open space attributed to each of those dwellings.
4. No more than two car parking space may be assigned to any dwelling at any one time. Car parking spaces must remain available for the respective dwellings at all times.
5. Plans submitted for building approval must show that all proposed boundary fencing within 4.5m of the frontage of each lot must have a height above natural ground level of not more than 1.8 m. The design must allow for any section of this fencing with a height above natural ground level of 1.2m, to provide a uniform transparency of not less than 30% (excluding any posts or uprights). This fencing must be maintained for the life of the use in accordance with these design criteria.

Engineering

6. Prior to the issuing of a Building Permit 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 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 Environment, Parks, Heritage and the Arts. These are available from Council or online at www.derwentestuary.org.au.

7. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
8. All internal hydraulic service works required for the development shall be at the Developer's expense and must comply with the requirements of Council's Plumbing Surveyor. Any alterations or works to Council mains shall be undertaken by Council at the developer's cost.
9. The design and construction of the driveway, parking, access and turning areas must generally comply with the Australian Standard, Parking facilities, Part 1: Off-Street Car parking, AS 2890.1 – 2004, to the satisfaction of the Council's Development Engineer. Detailed engineering drawings showing the driveway and manoeuvring areas, internal service lines and connections to service mains, surface drainage collection, pavement composition and finished levels must be in accordance with the Australian Standard AS 2890.1 – 2004 Off-Street Parking and submitted with the Building Application for approval by Council's Development Engineer prior to the commencement of works on site. The proposed driveway, access and parking must comply with the following:-
 - (a) Be constructed to a sealed finish and the finished gradient shall not exceed the maximum gradient of 20%;
 - (b) Six (8) 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) All runoff from paved and driveway areas must be discharged into Council's stormwater system;
 - (d) The gradient of any parking areas must not exceed 5%; and
 - (e) Minimum carriageway width is to be no less than 3.0 metres.

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

10. All stormwater drainage works, including the provision of treatment devices/elements must be to the satisfaction of Council's Development Engineer and in accordance with a Plumbing permit issued by the Permit Authority in accordance with the Building Act 2000.

11. Plans submitted for building approval must demonstrate that the development incorporates Water Sensitive Urban Design Principles. These Principles will be in accordance with the Water Sensitive Urban Design Procedures for Stormwater Management in Southern Tasmania or The Model for Urban Stormwater Improvement Conceptualisation (MUSIC) and must be installed prior to the occupancy of the dwellings to the satisfaction of the Council's Development Engineer.
12. The development must comply with Council's Stormwater Runoff Management Policy, the Stormwater detention for a 1 in 20 year ARI storm event must be provided on site. Any system proposed to retain the required runoff storage volume must be detailed in an engineering design lodged and approved as part of the plumbing application, and to be designed, constructed and maintained to the satisfaction of Council's Plumbing Surveyor.
13. Prior to the occupancy of the dwellings, the new stormwater connections to the existing Stormwater main must be provided by Council at full cost to the developer. The developer is required to contact Council's Development Engineer on (03) 62166439 to organise for Council to provide a quotation to perform the stormwater connection works. The developer must contact Council requesting a quotation for the new Stormwater connection prior to the commencement of works.

Advice to Applicant:

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.

All development applications that result in an increase in the impervious area of the site, and therefore the peak stormwater discharge rate may require an On-Site Detention System (OSD) in accordance with Council Policy No 28-4. The proposed OSD must provide a runoff storage volume equivalent to the difference between the allowable site discharge and the anticipated maximum discharge over the period of the design storm. An OSD proposal must be submitted with the Plumbing Permit Application and detailed in a hydraulic design for assessment and approval by Council's Plumbing Permit Authority. Water Sensitive Urban Design (WSUD) elements are encouraged. If the developer has any enquiries relating to acceptable methods of providing On-site detention, they should contact Council's Plumbing Surveyor on (03) 6216 6800.

Other Permits

Please be aware that this planning permit is a planning approval issued under the Glenorchy Interim Planning Scheme 2015. You should consult with an accredited Building Surveyor prior to commencing this use or work to ensure all relevant requirements of the Building Act 2016 are complied with. In addition to this planning permit, a building permit and/or plumbing permit may also be required. If further clarification is required, please contact Council's Building Section on 62166800.

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 - MULTIPLE DWELLINGS RELYING ON PERFORMANCE CRITERIA - 11, 13 AND 15 MILPARA STREET, BERRIEDALE

File Reference: 5335459

REPORT SUMMARY:

<i>Application No.:</i>	PLN-17-059
<i>Applicant:</i>	Wilson Homes Tasmania Pty Ltd
<i>Owner:</i>	Housing Tasmania
<i>Zone:</i>	General Residential
<i>Use Class</i>	Residential (Multiple Dwellings)
<i>Application Status:</i>	Discretionary
<i>Discretions:</i>	10.4.3 (P2) Site Coverage and private open space for all dwellings. 10.4.4 (P1) Sunlight and overshadowing of all dwellings 10.4.6 (P3) Privacy for all dwellings (The proposal meets all other applicable standards as demonstrated in the attached appendices)
<i>Level 2 Activity?</i>	No
<i>42 Days Expires:</i>	22 June 2017
<i>Existing Land Use:</i>	Single dwelling
<i>Proposal In Brief:</i>	Multiple Dwellings relying on performance criteria
<i>Representations:</i>	0
<i>Recommendation:</i>	Approval subject to conditions

Moved: COMMISSIONER SMITH

Approved by Commissioner Smith:

That a permit be granted for the proposed use and development of Multiple dwellings relying on performance criteria at 11 Milpara Street, Berriedale , 15 Milpara Street, Berriedale and 13 Milpara Street, Berriedale subject to the following conditions:

Planning

1. Use and development shall be substantially in accordance with planning permit application No. PLN-17-059 and Drawing No. P2 submitted on 11/05/2017, except as otherwise required by this permit.
2. Any conditions and/or advice as determined by TasWater, and set out in the attached Appendix A, form part of this permit.
3. Plans submitted for building approval must show that a screen between the shared driveway and the kitchen window of the existing dwelling identified as Unit 2, of no less than 1.7m above natural ground level is to be erected so as to minimise vehicle light intrusion into that dwelling. This screening must be installed prior to the issue of the certificate of occupancy of the proposed dwellings 'Unit 5' and 'Unit 4' and must be maintained for the life of the use.
4. Any future alterations to the existing dwellings identified as 'units 1, 2 and 3 on the approved plans must not amend convenient resident access to the private open space attributed to each of those dwellings.
5. No more than two car parking space may be assigned to any dwelling at any one time. Car parking spaces must remain available for the respective dwellings at all times.
6. Car parking spaces identified on the approved plans as V2 and P9 must be set aside for use as visitor car parking spaces. These car parking spaces are to be individually marked as visitor spaces and remain available as visitor spaces at all times.
7. Areas of pervious surfaces shown on the approved plans, which do not form any individual unit entitlement, must be maintained with pervious treatments only and kept available for further landscaping for the life of the use.

Engineering

8. Prior to the issuing of a Building Permit Approval or the commencement of works on site, (whichever occurs first), 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 Environment, Parks, Heritage and the Arts. 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 design and construction of the driveway, parking, access and turning areas must generally comply with the Australian Standard, Parking facilities, Part 1: Off-Street Car parking, AS 2890.1 – 2004, to the satisfaction of the Council's Development Engineer. Detailed engineering drawings showing the driveway and manoeuvring areas, internal service lines and connections to service mains, surface drainage collection, pavement composition and finished levels must be in accordance with the Australian Standard AS 2890.1 – 2004 Off-Street Parking and submitted with the Building Application for approval by Council's Development Engineer prior to the commencement of works on site. The proposed driveway, access and parking must comply with the following-:
 - a) Be constructed to a sealed finish.
 - b) All runoff from paved and driveway areas must be discharged into Council's stormwater system;
 - c) Twelve (12) clearly marked car parking spaces must be provided in accordance with the approved plan P2 received by Council dated 11/05/2016 and kept available for these purposes at all times;
 - d) Of the required number of car parking spaces, two (2) car parking spaces shall be provided for the exclusive use of visitor car parking spaces, clearly marked and kept available for these purposes at all times; and
 - e) The gradient of any parking areas must not exceed 5%.

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 and/or the commencement of works (whichever occurs first). All works required by this condition must be installed prior to the occupancy of the dwellings.

11. 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. If no stormwater connection exists the developer is required to contact Council's Development Engineer on (03) 62166439 to organise for Council to provide a quote to perform the stormwater connection works.

12. Plans submitted for building approval must demonstrate that the development incorporates Water Sensitive Urban Design Principles. These Principles will be in accordance with the Water Sensitive Urban Design Procedures for Stormwater Management in Southern Tasmania or The Model for Urban Stormwater Improvement Conceptualisation (MUSIC) and must be installed prior to the occupancy of the dwellings to the satisfaction of the Council's Development Engineer.
13. The development must comply with Council's Stormwater Runoff Management Policy, the Stormwater detention for a 1 in 20 year ARI storm event must be provided on site. Any system proposed to retain the required runoff storage volume must be detailed in an engineering design lodged and approved as part of the plumbing application, and to be designed, constructed and maintained to the satisfaction of Council's Plumbing Surveyor.
14. Prior to the occupancy of the dwellings, a new stormwater connection to the existing stormwater main at the rear property boundary must be provided by Council at full cost to the applicant. The developer is required to contact Council's Development Engineer on (03) 62166439 to organise for Council to provide a quote to perform the stormwater connection works. The developer must contact Council requesting a quotation for the new Stormwater connection prior to the commencement of works.

Advice to Applicant

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

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.

All development applications that result in an increase in the impervious area of the site, and therefore the peak stormwater discharge rate must incorporate an On-Site Detention System (OSD) in accordance with Council Policy No 28-4. The proposed OSD must provide a runoff storage volume equivalent to the difference between the allowable site discharge and the anticipated maximum discharge over the period of the design storm. An OSD proposal must be submitted with the Plumbing Permit Application and detailed in a hydraulic design for assessment and approval by Council's Plumbing Permit Authority.

Water Sensitive Urban Design (WSUD) elements are encouraged. If the developer has any enquiries relating to acceptable methods of providing On-site detention, they should contact Council's Plumbing Surveyor on (03) 6216 6800.

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 621666.

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.

10. PROPOSED USE AND DEVELOPMENT - SIGN FOR WAREHOUSE (STORAGE) RELYING ON PERFORMANCE CRITERIA - 71-75 CHAPEL STREET, GLENORCHY

File Reference: 7804845

REPORT SUMMARY:

<i>Application No.:</i>	PLN-17-085
<i>Applicant:</i>	All Urban Planning
<i>Owner:</i>	Southern Food Service Pty Ltd
<i>Zone:</i>	Light Industrial
<i>Use Class</i>	Sign
<i>Application Status:</i>	Discretionary
<i>Discretions:</i>	E17.6.1 Use of Signs, E17.7.1 Standards for Signs (The proposal meets all other applicable standards as demonstrated in the attached appendices)
<i>Level 2 Activity?</i>	No
<i>42 Days Expires:</i>	30 Jun 2017
<i>Existing Land Use:</i>	Storage (warehouse)
<i>Representations:</i>	1
<i>Recommendation:</i>	Approval, subject to conditions

Moved: COMMISSIONER SMITH

Approved by Commissioner Smith:

That a permit be granted for the proposed use and development of Sign for Warehouse (Storage) relying on performance criteria at 71-75 Chapel Street Glenorchy subject to the following conditions:

Planning

1. Use and development shall be substantially in accordance with planning permit application No. PLN-17-085 and Drawing No. P1 submitted on 10/04/2017, except as otherwise required by this permit.
2. Any conditions and/or advice as determined by TasWater, and set out in the attached Appendix A, form part of this permit.
3. Prior to installation of the sign shown on the endorsed plans, all existing freestanding unapproved signs on the site's frontage must be removed.
4. The variable messaging component of the sign must display messages associated with the sale of goods or services only that relate directly to the use of the site. The variable messaging component of the sign must have a dwell time no less than seven seconds and must not include any animation or moving graphics.
5. The sign (including the illuminated panel and the LED screen) must only be illuminated between the hours of 7am to 6pm Monday to Saturday inclusive and must not resemble statutory signage.

Advice to Applicant

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

Other Permits

Please be aware that this planning permit is a planning approval issued under the Glenorchy Interim Planning Scheme 2015. You should consult with an accredited Building Surveyor prior to commencing this use or work to ensure all relevant requirements of the Building Act 2016 are complied with. In addition to this planning permit, a building permit and/or plumbing permit may also be required. If further clarification is required, please contact Council's Building Section on 62166800.

Reason for Decision:

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

The meeting closed at 3.25 p.m.

Confirmed,

CHAIRMAN