

GLENORCHY PLANNING AUTHORITY

MINUTES

MONDAY, 21 FEBRUARY 2022



Chairperson: Alderman B. Thomas

Hour: 4.00 p.m.

Present: Aldermen Bec Thomas, Steven King, Gaye Richardson and Angela Ryan

In attendance: S Fox (Director Strategy and Development),
P Garnsey (Manager Development),
T Boheim (Coordinator Planning Services),
V Tomlin (Senior Statutory Planner),
S Jeffreys (Planning Officer),
B Narksut (Development Engineer)

1. PLANNING AUTHORITY DECLARATION

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

2. APOLOGIES

- Jan Dunsby
- Kelly Sims

3. PECUNIARY INTERESTS

None

4. CONFIRMATION OF MINUTES

Resolution:

RYAN/KING

That the minutes of the Glenorchy Planning Authority Meeting held on Monday, 24 January 2022 be confirmed.

The motion was put.

FOR: Aldermen Thomas, King, Richardson and Ryan

AGAINST:

The motion was CARRIED.

5. PROPOSED USE AND DEVELOPMENT - MULTIPLE DWELLINGS (EIGHT PROPOSED) - 21 WINDERMERE BEACH ROAD CLAREMONT

File Reference: 5349172

REPORT SUMMARY

Application No.:	PLN-21-494
Applicant:	Longview Design & Drafting
Owner:	C G Priest
Zone:	General Residential
Use Class	Residential
Application Status:	Discretionary
Discretions:	8.4.4 P1 Sunlight to private open space of multiple dwellings C2.6.5 A1.1 Pedestrian Access (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	Extension of time granted to 21 Feb 2022
Existing Land Use:	Single Dwelling
Representations:	0
Recommendation:	Approval, subject to conditions

Resolution:

KING/RYAN

That a permit be granted for the proposed use and development of 21 Windermere Beach Road Claremont subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-21-494 and Drawings submitted on 21/12/2021, 18 pages, 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 2021-01688-GCC, dated 10/09/2021, form part of this permit.
3. Titles for the land subject to the use and development approved herewith must be adhered prior to the lodgement of a Building Permit application, or if agreed to by the Coordinator of Building Services, prior to a Certificate of Occupancy

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 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 approved by Council and undertaken at the developer's cost.
7. The design and construction of the parking, access and turning areas must 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.
- (b) The total of eighteen (18) clearly marked car parking spaces (2 spaces per each dwelling plus 2 visitor spaces) must be provided in accordance with the approved plan received by Council and always kept available for these purposes.
- (c) Be clearly line-marked or physically separated to each space in accordance with the approved plan.
- (d) All runoff from paved and driveway areas must be discharged into Council's stormwater system.
- (e) 1m wide footpath must be provided.
- (f) Passing bay at the access must be installed.
- (g) The parallel car parking spaces must comply with the Figure 2.5 of the Australian Standard. The landscaping area must be removed.

- (h) The gradient of any parking areas must not exceed 5%; and
- (i) Minimum carriageway width is to be no less than 3.0 metres.

All works required by this condition must be installed prior to the occupancy of the dwellings.

8. A new 5.5m wide concrete vehicle crossing must be constructed in accordance with the Tasmanian standard drawing TSD-R09-v3, TSD-R11-v3 and TSD-R14-v3 between the kerb and the property boundary and completed to the satisfaction of Council's Development Engineer prior to the occupancy. The redundant vehicle crossing must be reinstated to footpath in accordance with the standard.

The detail design must be submitted and approved prior to the issuing of a Building Permit Approval.

9. Prior to the commencement of any work within the road reservation by a private contractor, the contractor must obtain a Road Opening Permit from the Council's Compliance Officer. This permit shall include items such as hours of work, road safety, reinstatement, soil and water management, etc.

The Road Opening Permit Application Form is available via Council's website <https://www.gcc.tas.gov.au/wp-content/uploads/2021/03/Road-Opening-Permit-Application-Form-1.pdf>

Advice to Applicant

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

General Manager's Consent for Stormwater Management

Any conditions and/or advice as set out in the attached General Manager's Consent for Stormwater Management, reference No. PLN-21-494 dated 09/02/2022, is associated with this permit.

Other Permits

Please be aware that this planning permit is a planning approval issued under the Tasmanian Planning Scheme - Glenorchy. You should consult with an accredited Building Surveyor prior to commencing this use or work to ensure all relevant requirements of the *Building Act 2016* are complied with.

In addition to this planning permit, a building permit and/or plumbing permit may also be required. If further clarification is required, please contact Council's Building Section on 6216 6800.

Other Services

The designer must ensure that the needs of all providers including TasWater, TasGas, TasNetworks, and Telstra are catered for both in the design and construction of the works.

Underground service providers should be contacted for line marking of their services and any requirements or conditions they may have prior to commencing any works on site. Phone 1100, Dial Before You Dig or visit www.dialbeforeyoudig.com.au for information on the location of underground services and cables in relation to the proposed development prior to commencing any works on site.

Waste Management

Waste Services to the multiple dwelling development will be Council's standard bin service collected fortnightly.

- The Council's Standard Bin Service includes one (1) x 140L wheelie bin for Waste, one (1) x 240L wheelie bin for recycling and (1) x 240L FOGO bin to each of the dwelling, collected fortnightly.
- Please note that this property would have a total of twenty-four (24) bins, eight (8) Waste bins and eight (8) Recycling Bins, and eight (8) FOGO bins.
- This property has an existing kerbside/nature strip area for placement of the bins therefore the dwellings would have their own individual bins.
- All bins are to be placed on the kerbside for collection.
- Council's Waste Management Contractor collection trucks will not enter the property to collect and empty the wheelie bins.

The motion was put.

FOR: Aldermen Thomas, King, Richardson 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 Tasmanian Planning Scheme - Glenorchy, the Glenorchy Planning Authority decides to grant a permit for the reasons set out in the officer's report.

The meeting closed 4:26 pm

Confirmed,

CHAIR