

**GLENORCHY PLANNING AUTHORITY
AGENDA
MONDAY, 22 AUGUST 2016**



GLENORCHY CITY COUNCIL

- * *The General Manager certifies that the reports contained in this Agenda have been written by qualified persons under Section 65 of the Local Government Act 1993.*
- * Aldermen with an interest or concern in relation to a particular item on this Agenda, are invited to attend the meeting.
- * All application information is available to Aldermen for inspection upon request to the relevant Planning Officer.

Chairperson: Alderman K. Johnston

Hour: 3.00 p.m.

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1. PLANNING AUTHORITY DECLARATION
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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/LEAVE OF ABSENCE

3. PECUNIARY INTERESTS

4. CONFIRMATION OF MINUTES

That the minutes of the Glenorchy Planning Authority Meeting held on 8 August 2016 be confirmed.

5. PROPOSED USE AND DEVELOPMENT - DEMOLITION AND CONSTRUCTION OF A SINGLE DWELLING (RESIDENTIAL) RELYING ON PERFORMANCE CRITERIA FOR THE RURAL RESOURCE ZONE, THE ELECTRICITY INFRASTRUCTURE PROTECTION CODE AND THE SCENIC LANDSCAPES CODE - 33 BRINCKMANS ROAD, GLENLUSK

Author: Planning Officer (Chantelle Griffin)

Qualified Person: Planning Officer (Chantelle Griffin)

Property ID: 1948530

REPORT SUMMARY:

<i>Application No.:</i>	PLN-16-116
<i>Applicant:</i>	Wilson Homes Tasmania Pty Ltd
<i>Owner:</i>	A J Rumbold
<i>Zone:</i>	Rural Resource
<i>Use Class:</i>	Residential
<i>Application Status:</i>	Discretionary
<i>Discretions:</i>	Single Dwelling (Residential) relying on performance criteria for the Rural Resource Zone, the Electricity Infrastructure Protection Code, and the Scenic Landscapes Code (The proposal meets all other applicable standards as demonstrated in the attached appendices)
<i>Level 2 Activity?</i>	N/A
<i>42 Days Expires:</i>	23 Aug 2016
<i>Existing Land Use:</i>	No approved use

<i>Proposal In Brief:</i>	Demolition and construction of a Single Dwelling (Residential) relying on performance criteria for the Rural Resource Zone, the Electricity Infrastructure Protection Code, and the Scenic Landscapes Code
<i>Representations:</i>	1
<i>Recommendation:</i>	Approval, subject to conditions

REPORT IN DETAIL:

PROPOSAL

The application is for demolition of existing structure (dwelling and outbuildings) and construction of a Single Dwelling (Residential) relying on performance criteria for the Rural Resource Zone, the Electricity Infrastructure Protection Code, and the Scenic Landscapes Code at 33 Brinckmans Road, Glenlusk.

The proposed demolition is for existing structures on site that are being used for a single dwelling and outbuildings.

The proposed single dwelling would be located a minimum of 15.677m from the road frontage, 97.134m from the northern boundary, 193.673m from the western boundary. The proposed dwelling would have a maximum height of 4.287m.

The proposed dwelling would be constructed of brick veneer with Colorbond cladding. The colour scheme for the brick walls would be Austral Centennial Blend, and for the roof would be Night Sky (Dulux/Colorbond).

SITE and LOCALITY

The subject site is located on the western side of Brinckmans Road, and the northern side of Molesworth Road, Glenlusk. The property has a front boundary to Brinckmans Road of approximately 297.57m, a maximum depth of 264m and a total area of 6.833ha excluding the road.

The site has a moderate to steep slope and falls toward the south-west with an average gradient of 1 in 5.5. The lot is partially covered by native vegetation with the potential to have Eucalyptus obliqua dry forest and woodland which has a medium biodiversity priority. Approximately two thirds of the site is clear of vegetation. The site is surrounded by the rural resource area to the north, west and south, and the rural living area to the east.

ZONE

The subject property is within the Rural Resource Zone under the Glenorchy Interim Planning Scheme 2015.

BACKGROUND

During the preliminary assessment of the application it was discovered that structures existed without planning approval on the property. These structures consist of a dwelling and outbuildings. The application was originally made for a second dwelling on site, and was changed to include the demolition of the existing structures.

ASSESSMENT

STATE POLICIES, OBJECTIVES of LUPAA

There are no inconsistencies with any other State Policies or with the objectives of the Land Use Planning and Approvals Act 1993 (LUPAA).

A condition is recommended requiring appropriate soil and water management to prevent erosion and the transport of sediments into surface waters, consistent with the State Policy on Water Quality Management.

GLENORCHY INTERIM PLANNING SCHEME 2015

Part B: Administration

General Exemptions

Nil.

Limited Exemptions

Nil.

Planning Scheme Operation (Does a SAP or Code override Zone provisions?)

Yes. E6.0 Parking and Access Code, E7.0 Stormwater Management Code, E10.0 Biodiversity, E14.0 Scenic Landscape Code (see later sections of this report).

Use Class Description (Table 8.2):

The use of a single dwelling is located within the Residential use class description of the Glenorchy Interim Planning Scheme 2015.

Other relevant definitions (Clause 4.1):

The use of a single dwelling is defined as the following in Clause 4.1 of the Glenorchy Interim Planning Scheme 2015:

means a dwelling on a lot on which no other dwelling is situated, or a dwelling and an ancillary dwelling on a lot on which no other dwelling is situated.

Part C: Special Provisions

The following special provisions of the Scheme apply to this proposal:

Demolition

The proposal includes demolition which is defined as the following in Clause 9.4 of the Glenorchy Interim Planning Scheme 2015:

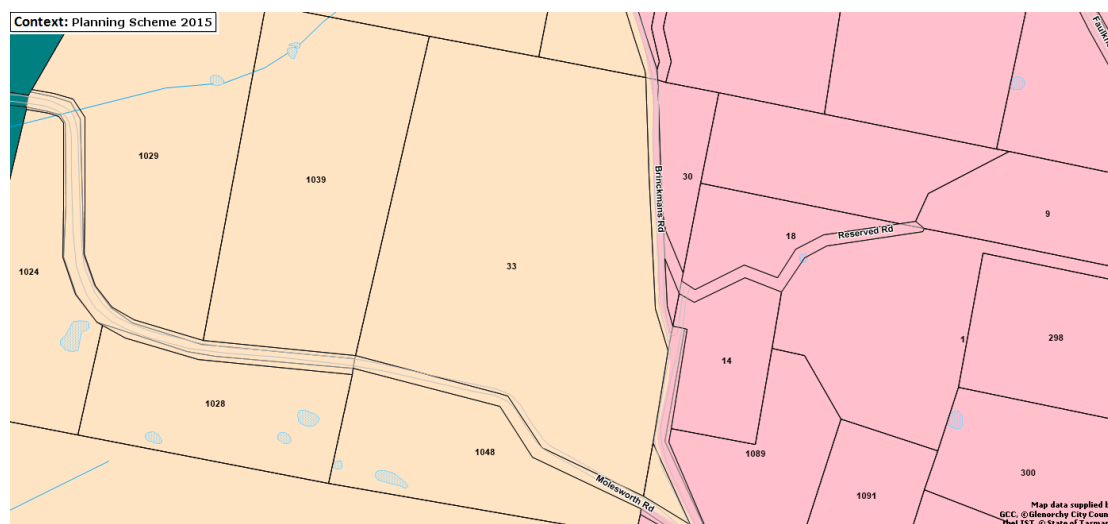
Unless approved as part of another development or prohibited by another provision, an application for demolition may be approved at the discretion of the planning authority having regard to:

- (a) the purpose of the applicable zone;*
- (b) any relevant local area objective or desired future character statement of the applicable zone;*
- (c) the purpose of any applicable code; and*
- (d) the purpose of any applicable specific area plan.*

The proposed demolition is included in the proposal for a single dwelling, notwithstanding this the structures proposed for demolition do not have planning approval.

Part D: Zones

The land is within the Rural Resource zone and the following Scheme zone purpose statements, use table, use standards and/or development standards apply to this proposal:



Zone Purpose Statements

The Rural Resource zone purpose statements in Clause 26.1.1 of the Glenorchy Interim Planning Scheme 2015 are as follows:

26.1.1.1

To provide for the sustainable use or development of resources for agriculture, aquaculture, forestry, mining and other primary industries, including opportunities for resource processing.

26.1.1.2

To provide for other use or development that does not constrain or conflict with resource development uses.

26.1.1.3

To provide for non-agricultural use or development, such as recreation, conservation, tourism and retailing, where it supports existing agriculture, aquaculture, forestry, mining and other primary industries.

26.1.1.4

To allow for residential and other uses not necessary to support agriculture, aquaculture and other primary industries provided that such uses do not:

- (a) fetter existing or potential rural resource use and development on other land;*
- (b) add to the need to provide services or infrastructure or to upgrade existing infrastructure;*
- (c) contribute to the incremental loss of productive rural resources.*

26.1.1.5

To provide for protection of rural land so future resource development opportunities are not lost.

The proposed single dwelling would be in close proximity to neighbouring dwellings and would not unreasonably constrain or conflict with resource development uses. The proposal would not unreasonably fetter existing or potential resource use and development on other land, it would not add to the need to provide services or infrastructure, and would not contribute to the incremental loss of productive rural resources. Therefore the proposal is considered to be in accordance with the zone purpose statement in Clause 26.1.1 of the Glenorchy Interim Planning Scheme 2015.

Use Table

The proposed use of 'single dwelling' is a discretionary use with qualifications in accordance with the use table in Clause 26.2 of the Glenorchy Interim Planning Scheme 2015.

Use Standards*Clause 26.3.1 – Standard A1*

The proposed single dwelling would be required to be an extension or replacement of an existing dwelling in accordance with Clause 26.3.1 – Standard A1 in the Glenorchy Interim Planning Scheme 2015.

The proposal provides for a single dwelling. A proposal reliant on the performance criteria may be considered in accordance with the performance criteria in Clause 26.3.1 – P1 as follows:

A sensitive use must not unreasonably convert agricultural land or conflict with or fetter non-sensitive use on adjoining land having regard to all of the following:

- (a) the characteristics of the proposed sensitive use;*
- (b) the characteristics of the existing or likely non-sensitive use on adjoining land;*

- (c) *setback to site boundaries and separation distance between the proposed sensitive use and existing or likely non-sensitive use on adjoining land;*
- (d) *any characteristics of the site and adjoining land that would buffer the proposed sensitive use from the adverse impacts on residential amenity from existing or likely non-sensitive use.*

The use would be located in close proximity to the neighbouring dwellings, and is not considered to cause unreasonable impact on the site or adjoining land for a non-sensitive (rural resource development) use. The proposed setback would provide a reasonable buffer for existing and potential rural resource development use on the site and the surrounding properties. Therefore it is considered that a discretion would be acceptable in this instance.

Clause 26.3.3 – Standard A1

The proposed is for a single dwelling and would be required to be an agricultural use in accordance with Clause 26.3.1 – Standard A1 in the Glenorchy Interim Planning Scheme 2015.

The proposal provides for a single dwelling. A proposal reliant on the performance criteria may be considered in accordance with the performance criteria in Clause 26.3.3 – P1 as follows:

A discretionary non-agricultural use must not conflict with or fetter agricultural use on the site or adjoining land having regard to all of the following:

- (a) *the characteristics of the proposed non-agricultural use;*
- (b) *the characteristics of the existing or likely agricultural use;*
- (c) *setback to site boundaries and separation distance between the proposed non-agricultural use and existing or likely agricultural use;*
- (d) *any characteristics of the site and adjoining land that would buffer the proposed non-agricultural use from the adverse impacts on amenity from existing or likely agricultural use.*

The use would be located in close proximity to the neighbouring dwellings, and is not considered to cause unreasonable impact on the site or adjoining land for an agricultural use. The proposed setback would provide a reasonable buffer for existing and potential agricultural use. Therefore it is considered that a discretion would be acceptable in this instance.

Overall, it is considered that the reliance on the performance criteria for the sensitive use would be acceptable as it would accord with the Performance Criteria set forth in Clause 26.3.1 – P1, and Clause 26.3.3 – P1 in the Glenorchy Interim Planning Scheme 2015.

Development Standards for Buildings or Works

Clause 26.4.2 – Standard A1

The proposed dwelling would require a setback of 20m to a frontage in accordance with Clause 26.4.2 – Standard A1 in the Glenorchy Interim Planning Scheme 2015.

The proposal provides a setback of 15.677m from the eastern road frontage. A proposal reliant on the performance criteria may be considered in accordance with the performance criteria in Clause 26.4.2 – P1 as follows:

Building setback from frontages must maintain the desirable characteristics of the surrounding landscape and protect the amenity of adjoining lots, having regard to all of the following:

- (a) the topography of the site;
- (b) the size and shape of the site;
- (c) the prevailing setbacks of existing buildings on nearby lots;
- (d) the location of existing buildings on the site;
- (e) the proposed colours and external materials of the building;
- (f) the visual impact of the building when viewed from an adjoining road;
- (g) retention of vegetation.

The proposal would be located in close proximity to the neighbouring dwellings, and is not considered to cause unreasonable impact on the site or adjoining land for a non-sensitive (rural resource development) use. The proposal would have a similar setback to surrounding properties along Brinckmans Road, and would be located in an area clear of vegetation. The proposed setback would provide a reasonable buffer for existing and potential rural resource development use. Therefore it is considered that a discretion would be acceptable in this instance.

Overall, it is considered that the reliance on the performance criteria for the building envelope would be acceptable as it would accord with the Performance Criteria set forth in Clause 26.4.2 – P1 in the Glenorchy Interim Planning Scheme 2015.

Development Standards for Subdivisions

Not applicable.

Part E: Codes

The following codes of the Scheme apply to this proposal:

Parking and Access Code

Clause E6.6.1 – Standard A1

The proposal provides space for two car parking spaces in accordance with Clause E6.6.1 – standard A1 of the Glenorchy Interim Planning Scheme 2015. Please refer to the report by Council's Development Engineer below.

Stormwater Management Code

Code E7.7.1 requires that stormwater from new impervious surfaces must be disposed of by gravity to public stormwater infrastructure.

The performance criteria allows for the following:

Stormwater from new impervious surfaces must be managed by any of the following:

- (a) *disposed of on-site with soakage devices having regard to the suitability of the site, the system design and water sensitive urban design principles*
- (b) *collected for re-use on the site;*
- (c) *disposed of to public stormwater infrastructure via a pump system which is designed, maintained and managed to minimise the risk of failure to the satisfaction of the Council.*

The stormwater for the proposed single dwelling would be disposed of on-site with soakage devices having regard to the suitability of the site, the system design and water sensitive urban design principles. Therefore the proposal is supported in this instance.

Electricity Transmission Infrastructure Protection Code

Clause E8.7.1 – Standard A1

Code E8.7.1 requires that development not be undertaken within an electricity transmission corridor. However, as indicated by Figure 2, the single dwelling has been developed within the identified corridor.

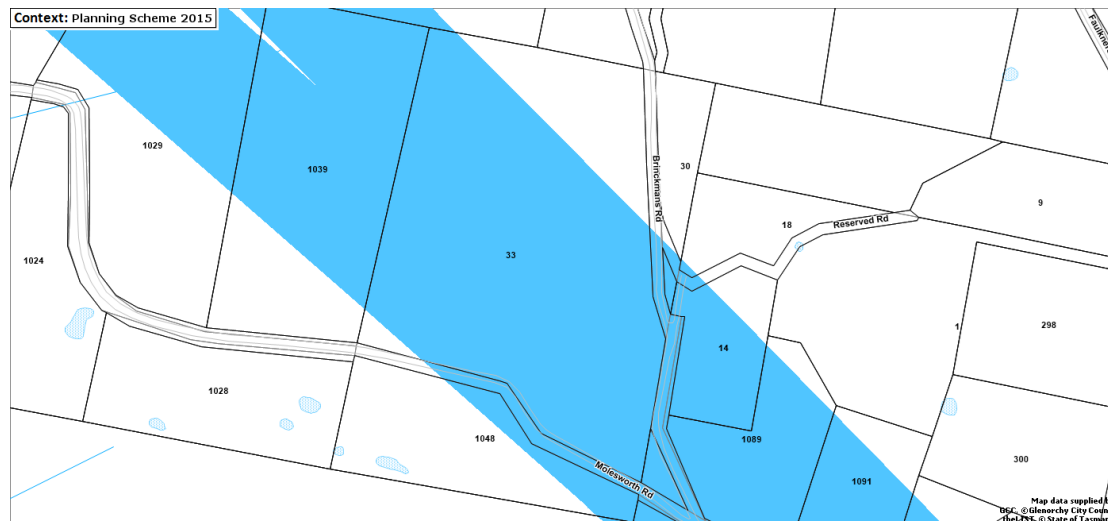


Figure 2: Electricity Transmission Corridor over 86 Ashbolt Crescent, Lutana.

The performance criteria allows for the following:

Development must be setback an appropriate distance from transmission lines or cables, having regard to all of the following:

- (a) *the need to ensure operational efficiencies of electricity transmission infrastructure;*
- (b) *the provision of access and security to existing or future electricity transmission infrastructure;*

- (c) *safety hazards associated with proximity to existing or future electricity transmission infrastructure;*
- (d) *any requirements of the electricity transmission entity.*

The application was referred to Tas Networks for comment, which is supportive of the proposal. The proposed single dwelling would be located approximately 57m from the transmission line near the edge of the electricity transmission corridor. Therefore the proposal is supported in this instance.

Biodiversity Code

Code E10.7.1 requires that 'clearance and conversion or disturbance must be within a Building Area on a plan of subdivision approved under this planning scheme'. The site for the proposed single dwelling would not involve clearance and conversion. Therefore the proposal is exempt from the requirements of the biodiversity code in accordance with the Glenorchy Interim Planning Scheme 2015.

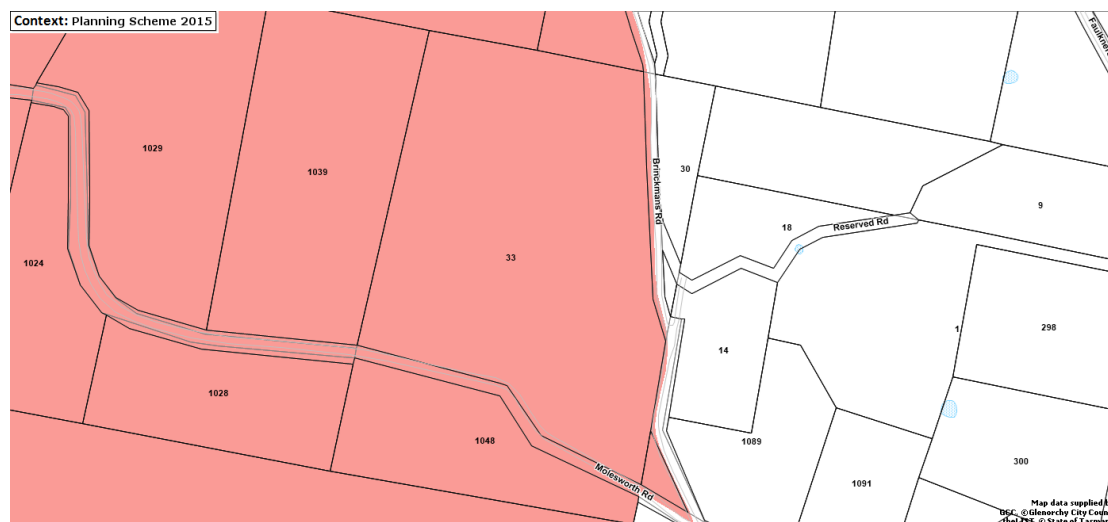


Figure 3: Biodiversity Overlay covering 33 Brinckmans Road, Glenlusk.

Scenic Landscapes Code

Code E14.7.1 requires that buildings must not be visible from public spaces. However, the proposed single dwelling would be visible from a public space.

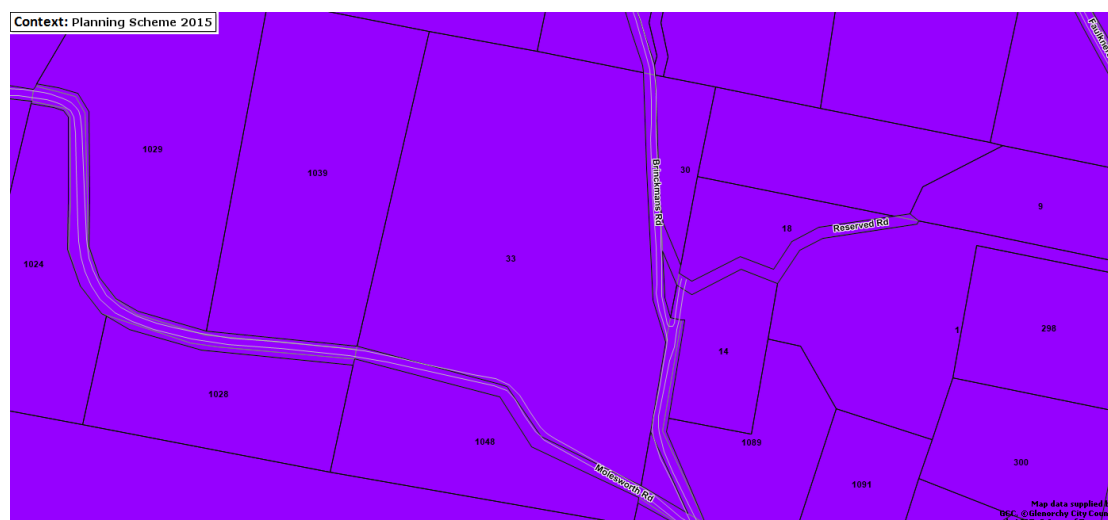


Figure 4: Scenic Landscape Overlay covering 33 Brinckmans Road, Glenlusk.

The performance criteria allows for the following:

Buildings visible from public spaces must maintain scenic landscape value by satisfying one or more of the following, as necessary:

- (a) *have external finishes that are non-reflective and coloured to blend with the landscape;*
- (b) *be designed to:*
 - (i) *incorporate low roof lines that follow the natural form of the land;*
 - (ii) *minimise visual impact in height and bulk;*
 - (iii) *minimise cut and fill;*
- (c) *be located below skylines;*
- (d) *be located to take advantage of any existing native vegetation or exotic vegetation for visual screening purposes.*

The proposed single dwelling would have external finishes for in the colour of Austral Centennial Blend for the brick walls and Night Sky (Dulux/Colorbond) for the roof of the building. Therefore the proposal is supported in this instance.

On-site Wastewater Management Code

Clause E23.4

The proposal is exempt from Section E23.0 – On-site Wastewater management Code under Clause E23.4 of the Glenorchy Interim Planning Scheme 2015. Please refer to the report by Council's Environmental Health Officer.

PART F: Specific Area Plans

Not applicable.

INTERNAL REFERRALS

Development Engineer

The proposal was referred to Council's Development Engineer who provided the following:

Traffic, Access & Parking

Access to the site is available from an existing rural access off Brinckmans Road that is unsealed. There are no traffic or parking issues associated with this application.

A representation has been received with concerns relating to stormwater, the width of the road and location and that this has changed in the vicinity of the representor's access. Due to the increased width of the road, this now carries more water and the representor claims that vehicles now travel faster. These concerns raised by the representor relate to Council infrastructure or civil matter and have no merit with respect to the proposed development. The access to the proposed development is considered to be constructed to Council standards with adequate drainage to service the development and the runoff from the road.



Figure 5: Vehicular access for 33 Brinckmans Road, Glenlusk.

GCC Services (Stormwater)

There are no GCC stormwater mains affected by this application.

Other

Geoscience issues

There are no geotechnical issues identified through Council records that affect this application.

Flooding/Inundation issues

There are no flooding issues identified through Council records that affect this application.

Environmental Health Officer

The proposal was referred to Council's Environment Officer who provided the following:

Environmental Health have assessed this application and recommend a condition to manage the waste in accordance to the hierarchy of waste management throughout the demolition and construction phases. This will help ensure that this development will not unnecessarily burden landfill.

In addition, it is recommended that advice be placed on the permit regarding asbestos that could potentially be uncovered during the demolition phase.

Finally, this property is exempt from assessment under the onsite wastewater management code. While a wastewater management system has been indicated on the plans, the applicant will need to apply to Council for a special plumbing permit. It is recommended that this requirement be placed on the permit as advice.

Representation:

The onsite wastewater management system is not assessed during the development application stage for sites that meet the following exemption:

On-Site Wastewater Management Code

E23.4.1

Residential development on sites greater than 5,000 m² is exempt from this code except if any of the following applies:

- (a) development is for multiple dwellings*
- (b) any part of the site is below 3 m AHD*
- (c) the site cannot accommodate an inscribed circle with a diameter of 50 m.*

Therefore this development is considered to be exempt.

When the onsite wastewater management system is assessed, it is done so with reference to a site specific report and design prepared by a suitably qualified person who is accredited through the Tasmanian Department of Justice.

The report and design take into account the most suitable location for the system, based on a number of factors, including site conditions.

This assessment will be completed before a building permit is issued.

EXTERNAL REFERRALS

TasWater

The application was referred to Tas Water which was supportive of the proposal with recommended conditions. The Water and Sewerage Industry Act 2008 requires the Planning Authority to include conditions from Tas Water if a permit is approved.

Tas Networks

The application was referred to Tas Networks which was supportive of the proposal.

REPRESENTATIONS

The application was advertised for the statutory 14-day period with one representation being received. The issues raised are as follows:

1. Unapproved use and development

The representor states that works have taken place without a permit, the works consist of clearing, a drive and culvert, outbuildings and a single dwelling. Concern was raised that the use and development did not have approval, and that this would decrease the amount of rates and taxes paid for the property.

Planner's Comment:

An amendment to this application is the result of a planning compliance matter and incorporates existing works (for demolition). The existing structures consisting of a dwelling and outbuildings have been constructed without approval, and these will be required to be demolished regardless of the application. This proposal is for the use of a Single Dwelling. Should a complaint be received in the future this will be followed up by Council's Development Compliance officer as a separate matter.

This issue of rates and taxes is not a planning issue that can be considered as part of this application, however the relevant information has been forwarded on to Council's Community Economic Development and Business department.

2. Damage to adjoining properties

The representor states that during strong winds the existing structures (and parts thereof) have been blown into structures on the neighbouring property.

Planner's Comment:

This issue is not a planning issue that can be considered as part of this application. However, as discussed, the existing structures are proposed for demolition and any new structures on site will be required to comply with the current building regulations.

3. Damage from stormwater

The representor states that since the works for the culvert directed stormwater to the driveway of the adjoining property causing damage.

Planner's Comment:

This issue is not a planning issue that can be considered as part of this application. However, Council's Development Engineer, assessed the existing works for driveway and advised that the works would comply with Council's standard requirements.

4. Damage from the waste water treatment system

The representor states that the waste water system may cause damage to neighbouring properties.

Planner's Comment:

The waste water treatment system is not a planning issue that can be considered as part of this application as discussed by Council's Environmental Health Officer.

When the onsite wastewater management system is assessed, it is done so with reference to a site specific report and design prepared by a suitably qualified person who is accredited through the Tasmanian Department of Justice.

The report and design take into account the most suitable location for the system, based on a number of factors, including site conditions.

This assessment will be completed before a building permit is issued.

However, conditions and advice have been recommended during the demolition of the existing structures and the proposed single dwelling.

CONCLUSION

The proposal is for demolition of existing structure (dwelling and outbuildings) and construction of a Single Dwelling (Residential) relying on performance criteria for the Rural Resource Zone, the Electricity Infrastructure Protection Code, and the Scenic Landscapes Code at 33 Brinckmans Road, Glenlusk.

As stated in the report, the single dwelling is a discretionary use (with discretions for the setback, Stormwater Management Code, Electricity Transmission Infrastructure Protection Code, and Scenic Landscapes Code), and is considered to accord with the standards of the Rural Resource Zone of the Glenorchy Interim Planning Scheme 2015.

The setback is not considered to cause unreasonable overshadowing or visual intrusion because the proposed variation would be similar to the surrounding properties. The proposed variation is considered to accord with the standards of Clause 26.4.2 in the Scheme.

The discretions are reflective of the location of the proposal on a lot that existed prior to this Scheme. The proposed discretions are considered to accord with the standards of the zone, E7.0 Stormwater Management Code, E8.0 Electricity Transmission Infrastructure Protection Code, and E14.0 Scenic Landscape Code in the Scheme.

The application was notified for the statutory 14-day notification period, and one representation was received.

The representors raised concerns relating to the unapproved use and development, damage to adjoining properties, damage from stormwater, and damage from wastewater treatment system.

As stated in the report, the demolition of the unapproved structures forms part of the application. Damage to the adjoining property, from debris or the wastewater treatment system is not relevant considerations under the planning scheme. However, the proposed structures and wastewater treatment system will be required to comply with the building regulations, and will need to apply to Council for a special plumbing permit.

Council's Development Engineer and Environmental Officer are supportive of the proposal subject to recommended conditions.

The proposal is assessed to substantially comply with the requirements of Schedule 1 of the Land Use Planning and Approvals Act 1993 and the Glenorchy Planning Scheme 1992, subject to the recommended conditions.

Recommendation:

That a permit be granted for the proposed use and development of Demolition and construction of a Single Dwelling (Residential) relying on performance criteria for the Rural Resource Zone, the Electricity Infrastructure Protection Code, and the Scenic Landscapes Code at 33 Brinckmans Road, Glenlusk subject to the following conditions:

Planning

1. Use and development shall be substantially in accordance with planning permit application No. PLN-16-116 and Drawing No. P2 submitted on 7 July 2016, 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. All structures (dwelling and outbuildings) must be removed prior to the issue of a building permit for the new dwelling.
4. Within 6 months of the commencement of demolition works, all areas of the site visible from public spaces are to be free of building debris and are to be kept in a tidy, easily maintained, and secure manner to the satisfaction of the Council's Senior Statutory Planner.
5. External building materials must be of a dark colour and finish that blends with the surrounding natural landscape. Details are to be submitted with the building permit application and approved by Council's Senior Statutory Planner prior to construction.

Engineering

6. Soil and water management is to comply with best practice to prevent any transfer of soil material outside of the area specifically and necessarily disturbed for construction. Particular attention is to be paid to ensure no soil material is tracked onto roads and footpaths or to enter the Council's stormwater system. All aspects and protection measures in connection with soil and water management are to comply with the requirements of Council's Development Engineer and be installed prior to the removal of and/or disturbance of any soil or vegetation.

7. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
8. 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.

Environmental Health

9. 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.

- If asbestos is identified during demolition/renovation then removal must be undertaken in accordance with the *Building Regulations 2014*. The regulations outline a number of mandatory requirements covering the removal of asbestos, this includes ensuring that all practicable steps are taken before a demolition occurs to identify the presence of asbestos and only permits waste asbestos to be disposed of at an approved waste management facility.

Other Permits

- The applicant must obtain from Council, a Special Plumbing Permit for an Onsite Wastewater Management System, prior to any works being commenced on the site. The Application for a Special Plumbing Permit is to contain plans and specifications demonstrating that the proposed design complies with the relevant provisions of AS/NZS 1547.2012- Onsite Domestic Wastewater Management.
- 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 2000 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.

APPENDIX 1**26.0 Rural Resource Zone**

Standard	Acceptable Solution	Proposed	Complies?
26.3 Use Standards			
26.3.1 Sensitive Use (including residential use)	A1 A sensitive use is for a home based business or an extension or replacement of an existing dwelling or existing ancillary dwelling, or for home-based child care in accordance with a licence under the Child Care Act 2001.	The proposal would be for a single dwelling. Compliance would require the proposal to be for an extension to an existing dwelling.	Discretion. Refer to discussion in the report.
26.3.2 Visitor Accommodation	A1 Visitor accommodation must comply with all of the following: (a) is accommodated in existing buildings; (b) provides for any parking and manoeuvring spaces required pursuant to the Parking and Access Code on-site; (c) has a floor area of no more than 160m ² .	Not applicable.	N/A
26.3.3 Discretionary Use	A1 No Acceptable Solution	The proposal would be for a single dwelling which is a discretionary use.	Discretion. Refer to discussion in the report.
26.4 Development Standards for Buildings and Works			
26.4.1 Building Height	A1 Building height must be no more than: 8.5 m if for a residential use. 10 m otherwise.	Complies. The proposal would have a maximum height of 4.287m.	Yes
26.4.2 Setback	A1 Building setback from frontage must be no less than: 20 m.	The proposal would have a setback of 15.667m. Compliance would require a setback of 50m, and this would result in a variation of 4.333m.	Discretion. Refer to discussion in the report.
	A2 Building setback from side and rear boundaries must be no less than: 50 m.	Complies. The proposal would have be setback a minimum of 97.134m.	Yes

Standard	Acceptable Solution	Proposed	Complies?
	A3 Building setback for buildings for sensitive use must comply with all of the following: (a) be sufficient to provide a separation distance from a plantation forest, Private Timber Reserve or State Forest of 100 m; (b) be sufficient to provide a separation distance from land zoned Significant Agriculture of 200 m.	Complies. The proposal would be setback more than 200m from a plantation forest, private timber reserve, state forest, or in the Significant Agriculture Zone.	Yes
	A4 Buildings and works must be setback from land zoned Environmental Management no less than: 100 m.	Complies. The proposal would be setback approximately 480m from the Environmental Management Zone.	Yes
26.4.3 Design	A1 The location of buildings and works must comply with any of the following: (a) be located within a building area, if provided on the title; (b) be an addition or alteration to an existing building; (c) be located in and area not require the clearing of native vegetation and not on a skyline or ridgeline.	Complies with Standand A1(c), the proposal will not involve an area or require the clearing of native vegetation, and will not be located on a skyline or ridgeline.	Yes
	A2 Exterior building surfaces must be coloured using colours with a light reflectance value not greater than 40 percent.	Complies. The proposed colour scheme for the brick walls would be Austral Centennial Blend, and for the roof would be Night Sky (Dulux/Colorbond).	Yes
	A3 The depth of any fill or excavation must be no more than 2 m from natural ground level, except where required for building foundations.	Complies.	Yes
26.4.4 Plantation Forestry	A1 Plantation forestry, including establishment and harvesting, must comply with a certified Forest Practices Plan.	Not applicable.	N/A

APPENDIX 2**E6.0 Parking and Access Code**

Standard	Acceptable Solution	Proposed	Complies?
E6.6 Use Standards			
E6.6.1 Number of Car Parking Spaces	A1 The number of on-site car parking spaces must be: (a) no less than the number specified in Table E6.1 and no more than 10% greater than that number; except if: (i) the site is subject to a parking plan for the area adopted by Council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan; (ii) this provision was not used in this planning scheme.	Complies. The proposal has sufficient parking area on site for two car parking spaces.	YES
E6.6.2 Number of Accessible Car Parking Spaces for People with a Disability	A1 Car parking spaces provided for people with a disability must: (a) satisfy the relevant provisions of the Building Code of Australia; (b) be incorporated into the overall car park design; (c) be located as close as practicable to the building entrance.	Not applicable.	N/A
E6.6.3 Number of Motorcycle Parking Spaces	A1 The number of on-site motorcycle parking spaces provided must be at a rate of 1 space to each 20 car parking spaces after the first 19 car parking spaces except if bulky goods sales, (rounded to the nearest whole number). Where an existing use or development is extended or intensified, the additional number of motorcycle parking spaces provided must be calculated on the amount of extension or intensification, provided the existing number of motorcycle parking spaces is not reduced.	Not applicable.	N/A

Standard	Acceptable Solution	Proposed	Complies?
E6.6.4 Number of Bicycle Parking Spaces	A1 The number of on-site bicycle parking spaces provided must be no less than the number specified in Table E6.2.	Not applicable.	N/A
E 6.7 Development Standards			
E6.7.1 Number of Vehicle Accesses	A1 The number of vehicle access points provided for each road frontage must be no more than 1 or the existing number of vehicle access points, whichever is the greater.	Complies. The proposal will use an existing access via Brinckmans Road.	YES
E6.7.2 Design of Vehicular Accesses	A1 Design of vehicle access points must comply with all of the following: (a) in the case of non-commercial vehicle access; the location, sight distance, width and gradient of an access must be designed and constructed to comply with section 3 – “Access Facilities to Off-street Parking Areas and Queuing Areas” of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking; (b) in the case of commercial vehicle access; the location, sight distance, geometry and gradient of an access must be designed and constructed to comply with all access driveway provisions in section 3 “Access Driveways and Circulation Roadways” of AS2890.2 - 2002 Parking facilities Part 2: Off-street commercial vehicle facilities.	Complies. The driveway complies with the design standards for vehicular access.	YES
E6.7.3 Vehicular Passing Areas Along an Access	A1 Vehicular passing areas must: (a) be provided if any of the following applies to an access: (i) it serves more than 5 car parking spaces; (ii) is more than 30 m long; (iii) it meets a road serving more than 6000 vehicles per day; (b) be 6 m long, 5.5 m wide, and taper to the width of the driveway;	Not applicable.	N/A

Standard	Acceptable Solution	Proposed	Complies?
	(c) have the first passing area constructed at the kerb; (d) be at intervals of no more than 30 m along the access.		
E6.7.4 On-Site Turning	A1 On-site turning must be provided to enable vehicles to exit a site in a forward direction, except where the access complies with any of the following: (a) it serves no more than two dwelling units; (b) it meets a road carrying less than 6000 vehicles per day.	Not applicable.	N/A
E6.7.5 Layout of Parking Areas	A1 The layout of car parking spaces, access aisles, circulation roadways and ramps must be designed and constructed to comply with section 2 “Design of Parking Modules, Circulation Roadways and Ramps” of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking and must have sufficient headroom to comply with clause 5.3 “Headroom” of the same Standard.	Complies. The property has sufficient area to comply with the standards.	YES
E6.7.6 Surface Treatment of Parking Areas	A1 Parking spaces and vehicle circulation roadways must be in accordance with all of the following: (a) paved or treated with a durable all-weather pavement where within 75m of a property boundary or a sealed roadway; (b) drained to an approved stormwater system, unless the road from which access is provided to the property is unsealed.	Complies. The access to the driveway is unsealed.	YES
E6.7.7 Lighting of Parking Areas	A1 Parking and vehicle circulation roadways and pedestrian paths serving 5 or more car parking spaces, used outside daylight hours, must be provided with lighting in accordance with clause 3.1 “Basis of Design” and clause 3.6 “Car Parks” in AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Part 3.1: Pedestrian area (Category P) lighting.	Not applicable.	N/A

Standard	Acceptable Solution	Proposed	Complies?
E6.7.8 Landscaping of Parking Areas	A1 Landscaping of parking and circulation areas must be provided where more than 5 car parking spaces are proposed. This landscaping must be no less than 5 percent of the area of the car park, except in the Central Business Zone where no landscaping is required.	Not applicable.	N/A
E6.7.9 Design of Motorcycle Parking Areas	A1 The design of motorcycle parking areas must comply with all of the following: (a) be located, designed and constructed to comply with section 2.4.7 "Provision for Motorcycles" of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking; (b) be located within 30 m of the main entrance to the building.	Not applicable.	N/A
E6.7.10 Design of Bicycle Parking Facilities	A1 The design of bicycle parking facilities must comply with all the following; (a) be provided in accordance with the requirements of Table E6.2; (b) be located within 30 m of the main entrance to the building.	Not applicable.	N/A
	A2 The design of bicycle parking spaces must be to the class specified in table 1.1 of AS2890.3-1993 Parking facilities Part 3: Bicycle parking facilities in compliance with section 2 "Design of Parking Facilities" and clauses 3.1 "Security" and 3.3 "Ease of Use" of the same Standard.	Not applicable.	N/A
E6.7.11 Bicycle End of Trip Facilities	A1 For all new buildings where the use requires the provision of more than 5 bicycle parking spaces for employees under Table E6.2, 1 shower and change room facility must be provided, plus 1 additional shower for each 10 additional employee bicycle spaces thereafter.	Not applicable.	N/A

Standard	Acceptable Solution	Proposed	Complies?
E6.7.12 Siting of Car Parking	A1 Parking spaces and vehicle turning areas, including garages or covered parking areas in the Inner Residential Zone, Urban Mixed Use Zone, Village Zone, Local Business Zone and General Business Zone must be located behind the building line of buildings located or proposed on a site except if a parking area is already provided in front of the building line of a shopping centre.	Not applicable.	N/A
E6.7.1.13 Facilities for Commercial Vehicles	A1 Commercial vehicles facilities for loading, unloading or manoeuvring must be provided on-site in accordance with Australian Standard for Off-street Parking, Part 2 : Commercial. Vehicle Facilities AS 2890.2:2002, unless: (a) the delivery of all inward bound goods is by a single person from a vehicle parked in a dedicated loading zone within 50 m of the site; (b) the use is not primarily dependent on outward delivery of goods from the site.	Not applicable.	N/A
E6.7.14 Access to a Road	A1 Access to a road must be in accordance with the requirements of the road authority.	Complies. The proposal would have access to a road via an existing driveway.	YES

APPENDIX 3

E7.0 Stormwater Management Code

Standard	Acceptable Solution	Proposed	Complies?
E7.7 Development Standards			
E7.7.1 Stormwater Drainage and Disposal	A1 Stormwater from new impervious surfaces must be disposed of by gravity to public stormwater infrastructure.	The proposal will rely on a proposed Waste Water Treatment System located on the property.	Discretion. Refer to discussion in the report.
	A2 A stormwater system for a new development must incorporate water sensitive urban design principles R1 for the treatment and disposal of stormwater if any of the following apply: (a) the size of new impervious area is more than 600 m ² ; (b) new car parking is provided for more than 6 cars; (c) a subdivision is for more than 5 lots.	Not applicable.	N/A
	A3 A minor stormwater drainage system must be designed to comply with all of the following: (a) be able to accommodate a storm with an ARI of 20 years in the case of non-industrial zoned land and an ARI of 50 years in the case of industrial zoned land, when the land serviced by the system is fully developed; (b) stormwater runoff will be no greater than pre-existing runoff or any increase can be accommodated within existing or upgraded public stormwater infrastructure.	Not applicable.	N/A
	A4 A major stormwater drainage system must be designed to accommodate a storm with an ARI of 100 years.	Not applicable.	N/A

APPENDIX 4**E8.0 Electricity Transmission Infrastructure Protection Code**

Standard	Acceptable Solution	Proposed	Complies?
8.6 Use Standards			
E8.6.1 Sensitive Use Within 65m of a Substation Facility	A1 No Acceptable Solution	Not applicable.	N/A
E8.6.2 Use Other Than Sensitive Use Within 65m of a Substation Facility	A1 A use must not result in materials stored or handled within the site becoming airborne contaminants which transmit into a substation facility.	Not applicable.	N/A
E8.7 Development Standards for Buildings and Works			
E8.7.1 Development within the Electricity Transmission Corridor	A1 Development is not within: (a) an electricity transmission corridor; or (b) a registered electricity easement	The proposal would be located approximately 1m within the electricity transmission corridor. Compliance would require a setback outside the electricity transmission corridor, and this would result in a variation of approximately 1m.	Discretion. Refer to discussion in the report.
E8.7.2 Development for Sensitive Uses Within 65m of a Substation Facility	A1 No acceptable solution.	Not applicable.	N/A

Standard	Acceptable Solution	Proposed	Complies?
E8.7.3 Development for Uses Other Than Sensitive Uses Within 65m of a Substation Facility	A1 No new access or junction to roads in an area subject to a speed limit of more than 60km/h	Not applicable.	N/A
E8.7.4 Development Within 55m of a Communication Station	A1 No part of the development: (a) is located less than: i) 5 m to any security fence associated with a communications station or the boundary of a site within which a communications station is located; or ii) 20 m to the communications station; whichever is the lesser; (b) has a building height more than the height of the facility's antennae/disk when measured in horizontal plane.	Not applicable.	N/A

APPENDIX 5**E14 Scenic Landscapes Code**

Standard	Acceptable Solution	Proposed	Complies?
E14.7 Development Standards			
E14.7.1 Removal of Bushland within Scenic Landscape Areas.	A1 Removal or disturbance of bushland must comply with both of the following: (a) be on land no less than 50 m (in elevation) from a skyline; (b) be no more than 500 m² in extent.	Complies.	Yes
E14.7.2 Appearance of Buildings and Works within Scenic Landscape Areas	A1 Buildings must comply with one of the following: (a) not be visible from public spaces; (b) be an addition or alteration to an existing building that; (i) increases the gross floor area by no more than 25%; (ii) does not increase the building height; (iii) provides external finishes the same or similar to existing.	The proposal is for a dwelling that would be visible from a public space.	Discretion. Refer to discussion in report on reliance of the performance criteria.
	A2 Works must not be visible from public spaces.	Complies, the vehicular access is existing.	Yes

Attachments/Annexures

- 1** Attachment - 33 Brinckmans Road, Glenlusk

CLOSED TO MEMBERS OF THE PUBLIC

6. APPEALS REPORT

This item is to be considered at a closed meeting of the Glenorchy Planning Authority by authority of the Local Government (Meeting Procedures) Regulations 2015 Section 15(4).

7. COMPLIANCE REPORT

This item is to be considered at a closed meeting of the Glenorchy Planning Authority by authority of the Local Government (Meeting Procedures) Regulations 2015 Section 15(4).