

GLENORCHY PLANNING AUTHORITY

AGENDA

MONDAY, 25 JULY 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.

TABLE OF CONTENTS:

1.	PLANNING AUTHORITY DECLARATION	3
2.	APOLOGIES/LEAVE OF ABSENCE.....	3
3.	PECUNIARY INTERESTS.....	3
4.	CONFIRMATION OF MINUTES	3
5.	AUDIO RECORDING OF GLENORCHY PLANNING AUTHORITY MEETINGS	4
6.	PROPOSED USE AND DEVELOPMENT - PROPOSED OUTBUILDING (SHED) RELYING ON PERFORMANCE CRITERIA - 8 CHARDONNAY DRIVE, BERRIEDALE.....	6

CLOSED TO MEMBERS OF THE PUBLIC	26
7. APPEALS REPORT	26

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/LEAVE OF ABSENCE

3. PECUNIARY INTERESTS

4. CONFIRMATION OF MINUTES

That the minutes of the Glenorchy Planning Authority Meeting held on 11 July 2016 be confirmed.

5. AUDIO RECORDING OF GLENORCHY PLANNING AUTHORITY MEETINGS

Author: Senior Statutory Planner (Peter Meloy)

Qualified Person: Senior Statutory Planner (Peter Meloy)

Property ID: GPA (Council Committee)

REPORT SUMMARY:

To seek a decision from the Glenorchy Planning Authority on whether or not an audio recording of the GPA Meetings should be made.

REPORT IN DETAIL:

Council has recently acquired the ability to make audio recordings of Council meetings. This raises the issue of whether or not the Glenorchy Planning Authority (GPA) wishes to make an audio recording of each of its meetings.

Section 33 of the *Local Government (Meeting Procedures) Regulations 2015* (the Regulations) refers only to "Council" and allows Council to determine that an audio recording is to be made of any meeting or part of a meeting. If a recording is made then it must be retained by Council for at least six months and must be made available free of charge for listening, on written request by any person.

The Regulations make no reference to council committee meetings (as it does in other sections where it distinguishes between Council and committee meetings) regarding the recording of committee meetings. However, it is considered the GPA has the authority to decide if it wants to make audio recordings of its own meetings. It is assumed that the same rules would apply to retention and availability of the recordings if GPA meetings or parts thereof were recorded.

In considering whether or not to record meetings it is noted that the GPA's Terms of Reference 2015 state that:

The Planning Authority shall act in a manner that seeks to address issues objectively by:

- Directing conversations between members of the gallery.
- Directing conversations between the members of the gallery and Council officers.
- Not personalising remarks.
- Being concise.

The operation of the GPA has been one where a forum has been created to allow discussions to occur between several stakeholders including applicants, representors, professional staff and the members of the GPA.

This less formal forum is considered to have effectively resolved many differences in opinions, created opportunities for compromises or, at the very least, allowed people to freely express themselves.

It is considered that the audio recording of GPA meetings may cause some participants to be less forthcoming or less willing to participate and frankly discuss issues relevant to the applications before the GPA for decision. It is also to be noted that there has never been an occasion where a recording of a GPA meeting has been required.

For the reasons explained above, it is considered that it is unnecessary and undesirable for audio recordings to be made of the GPA meetings.

Recommendation:

That, until Glenorchy Planning Authority resolves otherwise, no audio recording of the meetings of the Glenorchy Planning Authority is to be made.

Attachments/Annexures

Nil.

6. PROPOSED USE AND DEVELOPMENT - PROPOSED OUTBUILDING (SHED) RELYING ON PERFORMANCE CRITERIA - 8 CHARDONNAY DRIVE, BERRIEDALE

Author: Senior Statutory Planner (Peter Meloy)
 Qualified Person: Senior Statutory Planner (Peter Meloy)
 Property ID: 7543825

REPORT SUMMARY:

<i>Application No.:</i>	PLN-16-129
<i>Applicant:</i>	Steeline Roofing Hobart
<i>Owner:</i>	I M Draper and J M Draper
<i>Zone:</i>	General Residential
<i>Use Class</i>	Residential
<i>Application Status:</i>	Discretionary
<i>Discretions:</i>	Building Envelope (rear setback) (The proposal meets all other applicable standards as demonstrated in the attached appendices)
<i>Level 2 Activity?</i>	No
<i>42 Days Expires:</i>	04 August 2016
<i>Existing Land Use:</i>	Residential (Single Dwelling)
<i>Proposal In Brief:</i>	Proposed outbuilding (shed) relying on performance criteria (variation to rear building setback)
<i>Representations:</i>	1 (non-statutory)
<i>Recommendation:</i>	Approval with conditions

REPORT IN DETAIL:**PROPOSAL**

The application is for the construction of a 6m by 6m outbuilding in the north-eastern corner of the site. The site will be excavated on the western side of the proposed shed site, with a low-height block retaining wall (approximately 0.4m high) to be constructed along the northern boundary. It is proposed to set the outbuilding off the rear boundary between a minimum of 1.5m and 2.61m and 0.9m from the eastern side boundary.

SITE and LOCALITY

The subject site is located in the General Residential zone on the northern side of Chardonnay Drive Berriedale, approximately 55m north-west of Chardonnay Drive's intersection with Cabernet Drive.

The site is rectangular in shape, has an area of 714m², and gently slopes north-south. Vehicular access is from the south-western corner. The site is surrounded by lots of similar size that have been developed for single dwellings commensurate with the General Residential zone See Figure 1 below and Figure 2 next page.



Figure 1: An aerial view of the subject site (Council database 2016)



Figure 2: Locality map with subject site highlighted in red (Council database 2016)

ZONE

The land is situated in the General Residential zone, as shown in Figure 3 next page.

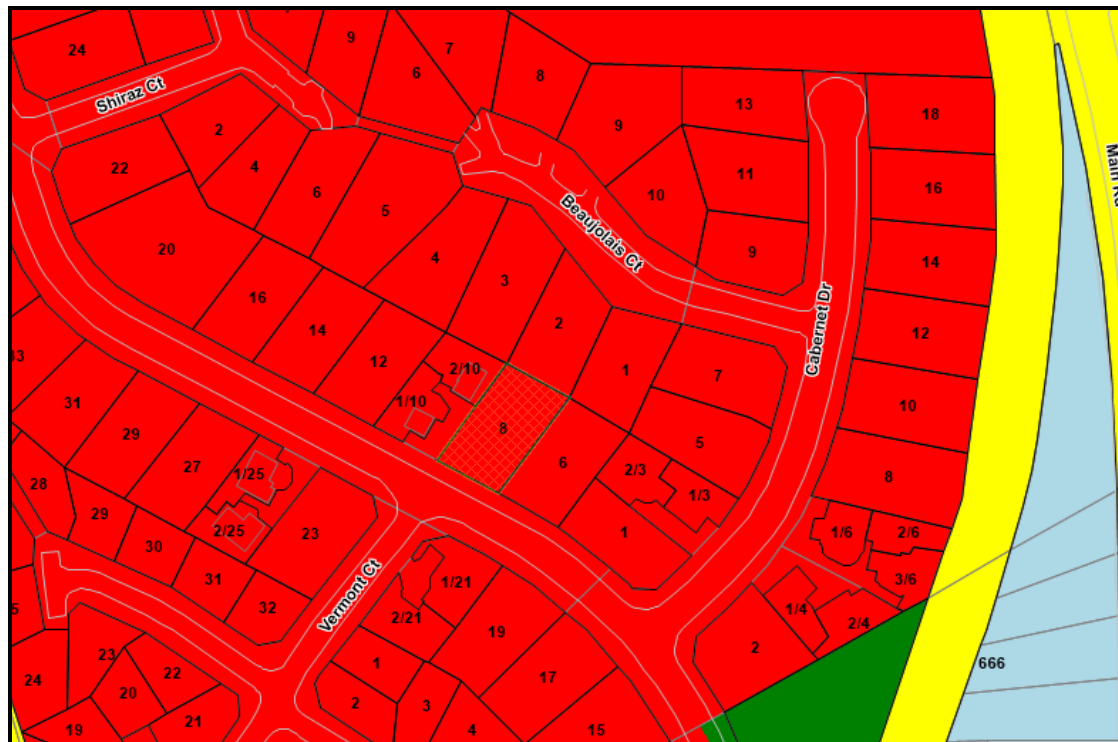


Figure 3: Zoning map (Council database 2016)

BACKGROUND

Nil

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?)

Nil

Use Class Description (Table 8.2):

The use class is Residential – Single Dwelling which is defined in Table 8.2 Use Classes as use of land for self-contained or shared living accommodation. Examples include an ancillary dwelling, boarding house, communal residence, home-based business, hostel, residential aged care home, residential college, respite centre, retirement village and single or multiple dwellings.

Other relevant definitions (Clause 4.1):

Single Dwelling: 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.

Dwelling: means a building, or part of a building, used as a self-contained residence and which includes food preparation facilities, a bath or shower, laundry facilities, a toilet and sink, and any outbuilding normally forming part of a dwelling.

Outbuilding: means a non-habitable detached building of Class 10a of the Building Code of Australia and includes a garage, carport or shed.

Part C: Special Provisions

Nil

Part D: Zones

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

Zone Purpose Statements***10.1.1 Zone Purpose Statements***

- 10.1.1.1 To provide for residential use or development that accommodates a range of dwelling types at suburban densities, where full infrastructure services are available or can be provided.
- 10.1.1.2 To provide for compatible non-residential uses that primarily serve the local community.
- 10.1.1.3 To provide for the efficient utilisation of services.

It is considered that the proposal accords with the relevant zone purpose statements.

Use Table

The use table identifies Residential (if a single dwelling) as no permit required. However, the applicant seeks a variation to setback standards and accordingly, the application becomes discretionary.

Use Standards

Nil for a residential use in the General Residential zone.

Development Standards for Residential Buildings & Works

The proposed development complies with all relevant Acceptable Solutions, as can be seen in Appendix 1, except for the following:

Setbacks and Building Envelope for all Dwellings (Clause 10.4.2 A3):

Acceptable Solution A3 requires the proposed shed, because it has a height of greater than 2.4 metres, to be sited a minimum of 4 metres from the rear boundary in order to comply with the building envelope acceptable solution. The shed is proposed to be sited a minimum of 1.5 metres from the rear boundary and relies on satisfying the Performance Criteria to be approved. The relevant Performance Criteria in this instance are:

The siting and scale of a dwelling must:

(a) not cause unreasonable loss of amenity by:

- (i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot; or*
- (ii) overshadowing the private open space of a dwelling on an adjoining lot; or*
- (iii) overshadowing of an adjoining vacant lot; or*
- (iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and*

(b) provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area.

In considering these criteria it is noted that:

1. There are no windows proposed for any elevation and is slightly cut into the site thus reducing its bulk.
2. The elevation that encroaches beyond the building envelope at the rear lies to the south of the adjoining western lot and will not cause unreasonable overshadowing;

3. The elevation of the outbuilding that lies within 4 metres of the common boundary is only 2.400 metres high at the eave and 2.930 metres high at the ridgeline.

Given, the above factors it is assessed that the proposed garage satisfies the Performance Criteria and that the proposed location will not cause unreasonable loss of amenity and would be compatible with the separation of buildings prevailing in the surrounding area.

Part E: Codes

The following codes of the Scheme apply to this proposal:

Stormwater Management Code

The proposed development complies with all relevant Acceptable Solutions, as can be seen in Appendix 2.

PART F: Specific Area Plans

Nil.

INTERNAL REFERRALS

Development Engineer

Traffic, Access & Parking

There are no traffic or parking issues as a result of this application.

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.

EXTERNAL REFERRALS

TasWater

The application was referred to TasWater which has advised that it does not object to the proposed development and no conditions are imposed.

REPRESENTATIONS

The application was advertised for the statutory 14-day period with no representations being received in that period. However, one non-statutory representation was received on the day after the advertising period closed. The issue raised is as follows:

1. Private Covenants

The representor advises Council that private covenants apply to all residential lots in the Lowestoft Estate including the subject lot. Two of those private covenants relate to:

1. The materials that are allowed to be used in the construction of the walls of the dwelling (brick or concrete masonry) and in the construction of the roof (low reflective roof material).
2. Any detached outbuilding (other than a glass house) must be constructed of the same materials as the exterior walls of the dwelling and the roof must be constructed of the same material as the roof of the dwelling.

The representor advises Council that the proposed materials (colourbond steel roof and walls) are objected to.

Planner's Comment:

This issue is not a planning issue that can be considered as part of this application because the Scheme contains no standards in relation to what materials can be used in this particular instance.

However, the representor is correct in stating that the private covenants do apply to the subject lot in regards to the materials that the landowners can use. While Council can issue a planning permit for the proposed outbuilding this does not mean that the covenant is overridden or that the private covenants can be ignored. Should the landowners proceed to construct the outbuilding in materials as proposed without first resolving the issue of the covenants then they may face private civil action from the original developer or from any other landowner within the subdivision.

It is recommended that should the Glenorchy Planning Authority (GPA) issue a planning permit for the proposed shed then an advice should be included alerting the applicant and the landowners to the existence of the covenants; that the proposed shed is proposed to be constructed out of materials that contravene the covenants; that a planning permit does not override covenants; and that using the proposed materials without first resolving the issue could result in a civil action being taken against them.

CONCLUSION

The application is for construction of a shed on a residential property. The application would normally not require a planning permit but the applicant is seeking a variation to the building envelope Acceptable Solution. The variation has been assessed and found to satisfy the Performance Criteria.

The application was referred to TasWater and to Council's Development Engineer. Both TasWater and the Development Engineer are supportive of the application subject to recommended conditions.

The application was publicly advertised and one non-statutory representation was received. The issue raised (contravention of private covenants concerning building materials) is not a planning matter in this instance but it has been recommended that an advice be included in any planning permit issued by the GPA alerting the applicant and landowners to the issue.

Recommendation:

That a permit be granted for the proposed use and development of Proposed outbuilding (shed) relying on performance criteria at 8 Chardonnay Drive, Berriedale subject to the following conditions:

Planning

1. Use and development shall be substantially in accordance with planning permit application No. PLN-16-129 and Drawing No. P1 submitted on 21 June 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.

Engineering

3. 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.
4. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
5. All internal hydraulic service works required for the development shall be at the Developer's expense and must comply with the requirements of Council's Plumbing Surveyor.

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 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.

Private Covenants

The subject site, 8 Chardonnay Drive, Berriedale, is subject to private covenants that, among other things, restrict the use of the building materials that can be used in the construction of the proposed shed. The shed is proposed to be constructed of materials that would contravene those covenants. This planning permit does not override those covenants and it does not authorise the landowner to ignore those covenants. Should the landowner proceed to construct the shed out of materials that are not in accordance with the covenants without first resolving this issue then the landowners may be liable to a private civil action for non-adherence to the covenants.

APPENDIX 1**10.0 General Residential Zone**

Standard	Acceptable Solution	Proposed	Complies?
10.4 Development Standards for Residential Buildings and Works			
10.4.1 Residential density for multiple dwellings.	A1 Multiple dwellings must have a site area per dwelling of not less than: (a) 325m ² ; or (b) if within a density area specified in Table 10.4.1 below and shown on the planning scheme maps, that specified for the density area.	Not a multiple dwelling development.	N/A
10.4.2 Setbacks and building envelopes for all dwellings:	A1 Unless within a building area, a dwelling, excluding protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6 m into the frontage setback, must have a setback from a frontage that is: (a) if the frontage is a primary frontage, at least 4.5 m, or, if the setback from the primary frontage is less than 4.5 m, not less than the setback, from the primary frontage, of any existing dwelling on the site; or (b) if the frontage is not a primary frontage, at least 3 m, or, if the setback from the frontage is less than 3 m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site; or (c) if for a vacant site with existing dwellings on adjoining sites on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; or	Set back more than 4.5 metres from frontage.	Yes

	(d) if the development is on land that abuts a road specified in Table 10.4.2, at least that specified for the road.		
	A2 A garage or carport must have a setback from a primary frontage of at least: (a) 5.5 m, or alternatively 1 m behind the façade of the dwelling; or (b) the same as the dwelling façade, if a portion of the dwelling gross floor area is located above the garage or carport; or (c) 1 m, if the natural ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10 m from the frontage.	Not a garage but set back more than 5.5 metres from frontage.	N/A
	A3 A dwelling, excluding outbuildings with a building height of not more than 2.4 m and protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6 m horizontally beyond the building envelope, must: (a) be contained within a building envelope (refer to Diagrams 10.4.2A, 10.4.2B, 10.4.2C and 10.4.2D) determined by: (i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5 m from the rear boundary of a lot with an adjoining frontage; and (ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3 m above natural ground level at the side boundaries and a distance of 4 m from the rear boundary to a building height of not more than 8.5 m above natural ground level; and		Does not comply. Refer report.

	(b) only have a setback within 1.5 m of a side boundary if the dwelling: (i) does not extend beyond an existing building built on or within 0.2 m of the boundary of the adjoining lot; or (ii) does not exceed a total length of 9 m or one-third the length of the side boundary (whichever is the lesser).		
10.4.3 Site coverage and private open space for all dwellings	A1 Dwellings must have: (a) a site coverage of not more than 50% (excluding eaves up to 0.6 m); and (b) for multiple dwellings, a total area of private open space of not less than 60 m² associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8 m above the finished ground level (excluding a garage, carport or entry foyer); and (c) a site area of which at least 25% of the site area is free from impervious surfaces.	Site coverage less than 50%.	Yes
	A2 A dwelling must have an area of private open space that: (a) is in one location and is at least: (i) 24 m²; or (ii) 12 m², if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8 m above the finished ground level (excluding a garage, carport or entry foyer); and	Private open space of more than 24m ² in one location with minimum dimensions of 4 metres.	Yes

	(b) has a minimum horizontal dimension of: (i) 4 m; or (ii) 2 m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8 m above the finished ground level (excluding a garage, carport or entry foyer); and (c) is directly accessible from, and adjacent to, a habitable room (other than a bedroom); and (d) is not located to the south, south-east or south-west of the dwelling, unless the area receives at least 3 hours of sunlight to 50% of the area between 9.00am and 3.00pm on the 21st June; and (e) is located between the dwelling and the frontage, only if the frontage is orientated between 30 degrees west of north and 30 degrees east of north, excluding any dwelling located behind another on the same site; and (f) has a gradient not steeper than 1 in 10; and (g) is not used for vehicle access or parking.	Unchanged. Unchanged. Unchanged. Unchanged. Unchanged.	Yes Yes Yes Yes Yes
10.4.4 Sunlight overshadowing dwellings of all	A1 A dwelling must have at least one habitable room (other than a bedroom) in which there is a window that faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A).	Not applicable.	N/A
	A2 A multiple dwelling that is to the north of a window of a habitable room (other than a bedroom) of another dwelling on the same site, which window faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A), must be in accordance with (a) or (b), unless excluded by (c):	Not a multiple dwelling proposal.	N/A

	(a) The multiple dwelling is contained within a line projecting (see Diagram 10.4.4B): (i) at a distance of 3 m from the window; and (ii) vertically to a height of 3 m above natural ground level and then at an angle of 45 degrees from the horizontal. (b) The multiple dwelling does not cause the habitable room to receive less than 3 hours of sunlight between 9.00 am and 3.00 pm on 21st June. (c) That part, of a multiple dwelling, consisting of: (i) an outbuilding with a building height no more than 2.4 m; or (ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6 m horizontally from the multiple dwelling.		
	A3 A multiple dwelling, that is to the north of the private open space, of another dwelling on the same site, required in accordance with A2 or P2 of subclause 10.4.3, must be in accordance with (a) or (b), unless excluded by (c): (a) The multiple dwelling is contained within a line projecting (see Diagram 10.4.4C): (i) at a distance of 3 m from the northern edge of the private open space; and (ii) vertically to a height of 3 m above natural ground level and then at an angle of 45 degrees from the horizontal. (b) The multiple dwelling does not cause 50% of the private open space to receive less than 3 hours of sunlight between 9.00 am and 3.00 pm on 21st June. (c) That part, of a multiple dwelling, consisting of:	Not a multiple dwelling proposal.	N/A

	(i) an outbuilding with a building height no more than 2.4 m; or (ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6 m horizontally from the multiple dwelling.		
10.4.5 Width of openings for garages and carports for all dwellings	A1 A garage or carport within 12 m of a primary frontage (whether the garage or carport is free-standing or part of the dwelling) must have a total width of openings facing the primary frontage of not more than 6 m or half the width of the frontage (whichever is the lesser).	More than 12 metres from the frontage.	Yes
10.4.6 Privacy for all dwellings	A1 A balcony, deck, roof terrace, parking space, or carport (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1 m above natural ground level must have a permanently fixed screen to a height of at least 1.7 m above the finished surface or floor level, with a uniform transparency of no more than 25%, along the sides facing a: (a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 3 m from the side boundary; and (b) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 4 m from the rear boundary; and (c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is at least 6 m: (i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or (ii) from a balcony, deck, roof terrace or the private open space, of the other dwelling on the same site.	Not applicable.	N/A

	A2 A window or glazed door, to a habitable room, of a dwelling, that has a floor level more than 1 m above the natural ground level, must be in accordance with (a), unless it is in accordance with (b): (a) The window or glazed door: (i) is to have a setback of at least 3 m from a side boundary; and (ii) is to have a setback of at least 4 m from a rear boundary; and (iii) if the dwelling is a multiple dwelling, is to be at least 6 m from a window or glazed door, to a habitable room, of another dwelling on the same site; and (iv) if the dwelling is a multiple dwelling, is to be at least 6 m from the private open space of another dwelling on the same site. (b) The window or glazed door: (i) is to be offset, in the horizontal plane, at least 1.5 m from the edge of a window or glazed door, to a habitable room of another dwelling; or (ii) is to have a sill height of at least 1.7 m above the floor level or has fixed obscure glazing extending to a height of at least 1.7 m above the floor level; or (iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of at least 1.7 m above floor level, with a uniform transparency of not more than 25%.	Not applicable.	N/A
--	--	-----------------	-----

	A3 A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of at least: (a) 2.5 m; or (b) 1 m if: (i) it is separated by a screen of at least 1.7 m in height; or (ii) the window, or glazed door, to a habitable room has a sill height of at least 1.7 m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of at least 1.7 m above the floor level.	Not applicable.	N/A
10.4.7 Frontage Fences for all dwellings	A1 A fence (including a free-standing wall) within 4.5 m of a frontage must have a height above natural ground level of not more than: (a) 1.2 m if the fence is solid; or (b) 1.8 m, if any part of the fence that is within 4.5 m of a primary frontage has openings above a height of 1.2 m which provide a uniform transparency of not less than 30% (excluding any posts or uprights).	Not applicable.	N/A
10.4.8 Waste Storage for multiple dwellings.	A1 A multiple dwelling must have a storage area, for waste and recycling bins, that is an area of at least 1.5 m² per dwelling and is within one of the following locations: (a) in an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or	Not applicable.	N/A

	(b) in a communal storage area with an impervious surface that: (i) has a setback of at least 4.5 m from a frontage; and (ii) is at least 5.5 m from any dwelling; and (iii) is screened from the frontage and any dwelling by a wall to a height of at least 1.2 m above the finished surface level of the storage area.		
--	--	--	--

APPENDIX 2**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.	Will connect to existing stormwater connection.	Yes
	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

Attachments/Annexures

- 1 Attachment - 8 Chardonnay Drive, Berriedale

CLOSED TO MEMBERS OF THE PUBLIC

7. 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).