

GLENORCHY PLANNING AUTHORITY MINUTES

Monday, 17 February 2025



Chairperson: Alderman Sue Hickey (Mayor)

Hour: 3.30 p.m.

Present: Aldermen Sue Hickey, Russell Yaxley, Steven King, Joshua Cockshutt and Tim Marks

In attendance: Justin Stringer (Alderman),
Emilio Reale (Director Infrastructure and Works),
Paul Garnsey (Manager Development),
Lyndal Byrne (Acting Coordinator Planning Service),
Helen Ayers (Senior Statutory Planner),
Jemma Carins (Planner),
Bree Narksut (Senior 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

None.

3. PECUNIARY INTERESTS

None.

4. CONFIRMATION OF MINUTES

Resolution:

COCKSHUTT/MARKS

That the minutes of the Glenorchy Planning Authority Meeting held on Tuesday, 28 January 2025 be confirmed.

The motion was put.

FOR: Aldermen Sue Hickey, Russell Yaxley, Steven King, Joshua Cockshutt and Tim Marks

AGAINST:

The motion was CARRIED.

5. PROPOSED USE AND DEVELOPMENT - MULTIPLE DWELLINGS (ONE EXISTING, ONE PROPOSED) - 2 NARELLE PLACE CLAREMONT

File Reference: 5438319

REPORT SUMMARY

Application No.:	PLN-24-288
Applicant:	James Ho Architecture
Owner:	Q Nguyen
Zone:	General Residential
Use Class	Residential
Application Status:	Discretionary
Discretions:	8.4.3 Site coverage and private open space for all dwellings P2 8.4.6 Privacy for all dwellings P3 C2.5.1 Car parking numbers P1.2 (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	29 January 2025
Existing Land Use:	Single dwelling
Representations:	0
Recommendation:	Approval subject to conditions

Resolution:

COCKSHUTT/MARKS

That a permit be granted for the two multiple dwellings at 2 Narelle Place, Claremont subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-24-288 and Drawings submitted on 17/12/2024, 7 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 2024/01239-GCC dated 23/10/2024, form part of this permit.
3. Prior to the submission of building plans for approval, plans must be submitted to the satisfaction of the Senior Statutory Planner demonstrating either:
 - (a) The northern kitchen and living room windows of Unit 1 (existing dwelling) have a sill height of not less than 1.7m above the shared driveway, or have fixed obscure glazing extending to a height of not less than 1.7m above the floor level; or
 - (b) A screen of not less than 1.7m in height above the shared driveway, is provided between the southern side of the shared driveway and the northern kitchen and living room windows of Unit 1 (existing dwelling).

Engineering

4. Prior to the issuing of a Building Approval or the commencement of works on site, including demolition (whichever occurs first), submit an Erosion and Sediment Control (ESC) 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 Erosion and Sediment Control plan (ESC) forms part of this permit and must be complied with.

Advice: For further information please refer to Erosion and Sediment Control (ESC) 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/stormwater/

5. The loading and unloading of goods from vehicles, including building materials and equipment, must only be carried out on the land.
6. The property owner is to ensure that Council's Road Assets and Infrastructure are protected during the demolition and building process. The owner is to ensure that damage to road assets, footpaths, kerb and channel, drainage pits, nature strips and other services is kept to a minimum and any damaged assets are reinstated. Should damages occur, the repair costs associated with such damages are the responsibility of the property owner. If reinstatement works are not undertaken promptly or to Council's satisfaction, Council may elect to reinstate or rectify any defects and recover the expenses reasonably incurred in doing so from the property owner.
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:-
 - Be constructed to a sealed finish and the finished gradient shall not exceed the maximum gradient of 20% or 1 in 5;
 - Vertical alignment shall include transition curves (or straight sections) at all grade changes greater than 12.5%;
 - Total of Four (4) clearly marked car parking spaces (2 spaces per each dwelling) must be provided in accordance with the approved plan received by Council and always kept available for these purposes;
 - All runoff from paved and driveway areas must be discharged into Council's stormwater system;
 - The gradient of any parking areas must not exceed 5% and
 - 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 new dwelling.

8. A maintenance schedule for the ongoing maintenance of the on-site stormwater detention infrastructure must be provided to Council's Development Engineer for approval prior to the commencement of the use and/or the issuing of the plumbing approval. When approved, the maintenance schedule forms part of this permit.
9. The landowner must maintain the on-site stormwater detention in accordance with the approved maintenance schedule.

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, Before You Dig or visit <https://www.byda.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.

General Managers 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-24-288, dated 16 January 2024, are to be read in conjunction 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.

The motion was put.

FOR: Aldermen Sue Hickey, Russell Yaxley, Steven King, Joshua Cockshutt and Tim Marks

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 Chair closed the meeting at 3.40 pm.

Confirmed,

CHAIR