

**GLENORCHY PLANNING AUTHORITY  
MINUTES  
MONDAY, 8 NOVEMBER 2021**



**Chairperson:** Alderman B. Thomas

**Hour:** 5.00 p.m.

**Present:** Aldermen Bec Thomas, Jan Dunsby, Angela Ryan and Steven King

**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), G Paisley (Planning Officer),  
M Graham (Development Engineer),  
B Owens (Environmental Health Officer),  
D Laird (Compliance Officer)

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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*.

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## **2. APOLOGIES**

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Alderman Kelly Sims.

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## **3. PECUNIARY INTERESTS**

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None.

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## **4. CONFIRMATION OF MINUTES**

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### **Resolution:**

RYAN/DUNSBY

That the minutes of the Glenorchy Planning Authority Meeting held on Monday, 4 October 2021 be confirmed.

The motion was put.

**FOR:** Aldermen Dunsby, King, Thomas and Ryan

**AGAINST:**

The motion was CARRIED.

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## **5. PROPOSED USE AND DEVELOPMENT - FIFTY-FIVE MULTIPLE DWELLINGS AND DEMOLITION OF FORMER SCHOOL BUILDINGS - 115 ALLUNGA ROAD CHIGWELL**

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File Reference: 3312245

### **REPORT SUMMARY**

<b>Application No.:</b>	<b>PLN-21-351</b>
<b>Applicant:</b>	<b>Prime Design (Invermay)</b>
<b>Owner:</b>	<b>Roman Catholic Church Trust Corporation Of The Archdiocese</b>
<b>Zone:</b>	<b>Community Purpose</b>
<b>Use Class</b>	<b>Residential</b>
<b>Application Status:</b>	<b>Discretionary</b>
<b>Discretions:</b>	<p><b>8.4.2 Setbacks and building envelopes for all dwellings (P3); 8.4.3 Site coverage and private open space for all dwellings (P1); 8.4.4 Sunlight to private open space of multiple dwellings (P1); 8.4.6 Privacy for all dwellings (P2); 8.4.6 Privacy for all dwellings (P3); C2.5.1 Car parking numbers and C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction</b></p> <p>(The proposal meets all other applicable standards as demonstrated in the attached appendices)</p>
<b>Level 2 Activity?</b>	<b>No</b>
<b>42 Days Expires:</b>	<b>09 November 2021</b>
<b>Existing Land Use:</b>	<b>Former Primary School</b>
<b>Representations:</b>	<b>1</b>

<b>Recommendation: Approval, subject to conditions</b>
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**Recommendation:**

**That the motion be now put:**

KING/DUNSBY

That a permit be granted for the proposed use and development of Fifty-Five Multiple Dwellings and Demolition of Former School Buildings subject to the following conditions:

**Planning**

1. Use and development must be substantially in accordance with planning permit application No. PLN-21-351 and Drawings submitted on 08 September 2021 (195 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 2021/01260, dated 10 August 2021, form part of this permit.
3. No balcony or deck is to have a finished floor level more than 1m above the finished surface level of the site.
4. Landscaping works as shown on the approved plans must be completed within three months from issue of Certificate of Occupancy to the satisfaction of Council's Senior Statutory Planner and then maintained to the satisfaction of Council's Senior Statutory Planner for the duration of the use.

**Engineering**

5. 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](http://www.derwentestuary.org.au)*

6. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
7. The design and construction of the access must generally comply with the Australian Standard, Parking facilities, Part 1: Off-Street Car parking, AS 2890.1 – 2004, to the satisfaction of the Council's Development Engineer.

Drawings showing the design of the driveway must be submitted with the Building Application or prior to the commencement of works on site (whichever comes first) for approval by Council's Development Engineer.

The proposed driveway and parking area must comply with the following:

- (a) Be constructed to a sealed finish and the finished gradient shall not exceed the maximum gradient of 25%;
- (b) The one hundred and eleven (111) proposed car parking spaces are to be clearly marked and must be provided in accordance with the approved plan and kept available for these purposes at all times;
- (c) Vertical alignment shall include transition curves (or straight sections) to the Australian Standard, Parking facilities - Part 1: Off-Street Carparking AS 2890.1 - 2004, Clause 2.5.3 (d) at all grade changes greater than 12.5%;
- (d) All runoff from paved and driveway areas must be discharged into Council's stormwater system;
- (e) Minimum carriageway width is to be no less than 3.0 metres.

- (f) The driveway access to Allunga Road to be a standard intersection design with Give Way controls on the driveway at the junction.
- (g) The driveway access must have pedestrian kerb ramps either side of the Allunga Road footpath in accordance with TSD-R18-V3.

The approved design of the driveway, parking, access and turning areas must be installed prior to the occupancy of the dwellings in stage 1.

8. In conjunction with the above conditions and prior to the commencement of any works on site, the applicant must submit detailed engineering design plans of the proposed development for approval prepared by a qualified professional engineer of the internal access driveway, manoeuvring areas, parking spaces, any required retaining walls and vehicle barriers, floor levels of buildings, demonstrated compliance with the maximum grades, crossfalls and transitions as outlined in the Australian Standard AS/NZS 2890.1 - 2004 Off-Street Parking.

Engineering plans submitted to Council for approval must be certified by an approved engineer to the satisfaction of Council's Development Engineer.

9. The development must incorporate the nominated Water Sensitive Urban Design (WSUD) element(s) or equivalent, as set out in the approved Stormwater Management Plan.
10. In association with a Building Application, a WSUD Maintenance Scheme must be submitted for approval, to the satisfaction of Council's Senior Civil Engineer, defining the maintenance method and frequency for each WSUD element incorporated in the development.
11. Upon approval of the WSUD Maintenance Scheme, and in association with a Building Application, the applicant must enter into a registered agreement with Council, at the sole expense of the applicant, pursuant to Part 5 of the *Land Use Planning and Approvals Act 1993*, for the area which is subject to this permit.

The Owner and all successors in title must advise any subsequent successor in title of the existence of the Agreement and its terms and conditions. The Part 5 agreement shall require the Owner and all successors in title to covenant and agree with Council the following:

- (a) All works outlined in the WSUD Maintenance Scheme submitted by the applicant and approved by Council, including the maintenance method and frequency for individual WSUD elements, must be implemented, and managed by the Owner and all successors in title at their sole expense.
  - (b) The Owner must keep the maintenance records in an accessible form (either printed or electronic) for five years from the date of the work was carried out to prove that the maintenance of each WSUD element has been conducted in accordance with the WSUD Maintenance Scheme;
  - (c) Repair and replace all the WSUD elements at the sole expense of the Owner and all successors in title so that the WSUD functions (stormwater quality and quantity control) in a safe and efficient manner;
  - (d) Permit the Council from time to time and upon giving reasonable notice (but in the case of an emergency, at any time and without notice) to enter and inspect the WSUD elements for compliance with the requirements of this agreement; and
  - (e) Comply with the terms of any written notice issued by the Council in respect of the requirements of this agreement within the time stated in the notice.
12. No civil works related to or associated with the use or development approved by this permit are to occur on or external to the site unless these works are in accordance with engineering drawings that have been approved by Council's Development Engineer.  
  
Changes to the design and/or location of civil works will require the submission of amended engineering drawings prepared by a licensed civil engineer for approval by Council's Engineer.
13. Provide written certification from a licensed civil engineer certifying that all civil works have been completed in accordance with the engineering drawings approved by Council's Development Engineer and to the applicable Australian Standards prior to the commencement of the use or within 20 days of completion of the works whichever occurs sooner

14. Arrange a compliance inspection with Council of the civil works that have been approved by Council's Development Engineer prior to the commencement of the use or within 20 days of completion of the works whichever occurs sooner. Note that a minimum of five (5) business days' notice must be given to Council for a compliance inspection.
15. Lighting is to be provided to all car parking and driveways areas in accordance with clause 3.1 "Basis of Design" and clause 3.6 "Car parks" of AS/NZ 1158.3.1: 2005. The illumination of the proposed light standards is to be activated prior to the occupancy.
16. Landscaping of parking and circulation areas must be provided. This landscaping must be no less than 5 percent of the area of the car park. A landscape design is to be submitted for approval of the Senior Statutory Planner prior to commencement of any works on the site.
17. 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.

### **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 Tasmanian Planning Scheme – Glenorchy 2021. 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](http://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*

Waste Services to the proposed 55 multiple dwelling development at 115 Allunga Road Chigwell would be Council's standard bin service collected fortnightly to each unit.

Council's Standard Bin Service includes one (1) x 140L wheelie bin for Waste, one (1) x 240L wheelie bin for Recycling, and one (1) x 240L for FOGO wheelie bin to each of the dwellings, collected fortnightly.

The internal footpath must be designed and constructed to accommodate the placement of bins. Recommend footpath width to each lot to meet the minimum accessible footpath width (1.8 metre) and comply with Councils Footpath Policy.

For new properties and subdivisions to have a waste service all new road construction must ensure forward continuous movement for a heavy rigid waste service collection vehicle is available.

Turning heads of cul-de-sacs shall be a minimum of 17.5 metre diameter inside the kerb to allow for the continuous forward movement of a heavy rigid waste service collection vehicle.

Council's Waste Services Contractor collection trucks will not enter any of the multiple unit dwellings that are located within the smaller road areas to collect and

empty the wheelie bins. All wheelie bins are to be placed on the kerbside of the internal main road for collection.

A Deed of Release between the developer and Council must be signed prior to the collection vehicles entering the site, as per council's policy.

*In an area with an overhead obstruction such as a tree canopy a minimum height of 5.0 metres needs to be allowed for contractor's collection vehicle including access to the lifting arm.*

**The motion was put.**

**FOR:** Aldermen Dunsby, King, Thomas 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.

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## 6. PROPOSED USE AND DEVELOPMENT - MULTIPLE DWELLINGS (ONE NEW AND ONE EXISTING) - 80 BRENT STREET GLENORCHY

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File Reference: 5357519

### REPORT SUMMARY

<b>Application No.:</b>	<b>PLN-21-220</b>
<b>Applicant:</b>	<b>D K Tope</b>
<b>Owner:</b>	<b>S Pariyar</b>
<b>Zone:</b>	<b>General Residential zone</b>
<b>Use Class</b>	<b>Sports and Recreation</b>
<b>Application Status:</b>	<b>Discretionary</b>
<b>Discretions:</b>	<b>10.4.6 Privacy for all dwellings (P1) &amp; (P3) and 10.4.8 Waste Storage for multiple dwellings</b>  (The proposal meets all other applicable standards as demonstrated in the attached appendices)
<b>Level 2 Activity?</b>	<b>No</b>
<b>42 Days Expires:</b>	<b>9 November 2021</b>
<b>Existing Land Use:</b>	<b>Residential (single dwelling)</b>
<b>Representations:</b>	<b>0</b>
<b>Recommendation:</b>	<b>Approval, subject to conditions</b>

## **Recommendation:**

### **That the motion be now put:**

DUNSBY/RYAN

That a permit be granted for the proposed use and development of Multiple Dwellings (one new and one existing) at 80 Brent Street Glenorchy subject to the following conditions:

### **Planning**

1. Use and development must be substantially in accordance with planning permit application No. PLN-21-220 and Plans submitted on 11/06/2021 (4 pages), Plan submitted on 16/08/2021 (1 page) and Plan submitted on 14/09/2021 (1 page), except as otherwise required by this permit.
2. The waste storage areas must be screened as shown on the approved plans. The screen must be 1.7m high and solid. The screen must be shown on plans submitted for building approval to the satisfaction of Council's Senior Statutory Planner.

### **Engineering**

3. 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](http://www.derwentestuary.org.au)

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 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.
6. 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 and the finished gradient must not exceed the maximum gradient of 25%.
  - (b) Vertical alignment must include transition curves (or straight sections) at all grade changes greater than 12.5%.
  - (c) Total of four (4) clearly marked car parking spaces (two spaces per each dwelling) must be provided in accordance with the approved plan received by Council and always kept available for these purposes.
  - (d) All runoff from paved and driveway areas must be discharged into Council's stormwater system.
  - (e) The gradient of any parking areas must not exceed 5%; and
  - (f) 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.

7. The on-site stormwater detention in accordance with the driveway and drainage plan submitted and dated 14 September 2021 must be provided so that stormwater discharged from the site does not exceed the pre-existing stormwater runoff for the critical duration of the 5% Annual Exceedance Probability events in the catchment. Any system proposed to retain the required runoff storage volume must be detailed in an engineering design lodged and approved as part of the building and plumbing applications, and to be designed, constructed and maintained to the satisfaction of Council's Plumbing Surveyor and Development Engineer.
6. Widening to the existing vehicle crossing to provide a passing bay at the access point 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 detail design must be submitted and approved prior to the issuing of a Building Permit Approval.

### **Advice to Applicant**

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

#### *Other Permits*

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

**The motion was put.**

**FOR:** Aldermen Dunsby, King, Thomas 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 Glenorchy Interim Planning Scheme 2015, the Glenorchy Planning Authority decides to grant a permit for the reasons set out in the officer's report.

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## 7. PROPOSED USE AND DEVELOPMENT - MULTIPLE DWELLINGS (4) - 23 AND 23A BRENT STREET GLENORCHY

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File Reference: 5358335

### REPORT SUMMARY

<b>Application No.:</b>	<b>PLN-21-410</b>
<b>Applicant:</b>	<b>Prime Design (Invermay)</b>
<b>Owner:</b>	<b>Housing Tasmania</b>
<b>Zone:</b>	<b>General Residential</b>
<b>Use Class</b>	<b>Residential</b>
<b>Application Status:</b>	<b>Discretionary</b>
<b>Discretions:</b>	<p><b>8.4.2 P1 Setbacks and building envelopes for all dwellings</b></p> <p><b>8.4.2 P2 Setbacks and building envelopes for all dwellings</b></p> <p><b>8.4.2 P3 Setbacks and building envelopes for all dwellings</b></p> <p><b>8.4.3 P2 Site coverage and private open space for all dwellings</b></p> <p><b>8.4.6 P3 Privacy for all dwellings</b></p> <p>(The proposal meets all other applicable standards as demonstrated in the attached appendices)</p>
<b>Level 2 Activity?</b>	<b>No</b>
<b>42 Days Expires:</b>	<b>15 Nov 2021</b>
<b>Existing Land Use:</b>	<b>Vacant</b>



**Representations: 1**

**Recommendation: Approval, subject to conditions**

**Recommendation:****That the motion be now put:**

RYAN/KING

That a permit be granted for the proposed use and development of 23 and 23A Brent Street Glenorchy subject to the following conditions:

**Planning**

1. Use and development must be substantially in accordance with planning permit application No. PLN-21-410 and Drawings submitted on 13/08/2021 (30 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 2021/01696-GCC, dated 06/10/2021, form part of this permit.
3. The landing on the northeast elevation of Unit 3 must have a permanently fixed screen to a height of not less than 1.7m above the finished surface level, with a uniform transparency of not more than 25%, as shown on the approved plans. The screen must remain in place for the duration of the use/development approved herewith.
4. The grade of all private outdoor space must be no more than 1:10 as shown on the approved plans.
5. The front fences must be no higher than 1.8m and have openings above the height of 1.2m which provide a uniform transparency of at least 30% (excluding any posts or uprights), as shown on the approved plans.

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 at a later date if agreed to by the Coordinator of Building Services, and prior to a Certificate of Occupancy.

## Engineering

Any conditions and/or advice as set out in the attached General Manager's Consent for Stormwater Management, reference No. 21-410, dated 28/10/2021, form part of this permit.

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](http://www.derwentestuary.org.au).*

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

The design and construction of the driveway, parking, access and turning areas must generally comply with the Australian Standard, Parking facilities, Part 1: Off-Street Car parking, AS 2890.1 – 2004, to the satisfaction of the Council's Development Engineer.

Drawings showing the driveway details must be in accordance with the Australian Standard 2890.1 and must be submitted with the Building Application for approval by Council's Development Engineer prior to the commencement of works on site.

- (a) Be constructed to a sealed finish and the finished gradient shall not exceed the maximum gradient of 25%
- (b) All runoff from paved areas must be discharged into Council's stormwater system;
- (c) The gradient of any parking areas must not exceed 5%; and
- (d) Minimum carriageway width is to be no less than 3.00 metres.

All works required to service each dwelling must be installed prior to the occupancy of the dwelling

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 undertaken by Council at the developer's cost.

The proposed relocation of the driveway crossing is to be constructed to accord with Municipal Standard Drawing TSD-R09.

### **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 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](http://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 proposed multiple dwelling development will be Council's standard bin service collected fortnightly.

- (e) 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.
- (f) Please note that this property would have a total of twelve (12) bins, four (4) Waste bins and four (4) Recycling Bins, and four (4) FOGO bins.
- (g) This property has an existing kerbside/nature strip area for placement of the bins therefore the dwellings would have their own individual bins.
- (h) All bins are to be placed on the kerbside for collection.
- (i) 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 Dunsby, King, Thomas 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.

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**8. PROPOSED USE AND DEVELOPMENT - DEMOLITION, ALTERATIONS AND ADDITIONS TO SECONDARY SCHOOL (EDUCATIONAL AND OCCASIONAL CARE) - ST VIRGILS COLLEGE 195-229 MAIN ROAD AUSTINS FERRY**

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File Reference: 5327694

**REPORT SUMMARY**

<b>Application No.:</b>	<b>PLN-21-476</b>
<b>Applicant:</b>	<b>Tim Penny Architecture &amp; Interiors Pty Ltd</b>
<b>Owner:</b>	<b>St Virgils Christian Brothers College</b>
<b>Zone:</b>	<b>Community Purpose Zone</b>
<b>Use Class</b>	<b>Educational and Occasional Care</b>
<b>Application Status:</b>	<b>Discretionary</b>
<b>Discretions:</b>	<b>27.3.1 Non-residential use (P2), 27.4.1 Building Height (P1), C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction (P1), C2.5.1 Car parking numbers (P1) and C2.5.2 Bicycle parking numbers</b>
	<b>(The proposal meets all other applicable standards as demonstrated in the attached appendices)</b>
<b>Level 2 Activity?</b>	<b>No</b>
<b>42 Days Expires:</b>	<b>09 Nov 2021</b>
<b>Existing Land Use:</b>	<b>Education and Occasional Care (St Virgils College)</b>
<b>Representations:</b>	<b>0</b>
<b>Recommendation:</b>	<b>Approval, subject to conditions</b>

## **Recommendation:**

### **That the motion be now put:**

KING/RYAN

That a permit be granted for the proposed use and development of Demolition, alterations and additions to Secondary School (Educational and Occasional Care) at St Virgils College 195-229 Main Road Austins Ferry subject to the following conditions:

### **Planning**

1. Use and development must be substantially in accordance with planning permit application No. PLN-21-476 and Plans submitted on 16 September 2021 (9 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 2021/01635-GCC, dated 08/10/2021, form part of this permit.
3. The submitted Bushfire Hazard Management Plan for St. Virgil's College, dated 10/09/2021, forms part of this permit. The approved use is to be carried out in accordance with this plan.
4. The submitted Bushfire Emergency Plan for St. Virgil's College, dated April 2021, forms part of this permit. The approved use is to be carried out in accordance with this plan.
5. Commercial vehicle movements and the unloading and loading of commercial vehicles, must be within the hours of:
  - (a) 7.00am to 6.00pm Monday to Friday; and
  - (b) 9.00am to 5.00pm Saturday, Sunday and public holidays.

### **Engineering**

6. 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](http://www.derwentestuary.org.au)

7. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
8. All internal hydraulic service works required for the development shall be at the Developer's expense and must comply with the requirements of Council's Plumbing Surveyor.
9. To demonstrate that the proposed works will not impinge of the current parking availability a construction management plan must be submitted showing all proposed storage and parking areas for construction employees. This must be submitted with the building application for approval, prior to commencement of works on the site.
10. Parking facilities for 24 bicycles must be provided on site. A plan showing their location and design must be submitted with the building permit application and approved by Council's Senior Statutory Planner. The facilities must be constructed prior to the commencement of the use.

## Advice to Applicant

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

### *Other Permits*

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

### *TasRail*

- Stormwater or effluent is not permitted to be discharged onto rail land or into the rail drainage system. Should there be a requirement for a service or asset to be installed on rail land in order to connect into an authorised stormwater or other outlet, a separate TasRail Permit is required and will only be approved subject to terms and conditions (costs apply). A Permit Application Form is available by contacting [property@tasrail.com.au](mailto:property@tasrail.com.au)
- Any excavation within 3 metres of the rail boundary line requires a separate TasRail Permit from [property@tasrail.com.au](mailto:property@tasrail.com.au) in accordance with s41 of the Rail Infrastructure Act 2009. A minimum of seven (7) business days notice is required, but earlier engagement is recommended.



- Although the railway line through this area is currently non-operational, it is reserved for future transport use. For this reason TasRail recommends any person building, developing or purchasing property near rail corridor land take into account potential exposure to train and/or transport noise and vibration particularly in relation to building design, material specifications and lifestyle. It should also be noted that TasRail is required to ensure that planning and development proposals do not impede or preclude future transport use of the rail corridor.
- No obstruction, installation or works of any kind are permitted inside railway land for any purpose including for structures, unauthorised vehicles, drainage, water pipes, stormwater discharge, electrical or service infrastructure, storage of materials, vegetation clearing, inspections etc. All access enquiries should be directed to [property@tasrail.com.au](mailto:property@tasrail.com.au)
- If the proposed development interfaces with a rail crossing and/or rail corridor land it is recommended you contact [property@tasrail.com.au](mailto:property@tasrail.com.au) to discuss the proposed interface ahead of the planning process. Consideration should also be given to the orientation and siting of above ground structures on adjoining land as well as landscaping to ensure there is no potential to obscure or obstruct the line of sight with respect to a railway crossing.
- As per the *Rail Infrastructure Act 2007*, the Rail Infrastructure Manager (TasRail) may remove and dispose of unauthorised or unlawful service infrastructure and take such other action as it sees fit. Where this occurs, TasRail may recover its costs of doing so as a debt due to TasRail from that person and retain if applicable any proceeds of disposal. No action lies against TasRail for removing or disposing of the unauthorised or unlawful service infrastructure.
- Using or creating an unauthorised railway crossing is unsafe and strictly prohibited. All access enquiries should be directed to [property@tasrail.com.au](mailto:property@tasrail.com.au)
- As railway land is Crown Land, the Rail Infrastructure Manager is not required to contribute to the cost of boundary fencing.
- Access to the railway corridor or rail land for any purpose is strictly prohibited without a Permit issued by TasRail.

**The motion was put.**

**FOR:** Aldermen King, Thomas and Ryan

**AGAINST:** Dunsby

**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 2021, the Glenorchy Planning Authority decided to grant a permit for the reasons set out in the officer's report, **except that** condition 10 is to be added, where bicycle parking facilities are to be provided on the site.

### **Close the meeting to the public**

#### **Resolution:**

KING/RYAN

That the meeting be closed to the public to allow discussion on matters that are prescribed in Regulation 15 of the Local Government (Meeting Procedures) Regulations 2015

The motion was put.

**FOR:** Aldermen Dunsby, King, Thomas and Ryan

**AGAINST:**

The motion was CARRIED.

The meeting closed at 6:46 pm

Confirmed,

**CHAIR**