23 December 2025

Helen Ayers
Planning Department
Glenorchy City Council
374 Main Road
Glenorchy, Tasmania, 7010

Dear Helen,

Development Application: Access Driveway and Residential Dwelling, 13 Nielson Drive, Montrose

Please find attached a Development Application requesting a planning permit for the proposed construction of an access driveway and residential dwelling at 13 Nielson Drive, Montrose.

A DA has been submitted and approved previously for this development (PLN-25-009, December 2024). However, the proposed sewer servicing concept within the previous application relied on development of the adjacent property (and sewer) at 145 Montrose Road which has now ceased for the foreseeable future. A change to properties through which sewer servicing will occur has necessitated a new application.

Aside from the change to the sewer servicing concept, the application is further development yet largely unchanged from that submitted and approved previously. It should be noted that clearing of vegetation and formation of the access driveway approved under PLN-25-009 has largely been completed.

There are no other alternative gravity sewer discharge options readily available to sewer the property, with the closest proximity gravity connection (Fosbrook Court) requiring traversal of multiple private properties with generation of associated easements. The inclusion of an onsite wastewater management system (OWMS) is also a difficult proposition for the site given the nature of the geotechnical conditions (steep slopes with clay overlying rock) and the dispersion area this would require (even at high levels of treatment), with associated vegetation impacts.

The closest proximity sewer reticulation system is located approximately 35m to the south-west of the entrance to the property, across the Nielson Drive cul-de-sac. Whilst the depth of the sewer system at this location is not amenable to a gravity solution, a pumped solution is relatively straight forward. The proposed sewer servicing concept (**refer drawing C113 in Appendix B**) would include:

- Internal gravity reticulation to a single-user private pump station (SUPPS)
- Extension of the existing TasWater reticulated sewer (by approximately 3m) from just within the boundary of 14 Nielson Drive, to outside their lot and within the LGA Road casement (46375/100), creating a new customer connection point
- Connection of the SUPPS to the customer connection point via a private rising main that traverses LGA Nielson Road casement (approximately 30m)

Both the water main (TasWater owned) and the sewer main (privately owned) would have coincident alignments and be constructed by TasWater contractors to TasWater (MRWA WSA) specifications. There would be no additional impact during construction of including the private sewer main as part of the water main works. Both TasWater and the owners of 14 Nielson Drive have been involved in the development of the sewer servicing concept.

Given the proposed private asset within LGA land, as part of this application, Council General Manager consent is sought to allow the application to proceed.

In addition, the following information has been provided as part of the application:

- An assessment of the proposal against performance criteria for Discretionary Use under the Landscape Conservation Zone
- An assessment of the proposal against performance related to the Natural Assets Code (C7.0), Scenic Protection Code (C8.0), and Landslip Hazard Code (C15.0)
- A set of architectural plans showing the proposed residential dwelling (Appendix A)
- A set of civil drawings showing the proposed access, services, and vegetation clearing within the context of the lot boundaries (Appendix B)
- An ecological assessment supporting the performance criteria within Clause C7.6.2 Clearance within a priority vegetation area of the Natural Assets Code (Appendix C)
- A bushfire hazard management plan that supports the extent of vegetation clearance required (Appendix D)
- A landslip hazard report addressing the requirements under Clause C15.5.1 (Appendix E)
- A Stormwater Management Report (Appendix F)

If further information or clarification on the attached is required, please don't hesitate to get in touch.

Kind Regards,

David Graham and Alison Magill

15 Riverview Parade, Rosetta, 7010
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0419 529 021

1 Introduction

1.1. Purpose

This report has been prepared to support a planning application for construction of a driveway access and residential dwelling at 13 Nielson Drive Montrose within the Glenorchy LGA (the Project).

The report provides conceptual detail for the development and considers the Project against the relevant planning scheme requirements, specifically identifying where the Project complies with acceptable solutions or relies on performance criteria.

All enquiries related to this report should be directed to:

David Graham (BSc (Hons) MEngSc (EnvEng))
15 Riverview Parade, Rosetta, 7010
David.Graham@unswalumni.com
0419 529 021

1.2. Planning Authority and Scheme

The relevant Planning Authority is Glenorchy City Council, with the application to be considered against the provisions of *The Tasmanian Planning Scheme – State Planning Provisions (No. 14, 11 September 2025)*, including Interim Amendment 01-2024 relating to hazard codes, and the *Glenorchy Local Provisions Schedule*.

1.3. Project Site

The proposed Project will be located at 13 Nielson Drive, Montrose (CT46375 Fol 1; PID 7765305).

1.4. Project Description

The Project is the construction of a partial driveway access and residential dwelling at 13 Nielson Drive, Montrose. The driveway access is proposed to follow an alignment from the end of Nielson Drive to the proposed building envelope.

The total driveway access is 340m in length, with the first 190m already formed and cleared (by previous owners). As of December 2025, the remainder of the driveway has largely been cleared and formed under PLN-25-009.

The width of the access is to be 4m, with a total minimum width of 5m cleared to meet the deemed-to-comply requirements under the *Building for Bushfires – Property Access* guideline. To meet an additional requirement of the guideline, a deemed-to-comply passing bay will also be constructed (at chainage CH160).

The residential dwelling proposed for the lot is oriented approximately east to west on a relatively flat area centred around the 186 mAHD contour. The proposed dwelling is a single-storey construction with a floor area of 277 square metres.

The dwelling is to be serviced via a potable water connection from an existing DN50 TasWater reticulation main in Nielson Drive (boosted internally via a pumping arrangement on the eastern side of the access way). Provision of a sewer service will be via connection to the TasWater gravity system in Nielson Drive. To facilitate connection to sewer, TasWater will extend the existing gravity sewer by approximately 3m to form a customer connection point at a position outside of the lot boundary of 14 Nielson Drive. Sewer transfer from the proposed dwelling to the customer connection point will occur via an internal gravity main, single-user private pumping station (SUPPS)

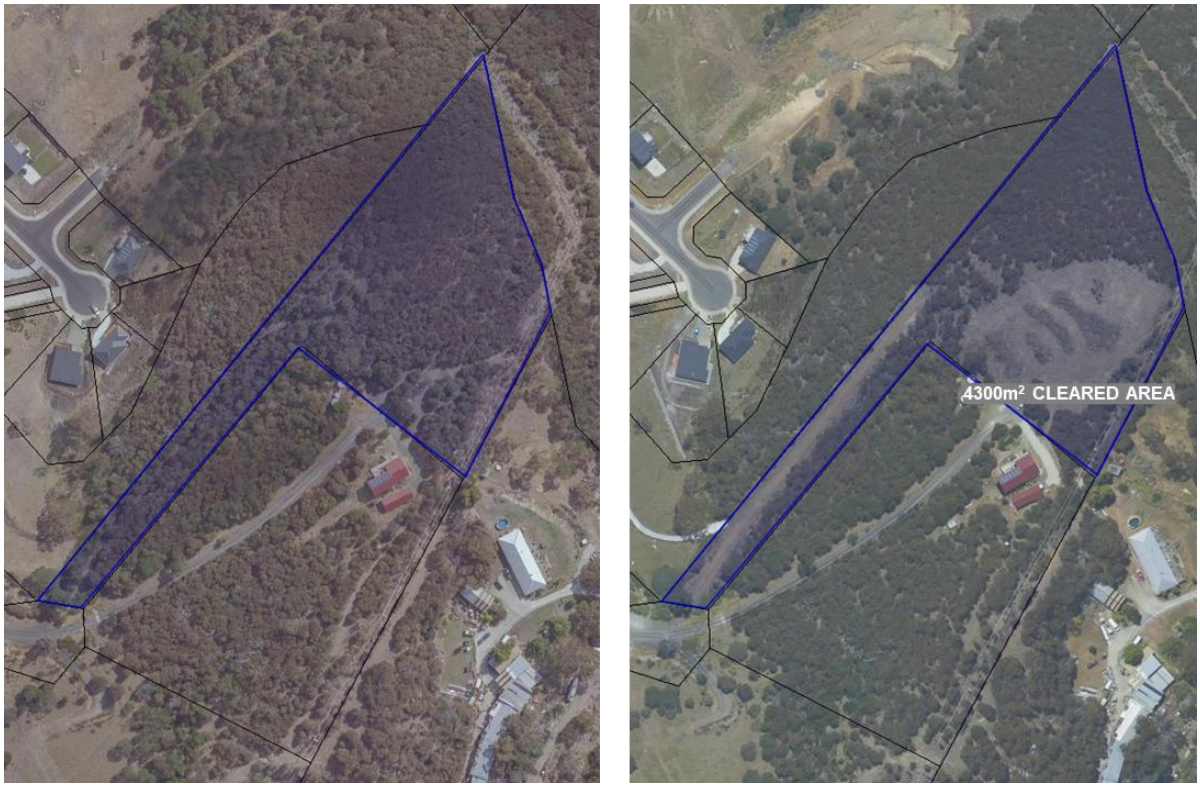
located internally on the eastern side of the access way, and a rising main across Nielson Drive. The sewer and water main alignments will be coincident across GCC land (Nielson Drive), with both public (water) and private (sewer) linear assets installed by TasWater Contractors.

Stormwater is proposed to be drained via the existing table drain and culvert on the eastern side of the access way to Glenorchy City Council's public stormwater system, with onsite detention of the dwelling roof and access way catchments prior to discharge.

1.5. Site History

Of relevance to the Project is the previous formation of the driveway access and extensive clearing that has been undertaken by previous owners across the Project Site. On purchase of the property (settled 3 March 2023), approximately 0.4 Ha of the property had been recently cleared (not including the first 190m of driveway access). This is illustrated below (Figure 1) in the aerial images from the 20/21 season (left) and 22/23 season (right). On enquiring with the Department of Natural Resources and Environment Tasmania, it was confirmed that the aerial photo for the 22/23 season was taken on the 11 January 2023, two months prior to our purchase of the property.

Figure 1: Historical Land Clearing of the Project Site (20/21 Left, 22/23 Right)



2 Zoning Assessment

2.1. Zoning

The site is subject to the provisions of the *Tasmanian Planning Scheme*. Specifically, the site, as shown below is zoned Landscape Conservation.

Figure 2: Project Site Planning Scheme Zoning

2.2. Landscape Conservation Zone

Section 22.1 of the planning scheme provides for the Zone Purpose Statements for the Landscape Conservation Zone, stating:

- 22.1.1 To provide for the protection, conservation and management of landscape values.
- 22.1.2 To provide for compatible use or development that does not adversely impact on the protection, conservation and management of the landscape values

The driveway access and dwelling are associated with Residential Use, which is permitted under the existing zoning if the use is a single residential dwelling located within a building area, if shown on a sealed plan. The proposal is for a single residential dwelling. A building area is not shown on the sealed plan, thus the proposed use is discretionary.

2.2.1. Applicable Standards

Not all standards in the Landscape Conservation Zone are applicable to the Project. Table 1 identifies the applicable standards. An assessment of the applicable standards is provided in the following sections.

Table 1: Use Standard and Development Standards for Buildings and Works

Clause	Applicability
22.3.3 Discretionary Use	**Applicable** for a Residential Single Dwelling
22.4.1 Site Coverage (A1/P1)	**Applicable.**

22.4.2 Building Height, Siting, and Exterior Finishes (A1/P1)	**Applicable.**
22.4.2 Building Height, Siting, and Exterior Finishes (A2/P2)	**Applicable.**
22.4.2 Building Height, Siting, and Exterior Finishes (A3/P3)	**Applicable.**
22.4.2 Building Height, Siting, and Exterior Finishes (A4/P4)	**Applicable.**
22.4.2 Building Height, Siting, and Exterior Finishes (A5/P5)	**Applicable.**
22.4.3 Access to a Road (A1/P1)	**Applicable.**
22.4.4 Landscape Protection (A1/P1)	**Applicable.**
22.4.4 Landscape Protection (A2/P2.1/P2.2)	**Applicable.**
22.5.1 Lot Design (Subdivision)	Not Applicable.

2.2.2. Clause 22.3.3 Discretionary Use

A summary of the acceptable solutions and performance criteria for Discretionary Use under the Landscape Conservation Zone is provided in Table 6. The Objective of the Use under this Clause is that the location, scale and extent of a use listed as Discretionary is compatible with landscape values.

Table 2: Planning Scheme Requirement (Clause 22.3.3 Discretionary Use)

Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	**P1** Use listed as Discretionary must be compatible with landscape values, having regard to: (a) the nature, scale and extent of the use; (b) the characteristics and type of the use; (c) the landscape values of the site; (d) the landscape value of the surrounding area; and (e) measures to minimise or mitigate impacts

In response to the planning scheme requirements under Clause 22.3.3 (Performance Criteria P1), the proposed residential use as a single dwelling is low set and unobtrusive on the lot, clad in natural tones, and within an area that has been previously cleared and thus provides little current landscape value.

Where clearing is proposed, this is required for servicing the lot (access driveway) and to meet the bushfire requirements for BAL-29. The proposed clearance has been kept to a minimum, with removal of 1200 m2 of vegetation required to meet the minimum requirements, retaining 7000 m2 of native vegetation across the lot. The positioning of the dwelling on the lot toward the south, minimises the impact to vegetation required to maintain the bushfire buffer to the north and north-west.

Restoration of landscape values on the previously cleared area of land (outside of the bushfire buffer zone) will provide a total additional vegetated area of 650 m2, a net landscape impact of 550 m2 associated with the Project.

The landscape value of the surrounding area is being diminished through encroaching development, however this will be largely buffered through retention of the 7000 m2 of native vegetation at the northern end of the site.

Further detail around impact on natural, landscape and scenic values are provided in Sections 2.26, 3.3, and 3.4 of this report.

On the basis of the evidence provided above, **the Performance Criteria P1 is satisfied.**

2.2.3. Clause 22.4.1 Site Coverage

A summary of the acceptable and performance requirements for Site Coverage under the Landscape Conservation Zone is proved in Table 6. The Objective is that site coverage is compatible with the protection, conservation and management of the landscape values of the site and surrounding area.

Table 3: Planning Scheme Requirement (Clause 22.4.1 Site Coverage)

Acceptable Solutions	Performance Criteria
A1 Site coverage must be not more than 400m2.	**P1** Site coverage must be compatible with the landscape values of the site and surrounding area, having regard to: (a) the topography of the site; (b) the capacity of the site to absorb run-off; (c) the size and shape of the site; (d) the existing buildings and any constraints imposed by existing development; (e) the need to remove vegetation; (f) the location of development in relation to cleared areas; and (g) the location of development in relation to natural hazards.

This site coverage of the proposed dwelling is limited to 330m2. On this basis, **the Acceptable Solution A1 is satisfied.**

2.2.4. Clause 22.4.2 Building Height, Siting and Exterior Finishes

A summary of the acceptable and performance requirements for Building Height, Siting and Exterior Finishes under the Landscape Conservation Zone is proved in Table 6. The Objective is that building height, siting and exterior finishes:

(a) protects the amenity of adjoining properties;

(b) minimises the impact on the landscape values of the area; and

(c) minimises the impact on adjoining agricultural uses.

Table 4: Planning Scheme Requirement (Clause 22.4.2 Building Height, Siting and Exterior Finishes)

Acceptable Solutions	Performance Criteria
A1 Building height must be not more than 6m.	**P1** Building height must be compatible with the landscape values of the site, having regard to: (a) the height, bulk and form of proposed buildings; (b) the height, bulk and form of existing buildings; (c) the topography of the site; (d) the visual impact of the buildings when viewed from roads and public places; and (e) the landscape values of the surrounding area.
A2 Buildings must have a setback from a frontage not less than 10m.	**P2** Building setback from a frontage must be compatible with the landscape values of the surrounding area, having regard to: (a) the topography of the site; (b) the frontage setbacks of adjacent buildings; (c) the height, bulk and form of existing and proposed buildings; (d) the appearance when viewed from roads and public places; (e) the safety of road users; and (f) the retention of vegetation.
A3 Buildings must have a setback from side and rear boundaries not less than 20m.	**P3** Buildings must be sited to not cause an unreasonable loss of amenity, or impact on landscape values of the site, having regard to: (a) the topography of the site; (b) the size, shape and orientation of the site; (c) the side and rear setbacks of adjacent buildings; (d) the height, bulk and form of existing and proposed buildings; (e) the need to remove vegetation as part of the development; (f) the appearance when viewed from roads and public places; and (g) the landscape values of the surrounding area

A4 Buildings for a sensitive use must be separated from the boundary of an adjoining Rural Zone or Agriculture Zone a distance of: (a) not less than 200m; or (b) if the setback of an existing building for a sensitive use on the site is within 200m of that boundary, not less than the existing building	**P4** Buildings for a sensitive use must be sited to not conflict or interfere with uses in the Rural Zone or Agriculture Zone, having regard to: (a) the size, shape and topography of the site; (b) the separation from those zones of any existing buildings for sensitive uses on adjoining properties; (c) the existing and potential use of land in the adjoining zones; (d) any buffers created by natural or other features; and (e) any proposed attenuation measures.
A5 Exterior building finishes must have a light reflectance value not more than 40%, in dark natural tones of grey, green or brown.	**P5** Exterior building finishes must not cause an unreasonable loss of amenity to occupiers of adjoining properties or detract from the landscape values of the site or surrounding area, having regard to: (a) the appearance of the building when viewed from roads or public places in the surrounding area; (b) any screening vegetation; and (c) the nature of the exterior finishes.

This proposed dwelling height is limited to a maximum of no more than 4.0m at its highest point. It does not have a formal frontage (being a battle-axe block shape), however it is set-back from all other boundaries by at least 10m. The lot adjoins Environmental Management and Landscape Conservation zones only. The proposed exterior finishes are in natural tones (brown, black, grey, and natural timber) with reflectance values for the primary colorbond cladding equal to 20%. On the basis of the evidence provided above, **the Acceptable Solutions A1, A2, A4 and A5 are all satisfied.**

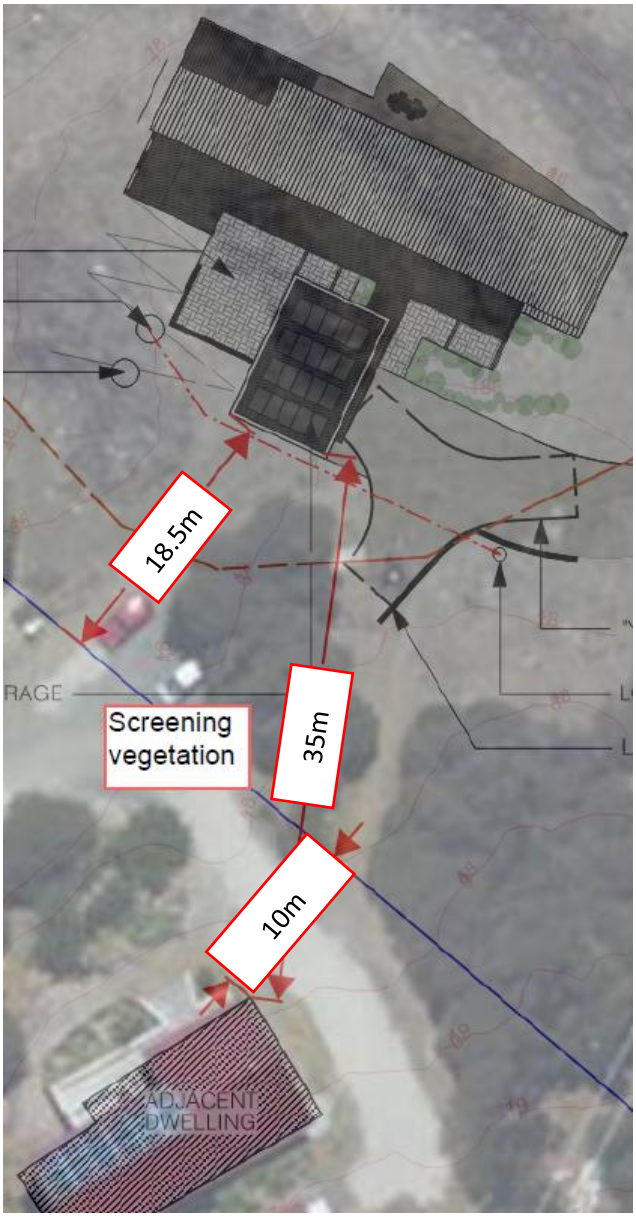
The dwelling is set-back by at least 20m from the western, northern, and eastern boundaries. However, the set-back from the southern boundary is 18.5m, with the low-set garage encroaching toward this boundary. The relaxation in set-back is due to the desire to locate the dwelling on the flat section of the lot, and to minimise the vegetation clearance required to the north and north-west. No further vegetation to the south will require clearing based on the closer proximity to the southern boundary.

The adjacent dwelling (at 15 Nielson Drive) sits approximately 5m higher in elevation than the proposed dwelling and will not impede any distant views from the property. The appearance of the proposed dwelling from roads or public places will not be significantly altered by the minor encroachment on the southern boundary.

The set-back of the adjacent dwelling results in an overall distance between the two dwellings of 35m, with existing stands of trees to be largely retained, providing screening between the two properties (refer Figure 3 below).

On the basis of the evidence provided above the building will not cause an unreasonable loss of amenity, or impact on landscape values, therefore **the Performance Criteria P1 is satisfied.**

Figure 3: Setback Details



2.2.5. Clause 22.4.3 Access to a Road

A summary of the acceptable and performance requirements for Site Coverage under the Landscape Conservation Zone is proved in Table 6. The Objective is that new dwellings have appropriate vehicular access to a road maintained by a road authority.

Table 5: Planning Scheme Requirement (Clause 22.4.3 Access to a Road)

Acceptable Solutions	Performance Criteria
A1 New dwellings must be located on lots that have frontage with access to a road maintained by a road authority.	**P1** New dwellings must have legal access, by right of carriageway, to a road maintained by a road authority that is sufficient for the intended use, having regard to: (a) the number of users of the access;

	(b) the length of the access; (c) the suitability of the access for use by the occupants of the dwelling; (d) the suitability of the access for emergency services vehicles; (e) the topography of the site; (f) the construction and maintenance of the access; and (g) the construction, maintenance and usage of the road.

This proposed dwelling has frontage to Neilson Drive, maintained by Glenorchy City Council. On the basis of the evidence provided above, **the Acceptable Solution A1 is satisfied.**

2.2.6. Clause 22.4.4 Landscape Protection

A summary of the acceptable and performance requirements for Landscape Protection under the Landscape Conservation Zone is proved in Table 6. The Objective is that the landscape values of the site and surrounding area are protected or managed to minimise adverse impacts.

Table 6: Planning Scheme Requirement (Clause 22.4.4 Landscape Protection)

Acceptable Solutions	Performance Criteria
A1 Building and works must be located within a building area, if shown on a sealed plan.	**P1** Building and works must be located to minimise native vegetation removal and the impact on landscape values, having regard to: (a) the extent of the area from which vegetation has been removed; (b) the extent of native vegetation to be removed; (c) any remedial or mitigation measures or revegetation requirements; (d) provision for native habitat for native fauna; (e) the management and treatment of the balance of the site or native vegetation areas; (f) the type, size, and design of development; and (g) the landscape values of the site and surrounding area.
A2 Buildings and works must: (a) be located within a building area, if shown on a sealed plan; or	**P2.1** Buildings and works must be located to minimise impacts on landscape values, having regard to: (a) the topography of the site;

(b) be an alteration or extension to an existing building providing it is not more than the existing building height; and (c) not include cut and fill greater than 1m; and (d) be not less than 10m in elevation below a skyline or ridgeline.	(b) the size and shape of the site; (c) the proposed building height, size and bulk; (d) any constraints imposed by existing development; (e) visual impact when viewed from roads and public places; and (f) any screening vegetation. **P2.2** If the building and works are less than 10m in elevation below a skyline or ridgeline, there are no other suitable building areas.

The Acceptable Solutions A1 and A2 cannot be met as there is no building area on a sealed plan approved under this planning scheme.

In response to the planning scheme requirements under Clause 22.4.4 (Performance Criteria P1, P2.1 and P2.2), the proposed building and works has been located to minimise native vegetation removal and the impact on landscape values, noting:

I. the access driveway is constrained by topography and the alignment utilises existing cleared areas as far as practicable and for about 74% of its length. Native vegetation clearance will be limited to that required to meet property access requirements under the *Director's Determination for Bushfire Hazard Areas*.

   The dwelling footprint has been located within an area of cleared land.

   Native vegetation clearance of 0.120ha is required to meet the *Director's Determination for Bushfire Hazard Areas*. The location of the dwelling footprint has been refined during the design process so as to limit the bushfire management area and minimise impacts to native vegetation where possible. The larger individual *Eucalyptus viminalis* trees in the vicinity of the dwelling and access driveway footprints will be retained and protected during works

II. Mitigation of vegetation clearing has been met by acceptance of the BAL29 fire resistance design measures (including a compact one-building configuration and windows and cladding materials) and through siting of the dwelling footprint within the already cleared area and adjusting its location so as to minimise the bushfire management area and resultant setbacks.

III. The landscape plan includes planting of native vegetation species and proposed revegetation of the denuded areas of the north-east of the project area. Weed management to be undertaken prior to and during construction will remove infestations of weeds and reduce the spread and incursion of weeds into adjacent areas of native vegetation.

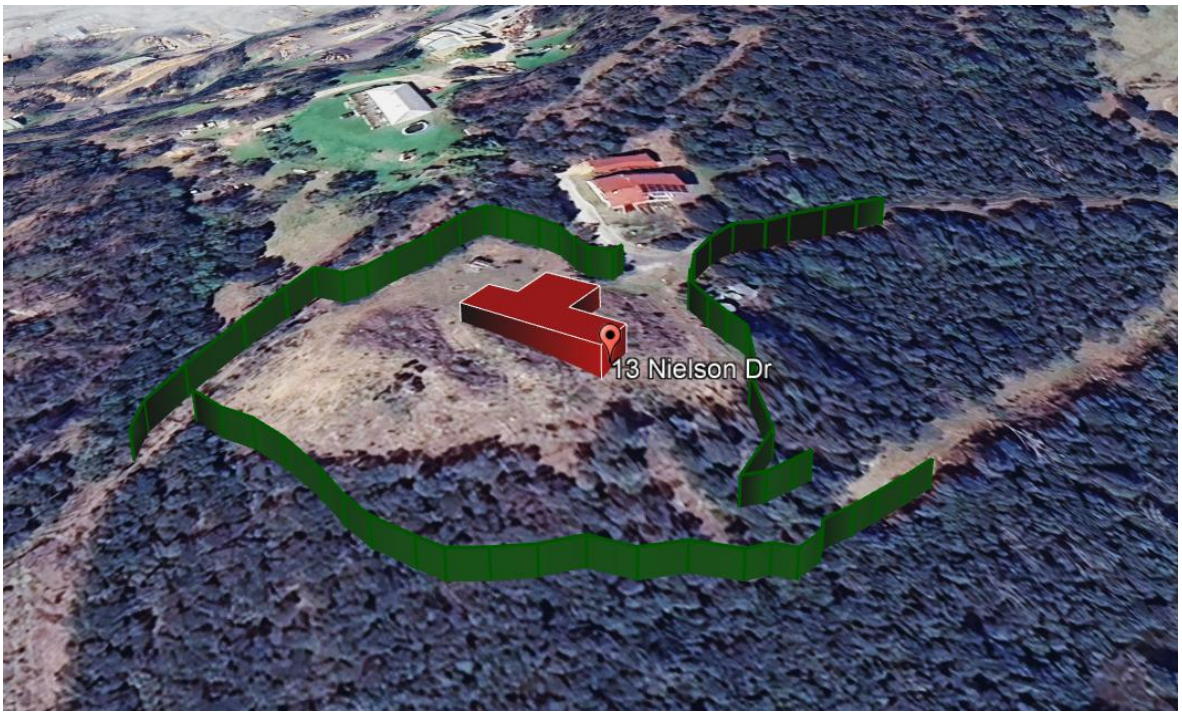
IV. The project footprint is located in a broader 28ha patch of priority vegetation area, with the area to be cleared by the project only reducing the patch size by 1% and not creating new barriers to movement (i.e. no additional disconnection from surrounding vegetation as there are already roads and properties). Native vegetation to be removed can be generally categorised as *Allocasuarina verticillata* woodland, which, as noted previously, is not a high conservation priority in Tasmania as it is well reserved, has suffered no reduction in area, and contains few threatened species

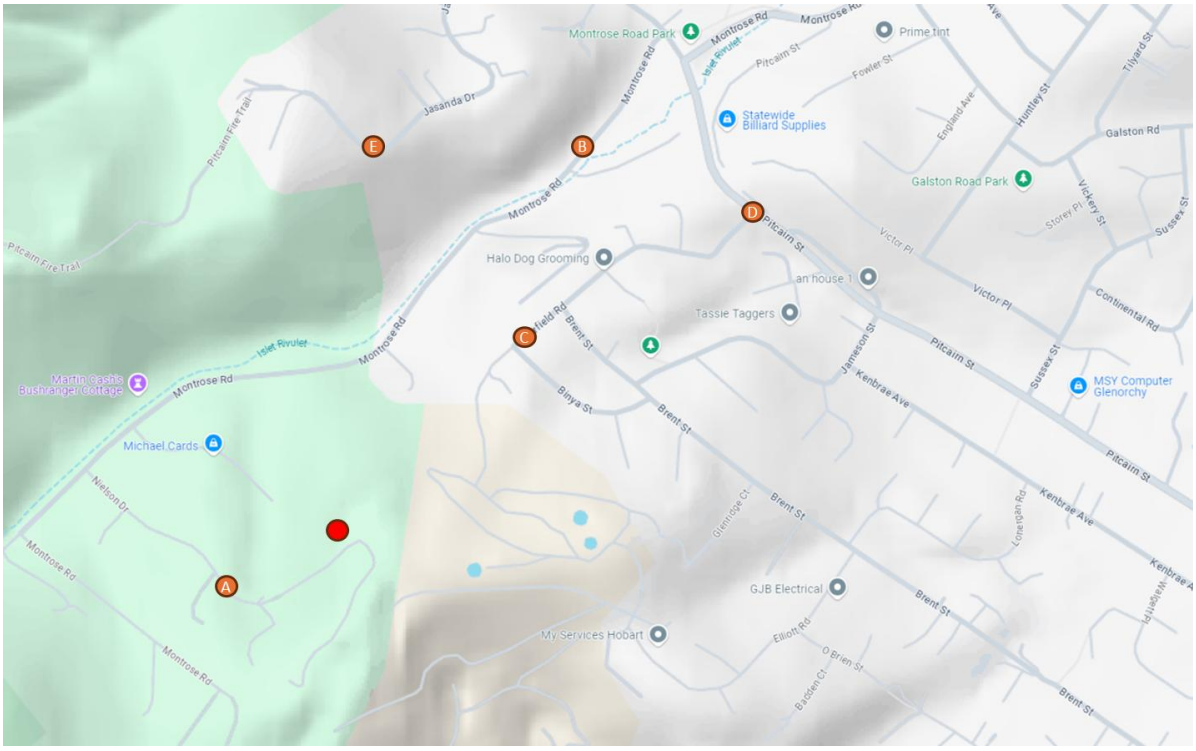
V. The building is low set, clad in natural tones, has revegetation proposed for the cleared areas outside of those required to meet the bushfire requirements, and the works lie more than 10m below the top of the localised ridgeline (with the local topography to the south and south-west extending to 210 m AHD). Further details on the impact of the building form with regard to the site topography and viewing position is provided in Figure 4 by means of a schematic within Google Earth which includes existing screening vegetation to be retained. The outputs from the model indicate that when viewed from the Montrose Rd and Nielson Drive approach, only the north-west upper corner of the roofline is expected to be visible and is largely screened when viewed from the north and north-east, with the exception of elevated viewing positions (such as Jasanda Drive).

VI. With respect to the proposed accessway, the impact on landscaping values is minimised through the accessway works running parallel to the site contours, whilst maintaining a gradient below the maximum value required for access by firefighting vehicles. The proposed accessway will not affect the landscape impact as the tree removal between chainages CH190 and CH275 will not have any visual impact on the skyline, with the tree line maintained on both edges of the proposed formation. The area from chainage CH275 to the proposed dwelling site is largely void of any trees with mitigation of visual impact proposed through revegetation of existing denuded areas.

Further information on the impacts to native vegetation can be found within the Natural Values Assessment (Appendix C).

Figure 4: Landscape Impacts of Building Structure (4.11: Schematic structure within existing cleared area and modelled tree line (existing to be retained); 4.2: Model viewing locations; 4.3: View from Nielson Drive (A); 4.4: View from Montrose Rd (B); 4.5: View from end of Garfield Rd (C); 4.6: View from Pitcairn St (D); 4.7: View from Jasanda Drive (E))





On the basis of the evidence provided above, t**he Performance Criteria P1, P2.1 and P2.2 are satisfied.**

3 Code Assessment

3.1. Applicable Codes

The following codes apply to the project and are considered below:

Table 7: Codes Applicable or Relevant to the Proposed Development

Clause	Applicability
C1.0 Signs Code	Not relevant. No signage is proposed.
C2.0 Parking and Sustainable Transport Code	**Applicable**
C3.0 Road and Railway Assets Code	Not relevant. No crossings are existing or proposed under the development.
C4.0 Electricity Transmission Infrastructure Protection Code	Not relevant. The development is not within an electricity transmission corridor, communications station buffer area, or substation facility buffer area. The nearest applicable areas are more than 500m to the south.
C5.0 Telecommunications Code	Not relevant. Development of a telecommunication facility is not proposed.
C6.0 Local Historic Heritage Code	Not relevant. The development in not on land that is a local heritage place, a local heritage precinct, a local historic landscape precinct, a place or precinct of archaeological potential, or has significant trees.
C7.0 Natural Assets Code	**Applicable**. The development is within a designated priority vegetation area.
C8.0 Scenic Protection Code	**Applicable**. The development is on land within a scenic protection area (Glenorchy hinterland)
C9.0 Attenuation Code	Not applicable. The development does not propose or constrain any of the activities listed in Tables C9.1 and C9.2.
C10.0 Coastal Erosion Hazard Code	Not applicable. The development does not occur within a coastal erosion hazard area.
C11.0 Coastal Inundation Hazard Code	Not applicable. The development does not occur within a coastal inundation hazard area.
C12.0 Flood-Prone Areas Hazard Code	Not applicable. The Project does not include any proposed works within the areas of the land that are designated as Flood Prone. It should be noted that the area designated Flood Prone over the access way is drained by the existing DN225 culvert ID 226164.
C13.0 Bushfire-Prone Areas Code	Not applicable. Whilst the development is on land located within a bushfire-prone area, no uses are proposed that are deemed vulnerable or hazardous.

C14.0 Potentially Contaminated Land Code	Not applicable. The proposed development is not within an area of potentially contaminated land.
C15.0 Landslip Hazard Code	**Applicable**. The proposed development includes works within a landslip hazard area.
C16.0 Safeguarding of Airports Code	Not applicable. The proposed development is not within an airport noise exposure area or airport obstacle limitation area.

3.2. Parking and Sustainable Transport Code (C2.0)

3.2.1. Application of the Code

The purpose of the Parking and Sustainable Transport Code is:

- C2.1.1 To ensure that an appropriate level of parking facilities is provided to service use and development.
- C2.1.2 To ensure that cycling, walking and public transport are encouraged as a means of transport in urban areas.
- C2.1.3 To ensure that access for pedestrians, vehicles and cyclists is safe and adequate.
- C2.1.4 To ensure that parking does not cause an unreasonable loss of amenity to the surrounding area.
- C2.1.5 To ensure that parking spaces and accesses meet appropriate standards.
- C2.1.6 To provide for parking precincts and pedestrian priority streets.

3.2.2. Applicable Standards

As the project is civil works formation associated with the access way and residential use, not all standards in the Parking and Sustainable Transport Code are applicable to the Project. Table 8 identifies the applicable standards. An assessment of the applicable standards is provided in the following sections.

Table 8: Use Standards and Development Standards for Buildings and Works

Clause	Applicability
C2.5.1 Car parking numbers (A1/P1)	**Applicable.**
C2.5.2 Bicycle parking numbers (A1/P1)	**Applicable.**
C2.5.3 Motorcycle parking numbers (A1/P1)	Not applicable (as per C2.2.2). Works is associated with a single dwelling residential use only.
C2.5.4 Loading Bays (A1/P1)	Not applicable (as per C2.2.3). Works is associated with a single dwelling residential use only.
C2.5.5 Number of car parking spaces within the General Residential Zone and Inner Residential Zone (A1/P1)	Not applicable (as per C2.2.4). Works is associated with a single dwelling residential use only.
C2.6.1 Construction of parking areas (A1/P1)	**Applicable.**
C2.6.2 Design and layout of parking areas (A1/P1)	**Applicable.**
C2.6.3 Number of accesses for vehicles (A1/P1)	**Applicable.**

C2.6.4 Lighting of parking areas within the General Business Zone and Central Business Zone (A1/P1)	Not applicable (as per C2.6.4) to Landscape Conservation Zone
C2.6.5 Pedestrian access (A1/P1)	**Applicable.**
C2.6.6 Loading bays (A1/P1)	Not relevant. No loading bays are proposed.
C2.6.7 Bicycle parking and storage facilities within the General Business Zone and Central Business Zone (A1/P1)	Not applicable (as per C2.6.7) to Landscape Conservation Zone.
C2.6.8 Siting of parking and turning areas (A1/P1)	Not applicable (as per C2.6.8) to Landscape Conservation Zone.
C2.7.1 Parking precinct plan (A1/P1)	Not applicable. A Parking Precinct Plan not defined for this area.

3.2.3. Clause C2.5.1 Car Parking Numbers (A1/P1)

A summary of the acceptable and performance requirements for car parking numbers is provided in Table 9.

Table 9: Code Requirement (Clause C2.5.1 Car Parking Numbers)

Acceptable Solutions	Performance Criteria
A1 The number of on-site car parking spaces must be no less than the number specified in Table C2.1, less the number of car parking spaces that cannot be provided due to the site including container refund scheme space, excluding if: a) 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; b) the site is contained within a parking precinct plan and subject to Clause C2.7; c) the site is subject to Clause C2.5.5; or d) it relates to an intensification of an existing use or development or a change of use where: (i) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case no additional on-site car parking is required; or (ii) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is less than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case on-site car parking must be calculated as follows:	**P1.1** The number of on-site car parking spaces for uses, excluding dwellings, must meet the reasonable needs of the use, having regard to: a) the availability of off-street public car parking spaces within reasonable walking distance of the site; b) the ability of multiple users to share spaces because of: (i) variations in car parking demand over time; or (ii) efficiencies gained by consolidation of car parking spaces; c) the availability and frequency of public transport within reasonable walking distance of the site; d) the availability and frequency of other transport alternatives; e) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping; f) the availability, accessibility and safety of onstreet parking, having regard to the nature of the roads, traffic management and other uses in the vicinity; g) the effect on streetscape; and h) any assessment by a suitably qualified person of the actual car parking demand

N = A + (C- B) N = Number of on-site car parking spaces required A = Number of existing on site car parking spaces B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1 C= Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1.	determined having regard to the scale and nature of the use and development. **P1.2** The number of car parking spaces for dwellings must meet the reasonable needs of the use, having regard to: a) the nature and intensity of the use and car parking required; b) the size of the dwelling and the number of bedrooms; and c) the pattern of parking in the surrounding area.

In response to the planning scheme requirements under Clause C2.5.1, the proposed dwelling allows for one space per bedroom (a total of four parking spaces) in accordance with the requirements of Table C2.1.

On the basis of the evidence provided above, t**he Acceptable Solution A1 is satisfied.**

3.2.4. Clause C2.5.2 Bicycle Parking Numbers (A1/P1)

A summary of the acceptable and performance requirements for bicycle parking numbers is provided in Table 10.

Table 10: Code Requirement (Clause C2.5.2 Bicycle Parking Numbers)

Acceptable Solutions	Performance Criteria
A1 Bicycle parking spaces must: a) be provided on the site or within 50m of the site; and b) be no less than the number specified in Table C2.1.	**P1** Bicycle parking spaces must be provided to meet the reasonable needs of the use, having regard to: a) the likely number of users of the site and their opportunities and likely need to travel by bicycle; and b) the availability and accessibility of existing and any planned parking facilities for bicycles in the surrounding area.

In response to the planning scheme requirements under Clause C2.5.2 and in accordance with the requirements of Table C2.1, the proposed dwelling does not require any bicycle parking for residential uses within the Landscape Conservation zone.

On the basis of the evidence provided above, t**he Acceptable Solution A1 is satisfied.**

3.2.5. Clause C2.6.1 Construction of parking areas (A1/P1)

A summary of the acceptable and performance requirements for construction of parking areas is provided in Table 11.

Table 11: Code Requirement (Clause C2.6.1 Construction of Parking Areas)

Acceptable Solutions	Performance Criteria
A1 All parking, access ways, manoeuvring and circulation spaces must: a) be constructed with a durable all-weather pavement; b) be drained to the public stormwater system, or contain stormwater on the site; and c) excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement.	**P1** All parking, access ways, manoeuvring and circulation spaces must be readily identifiable and constructed so that they are useable in all weather conditions, having regard to: c) the nature of the use; d) the topography of the land; e) the drainage system available; f) the likelihood of transporting sediment or debris from the site onto a road or public place; g) the likelihood of generating dust; and h) the nature of the proposed surfacing.

In response to the planning scheme requirements under Clause C2.6.1, the parking and manouvering spaces are proposed to be of concrete construction, whilst the access way pavement is proposed to be compacted road-base with a two-coat spray seal. Both areas will be drained to the existing public stormwater system as per drawing C112 (Appendix B).

On the basis of the evidence provided above, the **Acceptable solution A1 is satisfied.**

3.2.6. Clause C2.6.2 Design and layout of parking areas (A1/P1)

A summary of the acceptable and performance requirements for design and layout of parking areas is provided in Table 16.

Table 12: Code Requirement (Clause C2.6.2 Design and Layout of Parking Areas)

Acceptable Solutions	Performance Criteria
A1.1 Parking, access ways, manoeuvring and circulation spaces must either: a) comply with the following: i. have a gradient in accordance with Australian Standard AS 2890 - Parking facilities, Parts 1-6; ii. provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces; iii. have an access width not less than the requirements in Table C2.2;	**P1** All parking, access ways, manoeuvring and circulation spaces must be designed and readily identifiable to provide convenient, safe and efficient parking, having regard to: a) the characteristics of the site; b) the proposed slope, dimensions and layout; c) useability in all weather conditions; d) vehicle and pedestrian traffic safety; e) the nature and use of the development; f) the expected number and type of vehicles; g) the likely use of the parking areas by persons with a disability;

iv. have car parking space dimensions which satisfy the requirements in Table C2.3; v. have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table C2.3 where there are 3 or more car parking spaces; vi. have a vertical clearance of not less than 2.1m above the parking surface level; and vii. excluding a single dwelling, be delineated by line marking or other clear physical means; or b) comply with Australian Standard AS 2890-Parking facilities, Parts 1-6. A1.2 Parking spaces provided for use by persons with a disability must satisfy the following: a) be located as close as practicable to the main entry point to the building; b) be incorporated into the overall car park design; and c) be designed and constructed in accordance with Australian/New Zealand Standard AS/NZS 2890.6:2009 Parking facilities, Off-street parking for people with disabilities.	h) the nature of traffic in the surrounding area; i) the proposed means of parking delineation; and j) the provisions of Australian Standard AS 2890.1:2004 Parking facilities, Part 1: Off-street car parking and AS 2890.2 -2002 Parking facilities, Part 2: Offstreet commercial vehicle facilities.

In response to the planning scheme requirements under Clause C2.6.2, the gradients associated with the access way and parking areas comply with AS 2890, specifically:

- Parking spaces and turning areas have grades between 1% and 5%
- The access way has a maximum gradient of 1 in 5.5 (less than the requirement of 1 in 4). A long section of the driveway is provided in Appendix B.

A total of four parking spaces are provided, with the access width (4m) being greater than the requirements outlined in Table C2.2 (3m).

The dimensions of the parking spaces and manouvering widths meet the minimum requirements as described within Table C2.3. The vertical clearance for the undercover parking meets the minimum requirement of 2.1m, refer drawing DA-05 (Appendix A).

As a Class 1a building under the NCC, no parking spaces are required for persons with a disability, and none are proposed.

On the basis of the evidence provided above, the relevant aspects of **Acceptable Solution A1 are satisfied.**

3.2.7. Clause C2.6.3 Number of accesses for vehicles (A1/P1)

A summary of the acceptable and performance requirements for the number of accesses for vehicles is provided in Table 13.

Table 13: Code Requirement (Clause C2.6.3 Number of Accesses for Vehicles)

Acceptable Solutions	Performance Criteria
A1 The number of accesses provided for each frontage must: a) be no more than 1; or b) no more than the existing number of accesses, whichever is the greater. **A2** Within the Central Business Zone or in a pedestrian priority street no new access is provided unless an existing access is removed.	**P1** The number of accesses for each frontage must be minimised, having regard to: a) any loss of on-street parking; and b) pedestrian safety and amenity; c) traffic safety; d) residential amenity on adjoining land; and e) the impact on the streetscape. **P2** Within the Central Business Zone or in a pedestrian priority street, any new accesses must: a) not have an adverse impact on: i. pedestrian safety and amenity; or ii. traffic safety; and b) be compatible with the streetscape.

In response to the planning scheme requirements under Clause C2.6.3, only one access is proposed. The development is not within a Central Business Zone or in a pedestrian priority street.

On the basis of the evidence provided above, the **Acceptable Solutions A1 and A2 are satisfied.**

3.2.8. Clause C2.6.5 Pedestrian Access (A1/P1)

A summary of the acceptable and performance requirements for pedestrian access is provided in Table 14.

Table 14: Code Requirement (Clause C2.6.5 Pedestrian Access)

Acceptable Solutions	Performance Criteria
A1.1 Uses that require 10 or more car parking spaces must: a) have a 1m wide footpath that is separated from the access ways or parking aisles, excluding where crossing access ways or parking aisles, by:	**P1** Safe and convenient pedestrian access must be provided within parking areas, having regard to: a) the characteristics of the site; b) the nature of the use; c) the number of parking spaces; d) the frequency of vehicle movements; e) the needs of persons with a disability;

(i) a horizontal distance of 2.5m between the edge of the footpath and the access way or parking aisle; or (ii) protective devices such as bollards, guard rails or planters between the footpath and the access way or parking aisle; and b) be signed and line marked at points where pedestrians cross access ways or parking aisles. **A1.2** In parking areas containing accessible car parking spaces for use by persons with a disability, a footpath having a width not less than 1.5m and a gradient not steeper than 1 in 14 is required from those spaces to the main entry point to the building	f) the location and number of footpath crossings; g) vehicle and pedestrian traffic safety; h) the location of any access ways or parking aisles; and i) any protective devices proposed for pedestrian safety.

In response to the planning scheme requirements under Clause C2.6.5, the proposed use (Residential) is not required to have 10 or more car parking spaces and the class requirements under the National Construction Code (Class 1a) do not require the inclusion of accessible car parking.

On the basis of the evidence provided above, t**he Acceptable Solutions A1.1 and A1.2 are satisfied.**

3.3. Natural Assets Code (C7.0)

3.3.1. Application of the Code

The purpose of the Natural Assets Code is:

- C7.1.1 To minimise impacts on water quality, natural assets including native riparian vegetation, river condition and the natural ecological function of watercourses, wetlands and lakes.
- C7.1.2 To minimise impacts on coastal and foreshore assets, native littoral vegetation, natural coastal processes and the natural ecological function of the coast.
- C7.1.3 To protect vulnerable coastal areas to enable natural processes to continue to occur, including the landward transgression of sand dunes, wetlands, saltmarshes and other sensitive coastal habitats due to sea-level rise.
- C7.1.4 To minimise impacts on identified priority vegetation.
- C7.1.5 To manage impacts on threatened fauna species by minimising clearance of significant habitat.

3.3.2. Applicable Standards

The Project proposes development on land within a priority vegetation area that is within a Landscape Conservation Zone and therefore the purpose outlined in C7.1.4 applies.

Not all standards in the Natural Assets Code are applicable to the Project. Table 15 identifies the applicable standards. An assessment of the applicable standards is provided in the following sections.

Table 15: Development Standards for Buildings and Works

Clause	Applicability
C7.6.1 Buildings and works within a waterway (A1/P1)	Not Applicable. Works are not within a waterway and coastal protection area
C7.6.1 Buildings and works within a waterway (A2/P2)	Not Applicable. Works are not within a waterway and coastal protection area
C7.6.1 Buildings and works within a waterway (A3/P3)	Not Applicable. Works are not within a waterway and coastal protection area
C7.6.1 Buildings and works within a waterway (A4/P4)	Not Applicable. Works are not within a waterway and coastal protection area
C7.6.1 Buildings and works within a waterway (A5/P5)	Not Applicable. Works are not within a waterway and coastal protection area
C7.6.2 Clearance within a priority vegetation area (A1/P1)	**Applicable.**

3.3.3. Clause C7.6.2 Clearance within a Priority Vegetation Area

The Objectives associated with Clause C7.6.2 are that clearance of native vegetation within a priority vegetation area:

- does not result in unreasonable loss of priority vegetation;
- is appropriately managed to adequately protect identified priority vegetation; and
- minimises and appropriately manages impacts from construction and development activities

A summary of the acceptable and performance requirements for clearance within a priority vegetation area is provided in Table 16.

Table 16: Code Requirement (Clause C7.6.1 Development within a Natural Values Area)

Acceptable Solutions	Performance Criteria
A1 Clearance of native vegetation within a priority vegetation area must be within a building area on a sealed plan approved under this planning scheme.	**P1.1** Clearance of native vegetation within a priority vegetation area must be for: a) an existing use on the site, provided any clearance is contained within the minimum area necessary to be cleared to provide adequate bushfire protection, as recommended by the Tasmania Fire Service or an accredited person; b) buildings and works associated with the construction of a single dwelling or an associated outbuilding; c) subdivision in the General Residential Zone or Low Density Residential Zone; d) use or development that will result in significant long term social and economic benefits and there is no feasible alternative location or design; e) clearance of native vegetation where it is demonstrated that on-going pre-existing management cannot ensure the survival of

	the priority vegetation and there is little potential for long-term persistence; or f) the clearance of native vegetation that is of limited scale relative to the extent of priority vegetation on the site. **P1.2** Clearance of native vegetation within a priority vegetation area must minimise adverse impacts on priority vegetation, having regard to: a) the design and location of buildings and works and any constraints such as topography or land hazards; b) any particular requirements for the buildings and works; c) minimising impacts resulting from bushfire hazard management measures through siting and fire-resistant design of habitable buildings; d) any mitigation measures implemented to minimise the residual impacts on priority vegetation; e) any on-site biodiversity offsets; and f) any existing cleared areas on the site.

The Acceptable Solution (A1) of Development standard C7.6.2 cannot be met as there is no building area on a sealed plan approved under this planning scheme. Therefore, the development is considered against the Performance Criteria.

The project complies with P1.1(b) as it is building and works associated with the construction of a single dwelling or an associated outbuilding. The project complies with P1.2 as impacts on native vegetation within a priority vegetation area will be minimised, noting:

I. *the design and location of buildings and works and any constraints such as topography or land hazards* - the access driveway is constrained by topography and the alignment utilises existing cleared areas as far as practicable and for about 74% of its length. Native vegetation clearance will be limited to that required to meet property access requirements under the Director's Determination for Bushfire Hazard Areas.

   The dwelling footprint has been located within an area of cleared land.

   Native vegetation clearance of 0.120ha is required to meet the *Director's Determination for Bushfire Hazard Areas*. The location of the dwelling footprint has been refined during the design process so as to limit the bushfire management area and minimise impacts to native vegetation where possible. The larger individual *Eucalyptus viminalis* trees in the vicinity of the dwelling and access driveway footprints will be retained and protected during works.

II. *any particular requirements for the buildings and works* – the access driveway has been designed to meet the width and gradient requirements within the Director's Determination for Bushfire Hazard Areas, there are no particular requirements for the dwelling (aside from

the BAL29 requirements discussed below) that have impacted the requirements for vegetation clearance

III. *minimising impacts resulting from bushfire hazard management measures through siting and fire-resistant design of habitable buildings* - As noted in (a), the dwelling footprint has been located within an area of cleared land, with the final location determined through refinements during the design process so as to limit the bushfire management area. Acceptance of the BAL29 fire resistance design measures (including windows and cladding materials) has minimised the vegetation clearance requirements.

IV. *any mitigation measures implemented to minimise the residual impacts on priority vegetation* – Siting of the dwelling footprint within the already cleared area and adjusting its location so as to minimise the bushfire management area and resultant setbacks. The landscape plan includes planting of native vegetation species and proposed revegetation of the denuded areas of the north-east of the project area. Weed management to be undertaken prior to and during construction will remove infestations of weeds and reduce the spread and incursion of weeds into adjacent areas of native vegetation.

V. *any on-site biodiversity offsets* – no onsite biodiversity offsets are required as no threatened vegetation communities, flora or fauna or significant habitat are likely to be present on site. The Landscape plan will include revegetation with native species within the landscape.

VI. *any existing cleared areas on the site* – as noted previously, the access driveway will utilise cleared land for about 74% of its length and the dwelling footprint is also located on cleared land.

Further information on the impacts to native vegetation can be found within the Natural Values Assessment Report (Appendix C).

On the basis of the evidence provided above, t**he Performance Criteria P1.1 and P1.2 are satisfied.**

3.4. Scenic Protection Code (C8.0)

3.4.1. Application of the Code

The Glenorchy Local Provisions Schedule GLE C8.0 outlines the Scenic Value and Management Objectives related to the Glenorchy Hinterland Scenic Protection Area. The Management Objectives discourage development that will impact on the natural and cultural elements and subsequently the scenic values of the Glenorchy hinterland.

Unreasonable loss of scenic value may be avoided by:

- locating visually dominant buildings and works away from major, visually significant and notable local landforms, waterforms, vegetation or cultural features that have visual prominence or are focal points;
- minimising the building footprint and the removal of vegetation to the extent necessary for the proposal;
- limiting building heights to below the prevailing canopy height of trees;
- locating driveways parallel to contours;
- locating infrastructure and services such as drainage, water, electricity and reticulated sewerage so that it is visually unobtrusive and sensitive to the surrounding area;
- using materials, colours and finishes that reduce the visual impact of the building and works, including the avoidance of any reflectance external finishes, and using colours that complement the range of colours in the natural bushland;
- reducing the earthworks for cut and fill;

- retaining or reinstating vegetation on or near major, visually significant and notable local landforms, waterforms, vegetation or cultural features that have visual prominence or are focal points; and
- retaining or establishing vegetation to help screen the buildings and works.

The Scenic Protection Code applies to development within a Scenic Protection Area within the Landscape Conservation Zone and is therefore applicable to the Project.

3.4.2. Applicable Standards

Not all standards in the Scenic Protection Code are applicable to the Project. Table 17 identifies the applicable standards. An assessment of the applicable standards is provided in the following sections.

Table 17: Development Standards for Buildings and Works

Clause	Applicability
C8.6.1 Development within a scenic protection area (A1/P1)	**Applicable.**
C8.6.2 Development within a scenic road corridor (A1/P1)	Not Applicable. No development is planned within a scenic road corridor.
C8.6.2 Development within a scenic road corridor (A2/P2)	Not Applicable. No development is planned within a scenic road corridor.

3.4.3. Clause C8.6.1 Development within a Scenic Protection Area

The Objectives associated with Clause C8.6.1 are that

- destruction of vegetation does not cause an unreasonable reduction of the scenic value of a scenic protection area; and
- buildings and works do not cause an unreasonable reduction of the scenic value of a scenic protection area.

A summary of the acceptable and performance requirements for development within a scenic protection area is provided in Table 18.

Table 18: Code Requirement (Clause C8.6.1 Development with a Scenic Protection Area)

Acceptable Solutions	Performance Criteria
A1 Buildings or works, including destruction of vegetation, within a scenic protection area must: a) be on land not less than 50m in elevation below a skyline; and b) not total more than 500m² in extent.	**P1.1** Destruction of vegetation within a scenic protection area must not cause an unreasonable impact on the scenic value of a scenic protection area, having regard to: a) the nature of the vegetation to be removed; b) the area of vegetation to be removed; c) the topography of the site; d) any visual impact on a skyline; e) the nature of the reduction of the scenic value; and

	f) the purpose of any management objectives identified in the relevant Local Provisions Schedule. **P1.2** Buildings or works within a scenic protection area must not cause an unreasonable reduction of the scenic value of a scenic protection area, having regard to: a) the topography of the site; b) the location of, and materials used in construction of, driveways or access tracks; c) proposed reflectance and colour of external finishes; d) design and proposed location of the buildings or works; e) the extent of any cut or fill required; f) any visual impact on a skyline; g) any existing or proposed screening; and h) the purpose of any management objectives identified in the relevant Local Provisions Schedule.

The Acceptable Solution (A1) of Development standard C8.6.1 cannot be met as the clearance of vegetation exceeds 500m^2 (a total vegetation clearance of 0.12 ha is proposed). Therefore, the development is considered against the Performance Criteria.

In response to the planning scheme requirements under Clause C8.6.1 (Performance Criteria P1.1 and P1.2), the proposed removal of vegetation and impact of building and works has minimised the impact on the scenic protection area, noting:

I. no threatened vegetation communities, flora or fauna or significant habitat are likely to be present on site. The Landscape plan will include revegetation with native species within the landscape

II. The project footprint is located in a broader 28ha patch of priority vegetation area, with the area to be cleared by the project only reducing the patch size by 1% and not creating new barriers to movement (i.e. no additional disconnection from surrounding vegetation as there are already roads and properties). Native vegetation to be removed can be generally categorised as *Allocasuarina verticillata* woodland, which, as noted previously, is not a high conservation priority in Tasmania as it is well reserved, has suffered no reduction in area, and contains few threatened species

III. the access driveway is constrained by topography and the alignment utilises existing cleared areas as far as practicable and for about 74% of its length. Native vegetation clearance will be limited to that required to meet property access requirements under the *Director's Determination for Bushfire Hazard Areas*.

The dwelling footprint has been located within an area of cleared land.

Native vegetation clearance of 0.120ha is required to meet the *Director's Determination for Bushfire Hazard Areas*. The location of the dwelling footprint has been refined during the design process so as to limit the bushfire management area and minimise impacts to native vegetation where possible. The larger individual *Eucalyptus viminalis* trees in the vicinity of the dwelling and access driveway footprints will be retained and protected during works

IV. The building is low set, clad in natural tones, has revegetation proposed for the cleared areas outside of those required to meet the bushfire requirements, and the works lie more than 10m below the top of the localised ridgeline (with the local topography to the south and south-west extending to 210 m AHD). Further details on the impact of the building form with regard to the site topography and viewing position is provided in Figure 4 by means of a schematic within Google Earth which includes existing screening vegetation to be retained. Impacts on the skyline can be seen from the outputs from the model indicate that when viewed from the Montrose Rd and Nielson Drive approach, only the north-west upper corner of the roofline is expected to be visible and is largely screened when viewed from the north and north-east, with the exception of elevated viewing positions (such as Jasanda Drive).

V. With respect to the proposed accessway, the impact on scenic protection is minimised through the accessway works running parallel to the site contours, whilst maintaining a gradient below the maximum value required for access by firefighting vehicles. The proposed accessway will not affect the landscape impact as the tree removal between chainages CH190 and CH275 will not have any visual impact on the skyline, with the tree line maintained on both edges of the proposed formation. The area from chainage CH275 to the proposed dwelling site is largely void of any trees with mitigation of visual impact proposed through revegetation of existing denuded areas. The material of construction for the accessway is proposed to be a two-coat seal which should also act to minimise visual impact.

VI. The proposed exterior finishes are in natural tones (brown, black, grey, and natural timber) with reflectance values for the primary colorbond cladding equal to 20%.

VII. This proposed dwelling height is limited to a maximum of no more than 4.0m at its highest point and is located at least 10m below the height of any local ridgeline maxima (210 mAHD) The location of the proposed dwelling is balanced between the minimisation of visual impact and the impact on current vegetation, with the location proposed in an area of the site that has already been cleared.

VIII. Cut and fill proposed for the dwelling is minimal, with less than 1m of cut proposed for the main site. Cut and fill is also minimised for the access way (up to 2m), however it will not affect the landscape impact as the tree removal between chainages CH190 and CH275 will not have any visual impact on the skyline, with the tree line maintained on both edges of the proposed formation. The area from chainage CH275 to the proposed dwelling site is largely void of any trees with mitigation of visual impact proposed through revegetation of existing denuded areas.

IX. The landscape plan includes planting of native vegetation species and proposed revegetation of the denuded areas of the north-east of the project area to provide further screening.

On the basis of the evidence provided above, **the Performance Criteria P1.1 and P1.2 are satisfied.**

3.5. Landslip Hazard Code (C15.0)

3.5.1. Application of the Code

The purpose of the Landslip Hazard Code is to ensure that a tolerable risk can be achieved and maintained for the type, scale and intensity and intended life of use or development on land within a landslip hazard area. The code applies to use or development of land within a landslip area.

The proposed driveway formation and dwelling construction are unlikely to constitute *significant works* for the purposes of the Landslip Hazard Code, having regard to:

- limited cut and fill (generally ≤2 m for access, <1 m for dwelling pad);
- no alteration to natural drainage paths beyond minor table drains;
- confirmation by the landslip hazard report that works will not increase landslip risk.

3.5.2. Applicable Standards

Not all standards in the Landslip Hazard Code are applicable to the Project. While certain minor works in landslip hazard areas may be exempt under the Scheme, this application has been *conservatively assessed* against the relevant performance criteria of C15.5.1 and C15.6.1 (as indicated in Table 15) to demonstrate that a tolerable level of risk is achieved and maintained.

An assessment of the applicable standards is provided in the following sections.

Table 19: Use and Development Standards for Buildings and Works

Clause	Applicability
C15.5.1 Use within a landslip hazard area (A1/P1)	**Applicable.**
C15.5.1 Use within a landslip hazard area (A2/P2)	Not Applicable. No critical use is proposed.
C15.5.1 Use within a landslip hazard area (A3/P3)	Not Applicable. No hazardous use is proposed.
C15.5.1 Use within a landslip hazard area (A4/P4)	Not Applicable. No vulnerable use is proposed.
C15.6.1 Building and works within a landslip hazard area	**Applicable.**
C15.7.1 Subdivision within a landslip hazard area	Not Applicable. Subdivision is not proposed.

3.5.3. Clause C15.5.1 Use within a Landslip Hazard Area

The Objectives associated with Clause C15.5.1 are that uses, including critical, hazardous or vulnerable use, can achieve and maintain a tolerable risk from exposure to a landslip for the nature and intended duration of the use.

A summary of the acceptable and performance requirements for use within a landslip hazard area is provided in Table 20.

Table 20: Code Requirement (Clause C15.5.1 Use within a Landslip Hazard Area)

Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution	**P1.1** A use, including a critical use, hazardous use, or vulnerable use, within a landslip hazard area achieve and maintain a tolerable risk from exposure to landslip, having regard to:

	a) the type, form and duration of the use; and b) a landslip hazard report that demonstrates that: (i) any increase in the level of risk from landslip does not require any specific hazard reduction or protection measure; or (ii) the use can achieve and maintain a tolerable risk for the intended life of the use. **P1.2** If landslip reduction or protection measures are required on land beyond the boundary of the site, the consent in writing of the owner of that land must be provided for that land to be managed in accordance with the landslip reduction or protection measures

There is no Acceptable Solution (A1) of Development standard C15.5.1. Therefore, the development is considered against the Performance Criteria.

In response to the planning scheme requirements under Clause C15.5.1 (Performance Criteria P1.1 and P1.2), the proposed risk (and mitigation) from landslip is minimal, noting that a tolerable level of risk can be achieved given that:

I. The site mostly has an Unclassified level of risk and the identified areas of Low to Medium risk landslide hazard are small and appear to have resulted mainly from past construction activities, namely the formation of the current access and the possible placement of coarse rock fill. In this way, the identified hazard is not truly reflective of the site's inherently low natural risk of landslide activity;

II. There is no known history of instability at the site; there are no known published or unpublished geotechnical or other reports relating specifically to the site or adjacent land;

III. Slope angles across the site are consistently below the angle at which rockfall failures are known to occur in dolerite terrain;

IV. The site walkover and field investigation found no evidence of historic or recent landslide movement at the site or on adjacent land, nor were any typical indicators of landslide-prone terrain observed;

V. The apparent good performance of road assets and other infrastructure in the vicinity of the site;

As per the assessment by an appropriately qualified geotechnical engineer (and as per detailed in the Landslip Hazard Assessment report provided in Appendix E), there are no specific management measures are required to address landslide hazard at the subject property.

On the basis of the evidence provided above (and in the attached Landslip Hazard Assessment Report), t**he Performance Criteria P1.1 and P1.2 are satisfied.**

3.5.4. Clause C15.6.1 Building and works within a Landslip Hazard Area

The Objectives associated with Clause C15.6.1 are that building and works on land within a landslip hazard area can:

- minimise the likelihood of triggering a landslip event; and
- achieve and maintain a tolerable risk from a landslip

A summary of the acceptable and performance requirements for clearance within a landslip hazard area is provided in Table 16.

Table 21: Code Requirement (Clause C15.6.1 Development within a Landslip Hazard Area)

Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution	**P1.1** Building and works within a landslip hazard area must minimise the likelihood of triggering a landslip event and achieve and maintain a tolerable risk from landslip, having regard to: (a) the type, form, scale and intended duration of the development; (b) whether any increase in the level of risk from a landslip requires any specific hazard reduction or protection measures; (c) any advice from a State authority, regulated entity or a council; and (d) the advice contained in a landslip hazard report. **P1.2** A landslip hazard report also demonstrates that the buildings and works do not cause or contribute to landslip on the site, on adjacent land or public infrastructure. **P1.3** If landslip reduction or protection measures are required beyond the boundary of the site the consent in writing of the owner of that land must be provided for that land to be managed in accordance with the specific hazard reduction or protection measures

There is no Acceptable Solution (A1) of Development standard C15.6.1. Therefore, the development is considered against the Performance Criteria.

In response to the planning scheme requirements under Clause C15.6.1 (Performance Criteria P1.1, P1.2 and P1.3), the proposed works minimises the impact on landslip, noting:

I. The proposed works have been designed sympathetically so as to limit site disturbance in accordance with the general principles of good hillside practice and prevailing geological conditions, and

II. The landslide risk associated with the proposed works is an acceptable risk and is assessed as a Very Low to Low risk of landslide activity occurring at the site in the future.

As per the assessment by an appropriately qualified geotechnical engineer (and as per detailed in the Landslip Hazard Assessment report provided in Appendix E), there are no specific management measures are required to address landslide hazard at the subject property, beyond:

I. Ensuring that the works are constructed in strict accordance with the design drawings and specifications reviewed and presented therein;

II. All earthworks be undertaken in accordance with AS3798–2007 'Guidelines on Earthworks for Commercial and Residential Structures;

III. Trimming back any over-steepened sections of the existing access and selectively removing loose boulders as deemed necessary;

IV. Minimising vegetation removal on steeper slopes so as to maintain the soil-binding effect and thus the stability of these areas;

V. Minimizing the use of vibratory equipment in the vicinity of the talus slope between CH180-210m during construction of the passing bay and new access driveway so as to minimise the risk of inducing instability;

VI. Good hillside construction practices should be followed. A copy of Some Guidelines for Hillside Construction are presented in Appendix C (of Appendix E)

On the basis of the evidence provided above (and in the attached Landslip Hazard Assessment Report), t**he Performance Criteria P1.1, P1.2 and P1.3 are satisfied.**

4 Stormwater Management

The following section addresses the Policy Statement requirements within the Glenorchy City Council Stormwater Management Strategy. Further detail is provided in the attached Stormwater Management Report (Appendix F).

4.1. Detailed Stormwater Management Strategy

The stormwater management strategy for the proposed development includes a number of stormwater conveyance features, including:

- The dwelling roof catchment (350m2) will be conveyed and captured within an onsite 20kL multipurpose tank that quarantines the lower 10kL to meet the bushfire hazard management plan requirements, with the upper portion utilised for rainwater storage for onsite use and onsite detention. Overflow from the multipurpose tank would occur through a DN150 PVC stormwater main than discharges to the proposed accessway table drain at approximately CH270.
- The hardstand areas on the western side of the dwelling would drain via a stormwater pit, for entry into the DN150 PVC stormwater main described above
- The kerbed hardstand areas on the eastern side of the dwelling would drain to the table drain at CH330 via a trench box grate running across the width of the access way
- Drainage of the accessway along the full length would occur through extension of the existing cut-side table drain from CH180 to CH330. The accessway would be sloped toward the table drain across the entire cross-sectional width
- Any overland run-off from pervious areas on the upslope of the table drain would drain to the table drain and be conveyed to the existing public stormwater connection point

4.2. Compliance with GCC Stormwater Management Strategy

The following section addresses the Policy Statement requirements within the Glenorchy City Council Stormwater Management Strategy.

4.2.1. Stormwater Disposal Method Requirements

With regard to the stormwater disposal method, all stormwater from the Project is proposed to discharge under gravity to the Council public stormwater system via a single property connection through an existing culvert.

4.2.2. Stormwater Quality Management Requirements

With regard to stormwater quality management, the development is a single dwelling on a single lot that will be connected to the existing public stormwater system and is therefore exempt from the further requirements 5(b) to 5(e) within the Policy Statement.

4.2.3. Stormwater Quantity Management Requirements

Any OSD required by 6(e) must cater for the difference between the Permissible Site Discharge (PSD) and the peak discharge over the period of the design storm, and the OSD shall be designed to cater for 5% AEP storm events, and ensure that the development does not detrimentally impact on downstream properties in event more severe than 5% AEP. This is covered in the attached Stormwater Management Report (Appendix F).

5 Appendix A: Architectural Drawings

6 Appendix B: Civil and Structural Drawings

7 Appendix C: Natural Values Assessment Report

8 Appendix D: Bushfire Hazard Report

9 Appendix E: Landslip Hazard Analysis Report

10 Appendix F: Stormwater Management Report