

TASMANIAN PLANNING COMMISSION



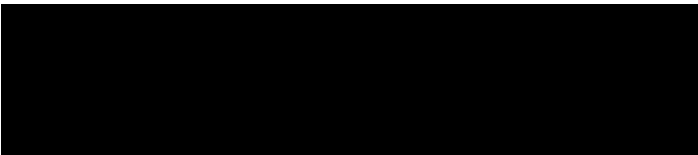
DECISION

Planning scheme	Tasmanian Planning Scheme - Glenorchy
Amendment	PLAM-24-02 - rezone 263, 271 and 293 Main Road, Austins Ferry from Rural Living and Open Space to General Residential and insert the Ten Mile Ridge Specific Area Plan
Permit	PLAM-24-02 - construction of 42 multiple dwellings at 271 Main Road and associated infrastructure works (including works at 273 Main Road)
Planning authority	Glenorchy City Council
Applicant	Valhal Properties Tasmania Pty Ltd
Date of decision	30 June 2026

Decision

The draft amendment is modified under section 40N(1)(b) of the *Land Use Planning and Approvals Act 1993* as set out in Annexure A and is approved under section 40Q.

The permit is modified under section 42B(1)(b)(ii) of the *Land Use Planning and Approvals Act 1993*, as set out in Annexure B.



Sandra Hogue
Delegate (Chair)

Rohan Probert
Delegate

REASONS FOR DECISION

Background

Amendment

The draft amendment proposes to rezone 263, 271 and 293 Main Road, Austins Ferry from Rural Living and Open Space to General Residential. The draft amendment also proposes to insert the Ten Mile Ridge Specific Area Plan (SAP).

Permit

The permit proposed was for the demolition of the existing dwelling and construction of 42 multiple dwellings at 271 Main Road and associated works at 273 Main Road, Austins Ferry.

Site information

The properties at 263, 271 and 293 Main Road, Austins Ferry (the site) contain 3 titles (folios of the Register 154966/4, 19088/3 and 161440/2) with an area of approximately 3.65ha.

Each lot is split zoned Rural Living A with a 10.0m wide strip of land at the rear (north-east) zoned Open Space.

Surrounding land is zoned General Residential fronting Main Road to the west and Light Industrial (Whitestone Drive) to the east.

The adjoining land to the south and southeast at 261 Main Road, Austins Ferry is a 7.14ha lot owned by the Glenorchy City Council. This lot is split zoned General Residential, Rural Living A, Open Space, and Light Industrial and does not form part of the draft amendment.

Parts of 293 and 271 Main Road are subject to the flood prone hazard areas overlay. A minor part of 293 Main Road is subject to the landslip hazard overlay - medium band.

The Attenuation Code applies to part of the site because of the metal fabrication use in the Light Industrial Zone to the north. The proposal is also subject to the Road and Railway Assets and Parking and Sustainable Transport Codes.

In a broader context, the land to the north-west of the site contains the Gould's Lagoon Sanctuary and associated public open space. The land on the western side of Main Road is zoned General Residential and Low Density Residential and land to the south-east accessed from Stony Point Road is zoned General Residential.

The railway corridor to the north and northeast is separated from the site by the Whitestone Drive Light Industrial zoned area which is developed with numerous established uses including warehouses, factories and a contractors yard.

Previous application

The site was subject to a similar combined planning scheme amendment and planning permit application (PLS43A-21-03) rejected by the Commission in 2023.

Issues raised in representations

Seven representations were received during the exhibition period. The representations raised the following issues:

- vehicle safety
- pedestrian safety and connectivity
- stormwater management
- privacy and security
- impact of construction works, including noise
- resident and pedestrian access to bus stops
- bushfire management
- fencing
- suggested modifications to the specific area plan
- land use conflict.

The draft amendment was referred to TasWater under sections 56S and 56O of the *Water and Sewerage Industry Act 2008*. In response, TasWater advised they had no objection to the draft amendment and provided a submission to planning authority notice (SPAN) providing conditions to be included with any permit.

These issues and any additional matters raised by representors at the hearing are discussed as relevant below.

Planning authority's response to the representations

The planning authority considered the representations and recommended modifications to the draft amendment.

The following modifications to the draft amendment were recommended:

- Amend the mapped SAP area for the general overlay (the specific area plan layer) to align with the area shown in Figure GLE-S15.1 of the proposed SAP (a technical correction)
- Modifications to use standards to facilitate development for sensitive use on part of Precinct 3:
 - Include provision for an acoustic fence (and gate providing access to the eastern portion of the land) in Acceptable Solution GLE-S15.6.1 Use Standards for Sensitive Use A2.
 - Include a Performance Criterion at GLE-S15.6.1 Use Standards for Sensitive Use P2. The standard would allow for discretionary assessment of an alternative solution, while still precluding development for sensitive use within the eastern portion of the land.
 - Update Figure GLE-S15.1 to illustrate the fence and area referred to in the modified standard GLE-S15.6.1 A2/P2.
- Modifications are proposed to apply the development standards for sensitive use to Precinct 3 as well as Precincts 1 and 2, corresponding to the proposed

extension of development for sensitive use under GLE-S15.6.1 A2/P2 (above):

- Include Precinct 3 in standard GLE-S15.7.1 Development for Sensitive Use A1/P1 for habitable rooms.
- Include Precinct 3 in standard GLE-S15.7.1 Development for Sensitive Use A2/P2 for private open spaces.

No modifications to the permit were recommended by the planning authority.

Date and place of hearing

The hearing was held at the Commission's office on Level 3, 144 Macquarie Street, Hobart on Friday 8 May 2026.

Appearances at the hearing

Planning authority:	Lyndal Byrne, Senior Strategic Planner Liam Wallace, Strategic Planner Tracey Wright, Environmental Health Officer
Applicant:	Frazer Read, Principal, All Urban Planning Pty Ltd Dr Alex McLeod, Principal Consultant and Director, Tarkarri Engineering Pty Ltd Sam Morse, Managing Director, Valhal Properties Pty Ltd
Representors:	Sally Woolley

Site Visits

A site visit was undertaken prior to the hearing.

Consideration of the draft amendment

Statutory Requirements

1. Under section 40M of the *Land Use Planning and Approvals Act 1993* (the Act), the Commission is required to consider the draft amendment to the Tasmanian Planning Scheme - Glenorchy Local Provisions Schedule (LPS) and the representations, statements and recommendations contained in the planning authority's section 40K report, any information obtained at a hearing, and any technical matters.
2. A hearing was convened to assist the Commission consider the issues in the representations.
3. The Commission must also consider whether the draft amendment meets the LPS criteria as set out under section 34(2) of the Act:
 - (a) contains all the provisions that the SPPs specify must be contained in an LPS; and
 - (b) is in accordance with section 32; and
 - (c) furthers the objectives set out in Schedule 1; and
 - (d) is consistent with each State policy; and

- (da) satisfies the relevant criteria in relation to the TPPs; and
 - (e) as far as practicable, is consistent with the regional land use strategy, if any, for the regional area in which is situated the land to which the relevant planning instrument relates; and
 - (f) has regard to the strategic plan, prepared under section 66 of the *Local Government Act 1993*, that applies in relation to the land to which the relevant planning instrument relates; and
 - (g) as far as practicable, is consistent with and co-ordinated with any LPSs that apply to municipal areas that are adjacent to the municipal area to which the relevant planning instrument relates; and
 - (h) has regard to the safety requirements set out in the standards prescribed under the *Gas Safety Act 2019*.
4. If a specific area plan (SAP) is proposed in a draft amendment, the Commission must also consider whether the proposal meets the criteria of section 32(4) of the Act. A LPS may only include a SAP if:
- (a) a use or development to which the provision relates is of significant social, economic or environmental benefit to the State, a region or a municipal area; or
 - (b) the area of land has particular environmental, economic, social or spatial qualities that require provisions, that are unique to the area of land, to apply to the land in substitution for, or in addition to, or modification of, the provisions of the SPPs.
5. Where relevant, these matters are discussed in the sections below.

Regional land use strategy

- 6. The relevant regional strategy is the Southern Tasmania Regional Land Use Strategy 2010-2035 (regional strategy).
- 7. All Urban Planning submitted a planning report for the applicant. The planning report stated that the regional strategy identifies the site as within an area of existing urban zoning within the Urban Growth Boundary of Hobart.
- 8. It also submitted that the regional strategy includes a range of policies to manage residential growth for Greater Hobart through 50% infill development and 50% greenfield development to ensure that land is released and developed to make best use of available infrastructure and at efficient densities.
- 9. The planning report submitted that the proposal furthers the Regional Policies for Settlement and Residential Development.
- 10. The planning report noted that for SRD 1.5 the multiple dwelling proposal applies to 1.5ha of the site at 271 Main Road and demonstrates that the land can accommodate approximately 42 dwellings, which is well above the 15 dwelling per hectare minimum target in the regional strategy. It also noted that if developed to the permitted General Residential Zone density of 1 dwelling per 325m² site area, the land at 263 Main Road (approximately 1ha) would provide for 30 dwellings, and the developable area of the site at 293 Main Road (approximately 1,500m²) would be nominally suitable for 4 additional dwellings.
- 11. For SRD 2, the planning report submitted as follows:

The subject land is a logical site for residential growth for Greater Hobart. It is located in an area of existing residential use, within 2km of the commercial and community services of Claremont and can be connected to reticulated services. It is suitable for multiple dwelling development as demonstrated in the accompanying multiple dwelling proposal for 271 Main Road and will support a diversity of housing choice in an area that is primarily characterised by single detached dwellings. Subject to future applications for a planning permit the balance land at 263 and 293 could also be developed for a range of other multiple dwelling typologies.

12. For SRD 2.1, the planning report submitted that the proposal will contribute to the 50% infill target in the regional strategy.
13. For SRD 2.7, the planning report submitted that the infill development will contribute towards the 5,300 dwelling target for Glenorchy over the 25 year period between 2010 and 2035.
14. The planning authority's report supporting the draft amendment (supporting report) submitted that the draft amendment will assist Glenorchy to reach its infill development targets, providing for densities that exceed the targeted minimum of 15 dwellings per hectare. The planning authority submitted that the General Residential Zone is more appropriate for the land than the existing Rural Living Zone, as it can be connected to reticulated services, is adjacent to existing road infrastructure, is largely free from hazards, and contains no significant natural or heritage values.
15. The supporting report submitted that the proposal furthers the regional policies for Settlement and Residential Development.
16. The planning authority's supporting report noted that Industrial Activity regional policy IA 1 states:

IA 1: Identify, protect and manage the supply of well-sited industrial land that will meet regional need across the 5, 15 and 30 year horizons.
17. The supporting report submitted that the industrial land to the north provides valuable employment opportunities to the local area and the proposed rezoning for increased residential development has the potential to constrain the neighbouring industrial uses. The supporting report submitted that the amendment will not alter the Attenuation Code's application to the site, noting that the relevant standard (C9.5.1 Activities with potential to cause emissions) applies to uses in proximity to the existing Rural Living Zone and the proposed General Residential Zone. The report also noted that standards in the Light Industrial Zone place constraints on use and development within 50m of land in both the existing Rural Living Zone and proposed General Residential Zone.
18. The supporting report submitted that the proposed SAP is designed to manage the interface between residential and industrial activities, by placing the onus on future residential development to self-protect from potential amenity impacts. It further submitted that the controls aim to achieve a healthy living environment for residents, while ensuring the operation of industrial land is not compromised. It further submitted that the application of the proposed SAP to any future residential development on the subject land would provide inbuilt measures to mitigate potential impacts from industrial emissions and this could also assist

future industrial uses to meet the requirements of the Light Industrial Zone and the Attenuation Code, that would apply regardless of the proposed rezoning.

19. The supporting report submitted that in terms of the strategic direction for the Whitestone Drive light industrial area the site has limited further industrial potential, due to 'its relative isolation from other industrial land; indirect access to road freight routes via residential streets; lack of access to sea-freight facilities; limited vehicle manoeuvring area within the existing cul-de-sac; and proximity to land in an Environmental Management Zone, including Goulds Lagoon Sanctuary'. Despite these limitations, the supporting report noted that due to the ongoing importance of Glenorchy's industrial land supply and the absence of non-conforming uses on Whitestone Drive industrial land, no strategic imperative to consider alternative use of the land within the Whitestone Drive industrial area has been identified.

Commission consideration

20. The Commission agrees with the applicant and planning authority that the land is in a residential area within the Urban Growth Boundary and can be connected to services.
21. The Commission also agrees that the draft amendment is consistent with the Settlement and Residential Development policies of the regional strategy.
22. However, the Commission also notes that regional policy IA 1 recognises the need to identify, protect and manage the supply of well-sited industrial land that will meet regional need across the 5-30 year horizon; however, that neither the regional strategy nor the Southern Tasmania Industrial Strategy 2013 specifically identify the Whitestone Drive light industrial area as being regionally significant.
23. In the previous combined planning scheme amendment and planning permit application rejected by the Commission in 2023, land use conflict and the potential for the adjacent light industrial land to be fettered was considered to have not been adequately addressed. As with that previous proposal, this draft amendment proposes a SAP to mitigate potential land use conflict and fettering.
24. The Commission is persuaded by the evidence, including that of the applicant's noise expert, that:
 - a SAP to manage land use conflict is necessary and meets the requirements of section 32(4) of the Act (see further discussion below); and
 - subject to the modifications discussed below, the provisions of the SAP in combination with relevant zone provisions and the Attenuation code, provide reasonable protection for land use conflict, fettering of light industrial land and residential amenity.
25. On this basis, the Commission is satisfied that the draft amendment is, as far as practicable, consistent with the regional land use strategy.

Strategic zoning rationale

26. In its supporting report the planning authority submitted that the current Rural Living zone prevents the land being utilised to its full capability, and that the amendment represents sound strategic planning as it enables more efficient use of serviced urban residential land within the Urban Growth Boundary, while protecting adjacent employment lands. It stated that the rezoning will allow for

additional housing, and that an increase in population supports the viability of local businesses, including the neighbourhood centre at Claremont and the nearby Local Business Zone, and contributes to local labour supply.

27. The planning authority also made submissions in the supporting report about the strategic direction for the adjoining Whitestone Drive area and the Council-owned land at 261 Main Road.
28. For the Whitestone Drive area the supporting report noted that while statewide strategic planning work is underway to review Tasmania's, and the region's, industrial lands, no specific recommendations are anticipated for Whitestone Drive. The report further noted that although Council officers considered the area to have limited further industrial potential, and the land had limitations due to relative isolation, transport network access, vehicle manoeuvring and proximity to Environmental Management Zone land, it contained no non-conforming uses, formed part of Glenorchy's important industrial land supply, and ongoing retention for economic productivity and employment should be supported. As such, the planning authority submitted that no strategic imperative to consider alternative use of the land had been identified.
29. The supporting report also stated that work had progressed to analyse the opportunities and constraints of 261 Main Road in preparation for further strategic planning work and rezoning and a potential land disposal process.
30. The supporting report advised that a large portion of 261 Main Road was formerly used as a quarry, and that it contained landfill, a single dwelling and informal public open space. Assessments of the land had identified constraints on future use and development associated with geotechnical risks, archaeological potential and site contamination. Further, a substantial portion of the land is unsuitable for development due to the presence of deep, uncontrolled fill posing significant engineering challenges and this area of the site was anticipated to be retained for ongoing use as public open space.
31. At the hearing, Ms Byrne indicated that the area of landfill included land currently zoned Light Industrial in the centre of the site, and that it was considered unlikely that the area of landfill would be appropriate for either residential or light industrial use or development.
32. The supporting report advised that areas of contamination on the remainder of the land had been remediated, including the removal of an old underground petroleum storage tank in accordance with the relevant Australian Standard. They also advised that work had been undertaken to determine the extent of areas of priority vegetation and archaeological potential to form the basis of potential future recognition in the planning scheme.
33. The supporting report also indicated that the southern portion of 261 Main Road was expected to be suitable for residential use, the central portion would likely form public open space, the northwest portion would likely continue to be used for light industry, and the northeastern portion may have potential for residential use with suitable measures to account for the industrial land at Whitestone Drive. The report also stated that consideration may also be given to the location of Local Business zoned land servicing the area.
34. At the hearing, the Commission queried whether the two sections of Whitestone Drive, one within the Light Industrial area currently terminating in a cul-de-sac and the other currently terminating in a 'dead-end' within the General

Residential Zone to the southeast, were intended to be joined. Ms Byrne advised that while the Light Industrial zoned area at Whitestone Drive was impacted by a lack of road network connectivity, it was unlikely that the two sections would be connected through 261 Main Road, due to the potential conflict between; heavy traffic and the residential area; and residential traffic and the light industrial area. The planning authority also advised that Council was considering whether there was an opportunity to provide a second connection to the light industrial area through to Main Road.

35. The supporting report indicated that the planning authority do not consider that the existing status and potential future direction of 261 Main Road conflicts with the proposed amendment on the neighbouring land at 263, 271 and 293 Main Road.

Site suitability

36. The planning authority's supporting report submitted that:

The social, economic and environmental benefits of the proposed amendment are increased housing opportunities on urban land that is:

- Within the Urban Growth Boundary
- Free of natural values and hazards, and
- Well serviced by physical and social infrastructure.

37. In the report's Appendix B it was also submitted:

The subject land is more appropriate to be zoned for General Residential densities (rather than Rural Living densities) given it is surrounded by residential development at suburban densities, can be connected to reticulated services, is adjacent to existing road infrastructure, is largely free from hazards, and contains no significant natural or heritage values.

38. The supporting report addresses Guideline No. 1 - Local Provisions Schedule (LPS): zone and code application (Guideline No. 1) issued under Section 8A of the Act and states:

The guideline has recently been amended to require a Precinct Structure Plan to support the application of a 'higher-order' urban zone (including the General Residential Zone) within Greater Hobart, unless there is a concurrent development application. The Section 8A Guidelines provide guidance to Councils but do not form part of the LPS Criteria (s34 of LUPAA).

Precinct Structure Plans 'guide the management of settlements and land use and development changes by integrating and coordinating future land uses, development and infrastructure provision at a local level in a sustainable and orderly manner'.

In this instance, the proposal includes a concurrent development application for part of the land. The development proposal is considered to fulfil the function of a Precinct Structure Plan in the context of the proposed rezoning, as:

- The proposed multiple dwelling development at 271 Main Road is recommended for approval, and clearly demonstrates the capacity for the land to support development of a suitable density that aligns with the purpose of the General Residential Zone:
 - accommodating a range of dwelling types where full infrastructure services are available; and
 - providing for the efficient utilisation of available social, transport and other service infrastructure

- The land at 263 Main Road shares similar characteristics with 271 Main Road and is likely to support a proportionally similar scale of development, noting the access strip width of 6.1m exceeds the minimum 5.5m requirement for internal access way width for multiple dwellings, in accordance with Table C2.2 of the planning scheme.
 - The proposed SAP will appropriately limit future development of the majority of the remaining land at 293 Main Road for sensitive use given the inability to mitigate noise impacts; therefore, no additional structure planning is relevant for this lot.
 - The land is already in a suburban area serviced by roads, water, sewer and stormwater infrastructure.
 - The provision of suitable road and services connections for future development is governed under the subdivision standards for the General Residential Zone that is proposed for the land.
39. The report submitted by All Urban Planning on behalf of the applicant noted that GRZ 2 and GRZ 3 are particularly relevant to the proposal.
40. GRZ 2 states:
- The General Residential Zone may be applied to green-field, brown-field or grey-field areas that have been identified for future urban residential use and development if:
- (a)
 - (b)
 - (c) justified in accordance with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council; and
 - (d) is currently connected, or the intention is for the future lots to be connected, to a reticulated water supply service and a reticulated sewerage system
41. GRZ 3 states:
- The General Residential Zone should not be applied to land that is highly constrained by hazards, natural values (i.e. threatened vegetation communities) or other impediments to developing the land consistent with the zone purpose of the General Residential Zone, except where those issues have been taken into account and appropriate management put into place during the rezoning process.
42. The planning report submitted that with appropriate mitigation as proposed in the SAP, the proposed densification of residential use and development on these well-located sites within the Urban Growth Boundary is considered to be consistent with the guidelines.

Commission consideration

43. The Commission agrees with the planning authority that the General Residential Zone is suitable for the site based on its location within the Urban Growth Boundary, proximity to other suburban land, access to infrastructure and services, it being largely free of hazards and containing no significant natural or heritage values.
44. The Commission considers that the draft amendment meets GRZ 2 as the application of the General Residential Zone is considered justified under the regional strategy subject to the inclusion of the proposed SAP, and that the site has access to a reticulated water supply service and a reticulated sewerage system.

45. The Commission considers that the site is potentially constrained due to its proximity to the existing Whitestone Drive light industrial area. However, the Commission is satisfied that potential land use conflict can be mitigated with the standards in the SAP and is therefore satisfied that the draft amendment is consistent with GRZ 3.
46. The Commission notes the submissions of the planning authority about further work undertaken by the Council for 261 Main Road, and the submissions on the constraints applying to potential future zoning and use of that site meaning it is strategically consistent with the proposed zoning on this site.
47. The Commission finds that the site is suitable to be rezoned to General Residential.

Section 32(4) assessment of the proposed SAP

48. As noted in the statutory requirements above, if a SAP is proposed the Commission must also consider whether the proposal meets the criteria of section 32(4) of the Act.
49. The applicant's planning report submitted that the draft amendment meets section 32(4)(b) of the Act as:
 - the land has particular spatial and land use interface qualities, notably its proximity to the Whitestone Drive Light Industrial Zone, that warrants a departure from the standard application of the SPPs.

50. The applicant's planning report submitted that the SAP responds to these unique qualities by:

- Introducing provisions specific to the subject land to mitigate noise impacts from nearby industrial uses, including those not listed under the Attenuation Code (e.g. Downer and Andrew Walter Construction contractor yards);
- Addressing the gap in the SPPs, where the Attenuation Code only requires consideration of sensitive uses in relation to emissions from listed activities, and does not capture potential conflicts with industrial uses that are not listed under the Tables of the Attenuation Code;
- Ensuring that increased residential density facilitated by the proposed rezoning to General Residential does not result in reverse amenity impacts that could fetter the long-term operation or expansion of the industrial precinct.

51. The planning report further submitted that:

the SAP has been deliberately confined in scope to address only noise emissions, in response to expert assessments which confirm that other potential emissions – such as light, dust, and odour - are unlikely to present a risk to residential amenity. This confirms that the provisions are tailored and proportionate, consistent with the Commission's expectation that SAPs should contain only those provisions necessary to address the identified land qualities.

52. The planning authority's supporting report submitted that without the proposed SAP, the social, economic and environmental consequences of the proposed rezoning would be:
- Potential constraints on the operation of uses in the Light Industrial Zone, and
 - Potential amenity impacts to residents in the General Residential Zone.
53. However, the supporting report further submits that with the inclusion of the SAP, requiring new development for sensitive use (such as housing) to be designed to mitigate amenity impacts will reduce the potential for conflict between uses in these zones. The planning authority submitted that this will both assist in maintaining the economic potential of the Light Industrial Zone and protect the amenity of new residential development.
54. The planning authority's supporting report submitted that the SAP is consistent with the requirements of section 32(4) as:
- The use and development that would be facilitated by the SAP would provide a significant social benefit by greatly increasing the capacity of the land for housing, helping to mitigate persistent housing stress in the municipality and the Greater Hobart region.
 - The area has particular environmental, social, economic and spatial qualities that need unique provisions:
 - Environmental: the industrial noise environment adjoining residential land
The proposed intensification of sensitive use necessitates specific controls to mitigate land use conflict between the subject site and adjoining land.
 - Social: the opportunity for increased housing on well serviced land located close to existing industrial uses, and the need to ensure residential amenity in this context
The social qualities of the land relate to its latent potential for housing in a well-serviced urban location close to schools, shops, transport and public open space. With the increasing challenges of finding land to provide for housing within the Urban Growth Boundary, the site can no longer be considered as appropriately zoned to meet current local, regional and State housing objectives. However, the particular qualities of the area as it adjoins industrial land means unique provisions are needed to ensure a pleasant living and recreation environment for future residents.
 - Economic: the need to protect the viability of limited, but well-functioning industrial land providing employment opportunities close to residential land
Preliminary strategic assessment of the operational efficiency of the industrially zoned land in Whitestone Drive has found that although the area is not suitable for expansion or substantial intensification, its ongoing retention for economic productivity and employment should be supported. Specific controls are needed to require sensitive uses to avoid fettering the industrial land.
 - Spatial: the location and topography of the land contributing to the existing noise environment and the scope for attenuation measures
Ideally, residential land would not abut land in an industrial zone. However, the historical development of the area (initially as a brickworks and a timber mill) has resulted in the current land use pattern. The positioning of the site predominantly along a ridge above the industrial area allows for an acoustic fence or other measures to establish a suitable noise environment for

residential use on part of the land, while the area at 293 Main Road is unable to achieve appropriate noise mitigation. Tailored controls to optimise the use and development of the land are therefore required.

Commission consideration

55. The Commission considers that based on the evidence provided by the applicant and planning authority, additional controls to the General Residential Zone and applicable code provisions are necessary for the site to assist with the management of land use conflict.
56. As such, the Commission is satisfied that the inclusion of a SAP meets section 32(4)(b) of the Act. Specifically, the site has particular qualities associated with the proximity to the adjoining industrial land, requiring unique provisions in addition to the provisions of the SPPs.
57. The Commission considers that these unique provisions will be required to be applied to address residential amenity, potential land use conflict and fettering of industrial land.

Specific Area Plan standards

58. The planning authority's supporting report submitted that rezoning the site to the General Residential Zone could potentially provide for intensification of land use conflict with adjoining light industrial uses. The planning authority noted that the application of the SAP to the land would reduce the potential for conflict by introducing appropriate noise attenuation measures.
59. The report considered that there is potential for residential amenity impacts from neighbouring industrial uses, and conversely, the potential for increased constraints on industrial operations, with the potential to impact the economic viability of the Whitestone Drive light industrial area.
60. The supporting report submitted that the proposed SAP mitigates potential land use conflict by requiring new sensitive use and development to 'self-protect' against amenity impacts by incorporating noise attenuation measures. It submitted that the modelling and revised SAP standards mitigate amenity impacts including for private outdoor spaces and rooms with opened windows.
61. The supporting report noted that the SAP standards provide for:
 - Ensuring sensitive use does not constrain nearby industrial activities (GLE-S15.6.1 A1/P1)
 - Minimising further development for sensitive use on land that cannot reasonably achieve noise mitigation at 293 Main Road, (GLE-15.6.1 A2/P2)
 - Noise mitigation for habitable rooms (GLE-S15.7.1 A1/P1)
 - Noise mitigation for private open spaces (GLE-S15.7.1 A2/P2), and
 - Ensuring new lots for sensitive use can support residential amenity while not constraining nearby industrial activities (GLE-S15.8.1 A1/P1).
62. The applicant's planning report noted that the existing site conditions would further mitigate potential land use conflict. The report considered that the topography of the land, increasing in elevation from the Light Industrial Zone to the proposed General Residential Zone, is such that the land at 271 and 263 Main Road, and the southern part of 293 Main Road, is located above the

adjoining light industrial land. The applicant's report submitted that this elevation difference would further improve the effectiveness of the buffer between the sites.

63. The applicant provided an Environmental Noise Assessment Report (noise report), prepared by Tarkarri Engineering, which explored potential noise impacts and provided recommendations to mitigate noise for the proposed residential use. The noise report recommended a number of mitigation measures:

To address noise from the Light Industrial Zone exceeding LAeq 55 dBA and 45 dBA over sections of the land in question, barrier fencing to provide attenuation is proposed to protect the amenity for outdoor spaces (during the day) and indoor spaces both during the day and night.

NB: A 7m high barrier wall along the boundary of the Light Industrial Zone and 293 Main Rd, Austins Ferry, was modelled for efficacy purposes only. This control isn't considered a [realistic] control measure due to issues of constructability and overshadowing. Rather, a prohibition for habitable buildings for sensitive uses within the area where LAeq,10min 55 dBA is exceeded on 293 Main Rd is proposed for the rezoning (noting this also covers the area where predicted night noise levels exceed LAeq, 10min 45 dBA and LAmix 60 dBA on 293 Main Rd).

To allow residential development across the entire area of land at 271 and 263 Main Rd, a barrier fence is proposed along the shared boundary between 271 and 293 Main Rd (along approx. 85m of the boundary from the north corner of 271 Main Rd) and along the boundary between the Light Industrial Zone and 271 and 263 Main Rd.

Should no residential development of 271 Main Rd occur and only 263 Main Rd is developed then an alternative fence along the boundary of 263 Main Rd and the Light Industrial Zone and a 30 m long fence along the boundary between 271 and 263 Main Rd would be required.

64. The noise report stated that the potential for unreasonable loss of amenity had been assessed against indicator levels provided in the *Tasmanian Environment Protection Policy (Noise) 2009* and ambient noise levels.
65. The noise report stated that for the ambient noise levels measured, the following noise level criteria were utilised for assessment purposes, with levels below these criteria considered to protect environmental values and therefore amenity:

Monday to Saturday: (0700 - 1900 hrs), Sunday and Public Holidays (0800 to 1900 hrs):

- 55 dBA LAeq,10min

Outside of the above hours:

- 45 dBA LAeq.10min
- 60 dBA LAmix

66. The noise report stated that noise levels below the LAeq criterion levels are not expected to create serious annoyance.
67. In section 5.4 – Modelling results and discussion, the noise report noted that:

The above indicates that noise levels in excess of the criteria levels of LAeq,10min 55 dBA and 45 dBA occur on the land proposed for rezoning and mitigation is required to minimise the potential for unreasonable loss of amenity for any potential noise sensitive development (i.e. residential dwelling) on the rezoned land. Maximum noise levels in excess of 60 dBA are not predicted on the land at 271 and 263 Main Rd during the night period. Levels in excess of 60 dBA are predicted on 293 Main Rd.

68. The noise report stated that to address noise from the Light Industrial Zone exceeding LAeq 55 dBA and 45 dBA, a barrier fence was required to provide attenuation to protect the amenity for outdoor spaces (during the day) and indoor spaces both during the day and night. Section 6.1 of the noise report specified construction recommendations related to this barrier fencing that would be specified within the standards of the SAP.
69. The noise report stated that for private open spaces, the barrier fence would reduce external noise levels across the properties at 271 and 263 Main Road to below LAeq 55 dBA, and for the majority of the area, below 50 dBA. The noise report advised that given the existing noise levels in the area, a 55 dBA criterion was considered a reasonable level for assessing outdoor amenity rather than 50 dBA, and that any new structures across the site would provide additional local shielding to outdoor spaces, further reducing noise levels to those areas.
70. The noise report stated that given the predicted noise levels across the properties at 271 and 263 Main Road, internal noise levels in spaces with open windows would be in the order of LAeq 30 - 40 dBA during the day and 20 - 30 dBA at night from noise generated in the Light Industrial area.
71. The noise report considered this to be in the acceptable range of design sound levels under Australian Standard AS/NZS 2107:2016.
72. The noise report noted that during observed noise measurements, fabrication activity wasn't audible. Regarding businesses in the Light Industrial Zone at Whitestone Drive, the noise report noted that:

Businesses that are permitted to operate beyond 1900 hrs include Andrew Walter Constructions (AWC) at 4 Whitestone Dr, Granton, which is permitted to operate until 2200 hrs on weekdays, and Downer at 3 Whitestone Dr, Granton, which is permitted to operate at all hours, however, the sites Noise Management Plan commits to only allowing vehicle movements on-site beyond 1800 hrs to minimise noise impact (this is reflected in the modelling conducted here).
73. The applicant also provided an Air Quality Assessment prepared by Tarkarri Engineering which found a low risk of significant emissions from the Light Industrial zone and a very low risk of unreasonable amenity loss on the site from air emission from the Light Industrial zone.
74. The applicant also provided an Obtrusive Light Impact Assessment Report prepared by Techlume Australia which recommended changes to lighting for land in the Light Industrial Zone.
75. In relation to the potential for impacts from other industrial emissions, the supporting report stated:

The application also considers the potential for impacts from other industrial emissions (light, odour and air quality), finding that the likelihood of unreasonable impacts is low. Council's Environmental

Health Officer has reviewed the proposed amendment and associated reports, and supports the proposal... On this basis, no additional planning controls are recommended regarding emissions other than noise, and the proposed amendment is not expected to have any negative economic impacts by constraining use of the adjacent industrial land.

76. The representation from Steeline Roofing Tasmania and Andrew Walter Constructions Pty Ltd requested that Council ensure that the application adequately negates any potential land use conflicts with their businesses at Whitestone Drive, both now and into the future. The representors sought clarification that the issues that led to the rejection of the previous proposal have been properly resolved.
77. In response to representations the planning authority recommended a number of modifications to the draft amendment including:
- modify the specific area plan overlay area to align with the area shown for the precincts in Figure GLE-S15.1;
 - include provision for an acoustic fence (and gate providing access to the eastern portion of the land) for Precinct 3 in GLE-S15.6.1 Use Standards for Sensitive Use A2;
 - include a performance criterion at GLE-S15.6.1 Use Standards for Sensitive Use P2 to allow for discretionary assessment of an alternative solution for Precinct 3;
 - include Precinct 3 in standard GLE-S15.7.1 Development for Sensitive Use A1/P1 for habitable rooms;
 - include Precinct 3 in standard GLE-S15.7.1 Development for Sensitive Use A2/P2 for private open spaces;
 - update Figure GLE-S15.1 to illustrate the fence and area referred to in the modified standard GLE-S15.6.1 A2/P2.
78. At the hearing, the Commission sought clarification about the operation, drafting and specific technical requirements of the SAP. In response, the planning authority and the applicant submitted a revised SAP addressing the matters identified during the hearing.
79. The key revisions to the SAP included:
- inserting a definition for 'acoustic fence' and deleting the requirements of the acoustic fence from the body of the SAP
 - revisions to S15.6.1 A1 location and requirements for the acoustic fence
 - revisions to S15.6.1 P2 to require No Performance Criterion
 - insert revised Figure S15.1 to clarify the locations of the acoustic fence heights
 - revising the SAP number from S15.0 to S16.0.
80. The planning authority's submission dated 20 May 2026 supported the changes to the SAP.
81. In response to the proposal to have no Performance Criteria for SAP standard GLE-S16.6.1 P2 (that dealt with preventing sensitive use in Precinct 3 on 293

Main Road from unreasonably interfering with or constraining activities that generate noise emissions in the adjacent Light Industrial Zone), the planning authority submitted that while they supported providing flexibility in design outcomes, they acknowledged that ultimately the appropriate design may be an acoustic fence as provided for in the corresponding Acceptable Solution. The planning authority therefore supported no performance criteria for GLE-S16.6.1 P2.

82. The planning authority also requested the inclusion of a more legible image for Figure GLE-S16.1 and supported the inclusion of the second image provided in the applicant's hearing submission dated 8 May 2026.
83. The applicant's response submission dated 20 May 2026 supported the planning authority's submission.

Commission consideration

84. The Commission considers that noise impacts have the most potential for a source of conflict between light industrial uses in Whitestone Drive and residential uses on the subject site.
85. The Commission notes that to mitigate land use conflict between light industrial uses and new residential development, the standards required by the SAP, additional to the existing requirements of the SPPs, will be triggered so that future residential development will need to be located and designed to mitigate any noise impacts.
86. The Commission accepts the evidence that 55dbA is a suitable limit for application in the SAP area on the basis that most residents are likely to experience moderate to severe annoyance above this level. The Commission accepts the evidence of Dr McLeod that barrier acoustic fencing constructed and located in accordance with the height and construction recommendations of his report would reduce external noise levels for private open spaces across the properties at 271 and 263 Main Road to below LAeq 55 dBA, and for the majority of the area, below 50 dBA. The Commission also accepts Dr McLeod's advice that internal noise levels in dwelling spaces with open windows would be in the order of LAeq 30 - 40 dBA during the day and 20 - 30 dBA at night from noise generated in the light industrial area, and that these noise levels were considered to be in the acceptable range of design sound levels under Australian Standard AS/NZS 2107:2016.
87. The Commission notes that as a result of the planning authority's section 40K report recommendations, the SAP will also provide for habitable buildings to be constructed within certain areas of 293 Main Road (Precinct 3 of the SAP), provided they include and are built behind an acoustic fence with a minimum height of 3m above existing ground level. The Commission notes that the area between the acoustic fence located within the SAP area and the Light Industrial Zone boundary would remain a prohibited zone for habitable buildings for sensitive uses. The Commission also accepts the modelling carried out by Dr McLeod that these SAP standards are based upon.
88. Based on the evidence provided by Tarkarri Engineering, the Commission is satisfied that the requirements of the SAP will mitigate the potential for land use conflict between the Light Industrial land in Whitestone Drive and the proposed General Residential land on the subject site as far as practicable.

89. The Commission is also satisfied that based on the evidence of Dr McLeod, the SAP's provisions will provide sufficient protection of the amenity of future residential and other sensitive uses on the site. The Commission also acknowledges that the SPPs include provisions in the Light Industrial Zone which aim to protect residential amenity.
90. As for impacts from other industrial emissions associated with light, odour and air quality, the Commission accepts the advice of the Council's Environmental Health Officer that the likelihood of unreasonable impacts from those sources is low, and that no additional planning controls associated with those potential emissions are required.
91. The Commission considers that subject to the modifications outlined above, the SAP standards are sufficient to mitigate land use conflict between the light industrial area and proposed development at 263, 271 and 293 Main Road.

State Policies

State Policy on Water Quality Management 1997

92. The planning authority's supporting report submitted that the draft amendment would not result in an increase in sediment transport to surface waters. The planning authority submitted that the combined development application and any future development will be subject to the requirements of the *Urban Drainage Act 2013*.

State Coastal Policy 1996

93. The supporting report submitted that the site is located 213m from the River Derwent and therefore within the 1km coastal zone. The planning authority considered that the site is within an urban setting without riparian values, has ample elevation above sea level to mitigate the risk of potential sea level rise and is generally free from natural hazard overlays.
94. The planning authority considered that the residential density enabled by the draft amendment would not conflict with the principles of the State Coastal Policy.

National Environmental Protection Measures

95. The supporting report noted that an air quality assessment for the proposal concluded that there is a very low risk of industrial air emissions unreasonably impacting the site.
96. The supporting report noted that the site does not have any known contamination issues and adjoining industrial land is not known to have been used for any potentially contaminating activity listed in Table C14.2 Potentially Contaminating Activities.

Commission consideration

97. The Commission finds that the *State Protection of Agricultural Land Policy 2009* is not relevant to the draft amendment; it is consistent with the *State Policy on Water Quality Management 1997*; and it is not inconsistent with requirements for the National Environment Protection Measures.
98. The Commission notes that the site is in the coastal zone as defined by the *State Coastal Policy 1996* and that this policy therefore applies. The Commission accepts the planning authority's submission that the site is within

an urban setting without riparian values and has ample elevation above sea level to mitigate risk of potential sea level rise.

Schedule 1 Objectives of the Act

99. The planning authority's supporting report submitted that the amendment furthers the objectives of the Act by promoting sustainable and orderly development through the more efficient use of underutilised, serviced, urban land, while ensuring a healthy living environment and protecting the ongoing viability of industrial employment land.
100. The planning authority also submitted that the proposed rezoning will substantially increase the intensity of residential use on the site, introducing increased potential for land use conflict. It also submitted that although the Attenuation Code addresses the potential for conflict between some uses, its scope does not include all the existing or potential uses in the industrial area. Therefore, new planning controls are needed to ensure that the industrial land does not become fettered by the proposed intensification of residential use.
101. With the SAP applying to the site, the planning authority submits that the amendment represents sound strategic planning as it enables more efficient use of serviced urban residential land within the Urban Growth Boundary, while protecting adjacent employment lands.

Commission consideration

102. The Commission agrees with the planning authority that the subject land is more appropriate to be zoned for General Residential than Rural Living densities given its suburban context, access to services and infrastructure, and relative lack of constraints, natural values and heritage values.
103. The Commission also agrees that rezoning for increased residential development has the potential to constrain neighbouring industrial uses and increase the potential for land use conflict.
104. The Commission notes the submissions of the planning authority about further work undertaken by the Council for 261 Main Road, and the submissions on constraints applying to potential future zoning and use of that site.
105. The Commission finds that the draft amendment seeks to further the objectives of the Resource Management and Planning System at Schedule 1 of the Act.

Modifications required to draft amendment

106. Under section 40M of the Act, the Commission must consider whether modifications to a draft amendment of an LPS ought to be made.
107. As discussed above, the Commission makes the following modifications to the certified draft amendment:
 - modify the specific area plan overlay area to align with the area shown for the precincts in Figure GLE-S15.1
 - insert a definition for 'acoustic fence' in GLE-S.15.4 to simplify the requirements of the acoustic fence from the body of the SAP
 - modify GLE-S15.6.1 A1 to provide that an acoustic fence is not required in the circumstance where parts have already been constructed on adjoining properties

- modify GLE-S15.6.2 A2 to provide for sensitive use to occur where an acoustic fence is constructed
- modify GLE-S15.6.1 P2 to require no Performance Criterion
- modify GLE-S15.7.1 A1/P1 to include Precinct 3 in standard for habitable rooms
- modify GLE-S15.7.1 A2/P2 to include Precinct 3 in standards for private open spaces
- modify Figure GLE-S15.1 to clarify the locations of the acoustic fence heights and
- modify the SAP number from GLE-S15.0 to GLE-S16.0.

Decision on draft amendment

108. Subject to the modifications described above, the Commission is satisfied that the draft amendment meets the LPS criteria and gives its approval.

Consideration of the permit

109. Under section 40T(1) of the Act, a person who requests a planning authority under section 37 to amend an LPS may also:
- (a) make an application to the planning authority for a permit, which permit could not be issued unless the LPS were amended as requested; and
 - (b) request the planning authority to consider the request to amend the LPS and the application for a permit at the same time.
110. Under section 42A of the Act, the Commission must consider the permit and, under section 42B, review the planning authority's decision as reported under section 42.
111. The permit sought is for demolition of a previously existing dwelling, construction of 42 multiple dwellings at 271 Main Road and associated works at 273 Main Road, Austins Ferry. As such the development application must be considered against the applicable standards in the General Residential Zone, the introduced SAP and applicable codes in the State Planning Provisions.
112. At the hearing, the drafting of the planning permit conditions was reviewed.

Assessment against the provisions of the planning scheme

113. Both the applicant and planning authority provided an assessment of the proposal against the planning scheme provisions in their reports.
114. The site is in the General Residential Zone and the landslip hazard area and flood-prone hazard areas overlays apply to the land. The Parking and Sustainable Transport, Road and Railway Assets and Attenuation Codes are also applicable. Further, the Ten Mile Ridge Specific Area Plan approved as part of this decision applies.
115. The Commission, in reviewing the planning authority's assessment, considers the proposal meets the relevant zone, SAP and code acceptable solutions and notes the submissions on the assessment of the following performance criteria:

- 8.4.2 Setbacks and building envelopes for all dwellings P3
- 8.4.6 Privacy for all dwellings P3
- 8.4.7 Frontage fences for all dwellings P1
- GLE-S15.7.1 Development for Sensitive Use P1
- GLE-S15.7.1 Development for Sensitive Use P2
- Road and Railway Assets Code - C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction P1
- Attenuation Code - C9.5.2 Sensitive use within an Attenuation area P1
- Flood-Prone Areas Hazard Code - C12.6.1 Buildings and works within a flood-prone hazard area P1.1 and P1.2

116. The Commission accepts the submissions and agrees with the applicant and planning authority that the performance criteria are satisfied. However, one performance criterion assessment was investigated during the hearing process and further submissions were sought.

Parking and Sustainable Transport Code - C2.5.3 Motorcycle parking numbers P1

117. The applicant's Traffic Impact Assessment (TIA) submitted that motorcycle parking is not needed for the development as motorcycles can occupy a standard car parking space.
118. The planning authority's supporting report submitted that the proposal includes 98 car parking spaces (2 car parking spaces each for the 42 dwellings plus 14 visitor spaces) generating a requirement for 4 motorcycle parking spaces.
119. P1 requires that motorcycle parking spaces for all uses must be provided to meet the reasonable needs of the use.
120. The planning authority's submission indicated that no motorcycle parking spaces were proposed as part of the application.
121. The planning authority advised that the Council's Development Engineer concurred with the TIA and Council's Transport Engineer reviewed the proposal and did not identify any concerns.
122. The planning authority considered that the proposal meets P1.
123. At the hearing, the Commission queried the provision of motorcycle parking as two motorcycle parking spaces are shown on the Aldanmark Consulting Engineering Site Plan dated 12 June 2025 submitted as part of the application. Mr Morse indicated that a requirement to include four motorcycle parking spaces would be acceptable.
124. The Commission directed the planning authority to advise whether a condition is required for provision and design of motorcycle parking spaces as discussed at the hearing.
125. The planning authority submission of 20 May 2026 stated that while the plans do notate a parking area for two spaces, the planning authority is happy to accept no condition mandating motorcycling parking and the condition can be deleted.

126. The Commission accepts the submission from the planning authority, noting that each dwelling is provided two car parking spaces and an additional 14 visitor car parking spaces as part of the proposal.
127. The permit does not require modification to include motorcycle parking.

Commission consideration

128. The Commission finds that subject to the modifications identified at Annexure B, the proposed use and development complies with the relevant provisions of the planning scheme as amended by inclusion of the Ten Mile Ridge Specific Area Plan.

Planning Permit Conditions

129. The draft permit conditions provided by the planning authority were discussed at the hearing and a tracked changes version circulated to parties for review and further submission following the hearing.
130. The modifications included:
- delete 'Demolition of existing dwelling and' from the proposed use/development description because this demolition has already received all necessary approvals
 - modify condition 4 to correct the reference to the Tarkarri Engineering Environmental Noise Assessment dated 8 January 2026, require the acoustic fencing to be completed prior to occupancy permits for stage 2 and change reference to the SAP from GLE-S15.0 to GLE-S16.0
 - modify condition 20 and 21 to require four motorcycle parking spaces to be installed and completed at stage 1
 - modify condition 33 to require a noise verification report within four weeks of an occupancy permit for stage 2 and that the noise verification report is to the satisfaction of Council
 - delete conditions 34 and 35
 - apply consistent title and date for the referencing of the Tarkarri Engineering Environmental Noise Assessment dated 8 January 2026
 - other editorial corrections as discussed at the hearing.
131. The planning authority response submission dated 20 May 2026 supported the proposed changes and proposed some additional modifications.
132. The planning authority submitted that clarity for timing on construction of the fence in condition 4 was required.
133. The planning authority submitted that condition 4 should be modified to ensure the acoustic fence is constructed prior to any occupancy permit being issued for any of the dwellings in stage 2.
134. The planning authority also considered that condition 33 should be modified to include an option for a two-part verification report, as such a report might be more obtainable for the applicant if occupancy of a dwelling in stage 2 occurs more than 4 weeks before the two storey units (17, 18 and 19) were constructed. The planning authority submitted that a note should also be included to provide this flexibility.

135. In relation to motorcycling parking, the planning authority stated that while the plans did notate a parking area for 2 spaces, they were happy to accept no condition mandating motorcycling parking, with the corresponding components of conditions 20 and 21 being deleted.
136. The applicant response submission dated 20 May 2026 supported the planning authority's submission.

Commission consideration

137. The Commission agrees with the planning authority that condition 4 should be modified to ensure the acoustic fence is constructed prior to any occupancy permit being issued for any of the dwellings in stage 2.
138. The Commission accepts the submission from the planning authority that condition 33 should be modified to include an option for a two-part verification report.
139. The Commission accepts the modifications proposed by the planning authority.

Schedule 1 Objectives of the Act

140. The Commission finds that the draft permit furthers the Objectives at Schedule 1 of the Act.

TasWater conditions

141. The TasWater notice to the planning authority provided conditions to be included in the permit under sections 56P and 56S of the *Water and Sewerage Industry Act 2008*.
142. Condition 22 on the TasWater notice provides for the payment by the developer of a fee for development assessment and for consent to register a legal document.
143. This condition is not for a proper planning purpose¹ and is to be removed but may be included as advice.

Decision on permit

144. The Commission modifies the conditions attached to the permit granted by the planning authority, as set out above, and as contained in Annexure B of the decision.

Attachments

Annexure A - modified amendment

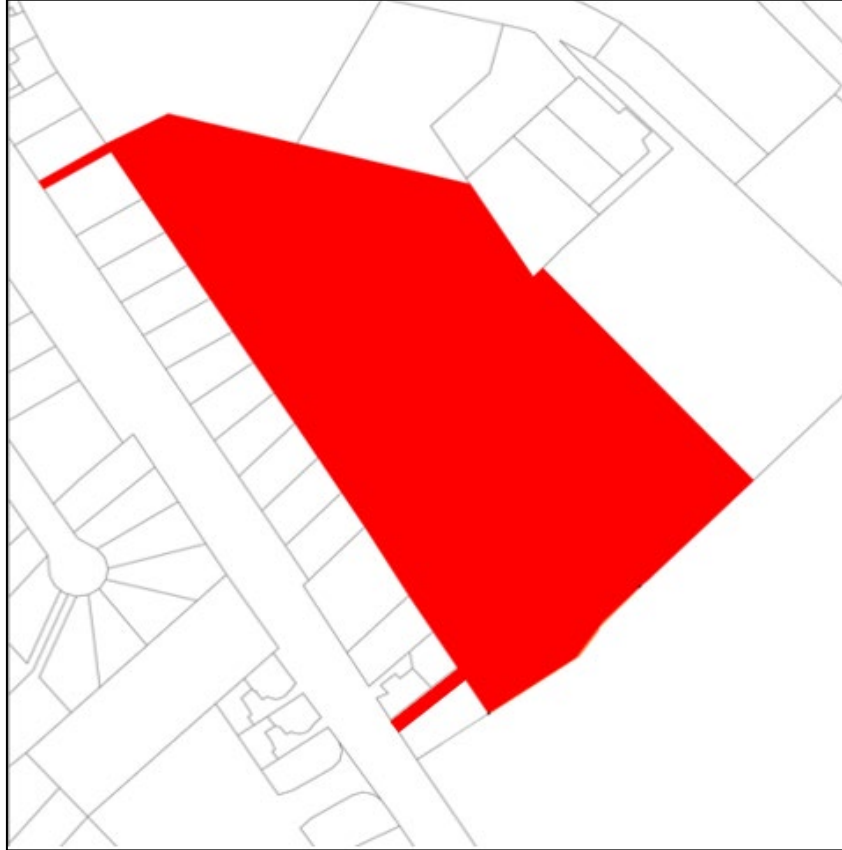
Annexure B - modified permit

¹ See *Western Australian Planning Commission v Temwood Holding Pty Ltd* [2004] HCA 63 at 57 and 60

Annexure A

Modified amendment PLAM 24-02, Tasmanian Planning Scheme - Glenorchy

1. Rezone 263, 271 and 293 Main Road, Austins Ferry from Rural Living and Open Space to General Residential, as follows:



2. Apply GLE-S16.0 Ten Mile Ridge Specific Area Plan in the Specific Area Plan layer and S16.2.3 Precincts 1, 2 and 3 in the Precincts and Defined Areas layer, as follows:



Figure 1 – Specific Area Plan layer (left) and Precincts and Defined Areas layer – Precinct 1 (right)

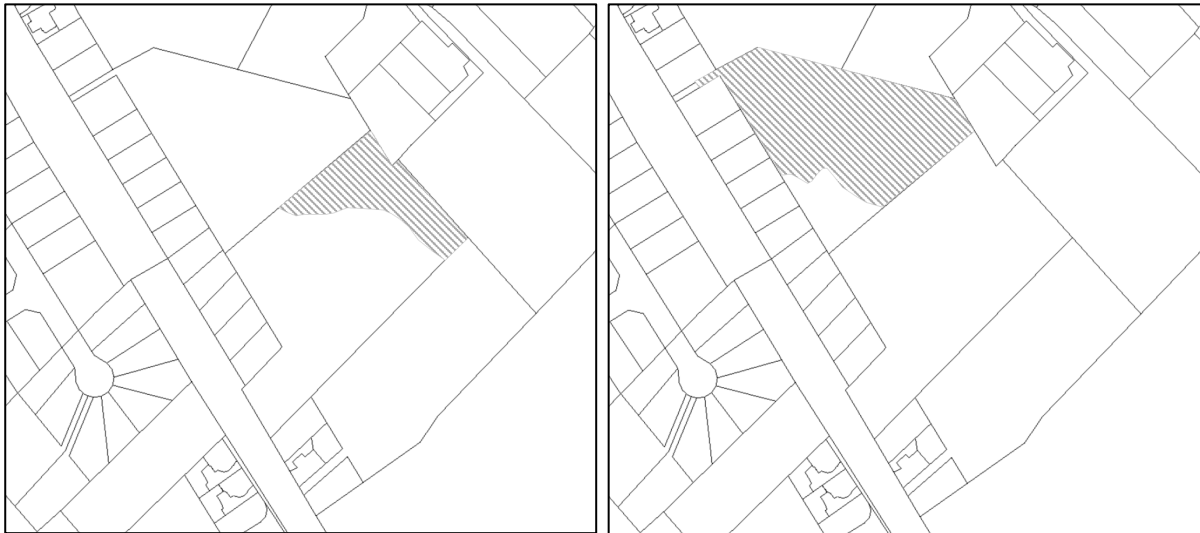


Figure 2 – Precincts and Defined Areas layer – Precinct 2 (left) and Precinct 3 (right)

3. Insert GLE-S16.0 Ten Mile Ridge Specific Area Plan, as follows:

GLE-S16.0 Ten Mile Ridge Specific Area Plan

GLE-S16.1 Plan Purpose

The purpose of the Ten Mile Ridge Specific Area Plan is:

- GLE-S16.1.1 To minimise the potential for sensitive uses in the General Residential Zone to conflict with or constrain industrial activities that generate noise in the Light Industrial Zone at Whitestone Drive, Granton.
- GLE-S16.1.2 To protect the health, safety and amenity of occupants of sensitive uses in proximity to the Light Industrial Zone at Whitestone Drive, Granton by mitigating the impacts of noise emissions.

GLE-S16.2 Application of this Plan

- GLE-S16.2.1 This specific area plan applies to the area of land designated as GLE-S16.0 Ten Mile Ridge Specific Area Plan on the overlay maps and in Figure GLE-S16.1.
- GLE-S16.2.2 In the area of land this plan applies to, the provisions of the specific area plan are in addition to the provisions of the:
- (a) General Residential Zone; and
 - (b) Attenuation Code,
- as specified in the relevant provision.
- GLE-S16.2.3 The specific area plan is divided into the following precincts:
- (a) Precinct 1
 - (b) Precinct 2
 - (c) Precinct 3
- GLE-S16.2.4 The extent of each precinct is shown in Figure GLE-S16.1.

GLE-S16.3 Local Area Objectives

This clause is not used in this specific area plan.

GLE-S16.4 Definition of Terms

GLE-16.4.1 In this specific area plan, unless the contrary intention appears:

Terms	Definition
acoustic fence	means a fence: (a) constructed as a continuous mass barrier using a panel system; and (b) capable of achieving a sound transmission loss of not less than 20 dB(A) at frequencies from the 125 Hz 1/1-octave band and above.

GLE-S16.5 Use Table

This clause is not used in the specific area plan.

GLE-S16.6 Use Standards

GLE-S16.6.1 Use Standards for Sensitive Use

This clause is in addition to General Residential Zone – Clause 8.3 Use Standards and C9.0 Attenuation Code - Clause C9.5.2 Sensitive use within an attenuation area.

Objective:	To prevent sensitive use from unreasonably interfering with or constraining activities that generate noise emissions in the Light Industrial Zone at Whitestone Drive, Granton.
Acceptable Solution	Performance Criteria
A1 A sensitive use in Precinct 1 or Precinct 2 must include an acoustic fence: (a) built to the height and in the location specified in Figure GLE-S16.1; and (b) with a minimum height above existing ground level as specified in Figure GLE-S16.1; except that: (c) an acoustic fence in the location F-G specified in Figure GLE-S16.1 is not required: i. for a sensitive use in Precinct 1 if an acoustic fence has already been constructed in location E-F specified in Figure GLE-S16.1; or ii. for a sensitive use in Precinct 2 if an acoustic fence has already been constructed in location F-H specified in Figure GLE-S16.1.	P1 A sensitive use on land in Precinct 1 or Precinct 2 must not unreasonably interfere with or constrain an activity in the Light Industrial Zone at Whitestone Drive, Granton, having regard to: (a) measures in the design, layout and construction of the development for the sensitive use to eliminate, mitigate or manage effects of noise emissions; (b) the type, intensity and frequency of existing or likely noise emissions from activities in the Light Industrial Zone; (c) the separation distance between the sensitive use and noise sources; (d) the site and surrounding topography; and (e) the recommendations of an acoustic report prepared by a suitably qualified person.
A2 A sensitive use in Precinct 3 must be: (a) for a non-habitable building; (b) for alterations or additions to an existing building used for a sensitive use, provided the gross floor area does not increase by more than 50% or 100 m², whichever is the greater, from that	P2 No performance criterion.

existing at the date this specific area plan first came into effect; or (c) not located between Line J-I specified in Figure GLE-S16.1 and the adjoining Light Industrial Zone boundary, and must include an acoustic fence: (i) with a minimum height of 3m above existing ground level along line A-I specified in Figure GLE-S16.1; and (ii) where a gate is provided, the gate must be a sliding gate of the same construction, height and acoustic performance as the fence, fitted with acoustic seals to close off openings at the sides and along the base of the gate when in the closed position.	
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GLE-S16.7 Development Standards

GLE-S16.7.1 Development for Sensitive Use

This clause is in addition to General Residential Zone – Clause 8.4 Development Standards for Dwellings.

Objective:	That development for sensitive use: (a) does not unreasonably interfere with, or constrain, the operation of activities in the Light Industrial Zone at Whitestone Drive, Granton; and (b) achieves a reasonable level of health, safety and amenity of occupants.
Acceptable Solution	Performance Criteria
A1 A habitable room for a sensitive use must have a finished floor level: (a) in Precinct 1 or Precinct 2, at or below 28.5 AHD; or (b) in Precinct 3, no higher than 1.5m above existing ground level.	P1 A habitable room for a sensitive use must be located and designed to achieve a reasonable level of amenity and avoid unreasonably interfering with, or constraining, activities on land in the Light Industrial Zone at Whitestone Drive, Granton, having regard to: (a) the siting, layout and construction of habitable rooms to minimise exposure to environmental noise; (b) the type, intensity and frequency of existing or likely noise emissions

	from activities in the Light Industrial Zone; (c) the proximity of the habitable room to noise sources; (d) the effectiveness of acoustic treatments incorporated into the design; and (e) the recommendations of an environmental noise report prepared by a suitably qualified person.
A2 Private open space for a sensitive use must have a finished surface level: (a) in Precinct 1 or Precinct 2, at or below 28.5 AHD; or (b) in Precinct 3, no more than 1.5m above existing ground level.	P2 Private open space for a sensitive use must be located and designed to achieve a reasonable level of amenity and avoid unreasonably interfering with, or constraining, activities on land in the Light Industrial Zone at Whitestone Drive, Granton, having regard to: (a) the siting, layout, orientation and screening of private open space to minimise exposure to environmental noise; (b) the type, intensity and frequency of existing or likely noise emissions from activities in the Light Industrial Zone; (c) the proximity of the private open space to noise sources; (d) any acoustic barriers or other physical measures proposed to mitigate noise impacts; and (e) the recommendations of an environmental noise assessment prepared by a suitably qualified person.

GLE-S16.8 Development Standards for Subdivision

GLE-S16.8.1 Lot Design

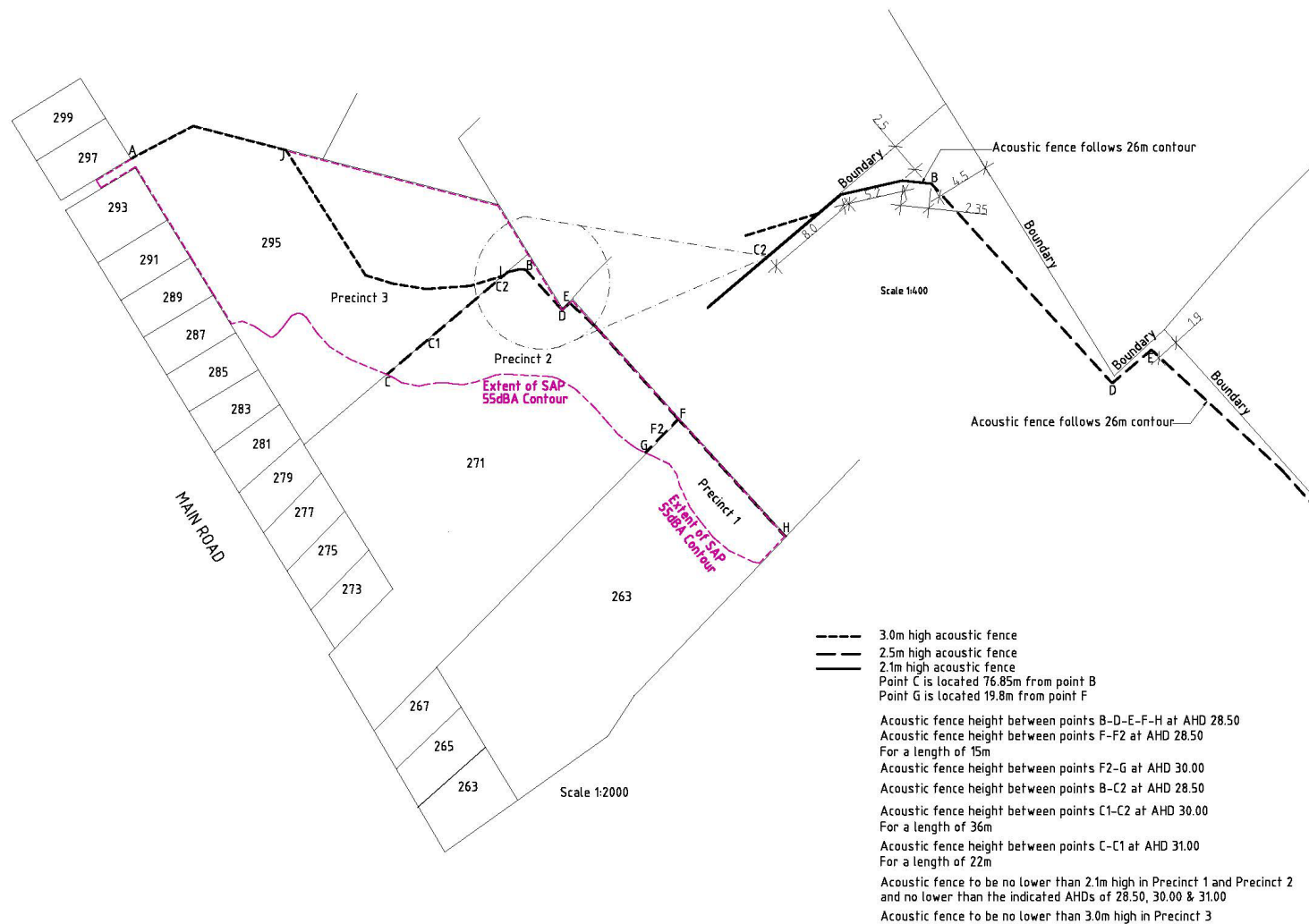
This clause is in addition to General Residential Zone – Clause 8.6 Development Standards for Subdivision and in addition to Clause 9.6 Development Standards for Subdivision in C9.0 Attenuation Code – Clause 9.6.1 Lot Design.

Objective:	To provide for subdivision so that a lot intended for a sensitive use: (a) is located to minimise exposure to activities that generate noise emissions and enable a reasonable level of amenity; and (b) does not conflict with, interfere with, or constrain an existing activity with potential to cause noise emissions.
Acceptable Solution	Performance Criteria
A1 Each lot, or a lot in a plan of subdivision, must: (a) be for the creation of separate lots for existing buildings; or (b) be for the creation of a lot where a building area for a sensitive use can be located entirely outside the area of the specific area plan shown on the overlay maps; or (c) not be for the creation of a lot intended for a sensitive use.	P1 The layout and design of a lot, or a lot proposed in a plan of subdivision, must allow for a sensitive use to be located to achieve a reasonable level of amenity and avoid unreasonably interfering with, or constraining, existing activities on adjoining land in the Light Industrial Zone at Whitestone Drive, Granton, having regard to: (a) the size, shape, orientation and slope of the lot to facilitate the appropriate siting of habitable rooms and private open space; (b) the type, intensity and frequency of existing or likely noise emissions from adjacent industrial activities; (c) the proximity of the lot to noise sources; (d) the extent to which acoustic mitigation measures can be incorporated through future design and siting of development; and (e) the recommendations of an acoustic assessment prepared by a suitably qualified person.

GLE-S16.9 Tables

This clause is not used in this specific area plan.

Figure GLE-S16.1 - Ten Mile Ridge Specific Area Plan



Annexure B

Modified permit PLAM 24-02

Tasmanian Planning Scheme - Glenorchy

Application No:	PLAM-24/02
Applicant:	SJM Property Development
Proposed Use/development:	Construction of 42 Multiple Dwellings and associated infrastructure works
Address:	271 and 273 Main Road, Austins Ferry and the adjacent road reservation

This permit allows the use/development of the land, subject to the conditions set out below.

This permit will lapse if the use/development is not substantially commenced within 2 years of the permit date, unless the Planning Authority has granted an extension of the permit.

Please Note: This is NOT a Building Permit.

THIS PERMIT IS NOT EFFECTIVE UNLESS AND UNTIL APPROVED BY THE TASMANIAN PLANNING COMMISSION.

CONDITIONS

Planning

1. Use and development must be substantially in accordance with combined planning scheme and planning permit application No PLAM-24/02 and the endorsed documents 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 2025/00145-GCC, dated 19 September 2025, form part of this permit, except condition 22.
3. The development must occur in the stages set out in the endorsed staging plan.
- *4. Acoustic fencing must be constructed and maintained in accordance with the Tarkarri Engineering Environmental Noise Assessment dated 8 January 2026 as shown in Figure GLE-S16.1 of GLE-S16.0 Ten Mile Ridge Specific Area Plan prior to the issue of Occupancy Permits for any of the dwellings in stage 2. The fencing must be constructed as a continuous mass barrier using a panel system, to the lengths and heights specified in Figure GLE-S16.1.
5. Privacy screening must be installed to the decks associated with Units 7 and 32 as shown on the endorsed plans prior to the issue of the Occupancy Permits for these units. The screening must be permanently fixed to a height of not less than 1.7 metres above the finished surface or floor level and must have a uniform transparency of no more than 25%.

6. Privacy treatment measures shown on the endorsed plans, including obscure glazing, sill heights of 1.7m above the finished surface or floor level, and fixed external screening to a height of 1.7m and uniform transparency of not more than 25%, must be installed prior to the issue of the Occupancy Permits for the relevant units. The privacy treatment measures must be maintained for each dwelling for the duration of the use.
7. Privacy treatment measures such as obscure glazing, sill heights of 1.7m above the finished surface or floor level, or fixed external screening to a height of 1.7m and uniform transparency of not more than 25%, to the satisfaction of Council's Lead Statutory Planner, must be installed prior to the issue of the Occupancy Permits for the following windows:
 - a. Unit 4 – W7 (Bedroom 3)
 - b. Units 22–25 – W6 (Kitchen windows)
 - c. Unit 31 – W6 (Bedroom 1), and
 - d. Unit 33-34 – W7 (Ground Floor Bedroom).

The privacy treatment measures must be maintained for each dwelling for the duration of the use.

8. Internal fencing must be installed in accordance with the endorsed Landscape Plan for each dwelling, and completed prior to the issue of the Occupancy Permit for that dwelling under the relevant stage of development.
9. Fencing within 4.5 metres of the front boundary, including any fencing along the side boundaries within this area, must not exceed the heights shown on the endorsed Landscape Plan.
10. The waste storage area must be constructed as shown in endorsed plans prior to the issue of the Occupancy Permit for any of the dwellings and be:
 - a) Setback at least 4.5m from the front boundary;
 - b) Setback more than 5.5m from any dwelling; and
 - c) Screened from the front boundary and any dwelling by a wall to a height not less than 1.2m above the finished surface level of the storage area.

Engineering

General

11. Prior to the issuing of a Building Approval for each stage or the commencement of works on site, including demolition (whichever occurs first), submit an Erosion and Sediment Control (ESC) plan detailing proposed sediment and erosion control measures to the satisfaction of Council's Development Engineer.

The approved control measures must be installed prior to any disturbance of soil or construction activity such as concrete cutting, demolition and must be regularly inspected and maintained during the construction and demolition period to prevent soil and other materials entering the local stormwater system, roadways, or adjoining properties.

The approved control measures must remain in place until such time as all construction activity likely to generate sediment has been completed or all

disturbed areas have been stabilised using vegetation and/or restored or sealed to the satisfaction of the Council.

The approved Erosion and Sediment Control plan (ESC) forms part of this permit and must be complied with.

Advice: For further information please refer to Erosion and Sediment Control (ESC) Fact Sheets published by the Department of Primary Industries, Parks, Waters and Environment. These are available from Council or online at www.derwentestuary.org.au/stormwater/

12. The loading and unloading of goods from vehicles, including building materials and equipment, must only be carried out on the land.
13. 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.
14. 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.
- *15. 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.
16. 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.
17. A detailed estimate for the works must be provided and payment of the engineering drawing approval fee must be made prior to the issue of approved engineering drawings for condition endorsement or the issuing of the building approval (whichever occurs first). Under Council Schedule of fees and charges 2025/2026, the engineering drawings approval fee is \$265 per dwelling unit. This amount is subject to annual adjustment in accordance with the Council Fees and Charges Register. Construction must not commence until the approved engineering plans have been issued.
18. The applicant must pay Council the amount of \$275.30 to complete the measure up and record 'as constructed' data for all assets to be taken over by council prior to the completion. This amount is subject to annual adjustment

with the Council Fees and Charges Register.

19. The as-constructed drawing prepared by a suitably qualified person must be submitted to Council and approved by Council's Development Engineer prior to the issuing of a Completion Certificate under the Building Act 2016 and the final sign off.

Traffic and parking

- *20. Parking and driveways must be installed and completed in the following order:

- a) Stage 1: provide two (2) car parking spaces each for unit 1 to unit 8 and unit 42, six (6) visitor car parking spaces, and the temporary turning area at the end of the driveway.
- b) Stage 2: provide two (2) car parking spaces each for unit 9 to unit 20, two (2) car parking spaces each for unit 22 to unit 25, four (4) visitor car parking spaces and the temporary turning area at the end of the driveway.
- c) Stage 3: provide two (2) car parking spaces each for unit 21 and unit 26 to unit 41 and four (4) visitor car parking spaces.

Prior to the occupancy of the dwellings in each stage, parking and driveway areas and associated drainage works must be provided and approved by Council's Development Engineer.

- *21. The design and construction of the 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 and submitted with the Building Application for approval by Council's Development Engineer prior to the commencement of works on site at each stage. 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 20%;
- b) A total of ninety-eight (98) clearly marked car parking spaces must be provided. Each dwelling must be provided with two (2) car parking spaces;
- c) Of the proposed number of car parking spaces, fourteen (14) visitor parking spaces must be provided, clearly line-marked and always kept available for these purposes;
- d) Vertical alignment must include transition curves (or straight sections) at all grade changes greater than 12.5%;
- e) A 1-metre-wide pedestrian path must be provided, signed and line-marked at points of crossing;
- f) All runoff from paved and driveway areas must be discharged into Council's stormwater system;
- g) Parking areas must be provided with adequate lightings in accordance with the standard requirements;
- h) For the relevant units, the garages openings must be in accordance with

the vehicle turning drawing no. 15 of 143 dated 11/07/2025 drawn by G. Tilley;

- i) The gradient of any parking areas must not exceed 5%; and
- j) Minimum carriageway width is to be no less than 5.5 metres.

To comply with the above requirements, the developer must submit engineering drawings demonstrating compliance with the requirements to the satisfaction of Council's Development Engineer prior to the issuing of the Building Permit. All works required by this condition must be installed prior to the occupancy of the dwellings for each stage.

22. A 6m wide vehicle crossing 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 for stage 1. The developer must contact Council's Development Engineers to arrange an inspection of the driveway formwork prior to the pouring of any concrete. A minimum of 48 hours' notice is required.

Prior to the commencement of any work within the road reservation by a private contractor, the contractor must obtain a Road Opening Permit from the Council's Compliance Officer. This permit shall include items such as hours of work, road safety, reinstatement, soil and water management, etc. The Road Opening Permit Application Form is available via Council's website <https://www.gcc.tas.gov.au/council/documents-and-publications/forms/>

- *23. Barriers compliant with the *Australian Standard AS 1170.1* must be installed to prevent vehicles running off the edge of a carriageway, raised platform or deck where the drop from the edge of the trafficable area to a lower level is 600mm or greater, and wheel stops must be installed for drops between 150mm and 600mm. Barriers must not limit the width of the driveway access or parking and turning areas approved under the permit. All works required by this condition must be installed prior to the occupancy of the dwelling(s).

Hydraulics

- *24. The development must incorporate both on-site detention (OSD) the nominated Water Sensitive Urban Design (WSUD) element(s) or equivalent, as set out in the Stormwater Management Plan. Detailed design demonstrating compliance to the requirements must be submitted for approval as part of the condition endorsement. Both elements must be installed and completed prior to a Certificate of Occupancy being issued for any of the dwellings.
25. Prior to the commencement of the use or development, detailed design plans for the stormwater connection must be submitted to and approved by Council. These plans must demonstrate compliance with the following requirements:
- a) A new stormwater connection, equivalent to a 3000mm diameter pipe, must be installed from the property boundary to Council's public stormwater system in accordance with the approved plans.
 - b) The stormwater connection must be constructed by a suitably qualified person, inspected by Council's Plumbing Surveyor, and completed to the

satisfaction of Council. The applicant must notify the relevant Council officer for an inspection prior to backfilling.

- c) Stormwater connections to underground mains must comply with TSD-SW25-v3, TSD-SW26-v3, and TSD-SW27-v3.

No works must commence until the detailed design plans have been approved by Council. This condition requires further information to be submitted with a Condition Endorsement process.

Advice: If the stormwater connection works are not left exposed for inspection, Council may require the Applicant to undertake a CCTV inspection at the Applicant's cost. A digital copy of the CCTV inspection video, along with the associated report(s), must be submitted to Council prior to the issuance of any Certificate of Completion.

- *26. Engineering design drawings must be submitted and approved, prior to the construction or the issue of Building/Plumbing Permit, whichever occurs first. The engineering drawings must:

- a) be certified by a qualified and experienced Engineer;
- b) clearly distinguish between public and private infrastructure;
- c) show any existing connections. Any redundant connections must be sealed by the Council at the owner's expense prior to sealing of the final plan;
- d) show in both plan and long-section the proposed stormwater mains, including but not limited to, connections, flows, velocities, hydraulic grade lines, clearances, cover, gradients, sizing, material, pipe class, adequate working platforms around manholes, easements, and inspection openings;
- e) provide details of the design measures to safely convey overland flows for major rain event;
- f) provide details of the proposed On-site detention device (OSD) including inlet, outlet, orifice control, overflow mechanism and access points for maintenance;
- g) provide details of the proposed Stormwater quality treatment devices including inlet, outlet, orifice control, overflow mechanism/ hi flow bypass and access points and path for maintenance; and
- h) public infrastructure must be substantially in accordance with the LGAT Standard Drawings and Tasmanian Subdivision Guidelines 2013.

All work required by this condition must be undertaken in accordance with the approved engineered drawings.

- *27. Prior to the construction or the issue of Building/Plumbing Permit, whichever occurs first, submit an updated stormwater report and a relevant DRAINS model result file incorporating following design inputs;

- a) Add a pit blockage factor for all grated and sag pits
- b) Update and verify the design levels with all model nodes and pit/pipe inverts

- c) Verify overland flow routes to ensure the grades are representative of site design.
28. The development must incorporate the On-Site Detention (OSD) as part of the development as presented in the Concept Stormwater Management report by Aldanmark dated 20.08.2025 and Concept Engineering Plans dated 20.18.2025. The onsite detention elements and its associated components must be designed and constructed to the satisfaction of the Council's Senior Civil Engineer and completed prior to the issue of occupancy certificate/ Completion Certificate. Any alternative design of upgrading the downstream public stormwater network in-lieu of OSD will need to be approved by Council's Senior Civil Engineer. This may also trigger an amendment, or a new planning permit and the applicant will require undertaking all necessary modelling works as well as administrative works should a new application or amendment is required.
29. The development must incorporate the Water Sensitive Urban Design (WSUD) as part of the development as presented in the Stormwater report by Aldanmark Engineers; Revision C dated 20.08 2025. The WSUD components must be designed and constructed to the satisfaction of the Council's Senior Civil Engineer and completed prior to the issue of occupancy certificate/ Completion Certificate.
30. Prior to the commencement of the use or development, a new stormwater connection as shown on approved concept engineering plans by Aldanmark, must be installed from the property boundary to Council's public stormwater network. The detailed design of the connection must comply with the LGAT drawing and be submitted for approval prior to the issuing of the building permit or the commencement of works (whichever occurs first). Any existing stormwater connections that are abandoned must be decommissioned and sealed at the owner's expense.
31. The applicant must ensure ongoing compliance with the approved WSUD Maintenance Scheme included in the Stormwater report by Aldanmark dated 20.08.2025.
32. Stormwater detention must be installed and retained on site as per the GENERAL MANAGER'S CONSENT – S.14 URBAN DRAINAGE ACT 2013 issued on 18 June 2025.

Alternative stormwater detention measures may be installed provided equal capacity is retained and the works do not trigger the need for further approvals under the Land Use Planning and Approvals Act 1993.

Environmental Health

- *33. A Noise Verification Report must be submitted to Council's Senior Environmental Health Officer within four weeks of an Occupancy Permit being issued for stage 2.

The report must include an assessment of:

- the noise received within the acoustic fence; and
- the noise in the habitable rooms of the second storey of Units 17, 18 and 19.

The report must demonstrate and certify that:

- (a) the acoustic fence provides a contiguous mass barrier with a sound transmission loss of 20 dB(A) or more at frequencies from the 125 Hz 1/1-octave band and above; and
- (b) second storey habitable rooms of Units 17, 18 and 19 meet AS2107:2016 – Acoustics - (Recommended Design Sound Levels and Reverberation Times for Building Interiors).

Note: The verification report may be submitted in two parts. Part 1 to verify the acoustic performance of the fence set out in (a), and Part 2 to verify the acoustics performance of the units as set out in (b), if this is unable to be captured in a single report.

Should further noise mitigation measures be recommended to achieve the stated sound levels (as per the Tarkarri Engineering Environmental Noise Assessment dated 8 January 2026) these measures must be installed within eight weeks of the date of the noise verification report being submitted to the satisfaction of Council.

If any further noise mitigation measures are required, a further noise verification check must be undertaken and submitted to the satisfaction of Council's Senior Environmental Health Officer. Noise mitigation treatments must be shown to be effective.

- *34. For the double storey units (17-19) the upper level is to meet the requirements within the Tarkarri Engineering Environmental Noise Assessment dated 8 January 2026, including:

- a) Glazing – For the second storey glazing elements in the northern, southern and eastern facades, glazing is to be a minimum $R_w + C_{tr} -5$. A system such as the following would provide this performance:
 - (i) Exterior Glazing: 6.38 mm Laminated Glass
 - (ii) Thermal Gap: 12 mm Insulated Argon Gas Gap
 - (iii) Interior Glazing: 4 mm Toughened Glass
- b) Walls
 - (i) Upgrade the plasterboard internal lining on the second storey external walls to 13 mm Frycheck plasterboard or equivalent (with a surface mass of 10.5 kg/m²) mounted to a resilient rail.
- c) Roof / Ceiling
 - (i) For utility and living spaces (dining / living / kitchen) on the second storey, upgrade the plasterboard ceiling to 13 mm Frycheck plasterboard or equivalent (with a surface mass of 10.5 kg/m²) mounted to a resilient rail. For bedrooms and walk in robes, x2 layers of 13 mm Frycheck plasterboard or equivalent (each layer with a surface mass of 10.5 kg/m²) mounted to a resilient rail.

Waste Services

- *35. The design for the bin enclosure must comply with the following:

- a) it must be built on a flat surface with a concrete base/pad and surround of a brick or painted block enclosure or other suitable material to Councils

approval;

- b) it must have concrete at the entrance to the bin enclosure;
- c) there must be no lip on the concrete slab of the bin enclosure;
- d) it is recommended the bin enclosure be built as a three bay partitioned enclosure, one bay for each bin type, waste, recycling and FOGO, each bay to house fourteen (14) bins;
- e) each bay must suit fourteen (14) x 240L wheelie bins of size 1100 height x 600mm wide x 800mm deep and must allow for 300mm space in between each bin;
- f) recommended minimum height of the bin enclosure is 1200mm and minimum recommended depth is 930mm; and
- g) the front of the bin enclosure should face the internal access driveway and be left open throughout the length of the bin enclosure, it may be fenced and/or gated, but must enable wheelie bins to be removed, and returned in a safe and efficient manner.

Prior to occupancy of the dwellings the bin enclosure must be constructed to the satisfaction of Council's Waste Services Co-ordinator.

***permit conditions modified by the decision of the Tasmanian Planning Commission dated 30 June 2026**