

GLENORCHY PLANNING AUTHORITY

MINUTES

MONDAY, 2 MAY 2016



Chairperson: Alderman K. Johnston.

Hour: 3.04 p.m.

Present: Aldermen K. Johnston, D. Pearce, M. Stevenson, H. Quick and J. Branch-Allen.

In attendance: Mr. P. Garnsey (Manager – Environment and Development), Mr. P. Meloy (Senior Statutory Planner), Ms. V. Tomlin (Planning Officer), Mr. A. Mousavi (Transport Engineer), Ms. B. Narksut (Development Engineer), Mr. N. Wass (Environment Health Officer), Ms. L. Gray (Development Compliance Officer) and Mr. E. Reale (Director City Services and Infrastructure).

1. PLANNING AUTHORITY DECLARATION

The Chairperson stated that the Glenorchy Planning Authority intended to act as a Planning Authority under the Land Use Planning and Approvals Act 1993.

2. APOLOGIES

None.

3. PECUNIARY INTERESTS

None

4. CONFIRMATION OF MINUTES

Resolution:

PEARCE/QUICK

That the minutes of the Glenorchy Planning Authority Meeting held on Monday, 18 April 2016 be confirmed.

The motion was put.

FOR: Aldermen Johnston, Pearce, Stevenson, Quick and Branch-Allen.

AGAINST:

The motion was CARRIED.

5. PROPOSED USE AND DEVELOPMENT - PROPOSED STORAGE FACILITY (FREIGHT DEPOT) RELYING ON PERFORMANCE CRITERIA - 1 BENDER DRIVE, DERWENT PARK

File Reference: 3226363

REPORT SUMMARY:

Application No.:	PLN-16-055
Applicant:	Development Evolution
Owner:	Elliott Properties Pty Ltd
Zone:	General Industrial
Use Class	Storage
Application Status:	Discretionary
Discretions:	Setback Standard, Number of Vehicle Accesses standard and Potentially Contaminated Land Code (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	16 May 2016
Existing Land Use:	Vacant land
Representations:	0
Recommendation:	Approval, subject to conditions

Resolution:

BRANCH-ALLEN/PEARCE

That a permit be granted for the proposed use and development of Proposed Storage facility (freight depot) relying on performance criteria at 1 Bender Drive, Derwent Park subject to the following conditions:

Planning

1. Use and development shall be substantially in accordance with planning permit application No. PLN-16-055 and Drawing No. P1 submitted on 11 March 2106, except as otherwise required by this permit.
2. Any conditions and/or advice as determined by TasWater, and set out in the attached Appendix A, form part of this permit.
3. Any boundary fences, walls and gates of a greater height than 2.4m must not be erected within 10 m of the frontage; and fences along a frontage must be at least 50% transparent above a height of 1.2 m.

Engineering

4. Soil and water management is to comply with best practice to prevent any transfer of soil material outside of the area specifically and necessarily disturbed for construction. Particular attention is to be paid to ensure no soil material is tracked onto roads and footpaths or to enter the Council's stormwater system. All aspects and protection measures in connection with soil and water management are to comply with the requirements of Council's Development Engineer and be installed prior to the removal of and/or disturbance of any soil or vegetation.
5. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
6. Prior to the commencement of the use, an 'Entry staff only' sign and a 'No Exit' sign must be erected inside the new (second) access, to restrict the use of the access to an entry only access point.
7. The new concrete vehicular access must be constructed in accordance with standard drawing SD-1003 between the kerb and the property boundary prior to the commencement of the use. The access shall be designed and constructed for left turn in manoeuvrers only to facilitate the entry of large vehicles and to reduce vehicles exiting the site via this access. Any driveway/crossover access works within Council's road reservation must be carried out by a Council approved contractor and all work must be reinstated to match the existing adjacent footpath. A Property Access Works Application must be completed prior to any work being undertaken. The application is available from Council's planning department or available from Council's website at: <http://gcc.tas.gov.au/content/Driveways.GCC?ActiveID=1304>
8. Prior to the commencement of the use, twelve (12) clearly marked (delineated) car parking spaces must be provided and kept available for employee and customer purposes at all times including one (1) car parking spaces to be provided for the use of people with disabilities. Car parking spaces, manoeuvring areas and aisles must be provided in accordance with the Australian Standard AS 2890.1 – 2004 Off-Street Parking and shall be clearly marked and sealed with an impervious dust free surface.

All runoff from paved and driveway areas must be retained within site boundaries and discharged into Council's stormwater system. Construction details must generally be in accordance with Council's standard requirements. In areas set aside for car parking, securely fixed wheel stops or kerbing must be provided to the satisfaction of Council to prevent damage to fences or landscaped areas.

9. Prior to the commencement of the use, a Visitor parking space must be provided adjacent to the parking space for the use of people with disabilities (parking space No 2) and must be marked, with clearly painted markings, as "Visitor Parking Only".
10. The developer shall be responsible for locating existing service connections on site. Where existing service connections cannot be found or existing service connections require upgrading for the development, new connections must be provided by Council or other relevant service Authority at the developer's cost.
11. To meet acceptable stormwater quality, a bio-retention basin for the treatment of stormwater discharging from the development must be incorporated into the development, in accordance with the Glenorchy Interim Planning Scheme Stormwater Management Code and be approved by Council's Development Engineer prior to the Building Approval. Certification from a registered professional engineer must be provided prior to the use commencing, that the stormwater treatment system has been constructed in accordance with the approved plans.

Environmental Health

12. No contaminated or hazardous waste shall be removed from the site for disposal without the prior approval of the Director of Environmental Management and the Glenorchy City Council.
13. The discharge of liquids, other than unpolluted rainwater, to Council's stormwater system, receiving water bodies or water courses is strictly prohibited.
14. Any area where liquid wastes (including spills) are generated, must be suitably graded and bunded to direct the liquid waste to the sewer.

Advice to Applicant

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

- Please be aware that this planning permit is a planning approval issued under the Glenorchy Interim Planning Scheme 2015. You should consult with an accredited Building Surveyor prior to commencing this use or work to ensure all relevant requirements of the Building Act 2000 are complied with. In addition to this planning permit, a building permit and/or plumbing permit may also be required. If further clarification is required, please contact Council's Building Section on 62166800.

- This planning permit does not include approval for tenancy signage that would otherwise require planning approval.
- All or part of property has soil-metal concentrations exceeding 'National Investigation Levels'. The developer is advised that the best practice approach should be observed for the management of soil disturbance on site, to minimise human exposure. Particular attention should be paid to staff hygiene, where staff have direct or indirect contact with soil on site. More information can be obtained from the EPA's website: <http://epa.tas.gov.au/regulation/lutana-and-parts-of-hobart's-eastern-shore-soil-contamination>

The motion was put.

FOR: Aldermen Johnston, Pearce, Stevenson, Quick and Branch-Allen.

AGAINST:

The motion was CARRIED.

Reason for Decision:

After seeking to further the objectives of the Land Use Planning and Approvals Act 1993; considering the matters set out in representations (if any); and reference to the current provisions of the Glenorchy Planning Scheme 1992, the Glenorchy Planning Authority decides **to grant a permit** for the reasons set out in the officer's report, except that three amendments were made to the Permit as follows to ensure that the relevant objectives of the Glenorchy Interim Planning Scheme 2015 were satisfied:

1. Condition 11 (first condition under Environmental Health conditions) to be deleted.
2. Additional advice to applicant to be included in permit:
 - All or part of property has soil-metal concentrations exceeding 'National Investigation Levels'. The developer is advised that the best practice approach should be observed for the management of soil disturbance on site, to minimise human exposure. Particular attention should be paid to staff hygiene, where staff have direct or indirect contact with soil on site. More information can be obtained from the EPA's website: <http://epa.tas.gov.au/regulation/lutana-and-parts-of-hobart's-eastern-shore-soil-contamination>

3. New condition 11 to be included but to go at end of Engineering conditions:

To meet acceptable stormwater quality, a bio-retention basin for the treatment of stormwater discharging from the development must be incorporated into the development, in accordance with the Glenorchy Interim Planning Scheme Stormwater Management Code and be approved by Council's Development Engineer prior to the Building Approval. Certification from a registered professional engineer must be provided prior to the use commencing, that the stormwater treatment system has been constructed in accordance with the approved plans.

PEARCE/QUICK

That the meeting be closed to the public pursuant to Regulation 15(4) of the Local Government (Meeting Procedures) Regulations 2005.

The motion was put.

FOR: Aldermen Johnston, Pearce, Stevenson, Quick and Branch-Allen.

AGAINST:

The motion was CARRIED.

CLOSED TO MEMBERS OF THE PUBLIC

6. COMPLIANCE REPORT

This item is to be considered at a closed meeting of the Glenorchy Planning Authority by authority of the Local Government (Meeting Procedures) Regulations 2015 Section 15(4).

7. APPEALS REPORT

This item is to be considered at a closed meeting of the Glenorchy Planning Authority by authority of the Local Government (Meeting Procedures) Regulations 2015 Section 15(4).

The meeting closed at 3.21 p.m.

Confirmed,

CHAIRMAN