

GLENORCHY PLANNING AUTHORITY

MINUTES

MONDAY, 2 OCTOBER 2023



Chairperson: Alderman B. Thomas

Hour: 3.31 p.m.

Present: Aldermen Bec Thomas, Josh Cockshutt, Jan Dunsby, Steven King and Russell Yaxley

In attendance: Emilio Reale (Director Infrastructure and Works),
David Ronaldson (Executive Manager Stakeholder Engagement),
Paul Garnsey (Manager Development),
Trevor Boheim (Coordinator Planning Services),
Peter Coney (A/Senior Statutory Planner),
Uvika Sahni (Planning Officer), Naman Kumawat (Planning Officer),
Bree Narksut (Development Engineer),
Dan Egodawatte (Senior Civil Engineer),
Kelly Richards (Environmental Health Officer),
Molly Kendall (Councillor),
Tony Dourias,
Eddy Steenbergen

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:

KING/COCKSHUTT

That the minutes of the Glenorchy Planning Authority Meeting held on Monday, 4 September 2023 be confirmed.

The motion was put.

FOR: Aldermen Thomas, Cockshutt, Dunsby, King and Yaxley

AGAINST:

The motion was CARRIED.

5. PROPOSED USE AND DEVELOPMENT - STAGED MULTIPLE DWELLINGS (ONE EXISTING AND SEVEN PROPOSED) - 2 MOORE PARK DRIVE GLENORCHY

File Reference: 3196034

REPORT SUMMARY

Application No.:	PLN-22-403
Applicant:	Emmanuel Dellas Pty Ltd
Owner:	Tosajo Corporation Pty Ltd
Zone:	General Residential Zone
Use Class	Residential
Application Status:	Discretionary
Discretions:	8.4.2 (A1) (A3) Setbacks and building envelopes for all dwellings 8.4.3 (A1) Site coverage and private open space. 8.4.6 (A1) and (A3) Privacy for all dwellings C2.6.5 (A1.1) Pedestrian access C3.5.1 (A1) Traffic generation at a vehicle crossing, level crossing or new junction C9.5.2 (A1) Sensitive use within an attenuation area. (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	03 October 2023
Existing Land Use:	Single Dwelling

Representations:	2
Recommendation:	Approval subject to conditions

Resolution:

COCKSHUTT/YAXLEY

That a permit for multiple dwellings (seven new and one existing) be granted for the proposed use and development of 2 Moore Park Drive Glenorchy subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-22-403 and Drawings submitted on 17 November 2022, (1 page) 24 July 2023 (10 pages) 15 August 2023 (15 pages) pages, except as otherwise required by this permit.
2. Any conditions and/or advice as determined by TasWater, and set out in the attached Submission to Planning Authority Notice, reference No. TWDA 2022/01887-GCC dated 23 November 2022 form part of this permit
3. Prior to submission of documentation for building approval, plans must be supplied to Council's Senior Statutory Planner which demonstrate the following:
 - (a) No deck is to be constructed for the first floor of Unit 3.
 - (b) The internal layout for Unit 1 is to afford direct access between the lounge and the private open space appurtenant to that dwelling; and
 - (c) Where any bedroom window for Unit 8 is both parallel to and within 2.5m of the edge of the kerb for the internal driveway and circulation areas, that window must be screened.

Once endorsed, these plans will form part of this permit and must be complied with.

Engineering

4. Prior to the issuing of a building approval or the commencement of works on site, including demolition (whichever occurs first), submit a Soil and Water Management Plan detailing proposed sediment and erosion control measures to the satisfaction of Council's Development Engineer. The approved control measures must be installed prior to any disturbance of soil or construction activity such as concrete cutting, demolition and must be regularly inspected and maintained during the construction and demolition period to prevent soil and other materials entering the local stormwater system, roadways, or adjoining properties. The approved control measures must remain in place until such time as all construction activity likely to generate sediment has been completed or all disturbed areas have been stabilised using vegetation and/or restored or sealed to the satisfaction of the Council. The approved Soil and Water Management Plan (SWMP) forms part of this permit and must be complied with.

Advice: For further information please refer to the Soil and Water Management Fact Sheets published by the Department of Primary Industries, Parks, Waters and Environment. These are available from Council or online at www.derwentestuary.org.au.

5. The loading and unloading of goods from vehicles, including building materials and equipment, must only be carried out on the land.
6. 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.
7. 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.

8. Any damage to Council's assets, including services, footpaths, driveway crossings and nature strips must be promptly reported to and then repaired to the requirements of Council's Development Engineer, at the developer's cost. It must be the developer's responsibility to obtain and submit with the Building Application, a comprehensive photographic record of the condition of the footpaths, driveways and nature strips at the road frontage to the site and adjacent to the site, prior to commencing construction. The photographic record shall be relied upon to establish the extent of damage caused to Council's assets throughout construction. In the event that the developer fails to provide a pre-construction photographic record of the site then any damage to Council assets found on completion of the works shall be deemed to be the responsibility of the developer and shall be repaired at the developer's cost.
9. 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 or the issuing of the building approval. Under Council Schedule of fees and charges 2023/2024, the engineering drawings approval fee is 2.1% of the value of the civil works. 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.
10. The applicant must pay Council the amount of \$291.40 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.
11. The design and construction of the parking, access and turning areas must comply with the Australian Standard, Parking facilities, Part 1: Off-Street Car parking, AS 2890.1 – 2004, to the satisfaction of the Council's Development Engineer. Engineering Drawings showing the driveway details must be in accordance with the Australian Standard and submitted with the Building Application for approval by Council's Development Engineer prior to the commencement of works on site. The proposed driveway and parking must comply with the following:-
 - Be constructed to a sealed finish and the finished gradient shall not exceed the maximum gradient of 25% or 1 in4.
 - Vertical alignment shall include transition curves (or straight sections) at all grade changes greater than 12.5%.
 - Total of 19 clearly marked car parking spaces (2 spaces per each dwelling and 3 spaces for visitor parking spaces) must be provided in accordance with the approved plan received by Council and always kept available for these purposes.

- All runoff from paved and driveway areas must be discharged into Council's stormwater system.
 - The footpath crossfall must not be altered.
 - The gradient of any parking areas must not exceed 5% and
 - Minimum carriageway width at access is to be no less than 5.5 metres.
12. All works required by this condition must be installed prior to the occupancy of the dwellings.
13. Widening to the existing vehicle crossing to provide a passing bay at the access point must be constructed in accordance with the Tasmanian standard drawing TSD-R09-v3, TSD-R11-v3 and TSD-R14-v3 between the kerb and the property boundary and completed to the satisfaction of Council's Development Engineer prior to the occupancy. The detail design must be submitted and approved prior to the issuing of a Building Permit Approval.
14. Barrier 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.
15. Prior to the commencement of the use or development, upgrading the existing stormwater connection to a 150mm to Council's public stormwater system onto the property boundary must be installed in accordance with the approved plans. Any existing abandoned connections must be made redundant and sealed by owner's expense. The stormwater connection(s) must be constructed by a suitably qualified person to the satisfaction of Council and be inspection by Council's Development Engineer. The applicant must contact Council and submit for approval the Stormwater Connection Request Form. A copy of the Stormwater Connection Request Form can be obtained via Council's Customer Service or via Council's website <https://www.gcc.tas.gov.au/council/documents-and-publications/forms/>, which outlines the process and conditions for stormwater connections.

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

Advice to Applicant

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

General Manager's Consent for Stormwater Management

Any conditions and/or advice as set out in the attached General Manager's Consent for Stormwater Management, reference No. PLN-22-403 dated 18 September 2023, is associated with this permit.

Other Permits

Please be aware that this planning permit is a planning approval issued under the Tasmanian Planning Scheme - Glenorchy. You should consult with an accredited Building Surveyor prior to commencing this use or work to ensure all relevant requirements of the *Building Act 2016* are complied with.

In addition to this planning permit, a building permit and/or plumbing permit may also be required. If further clarification is required, please contact Council's Building Section on 6216 6800.

The designer must ensure that the needs of all providers including TasWater, TasGas, TasNetworks, and Telstra are catered for both in the design and construction of the works. Underground service providers should be contacted for line marking of their services and any requirements or conditions they may have prior to commencing any works on site. Phone 1100, Dial Before You Dig or visit www.dialbeforeyoudig.com.au for information on the location of underground services and cables in relation to the proposed development prior to commencing any works on site.

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/wp-content/uploads/2022/08/Road-Opening-Permit-Application-Form-1.pdf>

The motion was put.

FOR: Aldermen Thomas, Cockshutt, Dunsby, King and Yaxley

AGAINST:

The motion was CARRIED.

Recommendation:

The Glenorchy Planning Authority after seeking to further the objectives of the Land Use Planning and Approvals Act 1993 and with reference to the current provisions of the Tasmanian Planning Scheme – Glenorchy and having regard to the matters raised in representations received on the application, decided to grant a permit for the reasons set out in the officer's report.

6. PROPOSED USE AND DEVELOPMENT - CHANGE OF USE TO SHORT STAY ACCOMMODATION (VISITOR ACCOMMODATION) - 15 NATHAN STREET BERRIEDALE

File Reference: 3284152

REPORT SUMMARY

Application No.:	PLN-23-215
Applicant:	C C Thai
Owner:	C C Thai
Zone:	General Residential
Use Class	Visitor Accommodation
Application Status:	Discretionary
Discretions:	8.3.2 Visitor Accommodation (A1) C2.5.1 Car parking numbers (A1) (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	4 October 2023
Existing Land Use:	Single dwelling
Representations:	7
Recommendation:	Refusal

Resolution:

KING/COCKSHUTT

That a permit not be granted for the Change of use to short stay rental (Visitor Accommodation) of 15 Nathan Street Berriedale for the following reasons:

1. The proposal fails to comply with either the acceptable solution or the performance criteria of Clause 8.3.2(P1) Visitor Accommodation, which is an applicable standard; and
2. The proposal fails to comply with Clause C2.5.1(P1.1) Car parking numbers which is an applicable standard.

The motion was put.

FOR: Aldermen Thomas, Cockshutt, Dunsby, King and Yaxley

AGAINST:

The motion was CARRIED.

Recommendation:

The Glenorchy Planning Authority after seeking to further the objectives of the Land Use Planning and Approvals Act 1993 and with reference to the current provisions of the Tasmanian Planning Scheme – Glenorchy and having regard to the matters raised in representations received on the application, decided to not to grant a permit for the reasons set out in the officer's report.

7. PROPOSED USE AND DEVELOPMENT - DEMOLITION, SPORTS CLUBROOMS AND ASSOCIATED WORKS (SPORTS AND RECREATION) - 131A ALLUNGA ROAD CHIGWELL

File Reference: 3298307

REPORT SUMMARY

Application No.:	PLN-23-065
Applicant:	Artas Architects
Owner:	Glenorchy City Council
Zone:	Recreation (82%) and Community Purpose (18%)
Use Class	Community Meeting and Entertainment, Sports and Recreation
Application Status:	Discretionary
Discretions:	26.2 Use Table C2.6.5 P1 Pedestrian Access C12.6.1 P1 Buildings and works within a flood-prone hazard area (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	Extension of Time until 2 Oct 2023
Existing Land Use:	Clubrooms and sports ground
Representations:	0
Recommendation:	Approval, subject to conditions

Resolution:

YAXLEY/KING

That a permit be granted for the Demolition, sports clubrooms and associated works (Sports and Recreation) of 131A Allunga Road Chigwell subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-23-065 and Drawings submitted on 16/03/2023 (9 pages), 13/04/2023 (1 page) and 02/08/2023 (1 page), 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 2023/00431-GCC, dated 19/09/2023, form part of this permit.
3. The demolition of the light towers and replacement of both soccer fields are excluded from this permit.
4. The completion of the parking and access works must be accomplished within 6 months of a Certificate of Completion being issued for the new clubrooms.
5. Commercial vehicle movements and the unloading and loading of commercial vehicles, excluding Emergency Services, must be within the hours of:
 - (a) 7.00 am to 6.00 pm Monday to Friday; and
 - (b) 8.00 am to 5.00 pm Saturday, Sunday or public holidays.

Engineering

6. Prior to the issuing of a Building Approval or the commencement of works on site, including demolition (whichever occurs first), submit a Soil and Water Management Plan detailing proposed sediment and erosion control measures to the satisfaction of Council's Development Engineer.

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

The approved control measures must remain in place until such time as all construction activity likely to generate sediment has been completed or all disturbed areas have been stabilised using vegetation and/or restored or sealed to the satisfaction of the Council.

The approved Soil and Water Management Plan (SWMP) forms part of this permit and must be complied with.

Advice: For further information please refer to the Soil and Water Management Fact Sheets published by the Department of Primary Industries, Parks, Waters and Environment. These are available from Council or online at www.derwentestuary.org.au.

7. The loading and unloading of goods from vehicles, including building materials and equipment, must only be carried out on the land.
8. 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.
9. 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.

10. Any damage to Council's assets, including services, footpaths, driveway crossings and nature strips must be promptly reported to and then repaired to the requirements of Council's Development Engineer, at the developer's cost. It must be the developer's responsibility to obtain and submit with the Building Application, a comprehensive photographic record of the condition of the footpaths, driveways and nature strips at the road frontage to the site and adjacent to the site, prior to commencing construction. The photographic record shall be relied upon to establish the extent of damage caused to Council's assets throughout construction. In the event that the developer fails to provide a pre-construction photographic record of the site then any damage to Council assets found on completion of the works shall be deemed to be the responsibility of the developer and shall be repaired at the developer's cost.
11. The applicant must pay Council the amount of \$291.40 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.
12. The design and construction of the parking, access and turning areas must comply with the Australian Standard, Parking facilities, Part 1: Off-Street Car parking, AS 2890.1 – 2004, to the satisfaction of the Council's Development Engineer. Engineering Drawings showing the driveway details must be in accordance with the approved plans and the Australian Standard and submitted with the Building Application for approval by Council's Development Engineer prior to the commencement of works on site. The proposed driveway and parking must comply with the following:-
 - (a) A 6.0m wide driveway to the new gravel parking areas must be constructed to a sealed finish and the finished gradient shall not exceed the maximum gradient of 25% or 1 in 4.
 - (b) Vertical alignment shall include transition curves (or straight sections) at all grade changes greater than 12.5%.
 - (c) Total of 104 clearly marked car parking spaces must be provided in accordance with the approved plan received by Council and always kept available for these purposes.
 - (d) Of the total proposed number of parking spaces, two (2) car parking spaces must be provided exclusively for the use of the people with disabilities, clearly always marked and kept available for these purposes.
 - (e) 2 motorcycle parking spaces to Australian Standard must be provided.

- (f) All runoff from paved and driveway areas must be discharged into Council's stormwater system.
- (g) Concrete footpath ramp from the new bitumen spray seal and parking area for accessible spaces of gradients no steeper than 1 in 14 must be provided.
- (h) The crossfall along the footpath at the access must not exceed 4%.
- (i) The gradient of any parking areas must not exceed 5% and
- (j) Minimum carriageway width is to be no less than 6.0 metres.

All works required by this condition must be installed prior to the occupancy.

Hydraulics Conditions

13. Engineering design drawings must be submitted and approved, prior to the issue of a Building Permit or the commencement of works (whichever occurs first). The engineering drawings must:
 - (a) be certified by a qualified and experienced Engineer.
 - (b) Updated MUSIC model and calculations must be provided to verify the on-site stormwater treatment train including any natural stormwater treatment.
 - (c) Advice: It was noted that MUSIC model outputs provided for concept servicing plans were inconsistent (Ex: consider gravel carpark area as pervious), and therefore a review of the design is required. It is also recommended that natural permanent sediment control measures, such as vegetated swales, sediment basins be considered in the stormwater treatment train.
 - (d) show in both plan and long-section the proposed stormwater mains, including but not limited to, connections, flows rates, velocities, hydraulic grade lines, clearances, location related to other services, cover, gradients, sizing, material, pipe class, adequate working platforms around manholes, easements, and inspection openings.
 - (e) Stormwater Manholes must be provided wherever there is a change in alignment and at the connection point to Council's main.
 - (f) Be substantially in accordance with the LGAT Standard Drawings and Tasmanian Subdivision Guidelines 2013

14. Digital copies of a post construction work CCTV video and associated report(s) of any proposed Council stormwater main must be submitted to Council after completion of all work but prior to the issue of any Certificate of Completion.
15. In association with a Building Permit Application, a WSUD Maintenance Scheme must be submitted for approval, to the satisfaction of Council's Senior Civil Engineer, defining the maintenance method and frequency for each WSUD element incorporated in the development.
16. The new stormwater connections must be constructed and installed prior to the completion, and any existing abandoned connections must be sealed by owner's expense. Form must be submitted for approval prior to the approval of the Plumbing application. Please note once plans are approved, a formal Application for New Stormwater Connection and inspection by Council's Senior Civil Engineer is required. The form is available from <https://www.gcc.tas.gov.au/council/documents-and-publications/forms/>
 - (a) A minimum of three (3) business-day notice must be provided by the applicant to Council's Roads Maintenance and Stormwater Coordinator on 03 6216 6800 to arrange for the inspection prior to completion.
 - (b) Any alterations or works performed on council's stormwater system must remain uncovered until the completion of the inspection. If there is failure to provide notification in advance or to expose the stormwater manhole for the visual inspection, council may choose to expose the stormwater manhole and reinstate after the inspection at the full cost to the applicant.
 - (c) If the stormwater manhole is not to the satisfaction of council, the applicant must rectify the stormwater manhole at their cost. If the applicant does not rectify the stormwater manhole, council has the right to rectify the stormwater manhole at the applicant's cost.
17. A maintenance schedule for the ongoing maintenance of the water sensitive urban design infrastructure must be provided to Council's Senior Civil Engineer for approval prior to the commencement of the use and/or the issuing of the plumbing approval. When approved, the maintenance schedule forms part of this permit.
18. The landowner must maintain the water sensitive urban design infrastructure in accordance with the approved maintenance schedule.

Advice to Applicant

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

General Manager's Consent for Stormwater Management

Any conditions and/or advice as set out in the attached General Manager's Consent for Stormwater Management, reference No. PLN-23-065, dated 19 September 2023, form part of this permit.

Underground Services

The designer must ensure that the needs of all providers including TasWater, TasGas, TasNetworks, and Telstra are catered for both in the design and construction of the works. Underground service providers should be contacted for line marking of their services and any requirements or conditions they may have prior to commencing any works on site. Phone 1100, Dial Before You Dig or visit www.dialbeforeyoudig.com.au for information on the location of underground services and cables in relation to the proposed development prior to commencing any works on site.

Other Permits

Please be aware that this planning permit is a planning approval issued under the Tasmanian Planning Scheme - Glenorchy. You should consult with an accredited Building Surveyor prior to commencing this use or work to ensure all relevant requirements of the *Building Act 2016* are complied with.

In addition to this planning permit, a building permit and/or plumbing permit may also be required. If further clarification is required, please contact Council's Building Section on 6216 6800.

Potential Soil Contamination

This property adjoins a property Council suspects was the site of a bulk fuel storage system. The developer is advised that 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 oil on the site.

Food Premises

The proponent's Building Surveyor must forward copies of the following documents to Council's Senior Environmental Health Officer prior to any works being undertaken on site (including the installation of fixtures and fittings) that relate to the proposed food premises:

- a) a request in an approved form (Form 42) for an Environmental Health Officer report;
- b) any relevant drawings, specifications or other documents submitted with the application;
and
- c) details provided by the owner of the nature of the foods to be prepared, handled, stored or sold and the types of manufacturing processes to be undertaken on the premise
- d) Council's Senior Environmental Health Officer may require the premises to meet equipment and fit out specifications which exceed those required by the *National Construction Code 2022*, before the premises can be registered and the food business licensed pursuant to the *Food Act 2003*.

The motion was put.

FOR: Aldermen Thomas, Cockshutt, Dunsby, King and Yaxley

AGAINST:

The motion was CARRIED.

The Chair closed the meeting at 4.26pm.

Confirmed,

CHAIR