

GLENORCHY PLANNING AUTHORITY
MINUTES
MONDAY, 3 OCTOBER 2016



Chairperson: Alderman K. Johnston.

Hour: 3.00 p.m.

Present: Aldermen K. Johnston, D. Pearce, H. Quick and J. Dunsby (proxy).

In attendance: Mr. P. Garnsey (Manager – Environment and Development), Mr. P. Meloy (Senior Statutory Planner), Ms. B. Narksut (Senior Development Engineer) and Mr. L. Meline (Development Technical Officer).

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

Aldermen J. Branch-Allen and M. Stevenson.

3. PECUNIARY INTERESTS

None.

4. CONFIRMATION OF MINUTES

Resolution:

PEARCE/QUICK

That the minutes of the Glenorchy Planning Authority Meeting held on Monday, 19 September 2016 be confirmed.

The motion was put.

FOR: Aldermen Johnston, Pearce, Quick and Dunsby.

AGAINST:

The motion was CARRIED.

Resolution:

PEARCE/QUICK

That the Agenda Items be dealt as Items 6, 7, 5 and 8.

The motion was put.

FOR: Aldermen Johnston, Pearce, Quick and Dunsby.

AGAINST:

The motion was CARRIED.

6. PROPOSED USE AND DEVELOPMENT - ADDITIONS (CARPORT AND ENTERTAINMENT AREA) TO SINGLE DWELLING (RESIDENTIAL) - 42 ANFIELD STREET GLENORCHY

File Reference: 5351512

REPORT SUMMARY:

<i>Application No.:</i>	PLN-16-177
<i>Applicant:</i>	T J Pettit
<i>Owner:</i>	T A Pettit
<i>Zone:</i>	Inner Residential
<i>Use Class</i>	Residential, Single Dwelling
<i>Application Status:</i>	Discretionary
<i>Discretions:</i>	Setbacks & Building Envelope 11.4.2 A3(a) 7 (b); Riverine Inundation E15.7.4 A3 & E15.7.5 A2 (The proposal meets all other applicable standards as demonstrated in the attached appendices)
<i>Level 2 Activity?</i>	No
<i>42 Days Expires:</i>	04 Oct 2016
<i>Existing Land Use:</i>	Single dwelling
<i>Proposal In Brief:</i>	Additions (carport and entertainment area) to single dwelling (residential)
<i>Representations:</i>	1
<i>Recommendation:</i>	Approval subject to conditions.

Resolution:

PEARCE/DUNSBY

That a permit be granted for the proposed use and development of Additions (carport and entertainment area) to single dwelling (Residential) at 42 Anfield Street Glenorchy subject to the following conditions:

Planning

1. Use and development shall be substantially in accordance with planning permit application No. PLN-16-177 and Drawing No. P1 submitted on 16 August 2016, except as otherwise required by this permit.

Any conditions and/or advice as determined by TasWater, and set out in the attached Appendix A, form part of this permit.

Engineering

2. 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.
3. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
4. All internal hydraulic service works required for the development shall be at the Developer's expense and must comply with the requirements of Council's Plumbing Surveyor.

Advice to Applicant

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

Other Permits

Please be aware that this planning permit is a planning approval issued under the Glenorchy Interim Planning Scheme 2015. You should consult with an accredited Building Surveyor prior to commencing this use or work to ensure all relevant requirements of the Building Act 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 6216 6800.

Other Service Authorities

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.

The motion was put.

FOR: Aldermen Johnston, Pearce, Quick and Dunsby.

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.

7. PROPOSED USE AND DEVELOPMENT - CHANGE OF USE TO VETERINARY CENTRE (BUSINESS & PROFESSIONAL SERVICES) RELYING ON PERFORMANCE CRITERIA - 55 MAIN ROAD CLAREMONT

File Reference: 1978792

REPORT SUMMARY:

<i>Application No.:</i>	PLN-16-183
<i>Applicant:</i>	D E Pettet and E E A Pettet
<i>Owner:</i>	Lehr Services Pty Ltd
<i>Zone:</i>	General Business
<i>Use Class</i>	Business and Professional Services
<i>Application Status:</i>	Discretionary
<i>Discretions:</i>	Number of parking spaces and signage (The proposal meets all other applicable standards as demonstrated in the attached appendices)
<i>Level 2 Activity?</i>	No
<i>42 Days Expires:</i>	05 Oct 2016
<i>Existing Land Use:</i>	Shop (GPS 1992)
<i>Representations:</i>	0
<i>Recommendation:</i>	Approval, subject to conditions

Resolution:

QUICK/DUNSBY

That a permit be granted for the proposed use and development of Change of use to veterinary centre (Business & Professional services) relying on performance criteria at 55 Main Road Claremont subject to the following conditions:

Planning

1. Use and development shall be substantially in accordance with planning permit application No. PLN-16-183 and Drawing No. P1 submitted on 19 August 2016 and Drawing No. P2 submitted on 9 September 2016, 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. External lighting must be turned off between 11:00 pm and 6:00 am, except for security lighting. Security lighting must be baffled to ensure they do not cause emission of light outside the zone.
4. The pole sign must only be illuminated between 4.00pm to 10.00pm.
5. The use must only operate between the hours of 8.00am to 7.00pm Mondays to Saturdays inclusive, Sundays and public holidays 9.00am to 5.00pm.

Engineering

6. 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.
7. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
8. A total of nineteen (19) shared (for whole site) car parking spaces must be provided and kept available for these purposes at all times. Car parking spaces, manoeuvring areas and aisles must be provided in accordance with the Australian Standard AS 2890.1 – 2004 Off-Street Parking. In areas set aside for car parking and turning bays, securely fixed wheel stops or kerbing must be provided to the satisfaction of Council to prevent damage to fences or landscaped areas.
9. In addition to the above, a minimum of one (1) of the 19 clearly marked car parking spaces must be provided for the exclusive use of persons with a disability and kept available for these purposes at all times. These car spaces must be provided in accordance with Australian Standard AS 2890.6 – 2009 Off-Street Parking for persons with a disability.

10. All internal hydraulic service works required for the development shall be at the Developer's expense and must comply with the requirements of Council's Plumbing Surveyor.

Any relocation of internal stormwater and sewerage lines required as a result of the development are required to be approved and constructed in accordance with an issued Plumbing Permit to the requirements of Council's Plumbing Surveyor.

Environmental Health

11. Noise emissions measured at the boundary of a residential zone must not exceed the following:

- (a) 55dB(A) (LAeq) between the hours of 7.00 am to 7.00 pm;
- (b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 7.00 pm to 7.00 am;
- (c) 65dB(A) (LAmix) at any time.

Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, issued by the Director of Environmental Management, including adjustment of noise levels for tonality and impulsiveness.

Noise levels are to be averaged over a 15 minute time interval.

12. Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site within 50 m of a residential zone must be within the hours of:

- (a) 6.00 am to 10.00 pm Mondays to Saturdays inclusive;
- (b) 7.00 am to 9.00 pm Sundays and public holidays.

Advice to Applicant

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

Other Permits

Please be aware that this planning permit is a planning approval issued under the Glenorchy Interim Planning Scheme 2015. You should consult with an accredited Building Surveyor prior to commencing this use or work to ensure all relevant requirements of the Building Act 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 6216 6800.

The motion was put.

FOR: Aldermen Johnston, Pearce, Quick and Dunsby.

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 Condition 11 changed to read in (a) 55dB(A) rather than 5dB(A).

Reason for change:

To ensure that the condition accurately reflects the requirements of the Scheme.

5. PROPOSED USE AND DEVELOPMENT - PROPOSED SCREEN TO SINGLE DWELLING RELYING ON PERFORMANCE CRITERIA AND HOME-BASED BUSINESS - 42 MAPLE AVENUE MOONAH

File Reference: 5438589

REPORT SUMMARY:

<i>Application No.:</i>	PLN-16-185
<i>Applicant:</i>	H Kunimoto
<i>Owner:</i>	H Kunimoto
<i>Zone:</i>	General Residential
<i>Use Class</i>	Residential
<i>Application Status:</i>	Discretionary
<i>Discretions:</i>	Setback and building envelope (The proposal meets all other applicable standards as demonstrated in the attached appendices)
<i>Level 2 Activity?</i>	No
<i>42 Days Expires:</i>	10 October 2016
<i>Existing Land Use:</i>	Single dwelling (Residential)
<i>Representations:</i>	1
<i>Recommendation:</i>	Approval, subject to conditions

Resolution:

QUICK/PEARCE

That a permit be granted for the proposed use and development of Proposed screen to single dwelling relying on performance criteria and home-based business at 42 Maple Avenue Moonah, subject to the following conditions:

Planning

1. Use and development shall be substantially in accordance with planning permit application No. PLN-16-185 and Drawing No. P2 submitted on 19 September 2016, 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. Both sides of the proposed screen are to have finished surfaces of one of the proposed colours on the approved plans. This requirement includes the proposed frame upon which the screen is to be erected and the colouring of the frame is to be completed prior to the screen being erected.

4. The hours of operation for the home-based business are:

5:45pm to 6.45pm Tuesdays;

6:15pm to 7.15pm Wednesdays; and

4pm to 5pm Sundays.

The hours of operation provide for three pilates classes per week, with a maximum of 5 participants.

5. The external lighting associated with the home-based business must be turned off after each class, to limit any adverse impact to the residential amenity of adjoining lots.
6. Noise emissions measured at the boundary of the site must not exceed the following:
 - (a) 55 dB(A) (LAeq) between the hours of 8.00 am to 6.00 pm;
 - (b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 6.00 pm to 8.00 am;
 - (c) 65dB(A) (LAmix) at any time.

Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, issued by the Director of Environmental Management, including adjustment of noise levels for tonality and impulsiveness.

Noise levels are to be averaged over a 15 minute time interval.

Engineering

7. A minimum of three (3) car parking spaces must be provided generally as shown on the proposal plan submitted with the development application and kept available for these purposes at all times. The car parking spaces and associated driveway must be provided in accordance with the Australian Standard AS 2890.1 – 2004 Off-Street Parking. Driveways and car parking areas must be constructed and sealed with an approved impervious surface treatment prior to use.
8. The proposed screen shall not cause or result in stormwater being concentrated and/or directed onto the adjoining property.

Advice to Applicant

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

Other Permits

Please be aware that this planning permit is a planning approval issued under the Glenorchy Interim Planning Scheme 2015. You should consult with an accredited Building Surveyor prior to commencing this use or work to ensure all relevant requirements of the Building Act 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 6216 6800.

The motion was put.

FOR: Aldermen Johnston, Pearce, Quick and Dunsby.

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.

DUNSBY/PEARCE

That the meeting be closed to the public pursuant to Regulation 15(4) of the Local Government (Meeting Procedures) Regulations 2015.

The motion was put.

FOR: Aldermen Johnston, Pearce, Quick and Dunsby.

AGAINST:

The motion was CARRIED.

CLOSED TO MEMBERS OF THE PUBLIC

8. 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 3.33 p.m.

Confirmed,

CHAIRMAN