

GLENORCHY PLANNING AUTHORITY MINUTES MONDAY, 4 NOVEMBER 2024



Chairperson: Alderman Sue Hickey

Hour: 3.30 p.m.

Present: Aldermen Sue Hickey, Russell Yaxley, Joshua Cockshutt and Shane Alderton

In attendance: E Reale (Director Infrastructure and Works)
P Garnsey (Manager Development)
L Byrne (Acting Coordinator Planning Service)
N Kumawat (Planning Officer)
E Burch (Senior Transport Engineer)
D Morley (Consultant Development Engineer)

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

Steven King and Jan Dunsby

3. PECUNIARY INTERESTS

None

4. CONFIRMATION OF MINUTES

Resolution:

YAXLEY/COCKSHUTT

That the minutes of the Glenorchy Planning Authority Meeting held on Monday, 7 October 2024 be confirmed.

The motion was put.

FOR: Aldermen Sue Hickey, Russell Yaxley, Joshua Cockshutt and Shane Alderton

AGAINST:

The motion was CARRIED.

5. PROPOSED USE AND DEVELOPMENT - PARTIAL DEMOLITION, ADDITION, ALTERATIONS AND PARTIAL CHANGE OF USE FROM BULKY GOODS SALES (FURNITURE SHOWROOM) TO OFFICES (BUSINESS AND PROFESSIONAL SERVICES) - 11-13 MAIN ROAD MOONAH

File Reference: 5438319

REPORT SUMMARY

Application No.:	PLN-24-099
Applicant:	Luttrell Pyefinch Architects
Owner:	Hobart City Mission Foundation Limited
	Hobart
Zone:	Commercial

Use Class	Business and Professional Services
Application Status:	Discretionary
Discretions:	17.4.2 Setbacks (P1); GLE-S13.6.2 Discretionary uses (P1) C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction (P1) (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	N/A
42 Days Expires:	06 September 2024, however an extension of time to determine the application has been granted by the applicant under S57(6A) of LUPAA
Existing Land Use:	Business and Professional Services
Representations:	0
Recommendation:	Approval subject to conditions

Resolution:

YAXLEY/COCKSHUTT

That a permit be granted for the Partial Demolition, Addition, Alterations and Partial Change of use from Bulky Goods Sales (Furniture Showroom) to Offices (Business and Professional Services) at 11-13 Main Road Moonah subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-24-099 and Drawings submitted on 27/09/2024, 9 pages, except as otherwise required by this permit.
2. All development works must be fully contained within the title boundaries.

3. The lots under Certificate of Titles 165845/1 and 120941/1 must be adhered to a single lot by way of an Adhesion Order under the *Local Government (Building and Miscellaneous Provisions) Act 1993* prior to the issue of Building Approval for Stage 1 development works.
4. Other than modifications to the content of the existing approved signage as shown in the endorsed plans, this planning permit does not include approval for additional signage.
5. External lighting must be provided to illuminate external vehicle parking areas and pathways.
6. Any conditions and/or advice as determined by TasWater, and set out in the attached Submission to Planning Authority Notice, reference No. TWDA 2024/00531-GCC dated 24/06/2024, form part of this permit.

Engineering

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

Erosion and Sediment Control

8. Prior to the issuing of a Building Approval 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/

Access, Parking Construction and number of parking spaces

9. Parking and driveway must be installed and completed in the following order:
 - a. Stage 1: provide twenty (20) car parking spaces including one (1) accessible space; three (3) motorcycle and two (2) bicycle spaces, accessible parking and associated run off management.
 - b. Stage 2: provide twenty (20) car parking spaces including one (1) accessible space; three (3) motorcycle and six (6) bicycle spaces, accessible parking and associated run off management.
10. 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 detailed 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:
 - (a) 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) All runoff from paved and driveway areas must be discharged into Council's stormwater system.
 - (d) The crossfall along the footpath must not exceed 4%.
 - (e) The gradient of any parking areas must not exceed 5%
 - (f) A total of twenty (20) clearly marked car parking spaces must be provided in accordance with the approved plan received by Council and always kept available for these purposes.
 - (g) Of the required number of car parking spaces, one (1) car parking space must be provided for the exclusive use of people with disabilities. The space must be clearly marked and be in accordance with the standard for accessible car parking AS 2890.6: 2006 Off-street parking for people with disabilities.
 - (h) A total of three (3) motorcycle parking spaces to Australian Standard must be provided.
 - (i) A total of two (2) bicycle spaces at stage 1 and a total of six (6) at stage 2 to Australian Standard must be provided

- (j) Minimum carriageway width is to be no less than 6.0 metres
- (k) Parking spaces must be delineated by means of white or yellow lines 80mm to 100mm wide, or white or yellow pavement markers in accordance with Australian Standards AS/NZS 2890.1 2004.
- (l) All parking spaces, including stage 1 spaces off Brownells Lane must be fitted with Wheel stops.
- (m) Pavement marking indicating KEEP CLEAR must be provided along Brownells Lane right of carriageway. in accordance with AS1742.11 Section 7.3, or equivalent Council approved alternative.
- (n) Tandem/Jockey parking is not approved off Brownells Lane at any stage.
- (o) Signage to indicate reverse parking only into the 5 car parks on Brownells Lane at stage 1 and stage 2 is to be provided.

All works required by this condition must be installed prior to commencement of the use under the relevant stage requirements in Condition 9.

Advice: This condition requires further information to be submitted for condition endorsement.

11. Stairway access on Brownells Lane at Stage 2 must be no greater than 1.1m in elevation relative to the existing entry of the carpark, with the handrail on all the steps and landings to be to TSD-R34-v3 with only a top rail and middle rail to ensure sight lines are met.

Vehicle crossover

12. Prior to the issue of building approval for stage 2 or commencement of works (whichever occurs first), plans showing the detailed design of the new vehicle crossing along Brownells Lane must be submitted and approved as for condition endorsement, to the satisfaction of the Council's Senior Development Engineer and Roads department. The vehicle crossing must be completed prior to commencement of use.

Advice: This condition requires further information to be submitted for condition endorsement.

Stormwater – Underground Connection

13. Prior to the commencement of the use, the occupancy of the use or completion of the development, new stormwater connection(s) 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 at the developer's expense. The stormwater connection(s) must be constructed by a suitably qualified person to the satisfaction of Council and inspected by Council's Senior Civil Engineer.

The applicant must contact Council and submit a 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/>.

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 for stage.

Stormwater – Engineering Drawings

14. Prior to the issue of building approval and/or commencement of works (whichever occurs first), detailed engineering design drawings, must be submitted and approved for condition endorsement, to the satisfaction of Council's Manager Asset, Engineering & Design. The engineering drawings must:
- (a) be consistent with the consent issued under Section 14 of the *Urban Drainage Act 2013*.
 - (b) be certified by a qualified and experienced engineer.
 - (c) Be in accordance with GCC Stormwater Management Policy or an acceptable engineered solution.
 - (d) show in both plan and long-section the proposed private stormwater system and any 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) clearly distinguish between public and private infrastructure.
 - (f) be substantially in accordance with the LGAT Standard Drawings.
 - (g) include a minor stormwater drainage system including On-Site Detention designed to accommodate a 5% AEP storm event, details of which including model data must be submitted in with the engineering drawing.

Advice: This condition requires further information to be submitted for condition endorsement.

Stormwater – OSD Maintenance Schedule

15. A maintenance schedule for the ongoing maintenance of the on-site stormwater detention infrastructure must be provided to Councils Development Engineer for approval prior to the issuing of the plumbing approval. When approved, the maintenance schedule forms part of this permit.
16. The landowner must maintain the on-site stormwater detention 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-24-099 dated 25/10/2024, is associated with this permit.

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, Before You Dig or visit <https://www.byda.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

TasNetworks

TasNetworks has a Statutory Deemed easement over this property for distribution assets. Further information regarding Easements can be found on the TasNetworks website: [Electricity easements - TasNetworks](#).

There is a Low Voltage underground service cable shown in dotted blue lines across the car park portion of the title currently known as 13 Main Road, Moonah. There is also a high voltage (HV) cable running down Brownells Lane. A 2m wide easement applies to the HV cable and the plans show the new building being very close to the back right hand corner of property at 11 Main Road, which will need to be checked via normal process of DBYD and locations by the developer.

If there are any further questions, please contact TasNetworks, or email networkcustomersupply@tasnetworks.com.au.

TasGas

It is important to highlight that the proposed plan for the additional office area is in proximity to the high-pressure transmission gas pipeline. Please ensure that a BYDA notice is submitted to TasGas at least 48 hours in advance.

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 motion was put.

FOR: Aldermen Sue Hickey, Russell Yaxley, Joshua Cockshutt and Shane Alderton

AGAINST:

The motion was CARRIED.

Reason for Decision:

After seeking to further the objectives of the *Land Use Planning and Approvals Act 1993* and reference to the current provisions of the Tasmanian Planning Scheme - Glenorchy, the Glenorchy Planning Authority decides to grant a permit for the reasons set out in the officer's report.

The Chair closed the meeting at 3:50pm.

Confirmed,

CHAIR