

GLENORCHY PLANNING AUTHORITY
MINUTES
MONDAY, 5 JUNE 2017



Chairperson: Commissioner Sue Smith

Hour: 3.00 p.m.

Present: Commissioner Sue Smith

In attendance: Mr. A. Woodward (Acting Manager – Environment and Development), Ms. V. Tomlin (Senior Statutory Planner), Ms. S. Jeffreys (Planning Officer), Ms. C. Griffin (Planning Officer), Mr. P. Coney (Planning Officer), Mr. A. Mousavi (Transport Engineer) and Ms. B. Narksut (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

None.

3. PECUNIARY INTERESTS

None

4. CONFIRMATION OF MINUTES

Moved: COMMISSIONER SMITH

Approved by Commissioner Smith:

That the minutes of the Glenorchy Planning Authority Meeting held on Monday, 22 May 2017 be confirmed.

5. PROPOSED USE AND DEVELOPMENT - ADDITIONS TO PRIMARY SCHOOL (EDUCATIONAL ESTABLISHMENT) RELYING ON PERFORMANCE CRITERIA - 13 BRODIE STREET, CLAREMONT

File Reference: 5306519

REPORT SUMMARY:

Application No.:	PLN-17-038
Applicant:	Xsquared Architects Pty Ltd
Owner:	Department Of Education (Doe)
Zone:	Community Purpose
Use Class	Educational and Occasional Care
Application Status:	Discretionary
Discretions:	Clause 17.4.3 Design, Clause 17.4.4 Passive Surveillance, Clause E1.5.1 Vulnerable Uses, E6.6.1 Number of Car Parking Spaces, E6.6.3 Number of Motorcycle Parking Spaces, E6.6.4 Number of Bicycle Parking Spaces (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	23 Jun 2017
Existing Land Use:	Primary School (Educational Establishment)
Proposal In Brief:	Additions to Primary School (Educational Establishment) relying on performance criteria
Representations:	0

Recommendation: **Approval, subject to conditions**

Moved: COMMISSIONER SMITH

Approved by Commissioner Smith:

That a permit be granted for the proposed use and development of Additions to Primary School (Educational Establishment) relying on performance criteria at 13 Brodie Street, Claremont subject to the following conditions:

Planning

1. Use and development shall be substantially in accordance with planning permit application No. PLN-17-038 and Drawing No. P2 submitted on 3 April 2017, and Drawing No. P4 submitted on 26 April 2017, and Drawing No. P4 (Bushfire Hazard Management Plan) submitted on 3 April 2017, 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. All external surfaces for facade wall of a building facing a residential zone (New Learning Pod) must be coloured using colours with a light reflectance value not greater than 40 percent. Details are to be submitted with the building permit application and approved by Council's Senior Statutory Planner.
4. Approval is for a primary school catering for up to six hundred (600) students and eighty (80) staff. Any increase in staff and/or student numbers on the site requires separate planning approval.
5. The primary school use of the site must operate only between the hours of 8:30am to 5:00pm, Monday to Friday inclusive, except for administrative tasks.
6. Lighting for the walkways must be designed, baffled and located to prevent any adverse effect on adjoining land. Details of lighting are to be submitted with the building permit application and approved by Council's Senior Statutory Planner. The lighting must accord to AS/NZS 1158.3.1:1999 (Category P) *Lighting-Performance and Installation Design Requirements* & AS 4282:1997 - *Control of the Obtrusive Effects of Outdoor lighting*.

Tas Fire Service

7. The use and development must operate in accordance with the emergency plan approved by Tas Fire Service.

Traffic

8. The existing drop-off and pick-up area off Brodie Street must be available for use by parents during school's business hours with appropriate road safety strategies in place.
9. Plans submitted with the Building Permit Application must demonstrate provision for an additional nine car parking spaces and eight pickup and set down areas. This would bring the total parking requirement to 149 parking spaces (including eight pick and set down areas), to be provided in accordance with AS 2890.1:2004 to the satisfaction of Council's Traffic Engineer.

Engineering

10. Prior to the issuing of a Building Permit 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 and to be approved by the 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 Environment, Parks, Heritage and the Arts. These are available from Council or online at www.derwentestuary.org.au.

11. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
12. The design and construction of the driveway, 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. Detailed engineering drawings showing the driveway and manoeuvring areas, internal service lines and connections to service mains, surface drainage collection, pavement composition and finished levels must be in accordance with the Australian Standard AS 2890.1 – 2004 Off-Street Parking and submitted with the Building Application for approval by Council's Development Engineer prior to the commencement of works on site. The proposed driveway, access 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 20%;
 - b) The total of 149 clearly marked car parking spaces must be provided in accordance with the TIA received by Council dated 01/05/2017 and kept available for these purposes at all times;
 - c) of the total number of required parking spaces above, eight (8) car spaces shall be provided as drop-off and pick-up uses only;
 - d) All runoff from paved and driveway areas must be discharged into Council's stormwater system;
 - e) The gradient of any parking areas must not exceed 5%;
 - f) Wheel stops must be installed for drops between 150mm and 600mm to prevent vehicles running off the edge of a carriageway;

- g) Car parking lighting must be provided for the proposed carpark in accordance with Australian Standard AS 1158.3.1 – Lighting for roads and public spaces and completed prior to the commencement of use as approved; and
- h) Appropriate signage and driveway line-markings must be installed to ensure the safe, efficient and convenient traffic for all users.

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 and/or the commencement of works (whichever occurs first). All works required by this condition must be installed prior to the occupancy of the building.

- 13. The bicycle parking area for a total 60 bicycle spaces must generally comply with the Australian Standard, Part 3: AS 2890.3 – 2015, to the satisfaction of the Council's Development Engineer. Detailed drawings demonstrating compliance to the Standard must be submitted prior to the issuing of the Building Permit and be approved by Council's Development Engineer. Relevant Bicycle End of Trip Facilities must be provided in accordance with Code E6.7.11, Glenorchy Interim Planning Scheme.
- 14. 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 alterations or works to Council mains shall be undertaken by Council at the developer's cost. *Advice:* Council does not have any record of the stormwater connection to the site. The applicant is required to accurately locate, size and accurately plot the location on the submitted site plans if a connection does exist. The applicant can contact Council and complete a Storm Water Line Location Request form at the developer's cost, if required to enable Council's Asset Survey Officer to assist with locating and determining the size of the drainage line on site. If no stormwater connection exists the developer is required to contact Council's Development Engineer on (03) 62166439 to organise for Council to provide a quote to perform the stormwater connection works.
- 15. Run-off from the car parking areas must be discharged and directed to Council's existing stormwater connection. Stormwater pre-treatment is also required. A Water Sensitive Urban Design element 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 7 and be approved by Council's Development Engineer prior to the issuing of a Building Permit Approval. The stormwater treatment system shall be in accordance with the approved plans submitted to Council. Prior to the issue of a Building Permit Approval, the stormwater treatment detail designed certified by a suitably qualified Engineer must be submitted to and approved by Council.
- 16. Prior to the occupancy of the new building, new stormwater assets to service the development must be provided by Council at full cost to the applicant. The developer is required to contact Council's Development Technical Engineer on (03) 62166439 to organise for Council to provide a quote to perform the stormwater connection works. The developer must contact Council requesting a quotation for the new Stormwater connection.

Advice to Applicant

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

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 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 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 62166800.

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 Interim Planning Scheme 2015, the Glenorchy Planning Authority decides **to grant a permit** for the reasons set out in the officer's report, except that additional wording is added to condition 8:

Condition 8

The existing drop-off and pick-up area off Brodie Street must be available for use by parents during school's business hours with appropriate road safety strategies in place.

6. PROPOSED USE AND DEVELOPMENT - WAREHOUSE (STORAGE) AND SIGNAGE RELYING ON PERFORMANCE CRITERIA - 100 SUNDERLAND STREET, DERWENT PARK

File Reference: 3311234

REPORT SUMMARY:

<i>Application No.:</i>	PLN-17-046
<i>Applicant:</i>	Netco Pumps & Equipment
<i>Owner:</i>	Edgeworth Industries Pty Ltd and Parkwood Investments Pty Ltd
<i>Zone:</i>	General Industrial
<i>Use Class</i>	Storage (Warehouse)
<i>Application Status:</i>	Discretionary
<i>Discretions:</i>	Clause E6.6.3 Number of Motorcycle Parking Spaces, Clause E6.7.1 Number of Vehicular Accesses, Clause E17.7.1 Standards for Signs (The proposal meets all other applicable standards as demonstrated in the attached appendices)
<i>Level 2 Activity?</i>	No
<i>42 Days Expires:</i>	12 Jun 2017
<i>Existing Land Use:</i>	Vacant land
<i>Proposal In Brief:</i>	Warehouse (Storage) and signage relying on performance criteria
<i>Representations:</i>	0
<i>Recommendation:</i>	Approval, subject to conditions

Moved: COMMISSIONER SMITH

Approved by Commissioner Smith:

That a permit be granted for the proposed use and development of Warehouse (storage) and signage relying on performance criteria at 100 Sunderland Street, Derwent Park subject to the following conditions:

Planning

1. Use and development shall be substantially in accordance with planning permit application No. PLN-17-046 and Drawing No. P1 submitted on 7 March 2017, 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. The sign must only identify or advertise a business located within the property or products sold on the premises.
4. Landscaping works as shown on the endorsed plans must be completed within six months from issue of Certificate of Occupancy to the satisfaction of Council's Senior Statutory Planner and then maintained to the satisfaction of Council's Senior Statutory Planner.

Engineering

5. Prior to the issuing of a Building Permit 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 to be approved by the 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 Environment, Parks, Heritage and the Arts. These are available from Council or online at www.derwentestuary.org.au.

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

7. The redundant vehicular crossing must be reinstated to footpath/nature strip and kerbing to the satisfaction of Council's Development Engineer at the developer's cost prior to the occupancy of the building. Any driveway / crossover work within Council's road reservation must be carried out by a Council approved contractor and all work, including redundant vehicular access points must be reinstated to match the existing adjacent footpath/nature strip profile. Any driveway crossover work within Council's road reservation must be carried out by a Council-registered contractor. A road-opening permit from Council's Planning Services Program is required. An inspection fee is payable upon application. Any modifications to vehicular kerb crossing must include reinstatement of the footpath/nature strip and kerbing to match the existing environment.
8. A vehicular access to the property boundary must be constructed and completed at developer's cost prior to the occupancy of the building. Vehicular access shall be 6.6 metre wide tapering to 6 meter at the property boundary and constructed in accordance with standard drawing SD-1003. Any driveway / crossover work within Council's road reservation must be carried out by a Council approved contractor and all work, including redundant vehicular access points must be reinstated to match the existing adjacent footpath/nature strip profile. 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>
9. 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 alterations or works to Council mains shall be undertaken by Council at the developer's cost. *Advice:* Council does not have any record of the stormwater connection to the site. The applicant is required to accurately locate, size and accurately plot the location on the submitted site plans if a connection does exist. The applicant can contact Council and complete a Storm Water Line Location Request form at a cost the developer's cost, if required to enable Council's Asset Survey Officer to assist with locating and determining the size of the drainage line on site. If no stormwater connection exists the developer is required to contact Council's Development Engineer on (03) 62166439 to organise for Council to provide a quote to perform the stormwater connection works.
10. The proposed parking area must be constructed to a sealed finish and 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. Detailed drawings showing the driveway areas mains, surface drainage collection, pavement composition and finished levels must be in accordance with the Australian Standard AS 2890.1 – 2004 Off-Street Parking and submitted prior to the issuing of the Building Permit and be approved by Council's Development Engineer.

The proposed driveway, access 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 20%;
- b) Thirty (30) clearly marked car parking spaces must be provided in accordance with the approved plan P1 received by Council dated 07/03/2016 and kept available for these purposes at all times;
- c) Of the required number of car parking spaces, two (2) car parking spaces shall be provided for the exclusive use of people with disabilities, clearly marked and kept available for these purposes at all times;
- d) All runoff from paved and driveway areas must be discharged into Council's stormwater system;
- e) The gradient of any parking areas must not exceed 5%;
- f) Minimum carriageway width is to be no less than 6.0 metres combined access;
- g) Car parking lighting must be provided for the proposed carpark in accordance with Australian Standard AS 1158.3.1 – Lighting for roads and public spaces and completed prior to the commencement of use as approved; and
- h) Appropriate signage and driveway line-markings must be installed to ensure the safe, efficient and convenient traffic for all users.

To comply with the above requirements, the developer must submit drawings demonstrating compliance with the requirements to the satisfaction of Council's Development Engineer prior to the issuing of the Building Permit and/or the commencement of works (whichever occurs first). All works required by this condition must be installed prior to the occupancy of the building.

- 11. The development must comply with Council's Stormwater Runoff Management Policy, the Stormwater detention for a 1 in 20 year ARI storm event must be provided on site. Any system proposed to retain the required runoff storage volume must be detailed in an engineering design lodged and approved as part of the plumbing application, and to be designed, constructed and maintained to the satisfaction of Council's Plumbing Surveyor.
- 12. Run-off from the car parking areas must be discharged and directed to Council's existing stormwater connection. Stormwater pre-treatment is required. A Water Sensitive Urban Design element 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 7 and be approved by Council's Development Engineer prior to the issuing of a Building Permit Approval.

The stormwater treatment system must be constructed in accordance with the approved plans P1 received by Council dated 07/03/2016. Prior to the issue of a Building Permit Approval, the stormwater treatment detail designed certified by a suitably qualified Engineer must be submitted to and approved by Council.

Advice to Applicant

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

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.

Water Sensitive Urban Design

All development applications that result in an increase in the impervious area of the site, and therefore the peak stormwater discharge rate must incorporate an On-Site Detention System (OSD) in accordance with Council Policy No 28-4. The proposed OSD must provide a runoff storage volume equivalent to the difference between the allowable site discharge and the anticipated maximum discharge over the period of the design storm. An OSD proposal must be submitted with the Plumbing Permit Application and detailed in a hydraulic design for assessment and approval by Council's Plumbing Permit Authority. Water Sensitive Urban Design (WSUD) elements are encouraged. If the developer has any enquiries relating to acceptable methods of providing On-site detention, they should contact Council's Plumbing Surveyor on (03) 6216 6800.

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 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 62166800.

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 Interim Planning Scheme 2015, the Glenorchy Planning Authority decides to ***grant a permit*** for the reasons set out in the officer's report.

7. PROPOSED USE AND DEVELOPMENT - MULTIPLE DWELLINGS (RESIDENTIAL) RELYING ON PERFORMANCE CRITERIA - 31 WINDERMERE BEACH ROAD, CLAREMONT

File Reference: 5349148

REPORT SUMMARY:

Application No.:	PLN-17-080
Applicant:	Johnstone McGee & Gandy Pty Ltd (JMG)
Owner:	Big Blue Co Pty Ltd
Zone:	General Residential
Use Class	Residential (Multiple Dwellings)
Application Status:	Discretionary
Discretions:	10.4.1 Residential Density for Multiple Dwellings (P1) 10.4.3 (P1) and (P2) Site coverage and Private open space for all dwellings. 10.4.4 (P1) Sunlight and overshadowing for all dwellings 10.4.8 (P1) Waste storage for multiple dwellings E6.6.1 (P1) Number of Car parking spaces (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	7th June 2017
Existing Land Use:	Residential (Single Dwelling)
Proposal In Brief:	Multiple Dwellings (Residential) relying on performance criteria.
Representations:	0
Recommendation:	Approval

Moved: COMMISSIONER SMITH

Approved by Commissioner Smith:

That a permit be granted for the proposed use and development of Multiple Dwellings (Residential) relying on performance criteria. at 31 Windermere Beach Road, Claremont subject to the following conditions:

Planning

1. Use and development shall be substantially in accordance with planning permit application No. PLN-17-080 and Drawing No. P1 submitted on 05/04/2017 (sheets 1-7 only) and Drawing No. P2 submitted on 08/05/2017, except as otherwise required by this permit.
2. All proposed fencing as shown on approved plans must be constructed prior to the issue of a certificate of occupancy, and be maintained as approved for the life of the use.
3. All proposed landscaped areas, grassed areas, screening vegetation for the service yard and construction of the service yard, as shown on approved plans, must be completed prior to the issue of a certificate of occupancy and be maintained as approved for the life of the use.
4. Each of the proposed car parking spaces must be assigned to, and individually marked as being for the exclusive use of an individual dwelling. These car parking spaces must be constructed and marked as being for the exclusive use of a dwelling prior to the issue of a certificate of occupancy. No more than one car parking space may be assigned to any dwelling at any one time. Car parking spaces must remain available for the respective dwellings at all times.
5. Any conditions and/or advice as determined by TasWater, and set out in the attached Appendix A, form part of this permit.

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. 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.

9. The proposed parking area as shown on the plans submitted for approval must be constructed to a sealed finish, clearly line-marked and 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. Detailed drawings showing the driveway areas mains, surface drainage collection, pavement composition and finished levels must be in accordance with the Australian Standard AS 2890.1 – 2004 Off-Street Parking and submitted prior to the issuing of the Building Permit and be approved by Council's Development Engineer. All works required by this condition must be installed prior to the issue of a certificate of occupancy.

Advice to Applicant

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

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 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 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 62166800.

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 Interim Planning Scheme 2015, the Glenorchy Planning Authority decides to **grant a permit** for the reasons set out in the officer's report.

8. PROPOSED USE AND DEVELOPMENT - SIX MAJOR EVENTS AND MINOR EVENTS ONGOING (COMMUNITY MEETING AND ENTERTAINMENT) RELYING ON PERFORMANCE CRITERIA - DERWENT ENTERTAINMENT CENTRE 601 BROOKER HIGHWAY, MONTROSE - 825 BROOKER HIGHWAY, MONTROSE - THE GROVE RESERVE BROOKER HIGHWAY, GLENORCHY - 601B BROOKER HIGHWAY, GLENORCHY AND 601A BROOKER HIGHWAY, GLENORCHY

File Reference: 7597188

REPORT SUMMARY:

Application No.:	PLN-17-092
Applicant:	Glenorchy City Council
Owner:	Glenorchy City Council
Zone:	Open Space
Use Class	Community Meeting and Entertainment
Application Status:	Discretionary
Discretions:	E6.6.1 Number of Car Parking Spaces F2.6.4.1 Public Use Only (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	05 Jun 2017
Existing Land Use:	Passive Recreation
Proposal In Brief:	Six major events and minor events ongoing (Community meeting and entertainment) relying on performance criteria.
Representations:	0
Recommendation:	Approval subject to conditions

Moved: COMMISSIONER SMITH

Approved by Commissioner Smith:

That a permit be granted for the proposed use and development of Six major events and minor events ongoing (Community meeting and entertainment) relying on performance criteria. at Derwent Entertainment Centre, 601 Brooker Highway, Glenorchy - 825 Brooker Highway, Montrose - Brooker Highway, Glenorchy - The Grove Reserve, Brooker Highway, Glenorchy - 601b Brooker Highway, Glenorchy and 601a Brooker Highway, Glenorchy subject to the following conditions:

Planning

1. Use and development shall be substantially in accordance with planning permit application No. PLN-17-092 and Drawing No. P1 submitted on 13/04/2017 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 area of land within the Montrose Foreshore Community Park Precinct (excluding the existing car parking areas), occupied by structures or separated from public areas by fences, barricades or other such measures, which may prevent public and free access to those sections of the precinct, must not in aggregate exceed 5000m².
4. Car parking areas within the Montrose Foreshore Community Park Precinct must be made available for the sole purpose of vehicle parking at all times.
5. Car Parking within the Derwent Entertainment Centre, as shown on the approved plans, must be available for the use of staff and attendees of major and minor GASP events. The ongoing availability of car parking within the Derwent Entertainment Centre must be coordinated to avoid scheduling clashes. No other area within the Wilkinsons Point and Elwick Bay Specific Area Plan is to be used for staff and/or attendee vehicle parking.
6. Use and development proposed for any section of the boardwalk which extends over land owned by the Crown does not form part of this approval. Use and development on Crown land must be obtained through a separate planning permit application accompanied by written Crown consent.

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 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 62166800.

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 Interim Planning Scheme 2015, the Glenorchy Planning Authority decides **to grant a permit** for the reasons set out in the officer's report, except that an additional condition 6 is added:

Condition 6

Use and development proposed for any section of the boardwalk which extends over land owned by the Crown does not form part of this approval. Use and development on Crown land must be obtained through a separate planning permit application accompanied by written Crown consent.

9. PROPOSED USE AND DEVELOPMENT - TWELVE MULTIPLE DWELLINGS - STAGE 2: UNITS 9-12 (RESIDENTIAL) RELYING ON PERFORMANCE CRITERIA - 160A SPRINGFIELD AVENUE, WEST MOONAH

File Reference: 7210625

REPORT SUMMARY:

<i>Application No.:</i>	PLN-17-003
<i>Applicant:</i>	Wilson Homes Tasmania Pty Ltd
<i>Owner:</i>	SYMIC Pty Ltd
<i>Zone:</i>	General Residential
<i>Use Class</i>	Residential (Multiple Dwellings)
<i>Application Status:</i>	Discretionary
<i>Discretions:</i>	10.4.3 Site Coverage and Private Outdoor Space for all Dwellings (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 June 2017
<i>Existing Land Use:</i>	Multiple Dwellings
<i>Proposal In Brief:</i>	Twelve multiple dwellings - Stage 2: Units 9-12 (Residential) relying on performance criteria
<i>Representations:</i>	0
<i>Recommendation:</i>	Approval, subject to conditions

Moved: COMMISSIONER SMITH

Approved by Commissioner Smith:

That a permit be granted for the proposed use and development of 'Twelve multiple dwellings - Stage 2: Units 9-12 (Residential) relying on performance criteria' at 160a Springfield Avenue, West Moonah subject to the following conditions:

Planning

1. Use and development shall be substantially in accordance with planning permit application No. PLN-17-003 and Drawing No. P3 submitted on 03/03/17 pages 1-19, 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. A screen to a height of 1.7m above the floor level must be installed on the northwest side of the deck of Unit 9 and 10 with a uniform transparency of no more than 25%, as shown on the approved plan. The screens must be shown on the plans submitted in association with a Building Permit Application and must then be installed prior to a Certificate of Occupancy to the satisfaction of Council's Senior Statutory Planner. The screens must be retained for the life of the deck.

Engineering

4. The development must only proceed in the following stages:
 - Stage 1: Units 1-5
 - Stage 2: Units 6-8
 - Stage 2a: Units 9-12
5. Prior to the issuing of a Building Permit Approval or the commencement of works on site, submit a Soil and Water Management Plan detailing proposed sediment and erosion control measures to the satisfaction of to be approved by the 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. For further information please refer to the Soil and Water Management Fact Sheets published by the Department of Environment, Parks, Heritage and the Arts. These are available from Council or online at www.derwentestuary.com.au
6. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.

7. 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 alterations or works to Council mains shall be undertaken by Council at the developer's cost.
8. The applicant shall implement the recommendations in the Geotechnical assessment prepared by Geo-Environmental Solutions submitted with the application. The appropriate retaining structure, if required, must be design and certified by a suitably qualified Engineer. The form and certification must be submitted to and approved by Council prior to the issue of a Building Permit.
9. Prior to the occupancy for each stage, the design and construction of the parking, access, driveway 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. Detailed engineering drawings showing the driveway and manoeuvring areas, internal service lines and connections to service mains, surface drainage collection, pavement composition and finished levels must be in accordance with the Australian Standard AS 2890.1 – 2004 Off-Street Parking and submitted with the Building Application for approval by Council's Development Engineer.

The proposed driveway, access 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 28% as provided in drawing no. C03A Rev B plan received by Council on 01/05/2017;
- (b) All runoff from paved and driveway areas must be discharged into Council's stormwater system;
- (c) Vertical alignment shall include transition curves (or straight sections) to the Australian Standard, Parking facilities - Part 1: Off-Street Car Parking AS 2890.1 - 2004, Clause 2.5.3 (d) at all grade changes greater than 12.5%;
- (d) The gradient of any parking areas must not exceed 5%;
- (e) Minimum carriageway width is to be 3.6 metres;
- (f) Passing bays in accordance to GIPS, E6.7.3 must be provided for every 30metre interval;
- (g) 9 clearly marked car parking spaces must be provided for the development and of the total required spaces, 1 visitor parking space must be provided. Each space must be clearly line-marked and kept available for these purposes at all times;

- (h) 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 each parking spaces.

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.

10. The development must comply with Council's Stormwater Runoff Management Policy, the Stormwater detention for a 1 in 20 year ARI storm event must be provided on site. Any system proposed to retain the required runoff storage volume must be detailed in an engineering design lodged and approved as part of the plumbing application, and to be designed, constructed and maintained to the satisfaction of Council's Plumbing Surveyor.
11. Run-off from the car parking areas must be discharged and directed to Council's existing stormwater connection. Stormwater pre-treatment is also required. A Water Sensitive Urban Design element 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 7 and be approved by Council's Development Engineer prior to the issuing of a Building Permit Approval. The stormwater treatment system has been constructed in accordance with the approved plans. Prior to the issue of a Building Permit Approval, the stormwater treatment detail designed certified by a suitably qualified Engineer must be submitted to and approved by Council.

Advice to Applicant

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

Other 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.

Stormwater On-site Detention

All development applications that result in an increase in the impervious area of the site, and therefore the peak stormwater discharge rate must incorporate an On-Site Detention System (OSD) in accordance with Council Policy No 28-4. The proposed OSD must provide a runoff storage volume equivalent to the difference between the allowable site discharge and the anticipated maximum discharge over the period of the design storm. An OSD proposal must be submitted with the Plumbing Permit Application and detailed in a hydraulic design for assessment and approval by Council's Plumbing Permit Authority. Water Sensitive Urban Design (WSUD) elements are encouraged. If the developer has any enquiries relating to acceptable methods of providing

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 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 62166800.

Waste Management

Waste management services to the proposed unit development would be Council's shared bin service, collected weekly. The wheelie bins should be stored in a bin enclosure within the property boundary and are not to be taken to individual units. The 12 units would be eligible for a maximum of 5 x 240L waste wheelie bins and 5x 240L recycling bins collected weekly to be shared by all the 12 units. Collection of bins would be from the kerbside (Council's Waste Management Contractor collection trucks will not enter the property).

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 Interim Planning Scheme 2015, the Glenorchy Planning Authority decides **to grant a permit** for the reasons set out in the officer's report, except that an additional condition 4 is added and the remaining conditions re-numbered:

Condition 4

The development must only proceed in the following stages:

Stage 1: Units 1-5

Stage 2: Units 6-8

Stage 2a: Units 9-12

10. PROPOSED USE AND DEVELOPMENT - PARTIAL CHANGE OF USE TO MUSEUM (COMMUNITY MEETING AND ENTERTAINMENT) RELYING ON PERFORMANCE CRITERIA - 295-295A MAIN ROAD, GLENORCHY

File Reference: 5383645

REPORT SUMMARY:

<i>Application No.:</i>	PLN-17-006
<i>Applicant:</i>	G J Lagerewskij
<i>Owner:</i>	G J Lagerewskij and P M Casey
<i>Zone:</i>	Commercial
<i>Use Class</i>	Community Meeting and Entertainment
<i>Application Status:</i>	Discretionary
<i>Discretions:</i>	23.2 Use Table E6.6.1 Number of car parking spaces (shortfall of 3 spaces) (The proposal meets all other applicable standards as demonstrated in the attached appendices)
<i>Level 2 Activity?</i>	No
<i>42 Days Expires:</i>	06 Jun 2017
<i>Existing Land Use:</i>	Single Dwelling (Residential) and Public Hall (Community Meeting and Entertainment)
<i>Proposal In Brief:</i>	Partial change of use to Museum (community meeting & entertainment) relying on performance criteria
<i>Representations:</i>	0
<i>Recommendation:</i>	Approval, subject to conditions

Moved: COMMISSIONER SMITH

Approved by Commissioner Smith:

That a permit be granted for the proposed use and development of Partial change of use to Museum (community meeting & entertainment) relying on performance criteria at 295-295A Main Road, Glenorchy subject to the following conditions:

Planning

1. Use and development shall be substantially in accordance with planning permit application No. PLN-17-006 and Drawing No. P1 submitted on 05/01/17 pages 1 and 2; and Traffic Impact Assessment prepared by Midson Traffic dated April 2017; 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. The use of the museum must only operate from Friday to Sunday 10.00am to 5.00pm.

Engineering

4. Ten (10) clearly marked car parking spaces must be provided prior to the approved use generally as shown in figure 11 of the Traffic Impact Assessment prepared by Midson Traffic dated April 2017. Car parking spaces must be kept available for these purposes at all times and 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, securely fixed wheel stops or kerbing must be provided to the satisfaction of Council to prevent damage to fences or landscaped areas.
5. 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 sealed with an impervious dust free surface in accordance with the standard for accessible car parking laid down in Australian Standard AS/NZS 2890.6:2009 - Off-street parking for people with disabilities.
6. Two (2) bicycle parking spaces shall be provided within fully enclosed individual lockers or locked compounds with communal access using duplicate keys and be located in close proximity to the main entrance/exit. The spaces shall be clearly marked (delineated) and be in accordance with Australian Standard AS/NZS 2890.3 - 2004 Off-Street Parking.
7. Driveways, car parking and turning areas must be constructed and sealed with an approved impervious surface treatment within three months of occupancy for the use of the museum. All runoff from paved and driveway areas must be retained within site boundaries and discharged into an approved stormwater system. 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.

8. A passing bay of minimum width 5.5m and minimum length 6m, excluding tapers, must be provided at the road frontage of the driveway with Main Road. The minimum width of the internal driveway must be minimum 3.0m wide. The passing bay, driveway, parking and manoeuvring areas must be kept clear of obstructions, such as service authority infrastructure, letterboxes or bin enclosures, so that vehicle paths are not restricted and vehicles can manoeuvre to exist the site in a forward direction.
9. The existing vehicle crossing must be widened to cater for the 5.5m wide passing bay. The vehicle crossing must be constructed in accordance with standard drawing SD-1003 between the kerb and the property boundary. Any driveway / crossover work 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/nature strip profile. 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>.
10. Lighting must be provided for the carpark and operated during the hours of use in accordance with Australian Standard AS 1158.3.1 – Lighting for roads and public spaces and completed prior to the commencement of use as approved.
11. In accordance with the Glenorchy Interim Planning Scheme Clause E.6.7.8 Landscaping of Parking Areas, landscaping must be incorporated into the development at a rate no less than 5% of the car parking area. Existing landscaping at the front of the property must be retained accordingly.
12. It is considered the landscaping at the frontage of the development satisfies this and that this remains while operating the approved use.
13. To meet acceptable stormwater quality, water sensitive urban design principles for the treatment of stormwater discharging from the development must be incorporated into the development and be approved by Council's Development Engineer. Certification from a suitably qualified person must be provided within six months from the commencement of use, that the stormwater treatment system has been constructed in accordance with the approved plans.
14. Installation of shared zone signage at the entrance to the site from Main Road to the approval of Council's Traffic Engineer must be provided prior to the use of the museum commencing.
15. Signage for "Give Way to Entering Traffic" facing traffic exiting the car park must be provided at two locations; at the museum building and at the dwelling prior to use.

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 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 62166800.

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 Interim Planning Scheme 2015, the Glenorchy Planning Authority decides to **grant a permit** for the reasons set out in the officer's report.

The meeting closed at 3.50 p.m.

Confirmed,

CHAIRMAN