

GLENORCHY PLANNING AUTHORITY
MINUTES
MONDAY, 5 SEPTEMBER 2016



Chairperson: Alderman K. Johnston.

Hour: 3.00 p.m.

Present: Aldermen K. Johnston, D. Pearce, J. Dunsby, H. Quick and S. King.

In attendance: Mr. P. Garnsey (Manager – Environment and Development), Mr. P. Meloy (Senior Statutory Planner), Ms. V. Tomlin (Planning Officer), Mr. L. Meline (Development Technical Officer and Mr. N. Wass (Environmental Health 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

Alderman J. Branch-Allen and M. Stevenson.

3. PECUNIARY INTERESTS

4. CONFIRMATION OF MINUTES

Resolution:

PEARCE/QUICK

That the minutes of the Glenorchy Planning Authority Meeting held on Monday, 22 August 2016 be confirmed.

The motion was put.

FOR: Aldermen Johnston, Pearce, Dunsby, King and Quick

AGAINST:

The motion was CARRIED.

5. PROPOSED USE AND DEVELOPMENT - PROPOSED OUTBUILDING (RESIDENTIAL) RELYING ON PERFORMANCE CRITERIA - 4 GODFREY ROAD CLAREMONT

File Reference: 7763086

REPORT SUMMARY:

<i>Application No.:</i>	PLN-16-156
<i>Applicant:</i>	Longview Design & Drafting
<i>Owner:</i>	T L Lockley and A J Lockley
<i>Zone:</i>	General Residential
<i>Use Class</i>	Residential
<i>Application Status:</i>	Discretionary
<i>Discretions:</i>	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>	12 Sep 2016
<i>Existing Land Use:</i>	Single dwelling
<i>Proposal In Brief:</i>	Proposed two-storey outbuilding relying on performance criteria for the building's rear section which lies outside the building envelope
<i>Representations:</i>	3
<i>Recommendation:</i>	Approval subject to conditions

Resolution:

PEARCE/KING

That a permit be granted for the proposed use and development of Proposed outbuilding (Residential) relying on performance criteria at 4 Godfrey Road, Claremont subject to the following conditions:

Planning

1. Use and development shall be substantially in accordance with planning permit application No. PLN-16-156 and Drawing No. P1 (Sheets 1, 2 and 4 only) submitted on 22 July 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.

Engineering

3. 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.

4. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
5. 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.
6. Buildings must not be constructed within drainage easements and all building works must be maintained at a minimum horizontal clearance of one (1.0) metre from any Council services. It shall be the developer's responsibility to accurately determine the location of easements and existing services.

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, Dunsby, King and Quick

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.

6. PROPOSED USE AND DEVELOPMENT - TELECOMMUNICATIONS FACILITY (UTILITIES) RELYING ON PERFORMANCE CRITERIA - 12 MCLEAN COURT, ROSETTA

File Reference: 3077126

REPORT SUMMARY:

<i>Application No.:</i>	PLN-16-114
<i>Applicant:</i>	CPS Global
<i>Owner:</i>	L A Cameron
<i>Zone:</i>	Environmental Management
<i>Use Class</i>	Telecommunications Infrastructure
<i>Application Status:</i>	Discretionary
<i>Discretions:</i>	29.4.1 P1, 29.4.3 P1 and P2, E14.7.2 P1, E19.7.1 P1, E19.7.2 P1 and E19.7.3 P1. (The proposal meets all other applicable standards as demonstrated in the attached appendices)
<i>Level 2 Activity?</i>	No
<i>42 Days Expires:</i>	16 September 2016
<i>Existing Land Use:</i>	Largely vacant forested land with a telecommunications tower (Utilities)
<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 Telecommunications Facility (Utilities) relying on performance criteria at 12 McLean Court, Rosetta subject to the following conditions:

Planning

1. Use and development shall be substantially in accordance with planning permit application No. PLN-16-114 and Drawing No. P3 submitted on 26 August 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. The monopole must have an external finishes that is non-reflective and coloured to blend with the landscape. The external finish must be maintained in a neutral colour that minimises visual intrusiveness for the life of the infrastructure.
4. The extent of any fill and excavation is limited to the area required for the construction of buildings and vehicular access immediately adjacent to the buildings. The height of the fill and the depth of any excavation must be no more than 1m from natural ground level, except where required for building foundations.

Engineering

5. 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.
6. 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.

Environmental Health

7. All solid wastes must be managed in accordance with the hierarchy of waste management summarised below, unless otherwise approved in writing by the Senior Environmental Health officer:
 - a) waste must be minimised, that is, the generation of waste must be reduced to the maximum extent that is reasonable and practicable, having regard to best practice environmental management;
 - b) waste must be re-used or recycled to the maximum extent that is reasonable and practicable; and
 - c) any residual waste must be disposed of only at a site and in a manner approved by the Senior Environmental Health Officer.

Environment

8. Measures to minimise the risk of bird strike must be incorporated into the design of the tower and associated structures, including flight deflectors and visible fencing.

9. Minimal clearing and disturbance of *Eucalyptus tenuiramis* forest and woodland on sediments (DTO), as per the approved plans and letter to Council dated 15 August 2016.

All other native vegetation is to be protected and retained. No further felling, lopping, ringbarking or otherwise injuring or destroying of native vegetation or individual trees is to take place without the prior written permission of Council. Prior to commencement of works, visible barriers must be erected around areas of vegetation and trees to be retained to exclude machinery, excavation, storage of materials and deposition of fill.

Any replanting must be undertaken using native species with local provenance from the area.

10. Environmental weeds may be present on the site. Prior to commencement of construction, primary control of any such weeds on site must be undertaken.

To ensure these and other weeds are not spread from or into the site:

- (a) Weed plant material or soil containing their seed must not be removed from the site, unless approval is obtained from State government as required under the Weed Management Act 1999;
- (b) Weed plant material and topsoil containing their seed must not be stored or moved into areas containing weed-free native vegetation;
- (c) Appropriate hygiene measures must be undertaken prior to any machinery entering and leaving the site as per the Tasmanian Wash-down Guidelines for Weed and Disease Control produced by the Department of Primary Industries, Parks, Water and Environment;
- (d) Any imported fill materials must be sourced from quarries able to provide documentation as to the weeds present on the source site in order to minimise introduction of new weeds and pathogens to the area.

Advice to Applicant

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

This permit does not approve the clearance and conversion or disturbance of vegetation, such as any clearance and conversion or disturbance of the threatened vegetation community, *eucalyptus tenuiramis* forest and woodland. Clearance and conversion or disturbance of the threatened vegetation community requires assessment and approval under the *Forest Practices Act 1985*, the *Threatened Species Protection Act 1995* and *Nature Conservation Act 2002*.

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, Dunsby, King and Quick

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.

PEARCE/DUNSBY

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

The motion was put.

FOR: Aldermen Johnston, Pearce, Dunsby, King and Quick

AGAINST:

The motion was CARRIED.

CLOSED TO MEMBERS OF THE PUBLIC

7. APPEALS REPORT

This item is to be considered at a closed meeting of the Glenorchy Planning Authority by authority of the Local Government (Meeting Procedures) Regulations 2005 Section 15(4).

The meeting closed at 3.34 p.m.

Confirmed,

CHAIRMAN