

GLENORCHY PLANNING AUTHORITY MINUTES

MONDAY, 7 MARCH 2016



Chairperson: Alderman K. Johnston.

Hour: 3.00 p.m.

Present: Aldermen K. Johnston, D. Pearce, M. Stevenson, J. Branch-Allen and J. Dunsby (Proxy).

In attendance: Mr. P. Garnsey (Manager – Environment and Development), Mr. P. Meloy (Senior Statutory Planner), Ms. S. Jeffreys (Planning Officer), Ms. T. Patmore (Environmental Health Officer) and Ms. L. Gray (Development Compliance 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 H. Quick.

3. PECUNIARY INTERESTS

None.

4. CONFIRMATION OF MINUTES

Resolution:

PEARCE/BRANCH-ALLEN

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

The motion was put.

FOR: Aldermen Johnston, Pearce, Stevenson, Branch-Allen and Dunsby.

AGAINST:

The motion was CARRIED.

5. PROPOSED USE AND DEVELOPMENT - NEW BRIDGE - 3A AUSTINS FERRY ROAD, AUSTINS FERRY

File Reference: 5328144

REPORT SUMMARY:

<i>Application No.:</i>	PLN-16-019
<i>Applicant:</i>	Glenorchy City Council and Tas Span
<i>Owner:</i>	Glenorchy City Council
<i>Zone:</i>	Recreation, Open Space, Environmental Management
<i>Use Class</i>	Utilities
<i>Application Status:</i>	Discretionary
<i>Discretions:</i>	18.3.5 A1 Discretionary Use E10.0 Biodiversity Code: 10.7.1 A1 E11.0 Waterway Protection: E11.7.1 A1 E15.0 Inundation Prone Areas Code: E15.7.5 A3
	(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 Mar 2016
<i>Existing Land Use:</i>	Sports and Recreation (Shoobridge Park)
<i>Proposal In Brief:</i>	New bridge
<i>Representations:</i>	0
<i>Recommendation:</i>	Approval, subject to conditions

Resolution:

PEARCE/BRANCH-ALLEN

That a permit be granted for the proposed use and development of New bridge at 3A Austins Ferry Road Austins Ferry subject to the following conditions:

Planning

1. Use and development shall be substantially in accordance with planning permit application No. PLN-16-019 and Drawing No. P1 submitted on 28/01/16, 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. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
4. The water sectional flow area under the proposed bridge must not be reduced compared to that of the flow area of the existing bridge.
5. Prior to the commencement of works the applicant must submit a detailed Environmental Management Plan and a detailed Construction Management Plan for approval by Council's Environment Coordinator and Council's Development Engineer. These plans are required to detail the major potential environmental risks associated with the construction methods and the mitigation procedures to remove or reduce these risks to an acceptable level.
6. The construction works must be undertaken in accordance with the approved Environmental Management Plan and Construction Management Plan.
7. Works must be undertaken in with the 'Wetlands and Waterways Works Manual' by DPIPWE, 2003. The Environmental Management Plan and Construction Management Plan must incorporate the methods of environmental and construction management as detailed in this manual.

Environmental Health

8. The discharge of liquids, other than unpolluted rainwater, to Council's stormwater system, receiving water bodies or water courses is strictly prohibited.
9. Any area where liquid wastes (including spills) are generated must be suitably graded and bunded to direct the liquid waste to sewer.
10. 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.
- 11. Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site must be within the hours of:
 - (a) 7.00 am to 9.00 pm Mondays to Fridays inclusive;
 - (b) 8.00 am to 7.00 pm Saturdays;
 - (c) 10.00 am to 6.00pm Sundays and Public Holidays.
- 12. Equipment and machinery associated with the development of the site must only be operated during the following times:
 - (a) Monday to Friday 7.00am to 6.00pm
 - (b) Saturday 8.00am to 6.00pm
 - (c) Sunday and Public Holidays 10.00am to 6.00pm

Environment

- 13. Machinery involved in the construction of the bridge must be thoroughly cleaned in order to reduce the spread of weeds prior to entry to and exit from the site.
- 14. A revegetation plan must be prepared using local native species to guide the rehabilitation of the decommissioned bridge site.
- 15. All weed species removed must be contained and removed from the site.

The motion was put.

FOR: Aldermen Johnston, Pearce, Stevenson, Branch-Allen 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.

PEARCE/DUNSBY

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, Stevenson, Branch-Allen and Dunsby.

AGAINST:

The motion was CARRIED.

CLOSED TO MEMBERS OF THE PUBLIC

6. 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).

7. COMPLIANCE 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 3.27 p.m.

Confirmed,

CHAIRMAN