

GLENORCHY PLANNING AUTHORITY

MINUTES

MONDAY, 7 SEPTEMBER 2020



Chairperson: Alderman K. Johnston

Hour: 5.00 p.m.

Present: Aldermen Kristie Johnston, Jan Dunsby, Angela Ryan, Kelly Sims and Bec Thomas

In attendance: Dr. S. Fox (Director Strategy and Development), Mr P. Garnsey (Manager Development), Mr. T. Boheim (Coordinator Planning Services), Ms. V. Tomlin (Senior Statutory Planner), Ms. S. Jeffreys (Planning Officer), Ms. B. Narksut (Development Engineer), Mr. M. Graham (Development Technical Assistant), Ms. S. Salter (Coordinator Environmental Health Services), Ms. A. Wilson (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

None.

3. PECUNIARY INTERESTS

None.

4. CONFIRMATION OF MINUTES

Resolution:

THOMAS/DUNSBY

That the minutes of the Glenorchy Planning Authority Meeting held on Monday, 10 August 2020 be confirmed.

The motion was put.

FOR: Aldermen Johnston, Dunsby, Sims, Thomas and Ryan

AGAINST:

The motion was CARRIED.

5. PROPOSED USE AND DEVELOPMENT - TWO MULTIPLE DWELLINGS (ONE EXISTING AND ONE NEW) - 104 CHAPEL STREET GLENORCHY

File Reference: 5360056

REPORT SUMMARY

Application No.:	PLN-20-159
Applicant:	M L Simpkins
Owner:	M L Simpkins
Zone:	General Residential
Use Class	Residential
Application Status:	Discretionary
Discretions:	10.4.3 P2 Site coverage and private open space for all dwellings (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	7 Sept 2020
Existing Land Use:	Single Dwelling
Representations:	2
Recommendation:	Approval, subject to conditions

Resolution:

DUNSBY/THOMAS

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-20-159 and Drawing submitted on 20/07/20, except as otherwise required by this permit.
2. Any conditions and/or advice as determined by TasWater and set out in the attached Submission to Planning Authority Notice, reference No. TWDA 2020/00699-GCC, dated 17/08/2020, form part of this permit.
3. A 2.1m high fence must be installed on the common boundary with 102 Chapel Street, for a length of at least 12m from the northern corner of the property. The fence must be installed prior to the issue of a Certificate of Occupancy and must remain for the duration of the use of the dwelling.

Engineering

4. Prior to the issuing of a Building 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 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 Primary Industries, Parks, Waters and Environment. These are available from Council or online at www.derwentestuary.org.au

2. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
3. The design and construction of the 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. Drawings showing the design of the driveway, parking, access and turning areas must be submitted with the Building Application or prior to the commencement of works on site (whichever comes first) for approval by Council's Development Engineer. The proposed driveway and parking area must comply with the following-:

- a) Be constructed to a sealed finish and the finished gradient must not exceed the maximum gradient of 25%;
- b) Four (4) clearly marked car parking spaces (two spaces per dwelling) must be provided in accordance with the approved plan and kept available for these purposes at all times;
- c) Vertical alignment shall include transition curves (or straight sections) to the Australian Standard, Parking facilities - Part 1: Off-Street Carparking AS 2890.1 - 2004, Clause 2.5.3 (d) at all grade changes greater than 12.5%;
- d) All runoff from paved and driveway areas must be discharged into Council's stormwater system;
- e) Be clearly line-marked or physically separated to each space in accordance with the approved plan;
- f) The gradient of any parking areas must not exceed 5%; and
- g) Minimum carriageway width is to be no less than 3.0 metres.

The approved design of the driveway, parking, access and turning areas must be installed prior to the occupancy of the additional dwelling.

- 4. Adequate on-site stormwater detention must be provided so that stormwater discharged from the site does not exceed the pre-development stormwater runoff for 1 in 20 ARI (5% AEP) storm event. A detailed design must be submitted with the Building Application prepared by a qualified professional engineer for approval by Council's Development Engineer and satisfactorily installed/completed prior to a Certificate of Occupancy being issued for the additional dwelling.
- 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. As it is proposed to discharge the stormwater run-off from the additional dwelling to a proposed new connection at an existing side entry, the applicant must complete and submit a stormwater connection form for approval and pay all necessary fees associated, prior to commencing any construction works on the site.

7. The construction of the proposed driveway crossover is to be constructed in accordance with Municipal Standard Drawing TSD R09-v2.

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 6216 6800.

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

Waste Management

Waste Services to the proposed multiple dwelling development would be Council's standard bin service collected fortnightly.

- The Council's Standard Bin Service includes one (1) x 140L wheelie bin for Waste, one (1) x 240L wheelie bin for recycling and (1) x 240L FOGO bin to each of the dwelling, collected fortnightly.
- Please note that this property would have a total of six (6) bins, two (2) Waste bins and two (2) Recycling Bins, and two (2) FOGO bins.
- This property has an existing kerbside/nature strip area for placement of the bins therefore the dwellings would have their own individual bins.
- All bins are to be placed on the kerbside for collection.
- Council's Waste Management Contractor collection trucks will not enter the property to collect and empty the wheelie bins.

The motion was put.

FOR: Aldermen Johnston, Dunsby, Sims, Thomas and Ryan

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

6. PROPOSED USE AND DEVELOPMENT - ADDITION TO MILK FACTORY (RESOURCE PROCESSING) - 54-56 GORMANSTON ROAD MOONAH

File Reference: 5428567

REPORT SUMMARY

Application No.:	PLN-19-379
Applicant:	Hobart Milk Factory
Owner:	Ramarosi Investments Pty Ltd
Zone:	Light Industry
Use Class	Resource Processing
Application Status:	Discretionary
Discretions:	24.2 Use Table 24.3.1 P1 Hours of Operation 24.3.2 P1 Noise 24.4.3 P1 Design 24.4.4 P1 Passive Surveillance (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	07 Sep 2020
Existing Land Use:	Milk Factory
Representations:	3
Recommendation:	Approval, subject to conditions

Resolution:

THOMAS/RYAN

That a permit be granted for the proposed use and development of Addition to Milk Factory (Resource Processing) at 54-56 Gormanston Road Moonah subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-19-379 and Drawings submitted on 30/07/20, 30/12/20 and 30/01/20, except as otherwise required by this permit.
2. Any conditions and/or advice as determined by TasWater and set out in the attached Submission to Planning Authority Notice, reference No. TWDA 2020/00137-GCC, dated 06/02/2020, 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. All internal hydraulic service works required for the development must be at the Developer's expense and must comply with the requirements of Council's Plumbing Surveyor. Any alterations or works to Council mains must be undertaken by Council at the developer's cost.

Environmental Health

5. All recommended noise mitigation measures contained in the acoustic report prepared by Noise Vibration Consulting, dated 10 July 2020 must be implemented within 1 month of the date the permit comes into effect. Such noise mitigation measures include the following:
 - Remove the existing barrier.
 - Fully enclosing a large portion of the container as per the sketch depicted on page 2 in the noise report dated 10 July 2020.
 - The enclosure external material must be a single layer of 18mm plywood plus a single layer of 9mm cement sheet, or other material of equivalent surface mass.
 - Line the internal side of the enclosure with Bradford Anticon 130 Thermofoil LD.
 - There must be a nominally 500mm clearance between the enclosure and the container.

- There must be no gaps in the enclosure construction or between it and the ground.
6. Within 1 month of the works required by Condition 5 being completed a noise verification assessment must be undertaken to assess the validity of the noise modelling undertaken in the acoustic report prepared by Noise Vibration Consulting, dated 10 July 2020. The report must be prepared by a suitably qualified acoustic engineer. The report must also include recommendations in the event that noise levels stated in 24.3.2 A1 of The Scheme are exceeded at the boundary of the surrounding residential zone. These recommendations are to be implemented with a subsequent noise report to be completed until predicted noise levels are reached.
 7. 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.

8. The compressor for the fridge container must be turned off between the hours of 7.00pm and 7.00am until all noise mitigation measures are installed to the satisfaction of Council's Senior Environmental Health Officer.

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 6216 6800.

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.

The motion was put.

FOR: Aldermen Johnston, Dunsby, Sims, Thomas and Ryan

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 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 5:35 pm

Confirmed,

CHAIR