

GLENORCHY PLANNING AUTHORITY

MINUTES

MONDAY, 7 DECEMBER 2020



Chairperson: Alderman K. Johnston

Hour: 5.00 p.m.

Present: Aldermen Kristie Johnston, Jan Dunsby, Kelly Sims, Angela Ryan 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. C. Griffin (Planning Officer), Ms. B. Gungabison (Planning Officer), Ms. B. Narksut (Senior Development Engineer), Mr. M. Graham (Development Engineer), Mr. N. Wass (Environmental Health Officer), Ms. Emily Burch (Transport 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

RESOLUTION:

THOMAS/DUNSBY

That the minutes of the Glenorchy Planning Authority Meeting held on Monday, 9 November 2020 be confirmed.

The motion was put.

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

AGAINST:

The motion was CARRIED.

Alderman Ryan left the meeting at 5:23 pm.

Alderman Ryan returned to the meeting at 5:24 pm.

Alderman Ryan left the meeting at 5:25 pm.

5. PROPOSED USE AND DEVELOPMENT - CARAVAN PARK REDEVELOPMENT - 1 ALCORSO DRIVE, 671 MAIN ROAD, MAIN ROAD AND BERRIEDALE FORESHORE RESERVE, BERRIEDALE

File Reference: 1450345

REPORT SUMMARY

<i>Application No.:</i>	PLN-16-071
<i>Applicant:</i>	Ireneinc Planning
<i>Owner:</i>	Glenorchy City Council
<i>Zone:</i>	Open Space, and Recreation
<i>Use Class</i>	Camping and Caravan Park (Visitor Accommodation)
<i>Application Status:</i>	Discretionary
<i>Discretions:</i>	Clause 19.2 Use table, Clause 19.3.5 Discretionary use, Clause 19.4.1 Building height, Clause E5.5.1 Existing road accesses and junctions, Clause E5.6.4 sight distance at accesses, junctions and level crossings, Clause E6.6.1 Number of car parking spaces, Clause E6.6.3 Number of motorcycle parking spaces, Clause E9.7.2 Development for sensitive use in proximity to use with potential to cause environmental harm, Clause E11.7.1 Building and works and Clause E15.7.2 Coastal inundation medium hazard areas (The proposal meets all other applicable standards as demonstrated in the attached appendices)
<i>Level 2 Activity?</i>	N/A

<i>42 Days Expires:</i>	Extension of time until 8 December 2020
<i>Existing Land Use:</i>	Vacant land
<i>Proposal In Brief:</i>	Caravan park redevelopment
<i>Representations:</i>	4 (including 2 in support)
<i>Recommendation:</i>	Approval, subject to conditions

RESOLUTION:

SIMS/THOMAS

That a permit be granted for the proposed use and development of Caravan Park at 1 Alcorso Drive, 671 Main Road, Main Road and Berriedale Foreshore Reserve, Berriedale subject to the following conditions:

Planning

1. Use and development shall be substantially in accordance with planning permit application No. PLN-16-071 and Drawing (17 pages) submitted on 3 July 2020, 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 2016/00542-GCC, dated 16 July 2020, form part of this permit.
3. This permit is for the use of Camping and Caravan Park only, any other functions or events will require a separate permit.
4. This permit does not include landfill, fencing or signage.
5. This permit does not include the future boardwalk.
6. The lots 139511/1 and 136175/1 must be adhered and are to be shown as a single lot on the Plan of Survey.

Engineering

7. Prior to the issuing of a Building Approval or the commencement of works on site for each stage, 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.

8. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
9. 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.
10. The proposed WSUD elements proposed in the submitted drawings are to be submitted with the engineering design for approval of the Development Engineer.
11. 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. 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) Construction to be of an all-weather surface and the finished gradient must not exceed the maximum gradient of 20%;
 - b) The areas designated to accommodate caravans and mobile homes to be an approved all weather reinforce grassed surfaces.
 - c) The total of ninety-two (92) car parking spaces must be provided in accordance with the approved plan received by Council and kept available for these purposes at all times;

- d) Of the proposed number of car parking spaces, three (3) car parking space must be provided for the exclusive use of people with disabilities, clearly marked and kept available for these purposes at all times;
- e) Four (4) motorcycle parking spaces must be provided and line-marked;
- f) Seven (7) bicycle spaces must be provided;
- g) All runoff from paved and driveway areas must be discharged into Council's stormwater system;
- h) Be clearly line-marked or physically separated to each space in accordance with the approved plan;
- i) Landscaping of parking and circulation areas must be provided and must be no less than 5 percent of the area of the car park;
- j) Lighting in accordance with clause 3.1, AS1158.3.1:2005 must be installed;
- k) The gradient of any parking areas must not exceed 5%; and
- l) Minimum carriageway width is to be no less than 3.0 metres.

All works required by this condition must be installed prior to the occupancy or the commencement of the approved use.

12. The development is on the Flood Prone area, the Natural Ground Level and the AHD in relation to the 1 in 100 year flood level must be clearly shown on the plan. Prior to the issuing of a Building Permit Approval or the commencement of works on site, (whichever occurs first) submit the plan and elevation demonstrating that the finished floor level of a habitable room is at 300mm above the flood level (or no less than the finishing floor level of 2.5m) to the requirements of Council's Development Engineer.

Environmental Health

13. The use of the site, or a particular part of the site, for a Camping and Caravan Park must not commence until it has been demonstrated to the satisfaction of the Planning Authority that the level of odour experienced on the site, or at the particular part of the site, does not cause environmental harm (including environmental nuisance). For the purposes of this condition, the level at which environmental harm (including environmental nuisance) would occur is five (5) odour units (ou), as provided in the MOAB Planning Odour Assessment Report (Revision B) dated October 2020, and demonstration of this level is to be based on sampling, modelling and reporting undertaken by the applicant and to the satisfaction of the Planning Authority.

Traffic

14. Detail design drawings including signage and line marking plan of the circulation details of the internal road network, at the two driveway accesses noting that the southern access is proposed to be exit only and at the internal

junction just to the east of the western access; must be submitted and approved by Council's Traffic Engineer prior to the commencement of work. The accesses and internal roads must be undertaken in accordance with the approved drawings prior to the commencement of use.

15. At the southern access and at curve in Alcorso Drive to the west of this access, detail design drawings must be submitted and approved prior to the commencement of work. The drawings should show the following or as otherwise approved, being sight lines at access and curve, reduction in fence height, removal of vegetation, signage including "no entry sign to caravan park" and curve warning sign, and road widened on curve otherwise line marking.

Environment

16. Prior to commencement of construction, a Construction Management Plan, including a site plan with staging of works as relevant, must be submitted to Council demonstrating that:
 - a) Buildings and works have been designed and sited to minimise impact on native vegetation, individual native trees and the coastal area where feasible, and to avoid impact on the Saline sedgeland/rushland (ARS) vegetation community as identified in the submitted *Vegetation Survey and Fauna Habitat Assessment* (NorthBarker, March 2016);
 - b) Barrier fencing will be erected around areas to be avoided during construction, and maintained to exclude machinery, excavation, deposition of fill and storage of materials;
 - c) Works will be undertaken in accordance with the Tasmanian Coastal works Manual (DPIPWE, Page and Thorp, 2010), with disturbance of substrate within the Waterway and Coastal Protection Area limited, and measures in place to contain any potential source of contamination to the waterway.
17. Environmental weeds declared under the *Weed Management Act 1999* are present on the site, as per NorthBarker (March 2016).

Prior to commencement of works, a weed action plan must be submitted to Council showing known locations and identify the timeframes and methods of primary and follow up treatment for all infestations of these weeds. Initial treatment must be undertaken prior to commencement of works, with the remainder of the weed management plan implemented as part of the operation of the site. All weed management treatment within

areas of native vegetation and the Waterway and Coastal Protection Area must be undertaken manually by contractors trained in environmental weed management, with impact to native vegetation and disturbance of substrate avoided.

To ensure these weeds are not spread from 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 Washdown 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.
18. Any landscaping within the Waterway and Coastal Protection Area be undertaken with local native species. Environmental weeds must not be planted anywhere on the site.

Advice to Applicant

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

Aboriginal Heritage

Please be aware that all Aboriginal heritage is protected under the *Aboriginal Relics Act 1975*. If at any time during works you suspect Aboriginal heritage, cease works immediately and contact AHT for advice. Attached is an Unanticipated Discovery Plan, which you should have on hand during ground disturbing works, to aid you in meeting your requirements under the Act.

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 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 62166800.

The motion was put.

FOR: Aldermen Johnston, Dunsby, Sims and Thomas

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, except that: Condition 13 was amended to enable sampling, modelling and reporting to be undertaken to demonstrate the level of odour experienced on the site and its potential acceptability.

6. PROPOSED USE AND DEVELOPMENT - PLAY AREA UPGRADE (PASSIVE RECREATION) WITH ASSOCIATED DEMOLITION AND WORKS - 825 BROOKER HIGHWAY MONTROSE, GLENORCHY ROWING CLUB 849B BROOKER HIGHWAY ROSETTA

File Reference: 2060752

REPORT SUMMARY

Application No.:	PLN-20-436
Applicant:	Glenorchy City Council
Owner:	Glenorchy City Council
Zone:	Open Space Zone
Use Class	Passive Recreation
Application Status:	Discretionary
Discretions:	E7.7.1 Stormwater Drainage and Disposal F2.7.2 Building Height E2.7.4 Passive Surveillance (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	23 Dec 2020
Existing Land Use:	Passive Recreation (Public Park)
Representations:	0
Recommendation:	Approval, subject to conditions

RESOLUTION:

SIMS/DUNSBY

That a permit be granted for the proposed use and development of Play Area Upgrade (Passive Recreation) with associated demolition and works at 825 Brooker Highway Montrose Glenorchy Rowing Club 849B Brooker Highway Rosetta subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-20-436 and Drawing submitted on 30/09/2020, except as otherwise required by this permit.

Engineering

2. 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

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

4. The development must incorporate the nominated Water Sensitive Urban Design (WSUD) element(s) or equivalent, as presented in the JMG drawing J201124CGH-C03, C06 and C07, revision T1.
5. 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.
6. The landscaping of the area encompassed by the development is to be installed as detailed in the submitted landscape plans and maintained in a satisfactory condition for the duration of the use as approved.

Advice to Applicant

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

Engineering

The designer must ensure that the needs of all providers including TasWater, TasGas, TasNetwork, 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 6216 6800.

The motion was put.

FOR: Aldermen Johnston, Dunsby, Sims and Thomas

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 5:38 pm

Confirmed,

CHAIR