

GLENORCHY PLANNING AUTHORITY

MINUTES

MONDAY, 8 AUGUST 2016



Chairperson: Alderman K. Johnston.

Hour: 3.00 p.m.

Present: Aldermen K. Johnston, D. Pearce, M. Stevenson, H. Quick and C. Lucas (Proxy).

In attendance: Mr. P. Garnsey (Manager – Environment and Development), Mr. P. Meloy (Senior Statutory Planner), Ms. V. Tomlin (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

Alderman J. Branch-Allen.

3. PECUNIARY INTERESTS

None.

4. CONFIRMATION OF MINUTES

Resolution:

PEARCE/QUICK

That the minutes of the Glenorchy Planning Authority Meeting held on Monday, 25 July 2016 be confirmed.

The motion was put.

FOR: Aldermen Johnston, Pearce, Stevenson, Quick and Lucas.

AGAINST:

The motion was CARRIED.

5. PROPOSED USE AND DEVELOPMENT - FIVE MULTIPLE DWELLINGS (RESIDENTIAL) RELYING ON PERFORMANCE CRITERIA - 12 FOSBROOK COURT, MONTROSE

File Reference: 3251075

REPORT SUMMARY:

<i>Application No.:</i>	PLN-16-119
<i>Applicant:</i>	Michael Cooper & Associates
<i>Owner:</i>	RHPAM Pty Ltd
<i>Zone:</i>	General Residential
<i>Use Class</i>	Residential
<i>Application Status:</i>	Discretionary
<i>Discretions:</i>	P3 of 10.4.2; P1 and P2 of 10.4.3; and P1 and P2 of E14.7.2 (The proposal meets all other applicable standards as demonstrated in the attached appendices)
<i>Level 2 Activity?</i>	No
<i>42 Days Expires:</i>	20 Aug 2016
<i>Existing Land Use:</i>	Vacant land
<i>Proposal In Brief:</i>	Five multiple dwellings (Residential) relying on performance criteria
<i>Representations:</i>	8
<i>Recommendation:</i>	Approval, subject to conditions

Resolution:

STEVENSON/QUICK

That a permit be granted for the proposed use and development of five multiple dwellings (Residential) relying on performance criteria at 12 Fosbrook Court, Montrose, subject to the following conditions:

Planning

1. Use and development shall be substantially in accordance with planning permit application No. PLN-16-119 and Drawing No. P3 submitted on 28 July 2016 and Drawing No. P4 submitted on 29 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.
3. The rear decks to dwellings 1, 2, 3 and 4 must be fitted with a permanently fixed screen to a height of at least 1.7 m above the finished floor level, with a uniform transparency of no more than 25%, along the sides of the decks facing the side and rear boundaries, as shown on endorsed plans. The privacy screening must be in place prior to occupation of the dwellings and remain insitu until the residential use ceases.
4. Landscaping, in the form of screening vegetation must be planted along the north-eastern side boundary of the site prior to occupation of the dwellings, to minimise the visual impact, when viewed from the adjacent lot. The landscaping must be maintained until the use the residential ceases.
5. The driveway and manoeuvring areas must be sealed in a dark grey impervious surface, to minimise impacts to the scenic landscape value. The driveway and manoeuvring areas must be a dark grey colour prior to occupation of the dwellings and maintained accordingly, until the residential use ceases.
6. Surfaces of all retaining walls and batters must be finished with a natural appearance, to ensure no unreasonable adverse impact on the scenic landscape value. All surface treatments must be completed within 6 months of the occupation of the first dwelling and maintained until the residential use ceases.
7. Any fence adjoining the public reserve must be 1.5m in height. This fencing must be constructed prior to occupation of the dwellings and maintained until the residential use ceases.

Engineering

8. 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

9. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
10. Any damage to Council's assets, including services, footpaths, driveway crossings and nature strips must be promptly reported to and then repaired to the requirements of Council's Development Engineer, at the developer's cost
11. Widening to the existing vehicle crossing to provide a passing bay at the access point must be constructed in accordance with standard drawing SD-1003 between the kerb and the property boundary and completed to the satisfaction of Council's Development Engineer prior to occupancy of any new dwelling. The detail design must be submitted and approved prior to the issuing of a Building Permit Approval.
12. 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.
13. 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. 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.
14. The proposed driveway, access and parking must comply with the following:-
 - Be constructed to a sealed finish and the finished gradient shall not exceed the maximum gradient of 22.3% as provided in drawing HB 16271-P3 received by Council on 12 July 2016;

- All runoff from paved and driveway areas must be discharged into Council's stormwater system;
 - 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%;
 - The gradient of any parking areas must not exceed 5%;
 - Minimum carriageway width is to be 4.0 metres;
 - The sight distance at an access or junction must comply with the Safe Intersection Sight Distance; and
 - Passing bays in accordance to GIPS, E6.7.3 must be provided. One at the access point and another at the access point to no. 10 Fosbrook Court.
15. Barrier 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 drops between 150mm and 600mm. Barriers must not limit the width of the driveway access or parking and turning areas approved under the permit. All works required by this condition must be installed prior to the occupancy of any new dwelling.
16. Twelve (12) clearly marked car parking spaces must be provided as shown on the Site Plan submitted with the development application and kept available for these purposes at all times. Car parking spaces, manoeuvring areas and aisles must be provided in accordance with the Australian Standard AS 2890.1 – 2004 Off-Street Parking and must be provided prior to the occupancy of any new dwelling.
17. Of the total required number of car parking spaces of the completed development, two (2) car parking spaces shall be provided for the use of visitor parking. The parking space to be provided must be marked, with clearly painted markings, as "Visitor Parking".
18. The turning bay(s) to be provided must be marked, with clearly painted markings, as "No Parking".
19. 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 of \$182.00 inc GST, 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 Technical Officer on (03) 62166426 to organise for Council to provide a quote to perform the stormwater connection works.

20. 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 prior to occupancy of any new dwelling and maintained to the satisfaction of Council's Plumbing Surveyor.
21. A bio retention basin 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 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 occupancy of any new dwelling. Prior to the issue of a Building Permit Approval, the bio-retention detail designed certified by a suitably qualified Engineer must be submitted to and approved by Council.
22. 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.
23. All dwellings and structures are to be constructed in accordance with the recommendations contained in the Geotechnical Report, Geotech 07-024 – Subdivision of 145 Upper Montrose Road, Montrose by Rock Solid Geotechnics Pty Ltd.

Waste Management

24.1 The design for the bin enclosure must:

- (a) be built on a flat surface with a concrete base/pad and surround of a brick or painted block enclosure or other suitable material to Council's approval,
- (b) must have concrete at the entrance to the bin enclosure;
- (c) must suit 4 X 240L wheelie bins of size 1100 height x 600mm wide x 800mm deep and must allow for 300mm space in between each bin;
- (d) The recommended minimum height of the enclosure is 1200mm and minimum recommended depth is 930mm;
- (e) the front of the enclosure must face the internal access driveway, and be left open throughout the length of the bin enclosure to enable the bins to be removed, and returned in a safe and efficient manner;
- (f) there must be no lip on the concrete slab of the bin enclosure;

- 24.2 The required bin enclosure must not be used to store more than the maximum 4 x 240L bins that are to be provided to this development.
- 24.3 The five (5) dwellings shall have a maximum of two (2) x 240L waste wheelie bins and two (2) x 240L recycling bins collected weekly to be shared by all the five (5) dwellings. Collection of bins will be from the kerbside. The bins will be stored in the required bin enclosure. The bin enclosure must be built within the property boundary allowing a 4.5 metre distance from the entrance to prevent impacting on sight distances for vehicles leaving the site. It is recommended that no bin enclosure be built closer than a minimum of 5.5 metres to any residence to avoid odour and nuisance issues arising. Council's Waste Management Contractor will not enter the property to collect and empty bins. All wheelie bins must be placed on the existing kerbside for collection.
25. Prior to occupancy of the dwellings the bin enclosure must be constructed to the satisfaction of Council's Waste Services Co-ordinator.

Environment

26. Within one calendar month prior to scheduled commencement of works, a qualified ecologist must inspect the entire site at the developer's cost and determine whether there is any evidence of current nesting or breeding of the masked lapwing. The outcome of this inspection must be reported to Council in writing prior to commencement of works. If evidence is observed, the developer must consult with the Department of Primary Industries, Parks, Water and Environment to determine their obligations under State legislation and ensure breeding of the masked lapwing is not disturbed. This may require a delay in the commencement of works.

Advice to Applicant

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

Other Permits or approvals

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.

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.

Lighting of car parks

Appropriate lighting in accordance with clause 3.1 "Basis of Design" and clause 3.6 "Car Parks" in AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Part 3.1: Pedestrian area (Category P) lighting. Parking must be provided for vehicle circulation roadways and pedestrian *paths serving 5 or more car parking spaces, used outside daylight hours.*

The motion was put.

FOR: Aldermen Johnston, Stevenson and Lucas.

AGAINST: Aldermen Pearce and Quick.

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, except that:

Condition 24 is amended to confirm the maximum number of bins that this development can have available to it.

6. PROPOSED USE AND DEVELOPMENT - CHANGE OF USE TO OFFICE (BUSINESS AND PROFESSIONAL SERVICES) AND SINGLE DWELLING (RESIDENTIAL) WITH SIGNAGE RELYING ON PERFORMANCE CRITERIA - 16 ALBERT ROAD, MOONAH

File Reference: 5403706

REPORT SUMMARY:

<i>Application No.:</i>	PLN-16-139
<i>Applicant:</i>	Dallas Wilson Design Drafting
<i>Owner:</i>	Ladder Associates
<i>Zone:</i>	General Business
<i>Use Class</i>	Business and Professional Services, Residential
<i>Application Status:</i>	Discretionary
<i>Discretions:</i>	P1 E17.7.1 and P1 E6.6.1 (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 Aug 2016
<i>Existing Land Use:</i>	Consulting Rooms (GPS 1992)
<i>Representations:</i>	0
<i>Recommendation:</i>	Approval, subject to conditions

Resolution:

QUICK/PEARCE

That a permit be granted for the proposed use and development of Change of use to Office (Business and Professional Services) and Single Dwelling (Residential) with signage relying on performance criteria at 16 Albert Road Moonah, subject to the following conditions:

Planning

1. Use and development shall be substantially in accordance with planning permit application No. PLN-16-139 and Drawing No. P2 submitted on 1 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.
3. Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site must be within the hours of 6.00am to 6.00pm Mondays to Saturdays inclusive.
4. The colour of the facades facing Charles Street and Albert Road must have a light reflectance value not greater than 40 percent.
5. External lighting to illuminate the car parking areas, pathways and access to the ground floor must be provided prior to occupation and maintained until the use approved under this permit ceases.
6. External lighting must be turned off between 11:00 pm and 6:00 am, except for security lighting; and security lighting must be baffled to ensure no emission of light outside the zone.
7. Frontage fencing must be no greater height than 1.5m and a minimum transparency of 50% to a height of 1.2m.
8. No third party signage is to be displayed on the property.

Engineering

9. 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.
10. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
11. Driveways, car parking and turning areas must be constructed and sealed with an approved impervious surface treatment, prior to commencement of the use. All runoff from paved and driveway areas must be retained within site boundaries and discharged into Council's stormwater system.

Construction details must generally be in accordance with Council's standard requirements. The 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.

12. Prior to the commencement of the use, five clearly marked car parking spaces must be provided and kept available for these purposes at all times. One of the five spaces must be an accessible parking space for persons with a disability. Car parking spaces, 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. Note that minor amendments are required to the parking layout as shown on the proposal plan submitted with the application prior to building approval.
13. Detailed engineering drawings showing the driveway, car parks and manoeuvring areas, internal service lines and connections to existing infrastructure, surface drainage collection, pavement composition and finished levels, must be submitted with the Building Application for approval by Council's Development Engineer.
14. The access must be widened to minimum width 5.5m, generally as shown on the proposal plan, prior to use and 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>
15. The development must comply with Council's Stormwater Runoff Management Policy. Any system proposed to retain the required runoff storage volume shall 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.
16. All internal hydraulic service works required for the development is at the Developer's expense and must comply with the requirements of Council's Plumbing Surveyor.

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 62166800.

The motion was put.

FOR: Aldermen Johnston, Pearce, Stevenson, Quick and Lucas.

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, except that:

Condition 12 is amended so that the development is required only to provide the number of on-site parking spaces required by the Scheme.

7. AMENDMENT PLS43A-16/01 - S.39 AND 43F(6) REPORT ON REPRESENTATIONS - PROPOSAL: TO REZONE PORTION OF 32 GILLIES ROAD, CLAREMONT (CT167222/1) AND PART CT156864/100 (CASEMENT) FROM AN OPEN SPACE ZONE TO A LOW DENSITY RESIDENTIAL ZONE AND DELETE THE BIODIVERSITY CODE OVERLAY FROM THE REZONED LAND COMBINED WITH A PERMIT APPLICATION FOR A 2 LOT SUBDIVISION AND BALANCE AT 32 GILLIES ROAD, CLAREMONT (CT167222/1) (PLAM-16/01)

File Reference: 3299626

REPORT SUMMARY:

To consider the merits of representations received during the public exhibition period for a combined draft amendment and planning permit application (PLS43A-16/01 to the Glenorchy Interim Planning Scheme 2015), and their effect on the proposal. Council's assessment must be provided to the Tasmanian Planning Commission (TPC) under ss. 39 & 43F (6), former provisions, of the *Land Use Planning and Approvals Act 1993* (the Act).

Resolution:

LUCAS/QUICK

That Council report in the above terms to the Tasmanian Planning Commission about combined draft amendment and planning permit application PLS43A-16/01 to the Glenorchy Interim Planning Scheme 2015, under ss. 39 & 43F(6), former provisions, of the *Land Use Planning and Approvals Act 1993*.

The motion was put.

FOR: Aldermen Johnston, Pearce, Stevenson, Quick and Lucas.

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/QUICK

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, Stevenson, Quick and Lucas.

AGAINST:

The motion was CARRIED.

CLOSED TO MEMBERS OF THE PUBLIC

8. 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).

The meeting closed at 4.25 p.m.

Confirmed,

CHAIRMAN