

GLENORCHY PLANNING AUTHORITY

MINUTES

TUESDAY, 9 FEBRUARY 2016



Chairperson: Alderman H. Quick (Acting).

Hour: 3.00 p.m.

Present: Aldermen D. Pearce, H. Quick and C. Lucas (Proxy).

In attendance: Mr. P. Garnsey (Manager – Environment and Development), Mr. P. Meloy (Senior Statutory Planner), Ms. S. Jeffreys (Planning Officer), Ms. V. Tomlin (Planning Officer), Mr. S. Johnson (Development Engineer), Ms. H. Zimmerman (Senior Environmental Health Officer), and Mr. A. Mousavi (Traffic 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

Aldermen K. Johnston, J. Branch-Allen and M. Stevenson.

3. PECUNIARY INTERESTS

None.

4. CONFIRMATION OF MINUTES

Resolution:

PEARCE/QUICK

That the minutes of the Glenorchy Planning Authority Meeting held on Monday, 18 January 2016 be confirmed.

The motion was put.

FOR: Aldermen Quick, Pearce and Lucas.

AGAINST:

The motion was CARRIED.

5. PROPOSED USE AND DEVELOPMENT - THREE MULTIPLE DWELLING UNITS RELYING ON PERFORMANCE CRITERIA - 9 LEIGHLAND ROAD, CLAREMONT

File Reference: 3254698

REPORT SUMMARY:

<i>Application No.:</i>	PLN-15-198
<i>Applicant:</i>	Wilson Homes Tasmania Pty Ltd
<i>Owner:</i>	W E Galea
<i>Zone:</i>	General Residential
<i>Use Class</i>	Multiple Dwelling Units
<i>Application Status:</i>	Discretionary
<i>Discretions:</i>	Sunlight and Overshadowing for all dwellings Standard and Development Standard in the Waterway and Coastal Protection Code (The proposal meets all other applicable standards as demonstrated in the attached appendices)
<i>Level 2 Activity?</i>	No
<i>42 Days Expires:</i>	9 February 2016
<i>Existing Land Use:</i>	Vacant land
<i>Representations:</i>	1
<i>Recommendation:</i>	Approval, subject to conditions

Resolution:

LUCAS/PEARCE

That a permit be granted for the proposed use and development of three multiple dwelling units requiring a variation to the private open space standards at 9 Leighland Road Claremont subject to the following conditions:

Planning

1. Use and development shall be substantially in accordance with planning permit application No. PLN-15-198 and Drawing No. P2 submitted on 11 December 2015, except as otherwise required by this permit.
1. Any conditions and/or advice as determined by TasWater, and set out in the attached Appendix A, form part of this permit.
2. The entrance door and window to unit 1 must be fitted with fixed obscure glazing to minimise detrimental impacts vehicle light intrusion to habitable rooms of the dwelling.
3. Exterior building surfaces must be coloured using colours with a light reflectance value not greater than 40 percent.

Engineering

4. 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.
5. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
6. Detailed engineering drawings showing the driveway and manoeuvring areas, internal service lines and connections to existing infrastructure, surface drainage collection, pavement composition, finished levels and bio-retention details, generally as shown on the proposal plans (C200, C400, C500 and C700) must be submitted with the Building Application for approval by Council's Development Engineer.
7. Certification from a registered professional engineer must be provided prior to occupancy, that the stormwater treatment system is constructed in accordance with plans approved by Council's Development Engineer submitted with the building application.
8. Driveways, car parking and turning areas must be constructed and sealed with an approved impervious surface treatment prior to occupancy of the second dwelling unit. 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.

9. Seven (7) clearly marked car parking spaces must be provided and kept available for these purposes at all times prior to occupancy of any of the additional dwelling units. 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.
10. The minimum width of the internal driveway must be 3.0m generally as shown on the proposal plan. 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.
11. A passing bay of minimum width 5.5m and minimum length 6.0m must be provided at the road frontage of the driveway, generally as shown on the proposal plan P1 prior to occupancy of any of the additional dwelling units. A new vehicle crossing must be constructed to accommodate the 5.5m wide passing bay to Leighland Road 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>
12. 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.

Advice for Applicant

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

On-site Stormwater Detention

All development applications that result in an increase in the impervious area of the site, and therefore the peak stormwater discharge rate may require 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 assessment must be submitted with the Plumbing Permit Application and detailed in a hydraulic design for 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.

Metro Bus Stop

A Metro Bus Stop is located adjacent to the access to the site. Metro recommend a temporary bus stop during the construction phase and advise the developer to contact Metro on this matter. Please note that all cost would be expected to be the responsibility of the developer.

Waste and Recycling Services

The Council's Standard Bin Service includes one (1) x 140L wheelie bin for Waste and one (1) x 240L wheelie bin for recycling to each of the dwelling units, collected fortnightly.

Please note that this property would have a total of six (6) bins.

This property has an existing kerbside/nature strip area for placement of the bins therefore the units 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 Quick, Pearce 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.

Resolution:

LUCAS/PEARCE

That Item 7 be dealt with as the next Agenda item.

The motion was put.

FOR: Aldermen Quick, Pearce and Lucas.

AGAINST:

The motion was CARRIED.

7. PROPOSED USE AND DEVELOPMENT - CHANGE OF USE TO FOOD SERVICES, SIGNAGE AND BUILDING ADDITION WITH VARIATION TO PARKING - 110 MAIN ROAD, MOONAH

File Reference: 2892428

REPORT SUMMARY:

Application No.:	PLN-15-253
Applicant:	J Wu
Owner:	Asmh Investments Pty Ltd
Zone:	General Business
Use Class	Food Services
Application Status:	Discretionary
Discretions:	21.2 Use Table (Discretionary Use) E6.6.1 – A1 Number of Car Parking Spaces (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	15 Feb 2016
Existing Land Use:	Sports and Recreation – Fitness Centre
Proposal In Brief:	Change of use to food services, signage, and building addition with variation to parking.
Representations:	0
Recommendation:	Approval, subject to conditions

Resolution:

PEARCE/ LUCAS

That a permit be granted for the proposed use and development of 'change of use to food services, signage, and building addition with variation to parking'. at 110 Main Road Moonah subject to the following conditions:

Planning

1. Use and development shall be substantially in accordance with planning permit application No. PLN-15-253 and Drawing No. P1 submitted on 13/11/15, 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. Any mechanical plant and miscellaneous equipment such as heat pumps, air conditioning units, switchboards or hot water units must be screened from view from the street and other public spaces.
4. Any outdoor storage areas must comply with all of the following:
 - (a) be located behind the building line;
 - (b) all goods and materials stored must be screened from public view;
 - (c) not encroach upon car parking areas, driveways or landscaped areas.
5. The use must operate only between the hours

Monday to Saturday	10:00am to 9:30pm
Sundays and Public Holidays	11:00am to 9:00pm

Engineering

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

Environmental Health

8. 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:
 - (d) 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;
 - (e) waste must be re-used or recycled to the maximum extent that is reasonable and practicable; and

- (f) any residual waste must be disposed of only at a site and in a manner approved by the Senior Environmental Health Officer.
- 9. The discharge of liquids, other than unpolluted rainwater, to Council's stormwater system, receiving water bodies or water courses is strictly prohibited.
- 10. Any area where liquid wastes (including spills) are generated must be suitably graded and bunded to direct the liquid waste to sewer.
- 11. The loading and unloading of vehicles on the land and the transportation of any materials to or from the land must only take place between the following hours:
 Monday through to Saturday 0700 to 1800
 Sunday and Public Holidays 0900 to 1800

Advice o Applicant

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

- The proponent's Building Surveyor must forward copies of the following documents to the Senior Environmental Health Officer prior to any works being undertaken on site (including the installation of fixtures and fittings) that relate to the proposed food premises:
 - (g) request in an approved form (Form 42) for an Environmental Health Officer report;
 - (h) any relevant drawings, specifications or other documents submitted with the application; and
 - (i) details provided by the owner of the nature of the foods to be prepared, handled, stored or sold and the types of manufacturing processes to be undertaken on the premise
 - (j) Council's Senior Environmental Health Officer may require the premises to meet equipment and fit out specifications which exceed those required by the National Construction Code 2014, before the premises can be registered and the food business licensed pursuant to the Food Act 2003.
- If asbestos is identified during demolition/renovation then removal must be undertaken in accordance with the Building Regulations 2014. The regulations outline a number of mandatory requirements covering the removal of asbestos, this includes ensuring that all practicable steps are taken before a demolition occurs to identify the presence of asbestos and only permits waste asbestos to be disposed of at an approved waste management facility.

The motion was put.

FOR: Aldermen Quick, Pearce 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.

6. PROPOSED USE AND DEVELOPMENT - ADDITIONS (INDUSTRIAL MARINA AND BOAT LIFT) TO EXISTING MANUFACTURING AND PROCESSING - SURVEYORS DRIVE - 5 SURVEYORS DRIVE, DERWENT PARK AND CROWN LAND, DERWENT PARK

File Reference: 1542864

REPORT SUMMARY:

Application No.:	PLN-15-233
Applicant:	E3 Planning Pty Ltd
Owner:	Taylor Bros Marine Pty Ltd
Zone:	General Industrial
Use Class	Manufacturing and Processing
Application Status:	Discretionary
Discretions:	Relies on performance criteria in the Waterway and Coastal Protection Code (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	18 February 2016
Existing Land Use:	Marine Industry (GPS 1992) and Crown land
Representations:	0
Recommendation:	Approval, subject to conditions

Resolution:

LUCAS/ PEARCE

That a permit be granted for the proposed use and development, additions (industrial marina & boat lift) to existing manufacturing and processing at Surveyors Drive Derwent Park, 5 Surveyors Drive Derwent Park and Crown Land Derwent Park, subject to the following conditions:

Planning

1. Use and development shall be substantially in accordance with planning permit application No. PLN-15-233 and Drawing No. P2 submitted on 4 December 2015, 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 hours of operation are to be 7am to 7pm seven days week.
4. The development and works must be undertaken generally in accordance with 'Wetlands and Waterways Works Manual' (DPIWE, 2003) and "Tasmanian Coastal Works Manual" (DPIPWE, Page and Thorp, 2010), and the unnecessary use of machinery within watercourses or wetlands is to be avoided.

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. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
7. A minimum of 18 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.
8. The marina carpark is to be separated from traffic flow across the site as indicated on the submitted drawings and the recommendations of the Traffic Impact Assessment. Line-marking and Signage to control the traffic flow through the site must be incorporated into the carpark design and installed to the satisfaction of Council's Traffic Engineer.

9. In areas set aside for car parking and turning bays, securely fixed wheel stops or kerbing must be provided to the satisfaction of Council to prevent damage to fences or landscaped areas.
10. Lighting must be provided for the proposed carpark in accordance with Australian Standard AS 1158.3.1 – Lighting for roads and public spaces.
11. Driveways, car parking and turning areas must be constructed and sealed with an approved impervious surface treatment. All runoff from paved and driveway areas must be retained within site boundaries, collected into a grated drain and silt pit and discharged into Council's stormwater system. Construction details must generally be in accordance with Council's standard requirements.
12. 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.
13. 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.
14. A comprehensive soil and water management plan is to be submitted for approval to the satisfaction of Council's Development Engineer prior to commencement of construction. This plan is to cover all aspects of construction for all of the proposed works.
15. All works for the jetty pylon construction are to be undertaken with a crane mounted on a marine barge and with the use of river bed disturbance prevention skirts.
16. Detailed engineering drawings showing all proposed works including carpark and manoeuvring areas, building foundation details near Council's main(s), internal service lines and connections to service mains, surface drainage collection including grated drains and silt collection pits, pavement composition and levels must be submitted for approval by Council's Development Engineer prior to the commencement of construction.

Environmental Health

17. The discharge of liquids, other than unpolluted rainwater, to Council's stormwater system, receiving water bodies or water courses is strictly prohibited.

Any area where liquid wastes (including spills) are generated must be suitably graded and bunded to direct the liquid waste to sewer.
18. All solid wastes must be managed in accordance with the hierarchy of waste management summarised below, unless otherwise approved in writing by the Glenorchy Planning Authority:

- 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 Glenorchy Planning Authority.
19. The applicant must prepare a Construction Management Plan for the jetty that meets the objectives and requirements of the Environmental Management and Pollution Control Act 1994 in respect of “best practice environmental management”. The plan is to address all aspects of the construction of the jetty including, but not limited to, the extent and management of:
- i. soil/sediment disturbance above and below the high water mark
 - ii. water turbidity; and
 - iii. sediment dispersion of heavy metals in the riverbed.
- The Plan must be developed prior to the commencement of the development and must be to the satisfaction of the Glenorchy Planning Authority.
20. Prior to construction, a cleaning and maintenance program to control the accumulation of bio-fouling on installed marine infrastructure, must be developed to the satisfaction of the Glenorchy Planning Authority.
21. The jetty must not be available to the general public for berthing/mooring.
22. To mitigate potential acoustic disturbance to fauna (particularly cetaceans), the following measures must be implemented:
- a) Prior to each day of pylon installation activities, the immediate area should be scanned for the presence of cetaceans, pinnipeds, turtles, and/or penguins.
 - b) Construction activities must not occur or must cease if any listed cetacean and pinniped/turtle/penguin species are known to be present within 500 m of construction activities.
 - c) A ‘soft start’ technique should also be used at the beginning of each pile installation day to allow any cetaceans, pinniped, turtle, and/or penguin that may be in the immediate area to avoid the area prior to before impact piling reaching full capacity. Employing a ‘soft start’ technique would also benefit other mobile animals (e.g. birds, fish, sharks) which have the ability to move away before impact piling reaches full strength.
 - d) Occurrences of cetaceans, pinnipeds, turtles, and/or penguins must be reported to DPIPWE within 90 days of completion of works. Reference data should include species name, location-GPS (grid reference GDA94), observer name, date, number of individuals and area occupied.

Advice to Applicant:

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

Nil.

The motion was put.

FOR: Aldermen Quick, Pearce 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.

8. AUTHORISATIONS UNDER SECTION 82 LUPAA

File Reference: GPA Delegations

REPORT SUMMARY:

To seek written authorisation to the Council's Environment and Development Staff pursuant to section 82 of the *Land Use Planning and Approvals Act 1993* to certify copies of the Glenorchy Planning Scheme 1992; the Glenorchy Interim Planning Scheme 2015; or any other planning scheme or interim planning scheme in force in the Glenorchy local government area for the purposes of satisfying evidentiary requirements relation to planning enforcement matters.

Resolution:

PEARCE/LUCAS

That the Glenorchy Planning Authority, pursuant to section 82 of the *Land Use Planning and Approvals Act 1993*:

1. PROVIDES written authorisation to Council's Environment and Development Staff identified in Attachment A to certify copies of the Glenorchy Planning Scheme 1992; the Glenorchy Interim Planning Scheme 2015; or any other planning scheme or interim planning scheme in force in the Glenorchy local government area for the purposes of satisfying evidentiary requirements relation to planning enforcement matters.

The motion was put.

FOR: Aldermen Quick, Pearce 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/LUCAS

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 Quick, Pearce and Lucas.

AGAINST:

The motion was CARRIED.

CLOSED TO MEMBERS OF THE PUBLIC

9. 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).

10. 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 3.47 p.m.

Confirmed,

CHAIRMAN