

# **GLENORCHY PLANNING AUTHORITY**

## **MINUTES**

### **MONDAY, 10 APRIL 2017**



**Chairperson:** Commissioner Sue Smith

**Hour:** 3.00 p.m.

**Present:** Commissioner Sue Smith

**In attendance:** Mr. P. Garnsey (Acting Director City Services and Infrastructure), Mr. A. Woodward (Acting Manager – Environment and Development), Ms. V. Tomlin (Senior Statutory Planner), Ms. S. Jeffreys (Planning Officer), Ms. C. Griffin (Planning Officer), Mr. A. Mousavi (Transport Engineer) and Mr. L. Meline (Development Technical Officer).

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## **1. PLANNING AUTHORITY DECLARATION**

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The Chairperson stated that the Glenorchy Planning Authority intended to act as a Planning Authority under the Land Use Planning and Approvals Act 1993.

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## **2. APOLOGIES**

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None.

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### **3. PECUNIARY INTERESTS**

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None.

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### **4. CONFIRMATION OF MINUTES**

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Moved: COMMISSIONER SMITH

**Approved by Commissioner Smith:**

That the minutes of the Glenorchy Planning Authority Meeting held on Monday, 27 March 2017 be confirmed.

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## 5. PROPOSED USE AND DEVELOPMENT - TWO HOLIDAY UNITS (VISITOR ACCOMMODATION) RELYING ON PERFORMANCE CRITERIA - 26 REDLANDS DRIVE, ROSETTA

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File Reference: 3025537

### REPORT SUMMARY:

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|-----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b><i>Application No.:</i></b>    | <b>PLN-16-292</b>                                                                                                                                                                       |
| <b><i>Applicant:</i></b>          | <b>PLA Designs</b>                                                                                                                                                                      |
| <b><i>Owner:</i></b>              | <b>D M Greenwood and M A Morris</b>                                                                                                                                                     |
| <b><i>Zone:</i></b>               | <b>General Residential</b>                                                                                                                                                              |
| <b><i>Use Class</i></b>           | <b>Visitor Accommodation</b>                                                                                                                                                            |
| <b><i>Application Status:</i></b> | <b>Discretionary</b>                                                                                                                                                                    |
| <b><i>Discretions:</i></b>        | <b>Clause 10.3.2 Visitor Accommodation and Clause 10.5.1 Non-dwelling Development</b><br>(The proposal meets all other applicable standards as demonstrated in the attached appendices) |
| <b><i>Level 2 Activity?</i></b>   | <b>Nil</b>                                                                                                                                                                              |
| <b><i>42 Days Expires:</i></b>    | <b>15 Apr 2017</b>                                                                                                                                                                      |
| <b><i>Existing Land Use:</i></b>  | <b>Vacant land</b>                                                                                                                                                                      |
| <b><i>Proposal In Brief:</i></b>  | <b>Two Holiday Units (Visitor Accommodation) relying on performance criteria</b>                                                                                                        |
| <b><i>Representations:</i></b>    | <b>0</b>                                                                                                                                                                                |
| <b><i>Recommendation:</i></b>     | <b>Approval, subject to conditions</b>                                                                                                                                                  |

Moved: COMMISSIONER SMITH

**Approved by Commissioner Smith:**

That a permit be granted for the proposed use and development of Two Holiday Units (Visitor Accommodation) relying on performance criteria at 26 Redlands Drive, Rosetta subject to the following conditions:

**Planning**

1. Use and development shall be substantially in accordance with planning permit application No. PLN-16-292 and Drawing No. P2 pages 3-9 of 9 submitted on 13 January 2017, and Drawing No. P5 submitted on 9 March 2017, 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. Privacy screen/wall to a height of 1.7 m from the finished floor level of the car parking spaces, must be constructed along both the north-east and north-west elevations. The privacy screen/wall must be constructed and finished with solid or translucent materials (with uniform transparency of no more than 25%), to prevent direct overlooking of the adjacent lot.
4. The privacy screen/wall to a height of 1.7 m from the finished floor level of the deck must be constructed on the north-west and northern elevations. The privacy screen/wall must be constructed and finished with solid or translucent materials (with uniform transparency of no more than 25%), to prevent direct overlooking of the adjacent lot.
5. The privacy screens/walls must be maintained as approved and must remain in-situ for the life of the use.

**Engineering**

6. Prior to the issuing of a Building Permit, a Soil and Water Management Plan detailing proposed sediment and erosion control measures to the satisfaction of the Council's Development Engineer is required to be provided. 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 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 Environment, Parks, Heritage and the Arts. These are available from Council or online at [www.derwentestuary.org.au](http://www.derwentestuary.org.au).*

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

8. Two (2) clearly marked car parking spaces must be provided and kept available for these purposes at all times, prior to a certificate of occupancy being issued. 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.
9. Driveways, car parking and turning areas must be constructed and sealed with a durable all surface treatment prior to a certificate of occupancy being issued. All runoff from paved and driveway areas must be retained within site boundaries and discharged into Council's stormwater system. 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. 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.

### ***Advice to Applicant***

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

#### ***Stormwater***

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.

#### ***Waste Management***

If in the future waste services are applied for, approval will be at the discretion of the Waste Services Co-ordinator.

#### ***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 62166800.

**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.

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## 6. PROPOSED USE AND DEVELOPMENT - CARPARK - 1A GOODWOOD ROAD, GOODWOOD (CT169091/1, CT124465/1 AND CT124465/3)

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File Reference: 7246169

### REPORT SUMMARY:

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| <b><i>Application No.:</i></b>    | <b>PLN-17-039</b>                                                                                                                                                                                                                                                                                                                                                   |
| <b><i>Applicant:</i></b>          | <b>Department Of State Growth (DSG)</b>                                                                                                                                                                                                                                                                                                                             |
| <b><i>Owner:</i></b>              | <b>Crown Land Tasmania - DPIPWE</b>                                                                                                                                                                                                                                                                                                                                 |
| <b><i>Zone:</i></b>               | <b>19.0 Open Space and 28.0 Utilities</b>                                                                                                                                                                                                                                                                                                                           |
| <b><i>Use Class</i></b>           | <b>Vehicle Parking</b>                                                                                                                                                                                                                                                                                                                                              |
| <b><i>Application Status:</i></b> | <b>Discretionary</b>                                                                                                                                                                                                                                                                                                                                                |
| <b><i>Discretions:</i></b>        | <b>28.2 Use Table</b><br><b>9.6.1 Access Across Land in other Zone</b><br><b>19.3.2 A1 and 28.3.2 A1 Noise</b><br><b>19.3.5 and 28.3.5 P1 Discretionary Use</b><br><b>19.4.3 and 28.3 Landscaping</b><br><b>E5.6.1 Development adjacent to roads and railways</b><br>(The proposal meets all other applicable standards as demonstrated in the attached appendices) |
| <b><i>Level 2 Activity?</i></b>   | <b>No</b>                                                                                                                                                                                                                                                                                                                                                           |
| <b><i>42 Days Expires:</i></b>    | <b>20 Apr 2017</b>                                                                                                                                                                                                                                                                                                                                                  |
| <b><i>Existing Land Use:</i></b>  | <b>Utility (redundant road) and passive recreation</b>                                                                                                                                                                                                                                                                                                              |
| <b><i>Proposal In Brief:</i></b>  | <b>Carpark</b>                                                                                                                                                                                                                                                                                                                                                      |
| <b><i>Representations:</i></b>    | <b>0</b>                                                                                                                                                                                                                                                                                                                                                            |

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|------------------------|----------------------------------------|
| <b>Recommendation:</b> | <b>Approval, subject to conditions</b> |
|------------------------|----------------------------------------|

Moved: COMMISSIONER SMITH

**Approved by Commissioner Smith:**

That a permit be granted for the proposed use and development of Carpark at 1A Goodwood Road, Goodwood (CT169091/1, CT124465/1 and CT124465/3) subject to the following conditions:

**Planning**

1. Use and development shall be substantially in accordance with planning permit application No. PLN-17-039 and Drawing No. P1 submitted on 28/02/17, 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 number of events for which the carpark herewith approved is used must not exceed twenty-five events per year.
4. Access to the car park must be effectively restricted when not in use for an overflow car park during events, to prevent general use.
5. Fences along a frontage must be at least 50% transparent above a height of 1.2 m, must not exceed 2.1m in height and must not contain barbed wire.

**Engineering**

6. Prior to the commencement of works on site, including demolition, 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.

*Advice: 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.org.au](http://www.derwentestuary.org.au).*

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

8. 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. It shall be the developer's responsibility to obtain and submit a comprehensive photographic record of the condition of the footpaths, driveways and nature strips at the road frontage to the site and adjacent to the site, prior to commencing construction. The photographic record shall be relied upon to establish the extent of damage caused to Council's assets throughout construction. In the event that the developer fails to provide a pre-construction photographic record of the site then any damage to Council assets found on completion of the works shall be deemed to be the responsibility of the developer and shall be repaired at the developer's cost.
9. Any pedestrian 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.
10. The design and construction of the driveway, 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 for approval by Council's Development Engineer. The proposed driveway, access and parking must comply with the following:-
  - a) Be constructed to a sealed finish and be fitted with appropriate signage and line-markings;
  - b) All runoff from paved and driveway areas must be discharged into Council's stormwater system;
  - c) The gradient of any parking areas must not exceed 5%;
  - d) Minimum carriageway width is to be no less than 3.0 metres each laneway;
  - e) Of the total required number of car parking spaces (154) of the completed development, two (2) car parking spaces shall be provided and clearly line-marked for the use of accessible parking spaces;
  - f) Each parking bay must be installed with wheel stop; and
  - g) Lighting must be provided for the proposed carpark in accordance with the approved plan P1 page 3 of 5 received by Council on 28 Feb 2017.

To comply with the above requirements, the developer must submit engineering drawings demonstrating compliance with the requirements to the satisfaction of Council's Development Engineer prior to the commencement of works on site.

11. 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 commencement of the use.
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. Run-off from the car parking areas must be discharged and directed to Council's existing stormwater connection. Stormwater pre-treatment is also required. A Water Sensitive Urban Design element 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 7 and be approved by Council's Development Engineer prior to the commencement of works on site. Prior to the commencement of works on site, the stormwater treatment detail designed certified by a suitably qualified Engineer must be submitted to and approved by Council. Advice: It is advised by Council's Hydraulic Engineer that WSUD elements such as bio-retention basin or GPT shall be included in the engineering design to demonstrate that the development has incorporated WSUD principles, with the overall performance evaluated by a suitably qualified person.
14. Prior to the commencement of the use, a new stormwater connection and pit off Goodwood Road to the property boundary must be provided by Council at full cost to the applicant. 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. Prior to the commencement of works on site, the developer must contact Council requesting a quotation for the new Stormwater connection.

### ***Environmental Health***

15. Noise emissions measured at the boundary of a residential zone must not cause environmental harm within the residential zone.

### ***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 62166800.

#### ***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](http://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.

### **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.

Moved: COMMISSIONER SMITH

That the meeting be closed to the public pursuant to *Regulation 15(4) of the Local Government (Meeting Procedures) Regulations 2015*.

# CLOSED TO MEMBERS OF THE PUBLIC

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## 7. COMPLIANCE REPORT

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*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 Regulation 15(4).*

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## 8. APPEALS REPORT

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*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 Regulation 15(4).*

The meeting closed at 3.18 p.m.

Confirmed,

**CHAIRMAN**