

GLENORCHY PLANNING AUTHORITY

MINUTES

THURSDAY, 10 AUGUST 2017



Chairperson: Commissioner Sue Smith

Hour: 9.00 a.m.

Present: Commissioner Sue Smith

In attendance: Ms. K. Williams (Coordinator Planning Services),
Ms. B. Narksut (Development Engineer), Mr. A. Woodward
(Acting Manager – Environment and Development) and
Mr. A. Mousavi (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

None.

5. PROPOSED USE AND DEVELOPMENT - VEHICLE PARKING AREA FOR MULTIPLE DWELLINGS (RESIDENTIAL) RELYING ON PERFORMANCE CRITERIA - 5 MAYHILL COURT, WEST MOONAH

File Reference: 1937081

REPORT SUMMARY:

<i>Application No.:</i>	PLN-17-161
<i>Applicant:</i>	Cleland Enterprises Pty Ltd
<i>Owner:</i>	Cleland Enterprises Pty Ltd
<i>Zone:</i>	General Residential
<i>Use Class</i>	Residential (Multiple Dwellings)
<i>Application Status:</i>	Discretionary
<i>Discretions:</i>	E6.7.5 Layout of Parking Areas (The proposal meets all other applicable standards as demonstrated in the attached appendices)
<i>Level 2 Activity?</i>	No
<i>42 Days Expires:</i>	10 Aug 2017
<i>Representations:</i>	4
<i>Recommendation:</i>	Approval, subject to conditions

Moved: COMMISSIONER SMITH

Approved by Commissioner Smith:

That a permit be granted for the proposed use and development of Vehicle parking are for multiple dwellings (Residential) relying on performance criteria at 5 Mayhill Court West Moonah subject to the following conditions:

Planning

1. Use and development shall be substantially in accordance with planning permit application No. PLN-17-161 and Drawing No. P3 submitted on 17 July 2017 and Drawing No. P4 submitted on 18 July 2017, except as otherwise required by this permit.
2. Reflective Signs indicating “steep driveway”, ” turning bay as marked” and “turning bay” as agreed with the Senior Statutory Planner shall be placed in the appropriate locations on site and maintained for the future use of the site.

Engineering

3. Prior to the commencement of works on site, submit a Soil and Water Management Plan detailing proposed sediment and erosion control measures to the satisfaction of and 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.

4. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
5. All internal hydraulic service works required for the development shall be at the Developer's expense and must comply with the requirements of Council's Plumbing Surveyor. Any alterations or works to Council mains shall be undertaken by Council at the developer's cost.

6. 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 with the Building Application for approval by Council's Development Engineer prior to the commencement of works on site. The proposed driveway, access and parking must comply with the following:-

- Be constructed to a sealed finish;
- Minimum width must be 2.1 metre with 300 mm wide unobstructed by fences, walls or columns and comply with *Figure 2.5 – MINIMUM SPACE LENGTH AND AISLE WIDTH COMBINATIONS FOR PARALLEL PARKING MANOEUVRE* of AS 2890.1 – 2004;
- Four (4) clearly marked car parking spaces must be provided in accordance with the AS 2890.1 – 2004, and kept available for these purposes at all times;
- Appropriate signage must be provided with caution for steep driveway and for clarifying the "turning area" in front of the unit 4 at the end of the driveway;
- The gradient of any parking areas must not exceed 5%; and
- Minimum carriageway width is to be no less than 3.4 metres with passing bays of 5.5 metre wide for each interval of no more than 30 metre long.

To comply with the above requirements, the developer must submit drawings demonstrating compliance with the requirements to the satisfaction of Council's Development Engineer prior to the issuing of the Building Permit and/or the commencement of works (whichever occurs first). All works required by this condition must be installed prior to the occupancy of the dwelling.

Advice to Applicant

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

- The Applicant is advised to investigate that sufficient rights exist for the resultant use of the right of carriageway over the property held by 3 Mayhill Court, and Lots 5 and 6 on SP 132587 (6 and 4 Mayhill Court respectively), so as not to result in a breach of these rights.
- 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 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.

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 9.14 a.m.

Confirmed,

CHAIRMAN