

GLENORCHY PLANNING AUTHORITY

MINUTES

TUESDAY, 11 JUNE 2019



Chairperson: Alderman K. Johnston

Hour: 5.00 p.m.

Present: Aldermen K. Johnston, M. Stevenson, J. Dunsby and B. Thomas.

In attendance: Ms. S. Fox (Director Strategy & Development), Mr. P. Garnsey (Manager Development), Ms. V. Tomlin (Senior Statutory Planner), Ms. K. Williams (Coordinator Planning Services), Ms. C. Griffin (Planning Officer), Ms A. Dionysopoulos (Planning Officer), Mr N. Wass (Acting Senior Environmental Health Officer).

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 K. Sims

3. PECUNIARY INTERESTS

None

4. CONFIRMATION OF MINUTES

Resolution:

DUNSBY/THOMAS

That the minutes of the Glenorchy Planning Authority Meeting held on Monday, 13 May 2019 be confirmed.

The motion was put.

FOR: Aldermen Johnston, Stevenson, Dunsby and Thomas

AGAINST:

The motion was CARRIED.

5. PROPOSED USE AND DEVELOPMENT - TELECOMMUNICATIONS INFRASTRUCTURE (UTILITIES) - KING GEORGE V PARK 1B ANFIELD STREET GLENORCHY

File Reference: 743175

REPORT SUMMARY:

Application No.:	PLN-19-097
Applicant:	Service Stream Limited
Owner:	Glenorchy City Council
Zone:	Recreation
Use Class	Utilities
Application Status:	Discretionary
Discretions:	18.3.1 Hours of Operation, 18.3.4 Commercial and Patron Vehicle Movements, 18.4.3 Design, 18.3.4 Commercial and Patron Vehicle Movements, 18.4.4 Passive Surveillance, E15.7.4 Riverine Inundation Hazard Areas, E19.7.1 Shared Use and Co-Location, E19.7.2 Visual Amenity (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	12 June 2019
Existing Land Use:	Sports and recreation
Proposal In Brief:	Telecommunications Infrastructure (Utilities)
Representations:	Two
Recommendation:	Approval, subject to conditions

Resolution:

STEVENSON/THOMAS

That a permit be granted for the proposed use and development of Telecommunications Infrastructure (Utilities) at King George V Park 1b Anfield Street Glenorchy subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-19-097 and Drawing No. P1 submitted on 10/04/2019, except as otherwise required by this permit.
2. The infrastructure must be muted in colour and must have a light reflectance value no greater than 40%.
3. The pole must be structurally and technically designed to accommodate comparable additional users.

Environmental Health

4. Noise emissions measured at the boundary of a residential zone must not exceed the following:
 - (a) 55dB(A) (LAeq) between the hours of 7.00 am to 7.00 pm;
 - (b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 7.00 pm and 7.00 am;
 - (c) 65dB(A) (LAmix) at any time.

Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, issued by the Director of Environmental Management, including adjustment of noise levels for tonality and impulsiveness.

Noise levels are to be averaged over a 15 minute time interval.

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 6216 6800.

Approved plans

The approved plans include a note stating that the drawing could be subject to change. As specified in Condition 1 of this permit, the permit is approved for use and development substantially in accordance with Drawing No. P1 submitted on 10/04/2019. Any changes to the approved plans may require a Section 56 Amendment or a new planning permit application.

The motion was put.

FOR: Aldermen Johnston, Stevenson, Dunsby 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.

6. PROPOSED USE AND DEVELOPMENT - CHANGE OF USE TO HIRE OF MACHINERY AND EQUIPMENT (EQUIPMENT AND MACHINERY SALES AND HIRE) - 94 GROVE ROAD GLENORCHY

File Reference: 5372647

REPORT SUMMARY:

Application No.:	PLN-19-032
Applicant:	Prime Design
Owner:	Hobart Road Pty Ltd
Zone:	Light Industrial and Inner Residential
Use Class	Equipment and Machinery Sales and Hire
Application Status:	Discretionary
Discretions:	Clause 24.3.2 Noise and Clause E6.6.3 Number of Motorcycle Parking Spaces (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	Extension granted until 12 Jun 2019
Existing Land Use:	Warehouse, Showroom, and Garden and Landscape Supplier
Proposal In Brief:	Change of use to Hire of Machinery and Equipment (Equipment and Machinery Sales and Hire)
Representations:	0
Recommendation:	Approval, subject to conditions

Resolution:

STEVENSON/DUNSBY

That a permit be granted for the proposed use and development of Change of use to Hire of Machinery and Equipment (Equipment and Machinery Sales and Hire) at 94 Grove Road Glenorchy subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-19-032 and Drawing No. P2 submitted on 25 March 2019, except as otherwise required by this permit.
2. The use must operate only between the hours of 7.30am to 5.00pm Monday to Friday inclusive.

Engineering

3. Prior to the issuing of a Building Approval or the commencement of works on site, (whichever occurs first), 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.

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.

4. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
5. 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 Council's Development Engineer. The driveway and parking areas must comply with the following:-
 - a) Fifty-five (55) clearly marked car parking spaces must be provided in accordance with the approved plan and kept available for these purposes at all times;

- b) Of the proposed number of car parking spaces, one (1) 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;
- c) Be clearly line-marked or physically separated to each space in accordance with the approved plan;
- d) The gradient of any parking areas must not exceed 5%; and
- e) 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 of the use as approved.

Environmental Health

6. An activity carried out in accordance with a permit associated with the land, must not exceed 55dB(A) in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, issued by the Director of Environmental Management. When measured at the boundary of the surrounding residential zone, in other ownership.
7. An activity carried out in accordance with a permit associated with the land, must show on the plan the following measures to achieve the required noise level and be submitted prior to building approval:
 - (a) The 30 mm gap where the sliding door meets the floor and the walls must be sealed; this could be achieved by fastening a conveyor belt to the edges of the sliding door.
 - (b) The walls and the sliding door to be lined on the inside with plaster board and mineral or glass wool in the cavity.
 - (c) Installation of Sisalation or similar material, under the metal roof.
8. An activity carried out in accordance with a permit associated with the land, must have the following measures implemented to achieve the required noise level prior to commencement of the use:
 - (a) The 30 mm gap where the sliding door meets the floor and the walls must be sealed; this could be achieved by fastening a conveyor belt to the edges of the sliding door.
 - (b) The walls and the sliding door to be lined on the inside with plaster board and mineral or glass wool in the cavity.
 - (c) Installation of Sisalation or similar material, under the metal roof.
 - (d) The rattle gun and airgun are to be fitted with a silencer that provides at least a 12dB reduction for each piece of equipment; or alternatively pneumatic rattle and air guns are to be replaced with battery or electric models.

The noise reducing measures must remain in-situ, for the duration of the use.

9. Within 3-months after the commencement of the approved use a noise verification assessment must be undertaken to assess the validity of the noise modelling. The assessment is to include the use of the rattle gun, airgun and grinder undertaking the intended purpose onsite. The acoustic noise report must also include recommendations in the event that 55dB(A) is exceeded at the boundary of the surrounding residential zone, with the exception of the residential component of 94 Grove Road, Glenorchy. The report must be submitted within three (3) working days to Council's Senior Statutory Planner. Any changes must be implemented and installed one (1) month from the date of the acoustic noise report.

Advice to Applicant

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

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 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.

The motion was put.

FOR: Aldermen Johnston, Stevenson, Dunsby 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.

THOMAS/STEVENSON

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, Stevenson, Dunsby and Thomas

AGAINST:

The motion was CARRIED.

CLOSED TO MEMBERS OF THE PUBLIC

7. 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 Regulation 15(4).

The meeting closed at 5.42 p.m.

Confirmed,

CHAIRMAN