

GLENORCHY PLANNING AUTHORITY

MINUTES

MONDAY, 11 JULY 2016



Chairperson: Alderman K. Johnston.

Hour: 3.00 p.m.

Present: Aldermen K. Johnston, D. Pearce, M. Stevenson, H. Quick and J. Branch-Allen.

In attendance: Mr. P. Meloy (Senior Statutory Planner), Ms. V. Tomlin (Planning Officer) and Mr. L. Meline (Development Technical 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

None.

3. PECUNIARY INTERESTS

None.

4. CONFIRMATION OF MINUTES

Resolution:

QUICK/PEARCE

That the minutes of the Glenorchy Planning Authority Meeting held on Tuesday, 14 June 2016 be confirmed.

The motion was put.

FOR: Aldermen Johnston, Pearce, Stevenson, Quick and Branch-Allen.

AGAINST:

The motion was CARRIED.

5. PROPOSED USE AND DEVELOPMENT - RESIDENTIAL (MULTIPLE DWELLINGS) - 7 ARNOLD STREET AND 7A ARNOLD STREET, GLENORCHY

File Reference: 5352144

REPORT SUMMARY:

Application No.:	PLN-16-052
Applicant:	G Hills & Partners Architects
Owner:	J M Saxby
Zone:	Inner Residential
Use Class	Residential
Discretion	11.4.3 P2 Site Coverage and Private Outdoor Space and 11.4.7 P1 Frontage Fence
Level 2 Activity?	No
42 Days Expires:	11 July 2016
Existing Land Use:	Residential (single dwelling)
Representations:	1
Recommendation:	Approval, subject to conditions

Resolution:

QUICK/PEARCE

That a permit is granted for the proposed use and development of Residential (Multiple dwellings) at 7 Arnold Street, Glenorchy and 7A Arnold Street, Glenorchy subject to the following conditions:

Planning

1. Use and development shall be substantially in accordance with planning permit application No. PLN-16-052 and Drawing No. P1 (pages 2-6) submitted on 7 March 2016 and Drawing No. P2 submitted on 4 April 2016 and Drawing No. P3 submitted on 2 June 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. Titles for the land subject to the proposed use and development, CT65874/1 and CT 216431/40 must be adhered prior to the issue of the Certificate of Occupancy.
4. Any parking space allocated to a dwelling must be separated by a horizontal distance of at least 1m from another dwelling, as shown on the approved plan.
5. Plans submitted for building approval must show the habitable room window sill height of 1.7m above the shared driveway for existing dwelling No.7. The plan must be to the satisfaction of Council's Senior Statutory Planner and the sill height must be constructed and installed prior to the issue of the Certificate of Occupancy and then maintained to the satisfaction of Council's Senior Statutory Planner.
6. Plans submitted for building approval must show the south-western elevation of dwelling 1 with no window to a habitable room. The north-western elevation of dwelling 1 must have highlight windows to habitable rooms (bedrooms) with sill heights of 1.7m above the parking spaces. The plan must be to the satisfaction of Council's Senior Statutory Planner and the sill height must be constructed and installed prior to the issue of the Certificate of Occupancy and then maintained to the satisfaction of Council's Senior Statutory Planner.
7. A landscaping plan, prepared by a suitably qualified person, is to be submitted in association with the building permit application for approval by Council's Senior Statutory Planner. Particular attention is to be paid to the frontage fence, where the frontage fence must have uniform transparency of not less than 30% and be to a height of 1.5m with landscaping, in the form of screening vegetation, positioned directly behind the fence and within the property boundary, to ensure screening of the adjacent private outdoor space. The landscaping plan must indicate the following:-
 - a) outline of the proposed buildings;
 - b) any proposed driveways, paths, car parking and retaining walls;
 - c) any fencing designed to enclose private outdoor space of the dwellings internal to the site must provide clear sightlines to enable safe vehicular or pedestrian movements within the site;
 - d) the proposed planting throughout the site (including expected mature height and plant size);
 - e) location of the storage area for waste and recycling bins for each dwelling. The storage area for waste and recycling bins must not be located in the frontage setback.
8. The landscaping works must be completed within 3 months of the issue of a Certificate of Occupancy and then maintained to the satisfaction of Council's Senior Statutory Planner.

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. 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, must be submitted with the Building Application for approval by Council's Development Engineer.
12. To meet acceptable stormwater quality, a bio retention basin/s 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 issue of Building Approval. Certification from a registered professional engineer must be provided prior to occupancy, that the stormwater treatment system has been constructed in accordance with the approved plans.
13. Driveways, car parking and turning areas must be constructed and sealed with an approved impervious surface treatment prior to occupancy of any additional dwellings. 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.
14. Twelve clearly marked car parking spaces must be provided prior to occupancy of any of the additional dwelling units 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. 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 as shown on the proposal plan submitted with the application prior to building approval.
15. A passing bay of minimum width 5.5m and minimum length 6.0m must be provided at the road frontage of the driveway, prior to occupancy of any of the additional dwelling 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> Note that minor amendments are required to the access as shown on the proposal plan submitted with the application prior to building approval.

16. 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 to Applicant

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

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 62 166 800.

Waste Management

- Waste Services to the proposed unit development at 7 and 7A Arnold Street, Glenorchy will be Council's standard bin service collected fortnightly. 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 ten (10) bins, 5 x 140L Waste Bins and 5 x 240L Recycling Bins.

This property has an existing curbside/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 curbside 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 Johnston, Pearce, Stevenson, Quick and Branch-Allen.

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 Branch-Allen.

AGAINST:

The motion was CARRIED.

CLOSED TO MEMBERS OF THE PUBLIC

6. 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).

7. 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).

The meeting closed at 3.14 p.m.

Confirmed,

CHAIRMAN