

GLENORCHY PLANNING AUTHORITY

MINUTES

MONDAY, 11 DECEMBER 2017



Chairperson: Commissioner Sue Smith

Hour: 3.00 p.m.

Present: Commissioner Sue Smith

In attendance: Mr. A. Woodward (Acting Manager – Environment and Development), Ms. V. Tomlin (Senior Statutory Planner), Ms. K. Williams (Coordinator Planning Services), Mr. A. Askey (Coordinator Building/Plumbing Services), Mr. L. Meline (Development Technical Officer) and Mr. D. Parham (Heritage 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

Commissioner Smith declared an interest in Item 5.

4. CONFIRMATION OF MINUTES

Moved: COMMISSIONER SMITH

Approved by Commissioner Smith:

That the minutes of the Glenorchy Planning Authority Meeting held on Monday, 13 November 2017 be confirmed.

5. PROPOSED USE AND DEVELOPMENT - GLENORCHY CBD REVITALISATION PROJECT (MAIN ROAD BETWEEN PELTRO STREET AND HUMPHREYS RIVULET, WESTERN SIDE OF PELTRO STREET AND INTERSECTION OF KGV AND PELTRO STREET) INCLUDING WORKS ON HERITAGE LISTED PROPERTIES - NORTHGATE, 387-391, 385A, 381, 388-388A, 396, 392, 382-386A, 374 3/370 MAIN ROAD AND 2 TOLOSA STREET, GLENORCHY

File Reference: 1822786

SUMMARY:

<i>Applicant:</i>	Glenorchy City Council
<i>Owner:</i>	Perpetual Limited
<i>Zone:</i>	Commercial/Central Business/Utilities
<i>Use Class</i>	Utilities
<i>Application Status:</i>	Discretionary
<i>Discretions:</i>	Stormwater Management Code; Significant Trees Code; Historic Heritage Code; and the Glenorchy Activity Centre Urban Design Specific Area Plan (The proposal meets all other applicable standards as demonstrated in the attached appendices)
<i>Level 2 Activity?</i>	No
<i>42 Days Expires:</i>	12 December 2017
<i>Existing Land Use:</i>	Utilities (Road and minor utilities – footpath)
<i>Proposal In Brief:</i>	Glenorchy CBD Revitalisation Project (Main Road between Peltro St and Humphreys Rivulet, western side of Peltro St and intersection of KGV and Peltro St) including works on heritage listed properties

Representations:	0
Recommendation:	Approval, subject to conditions

Moved: COMMISSIONER SMITH

Approved by Commissioner Smith:

That a permit be granted for the proposed use and development of Glenorchy CBD Revitalisation Project (Main Road between Peltro St and Humphreys Rivulet, western side of Peltro St and intersection of KGV and Peltro St) including works on heritage listed properties at Northgate 387-391, 385a, 381, 398, 388-388a, 396, 392, 382-386a, 374, 374 and 3/370 Main Road and 2 Tolosa Street, Glenorchy subject to the following conditions:

Planning

1. Use and development shall be substantially in accordance with planning permit application No. PLN-17-280 and Drawing No. P1 submitted on 29 September 2017 and Drawing No. P2 submitted on 13 October 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. Landscaping must be to a high standard and must integrate public open spaces with a shared palette of paving materials, street furniture, lighting and the like.

Heritage

4. Heritage – War Memorial – Archaeology – Dusty Miller Inn site

An Archaeological Method Statement (AMS) aimed at managing and mitigating archaeological impacts in the area coinciding with the heritage listed extent of the War Memorial must be submitted to, and approved by, Council's Senior Statutory Planner prior to the commencement of any works involving ground disturbance associated with the project.

The AMS must:

- (a) Be prepared to industry standard (eg, the Tasmanian Heritage Council's Practice Note No. 2 – Managing Historical Archaeological Significance in the Works Application Process),
- (b) Incorporate within its scope, a design review to assist in the determination of likely impacts to archaeological potential (and appropriate archaeological response),
- (c) Take cognisance of:
 - (i) the Praxis Environment Archaeological Zoning Plan (PLN-17-280, P2, Page 1 of 1), and;

- (ii) the detailed context and findings in: Praxis Environment, May 2016. Statement of Archaeological Potential – Dusty Miller Inn Site – 374 Main Road, Glenorchy. Unpublished report prepared for the the Applicant,
 - (d) Specify archaeological procedures (including investigative, analytical, documentary and post-investigation reporting standards) to be implemented during the pre-construction, construction and post-construction phases of the project.
- 5. Significant Tree – T002 – Pepper Tree – Schinus molle
Prior to commencement of works, the extent and boundary of the Tree Protection Zone (TPZ) applicable to Significant Tree – T002 – Pepper Tree – Schinus molle, referred to in Element Tree Services, – Tree Protection Measures – Mature Pepper Tree, Unpublished report prepared for the Applicant and dated 10 November 2017 must be:
 - (a) clearly established by a qualified arborist; and
 - (b) included on accompanying plans, in design specifications and inductions, and;
 - (c) marked/defined on the ground for the duration of works.
- 6. The Specification for Works in the vicinity of Significant Tree - T002 - Pepper Tree - Schinus molle must be designed and carried-out according to the procedures and practices detailed in Element Tree Services, – Tree Protection Measures – Mature Pepper Tree, Unpublished report prepared for the Applicant and dated 10 November 2017, and must include within its scope and content:
 - (a) A Hold Point once pavers in the expanded garden bed area have been lifted and prior to excavation to facilitate further appraisal, and provision of updated advice, by a qualified arborist,
 - (b) Specifications to ensure that roots less than 50mm diameter are pruned with sharp tool and not torn-off leaving a ragged edge,
 - (c) Specifications to allow for flexibility in the siting of concrete seating to avoid the need to disturb large roots,
 - (d) Specifications for hand dug post-and-beam style footings for all edging and concrete seating to avoid the need to disturb large roots and to allow water and oxygen to permeate the ground,
 - (e) Installation of subsurface irrigation in the form of a porous hose placed on the existing soil level then covered in a layer of mulch,

- (f) Implementation of mandatory construction phase practices to avoid root damage and soil compaction, including;
 - (i) Exclusion of vehicles and heavy machinery from the Tree Protection Zone (TPZ),
 - (ii) Removal of pavers and footings by hand (only) in the TPZ of the Pepper Tree to avoid compaction and the prospect of overhead damage to woody sections or the crown of the tree arising from the use of machinery,
 - (iii) Ensuring there is no stockpiling of fill or dumping of contaminants at any time within the TPZ, and;
 - (iv) Measures to ensure that, if roots are exposed, they are immediately covered with soil, mulch or hessian and kept moist until the finished surface is established.
- (g) Provision for further specialist arborist advice:
 - (i) Where roots greater-than-50mm diameter are encountered that conflict with the design, and;
 - (ii) If the frame supporting the large scaffold extending over the footpath needs to be re-positioned/reconfigured in any way.

Engineering

7. 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.
8. Car parking and vehicular access ways must be constructed and sealed with an approved impervious surface treatment. 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 and must be provided in accordance with the "Australian Standard AS/ANZ 2890.1 – 2004 Off-Street Parking".
9. The car parking spaces for the use of people with disabilities, must be clearly marked with an impervious dust free surface in accordance with the standard for disabled car parking laid down in Australian Standard AS/NZS 2890.6 - 2009 Off-Street Parking for people with disabilities prior to use as approved.
10. Lighting must be provided for carpark and public spaces in accordance with Australian Standard AS 1158.3.1 – Lighting for roads and public spaces.

11. Stormwater from new impervious surfaces must be disposed of by gravity to public stormwater infrastructure.

Advice to Applicant

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

Consideration should be given to applying archaeological procedures, specified and implemented to satisfy of Condition 4, to the broader environs (i.e., wherever CBD revitalisation works coincide with archaeological sensitivity as defined in the Praxis Environment documentation) to ensure the project is responsive to archaeological values, and not confined solely to the statutory heritage-listing boundary encompassing the War Memorial.

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.

Moved: COMMISSIONER SMITH

Approved by Commissioner Smith:

That the meeting be closed to the public pursuant to Regulation 15(4) of the Local Government (Meeting Procedures) Regulations 2005.

CLOSED TO MEMBERS OF THE PUBLIC

6. 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 Regulation 15(4).

The meeting closed at 3.37 p.m.

Confirmed,

CHAIRMAN