

GLENORCHY PLANNING AUTHORITY

MINUTES

MONDAY, 12 JULY 2021



Chairperson: Acting Mayor B. Thomas

Hour: 5.00 p.m.

Present: Aldermen Bec Thomas, Jan Dunsby, Simon Fraser and Kelly Sims

In attendance: S Fox (Director Strategy and Development)
P Garnsey (Manager Development),
T Boheim (Coordinator Planning Services)
V Tomlin (Senior Statutory Planner),
S Jeffreys (Planning Officer), C Griffin (Planning Officer),
B Narksut (Development Engineer), M Graham (Development Engineer),
T Eschler (Acting Coordinator Environmental Health)
E Burch (Traffic Engineer), P Marshall (Senior Civil 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

Alderman Ryan

3. PECUNIARY INTERESTS

Alderman Fraser declared an interest in item 5 and abstained from the vote.

4. CONFIRMATION OF MINUTES

Resolution:

DUNSBY/SIMS

That the minutes of the Glenorchy Planning Authority Meeting held on Tuesday, 15 June 2021 be confirmed.

The motion was put.

FOR: Aldermen Dunsby, Sims, Fraser and Thomas

AGAINST:

The motion was CARRIED.

Ald Fraser declared an interest in item 5 and abstained from the vote.

5. PROPOSED USE AND DEVELOPMENT - CHANGE OF USE TO BUSINESS AND PROFESSIONAL SERVICES, SIGNAGE, AND INSTALLATION OF INTERNAL LIGHTING - 2 TOLOSA STREET GLENORCHY

File Reference: 2645486

REPORT SUMMARY

Application No.:	PLN-21-255
Applicant:	Glenorchy City Council
Owner:	Glenorchy City Council
Zone:	Central Business
Use Class	Business and Professional Services
Application Status:	Discretionary
Discretions:	E17.6.1 P1 Use of Signs E17.7.1 P1 Standards for Signs E17.7.1 P2 Standards for Signs E17.7.2 P1 Standards for signs on Heri Places (The proposal meets all other applicable standard demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	12 Jul 2021

Existing Land Use:	Church (Community Meeting and Entertainment)
Representations:	1
Recommendation:	Approval, subject to conditions

Resolution:

DUNSBY/SIMS

That a permit be granted for the proposed use and development of Change of use to business and professional services, signage and installation of internal lighting at 2 Tolosa Street Glenorchy subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-21-255 and Drawings submitted on 17/05/2021 and Drawings submitted on 02/06/2021, except as otherwise required by this permit.

Engineering

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

Heritage

3. To minimise interruption of public views of the front of the church, the two banner signs and the A-frame sign must be stored out of public view whenever the Jobs Hub is not in operation.

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.

Cultural Heritage Act 1995

The Certificate of Exemption that has been issued for works, pursuant to s42 of the *Historic Cultural Heritage Act 1995*, requires that all the historic furniture elements will be retained in the church.

The motion was put.

FOR: Aldermen Dunsby, Sims 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 - MULTIPLE DWELLING
(1 EXISTING AND 1 NEW) - 2 ASH STREET LUTANA**

File Reference: 5405795

REPORT SUMMARY

Application No.:	PLN-21-208
Applicant:	C Anagnostis
Owner:	C Anagnostis and F Anagnostis
Zone:	General Residential
Use Class	Residential
Application Status:	Discretionary
Discretions:	Clause 10.4.2 Setbacks and building for all dwellings (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	Nil
42 Days Expires:	Extension of time until 13 July 2021
Existing Land Use:	Single Dwelling
Representations:	1
Recommendation:	Approval, subject to conditions

Resolution:

FRASER/SIMS

That a permit be granted for the proposed use and development of Multiple dwelling (1 existing and 1 new) at 2 Ash Street Lutana subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-21-208 and Drawing (6 pages) submitted on 26 May 2021, except as otherwise required by this permit.
2. Any conditions and/or advice as determined by TasWater, and set out in the attached Submission to Planning Authority Notice, reference No. TWDA 2021/00666-GCC, dated 5 May 2021, form part of this permit.
3. The frosted glazing for to a height of 1.7 m from finished floor level must be constructed on the western façade (west elevation) for the dining room window. The frosted glazing must be constructed and finished with solid or translucent materials (with uniform transparency of no more than 25%), to prevent light intrusion from the shared driveway to the habitable rooms of the dwellings. The frosted glazing must remain in-situ, for the duration of the use.

Engineering

4. Prior to the issuing of a Building Approval or the commencement of works on site, including demolition (whichever occurs first), submit a Soil and Water Management Plan detailing proposed sediment and erosion control measures to the satisfaction of 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 Primary Industries, Parks, Waters and Environment. These are available from Council or online at www.derwentestuary.org.au.

5. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
6. The design and construction of the access 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. Drawings showing the design of the driveway must be submitted with the Building Application or prior to the commencement of works on site (whichever comes first) for approval by Council's Development Engineer. The proposed driveway and parking area must comply with the following:-
 - a) Be constructed to a sealed finish and the finished gradient must not exceed the maximum gradient of 25%;
 - b) The four (4) external car parking spaces (two per dwelling) are to be clearly marked and must be provided in accordance with the approved plan and kept available for these purposes at all times;
 - c) Vertical alignment shall include transition curves (or straight sections) to the Australian Standard, Parking facilities - Part 1: Off-Street Carparking AS 2890.1 - 2004, Clause 2.5.3 (d) at all grade changes greater than 12.5%;
 - d) All runoff from paved and driveway areas must be discharged into Council's stormwater system;
 - e) Minimum carriageway width is to be no less than 3.0 metres.

The approved design of the driveway, parking, access and turning areas must be installed prior to the occupancy of the additional dwelling.

7. Adequate on-site stormwater detention must be provided so that stormwater discharged from the site does not exceed the pre-development stormwater runoff for 1 in 20 ARI (5% AEP) storm event. A detailed design must be submitted with the Building Application prepared by a qualified professional engineer for approval by Council's Development Engineer and completed prior to a Certificate of Occupancy being issued for the new dwellings.

8. 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.
9. The property owner is to ensure that Council's Road Assets and Infrastructure are protected during the demolition and building process. The owner is to ensure that damage to road assets, footpaths, kerb and channel, drainage pits, nature strips and other services is kept to a minimum and any damaged assets are reinstated. Should damages occur, the repair costs associated with such damages are the responsibility of the property owner.
10. If reinstatement works are not undertaken promptly or to Council's satisfaction, Council may elect to reinstate or rectify any defects and recover the expenses reasonably incurred in doing so from the property owner.
11. The widened driveway crossing is to be constructed in accordance with Municipal Standard Drawing TSD-R09-v3.

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 6216 6800.

The motion was put.

FOR: Aldermen Dunsby, Sims, Fraser 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.

7. PROPOSED USE AND DEVELOPMENT – OUTBUILDING FOR LOCAL SHOP (GENERAL RETAIL AND HIRE) - 22 GROVE ROAD GLENORCHY

File Reference: 5372292

REPORT SUMMARY

Application No.:	PLN-21-027
Applicant:	S Ali and L Ali
Owner:	S Ali and L Ali
Zone:	Inner Residential
Use Class	General Retail and Hire
Application Status:	Discretionary
Discretions:	11.3.1 Non-Residential Use, 11.4.9 Non-dwelling development (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	15 July 2021
Existing Land Use:	Shop and dwelling
Representations:	1
Recommendation:	Approval, subject to conditions

Resolution:

DUNSBY/SIMS

That a permit be granted for the proposed use and development of Additions to shop (General retail and hire and Food services) at 22 Grove Road Glenorchy subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-21-027 and Plans submitted on 19/01/2021 (5 pages) and 1/06/2021 (1 page), except as otherwise required by this permit.
2. Any conditions and/or advice as determined by TasWater, and set out in the attached Submission to Planning Authority Notice, reference No. TWDA 2021/00344-GCC, dated 23/03/2021, form part of this permit.
3. The approved hours of operation for the local shop are:
 - (a) 7.30 am – 7.30 pm Mondays to Fridays
 - (b) 8.30 am – 7.30 pm Saturdays
 - (c) 9.00 am – 7.00 pm Sundays, and
 - (d) Nil on public holidays.
4. Commercial vehicle movements to and from the site (including loading and unloading and garbage removal) must be within the hours of:
 - (a) 7.00 am to 5.00 pm Mondays to Fridays inclusive
 - (b) 9.00 am to 12 noon Saturdays, and
 - (c) nil on Sundays and Public Holidays.
5. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.

Environmental Health

6. Noise emissions measured at the boundary of the site must not exceed the following:
 - (a) 55 dB(A) (LAeq) between the hours of 8.00 am to 6.00 pm

- (b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 6.00 pm to 8.00 am,
- (c) 65dB(A) (LAmax) 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.

7. Construct a sound barrier, that is:

- (a) Minimum 1 m in height above the top of the container, and extend the length of the western edge of the container;
- (b) Be constructed of a material of minimum surface mass of 15 kg/m² (20 mm plywood, 12 mm cement sheet are examples of appropriate materials); and
- (c) The barrier is sealed to the top of the container, with no visible gaps.

The sound barrier must be implemented within four weeks of the date of this planning permit, and must be maintained for the duration of the approved use.

8. A noise verification report is required to be submitted to the satisfaction of Council's Co-ordinator Environmental Health within six (6) weeks from receipt of this Planning Permit. This report is to validate the predictions of the Noise Vibration Consulting (NVC) report dated 7/05/2021. If during verification, noise levels exceed those set out in Condition 5 of the EH conditions of this permit, further recommendations must be provided by the acoustic engineer and fully implemented; further verification will be required within six (6) weeks from the date of the report.

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.

Inundation risk

The site is partly within an area identified on Council maps as being subject to inundation risk. Council's maps are available at <https://maps.gcc.tas.gov.au/>.

The motion was put.

FOR: Aldermen Dunsby, Fraser, Sims 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.

The meeting closed at 5.36 pm

Confirmed,

CHAIR