

GLENORCHY PLANNING AUTHORITY

MINUTES

MONDAY, 12 NOVEMBER 2018



Chairperson: Alderman K. Johnston

Hour: 5.00 p.m.

Present: Aldermen K. Johnston, J. Dunsby, K. Sims, S. Fraser (Proxy) and G. Richardson (Proxy).

In attendance: Mr. P. Garnsey (Manager – Development), Ms. V. Tomlin (Senior Statutory Planner), Ms. C. Griffin (Planning Officer) and Ms. B. Narksut (Development 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 M. Stevenson and Alderman B. Thomas.

3. PECUNIARY INTERESTS

4. CONFIRMATION OF MINUTES

Resolution:

DUNSBY/SIMS

That the minutes of the Glenorchy Planning Authority Meeting held on Monday, 15 October 2018 be confirmed.

The motion was put.

FOR: Aldermen Johnston, Dunsby, Sims, Fraser and Richardson.

AGAINST:

The motion was CARRIED.

5. PROPOSED USE AND DEVELOPMENT - RESURFACING TRACK FOR RACE COURSE (SPORTS AND RECREATION) - 2-6 GOODWOOD ROAD, GOODWOOD

File Reference: 3427800

REPORT SUMMARY:

Application No.:	PLN-18-242
Applicant:	TasRacing Pty Ltd
Owner:	TasRacing Pty Ltd
Zone:	Community Purpose
Use Class	Sports and Recreation
Application Status:	Discretionary
Discretions:	Clause E16.7.1 Building and Works (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	Extension of time until 13 Nov 2018
Existing Land Use:	Race Course
Proposal in Brief:	Resurfacing track for Race Course (Sports and Recreation)
Representations:	0
Recommendation:	Approval, subject to conditions

Resolution:

DUNSBY/FRASER

That a permit be granted for the proposed use and development of Resurfacing track for Race Course (Sports and Recreation) at 2-6 Goodwood Road, Goodwood subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-18-242 and Drawing No. P1 submitted on 14 September 2018, 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 2018/01613-GCC, dated 8 October 2018, form part of this permit.

Engineering

3. Prior to the commencement of works on site, submit a Soil and Water Management Plan detailing the proposed sediment and erosion control measures to the satisfaction of Council's Environment Officer and Council's Development Engineer. The plan must demonstrate that the erosion risk is mitigated to an acceptable level through measures to modify the hazard, where these measures are designed and certified by an engineer with suitable experience in coastal, civil and/or hydraulic engineering.

The approved 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 reconstruction period to prevent soil and other materials entering the local stormwater system, roadways or adjoining properties. The approved 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.

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 must be at the Developer's expense and must comply with the requirements of Council's Plumbing Surveyor. Any alterations or works to Council mains must be undertaken by Council at the developer's cost.

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, Dunsby, Sims, Fraser and Richardson.

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.

RICHARDSON/DUNSBY

That the meeting be closed to the public pursuant to Regulation 15(4) of the *Local Government (Meeting Procedures) Regulations 2015*.

The motion was put.

FOR: Aldermen Johnston, Dunsby, Sims, Fraser and Richardson.

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 2005 Regulation 15(4).

The meeting closed at 5.13 p.m.

Confirmed,

CHAIRMAN