

GLENORCHY PLANNING AUTHORITY

MINUTES

MONDAY, 12 DECEMBER 2016



Chairperson: Alderman K. Johnston.

Hour: 3.10 p.m.

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

In attendance: Ms. V. Tomlin (Senior Statutory Planner), Ms. C. Griffin (Planning Officer), Mr. P. Coney (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

None.

3. PECUNIARY INTERESTS

None.

4. CONFIRMATION OF MINUTES

Resolution:

PEARCE/BRANCH-ALLEN

That the minutes of the Glenorchy Planning Authority Meeting held on Monday, 28 November 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 - MULTIPLE DWELLINGS (RESIDENTIAL) RELYING ON PERFORMANCE CRITERIA - 8 WALKER STREET, ROSETTA

File Reference: 5348209

REPORT SUMMARY:

<i>Application No.:</i>	PLN-16-182
<i>Applicant:</i>	C L Andrews & Associates Pty Ltd
<i>Owner:</i>	Medoutcomes Pty Ltd
<i>Zone:</i>	General Residential
<i>Use Class</i>	Residential
<i>Application Status:</i>	Discretionary
<i>Discretions:</i>	10.4.6 (P3) Privacy for all dwellings 10.4.3 (P2) Site Coverage and Private Open Space E6.6.1 Number of Car Parking Spaces (The proposal meets all other applicable standards as demonstrated in the attached appendices)
<i>Level 2 Activity?</i>	No
<i>42 Days Expires:</i>	21st Dec 2016
<i>Existing Land Use:</i>	Residential
<i>Proposal In Brief:</i>	Multiple dwellings (Residential) relying on performance criteria
<i>Representations:</i>	1
<i>Recommendation:</i>	Approval subject to conditions

Resolution:**BRANCH-ALLEN/QUICK**

That a permit be granted for the proposed use and development of multiple dwellings (Residential) relying on performance criteria at 8 Walker Street Rosetta subject to the following conditions:

Planning

1. Use and development shall be substantially in accordance with planning permit application No. PLN-16-182 and Drawing Nos. P4 (sheets 1-7, 9, 10, 12 and 13) submitted on 14/11/2016 and P5 and submitted on 15/11/2016 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. The visitor parking space adjacent to the windows W5 - DS1815 for unit 3 and W11 – DS15-15 for Unit 2, as shown on the plan, must be screened to minimise detrimental impacts of vehicle noise or vehicle light intrusion to the habitable rooms. This privacy screening is to be in place prior to the occupancy of each dwelling and is to be maintained and remain insitu for the life of the use.

Engineering

4. Prior to the issuing of a Building Permit Approval or the commencement of works on site, submit a Soil and Water Management Plan detailing proposed sediment and erosion control measures to the satisfaction of 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. The approved Soil and Water Management Plan (SWMP) forms part of this permit and must be complied with.

For further information please refer to the Soil and Water Management Fact Sheets published by the Department of Environment, Parks, Heritage and the Arts. These are available from Council or online at www.derwentestuary.com.au

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

6. Damage to Council Assets:
 - a) Any damage to Council's assets, including stormwater main, services, footpaths, driveway crossings and nature strips must be promptly reported to and then repaired to the requirements of Council's Development Engineer, at the developer's cost.
 - b) It is be the developer's responsibility to obtain and submit with the Building Application, a comprehensive photographic record of the condition of the footpaths, driveways and nature strips at the road frontage to the site and adjacent to the site, prior to commencing construction. The photographic record will be relied upon to establish the extent of damage caused to Council's assets throughout construction. In the event that the developer fails to provide a pre-construction photographic record of the site then any damage to Council assets found on completion of the works shall be deemed to be the responsibility of the developer and will be repaired at the developer's cost.
7. Widening to the existing vehicle crossing to provide a passing bay at the access point must be constructed in accordance with standard drawing SD-1003 between the kerb and the property boundary and completed to the satisfaction of Council's Development Engineer prior to the occupancy. The detail design must be submitted and approved prior to the issuing of a Building Permit Approval.
8. Any driveway crossover work within Council's road reservation must be carried out by a Council-registered contractor. A road-opening permit from Council's Planning Services Program is required. An inspection fee is payable upon application. Any modifications to vehicular kerb crossing must include reinstatement of the footpath/nature strip and kerbing to match the existing environment.
9. The design and construction of the driveway, 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 the Council's Development Engineer. Detailed engineering drawings showing the driveway and manoeuvring areas, internal service lines and connections to service mains, surface drainage collection, pavement composition and finished levels must be in accordance with the Australian Standard AS 2890.1 – 2004 Off-Street Parking and submitted with the Building Application for approval by Council's Development Engineer. The proposed driveway, access and parking must comply with the following:-
 - a) Be constructed to a sealed finish and the finished gradient shall not exceed the maximum gradient of 25%;
 - b) Two (2) visitor parking spaces, parking spaces for each dwelling and turning bay must be clearly line-marked and kept available for these purposes at all times;

- c) All runoff from paved and driveway areas must be discharged into Council's stormwater system and be in accordance with the P4 plan page 12 of 13 dated 14/11/2016;
- d) Vertical alignment shall include transition curves (or straight sections) to the Australian Standard, Parking facilities - Part 1: Off-Street Car parking AS 2890.1 - 2004, Clause 2.5.3 (d) at all grade changes greater than 12.5%;
- e) The gradient of any parking areas must not exceed 5%;
- f) Minimum carriageway width is to be 3.0 metres;

To comply with the above requirements, the developer must submit engineering drawings demonstrating compliance with the requirements to the satisfaction of Council's Development Engineer prior to the issuing of the Building Permit.

10. Barrier compliant with the Australian Standard AS 1170.1 must be installed to prevent vehicles running off the edge of a carriageway, raised platform or deck where the drop from the edge of the trafficable area to a lower level is 600mm or greater, and wheel stops must be installed for drops between 150mm and 600mm. Barriers must not limit the width of the driveway access or parking and turning areas approved under the permit. All works required by this condition must be installed prior to the occupancy of the dwelling.
11. All internal hydraulic service works required for the development will be at the Developer's expense and must comply with the requirements of Council's Plumbing Surveyor. Any alterations or works to Council mains will be undertaken by Council at the developer's cost.
12. Adequate cover to Council's 150mm main within the easement which runs across the site must be provided. The proposed buildings and structures (including foundations and overhangs) will be located at least one metre clear (measured horizontally to the nearest external surface of the pipe) of the Council's mains, to the satisfaction of the Council's Development Engineer. The foundations must be designed such that no additional loads are imposed on the main and prior to the issue of a building permit submit a typical cross-section drawing showing the relationship both vertically and horizontally between the development (including foundations) and Council's stormwater main.
13. The development must comply with Council's Stormwater Runoff Management Policy, the Stormwater detention for a 1 in 20 year ARI storm event must be provided on site. Any system proposed to retain the required runoff storage volume must be detailed in an engineering design lodged and approved as part of the plumbing application, and to be designed, constructed and maintained to the satisfaction 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.

Engineering

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.

All development applications that result in an increase in the impervious area of the site, and therefore the peak stormwater discharge rate must incorporate an On-Site Detention System (OSD) in accordance with Council Policy No 28-4. The proposed OSD must provide a runoff storage volume equivalent to the difference between the allowable site discharge and the anticipated maximum discharge over the period of the design storm. An OSD proposal must be submitted with the Plumbing Permit Application and detailed in a hydraulic design for assessment and approval by Council's Plumbing Permit Authority. Water Sensitive Urban Design (WSUD) elements are encouraged. If the developer has any enquiries relating to acceptable methods of providing On-site detention, they should contact Council's Plumbing Surveyor on (03) 6216 6800.

Waste Services

Waste Services to the proposed multiple dwelling development at 8 Walker Street Rosetta would 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 six (6) bins three (3) waste bins and three (3) recycling bins.

This property has an existing kerbside/nature strip area for placement of the bins therefore the dwelling would have their own individual bins.

All bins are to be placed on the kerbside for collection.

Council's Waste Management Contractor collection trucks will not enter the property to collect and empty the wheelie bins.

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 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 62166800.

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 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 OFFICE (BUSINESS AND PROFESSIONAL SERVICES) ANCILLARY TO CONTRACTORS YARD, WAREHOUSE (STORAGE), CEMENT WORKS AND METAL AND WOOD FABRICATION (MANUFACTURING AND PROCESSING) RELYING ON PERFORMANCE CRITERIA - 14 FARLEY STREET, GLENORCHY

File Reference: 1813628

REPORT SUMMARY:

<i>Application No.:</i>	PLN-16-102
<i>Applicant:</i>	R G Hazell Pty Ltd and D R Hazell Holdings Pty Ltd
<i>Owner:</i>	R G Hazell Pty Ltd and D R Hazell Holdings Pty Ltd
<i>Zone:</i>	General Industrial
<i>Use Class</i>	Business and Professional Services
<i>Application Status:</i>	Discretionary
<i>Discretions:</i>	Parking and access (The proposal meets all other applicable standards as demonstrated in the attached appendices)
<i>Level 2 Activity?</i>	Nil.
<i>42 Days Expires:</i>	20 Dec 2016
<i>Existing Land Use:</i>	Warehouse
<i>Representations:</i>	0
<i>Recommendation:</i>	Approval, subject to conditions

Resolution:**QUICK/STEVENSON**

That a permit be granted for the proposed use and development of Change of use to Office (Business and Professional Services) ancillary to Contractors Yard, Warehouse (Storage), Cement Works and Metal and Wood Fabrication (Manufacturing and Processing) relying on performance criteria at 14 Farley Street, Glenorchy subject to the following conditions:

Planning

1. Use and development shall be substantially in accordance with planning permit application No. PLN-16-102 and Drawing No. P1 submitted on 18 May 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. This permit allows for 'Office' only by Hazell Bros (R G Hazell Pty Ltd and D R Hazell Holdings Pty Ltd). If Hazell Bros (R G Hazell Pty Ltd and D R Hazell Holdings Pty Ltd) ceases the use of 'Office' ancillary to the uses 'Cement Works', 'Contractors Yard', 'Warehouse', and 'Metal and Wood Fabrication' at 6A and 8B Lampton Avenue (CT 143124/2 and CT 140102/1), this permit will expire.

Engineering

4. 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.
5. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
6. Forty-seven (47) clearly marked car parking spaces must be provided as shown on the Site Plan submitted with the development application 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.
7. Of the required number of car parking spaces of the completed development, two (2) car parking spaces shall be provided for the exclusive use of people with disabilities. The spaces shall be clearly marked and sealed with an impervious dust free surface in accordance with the standard for accessible car parking laid down in Australian Standard AS/NZS 2890.6:2009 - Off-street parking for people with disabilities.

8. The proposed parking area must be constructed to a sealed finish and 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. Detailed drawings showing the driveway areas mains, surface drainage collection, pavement composition and finished levels must be in accordance with the Australian Standard AS 2890.1 – 2004 Off-Street Parking and submitted prior to the issuing of the Building Permit and be approved by Council's Development Engineer.

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 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 62166800.

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 Interim Planning Scheme 2015, 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 2015.

The motion was put.

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

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 Section 15(4).

8. 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 3.32 p.m.

Confirmed,

CHAIRMAN