

GLENORCHY PLANNING AUTHORITY

MINUTES

TUESDAY, 13 FEBRUARY 2018



Chairperson: Alderman K. Johnston

Hour: 3.04 p.m.

Present: Aldermen K. Johnston, J. Dunsby, K. Sims, B. Thomas and S. King (Proxy).

In attendance: Ms. K. Williams (Coordinator Planning Services), Ms. V. Tomlin (Senior Statutory Planner), Ms. S. Jeffreys (Planning Officer), Ms. C. Griffin (Planning Officer), Ms. A. Dionysopoulos (Planning Officer), Ms. B. Narksut (Development Engineer) and Mr. A. Askey (Acting Manager Environment and Development).

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

3. PECUNIARY INTERESTS

4. CONFIRMATION OF MINUTES

Resolution:

KING/DUNSBY

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

The motion was put.

FOR: Aldermen Johnston, King, Dunsby, Sims and Thomas.

AGAINST:

The motion was CARRIED.

5. PROPOSED USE AND DEVELOPMENT - SINGLE DWELLING RELYING ON PERFORMANCE CRITERIA - 12 MCGILL RISE, CLAREMONT

File Reference: 3495635

REPORT SUMMARY:

Application No.:	PLN-17-087
Applicant:	Aviation Consolidated Holdings Pty Ltd
Owner:	Aviation Consolidated Holdings Pty Ltd
Zone:	General Residential
Use Class	Residential (Single Dwelling)
Application Status:	Discretionary
Discretions:	10.4.2 A3 Setbacks and building envelopes for all dwellings E6.7.3 Vehicular Passing Areas Along an Access (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	13 February 2018
Existing Land Use:	Vacant
Proposal In Brief:	Single dwelling relying on performance criteria
Representations:	1
Recommendation:	Approval, subject to conditions

Resolution:

KING/DUNSBY

That a permit be granted for the proposed use and development of Single dwelling relying on performance criteria at 12 McGill Rise, Claremont subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-17-087 and Drawing No. P1 submitted on 11/04/17 page 3 (floor plan); and Drawing No P3 submitted on 22/11/17 pages 1 and 2 (site plan and elevations), and Drawing No P4 submitted on 21/12/17 pages 2, 3 and 4 (driveway and manoeuvring plan); 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. An area of private outdoor space of at least 24m² and not less than 4m wide, adjacent to the north-west wall of the dwelling, must be levelled to a grade not steeper than 1 in 10 prior to the issue of a Certificate of Occupancy and to the satisfaction of Council's Senior Statutory Planner.

Engineering

4. Prior to the issuing of a Building Approval or the commencement of works on site, (whichever occurs first), submit a Soil and Water Management Plan detailing proposed sediment and erosion control measures to the satisfaction of and 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.

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. 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 shall be undertaken by Council at the developer's cost.

7. 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 design 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 and submitted with the Building Application for approval by Council's Development Engineer, prior to the commencement of works on site. 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% or 1 in 4;
 - (b) Vertical alignment shall include transition curves (or straight sections) to the Australian Standard, Clause 2.5.3 (d) at all grade changes greater than 12.5%;
 - (c) On-site turning areas must be provided to ensure vehicles are able to enter and exit the site in forward direction;
 - (d) All runoff from paved and driveway areas must be discharged into Council's stormwater system;
 - (e) The gradient of any parking areas must not exceed 5%; and
 - (f) Minimum carriageway width is to be no less than 3.0 metres.

To comply with the above requirements, the developer must submit drawings demonstrating compliance with the requirements to the satisfaction of Council's Development Engineer, prior to the issuing of the Building Permit and/or the commencement of works (whichever occurs first). All works required by this condition must be installed prior to the occupancy of the dwelling.

8. 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.
9. The development must comply with Council's Stormwater Runoff Management Policy and the requirement of the covenant on the Title. 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.

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.

Other 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.

The motion was put.

FOR: Aldermen Johnston, King, 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 - ADDITIONS FOR A SINGLE DWELLING - 8 MICHAEL STREET, LUTANA

File Reference: 5439055

REPORT SUMMARY:

Application No.:	PLN-17-370
Applicant:	R J Hevey and K J Hevey
Owner:	R J Hevey and K J Hevey
Zone:	General Residential
Use Class	Residential
Application Status:	Discretionary
Discretions:	Clause 10.4.2 Setbacks and building envelope for all dwellings (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	Extension granted until 14 Feb 2018
Existing Land Use:	Single Dwelling
Proposal In Brief:	Additions for a Single Dwelling
Representations:	1
Recommendation:	Approval, subject to conditions

Resolution:

KING/SIMS

That a permit be granted for the proposed use and development of Additions for a Single Dwelling at 8 Michael Street, Lutana subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-17-370 and Drawing No. P1 submitted on 8 December 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. Privacy screen/wall to a height of 1.7m from finished floor level must be constructed between the north-east elevations of the deck and the side boundary up to a minimum setback of 3m. The privacy screen/wall must be constructed and finished with solid or translucent materials (with uniform transparency of no more than 25%), to prevent direct overlooking of the adjacent lot. The privacy screen must remain in-situ, for the life of the use.
4. Screening must be fitted to the northern elevation of the deck(s) between the top of the boundary fence and below the floor level of the deck(s). The screen(s) must be designed, constructed and finished with materials that allow for a uniform transparency of no more than 25%. The screening must be satisfactorily maintained and remain in-situ for the life of the deck, as approved.

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 62166800.

The motion was put.

FOR: Aldermen Johnston, King, 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 the representation; 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, except with an additional condition to ensure screening is installed and maintained above the boundary fence and below the proposed deck floor level, in the area where the deck adjoins the boundary.

The additional condition –

4. Screening must be fitted to the northern elevation of the deck(s) between the top of the boundary fence and below the floor level of the deck(s). The screen(s) must be designed, constructed and finished with materials that allow for a uniform transparency of no more than 25%. The screening must be satisfactorily maintained and remain in-situ for the life of the deck, as approved.

Ald Kristie Johnston declared an interest in respect to item 7 on the agenda and vacated the chair at 4.00 p.m.

Motion

DUNSBY/THOMAS

That Alderman King take the Chair in respect to Item 7.

The motion was put.

FOR: Aldermen King, Dunsby, Sims and Thomas.

AGAINST:

The motion was CARRIED.

7. PROPOSED USE AND DEVELOPMENT - DEMOLITION AND NEW STORAGE (WAREHOUSE) AND SERVICE INDUSTRY WITH SIGNAGE - 60 CHARLES STREET, MOONAH

File Reference: 19554842

REPORT SUMMARY:

Application No.:	PLN-17-314
Applicant:	CBM Sustainable Design
Owner:	L B Radcliffe
Zone:	Light Industrial
Use Class	Service Industry and Storage
Application Status:	Discretionary
Discretions:	24.4.2 Setback, 24.4.5 Landscaping, E6.6.1 Number of Car Parking Spaces (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	14 February 2018
Existing Land Use:	Residential (single dwelling) and Storage (warehouse)
Representations:	1
Recommendation:	Approval, subject to conditions

Resolution:

DUNSBY/SIMS

That a permit be granted for the proposed use and development of Demolition and new Storage (warehouse) and Service Industry with signage at 60 Charles Street, Moonah subject to the following conditions:

Planning

1. Use and development shall be substantially in accordance with planning permit application No. PLN-17-314 and Drawing No. P2 submitted on 21 December 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. Staging of the use and development is to be:
Stage one – Tenancy 1 and 2, including common areas such as access, driveway, parking areas and associated services; and
Stage two – Tenancy 3 and 4 and associated services.
4. Hours of operation must be within:
 - a) 7.00 am to 7.00 pm Mondays to Fridays inclusive;
 - b) 9.00 am to 5.00 pm Saturdays;
 - c) nil Sundays and Public Holidays.
5. Any external lighting within 50 m of a residential zone must comply with all of the following:
 - a) be turned off between 10:00 pm and 6:00 am, except for security lighting;
 - b) security lighting must be baffled to ensure they do not cause emission of light outside the zone.
6. Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site within 50 m of a residential zone must be within the hours of:
 - a) 7.00 am to 7.00 pm Mondays to Saturdays inclusive;
 - b) 9 am to 5.00 pm Sundays and public holidays.
7. Noise emissions measured at the boundary of a residential zone must not exceed the following:
 - a) 55dB(A) (LAeq) between the hours of 7.00 am to 7.00 pm;
 - b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 7.00 pm to 7.00 am;
 - c) 65dB(A) (LAmix) 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.

8. The building must be coloured using colours with a light reflectance value not greater than 40 percent. This is in order to ensure the building design contributes positively to adjoining land in a residential zone.
9. This permit allows for the following signs, as shown on the approved plans:
 - (a) Five Transom Signs;
 - (b) Two Wall Signs; and
 - (c) One Window Sign.
10. In order to ensure that the use, design and siting of signs complement or enhance the characteristics of the natural and built environment in the locality, the signs must:
 - (a) Relate to the land to which they are affixed;
 - (b) Not advertise sale of goods or services not relating directly to the use of the building or site;
 - (c) Not contain flashing lights, moving parts or changing messages or graphics;
 - (d) Not be illuminated within 30m of a residential use; or
 - (e) Not resemble Statutory Signs.

Engineering

11. Prior to the issuing of a Building Approval or the commencement of works on site, (whichever occurs first), submit a Soil and Water Management Plan detailing proposed sediment and erosion control measures to the satisfaction of, and to be approved by, Council's Development Engineer. The approved control measures must be installed prior to any disturbance of soil or construction activity such as concrete cutting or 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 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

12. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
13. 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. The developer is required to contact Council's Development Engineer on (03) 62166439 to organise for Council to provide a quote to perform the stormwater connection works prior to the issuing of a Building Permit Approval or the commencement of works on site (whichever occurs first).
14. 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. Drawings showing the driveway details must be in accordance with the Australian Standard and submitted with the Building Application for approval by Council's Development Engineer prior to the commencement of works on site. The proposed driveway and parking must comply with the following:
 - a) Be constructed to a sealed finish;
 - b) Six (6) clearly marked car parking spaces must be provided in accordance with the approved plan received by Council, and must be kept available for these purposes at all times;
 - c) Of the required car parking spaces, one (1) car parking space must be provided for the exclusive use of people with disabilities, clearly marked and kept available for these purposes at all times;
 - d) All runoff from paved and driveway areas must be discharged into Council's stormwater system;
 - e) The gradient of any parking areas must not exceed 5%; and
 - f) All works required by this condition must be installed prior to the occupancy of the building(s).
15. The development must comply with Council's Stormwater Runoff Management Policy. 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 must be designed, constructed and maintained to the satisfaction of Council's Plumbing Surveyor.

16. The proposed building and structural foundations (including eaves and overhangs) must be located at least one metre clear (measured horizontally to the nearest external surface of the pipe) of Council's 100mm Stormwater main and not within the drainage easement. Prior to the issuing of a building permit, a site plan and a typical cross-section drawing must be submitted, showing the relationship both vertically and horizontally between the footings and the mains, to the satisfaction of Council's Development Engineer. The proposed building and structural foundations must be designed such that no additional loads are imposed on any nearby Council mains. Any footings located close to mains must be taken down to at least the invert level of the mains, or to a suitable bearing material such as bedrock.

Advice: this condition is intended to protect the mains, and to protect the property in the event that Council has to excavate the mains, which may require a deep trench immediately adjacent to a building.

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 62166800.

This planning permit is for use as Storage (warehouse) and Service Industry (no individual use is specified). Please note that in accordance with clause 8.4.2 of the Scheme, a change from an individual use to another individual use (whether within the same use class or not) requires a permit unless the planning scheme specifies otherwise. The Use Table for the Light Industrial zone specifies that no permit is required for any permitted use, only if replacing an existing use on the site and there is no associated development requiring a permit.

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.

The motion was put.

FOR: Aldermen King, 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.

Alderman Johnston returned to the meeting at 4.50 p.m. and resumed the Chair.

The meeting closed at 4.50 p.m.

Confirmed,

CHAIRMAN