

GLENORCHY PLANNING AUTHORITY

AGENDA

TUESDAY, 13 MARCH 2018



GLENORCHY CITY COUNCIL

- * The General Manager certifies that the reports contained in this Agenda have been written by qualified persons under *Section 65 of the Local Government Act 1993*.
- * Aldermen with an interest or concern in relation to a particular item on this Agenda, are invited to attend the meeting.
- * All application information is available to Aldermen for inspection upon request to the relevant Planning Officer.

Chairperson: Alderman K. Johnston

Hour: 3.00 p.m.

TABLE OF CONTENTS:

1.	PLANNING AUTHORITY DECLARATION	3
2.	APOLOGIES/LEAVE OF ABSENCE.....	3
3.	PECUNIARY INTERESTS.....	3
4.	CONFIRMATION OF MINUTES	3
5.	PROPOSED USE AND DEVELOPMENT - MULTIPLE DWELLINGS (5)	
	- 86 MARYS HOPE ROAD, ROSETTA.....	4

6.	PROPOSED USE AND DEVELOPMENT - ADDITIONS, ALTERATIONS AND DEMOLITION AT EXISTING SCHOOL (EDUCATIONAL AND OCCASIONAL CARE) - HOLY ROSARY SCHOOL - 29-31 WYNDHAM ROAD, CLAREMONT	40
7.	GLENORCHY PLANNING AUTHORITY (GPA) MEETING START TIMES	61

1. PLANNING AUTHORITY DECLARATION
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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/LEAVE OF ABSENCE

3. PECUNIARY INTERESTS

4. CONFIRMATION OF MINUTES

That the minutes of the Glenorchy Planning Authority Meeting held on 13 February 2018 be confirmed.

**5. PROPOSED USE AND DEVELOPMENT - MULTIPLE DWELLINGS
(5) - 86 MARYS HOPE ROAD, ROSETTA**

Author: Planning Officer (Sylvia Jeffreys)

Qualified Person: Planning Officer (Sylvia Jeffreys)

Property ID: 3289612

REPORT SUMMARY:

Application No.:	PLN-17-345
Applicant:	C Kim and G M Kim
Owner:	C Kim and G M Kim
Zone:	General Residential
Use Class	Residential
Application Status:	Discretionary
Discretions:	10.4.6 Privacy for all dwellings E6.6.1 P1 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 March 2018
Existing Land Use:	Vacant
Proposal In Brief:	Multiple Dwellings (5)
Representations:	1
Recommendation:	Approval, subject to conditions

REPORT IN DETAIL:**PROPOSAL**

The application proposes five dwellings and a temporary dwelling on a vacant site. The proposed dwellings would be double storey with gable roofs and would have maximum heights ranging between 6.601m and 7.3m. The floor plan provides for two bedrooms and single garage on the ground floor and a further bedroom, study and open plan living areas on the first floor. Each of the dwellings would have a deck of 4m x 6m, except for Unit 5 which would have a deck of 4m x 7m. The dwellings would be arranged in a row of four and one dwelling separate off to the side. The proposed dwellings are shown in a perspective plan in Figure 1 below.



Figure 1: Proposal Plans - DHK Architecture

Access would be off Hone Road with a driveway curving to the southern side of the dwellings. There would be fifteen car parking spaces in total, of which five would be within a garage of each dwelling. The temporary dwelling would comprise of an accommodation container to house a site office, a bedroom and a bathroom, which is to be removed after construction. The proposed container has the following dimensions 12.4.10m L x 2.399m W and 2.739m H. The container would be located between Unit 3 and Unit 4. The site layout is shown in Figure 2 below.

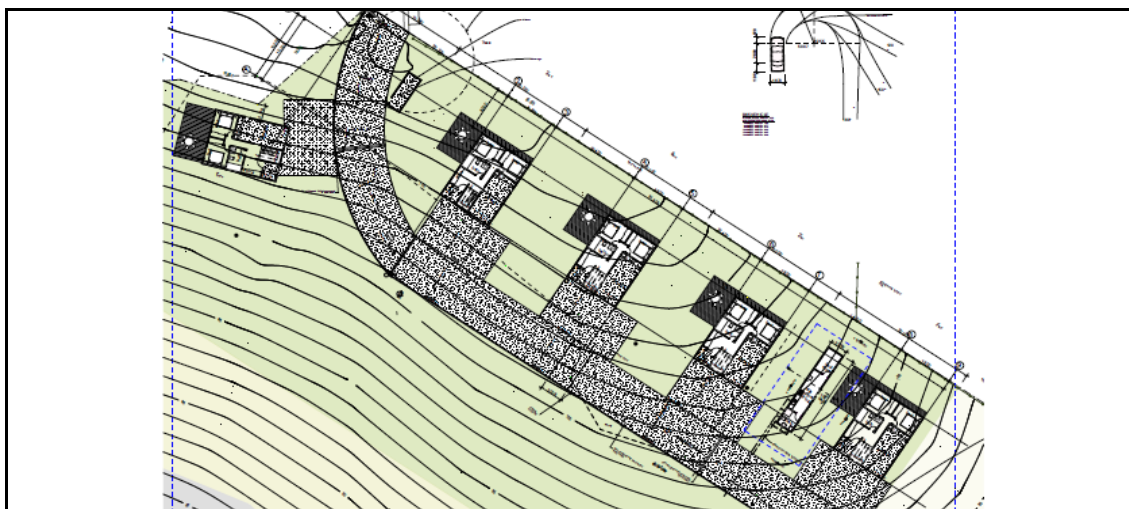


Figure 2: Proposal Plans - DHK Architecture

SITE and LOCALITY

The subject site is located between Marys Hope Road and Hone Road, where there is access from each road. The lot is a large vacant lot with an irregular shape of 1.635ha and an access handle to Marys Hope Road. The land falls towards Marys Hope Road with a steep slope of approximately 1:3, but has a more level portion on top of the hill. The steeper parts of the slope are treed. The site is shown in Figure 3 below. The subject property adjoins eighteen other properties, which mostly contain single dwellings, except for the properties on either side of the access handle that are occupied by multiple dwellings. The property is on the other side of a ridge to where there is a proclaimed landslide area, around Hone and Officer Street.

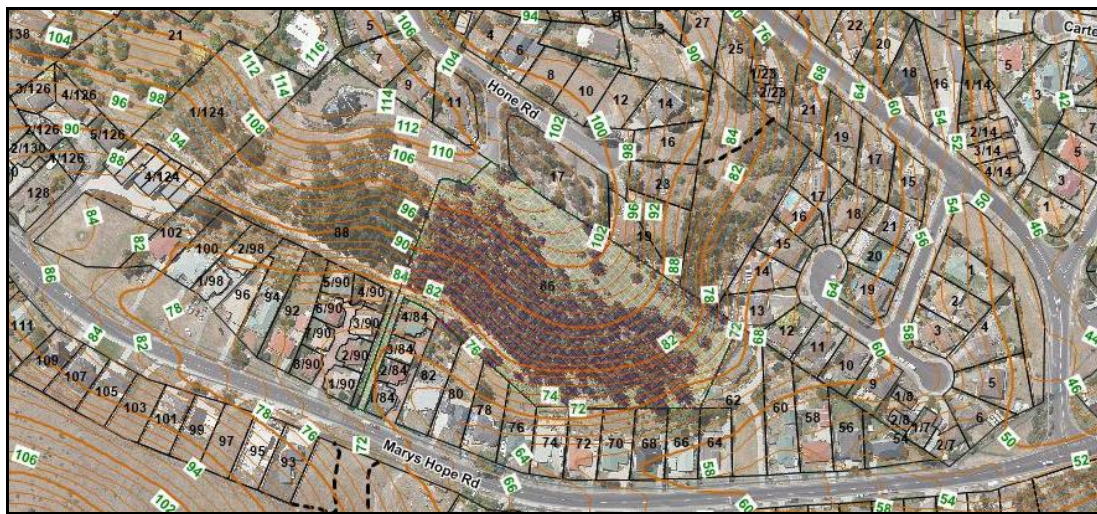


Figure 3: Subject Site - Council Database 2016

ZONE

The subject land is situated within the General Residential Zone and adjoins the Environmental Management Zone and the Recreation Zone to the north.



Figure 4: Zoning Map - GIPS 2015

BACKGROUND

Permits

This application follows an earlier proposal for four conjoined double storey dwellings in the same location for which a permit was granted as follows:

- PLN-16-224 – Multiple Dwelling Units (4) - Approved 23/12/16

Plans

The proposed site plan has notations for three stages and a future road on the site plan. The proposed development is contained within Stage 1. There is no subdivision or other development proposed as part of this application, therefore staging is not applicable to this proposal. A condition is recommended for clarity.

ASSESSMENT

STATE POLICIES, OBJECTIVES of LUPAA

There are no inconsistencies with any other State Policies or with the objectives of the Land Use Planning and Approvals Act 1993 (LUPAA).

A condition is recommended requiring appropriate soil and water management to prevent erosion and the transport of sediments into surface waters, consistent with the State Policy on Water Quality Management.

GLENORCHY INTERIM PLANNING SCHEME 2015

Part B: Administration

General Exemptions

Nil.

The application includes a temporary shipping container to be used as a site office and for accommodation, a residential use, so that it does not meet the exemption for a temporary building as below.

5.6 Temporary Buildings or Works

The erection of temporary buildings or works to facilitate development for which a permit has been granted or for which no permit is required provided they are not occupied for residential use and are removed within 14 days of completion of development.

Limited Exemptions

Nil.

Planning Scheme Operation (Does a SAP or Code override Zone provisions?)

No Specific Area Plan applies. The following codes apply and prevail over the relevant Zone provisions if there is any conflict.

- E6.0 Access and Parking Code
- E7.0 Stormwater Management Code

Use Class Description (Table 8.2):

The application proposes five dwellings and a temporary dwelling which fall under the use class Residential (Multiple Dwellings) as defined in Table 8.2 as follows:

Residential

use of land for self-contained or shared living accommodation. Examples include an ancillary dwelling, boarding house, communal residence, home-based business, hostel, residential aged care home, residential college, respite centre, retirement village and single or multiple dwellings.

It is noted that the accommodation container is technically also a dwelling as it is used for a residential purpose. However, a condition will be required to have the container removed upon completion of the construction works, so that it was not counted as part of the number of dwellings applied for.

Other relevant definitions (Clause 4.1):

The following meanings in 4.1 Planning Terms and Definitions are applicable:

Multiple Dwelling

means 2 or more dwellings on a site.

Dwelling

Means a building, or part of a building, used as a self-contained residence and which includes food preparation facilities, a bath or shower, laundry facilities, a toilet and sink, and any outbuilding and works normally forming part of a dwelling.

Discretionary Use or Development

The application is discretionary under Clause 8.8 as follows:

The planning authority has discretion to refuse or permit a use or development if:

- (a) the use is within a use class specified in the applicable Use Table as being a use which is discretionary;*
- (b) the use or development complies with each applicable standard but relies upon a performance criterion to do so; or*
- (c) it is discretionary under any other provision of the planning scheme,*
- (d) and the use or development is not prohibited under any other provision of the planning scheme.*

The proposal is discretionary under (b) above as it relies on Performance Criteria because it does not meet the following acceptable solutions:

- 10.4.6 Privacy for all dwellings
- E6.6.1 P1 Number of Car Parking Spaces

Part C: Special Provisions

The following special provisions of the Scheme apply to this proposal:

Part D: Zones

The land is within the General Residential Zone and the following Scheme zone purpose statements, use table, use standards and/or development standards apply to this proposal:

Zone Purpose Statements

The purpose of the General Residential Zone in 10.1.1 is as follows:

- *To provide for residential use or development that accommodates a range of dwelling types at suburban densities, where full infrastructure services are available or can be provided.*
- *To provide for compatible non-residential uses that primarily serve the local community.*
- *To provide for the efficient utilisation of services*

Comment

The proposal accords with the above purpose as it is for residential development utilising serviced land.

Use Table

The use of Residential (Multiple Dwellings) is permitted in 10.2 Use Table. However, the application is discretionary pursuant to subclause 8.8.1 (b), owing to the reliance of the proposal on the performance criteria of an applicable standard.

Use Standards

The standards in Clause 10.3 Use Standards specifically relate to non-residential use, visitor accommodation and local shop and are therefore not applicable to this proposal.

Development Standards for Residential Buildings & Works

It is considered that the development standards are not applicable to the temporary dwelling as they would not reasonably affect any issue relating to the temporary dwelling pursuant to clause 7.5.2 (b) Compliance with Applicable Standards. A condition is recommended that the temporary dwelling be removed within 14-days of completion of works.

The application accords with all relevant Acceptable Solutions as demonstrated in the attached Appendix, except as follows:

10.4.6 Privacy for all dwellings

The proposal does not accord with the Acceptable Solution in clause 10.4.6 A1 Privacy for all Dwellings with respect to the side setback of a deck for Unit 5.

The proposed deck with a floor level of 2.5m above NGL has a side setback of 2.146m where the Acceptable Solution requires a setback of 3m, as no screening is proposed. Therefore, the proposal relies on the related Performance Criteria as follows:

10.4.6 P1 Privacy for all dwellings

A balcony, deck, roof terrace, parking space or carport (whether freestanding or part of the dwelling) that has a finished surface or floor level more than 1 m above natural ground level, must be screened, or otherwise designed, to minimise overlooking of:

- (a) a dwelling on an adjoining lot or its private open space; or
- (b) another dwelling on the same site or its private open space; or
- (c) an adjoining vacant residential lot.

Comment

The discretion of 0.854m with respect to the side boundary setback is located opposite an area of the adjacent lot that overlooks a portion of the front yard and driveway. The neighbouring lot is a large lot and has a single dwelling at a distance of more than 60m from the common boundary. Therefore, the setback discretion would not result in any amenity impacts as the deck is designed with enough separation from any nearby dwelling and its private outdoor space.



Figure 5: Affected Boundary – Council Database 2016

Part E: Codes

The following codes of the Scheme apply to this proposal:

E3.0 Landslide Code

The landslide code is not applicable to this application. The subject land adjoins the Proclaimed Landslide Area in red on its northern boundary, but lies outside it as shown in Figure 5 below. There are two small areas of a low landslide hazard in yellow indicated for the subject land, which are exempt from this code in clause E3.4 Use and Development Exempt from this Code.

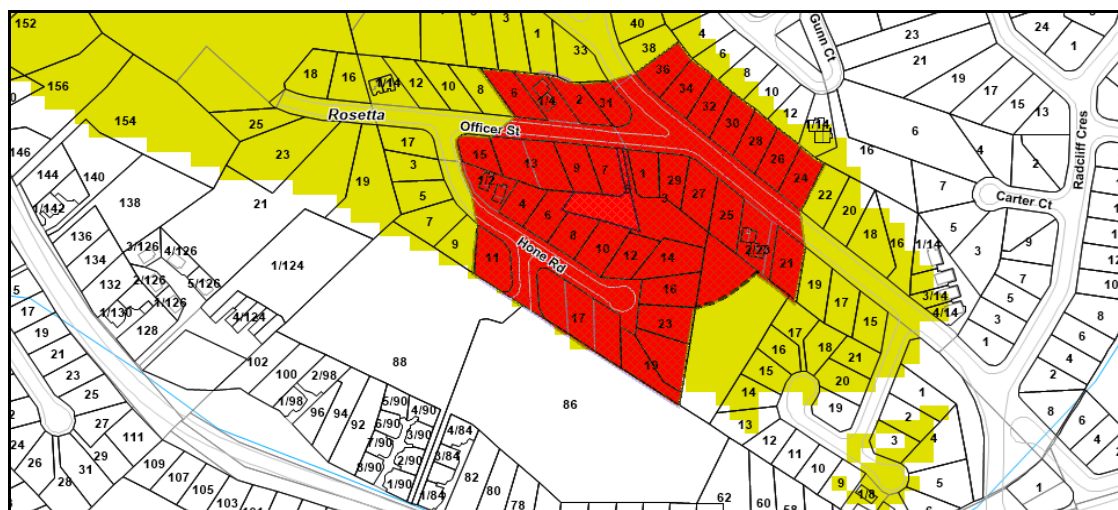


Figure 6: Landslide Hazard Map – GIPS 2015

E6.0 Parking and Access Code

The application accords with all relevant Acceptable Solutions as demonstrated in the attached appendix, except as follows:

E6.6.1 P1 Number of Car Parking Spaces

The application does not accord with the Acceptable Solution in E6.6.1 A1 Number of Car Parking Spaces as it exceeds the number of required parking spaces by more than 10%. The application proposes fifteen spaces, where twelve are required. Therefore the proposal relies on the related Performance Criteria as follows:

E6.6.1 P1 Number of Car Parking Spaces

The number of on-site car parking spaces must be sufficient to meet the reasonable needs of users, having regard to all of the following:

- (a) car parking demand;
- (b) the availability of on-street and public car parking in the locality;
- (c) the availability and frequency of public transport within a 400m walking distance of the site;
- (d) the availability and likely use of other modes of transport;
- (e) the availability and suitability of alternative arrangements for car parking provision;
- (f) any reduction in car parking demand due to the sharing of car parking spaces by multiple uses, either because of variation of car parking demand over time or because of efficiencies gained from the consolidation of shared car parking spaces;

- (g) any car parking deficiency or surplus associated with the existing use of the land;*
- (h) any credit which should be allowed for a car parking demand deemed to have been provided in association with a use which existed before the change of parking requirement, except in the case of substantial redevelopment of a site;*
- (i) the appropriateness of a financial contribution in lieu of parking towards the cost of parking facilities or other transport facilities, where such facilities exist or are planned in the vicinity;*
- (j) any verified prior payment of a financial contribution in lieu of parking for the land;*
- (k) any relevant parking plan for the area adopted by Council;*
- (l) the impact on the historic cultural heritage significance of the site if subject to the Local Heritage Code;*
- (m) whether the provision of the parking would result in the loss, directly or indirectly, of one or more significant trees listed in the Significant Trees Schedule.*

Comment

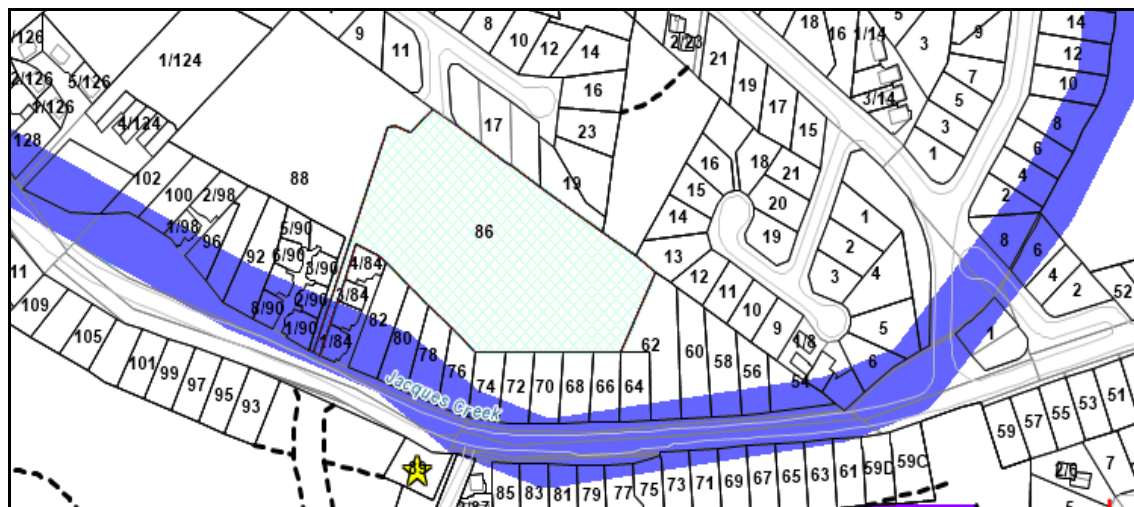
The application proposes fifteen car parking spaces where twelve are required. There is no existing surplus on site. However, the surplus is considered acceptable as there is no convenient on-street parking available in addition to the parking provided on site, should it be required. This is due to the long driveway and the fact that the nearest street is very steep and not in close proximity to the proposed dwellings. The application was referred to Council's Development Engineer who also commented that the surplus of three spaces is in accordance with the above criteria. For further comments, please refer to engineering assessment under the referrals section later in this report.

E7.0 Stormwater Management Code

The proposal accords with the relevant Acceptable Solutions as demonstrated in the attached Appendix. For further comments please refer to the Engineering Assessment under the Referrals section later in this report.

E11.0 Waterway and Coastal Protection Code

The Waterway and Coastal Protection overlay covers a portion of the property over the access way. However, the proposed development is situated outside the overlay and does not need assessment under this code. The overlay is shown in Figure 6 below:



- In addition to the MPs, Council also has several BH(Pump) or Bore Holes Pumps within the area of landslip to pump ground water out when it reached certain level.

Therefore, based on all the information and facts, it is concluded that the development application can be supported in principle, subject to recommended conditions and advice.

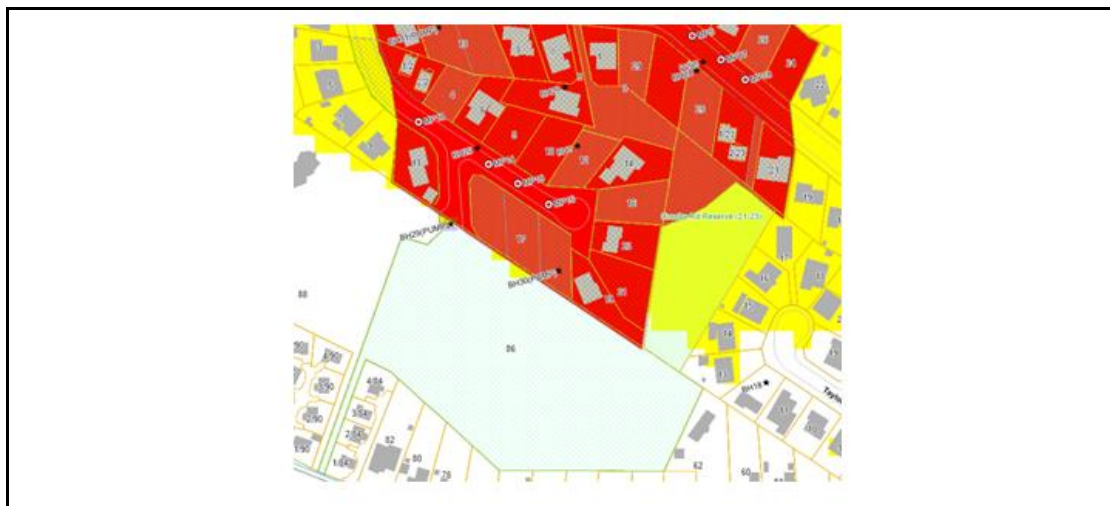


Figure 8: Photo above: Overall site in the Geoscience Overlay showing the “declared landslip area” in red and the low risk landslip hazard in yellow as mentioned earlier.

Traffic, Access & Parking

The proposed access is via the existing shared access off Hone Road. Twelve (12) parking spaces are required while the applicant proposes to provide fifteen (15) spaces as part of the proposal. I consider the surplus of three (3) satisfies the performance criteria of the Glenorchy Interim Planning Scheme Code E6.6.1. The proposed driveway generally complies with the Australia Standard AS 2890.1: 2004 off-street parking. It is considered that the site is capable of being developed and the local traffic conditions are not expected to be significantly affected.

GCC Services (Stormwater)

There are no GCC stormwater mains affected by this application; and the run-off from roofed and hardstand areas is proposed to discharge to the existing Council's approved Stormwater connection point. The application includes a satisfactory stormwater quality report (Hydrodynamica dated January 2018) and conditions are recommended accordingly.

Other

Geoscience issues

Borderline parts of the lot are identified as subject to a 'Low Hazard' as per the Dept. of Premier & Cabinet / Mineral Resources Tasmania MRT Hazard Maps for susceptibility to landslide. Due to the 'Low Hazard' a detailed Geotechnical Report was not required to be submitted with the application. The applicant may wish to seek further advice from a geotechnical engineer in regards to the proposed development and the potential hazard.

Further information can also be found at the following website:
http://www.dpac.tas.gov.au/divisions/local_government/osem/mitigating_natural_hazards

Flooding/Inundation issues

There are no flooding impacts identified through Council's records that affect the application

Waste Management Officer

Waste Services to the proposed dwelling development 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 ten (10) bins, five (5) Waste bins and five (5) Recycling Bins.
- This property has an existing kerbside/nature strip area for placement of the bins therefore the dwellings 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.

NOTE: There are five (5) proposed dwellings entitled to a waste service each and one (1) temporary container as a site office and temporary accommodation which is not entitled to a waste service.

EXTERNAL REFERRALS

TasWater

The application was referred to TasWater, which has nominated a number of conditions should the application be approved. The *Water and Sewerage Industry Act 2008* requires the Planning Authority to include conditions from TasWater, if a permit is granted.

REPRESENTATIONS

The application was advertised for the statutory 14-day period with one representation being received. The issues raised are as follows:

1. Potential landslip hazard

The representor, who lives down slope and to the east of the proposed development, states that there is concern about the potential of the proposed development to lead to a significant re-activation of the Rosetta Landslip. The concern is that additional hard surfaces such as driveways and paved areas would result in an increase of stormwater leaving the site, which in turn might cause a re-activation of the landslip if not treated properly.

Planner's Comment:

This issue has been previously addressed under the heading Referrals (Development Engineer). In summary, the site lies outside the Proclaimed Landslide Area and stormwater must be directed to public stormwater infrastructure. In addition, there is monitoring in place for the landslide area to ensure that any change will be detected and managed accordingly. The Development Engineer is in support of the application in regard to this issue, subject to conditions.

CONCLUSION

The application proposes five multiple dwellings and a temporary dwelling on a large vacant lot. The application is discretionary for a boundary setback distance and for a surplus of car parking spaces.

The application proposes a side boundary setback for an unscreened deck of 2.146m where the Acceptable Solution requires 3m. Nevertheless, the discretion would not result in any adverse impacts through overlooking as the neighbouring property does not have a dwelling or private outdoor space in the vicinity.

In regard to car parking, the application proposes a surplus of three spaces. The surplus is not considered significant and would be convenient at this location as on-street parking is not readily available.

The application was publicly exhibited for the statutory time period and one representation was received. The representation raises concern about the potential for landslip arising from additional stormwater volumes and concentration. The Development Engineer has responded to these concerns and is satisfied that the proposal would not increase the risk of landslip as detailed within the report.

In conclusion, the proposal is assessed to substantially comply with the requirements of Schedule 1 of the Land Use Planning and Approvals Act 1993 and the Glenorchy Interim Planning Scheme 2015, subject to the recommended conditions.

Recommendation:

That a permit be granted for the proposed use and development of Multiple Dwellings (5) at 86 Marys Hope Road, Rosetta subject to the following conditions:

Planning

1. Use and development shall be substantially in accordance with planning permit application No. PLN-17-345 and Drawing No. P2 submitted on 24/01/18, 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. No excavation or other works must occur outside 20m of the footprints of the dwellings, parking areas and driveway (from Hone Road to the last unit to the east only) of the development approved herewith.

4. The temporary accommodation container must be removed within 14-days of completion of the development and works approved herewith, unless any further time period has been approved with any subsequent planning permit.
5. No staging must occur without separate approval.

Engineering

6. Prior to the issuing of a Building Permit 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 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 Environment, Parks, Heritage and the Arts. These are available from Council or online at www.derwentestuary.org.au.

7. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
8. The design and construction of the 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 and the finished gradient shall not exceed the maximum gradient of 25%;
 - (b) Fifteen (15) clearly marked car parking spaces must be provided in accordance with the approved plan and kept available for these purposes at all times;
 - (c) Of the proposed number of car parking spaces, a minimum of two (2) visitor parking spaces must be provided, clearly line-marked and kept available for these purposes at all times;
 - (d) 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%;
 - (e) All runoff from paved and driveway areas must be discharged into Council's stormwater system; and

- (f) WSUD and landscaping must be incorporated into the parking areas of the development;
- (g) Be clearly line-marked or physically separated to each space in accordance with the approved plan;
- (h) Landscaping of parking and circulation areas must be provided and must be no less than 5 percent of the area of the car park;
- (i) The gradient of any parking areas must not exceed 5%; and
- (j) Minimum carriageway width is to be no less than 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. All works required by this condition must be installed prior to the occupancy of the dwellings as approved.

9. 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 dwellings, as approved.
10. The development must comply with Council's Stormwater Runoff Management Policy, the Stormwater detention for a 1 in 20 year ARI storm event may need to 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.
11. A system for the treatment of stormwater discharging from the development must be incorporated into the development, in accordance with the Stormwater Management Code and be approved by Council's Development Engineer prior to the issuing of a Building Approval. The stormwater treatment system must be constructed in accordance with the approved plans. Prior to the issue of a Building Permit, engineering design of the bio-retention or other types of stormwater treatment must be certified by a suitably qualified Engineer and submitted to Council for approval by the Development Engineer.
12. 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. Any alterations or works to Council mains shall 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 (if required) works prior to the issuing of a Building Permit or the commencement of works on site, (whichever occurs first).

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.

Geotechnical Advice

The lot is identified as subject to a 'Low Hazard' as per the Dept. of Premier & Cabinet / Mineral Resources Tasmania MRT Hazard Maps for susceptibility to landslide. Due to the 'Low Hazard' a Geotechnical Report was not required to be submitted with the application. The applicant may wish to seek further advice from a geotechnical engineer in regards to the proposed development and the potential hazard.

Further information can also be found at the following website:

http://www.dpac.tas.gov.au/divisions/local_government/osem/mitigating_natural_hazards

Waste Management

Waste Services to the proposed unit development at will 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 ten (10) bins, five (5) Waste bins and five (5) Recycling Bins.
- This property has an existing kerbside/nature strip area for placement of the bins therefore the units 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.

NOTE: There are five (5) proposed dwelling units entitled to a waste service each and one (1) temporary container as a site office with temporary which is not entitled to a waste service.

APPENDIX

10.0 General Residential Zone

Standard	Acceptable Solution	Proposed	Complies
10.4 Development Standards for Residential Buildings and Works			
10.4.1 Residential density for multiple dwellings	A1 Multiple dwellings must have a site area per dwelling of not less than: (a) 325m ² ; or (b) if within a density area specified in Table 10.4.1 below and shown on the planning scheme maps, that specified for the density area.	Land 16350m ² / 5 = 3270m ²	Yes
10.4.2 Setbacks and building envelopes for all dwellings	A1 Unless within a building area, a dwelling, excluding protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6 m into the frontage setback, must have a setback from a frontage that is: (a) if the frontage is a primary frontage, at least 4.5 m, or, if the setback from the primary frontage is less than 4.5 m, not less than the setback, from the primary frontage, of any existing dwelling on the site; or	19m	Yes

	(b) if the frontage is not a primary frontage, at least 3 m, or, if the setback from the frontage is less than 3 m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site; or (c) if for a vacant site with existing dwellings on adjoining sites on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; or (d) if the development is on land that abuts a road specified in Table 10.4.2, at least that specified for the road.		
	A2 A garage or carport must have a setback from a primary frontage of at least: (a) 5.5 m, or alternatively 1 m behind the façade of the dwelling; or (b) the same as the dwelling façade, if a portion of the dwelling gross floor area is located above the garage or carport; or (c) 1 m, if the natural ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10 m from the frontage.	19m	Yes

	A3 A dwelling, excluding outbuildings with a building height of not more than 2.4 m and protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6 m horizontally beyond the building envelope, must: (a) be contained within a building envelope (refer to Diagrams 10.4.2A, 10.4.2B, 10.4.2C and 10.4.2D) determined by: (i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5 m from the rear boundary of a lot with an adjoining frontage; and (ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3 m above natural ground level at the side boundaries and a distance of 4 m from the rear boundary to a building height of not more than 8.5 m above natural ground level; and (b) only have a setback within 1.5 m of a side boundary if the dwelling: (i) does not extend beyond an existing building built on or within 0.2 m of the boundary of the adjoining lot; or (ii) does not exceed a total length of 9 m or one-third the length of the side boundary (whichever is the lesser).	Front setback: 19m Rear 50m+ Side NW 2.16m (4.8m high wall) Side SW 6.388m Side NE 5m Side SE 75m+	Yes
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10.4.3 Site coverage and private open space for all dwellings	A1 Dwellings must have: (a) a site coverage of not more than 50% (excluding eaves up to 0.6 m); and (b) for multiple dwellings, a total area of private open space of not less than 60 m² associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8 m above the finished ground level (excluding a garage, carport or entry foyer); and (c) a site area of which at least 25% of the site area is free from impervious surfaces.	Less than 50% More than 60m² More than 25%	Yes
	A2 A dwelling must have an area of private open space that: (a) is in one location and is at least: (i) 24 m²; or (ii) 12 m², if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8 m above the finished ground level (excluding a garage, carport or entry foyer); and (b) has a minimum horizontal dimension of: (i) 4 m; or (ii) 2 m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8	Units 1 to 4 have a deck of 4 x 6m = 24m² Unit 5 has a deck of 4 x 7m = 28m²	Yes

	m above the finished ground level (excluding a garage, carport or entry foyer); and (d) is directly accessible from, and adjacent to, a habitable room (other than a bedroom); and (e) is not located to the south, south-east or south-west of the dwelling, unless the area receives at least 3 hours of sunlight to 50% of the area between 9.00am and 3.00pm on the 21st June; and (f) is located between the dwelling and the frontage, only if the frontage is orientated between 30 degrees west of north and 30 degrees east of north, excluding any dwelling located behind another on the same site; and (g) has a gradient not steeper than 1 in 10; and (h) is not used for vehicle access or parking.		
10.4.4 Sunlight and overshadowing of all dwellings	A1 A dwelling must have at least one habitable room (other than a bedroom) in which there is a window that faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A).	Units 1 to 4 have dining room and kitchen windows facing northeast Unit 5 has a kitchen window facing north	Yes
	A2 A multiple dwelling that is to the north of a window of a habitable room (other than a bedroom) of another dwelling on the same site, which window faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A), must be in accordance with (a) or (b), unless excluded by (c):	None of the dwellings are north of each other.	Yes

	(a) The multiple dwelling is contained within a line projecting (see Diagram 10.4.4B): (i) at a distance of 3 m from the window; and (ii) vertically to a height of 3 m above natural ground level and then at an angle of 45 degrees from the horizontal. (b) The multiple dwelling does not cause the habitable room to receive less than 3 hours of sunlight between 9.00 am and 3.00 pm on 21st June. (c) That part, of a multiple dwelling, consisting of: (i) an outbuilding with a building height no more than 2.4 m; or (ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6 m horizontally from the multiple dwelling.		
	A3 A multiple dwelling, that is to the north of the private open space, of another dwelling on the same site, required in accordance with A2 or P2 of subclause 10.4.3, must be in accordance with (a) or (b), unless excluded by (c): (a) The multiple dwelling is contained within a line projecting (see Diagram 10.4.4C): (i) at a distance of 3 m from the northern edge of the private open space; and	Four of the proposed units are within a row and have private outdoor space within a deck area. The decks are at a distance of 8.4m and 10.6m from the wall of the adjoining dwelling. The fifth dwelling is separated by 20m from the nearest deck.	Yes

	(ii) vertically to a height of 3 m above natural ground level and then at an angle of 45 degrees from the horizontal. (b) The multiple dwelling does not cause 50% of the private open space to receive less than 3 hours of sunlight between 9.00 am and 3.00 pm on 21st June. (c) That part, of a multiple dwelling, consisting of: (i) an outbuilding with a building height no more than 2.4 m; or (ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6 m horizontally from the multiple dwelling.		
10.4.5 Width of openings for garages and carports for all dwellings	A1 A garage or carport within 12 m of a primary frontage (whether the garage or carport is free-standing or part of the dwelling) must have a total width of openings facing the primary frontage of not more than 6 m or half the width of the frontage (whichever is the lesser).	19m	Yes
10.4.6 Privacy for all dwellings	A1 A balcony, deck, roof terrace, parking space, or carport (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1 m above natural ground level must have a permanently fixed screen to a height of at least 1.7 m above the finished surface or floor level, with a uniform transparency of no more than 25%, along the sides facing a:	Unit 5 has a deck within 2.146m from a side boundary – Discretionary The four dwellings in a row have a separation from each deck to the wall of the adjoining dwelling of 8.4m and 10.6m – complies	Discretionary

	(a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 3 m from the side boundary; and (b) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 4 m from the rear boundary; and (c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is at least 6 m: (i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or (ii) from a balcony, deck, roof terrace or the private open space, of the other dwelling on the same site.	The deck of unit 5 does not face any of the other units – complies.	
	A2 A window or glazed door, to a habitable room, of a dwelling, that has a floor level more than 1 m above the natural ground level, must be in accordance with (a), unless it is in accordance with (b): (a) The window or glazed door: (i) is to have a setback of at least 3 m from a side boundary; and (ii) is to have a setback of at least 4 m from a rear boundary; and (iii) if the dwelling is a multiple dwelling, is to be at	The separation between adjacent dwellings is 12.4m and 14.5m	Yes

	least 6 m from a window or glazed door, to a habitable room, of another dwelling on the same site; and (iv) if the dwelling is a multiple dwelling, is to be at least 6 m from the private open space of another dwelling on the same site. (b) The window or glazed door: (i) is to be offset, in the horizontal plane, at least 1.5 m from the edge of a window or glazed door, to a habitable room of another dwelling; or (ii) is to have a sill height of at least 1.7 m above the floor level or has fixed obscure glazing extending to a height of at least 1.7 m above the floor level; or (c) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of at least 1.7 m above floor level, with a uniform transparency of not more than 25%.		
	A3 A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of at least: (a) 2.5 m; or	Driveway separation is at least 6m	Yes

	(b) 1 m if: (i) it is separated by a screen of at least 1.7 m in height; or (ii) the window, or glazed door, to a habitable room has a sill height of at least 1.7 m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of at least 1.7 m above the floor level.		
10.4.7 Frontage Fences for all dwellings	A1 A fence (including a free-standing wall) within 4.5 m of a frontage must have a height above natural ground level of not more than: (a) 1.2 m if the fence is solid; or (b) 1.8 m, if any part of the fence that is within 4.5 m of a primary frontage has openings above a height of 1.2 m which provide a uniform transparency of not less than 30% (excluding any posts or uprights).	None proposed	Yes
10.4.8 Waste Storage for multiple dwellings	A1 A multiple dwelling must have a storage area, for waste and recycling bins, that is an area of at least 1.5 m² per dwelling and is within one of the following locations: (a) in an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or (b) in a communal storage area with an impervious surface	A Waste bin enclosure is shown on the plan and there are no shared bins so that bins can also be accommodated at each dwelling.	Yes

	that: (i) has a setback of at least 4.5 m from a frontage; and (ii) is at least 5.5 m from any dwelling; and (iii) is screened from the frontage and any dwelling by a wall to a height of at least 1.2 m above the finished surface level of the storage area.		
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E6.0 Parking and Access Code

Standard	Acceptable Solution	Proposed	Complies?
E6.6 Use Standards			
E6.6.1 Number of Car Parking Spaces	A1 The number of on-site car parking spaces must be: (a) no less than the number specified in Table E6.1 and no more than 10% greater than that number; except if: (i) the site is subject to a parking plan for the area adopted by Council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan; (ii) this provision was not used in this planning scheme.	15	3 surplus – complies with performance criteria
E6.6.2 Number of Accessible Car Parking Spaces for People with a Disability	A1 Car parking spaces provided for people with a disability must: (a) satisfy the relevant provisions of the Building Code of Australia; (b) be incorporated into the overall car park design; (c) be located as close as practicable to the building entrance.	N/A	N/A
E6.6.3 Number of Motorcycle Parking Spaces	A1 The number of on-site motorcycle parking spaces provided must be at a rate of 1 space to each 20 car parking spaces after the first 19 car parking spaces except if bulky goods sales, (rounded to the nearest whole number).	N/A	

Standard	Acceptable Solution	Proposed	Complies?
	Where an existing use or development is extended or intensified, the additional number of motorcycle parking spaces provided must be calculated on the amount of extension or intensification, provided the existing number of motorcycle parking spaces is not reduced.		
E6.6.4 Number of Bicycle Parking Spaces	A1 The number of on-site bicycle parking spaces provided must be no less than the number specified in Table E6.2.	N/A	
E 6.7 Development Standards			
E6.7.1 Number of Vehicle Accesses	A1 The number of vehicle access points provided for each road frontage must be no more than 1 or the existing number of vehicle access points, whichever is the greater.	No change	
E6.7.2 Design of Vehicular Accesses	A1 Design of vehicle access points must comply with all of the following: (a) in the case of non-commercial vehicle access; the location, sight distance, width and gradient of an access must be designed and constructed to comply with section 3 – “Access Facilities to Off-street Parking Areas and Queuing Areas” of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking; (b) in the case of commercial vehicle access; the location, sight distance, geometry and gradient of an access must be designed and constructed to comply with all access driveway provisions in section 3 “Access Driveways and Circulation Roadways” of AS2890.2 - 2002 Parking facilities Part 2: Off-street commercial vehicle facilities.	No change	

Standard	Acceptable Solution	Proposed	Complies?
E6.7.3 Vehicular Passing Areas Along an Access	A1 Vehicular passing areas must: (a) be provided if any of the following applies to an access: (i) it serves more than 5 car parking spaces; (ii) is more than 30 m long; (iii) it meets a road serving more than 6000 vehicles per day; (b) be 6 m long, 5.5 m wide, and taper to the width of the driveway; (c) have the first passing area constructed at the kerb; (d) be at intervals of no more than 30 m along the access.	Provided	Yes
E6.7.4 On-Site Turning	A1 On-site turning must be provided to enable vehicles to exit a site in a forward direction, except where the access complies with any of the following: (a) it serves no more than two dwelling units; (b) it meets a road carrying less than 6000 vehicles per day.	Provided	Yes
E6.7.5 Layout of Parking Areas	A1 The layout of car parking spaces, access aisles, circulation roadways and ramps must be designed and constructed to comply with section 2 "Design of Parking Modules, Circulation Roadways and Ramps" of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking and must have sufficient headroom to comply with clause 5.3 "Headroom" of the same Standard.	Provided	Yes

Standard	Acceptable Solution	Proposed	Complies?
E6.7.6 Surface Treatment of Parking Areas	A1 Parking spaces and vehicle circulation roadways must be in accordance with all of the following; (a) paved or treated with a durable all-weather pavement where within 75m of a property boundary or a sealed roadway; (b) drained to an approved stormwater system, unless the road from which access is provided to the property is unsealed.	To be conditioned to be sealed	Yes
E6.7.7 Lighting of Parking Areas	A1 Parking and vehicle circulation roadways and pedestrian paths serving 5 or more car parking spaces, used outside daylight hours, must be provided with lighting in accordance with clause 3.1 "Basis of Design" and clause 3.6 "Car Parks" in AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Part 3.1: Pedestrian area (Category P) lighting.		Yes
E6.7.8 Landscaping of Parking Areas	A1 Landscaping of parking and circulation areas must be provided where more than 5 car parking spaces are proposed. This landscaping must be no less than 5 percent of the area of the car park, except in the Central Business Zone where no landscaping is required.	Not provided – can condition	Yes
E6.7.9 Design of Motorcycle Parking Areas	A1 The design of motorcycle parking areas must comply with all of the following: (a) be located, designed and constructed to comply with section 2.4.7 "Provision for Motorcycles" of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking; (b) be located within 30 m of the main entrance to the building.	N/A	

Standard	Acceptable Solution	Proposed	Complies?
E6.7.10 Design of Bicycle Parking Facilities	A1 The design of bicycle parking facilities must comply with all the following; (a) be provided in accordance with the requirements of Table E6.2; (b) be located within 30 m of the main entrance to the building.	N/A	
	A2 The design of bicycle parking spaces must be to the class specified in table 1.1 of AS2890.3-1993 Parking facilities Part 3: Bicycle parking facilities in compliance with section 2 "Design of Parking Facilities" and clauses 3.1 "Security" and 3.3 "Ease of Use" of the same Standard.	N/A	
E6.7.11 Bicycle End of Trip Facilities	A1 For all new buildings where the use requires the provision of more than 5 bicycle parking spaces for employees under Table E6.2, 1 shower and change room facility must be provided, plus 1 additional shower for each 10 additional employee bicycle spaces thereafter.	N/A	
E6.7.12 Siting of Car Parking	A1 Parking spaces and vehicle turning areas, including garages or covered parking areas in the Inner Residential Zone, Urban Mixed Use Zone, Village Zone, Local Business Zone and General Business Zone must be located behind the building line of buildings located or proposed on a site except if a parking area is already provided in front of the building line of a shopping centre.	Provided	Yes

Standard	Acceptable Solution	Proposed	Complies?
E6.7.1.13 Facilities for Commercial Vehicles	A1 Commercial vehicles facilities for loading, unloading or manoeuvring must be provided on-site in accordance with Australian Standard for Off-street Parking, Part 2 : Commercial. Vehicle Facilities AS 2890.2:2002, unless: (a) the delivery of all inward bound goods is by a single person from a vehicle parked in a dedicated loading zone within 50 m of the site; (b) the use is not primarily dependent on outward delivery of goods from the site.	N/A	
E6.7.14 Access to a Road	A1 Access to a road must be in accordance with the requirements of the road authority.	No change	

E7.0 Stormwater Management Code

Standard	Acceptable Solution	Proposed	Complies?
E7.7 Development Standards			
E7.7.1 Stormwater Drainage and Disposal	A1 Stormwater from new impervious surfaces must be disposed of by gravity to public stormwater infrastructure.	Provided and to be located by applicant	To condition
	A2 A stormwater system for a new development must incorporate water sensitive urban design principles R1 for the treatment and disposal of stormwater if any of the following apply: (a) the size of new impervious area is more than 600 m ² ; (b) new car parking is provided for more than 6 cars; (c) a subdivision is for more than 5 lots.		Yes stormwater report provided
	A3 A minor stormwater drainage system must be designed to comply with all of the following: (a) be able to accommodate a storm with an ARI of 20 years in the case of non-industrial zoned land and an ARI of 50 years in the case of industrial zoned land, when the land serviced by the system is fully developed; (b) stormwater runoff will be no greater than pre-existing runoff or any increase can be accommodated within existing or upgraded public stormwater infrastructure.	Will condition	Yes stormwater report provided
	A4 A major stormwater drainage system must be designed to accommodate a storm with an ARI of 100 years.		N/A

Attachments/Annexures

- 1  Attachment - 86 Marys Hope Road, Rosetta

6. PROPOSED USE AND DEVELOPMENT - ADDITIONS, ALTERATIONS AND DEMOLITION AT EXISTING SCHOOL (EDUCATIONAL AND OCCASIONAL CARE) - HOLY ROSARY SCHOOL - 29-31 WYNDHAM ROAD, CLAREMONT

Author: Planning Officer (Bhavna Gungabison)

Qualified Person: Planning Officer (Bhavna Gungabison)

Property ID: 2653697

REPORT SUMMARY:

Application No.:	PLN-17-358
Applicant:	Bence Mulcahy
Owner:	St Bernard's Catholic Church
Zone:	Community Purpose
Use Class	Educational and Occasional Care
Application Status:	Discretionary
Discretions:	17.4.3 Design 17.4.4 Passive surveillance (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	14 Mar 2018
Existing Land Use:	Educational and occasional care (Primary School)
Proposal In Brief:	Additions, alteration and demolition at existing school (Educational & Occasional care)
Representations:	0
Recommendation:	Approval, subject to conditions.

REPORT IN DETAIL:

PROPOSAL

An application was received for construction of new classrooms, toilet facilities and canteen, with associated demolition and alterations.

The proposal involves the removal of Building H and J (temporary classrooms) and the demolition of the existing student amenities (Building G), the demolition of the existing canteen, Building D, (including the switchboard) and also the partial demolition of Building C, in order to facilitate the new addition.

The proposed new additions are located primarily at each short end of the central courtyard as shown in figure 1 below. The scope of the new work includes the construction of toilet facilities, a canteen and two new classrooms which would replace the existing temporary classrooms.



Figure 1: Extent of new addition

The toilets are proposed to be constructed primarily from lightweight framing with a steel cladding system. Raised roof lights ARE also proposed to capture northern sun and distribute it to the shared spaces below. Lastly, the extension of Building C provides a new canteen and student amenities.

The proposal does not involve any increase in staff or student numbers as part of this application.

SITE and LOCALITY

The subject site is located along Wyndham Road, Claremont. The area where works are being undertaken is within the grounds of the school and is considered to not be visible from the frontage.

The school is surrounded by inner residential properties comprising single dwellings and has a vegetated area of land subject to the Waterway Coastal Protection Area code to the east.



Figure 2: An aerial view of the subject site and the surrounding locality.

ZONE

The subject site is located within the Community Purpose Zone.

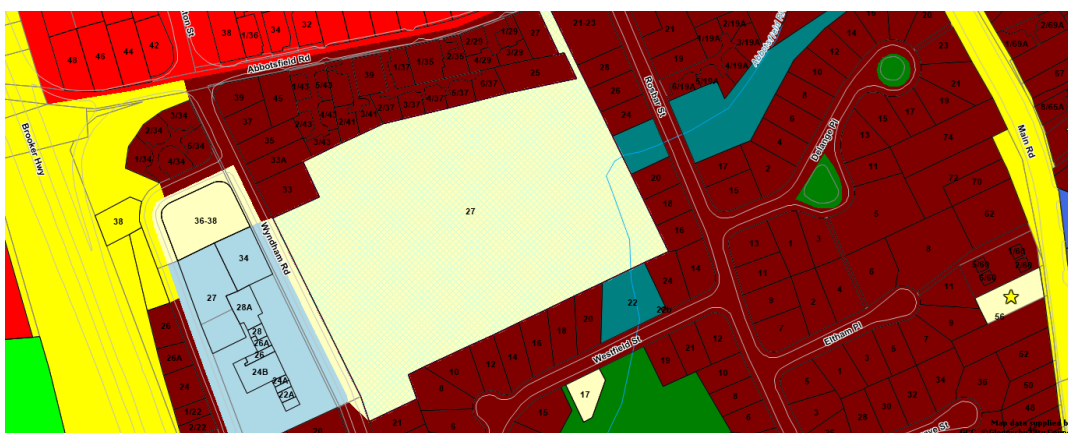


Figure 3: A snapshot of the site indicating the Community Purpose Zone(light yellow) surrounded by the Inner Residential Zone (marron) and Environmental Management Zone (Green).

BACKGROUND

There has been a number of planning approval for the subject site as listed below, however, they are not directly relevant to the proposal.

PLN-07-4948 - Two Canopies – Approved 20/12/2007

PLN-08-0324 - Additional classrooms (2), alterations and extension of car park - Approved 18/12/08

PLN-09-0055 - Additions to Educational Establishment requiring a variation to allow an additional vehicular access - Approved 07/05/09

PLN-10-226 - Electronic sign greater than 4m² in area - Approved 03/09/10

PLN-12-232 - Minor demolition, alterations, additions and landscaping – Approved 26/11/12

PLN-16-012 - Minor addition to primary school. – Approved 15/02/16

ASSESSMENT

STATE POLICIES, OBJECTIVES of LUPAA

There are no inconsistencies with any other State Policies or with the objectives of the Land Use Planning and Approvals Act 1993 (LUPAA).

A condition is recommended requiring appropriate soil and water management to prevent erosion and the transport of sediments into surface waters, consistent with the State Policy on Water Quality Management.

GLENORCHY INTERIM PLANNING SCHEME 2015

Part B: Administration

General Exemptions

Nil

Limited Exemptions

Nil

Planning Scheme Operation (Does a SAP or Code override Zone provisions?)

No SAP applies. No conflict between Code and Zone provisions.

Use Class Description (Table 8.2):

Educational and occasional care means the use of land for educational or short-term care purposes. Examples include a childcare centre, day respite facility, employment training centre, kindergarten, primary school, secondary school and tertiary institution.

Other relevant definitions (Clause 4.1):

Applicable standard means the proposed use or development will be on a site within a zone or the area to which a specific plan relates, or is a use or development to which the code applies; and the standard deals with a matter that could affect, or could be affected by, the proposed use or development.

Demolition means the intentional damaging, destruction or removal of any building or works in whole or in part.

Part C: Special Provisions

The following special provisions of the Scheme apply to this proposal:

9.4 Demolition

Clause 9.4.1 states that an application for demolition may be approved at the discretion of the planning authority, unless the demolition is approved as part of another development or prohibited by another provision.

The proposed demolition forms part of this proposal and is assessed accordingly.

Part D: Zones

The land is within the Community Purpose Zone and the following Scheme zone purpose statements, use table, use standards and/or development standards apply to this proposal.

Zone Purpose Statements

- 17.1.1.1 To provide for key community facilities and services where those facilities and services are not appropriate for inclusion as an associated activity within another zone.
- 17.1.1.2 To ensure land required for future public use is protected from inappropriate use or development.
- 17.1.1.3 To encourage multipurpose, flexible and adaptable social infrastructure to respond to changing and emerging community needs.

Use Table

Educational and occasional care is a permitted use class under table 17.2. However, due to reliance on performance criteria for 17.4.3 Design and 17.4.4 Passive surveillance, the application is discretionary.

Use Standards

There is no change proposed to the overall use of the site. The hours of operation will remain unchanged, no external lighting is proposed as part of this application and there is no change to the pre-approved commercial vehicle movements.

With respect to noise emissions, the proposal was referred to the Environmental Health Department and a condition is recommended in this regard.

Development Standards for Buildings or Works

17.4.3 Design

Acceptable solution A1 requires new building or alterations to an existing façade to ensure any single expanse of blank wall in the ground level front façade and facades facing other public spaces is not greater than 50% of the length of the facade. Whilst the alterations and additions of the two classrooms meet the above requirements, the extension of building C to accommodate the new canteen provides only a door opening approximately 12% of the surface area of the ground floor level façade, leaving more than 50% of blank wall on the facade. As a result, the Performance criteria P1 applies.

Performance criteria P1 requires the building design to enhance the streetscape by satisfying all of the following:

- (a) provide the main entrance or entrances to a building so that they are clearly visible from nearby buildings and public spaces;*
- (b) locate windows to adequately overlook the street and adjoining public spaces;*
- (c) incorporate shop front windows and doors for ground floor shops and offices, so that pedestrians can see into the building and vice versa;*
- (d) locate external lighting to illuminate any entrapment spaces around the building site;*
- (e) provide external lighting to illuminate car parking areas and pathways;*
- (f) design and locate public access to provide high visibility for users and provide clear sight lines between the entrance and adjacent properties and public spaces;*
- (g) provide for sight lines to other buildings and public spaces.*

Comments:

The canteen is to be an extension to Building C which is located approximately 100m from the main entrance and is directly accessible from the courtyard. The student amenities are to be located to the east of the canteen providing a central area in between to access the existing Building C library and multipurpose space.

The new canteen and student “pods” are to be constructed primarily from lightweight framing with a steel cladding system. The design includes a mixture of metal sheeting and brickwork materials in order to reduce single expanses of blank walls. A raised roof light captured light for the canteen kitchen and provides an urban marker signifying the main public entry to the courtyard.

The building is set back at a considerable distance from the street and has been designed to allow sufficient visibility for users. Therefore, it is considered that the proposal complies with the performance criteria in Clause 17.4.3 of the Scheme.

Acceptable solution A2 requires walls of a building facing a residential zone to be coloured using colours with a light reflectance value not greater than 40 percent. The new toilet “pods” are proposed to be constructed primarily from lightweight framing with a white steel cladding system. These would be located approximately 12m from the nearest residential area to the south of the site. Since the material used for the toilets has a light reflectance value exceeding 40% and there is no performance criteria, a condition has been recommended to ensure the light reflectance value of these walls does not exceed 40%.

17.4.4 Passive surveillance

Acceptable solution A1 requires the new buildings or alterations to an existing façade to provide windows and door openings at ground floor level in the façade of any wall which faces a public space or a car park which amount to no less than 30% of the surface area of the ground floor level façade.

The alteration of Building C to incorporate the canteen provides a door opening which is approximately 12% of the surface area of the ground floor level façade. Therefore, performance criteria P1 applies.

Performance criteria P1 requires building design to provide for passive surveillance of public spaces by satisfying all of the following:

- (a) *provide the main entrance or entrances to a building so that they are clearly visible from nearby buildings and public spaces;*
- (b) *locate windows to adequately overlook the street and adjoining public spaces;*
- (c) *incorporate shop front windows and doors for ground floor shops and offices, so that pedestrians can see into the building and vice versa;*
- (d) *locate external lighting to illuminate any entrapment spaces around the building site;*
- (e) *provide external lighting to illuminate car parking areas and pathways;*
- (f) *design and locate public access to provide high visibility for users and provide clear sight lines between the entrance and adjacent properties and public spaces;*
- (g) *provide for sight lines to other buildings and public spaces.*

Comment:

The proposed buildings have their main entrance oriented and accessible from the existing courtyard. The entrance to the canteen has been designed to maximise visibility from nearby buildings and the public space surrounding the building with the raised roof light and orientation of the building.

The proposal is considered to comply with the performance criteria in Clause 17.4.4 of the Scheme.

Part E: Codes

The following codes of the Scheme apply to this proposal:

E6.0 Parking and Access Code

The number of students and staff remains unchanged and therefore no change is proposed in terms of car parking requirement and access. The proposal was referred to Council's Development Engineer who is in favour of the development.

Stormwater Management Code

The proposal connects to an existing storm water point. The proposal was referred to Council's development engineer who is in favour of the development.

Waterway and Coastal Protection Code

The proposal involving demolition, buildings and works within the site does not fall within the waterway and coastal protection area and therefore the code does not apply.

PART F: Specific Area Plans

No SAP applies.

INTERNAL REFERRALS

Development Engineer

Traffic, Access & Parking

There is no change in the current Traffic, Access and Parking arrangements. It is therefore considered that the site is capable of being developed and the local traffic conditions are not expected to be significantly affected.

GCC Services (Stormwater)

There are no GCC stormwater mains affected by this application.

Other

Geoscience issues

There are no Geotechnical issues identified through Council's records that affect the application.

Flooding/Inundation issues

There are no flooding impacts identified through Council's records that affect the application.

Environmental Health

The proposed development is not expected to generate excessive noise and complies with Acceptable Solution A1 of section 17.3.2 (Noise) of the Glenorchy Interim Planning Scheme 2015. It is recommended at A1, 17.3.2 is applied as a condition of the permit.

The development includes demolishing and redeveloping the canteen at the site. It is recommended that advice be applied to the permit advising the applicants of the requirement for the development of the canteen to go through the formal Food Verification process.

EXTERNAL REFERRALS

TasWater

Pursuant to the Water and Sewerage Industry Act 2008 (TAS) Section 56P(1) TasWater imposes conditions on the permit for this application.

REPRESENTATIONS

The application was advertised for the statutory 14-day period with no representation being received.

CONCLUSION

The proposed alterations and additions of two classrooms, toilet and canteen at 29-31 Wyndham Road Claremont are considered to comply with the zone purpose statement for the Community Purpose zone. The proposal meets all the Acceptable Solutions of the Development Standards for the Zone, the Parking and Access Code and Stormwater Management Code except where reliant on Performance criteria notably Clause 17.4.3 P1 for design and 17.4.4 P1 for passive surveillance. The proposal is assessed as satisfying the performance criteria and complies with the applicable standard(s).

The proposal is assessed to substantially comply with the requirements of Schedule 1 of the Land Use Planning and Approvals Act 1993 and the Glenorchy Interim Planning Scheme 2015, subject to the recommended conditions.

Recommendation:

That a permit be granted for the proposed use and development of Additions, alteration and demolition at existing school (Educational & Occasional care) at Holy Rosary School 29-31 Wyndham Road Claremont subject to the following conditions:

Planning

1. Use and development shall be substantially in accordance with planning permit application No. PLN-17-358 and Drawing No. P1 submitted on 30/11/2017, 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. Approval is for addition and alterations to a primary school catering for up to four hundred and eighty (480) students and forty five (45) staffs. Any increase in staff and/or student numbers on the site requires separate planning approval.
4. Walls of a building facing a residential zone must be coloured using colours with a light reflectance value not greater than 40 percent. Details of light reflectance value are to be submitted with the building permit application for approval by Council's Senior Statutory Planner.

Engineering

5. 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. The approved Soil and Water Management Plan (SWMP) forms part of this permit and must be complied with.
6. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
7. 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. Any alterations or works to Council mains shall be undertaken by Council at the developer's cost.

Environmental Health

8. 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 and 7.00 am;

- (c) 65dB(A) (LA_{max}) 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.

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.

Environmental Health

The proponent's Building Surveyor must forward copies of the following documents to Council's Environmental Health department prior to any works being undertaken on site (including the installation of fixtures and fittings) that relate to the proposed food premises:

- a) a request in an approved form (Form 42) for an Environmental Health Officer report;
- b) any relevant drawings, specifications or other documents submitted with the application; and
- c) details provided by the owner of the nature of the foods to be prepared, handled, stored or sold and the types of manufacturing processes to be undertaken on the premise
- d) Council's Environmental Health department may require the premises to meet equipment and fit out specifications which exceed those required by the National Construction Code 2016, before the premises can be registered and the food business licensed pursuant to the Food Act 2003.

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.

APPENDIX**17.0 Community Purpose Zone**

Standard	Acceptable Solution	Proposed	Complies?
17.3 Use Standards			
17.3.1 Hours of Operation	A1 Hours of operation must be within: (a) 8.00 am to 8.00 pm Mondays to Fridays inclusive; (b) 9.00 am to 6.00 Saturdays; (c) 10.00am to 5.00pm Sundays and Public Holidays; except for office and administrative tasks.	No change to hours of operation proposed	NA

Standard	Acceptable Solution	Proposed	Complies?
17.3.2 Noise	A1 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 and 7.00 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.	Low noise generating activity – same use as previous – no activity that will increase noise proposed	Yes
	A2 External amplified loud speakers or music must not be used within 50 m of a residential zone, except if a school system used for school announcements.		Yes

Standard	Acceptable Solution	Proposed	Complies?
17.3.3 External Lighting	A1 External lighting, other than flood lighting of sport and recreation facilities, within 50 m of a residential zone must comply with all of the following: (a) be turned off between 9:00 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.	Not applicable.	N/A
	A2 Flood lighting of sport and recreation facilities within 200 m of a residential zone must not subject nearby residential lots to obtrusive light, as defined in AS 4282-1997-1.4.7.	Not applicable.	N/A
17.3.4 Commercial Vehicle Movements	A1 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 6.00 pm Mondays to Fridays inclusive; (b) 9.00 am to 5 pm Saturdays (c) 10.00 am to 12 noon Sundays and Public Holidays.	Not applicable.	N/A
17.3.5 Discretionary Use	A1 No Acceptable Solution	Not applicable.	N/A

Standard	Acceptable Solution	Proposed	Complies?
17.4 Development Standards for Buildings and Works			
17.4.1 Building Height	A1 Building height must not be more than: 10m.	Building height is proposed to have a maximum height of 6.4m	Yes
	A2 Building height within 10 m of a residential zone must be no more than 8.5 m.		Yes
17.4.2 Setback	A1 Building setback from frontage must be must be no less than: (a) 5m; or (b) the alignment of adjoining buildings; whichever is the lesser.	No change proposed	NA
	A2 Building setback from a residential zone must be no less than: (a) 3 m; (b) half the height of the wall, whichever is the greater.	No change proposed	NA

Standard	Acceptable Solution	Proposed	Complies?
	A3 Building setback for buildings for sensitive use must comply with all of the following: (a) be sufficient to provide a separation distance from land zoned Rural Resource no less than 100 m; (b) be sufficient to provide a separation distance from land zoned Significant Agriculture no less than 200 m.	Not applicable	NA
17.4.3 Design	A1 Building design must comply with all of the following: (a) provide the main pedestrian entrance to the building so that it is clearly visible from the road or publicly accessible areas on the site; (b) for new building or alterations to an existing facade provide windows and door openings at ground floor level in the front façade no less than 40% of the surface area of the ground floor level facade; (c) for new building or alterations to an existing facade ensure any single expanse of blank wall in the ground level front façade and facades facing other public spaces is not greater than 50% of the length of the facade; (d) screen mechanical plant and miscellaneous equipment such as heat pumps, air conditioning units, switchboards, hot water units or similar from view from the street and other public spaces;	Alterations to building C provide blank wall in the ground level front façade more than 50% of the length of the facade	No – see report

Standard	Acceptable Solution	Proposed	Complies?
	(e) incorporate roof-top service infrastructure, including service plants and lift structures, within the design of the roof; (f) provide awnings over the public footpath if existing on the site or on adjoining lots; (g) not include security shutters over windows or doors with a frontage to a street or public place.		
	A2 Walls of a building facing a residential zone must be coloured using colours with a light reflectance value not greater than 40 percent.	Condition has been imposed on permit	Yes
17.4.4 Passive Surveillance	A1 Buildings design must complying with all of the following: (a) provide the main pedestrian entrance to the building so that it is clearly visible from the road or publicly accessible areas on the site; (b) for new buildings or alterations to an existing facade provide windows and door openings at ground floor level in the front façade which amount to no less than 40 % of the surface area of the ground floor level facade; (c) for new buildings or alterations to an existing facade provide windows and door openings at ground floor level in the façade of any wall which faces a public space or a car park which amount to no less than 30% of the surface area of the ground floor level facade;	Building C has opening less than 30%	No – see report

Standard	Acceptable Solution	Proposed	Complies?
	(d) avoid creating entrapment spaces around the building site, such as concealed alcoves near public spaces; (e) provide external lighting to illuminate car parking areas and pathways; (f) provide well-lit public access at the ground floor level from any external car park.		
17.4.5 Landscaping	A1 Landscaping must be provided along the frontage of a site (except where access is provided) unless the building has nil setback to frontage.	Not applicable	NA
	A2 Along a boundary with a residential zone landscaping must be provided for a depth no less than: 2 m.	Not applicable	NA
17.4.6 Outdoor Storage Areas	A1 Outdoor storage areas for non-residential uses must comply with all of the following: (a) be located behind the building line; (b) all goods and materials stored must be screened from public view; (c) not encroach upon car parking areas, driveways or landscaped areas.	Not applicable	NA

Standard	Acceptable Solution	Proposed	Complies?
17.4.7 Fencing	A1 Fencing must comply with all of the following: (a) fences, walls and gates of greater height than 1.5 m must not be erected within 4.5 m of the frontage; (b) fences along a frontage must be at least 50% transparent above a height of 1.2 m; (c) height of fences along a common boundary with land in a residential zone must be no more than 2.1 m and must not contain barbed wire.	Not applicable	NA

Attachments/Annexures

- 1  Attachment - 29-31 Wyndham Road, Claremont

7. GLENORCHY PLANNING AUTHORITY (GPA) MEETING START TIMES

Author: Coordinator, Planning Services (Kylie Williams)
 Qualified Person: Acting Director City Services and Infrastructure (Paul Garnsey)
 Property ID: GPA Meetings

Community Plan Reference:

Under the *City of Glenorchy Community Plan 2015 – 2040*, the Community has prioritised ‘transparent and accountable government’.

Strategic or Annual Plan Reference:

Leading our Community

- 4.1 Govern in the best interests of our community
 - 4.1.1 Manage Council for maximum efficiency, accountability and transparency
 - 4.1.3 Maximise regulatory compliance in Council and the community through our systems and processes.

Reporting Brief:

The purpose of this report is to seek review of GPA meeting commencement times.

Proposal in Detail:

Current Status

At its meeting held on Monday, 27 November 2017 (item 5), Council adopted the 2018 Council and Glenorchy Planning Authority (GPA) Schedule of meeting dates and times (see Attachment 1) and through the General Manager the public were duly notified accordingly.

Notwithstanding, under regulation 6(2) of the *Local Government (Meeting Procedures) Regulations 2015* (LG Regulations):

After each ordinary election, a council and a council committee are to review the times of commencement of their meetings.

Furthermore, under regulation 6(1):

*A meeting **is not** to start before 5:00 pm, unless otherwise determined by the Council by absolute majority or by the council committee by simple majority.*

This report follows a report in relation to Council meetings, considered by the Council on 26th February 2018 where Council resolved:

Resolution:

STEVENSON/DUNSBY

That Council:

- 1. ADOPT the Council Meeting Dates as Scheduled for 2018 in the form of Attachment 1 and meeting times at 6.00 p.m.; and*
- 2. NOTE that Glenorchy Planning Authority will need to review the times of commencement of their meetings separately in accordance with Regulation 6(1) of the Local Government (Meeting Procedure) Regulations 2015.*

This report is presented in response to point two (2) so that the GPA can review the times of commencement of meetings separately in accordance with the Local Government Regulations.

Previous Council Resolutions

Following a Notice of Motion by Alderman Luke Martin (item 16.1 – 16 January 2012) (see Attachment 2), Council approved that Council meetings, workshops and GPA meetings commence at 3:00 pm (see Attachment 2).

Prior to that, Council meetings, workshops and GPA meetings generally commenced at 6:00 pm.

In the Jan 2012 Notice of Motion, Council considered a number of arguments for holding Council meetings, workshops and GPA meetings during normal business hours, namely:

- direct cost savings to Council, with Council staff and ELT no longer having to be compensated for working into the night or a meal allowance;
- improved productivity of ELT and Council staff in no longer having to work excessively long days on Council meeting and workshop days;
- create a more corporate-like governance structure where all major activities and decision making processes of Council occur during business hours;
- enhance staff/aldermen relations and organisational morale with more staff being able to attend and participate in Council meetings and workshops as part of their general workday activities;
- improve Council productivity, particularly for Aldermen who currently attend meetings after working all day, as well as for Alderman with family, business and other responsibilities in the evening;

- make Council meetings more accessible to Glenorchy residents who are unable or unwilling to attend Council meetings in the evening; and
- the potential to generate greater media coverage and awareness of Council meetings and decisions, as media outlets are far more likely to attend and report on meetings held during the day.

A previous Council report (9 November 2009, item 24) also commented on the following:

- the survey provides conclusive evidence that stakeholders favour a 3:00 pm start time for GPA meetings;
- the surveys do not provide conclusive evidence that the community want Council meetings to start at 6:00 pm;
- empirical evidence illustrates that 6:00 pm Council meetings achieve close to 0% community attendance;
- the personal safety of staff, Aldermen and members of the public attending meetings will be improved both before, during and after meetings;
- there will be efficiency gains because staff who are required to attend a meeting will be able to continue working until shortly before their item is discussed (i.e. reduce the 'waiting' time);
- there will be no problems gaining access to the building for Aldermen or members of the public;
- security of Council property against theft will be improved; and
- public transport services are better during the day than they are after hours so it will be easier for community members who rely on public transport to attend.

Two surveys were conducted by Council in consultation with Myriad Consultancy in April 2009. The results were as follows:

Survey 1: 200 randomly selected residents	Council Meeting	GPA Meeting
Attended a meeting in the previous 12 months	2.0 %	2.5%
Favour a 3:00 pm meeting start	37.0%	37.5%
Favour a 6:00 pm meeting start	32.5%	32.0%
No preference meeting start	30.5%	30.5%
	100.0%	100.0%
Sampling error results in a 95% confidence level that the results obtained are within 7% of the 'true' results		

Survey 2: 100 developers, representors and others who have been involved in GPA planning decisions over the past few years	Council Meeting	GPA Meeting
Favour a 3:00 pm meeting start	43.2%	49.0%
Favour a 6:00 pm meeting start	33.3%	29.4%
No preference meeting start	23.5%	21.6%
	100.0%	100.0%
Sampling error results in a 95% confidence level that the results obtained are within 8% of the 'true' results		

Past Council Meetings Duration

Available records for GPA meetings in 2016 indicate that there were 23 GPA meetings between 18/1/2016 and 12/12/2016. The records of 2016 meetings have been used rather than last calendar year as these were predominantly chaired by a single commissioner and are arguably not reflective of a typical GPA meeting (i.e. less meeting procedure, notice of motions, and questions). The average time of a meeting during this period was approximately 38 minutes.

Meeting Date	Start Time	Finish Time	Duration (minutes)
18/01/2016	3.00 pm	3.18 pm	18
9/02/2016	3.00 pm	3.47 pm	47
22/02/2016	3.00 pm	3.26 pm	26
7/03/2016	3.00 pm	3.27 pm	27
21/03/2016	3.00 pm	4.30 pm	90
4/04/2016	3.00 pm	3.36 pm	36
18/04/2016	3.00 pm	3.37 pm	37
2/05/2016	3.04 pm	3.21 pm	21
16/05/2016	3.00 pm	3.43 pm	43
30/05/2016	3.00 pm	4.18 pm	78
14/06/2016	3.03 pm	3.25 pm	25
11/07/2016	3.00 pm	3.14 pm	14
25/07/2016	3.00 pm	3.36 pm	36
8/08/2016	3.00 pm	4.25 pm	75
22/08/2016	3.00 pm	3.23 pm	23
5/09/2016	3.00 pm	3.34 pm	34
19/09/2016	3.01 pm	3.52 pm	52
3/10/2016	3.00 pm	3.33 pm	33
17/10/2016	3.00 pm	3.40 pm	40
31/10/2016	3.00 pm	3.37 pm	37
14/11/2016	3.00 pm	3.16 pm	16
28/11/2016	3.00 pm	3.31 pm	31
12/12/2016	3.10 pm	3.32 pm	32

Thus, should GPA meetings commence at 6:00 pm then predictably, on average, they should finish at approximately 6:40pm. Therefore half the cost of payment of overtime would be for time staff spend waiting for the commencement of the meeting.

Other Tasmanian Councils

The Director Corporate Governance has previously provided figures on the commencement times of ordinary council meetings for other Tasmanian Council's that ranged from 10:00 am to 7:30 pm with eleven (11) councils commencing before 5:00 pm, six (6) councils commencing at 5:00 pm, and the remaining 13 Councils commencing after 5:00 pm. For the majority of Tasmanian Councils, planning authority matters are heard as a part of ordinary council meetings.

From publicly available information for the respective Councils; Glenorchy, Brighton, Hobart and Sorell Council have separate authorities to decide on planning matters. For these meetings the time of commencement ranges from 4:00 pm to 5:30 pm.

Enterprise Agreement Considerations

Under the current Glenorchy City Council Enterprise Agreement 2016, overtime and meal allowances are of note. Affected staff are entitled to overtime rates after 5:25 pm, being time-and-a-half for the first two hours and double-time thereafter.

With respect to meal allowance, affected staff who work more than 2 hours' overtime in a minimum of 10 hours on duty are entitled to be paid \$15.02 (increases to \$15.39 on or after 7 May 2018).

Another consideration is that affected staff are entitled to a 50 minute unpaid meal break, if they have worked more than five (5) hours.

In summary, if the majority of GPA meetings end before 7:25 pm, then meal allowance is not required to be paid under the EBA. Notwithstanding this, historically when GPA meetings occurred out of office hours a meal was provided for staff due to the uncertainty around the length of meetings and the need to ensure staff were not put in a position where they had not eaten and the meeting extended late into the evening.

Please note that costs associated with meals allowances for staff have not been considered in this report due to the meetings likely to conclude before the trigger time of 7:25 pm for the EBA requirements.

Financial Considerations

The following table compares estimated operational costs for commencing a meeting at 6:00 pm for 12 ordinary GPA meetings that run for 40 minutes:

	Non-Catered	Catered
Overtime for Eight (8) Staff (average hourly rate)	\$8,500	\$8,500
Catering for Five (5) Aldermen @ \$20 per head		\$1,200
Casual Meal Server and Cleaner		\$600
Hired security	\$2,244	\$2,244
	\$10,774	\$12,544

Depending on which staff are required to stay back for the purposes of providing further advice on open and closed GPA reports, this would have a further cost impact on overtime and meal allowance/catering.

There is also a requirement for the provision of hired security to ensure the safety of people attending the GPA meeting and Council Chambers ground floor area which would be unattended.

At present, the estimated operational costs identified above are unbudgeted.

Work-Life Balance Considerations

There is an inherent tension between balancing the appropriate ordinary GPA meeting commencement times if considering the combined needs of ratepayers and general community, Aldermen and staff combined.

It may be argued that Aldermen have made the conscious decision to serve the Glenorchy Community as elected representatives and thus would be expected to remain flexible to meet the demands of the position. From observation, most members of the public that attend GPA meetings are of varying ages and make it their priority to attend on the basis that they are directly affected by the applications being considered, are invested in the process and attend specifically to have their say.

It is unlikely a different commencement time would attract other members of the community as observers. Additionally for those parties represented by consultants a later start time may result in increased costs due to it being outside accepted business hours. It should also be noted that for commercial customers/developers there is an expectation that they will be able to conduct their business during accepted business hours and attendance at a planning authority meeting would be no exception to this.

It is known that most staff required to attend GPA meetings have family responsibilities and a later commencement time is likely to have an unnecessary negative impact on affected individuals. As GPA is attended by an average of 8 staff the impact on the operation of one section is significant and the risk of staff fatigue and loss of efficiency due to the extension of the work day is not desirable.

Summary

At least two (2) options are open for Council to consider with respect to the commencement times of the GPA meetings and these are tabled below:

	Option 1	Option 2
Commencement Time	3:00 pm	6:00 pm
Average Finish Time	3:40 pm	6:38 pm
Overtime Estimate for Eight (8) Staff Member	Nil	\$8,500
Catering	Nil	\$1,800
Additional Security Measures	Nil	\$2,244
Work-Life Balance – Staff	☺	☹
Community Attendance	Known	Likely the same

Based on a range of considerations including (but not limited to) cost, staff work-life balance and family commitments, community attendance, media coverage, access to public transport, security and public safety, efficient use of Council resources etc., it is recommended that the GPA resolve to maintain the current practice of commencing GPA meetings at 3:00 pm.

Consultations:

Coordinator Planning Services
 Manager Environment & Development
 Acting Director City Services & Infrastructure

Human Resource / Financial and Risk Management Implications:

The human resource implications with respect to staff work-life balance and family commitments for a later GPA meeting start have been discussed above.

Similarly, with respect to financial management implications there are ongoing unbudgeted operational expenses conservatively estimated at \$10,774 per annum for GPA meetings. This amount would also increase with additional overtime (meeting length and number of affected eligible staff at any one meeting), potential additional security measures, staff taxi fares etc.

Community Consultation and Public Relations Implications:

This report has been informed by a previous Myriad Consulting Survey conducted in April 2009.

A simple majority of the Glenorchy Planning Authority Committee is required to commence meetings earlier than 5:00 pm (regulation 6(1)). Notices of meetings are advertised in accordance with regulations 7(2)-(4) of the LG Regulations.

Recommendation:

That Council:

ADOPT the GPA Dates and Times Schedule for 2018 in the form of Attachment 1.

Attachments/Annexures

- 1  2018 Council and GPA Meeting Dates (Approved Item 5 - 27 November 2017) NOTE table is to be amended following the decisions regarding starting times of Council meeting 26 February 2018
- 2  Extract from 16 January 2012 Council Meeting (Item 16.1)