

GLENORCHY PLANNING AUTHORITY

MINUTES

TUESDAY, 13 MARCH 2018



Chairperson: Alderman M. Stevenson

Hour: 3.05 p.m.

Present: Aldermen M. Stevenson, J. Dunsby, K. Sims, B. Thomas and K. Johnston (for Item 7).

In attendance: Mr. A. Woodward (Acting Manager – Environment and Development), Ms. K. Williams (Coordinator Planning Services), Ms. S. Jeffreys (Planning Officer), Ms. B. Gungabison (Planning Officer), Ms. B. Narksut (Development Engineer) and Mr. N. Wass (Environmental Health Officer)

1. PLANNING AUTHORITY DECLARATION

The Chairperson stated that the Glenorchy Planning Authority intended to act as a Planning Authority under the Land Use Planning and Approvals Act 1993.

2. APOLOGIES

None.

3. PECUNIARY INTERESTS

Alderman Thomas in Item 5.

4. CONFIRMATION OF MINUTES

Resolution:

THOMAS/DUNSBY

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

The motion was put.

FOR: Aldermen Stevenson, Dunsby, Sims and Thomas.

AGAINST:

The motion was CARRIED.

Alderman Thomas declared a conflict of interest in the following item and left the meeting at 3.07 p.m.

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

File Reference: 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

Resolution:

DUNSBY/SIMS

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.

The motion was put.

FOR: Aldermen Stevenson, Dunsby and Sims.

AGAINST:

The motion was CARRIED.

Reason for Decision:

After seeking to further the objectives of the *Land Use Planning and Approvals Act 1993*; considering the matters set out in representations (if any); and reference to the current provisions of the Glenorchy Interim Planning Scheme 2015, the Glenorchy Planning Authority decides to **grant a permit** for the reasons set out in the officer's report.

Alderman Thomas returned to the meeting at 3.42 p.m.

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

File Reference: 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.

Resolution:

DUNSBY/SIMS

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) (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.

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.

The motion was put.

FOR: Aldermen Stevenson, Dunsby, Sims and Thomas.

AGAINST:

The motion was CARRIED.

Reason for Decision:

After seeking to further the objectives of the *Land Use Planning and Approvals Act 1993*; considering the matters set out in representations (if any); and reference to the current provisions of the Glenorchy Interim Planning Scheme 2015, the Glenorchy Planning Authority decides to **grant a permit** for the reasons set out in the officer's report.

7. GLENORCHY PLANNING AUTHORITY (GPA) MEETING START TIMES

File Reference: GPA Meetings

Reporting Brief:

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

Alderman Johnston joined the meeting at 4.20 p.m.

Resolution:

THOMAS/DUNSBY

That Glenorchy Planning Authority meetings start times be 4.00 p.m.

The motion was put.

FOR: Aldermen Dunsby and Thomas.

AGAINST: Aldermen Johnston, Stevenson and Sims.

The motion was LOST.

Under Regulation 16(1) of the *Local Government (Meeting Procedures) Regulations 2015* the following motion without notice was provided.

Motion:

JOHNSTON/SIMS

That the report be received and amended to reflect a 5.00 p.m. start time for Glenorchy Planning Authority meetings.

The motion was put.

FOR: Aldermen Johnston, Stevenson and Sims.

AGAINST: Aldermen Dunsby and Thomas.

The motion was CARRIED.

The meeting closed at 4.29 p.m.

Confirmed,

CHAIRMAN