

GLENORCHY PLANNING AUTHORITY

MINUTES

MONDAY, 13 JULY 2020



Chairperson: Alderman K. Johnston

Hour: 5.00 p.m.

Present: Aldermen Kristie Johnston, Jan Dunsby, Angela Ryan, Kelly Sims and Bec Thomas

In attendance: Dr. S. Fox (Director Strategy and Development), Mr P. Garnsey (Manager Development), Mr. T. Boheim (Coordinator Planning Services), Ms. V. Tomlin (Senior Statutory Planner), Ms. L. Byrne (Strategic Planner), Ms. S. Jeffreys (Planning Officer), Ms. A. Dionysopoulos (Planning Officer), Ms. G. Paisley (Planning Officer), Ms. B. Narksut (Development Engineer), Mr. M. Graham (Development Engineer), 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

None.

4. CONFIRMATION OF MINUTES

Resolution:

SIMS/DUNSBY

That the minutes of the Glenorchy Planning Authority Meeting held on Monday, 15 June 2020 be confirmed.

The motion was put.

FOR: Aldermen Johnston, Dunsby, Sims, Thomas and Ryan

AGAINST:

The motion was CARRIED.

5. PROPOSED USE AND DEVELOPMENT - EXTENSION TO MULTIPLE DWELLING (RESIDENTIAL) - 4/23 BALMAIN STREET GLENORCHY

File Reference: 3346058

REPORT SUMMARY

Application No.:	PLN-20-189
Applicant:	M F Fahey
Owner:	M F Fahey
Zone:	Inner Residential
Use Class	Residential
Application Status:	Discretionary
Discretions:	11.4.2 Setbacks and building envelope
	(The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	14 July 2020
Existing Land Use:	Multiple dwelling
Representations:	1
Recommendation:	Approval, subject to conditions

Resolution:

RYAN/THOMAS

That a permit be granted for the proposed use and development of Extension to multiple dwelling (Residential) at 4/23 Balmain Street Glenorchy subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-20-189 and Plans submitted on 14/05/2020 (4 pages), except as otherwise required by this permit.
2. The development must be contained within the boundary of the land and no development is to be undertaken within 2m of the heritage listed stone wall located on the adjoining lot at 30A Balmain Street, Glenorchy.

Engineering

3. Prior to the issuing of a Building Approval 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 Council's Development Engineer. The approved control measures must be installed prior to any disturbance of soil or construction activity such as concrete cutting, demolition and must be regularly inspected and maintained during the construction and demolition period to prevent soil and other materials entering the local stormwater system, roadways or adjoining properties.

The approved control measures must remain in place until such time as all construction activity likely to generate sediment has been completed or all disturbed areas have been stabilised using vegetation and/or restored or sealed to the satisfaction of the Council. The approved Soil and Water Management Plan (SWMP) forms part of this permit and must be complied with.

Advice: For further information please refer to the Soil and Water Management Fact Sheets published by the Department of Primary Industries, Parks, Waters and Environment. These are available from Council or online at www.derwentuary.org.au.

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

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 6216 6800.

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.

Covenants of Title

It is noted that the Certificate of Title for the site includes, by reference, the Schedule of Easements from the historic parent title (165218). The Schedule of Easements contains a covenant requiring that development must not be carried out within 2m of the historic stone wall located on the adjoining lot.

The motion was put.

FOR: Aldermen Johnston, Dunsby, Sims, Thomas and Ryan

AGAINST:

The motion was CARRIED.

Reason for decision:

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

6. PROPOSED USE AND DEVELOPMENT - DEMOLITION, CONSTRUCTION OF WAREHOUSE (STORAGE) AND ASSOCIATED SHOWROOM WITH SIGNAGE - 9 HOWARD ROAD GLENORCHY

File Reference: 7243224

REPORT SUMMARY

Application No.:	PLN-19-407
Applicant:	Derwent Park Plumbing Supplies P/L
Owner:	R N Murdoch and A J Hamilton
Zone:	General Industrial
Use Class	Storage
Application Status:	Discretionary
Discretions:	25.4.2 P1 Setback E5.6.2 P2 Road accesses and junctions E5.5.1 P3 Existing road accesses and junctions E6.6.1 P1 Number of Car Parking Spaces E6.7.2 P1 Design of Vehicular Accesses E17.7.1 P1 Standards for Signs E17.7.1 P2 Standards for Signs (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	13 Jul 2020
Existing Land Use:	Roofing Showroom

Representations:	0
Recommendation:	Approval, subject to conditions

Resolution:

THOMAS/DUNSBY

That a permit be granted for the proposed use and development of Demolition, construction of warehouse (storage) and associated showroom with signage at 9 Howard Road Glenorchy, subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-19-407 and Drawings submitted on 30/04/20 (Architectural Drawings) and Drawings submitted on 15/05/20 (Civil Drawings), except as otherwise required by this permit.
2. Any conditions and/or advice as determined by TasWater and set out in the attached Submission to Planning Authority Notice, reference No. TWDA 2020/00045-GCC, dated 10/06/20, form part of this permit.
3. Any mechanical plant must be screened from view from the street and other public spaces.
4. Roof-top service infrastructure, including service plants and lift structures, must be incorporated within the design of the roof.
5. Signs must not be illuminated, contain flashing lights, moving parts or changing messages or graphics, without separate approval.

Traffic

6. Prior to commencement of use, pavement arrows and signage within the site must be installed in accordance with plan 23.19 / DA .02/B in the Traffic Impact Statement (TIA) by Milan Prodanovic, dated April 2020. Signage of the No Right turn and No Left turn as shown on plan 23.19 / DA .02/B in the TIA must not be installed alongside the kerb but instead on the property boundary where it is visible to drivers making the turn from the road.

Engineering

7. Prior to the issuing of a Building Approval 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 Council's Development Engineer. The

approved control measures must be installed prior to any disturbance of soil or construction activity such as concrete cutting, demolition and must be regularly inspected and maintained during the construction and demolition period to prevent soil and other materials entering the local stormwater system, roadways or adjoining properties.

The approved control measures must remain in place until such time as all construction activity likely to generate sediment has been completed or all disturbed areas have been stabilised using vegetation and/or restored or sealed to the satisfaction of the Council. The approved Soil and Water Management Plan (SWMP) forms part of this permit and must be complied with.

Advice: For further information please refer to the Soil and Water Management Fact Sheets published by the Department of Primary Industries, Parks, Waters and Environment. These are available from Council or online at www.derwentestuary.org.au.

8. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
9. 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 design of the driveway, parking, access and turning areas must be submitted with the Building Application or prior to the commencement of works on site (whichever comes first) for approval by Council's Development Engineer. The proposed driveway and parking area must comply with the following:-
 - a) Be constructed to a sealed finish and the finished gradient must not exceed the maximum gradient of 25%;
 - b) Eighteen (18) clearly marked car parking spaces, including a designated space for people with a disability must be provided in accordance with the approved plan and kept available for these purposes at all times;
 - c) 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%;

All works must be completed prior to occupancy of the building.

10. Adequate on-site stormwater detention must be provided so that stormwater discharged from the site does not exceed the pre-development stormwater runoff for 1 in 20 ARI (5% AEP) storm event. A detailed design must be submitted with the Building Application prepared by a qualified professional engineer for approval by Council's Development Engineer and constructed prior to a Certificate of Occupancy being issued for the new premises.

11. All internal hydraulic service works required for the development must be at the Developer's expense and must comply with the requirements of Council's Plumbing Surveyor. Any alterations or works to Council mains must be undertaken by Council at the developer's cost.
12. Landscaping of parking and circulation areas must be provided. This landscaping must be no less than 5 percent of the area of the car park. A landscape design must be submitted for approval of the Development Engineer prior to commencement of any works on site. These works must be completed prior to occupancy of the new premises.
13. The property owner is to ensure that Council's Road Assets and Infrastructure are protected during the demolition and building process. The owner is to ensure that damage to road assets, footpaths, kerb and channel, drainage pits, nature strips and other services is kept to a minimum and any damaged assets are reinstated. Should damages occur, the repair costs associated with such damages are the responsibility of the property owner. If reinstatement works are not undertaken promptly or to Council's satisfaction, Council may elect to reinstate or rectify any defects and recover the expenses reasonably incurred in doing so from the property owner.

Advice to Applicant

This advice does not form part of the permit but is provided for the information of the applicant.

Strata Plan

The strata plan must be amended by registration of an amendment in accordance with the *Strata Titles Act 1998*, to show the new building.

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 6216 6800.

Underground Services

The designer must ensure that the needs of all providers including TasWater, TasGas, TasNetworks, and Telstra are catered for both in the design and construction of the works. Underground service providers should be contacted for line marking of their services and any requirements or conditions they may have prior to commencing any works on site. Phone 1100, Dial Before You Dig or visit www.dialbeforeyoudig.com.au for information on the location of underground

services and cables in relation to the proposed development prior to commencing any works on site

The motion was put.

FOR: Aldermen Johnston, Dunsby, Sims, Thomas and Ryan

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. PROPOSED USE AND DEVELOPMENT - INCREASE TO HOURS OF OPERATION (MANUFACTURING AND PROCESSING) - 1 WHITESTONE DRIVE GRANTON

File Reference: 7613272

REPORT SUMMARY

Application No.:	PLN-20-041
Applicant:	J & R Erends Pty Ltd
Owner:	J & R Erends Pty Ltd
Zone:	Light Industrial
Use Class	Manufacturing and processing
Application Status:	Discretionary
Discretions:	24.3.1 P1 Hours of Operation
	24.3.2 P1 Noise
	(The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	03 Jul 2020
Existing Land Use:	Manufacturing and processing
Representations:	1
Recommendation:	Approval, subject to conditions

Resolution:

THOMAS

That a permit be granted for the proposed use and development of Increase to hours of operation (Manufacturing and Processing) at 1 Whitestone Drive Granton, subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-20-041, except as otherwise required by this permit.

2. Hours of operations must be within:

Monday to Friday 05.45 – 18.45 hours

Saturday 07.00 – 18.00 hours

Sunday 10.00 – 18.00 hours

Public Holidays 10.00 – 18.00 hours

Environmental Health

3. The use must operate within the noise levels predicted within the noise report and referenced to the NVC Assessment Report dated 25 May 2020.

4. A noise verification report is required to be submitted to the satisfaction of Council's Senior Environmental Health Officer within six (6) weeks from receipt of a Planning Permit to validate the predictions of the Noise Vibration Consulting (NVC) report dated 25/05/2020. Once Council's Senior Environmental Health Officer is satisfied the noise verification report, all recommendations contained in the noise verification report must be implemented within six (6) weeks from the date of that report and must be maintained in accordance with that noise verification report.

The motion was put.

FOR: Aldermen Johnston, Dunsby and Thomas

AGAINST: Aldermen Sims and Ryan

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, except that condition 3 has been included.

8. PLANNING SCHEME AMENDMENT REQUEST - SITE SPECIFIC QUALIFICATION TO ALLOW FOR STORAGE - 52 ALBERT ROAD MOONAH

File Reference: 5403773

REPORT SUMMARY

Application No.:	PLAM-20/01
Applicant:	ERA Planning and Environment
Owner:	BGHO Pty Ltd
Existing Zoning:	General Business Zone
Existing Land Use:	Sale of shopfitting and display equipment
Proposal in Brief:	Planning scheme amendment to allow for a Storage use
Representations:	Advertising occurs after amendment is initiated
Recommendation :	Initiate and certify amendment, and exhibit for 28 days

Resolution:

SIMS/DUNSBY

- A. That pursuant to *Section 34 (1)(a)*, former provisions, of the *Land Use Planning and Approvals Act 1993*, the Planning Authority agree to initiate Amendment PLAM-20/01 to the Glenorchy Interim Planning Scheme, to apply a site specific qualification to allow for a self-storage facility at 52 Albert Road Moonah, as shown in **Attachment 1**.
- B. That having decided to initiate an amendment, and having prepared that amendment, the Planning Authority certifies pursuant to Section 35, former provisions, of the *Land Use Planning and Approvals Act 1993* (LUPAA) that the draft amendment meets the requirements specified in Section 32, former provisions, of LUPAA.
- C. That, in accordance with Section 38, former provisions, of the *Land Use Planning and Approvals Act 1993*, the Planning Authority places the amendment on public exhibition for a period of 28 days.

The motion was put.

FOR: Aldermen Johnston, Dunsby, Sims, Thomas and Ryan

AGAINST:

The motion was CARRIED.

Reason for decision:

After seeking to further the objectives of the *Land Use Planning and Approvals Act 1993*; considering State Policies and having regard to *Site Specific Qualification to Allow for Storage* the Glenorchy Planning Authority decided to initiate and certify this draft amendment for the reasons set out in the officer's report.

The meeting closed at 6:45pm

Confirmed,

CHAIR