

GLENORCHY PLANNING AUTHORITY MINUTES

MONDAY, 13 AUGUST 2018



Chairperson: Alderman K. Johnston

Hour: 5.00 p.m.

Present: Aldermen K. Johnston, M. Stevenson, J. Dunsby, K. Sims and B. Thomas.

In attendance: Mr. P. Garnsey (Acting Director – City Services and Infrastructure), Ms. K. Williams (Coordinator Planning Services), Ms. V. Tomlin (Senior Statutory Planner), Ms. S. Jeffreys (Planning Officer), Ms. L. Byrne (Strategic Planner) and Ms. B. Narksut (Development Engineer).

1. PLANNING AUTHORITY DECLARATION

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

2. APOLOGIES

None.

3. PECUNIARY INTERESTS

Alderman Johnston declared a non-pecuniary interest in Item 6.

4. CONFIRMATION OF MINUTES

Resolution:

THOMAS/SIMS

That the minutes of the Glenorchy Planning Authority Meeting held on Monday, 16 July 2018 be confirmed.

The motion was put.

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

AGAINST:

The motion was CARRIED.

5. PROPOSED USE AND DEVELOPMENT - PROPOSED DECKING AND OUTBUILDING WITH RETAINING WALLS - 8 CUTLER PLACE WEST MOONAH

File Reference: 5421322

REPORT SUMMARY:

Application No.:	PLN-18-068
Applicant:	Precision Design & Drafting
Owner:	Apostolic Church Australia Limited
Zone:	General Residential
Use Class	Residential (single dwelling)
Application Status:	Discretionary
Discretions:	10.4.2 Setbacks and building envelopes for all dwellings (P3) 10.4.3 Site coverage and private open space for all dwellings (P2) E6.6.4 Number of Car Parking Spaces (P1) E6.7.5 Layout of Parking Areas (P1) (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	14 August 2018
Existing Land Use:	Residential (single dwelling)
Representations:	3 (including petition)
Recommendation:	Approval, subject to conditions

Resolution:

STEVENSON/SIMS

Alternative motion to Refuse – Reason 3 (B, D and E) as follows:

Reason B

The proposal will have an unacceptable impact upon residential amenity by virtue of increased parking demand in the street.

Reason D

The representations in relation to on-street parking are considered to have merit and to warrant determining weight.

Reason E

The proposal is contrary to the objectives of the Land Use Planning & Approvals Act 1993.

The Alternative Motion was put.

FOR: Aldermen Stevenson and Dunsby.

AGAINST: Aldermen Johnston, Sims and Thomas.

The Alternative Motion was LOST.

THOMAS/SIMS

That a permit be granted for the proposed use and development of Proposed decking and outbuilding with retaining walls at 8 Cutler Place West Moonah subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-18-068 and Drawing No. P1 submitted on 04/04/2018, 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 2018/00626-GCC dated 01/05/2018 form part of this permit.
3. This permit allows the use of the land as a single dwelling, with a class 10a non-habitable shed.
4. A minimum of one parking space is to be provided on-site and is to remain available for these purposes at all times.

Engineering

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

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 must be at the Developer's expense and must comply with the requirements of Council's Plumbing Surveyor. Any alterations or works to Council mains shall be undertaken by Council at the developer's cost.

Advice to Applicant

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

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.

Other Permits

Please be aware that this planning permit is a planning approval issued under the Glenorchy Interim Planning Scheme 2015. You should consult with an accredited Building Surveyor prior to commencing this use or work to ensure all relevant requirements of the Building Act 2016 are complied with. In addition to this planning permit, a building permit and/or plumbing permit may also be required. If further clarification is required, please contact Council's Building Section on 62166800.

The motion was put.

FOR: Aldermen Johnston, Sims and Thomas.

AGAINST: Aldermen Stevenson and Dunsby.

The motion was CARRIED.

Reason for Decision:

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

Alderman Johnston declared a non-pecuniary interest in the following item and left the meeting.

Alderman Stevenson took the Chair for the following item.

6. PROPOSED USE AND DEVELOPMENT - DEMOLITION AND MEDICAL CENTRE - 489 MAIN ROAD MONTROSE

File Reference: 5382976

REPORT SUMMARY:

Application No.:	PLN-18-094
Applicant:	Michael R Cooper & Associates
Owner:	H Page Estate
Zone:	Commercial Zone
Use Class	Business and Professional Services
Application Status:	Discretionary
Discretions:	23.2 Use Table 23.4.5 A1 Landscaping E5.5.1 A1 Existing road accesses and junctions E6.6.1 A1 Number of car parking spaces E17.7.1 A1 Standards for signs (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	17 Aug 2018
Existing Land Use:	Residential (single dwelling)

Proposal In Brief:	Demolition and Medical Centre
Representations:	0
Recommendation:	Approval, subject to conditions

Resolution:

SIMS/DUNSBY

That a permit be granted for the proposed use and development of Demolition and Medical Centre at 489 Main Road Montrose subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-18-094 and Drawing No. P4 submitted on 12/07/17 (servicing plan) and Drawing No. P3 received on 25/06/18, 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. TWDA2018/00803-GCC, dated 19/07/18, form part of this permit.
3. The building height must be no more than 9m above natural ground level. Levels must be shown on plans submitted in association with a Building Permit Application.
4. Landscaping must be provided, as shown on the approved plan and must be in place prior to the issue of a Certificate of Occupancy, to the satisfaction of Council's Senior Statutory Planner.
5. Any mechanical plant and miscellaneous equipment such as heat pumps, air conditioning units, switchboards, hot water units or similar must be screened from view from the street.
6. No display of signage must occur, other than the approved signage of one pylon sign, one wall sign and two window signs, as shown on the approved plan.
7. All signs must directly relate to the approved use on site.
8. Signs must not contain flashing lights, moving parts or moving or changing messages or graphics.

Engineering

9. 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 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.

10. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
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. The developer is required to contact Council's Development Engineer on (03) 62166439 to organise for Council to provide a quote to perform the stormwater connection works. Prior to the issuing of a Building Permit Approval or the commencement of works on site, (whichever occurs first), the stormwater connection must be available for connection.
13. 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 and submitted with the Building Application for approval by Council's Development Engineer prior to the commencement of works on site. The proposed driveway and parking must comply with the following-:
 - (a) Be constructed to a sealed finish;
 - (b) Be in accordance with the approved plan;
 - (c) The minimum of seventeen (17) clearly marked car parking spaces must be provided and kept available for these purposes at all times;
 - (d) A minimum of one (1) clearly marked motor bike parking space must be provided and kept available for these purposes at all times;
 - (e) All runoff from paved and driveway areas must be discharged into Council's stormwater system;

- (f) Wheel stops for car parking spaces must be installed;
- (g) WSUD and landscaping must be incorporated into the parking areas of the development;
- (h) Be clearly line-marked or physically separated to each space in accordance with the approved plan;
- (i) Landscaping of parking and circulation areas must be provided and must be no less than 5 percent of the area of the car park;
- (j) If used outside daylight hours, appropriate lighting must be provided for the parking area in accordance with Australian Standard AS 1158.3.1 – Lighting for roads and public spaces;
- (k) Passing bay must be provided at the access point 6m long by 5.5m wide; and
- (l) The gradient of any parking areas must not exceed 5%.

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 building.

14. Widening of the existing vehicle crossing to a double crossing to provide a passing bay at the access point must be constructed in accordance with standard drawing SD-1003 between the kerb and the property boundary and completed to the satisfaction of Council's Development Engineer prior to the occupancy. The detail design must be submitted and approved prior to the issuing of a Building Approval.

Advice: A Property Access Works Application must be completed prior to any work being undertaken. The application is available from Council's planning department or available from Council's website at: <https://www.gcc.tas.gov.au/residents/living-in-glenorchy/driveways>

15. Stormwater detention for a 1 in 20 year ARI storm event must be provided on site. Any system proposed to retain the required runoff storage volume must be detailed in an engineering design lodged and approved as part of the plumbing application, and to be designed, constructed and maintained to the satisfaction of Council's Plumbing Surveyor.
16. The development is within a Flood Prone area. The natural ground level and the AHD in relation to the 1 in 100 year flood level must be clearly shown on the plan. Prior to the issuing of a Building Permit Approval, submit the plan and elevation demonstrating that the finished floor level is at 300mm above the 1 in 100 year flood level (or 525mm. above the Natural Ground Level) to the requirements of Council's Development Engineer.

Advice to Applicant

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

Other Permits

Please be aware that this planning permit is a planning approval issued under the Glenorchy Interim Planning Scheme 2015. You should consult with an accredited Building Surveyor prior to commencing this use or work to ensure all relevant requirements of the Building Act 2016 are complied with. In addition to this planning permit, a building permit and/or plumbing permit may also be required. If further clarification is required, please contact Council's Building Section on 62166800.

Other Services

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

The motion was put.

FOR: Aldermen 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.

Alderman Johnston returned to the meeting and resumed the Chair.

7. AMENDMENT PLAM-18/01 - S.39 REPORT TO TPC - AMENDMENT TO HOBART SHOW GROUND SPECIFIC AREA PLAN - 2 & 20 HOWARD ROAD, GLENORCHY

File Reference: 3367019

REPORT SUMMARY:

Amendment:	PLAM-18/01
Applicant:	JMG Engineers and Planners on behalf of Royal Agricultural Society Tasmania
Owner:	JMG Engineers and Planners on behalf of Royal Agricultural Society Tasmania
Proposal:	To make various changes to the existing Hobart Show Ground Specific Area Plan, including allowing <i>General retail and hire</i> uses on the site
Report Purpose:	To consider the merits of representations received during the public exhibition period for the draft Amendment PLAM-18/01 to the Glenorchy Interim Planning Scheme 2015 their effect on the proposal. Council's assessment must be provided the Tasmanian Planning Commission under ss. 39 & 43F(6), former provisions, of the <i>Land Use Planning and Approvals Act 1993</i> (the Act).
Representations:	2 (State Growth and 'No objection' from TasWater)
Recommendation:	That this report is endorsed as the Planning Authority's response under S39, former provisions, of the Act and forward it, along the representation from State Growth, to the TPC.

Resolution:

DUNSBY/STEVENSON

Planning Authority's Recommendations under S39

That the draft amendment be submitted to the Tasmanian Planning Commission with the following recommended changes:

- Figure F7.1 Hobart Showground Master Plan and F7.2 Hobart Showground Urban Design Plan be amended to remove references to the pedestrian overpass.

Recommendation:

That the Glenorchy Planning Authority report in the above terms to the Tasmanian Planning Commission about the draft Amendment application PLAM-18/01 to the Glenorchy Interim Planning Scheme 2015, and under s. 39, former provisions, of the *Land Use Planning and Approvals Act 1993*.

The motion was put.

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

AGAINST:

The motion was CARRIED.

Reason for Decision:

The Glenorchy Planning Authority decided that the Council report regarding draft amendment PLAM-18/01 to the Glenorchy Interim Planning Scheme 2015 be forwarded to the Tasmanian Planning Commission under s.39 of the Land Use Planning and Approvals Act 1993 for the reasons set out in the officer's report.

DUNSBY/SIMS

That the meeting be closed to the public pursuant to Regulation 15(4) of the *Local Government (Meeting Procedures) Regulations 2005*.

The motion was put.

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

AGAINST:

The motion was CARRIED.

CLOSED TO MEMBERS OF THE PUBLIC

8. COMPLIANCE REPORT

This item is to be considered at a closed meeting of the Glenorchy Planning Authority by authority of the Local Government (Meeting Procedures) Regulations 2015 Regulation 15(4).

Resolution:

STEVENSON/DUNSBY

That the meeting be re-opened to the public.

The motion was put.

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

AGAINST:

The motion was CARRIED.

The meeting closed at 7.06 p.m.

Confirmed,

CHAIRMAN