

GLENORCHY PLANNING AUTHORITY

MINUTES

TUESDAY, 14 JUNE 2016



Chairperson: Alderman K. Johnston.

Hour: 3.03 p.m.

Present: Aldermen K. Johnston, D. Pearce, M. Stevenson, H. Quick and C. Lucas (Proxy).

In attendance: Mr. P. Garnsey (Manager – Environment and Development), Mr. P. Meloy (Senior Statutory Planner), Ms. C. Griffin (Planning Officer), Ms. B. Narksut (Development Engineer), Mr. E. Reale (Director City Services and Infrastructure) and Ms. T. Patmore (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

Alderman J. Branch-Allen.

3. PECUNIARY INTERESTS

None.

4. CONFIRMATION OF MINUTES

Resolution:

PEARCE/STEVENSON

That the minutes of the Glenorchy Planning Authority Meeting held on Monday, 30 May 2016 be confirmed.

The motion was put.

FOR: Aldermen Johnston, Pearce, Stevenson, Quick and Lucas.

AGAINST:

The motion was CARRIED.

5. PROPOSED USE AND DEVELOPMENT - CONVERSION OF TWO EXISTING BUILDINGS TO UNITS AND DEMOLITION - 4 CULLODEN AVENUE, LUTANA

File Reference: 5420725

REPORT SUMMARY:

Application No.:	PLN-16-078
Applicant:	A W Shedden
Owner:	F Aziz-Elali and F Aziz-Elali
Zone:	General Residential
Use Class	Residential
Application Status:	Discretionary
Discretions:	Density, Building Envelope, Sunlight, Privacy, Car parking (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	N/A
42 Days Expires:	15 Jun 2016
Existing Land Use:	Single Dwelling, and Local Shop
Proposal In Brief:	Conversion of two existing buildings to units and demolition
Representations:	0
Recommendation:	Approval, subject to conditions

Resolution:

QUICK/PEARCE

That a permit be granted for the proposed use and development of Conversion of two existing buildings to units and demolition at 4 Culloden Avenue, Lutana subject to the following conditions:

Planning

1. Use and development shall be substantially in accordance with planning permit application No. PLN-16-078 and Drawing No. P1 submitted on 22 April 2016, 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. Waste Storage must be in accordance with the acceptable solution in Clause 11.4.8 – Standards A1 Waste Storage for Multiple Dwellings in the Glenorchy Interim Planning Scheme 2015.
4. The use/development must not start until amended plans are submitted and approved by Council's Senior Statutory Planner. The plans must be substantially in accordance with the originally lodged plans but modified to show:

- Waste storage.

When approved, the plans will be endorsed and will then form part of the permit.

5. Plans submitted with the building permit application must show landscaping in the form of fences, screens and/or planting to provide a satisfactory level of privacy between dwelling units and open space areas to the satisfaction of Council's Senior Statutory Planner.
6. Landscaping works as shown on the endorsed plans must be completed within six months from issue of Certificate of Occupancy to the satisfaction of Council's Senior Statutory Planner and then maintained to the satisfaction of Council's Senior Statutory Planner.

Engineering

7. 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.
8. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.

9. Four (4) car parking spaces must be provided with one (1) space each for dwelling 1 and dwelling 3 and two (2) spaces for dwelling 2 as required by the Council's Development Engineer and kept available for these purposes at all times. The 1800mm high paling fence and the laundry nib must not limit the width of or encroaching over the parking areas. Car parking spaces, manoeuvring areas and aisles must be provided in accordance with the Australian Standard AS 2890.1 – 2004 Off-Street Parking.
10. The 4 metre wide vehicle access, driveways, car parking and turning areas must be constructed and sealed with an approved impervious surface treatment within 3 months of occupation of the dwelling. All runoff from paved and driveway areas must be retained within the site boundaries collected into a grated drain or pit and discharged into the existing kerb connection and to the Council's stormwater system.
11. 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

12. All solid wastes must be managed in accordance with the hierarchy of waste management summarised below, unless otherwise approved in writing by the Senior Environmental Health officer:
 - a) waste must be minimised, that is, the generation of waste must be reduced to the maximum extent that is reasonable and practicable, having regard to best practice environmental management;
 - b) waste must be re-used or recycled to the maximum extent that is reasonable and practicable; and
 - c) Any residual waste must be disposed of only at a site and in a manner approved by the Senior Environmental Health Officer.
13. Equipment and machinery associated with the development of the site must only be operated during the following times:
 - a) Monday to Friday 7.00am to 6.00pm
 - b) Saturday 8.00am to 6.00pm
 - c) Sunday and Public Holidays 10.00am to 6.00pm

Advice to Applicant

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

- Special consideration should be given to the construction materials used in the development of this site. This is to ensure future occupants are not unreasonably impacted by noise generated from the adjacent roadway.

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 2000 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, Pearce, Stevenson, Quick and Lucas.

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 Planning Scheme 1992, the Glenorchy Planning Authority decides to **grant a permit** for the reasons set out in the officer's report.

PEARCE/QUICK

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, Pearce, Stevenson, Quick and Lucas.

AGAINST:

The motion was CARRIED.

CLOSED TO MEMBERS OF THE PUBLIC

6. APPEALS 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 Section 15(4).

7. 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 Section 15(4).

The meeting closed at 3.25 p.m.

Confirmed,

CHAIRMAN