

GLENORCHY PLANNING AUTHORITY

MINUTES

MONDAY, 14 OCTOBER 2019



- Chairperson:** Alderman K. Johnston
- Hour:** 5.00 p.m.
- Present:** Aldermen Kristie Johnston, Jan Dunsby, Kelly Sims, Steve King (Proxy) and Simon Fraser (Proxy).
- In attendance:** Ms. Sam Fox (Director Strategy and Development), Mr. Paul Garnsey (Manager Development and Environment), Ms. Vanessa Tomlin (Senior Statutory Planner), Ms. Sylvia Jeffreys (Planning Officer), Ms. Bhavna Gungabison (Planning Officer), Ms. Bree Narksut (Development Engineer), Ms. Emily Burch (Transport Engineer), Mr. Frank Chen (Manager Infrastructure, Engineering and Design) and Mr. Patrick Marshall (Senior Civil 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

Aldermen Matt Stevenson and Bec Thomas.

3. PECUNIARY INTERESTS

Alderman Kelly Sims – Item 6 – Proposed Use and Development – Multiple Dwellings (1 existing and 1 new) – 59 Barossa Road, Glenorchy.

4. CONFIRMATION OF MINUTES

Resolution:

DUNSBY/FRASER

That the minutes of the Glenorchy Planning Authority Meeting held on Monday, 16 September 2019 be confirmed.

The motion was put.

FOR: Aldermen Johnston, Dunsby, Sims, Fraser and King.

AGAINST:

The motion was CARRIED.

5. PROPOSED USE AND DEVELOPMENT - MULTIPLE DWELLINGS (26) - 190 MARYS HOPE ROAD, ROSETTA

File Reference: 5333808

REPORT SUMMARY:

Application No.:	PLN-19-212
Applicant:	Starbox Architecture
Owner:	Housing Choices Tasmania Limited
Zone:	General Residential
Use Class	Residential
Application Status:	Discretionary
Discretions:	10.4.4 P1 Sunlight and overshadowing of all dwellings E15.7.4 P1 Riverine inundation hazard areas E5.5.1 P3 Existing road accesses and junctions (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	14 Oct 2019
Existing Land Use:	Single Dwelling
Representations:	23
Recommendation:	Approval, subject to conditions

Resolution:

KING/FRASER

ALTERNATE MOTION TO REFUSE

That a permit be refused for the proposed use and development of Multiple Dwellings (26) at 190 Marys Hope Road, Rosetta on the basis that:

The proposal will have an unacceptable impact upon residential amenity by virtue of the waste management arrangements on the site; and the proposal would have an adverse impact upon traffic in the area.

The motion was put.

FOR: Aldermen Fraser, Dunsby and King.

AGAINST: Aldermen Johnston and Sims.

The motion was CARRIED.

Reason for Decision - Committee overturns officer recommendation

After seeking to further the objectives of the Land Use Planning and Approvals Act 1993; considering the matters set out in the representations; and reference to the current provisions of the Glenorchy Interim Planning Scheme 2015, the Glenorchy Planning Authority decides to refuse to grant a permit for the following reasons:

The proposal will have an unacceptable impact upon residential amenity by virtue of the waste management arrangements on the site; and the proposal would have an adverse impact upon traffic in the area.

Alderman Sims declared an interest in the following item and left the meeting.

6. PROPOSED USE AND DEVELOPMENT - MULTIPLE DWELLINGS (1 EXISTING AND 1 NEW) - 59 BAROSSA ROAD, GLENORCHY

File Reference: 5353585

REPORT SUMMARY:

Application No.:	PLN-19-178
Applicant:	Draft One
Owner:	W J Budd
Zone:	General Residential
Use Class	Residential
Application Status:	Discretionary
Discretions:	10.4.2 P1 Setbacks and building envelopes for all dwellings 10.4.2 P3 Setbacks and building envelopes for all dwellings 10.4.3 P1 Site coverage and private open space 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:	16 Oct 2019
Existing Land Use:	Single Dwelling
Proposal In Brief:	Multiple Dwellings (1 existing and 1 new)

Representations:	0
Recommendation:	Approval, subject to conditions

Resolution:

FRASER/KING

That a permit be granted for the proposed use and development of Multiple Dwelling (1 existing and 1 new) at 59 Barossa Road Glenorchy, subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-19-178 and Drawing No. P2 submitted on 20/08/19, 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. TWDA2019/00984-GCC, dated 27/08/2019, form part of this permit.
3. Privacy screens attached to the deck must be installed as shown on the approved plan and then maintained for the duration of the approved use.

Engineering

4. 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 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

5. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
6. 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.
7. 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 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 must not exceed the maximum gradient of 20%
 - (b) Three (3) clearly marked car parking spaces must be provided in accordance with the approved plan (two spaces for the existing dwelling and one space for the additional dwelling) and kept available for these purposes at all times
 - (c) Vertical alignment must 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%
 - (d) All runoff from paved and driveway areas must be discharged into Council's stormwater system
 - (e) Be clearly line-marked or physically separated to each space in accordance with the approved plan
 - (f) The gradient of any parking areas must not exceed 5%

All works required by this condition must be installed prior to the occupancy of the additional dwelling.

8. On-site stormwater detention must be provided so that stormwater discharged from the site does not exceed the pre-existing stormwater runoff for the critical duration of the 5% Annual Exceedance Probability events in the catchment. 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.

9. Widening of the existing vehicle crossing to a 5.5 metre-wide at the access point must be constructed in accordance with the Tasmanian standard drawing TSD-R09-v1, TSD-R11-v1 and TSD-R14-v1 between the kerb and the property boundary and completed to the satisfaction of Council's Development Engineer prior to the occupancy of the additional dwelling. The detail design must be submitted and approved prior to the issuing of a Building Permit 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>.

10. The development is on the 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 Approval or the commencement of works on site, (whichever occurs first) submit the plan and elevation demonstrating that the finished floor level is at 300mm above the flood level (or 400mm 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.

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.

Waste Management

Waste Services to the proposed multiple 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, collected fortnightly.
- Please note that this property would have a total of four (4) bins, two (2) Waste bins and two (2) 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.

The motion was put.

FOR: Aldermen Johnston, Dunsby, Fraser and King.

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 Sims returned to the meeting.

7. PROPOSED USE AND DEVELOPMENT - SUBDIVISION - 115 ALLUNGA ROAD, CHIGWELL

File Reference: 3312245

REPORT SUMMARY:

Application No.:	PLN-19-223
Applicant:	PDA Surveyors
Owner:	Roman Catholic Church Trust Corporation Of The Archdiocese
Zone:	General Residential Zone
Use Class	Subdivision
Application Status:	Discretionary
Discretions:	Special Provision 9.7 Subdivision 10.6.3 Ways and Public Open Space (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	14 Oct 2019
Existing Land Use:	Residential (Aged care facility) and Educational and occasional care (Learning facility)
Representations:	1
Recommendation:	Approval, subject to conditions.

Resolution:

DUNSBY/SIMS

That a permit be granted for the proposed use and development of Subdivision at 115 Allunga Road, Chigwell subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-19-223 and Drawing No. P1 submitted on 07/08/19, 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 2019/01184-GCC, dated 22/08/19, form part of this permit.
3. An original and two copies of each of the Plan of Subdivision and Schedule of Easements must be submitted to Council for sealing.
4. The lot 4 and CT163317/1 formed from the adhesion/consolidation of lots must be shown as a single lot on the Final Plan of Survey.

Engineering

5. The final plan and schedule of easements must include, to the satisfaction of the Council's Development Engineer, any existing or proposed right of ways, drainage and/or service easements that are or may be required to adequately provide access and services to, from or through the lots shown on the plan.

Please note: The wayleave easement appurtenant to TasNetworks must be extended on the adhered lot of CT163317/1 and shown on the Final Plan of Survey prior to sealing.

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.

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.

The motion was put.

FOR: Aldermen Johnston, Dunsby, Sims, Fraser and King.

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.

8. PROPOSED USE AND DEVELOPMENT - MULTIPLE DWELLINGS (3 EXISTING AND 1 NEW) - 27 GARDEN GROVE, WEST MOONAH

File Reference: 5426633

REPORT SUMMARY:

Application No.:	PLN-18-199
Applicant:	Wilson Homes Tasmania Pty Ltd
Owner:	I S Murdoch and R M Auld
Zone:	General Residential Zone
Use Class	Residential
Application Status:	Discretionary
Discretions:	10.4.3 Site coverage and private open space for all dwellings (P2) 10.4.6 Privacy for all dwellings (P3) (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	14 Oct 2019
Existing Land Use:	Residential
Representations:	1
Recommendation:	Approval, subject to conditions

Resolution:

DUNSBY/SIMS

That a permit be granted for the proposed use and development of Multiple Dwellings (3 existing, 1 new) at 27 Garden Grove West Moonah, 1/15 Twelfth Avenue West Moonah, 2/15 Twelfth Avenue West Moonah subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-18-199 and Drawing No. P3 submitted on 15/08/19, 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 2018/01347-GCC, dated 30/08/2018, form part of this permit.
3. The titles for 27 Garden Grove (CT96483/331) and 15 Twelfth Avenue (CT 170002/1 and CT170002/2) must be adhered under S110 of the *Local Government (Building and Miscellaneous Provisions) Act 1993*; unless the four strata lots as shown on the approved plans is registered under the *Strata Titles Act 1998*, prior to a Certificate of Occupancy being issued for the additional dwelling.

Engineering

4. 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.
5. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
6. Nine (9) clearly marked car parking spaces (two spaces per dwelling) must always be provided prior to occupancy of the additional dwelling and kept available for these purposes. Car parking spaces, manoeuvring areas and aisles must be provided in accordance with the Australian Standard AS 2890.1 – 2004 Off-Street Parking. In areas set aside for car parking, securely fixed wheel stops, or kerbing must be provided to the satisfaction of Council to prevent damage to fences or landscaped areas.

7. Driveways, car parking and turning areas must be constructed and sealed with an approved impervious surface treatment prior to occupancy of the additional dwelling. Construction details must generally be in accordance with Council's standard requirements. The driveway, parking and manoeuvring areas must be kept clear of obstructions, such as service authority infrastructure, letterboxes or bin enclosures and parked vehicles so that vehicle paths are not restricted.
8. Lighting must be provided for the carpark and walkways in accordance with Australian Standard AS 1158.3.1 – Lighting for roads and public spaces and completed prior to occupancy of the additional dwelling.
9. The stormwater connection for the existing dwelling at 27 Garden Grove must be abandoned and the stormwater must be diverted internally to the common drainage prior to strata application for the four (4) dwelling units or occupancy of the additional dwelling (whichever comes first). 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.
10. Prior to the issuing of a Building Permit, a detailed design of Water sensitive urban design (WSUD) elements and maintenance plan must be submitted for approval, to the satisfaction of Council's Development Engineer. The WSUD elements must be installed and completed prior to a Certificate of Occupancy being issued for the additional dwelling unit and maintained for the duration of the use.
11. Landscaping to the satisfaction of Council's Development Engineer must be provided within the common area at no less than 5% of the area of the carpark area to improve visual amenity. The landscaping must be completed prior to the Certificate of Occupancy being issued for the additional dwelling unit.

Advice to Applicant

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

Engineering

The designer should 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 6216 6800.

The motion was put.

FOR: Aldermen Johnston, Dunsby, Sims, Fraser and King.

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.

KING/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, Dunsby, Sims, Fraser and King.

AGAINST:

The motion was CARRIED.

CLOSED TO MEMBERS OF THE PUBLIC

9. APPEAL REPORT SUMMARY

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) (In relation to subregulation 15(3) only, matters relating to legal (or possible future legal) action taken (or may be taken) by or involving the Council).

Resolution:

KING/SIMS

That the meeting be re-opened to the public

The motion was put.

FOR: Aldermen Johnston, Dunsby, Sims, Fraser and King.

AGAINST:

The motion was CARRIED.

The meeting closed at 7.22 p.m.

Confirmed,

CHAIRMAN