

GLENORCHY PLANNING AUTHORITY

MINUTES

MONDAY, 16 MARCH 2020



Chairperson: Alderman K. Johnston

Hour: 5.00 p.m.

Present: Aldermen Kristie Johnston, Bec Thomas, Kelly Sims, Angela Ryan and Simon Fraser

In attendance: Dr. S Fox (Director Strategy & Development), Mr. Paul Garnsey (Manager Development), Ms. L Byrne (Acting Co-ordinator Planning Services), Ms. B Gungabison (Planning Officer), Ms. G Paisley (Planning Officer), Mr. N Wass (Senior Environmental Health Officer), 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

Alderman J Dunsby

3. PECUNIARY INTERESTS

Alderman B Thomas declared an interest in item 6.

4. CONFIRMATION OF MINUTES

Resolution:

THOMAS/FRASER

That the minutes of the Glenorchy Planning Authority Meeting held on Monday, 17 February 2020 be confirmed.

The motion was put.

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

AGAINST:

The motion was CARRIED.

5. PROPOSED USE AND DEVELOPMENT - DEMOLITION AND CONSTRUCTION OF A GARAGE (RESIDENTIAL) - 106 CHARLES STREET MOONAH

File Reference: 5416101

REPORT SUMMARY:

Application No.:	PLN-20-034
Applicant:	Longview Design & Drafting
Owner:	M A Rogers and J E Rogers
Zone:	Light Industrial Zone
Use Class	Residential
Application Status:	Discretionary
Discretions:	9.1.1 Changes to an Existing Non-Conforming Use; 9.4 Demolition; 24.4.2 Setback; and 24.4.5 Landscaping (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	17 March 2020
Existing Land Use:	Residential (Single dwelling)
Representations:	0
Recommendation:	Approval, subject to conditions

Resolution:

FRASER/THOMAS

That a permit be granted for the proposed use and development of Demolition and construction of a garage (Residential) at 106 Charles Street Moonah subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-20-034 and Drawing No. P2 submitted on 03/02/2020, except as otherwise required by this permit.
2. 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 and be installed prior to the removal of and/or disturbance of any soil or vegetation.

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.

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.

The motion was put.

FOR: Aldermen Johnston, Sims, Ryan, Fraser 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 Thomas declared an interest in the following item and left the meeting.

6. PROPOSED USE AND DEVELOPMENT - PARTIAL CHANGE OF USE TO SERVICE INDUSTRY - 2 KNOLL STREET GLENORCHY

File Reference: 5379355

REPORT SUMMARY:

Application No.:	PLN-20-025
Applicant:	Pearso's Tints
Owner:	Tascommodities Pty Ltd
Zone:	Light Industrial Zone
Use Class	Service Industry
Application Status:	Discretionary
Discretions:	E6.6.1 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:	17 Mar 2020
Existing Land Use:	Storage (Warehouse)
Representations:	1
Recommendation:	Approval, subject to conditions

Resolution:

SIMS/FRASER

That a permit be granted for the proposed use and development of Partial change of use to Service Industry at 2 Knoll Street Glenorchy subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-20-025 and Drawing No. P2 submitted on 24/01/2020, except as otherwise required by this permit.
2. One on-site car parking space must be provided and kept available for that purpose for the duration of the use, as approved.

Engineering

3. 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.

The motion was put.

FOR: Aldermen Johnston, Sims, Ryan and Fraser

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.

Resolution:

FRASER/SIMS

That the meeting be closed to the public to allow discussion on matters that are prescribed in Regulation 15(4) of the Local Government (Meeting Procedures) Regulations 2015

The motion was put.

FOR: Aldermen Johnston, Sims, Ryan, Fraser and Thomas.

AGAINST:

The motion was CARRIED.

CLOSED TO MEMBERS OF THE PUBLIC

7. 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:

THOMAS/FRASER

That the meeting be re-opened to the public

The motion was put.

FOR: Aldermen Johnston, Sims, Ryan, Fraser and Thomas.

AGAINST:

The motion was CARRIED.

The meeting closed at 5:23pm.

Confirmed,

CHAIRMAN