

GLENORCHY PLANNING AUTHORITY

MINUTES

MONDAY, 16 SEPTEMBER 2019



Chairperson: Alderman K. Johnston

Hour: 5.00 p.m.

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

In attendance: Ms. K. Williams (Coordinator Planning Services), Ms. V. Tomlin (Senior Statutory Planner), Ms. S. Jeffreys (Planning Officer), Ms. B. Gungabison (Planning Officer), Ms. B. Narksut (Development Engineer), Mr. L. Meline (Development Technical Officer) and Ms. E. Burch (Transport 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 Dunsby has taken advice and declared no pecuniary interest even though she resides in Cadbury Road.

4. CONFIRMATION OF MINUTES

Resolution:

DUNSBY/STEVENSON

That the minutes of the Glenorchy Planning Authority Meeting held on Monday, 12 August 2019 be confirmed.

The motion was put.

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

AGAINST:

The motion was CARRIED.

5. PROPOSED USE AND DEVELOPMENT - GENERAL RETAIL COMPLEX WITH TWO NEW ACCESSES, ASSOCIATED CAR PARKING SPACES AND BOUNDARY ADJUSTMENT - 2 HOWARD ROAD, GLENORCHY

File Reference: 3367019

REPORT SUMMARY:

Application No.:	PLN-19-001
Applicant:	Johnstone McGee & Gandy Pty Ltd (JMG)
Owner:	Royal Agricultural Society Of Tasmania
Zone:	Community Purpose Zone
Use Class	General Retail and Hire
Application Status:	Discretionary
Discretions:	E2.6.2 Excavation E5.5.1 Existing road accesses and junctions(P3) E5.6.1 Development adjacent to roads and railways E5.6.2 Road accesses and junctions (P2) E6.6.1 Number of Car Parking Spaces (P1) E6.6.3 Number of Motorcycle Parking Spaces (P1) E6.7.1 Number of Vehicular Accesses (P1) E17.6.1 Use of Signs (P1) E17.7.1 Standards for Signs (P1) (P2) F7.6.1 Discretionary Uses (P2)

	F7.7.1 Building Height and Siting (P1)
	(The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	17 Sep 2019
Existing Land Use:	Hobart Showgrounds, Warehouses, Showrooms and Caravan Park
Proposal In Brief:	General retail complex with two new accesses, associated car parking spaces and boundary adjustment.
Representations:	0
Recommendation:	Approval, subject to conditions

Resolution:

STEVENSON/SIMS

That a permit be granted for the proposed use and development of General retail complex with two new accesses, associated car parking spaces and boundary adjustment. at 2 Howard Road, Glenorchy subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-19-001 and Drawing No. P4 submitted on 13/08/19, 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 2019/00049-GCC, dated 24/01/2019, form part of this permit.
3. The signs must be maintained in a satisfactory manner at all times.
4. The wall signs must not extend laterally beyond the wall or above the top of the wall to which it is attached
5. The signs displaying the sale of goods and services must relate directly to the use of that tenancy.

Engineering

6. 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

7. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
8. 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.
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 details must be in accordance with the Australian Standard 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 and the finished gradient must not exceed 20%;
 - (b) Two hundred and twenty-one (221) clearly marked car parking spaces must be provided in accordance with the approved plan received by Council and kept available for these purposes at all times;
 - (c) Of the proposed number of car parking spaces, eight (8) accessible parking spaces must be provided, clearly line-marked and kept available for these purposes at all times;

- (d) All runoff from paved and driveway areas must be discharged into Council's stormwater system;
- (e) Water Sensitive Urban Design (WSUD) and landscaping must be incorporated into the parking areas of the development;
- (f) Landscaping of parking and circulation areas must be provided and must be no less than 5 percent of the area of the car park;
- (g) Lighting in accordance with clause 3.1 "Basis of Design" and clause 3.6 "Car Parks" in AS/NZS 1158.3.1:2005 must be provided; and
- (h) 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 use as approved.

10. The detailed design of the access(es) must be in accordance with the IPWEA Tasmanian Standard Drawing and submitted with the Building Application for approval by Council's Development Engineer prior to the commencement of works on site. All works required by this condition must be installed and completed prior to the occupancy of the use. The proposed access must comply with the following:-
 - (a) New vehicle crossings with double width concrete driveway apron 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;
 - (b) Upgrading to the existing vehicular crossing must be in accordance with Tasmanian standard drawing TSD-R11-v1 and TSD-R14-v1;
 - (c) Traffic signage at the driveway entrance/exit within the property must be installed to the approved plans;
 - (d) Any driveway/crossover work within Council's road reservation must be carried out by a Council approved contractor. 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>.
11. The construction of footpath and walkways must be in accordance with the LGAT Standard Drawings with regard to Council's footpath policy. To satisfy these requirements, submit details demonstrating the above prior to the issuing of Council's approved drawing. All works required by this condition must be installed prior to the occupancy of the approved use.

12. Kerb ramps are to be provided at road crossings on pedestrian paths of travel, in accordance with Council's Standard Drawing GCC 11-11 and AS1428 Design for Access and Mobility, Part 4.1. Tactile ground surface indicators must be provided for kerb ramps and pedestrian refuge crossings in accordance with Council's Standard Drawing GCC 11-11 and AS1428 Design for access and Mobility, Part 4.1.
13. Prior to the commencement of the use or development, new stormwater connections to Council's public stormwater system onto the property boundary must be installed in accordance with the approved plans.
14. An original and two copies of each of the Plan of Subdivision and Schedule of Easements must be submitted to Council for sealing.
15. The final plan and schedule of easements is to include, to the satisfaction of the Council's Development Engineer, any existing or proposed right of ways, drainage and/or service easements. The applicant is to submit to Council a copy of the surveyor's field notes prepared to accompany the final plan.
16. All road areas required for road widening are to be shown as lots on the final diagram and are to be sold to Council for a nominal sum of one dollar (\$1.00). The final plan of survey will not be sealed until an executed Agreement of Sale and an executed Memorandum of Transfer is provided to Council.

Traffic:

17. The right turn movements for 19m long semi-trailers and above, is prohibited from the northern driveway access.
18. The developer must submit to Council detail drawings for the pavement works occurring on Howard Road to the satisfaction of the Director of Infrastructure and Works prior to construction works within the road reservation occurring. The plans must be in accordance with relevant standards and guidelines and must account for commercial vehicles using the road
19. The developer must submit to Council detail drawings for the changes within the road reservation, including a line marking and signage plan, on Howard Road to the satisfaction of the Director of Infrastructure and Works prior to construction works within the road reservation occurring. The plans must be in accordance with relevant standards and guidelines, including the IPWEA Tasmanian Standard Drawings. The developer is required to undertake consultation with affected properties and submit findings to Council before the plans are approved.
20. The developer must submit to Council detail plans showing existing street light levels for the pedestrian median islands within Howard Road in accordance with AS1158. These plans must be to the satisfaction of the Director of Infrastructure and Works prior to construction works within the road reservation. Where new lights are required, the location must be to the satisfaction of the Director of Infrastructure and Works.

21. The developer must undertake the construction of the road reservation in accordance with the approved drawings and plan for the pavement works, changes within the road reservation and street lighting.

Hydraulics

22. The development must incorporate the onsite detention (OSD) as part of the development, the onsite detention element and its associated components must be designed and constructed to the satisfaction of the Council's Senior Civil Engineer and completed prior to a Certificate of Occupancy being issued. OSD calculation/modelling must be provided along with the detailed engineering design, to the satisfaction of Council's Senior Civil Engineer, prior to the issuing of the building permit.

Advice: The method and detention volume detailed in the Concept Services Report appears correct, however the calculations provided as an attachment do not match this information. Please ensure the 15-minute duration is used to calculate the OSD.

23. Prior to the issuing of a Building Permit, design details must be submitted showing that the minor stormwater drainage system is designed to accommodate a 5% AEP storm event.
24. The development must incorporate the nominated Water Sensitive Urban Design (WSUD) element(s) or equivalent, as presented in the Concept Services Report Spotlight Showgrounds v5, submitted by JMG Engineers and Planners, dated 19/07/19. The WSUD design must achieve the acceptable stormwater quality and quantity targets stated in Table E7.1 of the GIPS, for the treatment of stormwater discharging from the development and the detailed design must be submitted and approved by Council Senior Civil Engineer prior to the issuing of the Building Permit.
25. Prior to the issuing of a Building Permit, a WSUD and OSD Maintenance Scheme must be submitted, to the satisfaction of Council's Senior Civil Engineer, defining the maintenance method and frequency for each WSUD or OSD element incorporated in the development. The Owner and all successors in title must ensure ongoing compliance with the approved WSUD and OSD Maintenance Scheme for the duration of the approved use.
26. Upon approval of the WSUD and OSD Maintenance Scheme, and prior to the issuing of a Building Permit, the applicant must enter into a registered agreement with Council, at the sole expense of the applicant, pursuant to Part 5 of the Land Use Planning and Approvals Act 1993, for the area which is subject to this permit. The Part 5 agreement must require the Owner and all successors in title to covenant with Council the following:

- (a) All works outlined in the WSUD and OSD Maintenance Scheme submitted by the applicant and approved by Council, including the maintenance method and frequency for individual WSUD and OSD elements, must be implemented and managed by the Owner and all successors in title at their sole expense;
- (b) The Owner must keep the maintenance records in an accessible form (either printed or electronic) for five years from the date of the work was carried out to prove that the maintenance of each WSUD and OSD element has been conducted in accordance with the WSUD and OSD Maintenance Scheme;
- (c) Repair and replace all the WSUD and OSD elements at the sole expense of the Owner and all successors in title so that the WSUD and OSD functions (stormwater quality and quantity control) in a safe and efficient manner;
- (d) Permit the Council from time to time and upon giving reasonable notice (but in the case of an emergency, at any time and without notice) to enter and inspect the WSUD and OSD elements for compliance with the requirements of this agreement;
- (e) Comply with the terms of any written notice issued by the Council in respect of the requirements of this agreement within the time stated in the notice.

Environmental Health

27. Noise emissions measured at the boundary of a residential zone must not exceed the following:

- (a) 55dB(A) (LAeq) between the hours of 7.00 am to 7.00 pm;
- (b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 7.00 pm and 7.00 am;
- (c) 65dB(A) (LAm_{ax}) at any time.

Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, issued by the Director of Environmental Management, including adjustment of noise levels for tonality and impulsiveness.

Noise levels are to be averaged over a 15-minute time interval.

28. During excavation of the site, soil contamination testing must be undertaken by a suitably qualified person. Soil onsite must be managed in accordance with the identified contamination levels and recommendation detailed in Draft Contamination Management Plan completed by Geo-solutions dated July 2019. This includes but is not limited to the following:

- (a) Site-specific Health and Safety Plan, a Job Safety Analysis (JSA) or a Safe Work Methods Statement (SWMS) covering workers at the site for any reasonably anticipated risks.
- (b) A Soil and Water Management Plan (SWMP) is to be developed and approved by Senior Environmental Health Officer. The SWMP is to follow the EPA Soil and Water Management on Building Sites Factsheets 1-3. The approved SWMP forms part of this permit.
- (c) An Environmental Site Assessment report is to include assessment of contaminants of concern at identified sites including an invasive soil assessment (as recommended in the Geo Environmental Solutions(GES) Preliminary Site Investigation Report, December 2018). Works are to be overseen by a suitably qualified person.
- (d) Soil Excavation and stockpiles are to be managed according to the Contamination Management Plan GES (CMP) July 2019 including referenced material contained in the report, at all times.
- (e) Any contaminated material including onsite stockpiles and material for offsite disposal is to be classified, documented and handled in accordance with EPA IB 105.

Advice to Applicant

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

Engineering

The stormwater connection(s) must be constructed by a suitably qualified person to the satisfaction of Council. To ensure the connection(s) is constructed to Council's satisfaction, the applicant must contact Council, by completing the Stormwater Connection Request Form, to arrange the visual inspection by Council for any alterations or works to Council's public stormwater network. A copy of the Stormwater Connection Request Form can be obtained via Council's Customer Service or via Council's website <https://www.gcc.tas.gov.au/planning-and-development/plumbing/plumbing-forms.aspx>, which outlines the process and conditions for stormwater connections. Prior to the commencement of any work within the road reservation by a private contractor, the contractor must obtain a road opening permit from the Council's Facilities Co-ordinator. This permit shall include items such as hours of work, road safety, reinstatement, soil and water management, etc. The Road Opening Permit Application Form is available via Council's website <https://www.gcc.tas.gov.au/your-council/council-works/digging-and-construction.aspx>.

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.

Environmental Health

All work must be conducted in accordance with the:

- Environmental Management and Pollution Control Act (EMPCA, 1994)
- Environmental Management and Pollution Control (Waste Management) Regulations (2010),
- Environmental Management and Pollution Control (Controlled Waste Tracking) Regulations 2010.

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.

TasGas

Enwave reserves the right to suspend works near its gas assets if those works are assessed by the Enwave site representative to have the potential to impact the integrity of gas assets. This includes the optic fibre cable and conduit that may be installed in the Enwave trench.

All works within 1 m of Strategic Steel gas assets must be undertaken under a Permit to Work (Cold Work) issued to the Enwave site representative. All works shall be undertaken in accordance with this Permit. The Enwave site representative will have the authority to stop any works as necessary to safeguard the gas assets and the operators carrying out the works.

Exposed gas assets shall be backfilled and compacted with clean sand for 150 mm around the assets. Clean compacted fill shall then be backfilled to surface level.

Gas mains are not load-bearing pipes. There shall be no weight borne on pipes with less than 300 mm of compacted cover above. This includes workers in the trench who must not stand on the pipe.

No stakes are to be driven into the ground within 1 m of the marked location of the gas asset without proving by hand excavation or vacuum truck the exact location of the asset.

Enquirers must have their own SWMS/JSEA on site for the works. If no SWMS/JSEA is on site, then no works are to commence. Any excavation works near gas assets are deemed to be "High Risk Construction Work" in accordance with the Work Health and Safety Regulations 2012 (Clause 291(i)). This puts a requirement on the contractor (or PCBU) conducting the works to ensure a Safe Work Method Statement is created before the works commence (Clause 299).

TasRail

In the event the rail line becomes operational for transport use, the location is likely to be exposed to train noise and vibration;

No obstruction is permitted inside railway land for any purpose including for structures, unauthorised vehicles, drainage, water pipes, stormwater discharge, electrical or service infrastructure.

Should a service or asset require installation on rail land, a separate permit application to TasRail applies with approval subject to terms and conditions.

Under Section 24 of the Rail Infrastructure Act 2007, the Rail Infrastructure Manager (TasRail) may give an adjoining landholder a notice to clear an obstruction as circumstances require. In the event that the adjoining landholder fails to comply with the clearance notice, then the Rail Infrastructure Manager may apply to a justice for a warrant to access the land to clear the obstruction and recover the costs as a debt due to the railway entity from the landholder.

Access to railway land is not permitted without formal authorisation from TasRail.

Parking of vehicles within rail land is not permitted.

As railway land is Crown Land, the Rail Infrastructure Manager is not required to contribute to the cost of boundary fencing.

The motion was put.

FOR: Aldermen Johnston, 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.

6. PROPOSED USE AND DEVELOPMENT - CHANGE OF USE TO SINGLE DWELLING - 45 CENTRAL AVENUE, MOONAH

File Reference: 5415336

REPORT SUMMARY:

Application No.:	PLN-19-179
Applicant:	J Mcauley
Owner:	J Mcauley
Zone:	Inner Residential Zone
Use Class	Residential
Application Status:	Discretionary
Discretions:	11.4.2 P3 Setbacks and building 11.4.3 P1 Site coverage and private open space 11.4.4 P1 Sunlight and overshadowing 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 Sept 2019
Existing Land Use:	Vacant Shop
Proposal In Brief:	Change of use to Single Dwelling
Representations:	1
Recommendation:	Approval, subject to conditions

Resolution:

STEVENSON/THOMAS

That the permit be granted for the use and development of the change of use to a single dwelling at 45 Central Avenue, Moonah, subject to recommended conditions.

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-19-179 and Drawing No. P1 submitted on 01/07/19, except as otherwise required by this permit.

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 62 166 800.

The motion was put.

FOR: Aldermen Johnston, 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.

7. PROPOSED USE AND DEVELOPMENT - ADDITION TO SINGLE DWELLING - 51 CADBURY ROAD, CLAREMONT

File Reference: 7405959

REPORT SUMMARY:

Application No.:	PLN-19-056
Applicant:	Dirt Building Design
Owner:	T L Fleming and L C Maxwell
Zone:	Inner Residential Zone
Use Class	Residential
Application Status:	Discretionary
Discretions:	11.4.2 Setbacks and building envelope (P1); 11.4.2 Setbacks and building envelope (P2); 11.4.2 Setbacks and building envelope P3; 11.4.6 Privacy (P1); and E16.7.1 Buildings & Works (P1) (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	17 September 2019
Representations:	1
Recommendation:	Approval, subject to conditions

Resolution:

THOMAS/SIMS

That a permit be granted for the proposed use and development of Addition to Single dwelling at 51 Cadbury Road, Claremont subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-19-056 and Pages 2 and 4 to 7 (inclusive) of Drawing No. P2 submitted on 05/07/2019 and Drawing No. P3 submitted on 15/07/2019, except as otherwise required by this permit.

Engineering

1. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
- 3 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.

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, 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.

8. PROPOSED USE AND DEVELOPMENT - TWO MULTIPLE DWELLINGS (ONE EXISTING AND ONE NEW) - 21 MARYS HOPE ROAD, ROSETTA

File Reference: 5333103

REPORT SUMMARY:

Application No.:	PLN-19-183
Applicant:	Cunic Homes
Owner:	J D Carthy
Zone:	General Residential Zone
Use Class	Residential
Application Status:	Discretionary
Discretions:	10.4.3 Site coverage and private open space for all dwellings (P2); 10.4.4 Sunlight and overshadowing for all dwellings (P1); E5.6.2 Road accesses and junctions (P2); and E6.7.1 Number of vehicular accesses (P1) (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	17 September 2019
Existing Land Use:	Residential
Proposal In Brief:	Two Multiple Dwellings (one existing and one new)
Representations:	1
Recommendation:	Approval, subject to conditions

Resolution:

STEVENSON/DUNSBY

That a permit be granted for the proposed use and development of Two Multiple Dwellings (one existing and one new) at 21 Marys Hope Road, Rosetta subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-19-183 and Pages 1 to 4 (inclusive) and 9 to 11 (inclusive) of Drawing No. P3 submitted on 01/08/2019, 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 2019/00963-GCC, dated 16/07/2019, form part of this permit.

Engineering

5. 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.
6. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
7. Four (4) clearly marked car parking spaces (two per dwelling), must be provided prior to use of the additional dwelling and kept available for these purposes at all times. 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.
8. 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, so that vehicle paths are not restricted.

9. The new vehicle crossing must be constructed in accordance with standard drawing SD-1003 between the kerb and the property boundary. Any driveway / crossover work within Council's road reservation must be carried out by a Council approved contractor and all work must be reinstated to match the existing adjacent footpath/nature strip profile. A Property Access Works Application must be completed prior to any work being undertaken. The application is available from Council's Planning Services or available from Council's website at: <https://www.gcc.tas.gov.au/residents/living-in-glenorchy/driveways>
10. The existing fence along the frontage of the property must be replaced with a maximum 0.9 metre fence along the property frontage length with Marys Hope Road and adjacent to any access driveway, to increase available sight distance in accordance with the recommendations of Traffic Impact Statement prepared by Milan Prodanovic dated 17/06/2019. The fence modifications must be completed prior to occupancy of the additional dwelling.
11. 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 and completed prior to a Certificate of Occupancy being issued for the additional dwelling. 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.

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.

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.

The motion was put.

FOR: Aldermen Johnston, 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.

9. PROPOSED USE AND DEVELOPMENT - CHANGE OF USE TO MOTOR REPAIR (SERVICE INDUSTRY) WITH ASSOCIATED WORKS - 8 WHITESTONE DRIVE, GRANTON

File Reference: 2849980

REPORT SUMMARY:

Application No.:	PLN-19-048
Applicant:	Phillip Muskett Architect
Owner:	Awc Property Holdings Pty Ltd
Zone:	Light Industrial Zone
Use Class	Vehicle Parking
Application Status:	Discretionary
Discretions:	24.4.3 Design 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 Sep 2019
Existing Land Use:	Warehouse (Storage)
Proposal In Brief:	Change of use to motor repair (service industry) with associated works
Representations:	2
Recommendation:	Approval, subject to conditions

Resolution:

DUNSBY/THOMAS

That a permit be granted for the proposed use and development of Change of use motor repair (service industry) with associated works at 8 Whitestone Drive Grant subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-19-048 and Drawing No. P3 submitted on 18/06/2019, except as otherwise required by this permit.

Engineering

2. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
3. 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.
4. 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 details must be in accordance with the Australian Standard 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) Sixteen (16) clearly marked car parking spaces must be provided in accordance with the approved plan received by Council and kept available for these purposes at all times;
 - (c) Of the required number of car parking spaces, one (1) car parking space must be provided for the exclusive use of people with disabilities, clearly marked and kept available for these purposes at all times;
 - (d) All runoff from paved and driveway areas must be discharged into Council's stormwater system;
 - (e) The gradient of any parking areas must not exceed 5%; and
 - (f) Minimum carriageway width is to be no less than 3.0 metres.

All works required by this condition must be installed prior to the occupancy of the use as approved.

Environmental Health

5. Noise emissions measured at the boundary of a residential zone must not exceed the following:

- (a) 55dB(A) (LAeq) between the hours of 7.00 am to 7.00 pm;
- (c) 65dB(A) (LAmax) at any time.

Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, issued by the Director of Environmental Management, including adjustment of noise levels for tonality and impulsiveness.

Noise levels are to be averaged over a 15 minute time interval.

6. A verification report is required to be submitted to Council within six weeks from commencement of the use to certify the approved use is complying with acceptable noise levels conditioned in this permit and indicated in the noise report prepared by Pearu Terts dated 12/06/2019 and subsequent clarification documents to that report prepared by Pearu Terts dated 08/07/2019 and 07/08/2019. If noise levels cannot be reached the verification report must provide mitigation measures to be implemented by the occupants to reduce the noise levels to those stated in Condition 3 of this permit.
7. All recommendations contained in the acoustic report prepared by Pearu Terts dated 12/06/2019 and subsequent clarification documents to that report prepared by Pearu Terts dated 08/07/2019 and 07/08/2019 must be implemented during construction and use of the premises. This includes but is not limited to any noise generating activities being conducted within the structure onsite with the double skinned roller doors closed.

Advice to Applicant

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

Planning

A separate planning application is required for the construction of the ramp and access between two properties.

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 62166800.

The motion was put.

FOR: Aldermen Johnston, 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.

10. PROPOSED USE AND DEVELOPMENT - MULTIPLE DWELLINGS (1 NEW & 1 EXISTING SHOP AND DWELLING) 125 MAIN ROAD, AUSTINS FERRY

File Reference: 5328021

REPORT SUMMARY:

Application No.:	PLN-18-122
Applicant:	Attic Building Design
Owner:	Williams Acquisitions Pty Ltd
Zone:	General Residential Zone
Use Class	Residential
Application Status:	Discretionary
Discretions:	10.4.2 Setback and Building envelope 10.4.3 Site coverage and Private Open Space 10.4.4 Sunlight and overshadowing for all dwellings 10.4.6 Privacy for all dwellings 10.4.8 Waste Storage for multiple dwellings E6.6.1 Number of car parking spaces E7.7.1 Stormwater drainage and disposal (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	16 Sep 2019

Existing Land Use:	Take-away shop (Food services) and Single dwelling (Residential).
Proposal In Brief:	Multiple Dwellings (1 new & 1 existing shop and dwelling)
Representations:	1
Recommendation:	Approval, subject to conditions

Resolution:

THOMAS/DUNSBY

That a permit be granted for the proposed use and development of Multiple Dwellings (1 new & 1 existing shop and dwelling) at 125 Main Road, Austins Ferry subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-18-122 and Drawing No. P7 submitted on 8/8/19, 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 2018/01027-GCC, dated 2/08/19, form part of this permit.
3. Any fence within 4.5m of the frontage must be 1.2m if solid or 1.8m high with 30% transparency above 1.2m in height.
4. The storage area for waste and recycling bins for Unit 2 must be screened from the frontage and dwellings on the site.

Engineering

5. Prior to the issuing of a Building Permit 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 and to 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

6. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
7. Prior to the commencement of the use, a stormwater kerb connection via Main Road onto the property boundary must be provided by Council at full cost to the applicant.

Advice: The developer must apply for a Stormwater Kerb Connection by completing the Stormwater Connection Request Form which can be obtained by contacting Council's Customer Service or via Council's website <https://www.gcc.tas.gov.au/planning-and-development/plumbing/plumbing-forms.aspx>.

8. The minor stormwater drainage system must be designed to accommodate a storm with an ARI of 20 years and 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.
9. Prior to the issue of a Plumbing Permit, a detailed design and associated calculations of the proposed stormwater pump system prepared by a suitably qualified engineer must be submitted and approved by Council's Plumbing Surveyor. In addition, a Water Management Plan for the development that identifies the risk factors to the property, surrounding properties and public infrastructure from the private pumping system must be submitted for approval. The detailed design for the proposed pump station must include a maintenance plan outlining the maintenance regime and measures to minimise the risk of failure, to the satisfaction of Council's Development Engineer. All stormwater which is practicable to drain to Council infrastructure via a gravity system must do so.
10. 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 Standard 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 and the finished gradient must not exceed the maximum gradient of 25%;
- (b) Two clearly marked car parking spaces, one for each dwelling, must be provided in accordance with the approved plan received by Council 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) The gradient of any parking areas must not exceed 5%; and
- (e) Minimum carriageway width is to be no less than 3.0 metres.

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

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 62166800.

The motion was put.

FOR: Aldermen Johnston, 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.

11. PROPOSED NEW STREET NAME/S - STONY POINT, GOODRIDGE, SAW MILL, TIMBER & NORTONVILLE

File Reference: PLPROP-19/035

REPORT SUMMARY:

To seek approval to the naming of five new roads within a recently approved subdivision at 231 & 241 Main Road Austins Ferry. (see figure 1 below)

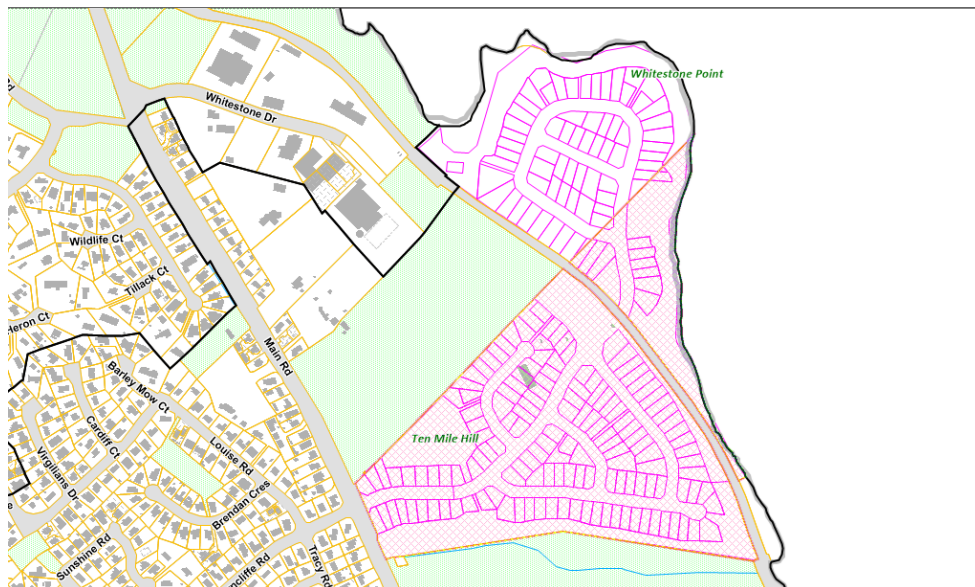


Figure 1: Location plan & road layouts.

Resolution:

DUNSBY/SIMS

That the proposed street names Stony Point, Goodridge, Saw Mill, Timber & Nortonville, be approved.

The motion was put.

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

AGAINST:

The motion was CARRIED.

DUNSBY/THOMAS

That the meeting be closed to the public pursuant to Regulation 15(4) of the *Local Government (Meeting Procedures) Regulations 2015*.

The motion was put.

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

AGAINST:

The motion was CARRIED.

CLOSED TO MEMBERS OF THE PUBLIC

12. 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:

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 6.49p.m.

Confirmed,

CHAIRMAN