

GLENORCHY PLANNING AUTHORITY

MINUTES

MONDAY, 17 OCTOBER 2016



Chairperson: Alderman K. Johnston.

Hour: 3.00 p.m.

Present: Aldermen K. Johnston, D. Pearce and M. Stevenson.

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. D. Parham (Heritage Officer) 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

Aldermen J. Branch Allen and H. Quick.

3. PECUNIARY INTERESTS

None.

4. CONFIRMATION OF MINUTES

Resolution:

PEARCE/STEVENSON

That the minutes of the Glenorchy Planning Authority Meeting held on Monday, 3 October 2016 be confirmed.

The motion was put.

FOR: Aldermen Johnston, Pearce and Stevenson.

AGAINST:

The motion was CARRIED.

5. PROPOSED USE AND DEVELOPMENT - TREE REMOVAL FOR CHURCH (COMMUNITY MEETING AND ENTERTAINMENT) ON A HERITAGE LISTED SITE - 1 AND 5 SPRINGFIELD AVENUE, MOONAH

File Reference: 5446351

REPORT SUMMARY:

Application No.:	PLN-16-099
Applicant:	Coptic Orthodox Church (Victoria) Property Trust
Owner:	Coptic Orthodox Church (Victoria) Property Trust
Zone:	Light Industrial
Use Class	Community Meeting and Entertainment
Application Status:	Discretionary
Discretions:	Heritage Listed Site (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	1 Nov 2016
Existing Land Use:	Church
Proposal In Brief:	Tree removal for church (Community Meeting and Entertainment) on a heritage listed site
Representations:	0
Recommendation:	Refusal

Resolution:

PEARCE/

That the application for the proposed use and development of Tree removal for church (Community Meeting and Entertainment) on a heritage listed site at 1 and 5 Springfield Avenue, Moonah be refused for the following reasons:

1. The Application for removal of the English Elm tree is contrary to the Objective of E13.7.1 of the Glenorchy Interim Planning Scheme 2015. In particular, Clause E13.7.1, P1 (b) of the *Glenorchy Interim Planning Scheme 2015* is not satisfied because there are alternative options for maintaining the structure of the church building.

The motion was put.

FOR: Aldermen Johnston and Pearce.

AGAINST: Alderman Stevenson.

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 decided to **refuse to grant a permit** for the reasons set out in the officer's report.

6. PROPOSED USE AND DEVELOPMENT - DEMOLITION AND CONSTRUCTION OF WOOD AND METAL FABRICATION (MANUFACTURING AND PROCESSING) RELYING ON PERFORMANCE CRITERIA FOR HEIGHT, HOURS OF OPERATION, PARKING AND ACCESS - 34 AND 36 CHAPEL STREET, GLENORCHY

File Reference: 5360427

REPORT SUMMARY:

<i>Application No.:</i>	PLN-16-148
<i>Applicant:</i>	A Chugg
<i>Owner:</i>	O J S Chugg and G M Chugg
<i>Zone:</i>	Light Industrial
<i>Use Class</i>	Wood and Metal Fabrication (Manufacturing and Processing)
<i>Application Status:</i>	Discretionary
<i>Discretions:</i>	Height, hours of operation, parking and access (The proposal meets all other applicable standards as demonstrated in the attached appendices)
<i>Level 2 Activity?</i>	No
<i>42 Days Expires:</i>	17 Oct 2016
<i>Existing Land Use:</i>	Wood and Metal Fabrication (Manufacturing and Processing) and Warehouse (Storage)
<i>Proposal In Brief:</i>	Demolition and construction of Wood and Metal Fabrication (Manufacturing and Processing) relying on performance criteria for height, hours of operation, and parking and access

Representations:	0
Recommendation:	Approval, subject to conditions

Resolution:

PEARCE/STEVENSON

That a permit be granted for the proposed use and development of Demolition and construction of Wood and Metal Fabrication (Manufacturing and Processing) relying on performance criteria for height, hours of operation, and parking and access at 34 Chapel Street Glenorchy 36 Chapel Street Glenorchy subject to the following conditions:

Planning

1. Use and development shall be substantially in accordance with planning permit application No. PLN-16-148 and Drawing No. P1 submitted on 13 July 2016, and Drawing No. P2 submitted on 7 September 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. The sign must only identify or advertise a business located within the property or products sold on the premises.
4. Signs must not be illuminated by external lights except with the written consent of Council's Senior Statutory Planner.
5. Signs must not contain any flashing light without specific approval of Council's Senior Statutory Planner.
6. No fluorescent colours are to be used in the colour scheme of the sign(s).

Engineering

7. Prior to the issuing of a Building Permit Approval or the commencement of works on site, submit a Soil and Water Management Plan detailing proposed sediment and erosion control measures to the satisfaction of to be approved by the 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. For further information please refer to the Soil and Water Management Fact Sheets published by the Department of Environment, Parks, Heritage and the Arts. These are available from Council or online at www.derwentestuary.com.au

8. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
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. Detailed engineering drawings showing the driveway and manoeuvring areas, internal service lines and connections to service mains, surface drainage collection, pavement composition and finished levels must be in accordance with the Australian Standard AS 2890.1 – 2004 Off-Street Parking and submitted with the Building Application for approval by Council's Development Engineer.

The proposed driveway, access and parking must comply with the following:-

- Be constructed to a sealed finish and line-marking in accordance with the approved plan received by Council dated 07/09/2016 (drawing no. 16 035/2A);
- All runoff from paved and driveway areas must be discharged into Council's stormwater system;
- The gradient of any parking areas must not exceed 5%; and
- Be a one-way traffic flow with appropriate signage and line-marking for entry/exit only.

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.

10. Twenty three (23) clearly marked car parking spaces must be provided as shown on the Site Plan submitted with the development application 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.
11. Of the total required number of car parking spaces of the completed development, one (1) car parking space shall be provided for the use of accessible parking. The parking space to be provided must be marked, with clearly painted markings, as "accessible parking".
12. 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.

Environmental Health

13. Hours of operation of a use within 100 m of a residential zone must be within:
 - (a) 7.00 am to 5.00 pm Mondays to Fridays inclusive;except for office and administrative tasks.

14. 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.
15. 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
16. 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 to 7.00 am;
 - (c) 65dB(A) (LAmx) 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.

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.
- If asbestos is identified during demolition/renovation then removal must be undertaken in accordance with the Building Regulations 2014. The regulations outline a number of mandatory requirements covering the removal of asbestos, this includes ensuring that all practicable steps are taken before a demolition occurs to identify the presence of asbestos and only permits waste asbestos to be disposed of at an approved waste management facility.

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 and Stevenson.

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, except Condition 13 is amended to read:

Hours of operation of a use:

- (a) 7.00 am to 5.00 pm Mondays to Fridays inclusive;
except for office and administrative tasks.

Reason:

To ensure that the hours/days of operation approved are limited to those applied for by the applicant.

PEARCE/STEVENSON

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, Pearce and Stevenson.

AGAINST:

The motion was CARRIED.

CLOSED TO MEMBERS OF THE PUBLIC

7. 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).

The meeting closed at 3.40 p.m.

Confirmed,

CHAIRMAN