

GLENORCHY PLANNING AUTHORITY

MINUTES

MONDAY, 18 JANUARY 2016



Chairperson: Alderman K. Johnston.

Hour: 3.00 p.m.

Present: Aldermen K. Johnston, D. Pearce, M. Stevenson, H. Quick and J. Branch-Allen.

In attendance: Mr. E. Reale (Director City Services and Infrastructure), Ms. K. Williams (Acting Manager Environment and Development) Ms. V. Tomlin (Acting Senior Statutory Planner), Ms. S. Jeffreys (Planning Officer), Mr. S. Johnson (Development Engineer) 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

None.

3. PECUNIARY INTERESTS

None.

4. CONFIRMATION OF MINUTES

Resolution:

PEARCE/QUICK

That the minutes of the Glenorchy Planning Authority Meeting held on Monday, 14 December 2015 be confirmed.

The motion was put.

FOR: Aldermen Johnston, Pearce, Stevenson, Quick and Branch-Allen.

AGAINST:

The motion was CARRIED.

5. PROPOSED USE AND DEVELOPMENT - TELECOMMUNICATIONS FACILITY, FENCE, EQUIPMENT SHELTER AND WORKS - 29 MERTON STREET, GLENORCHY

File Reference: 2623746

REPORT SUMMARY:

Application No.:	PLN-15-235
Applicant:	Service Stream Limited
Owner:	M A Miteff and J S Miteff
Zone:	Environmental Management
Use Class	Utilities
Application Status:	Discretionary
Discretions:	• 29.9 Use Table • E14.7.2 Appearance of Buildings and Works within Scenic Landscape Areas • E19.7.2 Visual Amenity (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	Extension of time granted until 18 Jan 2016
Existing Land Use:	Single Dwelling
Representations:	1
Recommendation:	Approval, subject to conditions

Resolution:

QUICK/PEARCE

That a permit be granted for the proposed use and development of Telecommunications Facility, Fence, Equipment Shelter and Works at 29 Merton Street Glenorchy subject to the following conditions:

Planning

1. Use and development shall be substantially in accordance with planning permit application No. PLN-15-235 and Drawing No. P2 submitted on 20 November 2015 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. External finishes of the tower and equipment shelter must be in a neutral colour that minimises visual intrusiveness.
4. There must be no clearance, conversion or disturbance of native vegetation without separate approval.

TasNetworks

5. The site plan submitted in association with a Building Permit Application must show the distance between the telecommunications tower and TasNetworks infrastructure and easement. This plan must also indicate the wayleave easement over the subject property. The separation distance must be sufficient to ensure the nearby electricity transmission infrastructure would not be threatened in the event that the tower should fall and must be to the satisfaction of TasNetworks.
6. The height of the telecommunications tower with antennas must not exceed 26.3m, which includes any future antennas and must be no closer than 36m from the transmission assets without the written consent of TasNetworks.

Engineering

7. Soil and water management is to comply with best practice to prevent any transfer of soil material outside of the area specifically and necessarily disturbed for construction. Particular attention is to be paid to ensure no soil material is tracked onto roads and footpaths or to enter the Council's stormwater system. All aspects and protection measures in connection with soil and water management are to comply with the requirements of Council's Development Engineer and be installed prior to the removal of and/or disturbance of any soil or vegetation.
8. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.

9. 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

10. 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.
11. Equipment and machinery associated with the development of the site must only be operated during the following times:

Monday to Friday	7.00am to 6.00pm
Saturday	8.00am to 6.00pm
Sunday and Public Holidays	10.00am to 6.00pm

The motion was put.

FOR: Aldermen Johnston, Pearce, Stevenson, Quick and Branch-Allen.

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.

6. PROPOSED USE AND DEVELOPMENT - CHANGE OF USE TO SPORTS AND RECREATION (TENANCY 002C) WITH PARKING DISCRETION - CENTRO GLENORTHY - 2 COOPER STREET, GLENORCHY

File Reference: 2831537

REPORT SUMMARY:

Application No.:	PLN-15-265
Applicant:	A Frank
Owner:	The Trust Company (Australia) Limited
Zone:	Central Business
Use Class	Sports and Recreation
Application Status:	Discretionary
Discretions:	22.2 Use Table E6.61 – A1 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:	21 Jan 2016
Existing Land Use:	Shop (General Retail and Hire)
Proposal In Brief:	Change of Use to Sports and Recreation (tenancy 002C) with parking discretion.
Representations:	0
Recommendation:	Approval, subject to conditions

Resolution:

BRANCH-ALLEN/QUICK

That a permit be granted for the proposed use and development of Change of Use to Sports and Recreation (tenancy 002C) with parking discretion. at Centro Glenorchy 2 Cooper Street Glenorchy subject to the following conditions:

Planning

1. Use and development shall be substantially in accordance with planning permit application No. PLN-15-265 and Drawing No. P1 submitted on 4 December 2015, 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.

Engineering

3. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
4. A total of Ten (10) clearly marked car parking spaces for the development application is to be available as part of the total site parking.
5. The approval for the Change of Use to Sports and Recreation for the tenancy is for a period of six (6) months only from the date of approval of the application.
6. All internal hydraulic service works required for the development shall be at the Developer's expense and must comply with the requirements of Council's Plumbing Surveyor. Any relocation of internal stormwater and sewerage lines required as a result of the development are required to be approved and constructed in accordance with an issued Plumbing Permit to the requirements of Council's Plumbing Surveyor.

Environmental Health:

7. Noise emissions measured at the boundary of a residential zone must not exceed the following:
 - 55dB(A) (LAeq) between the hours of 7.00 am to 7.00 pm;
 - 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;
 - 65dB(A) (LAmix) at any time.
8. 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.
9. Hours of operation of a use within 50 m of a residential zone must be within:
 - (a) 7.00 am to 6.00 pm Mondays to Saturdays inclusive;
 - (b) 9.00 am to 12.30 pm Sundays and Public Holidays.except for office and administrative tasks.

The motion was put.

FOR: Aldermen Johnston, Pearce, Stevenson, Quick and Branch-Allen.

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.

7. S.56 AMENDMENT TO PERMIT - SUBDIVISION CREATING 19 LOTS PLUS BALANCE - 191 BLACKSNAKE ROAD, GRANTON

File Reference: 5302649

REPORT SUMMARY:

Original DA No:	PLN-05-03237.03
S.56 Applicant Name:	Peter Binny Surveyors
Date S.56 Application Lodged:	26/11/2015
Is the Applicant the Owner?	No
Original DA – P or D?	D
No. of Reps to Original DA:	3

Resolution:

QUICK/STEVENSON

That the permit for the proposed use and development of Subdivision creating 19 lots plus balance at 191 Black Snake Road Granton (Application No. PLN-05-03237.03) be amended as detailed below pursuant to Section 56 of the Land Use Planning & Approvals Act 1993:

Alter condition 27 to read:

27. A long-term reflectorized “no road” sign and barrier and turning facility, to the requirements of Council’s Development Engineer, shall be constructed at the end of the roadway on the western side of the subdivision to prevent any interconnection of vehicular traffic with the adjoining land on the western side. Upon sealing of the plans of subdivision for Stage 1 of PLN 03-01948.01 (Lots 15-19), this installed long-term reflectorized “no road” sign and barrier is to be removed to allow vehicular access to the end of the public road extension.

The motion was put.

FOR: Aldermen Johnston, Pearce, Stevenson, Quick and Branch-Allen.

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.

STEVENSON/BRANCH-ALLEN

That the meeting be closed to the public pursuant to Regulation 15(4) of the Local Government (Meeting Procedures) Regulations 2005.

The motion was put.

FOR: Aldermen Johnston, Pearce, Stevenson, Quick and Branch-Allen.

AGAINST:

The motion was CARRIED.

CLOSED TO MEMBERS OF THE PUBLIC

8. 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).

Resolution:

STEVENSON/BRANCH-ALLEN

That the meeting be re-opened to the public.

The motion was put.

FOR: Aldermen Johnston, Pearce, Stevenson, Quick and Branch-Allen.

AGAINST:

The motion was CARRIED.

The meeting closed at 3.18 p.m.

Confirmed,

CHAIRMAN