

GLENORCHY PLANNING AUTHORITY MINUTES MONDAY, 18 FEBRUARY 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. V. Tomlin (Senior Statutory Planner), Ms. K. Williams (Coordinator Planning Services), Mr. L. Meline (Development Technical 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

Alderman B Thomas declared an interest in item 6.

4. CONFIRMATION OF MINUTES

Resolution:

THOMAS/SIMS

That the minutes of the Glenorchy Planning Authority Meeting held on Monday, 21 January 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 - DEMOLITION - 44 AMIENS AVENUE MOONAH

File Reference: 5404741

REPORT SUMMARY:

Application No.:	PLN-18-324
Applicant:	T X Green
Owner:	I P Phillips
Zone:	Inner Residential
Use Class	Residential
Application Status:	Discretionary
Discretions:	Clause 9.4 Demolition (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	21 Feb 2019
Existing Land Use:	Single dwelling
Proposal In Brief:	Demolition
Representations:	2
Recommendation:	Approval, subject to conditions.

Resolution:

STEVENSON/DUNSBY

That a permit be granted for the proposed use and development of Demolition at 44 Amiens Avenue Moonah be approved subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-18-324 and Drawing No. P1 submitted on 14/12/2018, except as otherwise required by this permit.
2. Prior to the commencement of demolition, a detailed annotated photographic record of the dwelling and outbuilding/s must be compiled by a suitably qualified person (Heritage Architect) and be submitted in the form of a report for archival purposes, to the satisfaction of Council's Senior Statutory Planner.
3. Within 3 months of the commencement of demolition works, all areas of the site visible from public spaces are to be free of building debris and are to be kept in a tidy, easily maintained, and secure manner to the satisfaction of the Council's Senior Statutory Planner.

Advice to Applicant

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

- Live services connections should be capped and sealed prior to commencement of work.

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 Planning Scheme 1992, the Glenorchy Planning Authority decides **to grant a permit** for the reasons set out in the officer's report, except that: **an additional condition known as no.2 was added.**

Prior to the commencement of demolition, a detailed annotated photographic record of the dwelling and outbuilding/s must be compiled by a suitably qualified person (Heritage Architect) and be submitted in the form of a report for archival purposes, to the satisfaction of Council's Senior Statutory Planner.

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

6. PROPOSED USE AND DEVELOPMENT - GARAGE CONVERSION TO HABITABLE ROOM (MULTIPLE DWELLING) - 2/10 KENSINGTON STREET GLENORCHY

File Reference: 7329220

REPORT SUMMARY:

Application No.:	PLN-18-321
Applicant:	Studiko
Owner:	K G Pepper
Zone:	Inner Residential zone
Use Class	Residential
Application Status:	Discretionary
Discretions:	E6.6.1 Number of Car Parking Spaces 11.4.6 Privacy (P3)
	(The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	Extension of time until 19 February 2019
Existing Land Use:	Multiple dwellings
Proposal In Brief:	Garage conversion to habitable room (Multiple Dwelling)
Representations:	0
Recommendation:	Approval (Subject to conditions)

Resolution:

SIMS/DUNSBY

That a permit be granted for the proposed use and development of Multiple dwellings at 2/10 Kensington Street, Glenorchy subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-18-321 and Drawing No. P1 submitted on 07/12/2018, except as otherwise required by this permit.
2. The northern window of the proposed rumpus room must have obscured glazing to the satisfaction of Council's Senior Planner. This is to be demonstrated on the plans submitted and installed prior to occupancy.

Advice to Applicant

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

Car Parking

Considering that there is not a Council approved parking space provided within lot for 2/10 Kensington Street, Council has approved one parking space for 2/10 Kensington Street in a shared arrangement in the common property. However, prior to the actual use of this car park space, this parking arrangement within the common property must be approved by the Body Corporate. Should you choose to include this parking space into the unit entitlement of 2/10 Kensington Street, an application to amend the stratum plan must be made to Council, with the consent of the Body Corporate in accordance with S19 *Strata Titles Act 1998*.

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.

Council's flood mapping shows the dwelling is within an area that could potentially be affected by flooding, associated with Humphreys Rivulet and during extreme rainfall events may be subject to 100mm of inundation. The applicant may wish to seek advice from a suitably qualified person prior to the submission of Building Permit documentation.

The motion was put.

FOR: Aldermen Johnston, Dunsby and Sims

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 decides **to grant a permit** for the reasons set out in the officer's report, with the additional advice.

Councils flood mapping shows the dwelling is within an area that could potentially be affected by flooding, associated with Humphreys Rivulet and during extreme rainfall events may be subject to 100mm of inundation. The applicant may wish to seek advice from a suitably qualified person prior to the submission of Building Permit documentation.

The meeting closed at 5.30 p.m.

Confirmed,

CHAIRMAN