

GLENORCHY PLANNING AUTHORITY

MINUTES

MONDAY, 18 APRIL 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. P. Garnsey (Manager – Environment and Development), Mr. P. Meloy (Senior Statutory Planner), Ms. L. Byrne (Strategic Planner), Mr. E. Reale (Director City Services and Infrastructure), Mr. L. Meline (Development Technical Officer), Ms. B. Narksut (Development Engineer) and Mr. P. Coney (Planning Officer).
- For Applicant:
Mr. G. Sheppard (Manager Council Property – Special Projects) and Mr. A. Mousavi (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

None.

4. CONFIRMATION OF MINUTES

Resolution:

PEARCE/QUICK

That the minutes of the Glenorchy Planning Authority Meeting held on Monday, 4 April 2016 be confirmed.

The motion was put.

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

AGAINST:

The motion was CARRIED.

5. PROPOSED S.43A COMBINED AMENDMENT REQUEST AND PLANNING PERMIT APPLICATION - REZONE CT55734/11 (8 TERRY STREET) AND CT55734/16 (6 KENMERE PLACE) TO COMMUNITY PURPOSE ZONE TO ALLOW EXTENSION OF THE COUNCIL CARPARK AT 4 KENMERE PLACE (PLAM-16/02)

File Reference: 5378985

REPORT SUMMARY:

To seek the Planning Authority's decision on a Section 43A combined planning permit application and amendment request number PLS43A-16/02, involving the rezoning of CT55734/11 (8 Terry Street) and CT55734/16 (6 Kenmere Place), Glenorchy, from an Inner Residential Zone to a Community Purpose Zone to allow extension of the existing Council Carpark at 4 Kenmere Place, Glenorchy over these properties under planning permit application PLAM-16/02.

<i>Application No.:</i>	PLS43A-16/02
<i>Applicant:</i>	Glenorchy City Council
<i>Owner:</i>	Glenorchy City Council
<i>Existing Zoning:</i>	Inner Residential Zone
<i>Existing Land Use:</i>	Two single dwellings
<i>Proposal in Brief:</i>	Rezoning of the land from an Inner Residential Zone to a Community Purpose Zone
<i>Representations:</i>	Not Applicable (Proposal Yet to be Advertised)
<i>Recommendation:</i>	Initiate amendment and advertise

Resolution:

BRANCH-ALLEN/PEARCE

- A. That pursuant to Section 33 of the former provisions of the Land Use Planning and Approvals Act 1993, the Planning Authority agree to initiate Amendment PLS43A-16/02 to the Glenorchy Interim Planning Scheme 2015, to Rezone CT55734/11 (8 Terry Street) and CT55734/16 (6 Kenmere Place) to Community Purpose to allow extension of the Council Carpark at 4 Kenmere Place (PLAM-16/02) at 4 Kenmere Place, Glenorchy - 8 Terry Street, Glenorchy - 6 Kenmere Place, Glenorchy as shown in Attachment 2 to this report.
- B. That having decided to initiate an amendment, and having prepared that amendment, the Planning Authority certifies pursuant to Section 35 of the former provisions of the Land Use Planning and Approvals Act 1993 that the draft amendment meets the requirements specified in Section 32 of the Act.
- C. That a permit be granted for the proposed use and development of a Rezone CT55734/11 (8 Terry Street) and CT55734/16 (6 Kenmere Place) to Community Purpose to allow extension of the Council Carpark at 4 Kenmere Place (PLAM-16/02) at 4 Kenmere Place Glenorchy subject to the following conditions.

Planning

- 1. Use and Development shall be substantially in accordance with planning permit application No. PLS43a-16/02 and Drawing No. P1 submitted on the 26th of February 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. Lighting must be provided in accordance with clause 3.1 "Basis of Design" and clause 3.6 "Car Parks" in AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Part 3.1: Pedestrian area (Category P) lighting.
- 4. Lighting must be designed, baffled and located so that light overspill does not become an environmental nuisance to the occupiers of surrounding properties.
- 5. No noise emissions measured at the boundary of the proposed carpark adjoining a residential zone shall cause environmental harm.
- 6. Titles for the land subject to the proposed use and development must be adhered prior to the commencement of the use of the carpark.

7. Layout of carpark, design of motor cycle parking and the design of bicycle parking facilities shall be in accordance with the Australian Standard (AS 2890.1).

Engineering

8. 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.
9. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land. The existing stormwater main through the site that is to be made redundant is to be cut and sealed at the stormwater pit in Kenmere Place to the approval of Council's Development Engineer.
10. Car parking spaces must be provided generally 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 prior to use. 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, walls or landscaped areas.
11. Car parking and turning areas must be constructed and sealed with an approved impervious surface treatment generally as shown on the Site Plan submitted with the development application. All runoff from paved and driveway areas must be retained within site boundaries and discharged into Council's stormwater system. Construction details must generally be in accordance with Council's standard requirements.
12. 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 department or available from Council's website at:
<http://gcc.tas.gov.au/content/Driveways.GCC?ActiveID=1304>

Environmental Health

13. The loading and unloading of vehicles on the land and the transportation of any materials to or from the land during construction must only take place between the following hours:

Monday through to Saturday 0700 to 1800

Sunday and Public Holidays 0900 to 1800

14. The discharge of liquids, other than unpolluted rainwater, to Council's stormwater system, receiving water bodies or water courses is strictly prohibited.

15. 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:

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;

waste must be re-used or recycled to the maximum extent that is reasonable and practicable; and

any residual waste must be disposed of only at a site and in a manner approved by the Senior Environmental Health Officer.

Advice to Applicant

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

Environmental Health

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.

Engineering

The property falls within an area potentially affected by flooding associated with Humphreys Rivulet during extreme rainfall events.

- D. That the Planning Authority, having certified the draft amendment and granted a planning permit determines pursuant to the former provisions of Sections 38 and 43F of the *Land Use Planning and Approvals Act 1993* to place the draft amendment, application documents and planning permit on public exhibition for a period of 28 days.

The motion was put.

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

AGAINST: Alderman Stevenson.

The motion was CARRIED.

PEARCE/BRANCH-ALLEN

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, Stevenson, Quick and Branch-Allen.

AGAINST:

The motion was CARRIED.

The meeting closed at 3.37 p.m.

Confirmed,

CHAIRMAN