

GLENORCHY PLANNING AUTHORITY MINUTES MONDAY, 20 JANUARY 2020



Chairperson: Alderman K. Johnston

Hour: 5.00 p.m.

Present: Aldermen Kristie Johnston, Jan Dunsby, and Bec Thomas

In attendance: Ms. S. Fox (Director Strategy and Development), Mr. A. Askey (Acting Manager Development), Ms. L. Byrne (Acting Coordinator Planning Services), Ms. V. Tomlin (Senior Statutory Planner), Ms. S. Jeffreys (Planning Officer), Mr. L. Meline (Development Technical Officer), Mr. M. Graham (Development Engineer), Ms. A. Wilson (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

Ald. K. Sims

3. PECUNIARY INTERESTS

None.

4. CONFIRMATION OF MINUTES

Resolution:

DUNSBY/THOMAS

That the minutes of the Glenorchy Planning Authority Meeting held on Monday, 16 December 2019 be confirmed.

The motion was put.

FOR: Aldermen Johnston, Dunsby and Thomas

AGAINST:

The motion was CARRIED.

5. PROPOSED USE AND DEVELOPMENT - EXTENSION TO CAR WASH (SERVICE INDUSTRY) - 45-47 HOPKINS STREET MOONAH

File Reference: 3062864

REPORT SUMMARY:

Application No.:	PLN-19-335
Applicant:	Shiners Car Wash
Owner:	Numeroace Pty Ltd
Zone:	General Business Zone
Use Class	Service Industry
Application Status:	Discretionary
Discretions:	9.1.1 Changes to an Existing Non-Conforming Use and 21.3.3 External Lighting (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	21 January 2019
Existing Land Use:	Car Wash (Service Industry)
Representations:	0
Recommendation:	Approval, subject to conditions

Resolution:

THOMAS/DUNSBY

That a permit be granted for the proposed use and development of Extension to car wash (Service Industry) at 45-47 Hopkins Street Moonah subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-19-335 and Drawing No. P2 submitted on 11/12/2019, except as otherwise required by this permit.
2. 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 and be installed prior to the removal of and/or disturbance of any soil or vegetation.

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.

3. Lighting, where provided, must be located, designed and baffled to ensure that no direct light is emitted outside the boundaries of the site.

Environmental Health

4. Noise generating equipment is not to be used within the confines of the covered car park nor to be used for the treatment, cleaning, polishing or otherwise generating noise in relation to the use of the covered car park.

Advice to Applicant

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

This permit does not include approval for any signs. Council is to be contacted prior to displaying any signs as they may require a planning permit.

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 6216 6800.

The motion was put.

FOR: Aldermen Johnston, Dunsby 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 - MULTIPLE DWELLINGS (13) RE-DESIGN OF BLOCK 3.1 & 3.2 - 100/1B BOURNVILLE CRESCENT, CLAREMONT

File Reference: 9084568

REPORT SUMMARY:

Application No.:	PLN-19-357
Applicant:	Vos Construction & Joinery
Owner:	Claremont Golf Club Inc
Zone:	Recreation
Use Class	Residential
Application Status:	Discretionary
Discretions:	F1.9.5.5 P1 Design (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	21 Jan 2020
Existing Land Use:	Residential - Multiple Dwellings
Representations:	0
Recommendation:	Approval, subject to conditions

Resolution:

DUNSBY/THOMAS

That a permit be granted for the proposed use and development of Multiple Dwellings (13) re-design of block 3.1 and 3.2 at 100/1B Bournville Crescent Claremont subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-19-357 and Drawing No. P1 submitted on 21/11/19 pages 1-9, 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 2019/01848-GCC, dated 19/12/19, form part of this permit.
3. The link for the view corridor between Block 3.1 and 3.2 must be landscaped prior to occupancy of the last dwelling to the satisfaction of Council's Senior Statutory Planner.
4. The development must provide for the collection of waste from within the site.
5. All outbuildings must be designed as an integrated part of the dwellings by using the same palette of materials, colours and details.
6. All residential dwellings in the development must be constructed in accordance with the design specifications identified in the acoustic report prepared by Vipac Engineers & Scientists, dated 16th June 2015.
7. All recommendations contained in the acoustic report prepared by Vipac Engineers & Scientists, dated 16th June 2015, must be implemented during construction and use of the premises.
8. A verification report is required to be submitted to Council within six weeks from commencement of issue of the Occupancy Certificate to certify the development meets the acceptable noise levels indicated in the noise report.

Engineering

9. Prior to the issuing of a Building Approval or the commencement of works on site, including demolition (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.

10. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
11. 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.
12. Fourteen (14) clearly marked car parking spaces must be provided prior to occupancy of the dwellings and kept available for those 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.
13. The design and construction of the driveway, 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.
 - a. Be constructed to a sealed finish and the finished gradient must not exceed the maximum gradient of 25%
 - b. All runoff from paved areas must be discharged into Council's stormwater system;
 - c. The gradient of any parking areas must not exceed 5%; and
 - d. Minimum carriageway width is to be no less than 3.00 metres.
 - e. All works required to service each individual dwelling must be installed prior to the occupancy of that dwelling.

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 6216 6800.

Other Services

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.

The motion was put.

FOR: Aldermen Johnston, Dunsby 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 - MULTIPLE DWELLINGS (2) - 5 CROSSIN COURT, CHIGWELL

File Reference: 3047381

REPORT SUMMARY:

Application No.:	PLN-19-313
Applicant:	Philp Lighton Architects Pty Ltd
Owner:	Housing Tasmania
Zone:	General Residential zone
Use Class	Residential
Application Status:	Discretionary
Discretions:	10.4.2 P3, 10.4.3 P1, 10.4.3 P2, 10.4.4 P1, 10.4.8 P1, E5.6.4 P1, 6.6.1 1P and E6.7.2 P1. (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	21 Jan 2020
Existing Land Use:	Vacant land
Representations:	1
Recommendation:	Approval, subject to conditions

Resolution:

THOMAS/DUNSBY

That a permit be granted for the proposed use and development of Multiple dwellings (2) at 5 Crossin Court Chigwell subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-19-313 and Drawing No. P2 submitted on 26 November 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 2019/01661-GCC, dated 03/12/2019, form part of this permit.
3. Landscaping works as shown on the endorsed plans must be completed within three months from issue of Certificate of Occupancy to the satisfaction of Council's Senior Statutory Planner. The landscaping must include evergreen screening vegetation along the northern boundary. The landscaping must be maintained to the satisfaction of Council's Senior Statutory Planner for the duration of the use.

Engineering

4. 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.
5. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land at 5 Crossin Court, Chigwell.
6. Five (5) clearly marked car parking spaces (two per dwelling) must always be provided prior to occupancy of any dwelling and kept available for these purposes. 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
7. Driveways and car parking areas must be constructed and sealed with an approved impervious surface treatment prior to occupancy of the dwelling.

Construction details must generally be in accordance with Council's standard requirements and must be provided in accordance with the "Australian Standard AS/ANZ 2890.1 – 2004 Off-Street Parking".

8. The access fronting Crossin Court must be narrowed to maximum 3.6 meters wide and be located centrally within the access opening. Either side of the access must be landscaped and planted with low growing shrubs/plants to not obstruct sightlines. The modifications must be shown on amended plans submitted to Council for building approval.
9. The frontage fences (either side of the access) must be modified to a height of 0.9m within 1m of the frontage.
10. Prior to the issuing of a Building Permit, Water Sensitive Urban Design (WSUD) elements and a WSUD Maintenance plan must be submitted to the satisfaction of Council's Development Engineer. The WSUD elements must be installed and completed prior to a Certificate of Occupancy being issued for any of the dwellings.
11. 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 6216 6800.

Waste Management

The waste collection service is to be in accordance with Council's Waste Management Policy. The waste management service is expected to involve:

- a) The Council's Standard Bin Service includes one (1) x 140L wheelie bin for Waste, one (1) x 240L wheelie bin for recycling and (1) x 240L FOGO bin to each of the dwelling, collected fortnightly.

Please note that this property would have a total of 6 bins (6) bins, two (2) Waste bins and two (2) Recycling Bins, and two (2) FOGO bins.

- b) This property has an existing kerbside/nature strip area for placement of the bins therefore the dwellings would have their own individual bins.
- c) All bins are to be placed on the kerbside for collection.
- d) Council's Waste Management Contractor collection trucks will not enter the property to collect and empty the wheelie bins.

The motion was put.

FOR: Aldermen Johnston, Dunsby 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; 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, except that a condition is added to lower the frontage fence height to ensure sight lines are improved at the access to the site.

The meeting closed at 5:54 p.m.

Confirmed,

CHAIRMAN