

# GLENORCHY PLANNING AUTHORITY

## MINUTES

MONDAY, 21 JANUARY 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. S. Fox (Director Development and Customer Service), Ms. K. Williams (Acting Manager Development and Environment), Ms. S. Jeffreys (Acting Senior Statutory Planner), Ms. C. Griffin (Planning Officer), Ms. B. Narksut (Development Engineer), Ms. B. Gungabison (Planning Officer), Mr. L. Meline (Development Technical Officer) and Ms. L. Byrne (Acting Coordinator Planning Services).

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### 1. PLANNING AUTHORITY DECLARATION

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The Chairperson stated that the Glenorchy Planning Authority intended to act as a Planning Authority under the *Land Use Planning and Approvals Act 1993*.

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## **2. APOLOGIES**

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None.

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## **3. PECUNIARY INTERESTS**

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None.

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## **4. CONFIRMATION OF MINUTES**

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### **Resolution:**

DUNSBY/SIMS

That the minutes of the Glenorchy Planning Authority Meeting held on Monday, 10 December 2018 be confirmed.

The motion was put.

**FOR:** Aldermen Johnston, Stevenson, Dunsby, Sims and Thomas.

**AGAINST:**

The motion was CARRIED.

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## 5. PROPOSED USE AND DEVELOPMENT - THREE MULTIPLE DWELLINGS (ONE EXISTING AND TWO NEW) - 20 BIMBURRA ROAD, GLENORCHY

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File Reference: 5355767

### REPORT SUMMARY:

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| <b>Application No.:</b>    | <b>PLN-18-279</b>                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Applicant:</b>          | <b>Another Perspective Drafting Design</b>                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Owner:</b>              | <b>K W Hendy</b>                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Zone:</b>               | <b>General Residential</b>                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Use Class</b>           | <b>Residential</b>                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Application Status:</b> | <b>Discretionary</b>                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Discretions:</b>        | <p><b>Clause 10.4.2 Setbacks and building envelope for all dwellings, Clause 10.4.3 Site coverage and private open space for all dwellings, Clause 10.4.4 Sunlight and overshadowing for all dwellings and Clause E9.7.2 Development for sensitive use in proximity to use with potential to cause environmental harm</b></p> <p>(The proposal meets all other applicable standards as demonstrated in the attached appendices)</p> |
| <b>Level 2 Activity?</b>   | <b>No</b>                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>42 Days Expires:</b>    | <b>Extension of time until 22 Jan 2019</b>                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Existing Land Use:</b>  | <b>Single Dwelling</b>                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Proposal In Brief:</b>  | <b>Three Multiple Dwellings (one existing and two new)</b>                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Representations:</b>    | <b>5</b>                                                                                                                                                                                                                                                                                                                                                                                                                            |

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| <b>Recommendation:     Approval, subject to conditions</b> |
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**Resolution:**

STEVENSON/SIMS

That a permit be granted for the proposed use and development of Three Multiple Dwellings (one existing and two new) at 20 Bimburra Road, Glenorchy subject to the following conditions:

**Planning**

1. Use and development must be substantially in accordance with planning permit application No. PLN-18-279 and Drawing No. P2 submitted on 3 December 2018, 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 2018/01819-GCC, dated 27 November 2018, form part of this permit.
3. A privacy screen/wall to a height of 1.7 m from finished floor level must be constructed between the north-west façade (north-west elevation) of the landing for Unit 3 and the rear boundary. The privacy screen/wall must be constructed and finished with solid or translucent materials (with uniform transparency of no more than 25%), to prevent direct overlooking of the adjacent lot. The privacy screen must remain in-situ, for the duration of the use.
4. The communal waste storage (bin enclosure) shown on the Site Analysis Plan (P2, page 1 of 8) and the Landscaping Plan (P2, 8 of 8) does not form part of this permit and must not be shown on plans submitted for a Building Permit Application.
5. Each dwelling must have a storage area for waste a recycling bins of at least 1.5m to be located in an area for the exclusive use of that dwelling, excluding the area in front of the dwelling.

**Engineering**

6. 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.

7. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
8. Six (6) clearly marked car parking spaces must be provided prior to use 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. In areas set aside for car parking, securely fixed wheel stops or kerbing must be provided to carparking space P4 and P6 to the satisfaction of Council to prevent damage to fences or landscaped areas and installed prior to use.
9. Detailed engineering drawings showing the driveway and manoeuvring areas, internal service lines and connections to existing infrastructure, surface drainage collection, pavement composition and finished levels, must be submitted with the Building Application for approval by Council's Development Engineer.
10. Driveways, car parking and turning areas must be constructed and sealed with an approved impervious surface treatment prior to occupancy. 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. The driveway, parking and manoeuvring areas must be kept clear of obstructions, such as service authority infrastructure, letterboxes or bin enclosures, so that vehicle paths are not restricted.
11. A passing bay of minimum width 5.5m and minimum length 6m, excluding tapers, must be provided at the road frontage of the driveway with Bimburra Road. The minimum width of the internal driveway must be minimum 3.0m wide. The passing bay, driveway, parking and manoeuvring areas must be kept clear of obstructions, such as service authority infrastructure, letterboxes or bin enclosures, so that vehicle manoeuvring paths are not restricted.
12. The existing vehicle crossing must be widened to cater for the 5.5m wide passing bay. The vehicle crossing must be constructed in accordance with standard drawing SD-1003 between the kerb and the property boundary. 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. An inspection must be undertaken by a Council Inspector, prior to the placement of any concrete. Please phone 62 166 426 to arrange a suitable time for the inspection to occur with adequate prior notice. Appropriate traffic control and safety fencing must be provided to ensure public safety is not compromised during the works. The works must not take longer than 48 hours to complete and be made available for safe pedestrian use.

13. Due to Council's receiving underground stormwater infrastructure being undersized for the increase in impervious area, adequate on-site stormwater detention must be provided so that stormwater discharged from the site does not exceed the pre-development stormwater runoff for 1 in 20 ARI (5% AEP) storm events. A detailed design must be submitted with the Building Application prepared by a qualified professional engineer for approval by Council's Development Engineer and completed prior to a Certificate of Occupancy being issued for the additional dwelling units.
14. 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.

#### *Underground Services*

The designer should 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](http://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.

#### *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 Interim Planning Scheme 2015, the Glenorchy Planning Authority decides to **grant a permit** for the reasons set out in the officer's report.

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**6. AMENDMENT PLS43A-18/01 - S.39 & S.43F (6) REPORT TO TPC  
- CONSIDERATION OF REPRESENTATIONS ON DRAFT  
AMENDMENT TO REZONE 115 ALLUNGA ROAD, CHIGWELL TO  
A GENERAL RESIDENTIAL ZONE COMBINED WITH A 3 LOT  
SUBDIVISION AT 115 ALLUNGA ROAD AND 131A ALLUNGA  
ROAD, CHIGWELL**

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File Reference: 3312245

**REPORT SUMMARY:**

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| <b>Amendment:</b>       | PLS43A-18/01                                                                                                                                                                                                                                                                                                                        |
| <b>Applicant</b>        | JMG Engineers and Planners                                                                                                                                                                                                                                                                                                          |
| <b>Owner</b>            | Wilson Homes Tasmania Pty Ltd & Roman Catholic Church Trust Corporation of the Archdiocese of Hobart and Glenorchy City Council                                                                                                                                                                                                     |
| <b>Proposal</b>         | To rezone land to a General Residential Zone and include school as a discretionary use in that zone, combined with a planning permit for a 3-lot subdivision.                                                                                                                                                                       |
| <b>Report Purpose:</b>  | <p>To consider the merits of representations received during the public exhibition period and their effect on the proposal.</p> <p>Council's assessment must be provided the Tasmanian Planning Commission (TPC) under S.39 &amp; S.43F (6), former provisions, of the <i>Land Use Planning and Approvals Act 1993</i> (LUPAA).</p> |
| <b>Representations:</b> | 2 (including a letter of 'no objection' from TasWater)                                                                                                                                                                                                                                                                              |
| <b>Recommendation:</b>  | Endorse this report as the Planning Authority's response under S39, former provisions, of LUPAA and forward it, along with the representations, to the TPC.                                                                                                                                                                         |

**Resolution:**

THOMAS/STEVENSON

That the Planning Authority report in the above terms to the Tasmanian Planning Commission about combined draft Amendment and planning permit application PLS43A-18/01 to the Glenorchy Interim Planning Scheme 2015, under S. 39 and S.43F (6), former provisions, of the *Land Use Planning and Approvals Act 1993*.

The motion was put.

**FOR:** Aldermen Johnston, Stevenson, Dunsby, Sims and Thomas.

**AGAINST:**

The motion was CARRIED.

STEVENSON/DUNSBY

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, Stevenson, Dunsby, Sims and Thomas.

**AGAINST:**

The motion was CARRIED.

# CLOSED TO MEMBERS OF THE PUBLIC

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## 7. APPEALS REPORT

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*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 Regulation 15(4).*

### **Resolution:**

THOMAS/STEVENSON

That the meeting be re-opened to the public.

The motion was put.

**FOR:** Aldermen Johnston, Stevenson, Dunsby, Sims and Thomas.

### **AGAINST:**

The motion was CARRIED.

The meeting closed at 6.01 p.m.

Confirmed,

**CHAIRMAN**