

GLENORCHY PLANNING AUTHORITY

MINUTES

MONDAY, 21 MARCH 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. S. Jeffreys (Planning Officer), Ms. C. Griffin (Planning Officer), Mr. L. Meline (Acting Development Engineer), Mr. A. Mousavi (Transport Engineer) and Mr. A. Woodward (Coordinator Environmental Health).
- Alderman C. Lucas, Mr. E. Reale (Director City Services and Infrastructure), Mr. S. Mohamed (Manager Waste Services), Ms. G. Hunt (Waste Technical Support Officer) and Mr. N. Wass (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/BRANCH-ALLEN

That the minutes of the Glenorchy Planning Authority Meeting held on Monday, 7 March 2016 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 - EXTENSION TO MUSEUM SUBJECT TO VARIOUS CODES AND RELYING ON PERFORMANCE CRITERIA ON A HERITAGE LISTED PLACE - 651-655 MAIN ROAD, BERRIEDALE

File Reference: 2250425

REPORT SUMMARY:

<i>Application No.:</i>	PLN-16-023
<i>Applicant:</i>	Ireneinc Planning
<i>Owner:</i>	Claremont Partners (Tas) Pty Ltd & the Crown
<i>Zone:</i>	Major Tourism, and Environmental Management
<i>Use Class:</i>	Community Meeting and Entertainment – Museum
<i>Application Status:</i>	Discretionary
<i>Discretions:</i>	Use subject to various codes and relying on performance criteria on a heritage listed place (The proposal meets all other applicable standards as demonstrated in the attached appendices)
<i>Level 2 Activity?</i>	N/A
<i>42 Days Expires:</i>	15 Mar 2016
<i>Existing Land Use:</i>	Museum and winery
<i>Proposal In Brief:</i>	Extension to museum subject to various codes and relying on performance criteria on a heritage listed place
<i>Representations:</i>	0
<i>Recommendation:</i>	Approval, subject to conditions

Resolution:

BRANCH-ALLEN/PEARCE

That a permit be granted for the proposed use and development of Extension to Museum subject to various codes and relying on performance criteria on a heritage listed place at 651-655 Main Road, Berriedale subject to the following conditions:

Planning

1. Use and development shall be substantially in accordance with planning permit application No. PLN-16-023 and Drawing No. P1 submitted on 2 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. Landscaping works as shown on the endorsed plans must be completed within six months from issue of Certificate of Occupancy to the satisfaction of Council's Senior Statutory Planner and then maintained to the satisfaction of Council's Senior Statutory Planner.

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.
6. A minimum of 10 additional marked car parking spaces (over the existing 155 spaces) must be provided for staff within the existing on-site parking area 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 and completed prior to the commencement of use as approved.
7. An additional twenty-two (22) bicycle parking spaces (over the existing shall be provided, be well-lit, have adequate locking frame and be located in close proximity to the main entrance/exit. The spaces shall be clearly marked (delineated) and be in accordance with Australian Standard AS/NZS 2890.3 - 2004 Off-Street Parking. Three (3) of the twenty-two (22) shall be for staff only.

8. Prior to the commencement of works the applicant must submit a detailed Construction and Environmental Management Plan for approval by Council's Environment Coordinator. These plans are required to detail the major potential environmental risks associated with the construction methods and the mitigation procedures to remove or reduce these risks to an acceptable level.
9. The Construction and Environmental Management Plan be submitted and approved by Council prior to any works on site.
10. The construction works must be undertaken in accordance with the approved Construction and Environmental Management Plan.
11. Works must be undertaken in with the 'Wetlands and Waterways Works Manual' by DPIPWE, 2003. The Construction and Environmental Management Plan must incorporate the methods of environmental and construction management as detailed in this manual.
12. Detailed engineering drawings showing the proposed car parking spaces, earthworks, internal service lines and connections to service mains, surface drainage collection, stormwater quality treatment measures, pavement composition and levels and finished floor levels must be submitted with the Building Application for approval by Council's Development Engineer.

Environmental Health

13. The applicant must prepare a Construction and Environmental Management Plan meeting the objectives and requirements of the *Environmental Management and Pollution Control Act 1994* in respect of "best practice environmental management". The Plan is to address all aspects of the construction including, but not limited to, the extent and management of:

- (a) soil above the high water mark;
- (b) potential spills;
- (c) potential noise impacts on surrounding residential premises.

The Plan must be developed prior to the commencement of the development and is to be to the satisfaction of Council's Senior Environmental Health Officer.

All management strategies contained in the approved Construction and Environmental Management Plan must be implemented during the development of this site.

14. It should be ensured that no human wastes, litter, debris, fuel, lubricants or other wastes are dispelled into the water during the construction phase. Any land-based wastes generated must be stored and disposed of at appropriate reception facilities.
15. No excess construction materials or other wastes must be left on the riverbed or in the intertidal zone following completion.

16. 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.
17. Noise emissions measured at the boundary of a residential zone must not exceed the following:
 - (a) 55dB(A) (LAeq) between the hours of 7.00 am to 7.00 pm;
 - (b) 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;
 - (c) 65dB(A) (LAmix) at any time.

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.

Environment Coordinator

18. Avoid or minimise clearance of the NAV community (area west of the pathway to the oyster raft) with the aim of keeping the impact area as small as is technically possible.
19. Restrict access and intrusion of machinery, soil or construction materials into the NAV community during construction.
20. Weed management must be undertaken following best practice protocols, including preliminary weed control prior to construction and follow up measures post construction to target any regenerating weeds.
21. During construction weed management should include wash down of earth moving machinery operating on site before leaving to prevent weeds being taken off site.
22. A weed control program targeting declared weeds on the MONA property should also be considered to prevent ongoing weed spread and degradation of native vegetation.

23. The *Tasmanian Acid Sulfate Soil Management Guidelines 2009* must be followed for all construction works and avoid any unnecessary soil disturbance.
24. Prior to the commencement of works the applicant must submit a detailed Construction and Environmental Management Plan for approval by Council's Environment Coordinator. These plans are required to detail the major potential environmental risks associated with the construction methods and the mitigation procedures to remove or reduce these risks to an acceptable level. These plans must include the recommended conditions outlined in the report by Aquanel Pty Ltd, 2015.
25. The construction works must be undertaken in accordance with the approved Construction and Environmental Management Plan.
26. Works must be undertaken in with the 'Wetlands and Waterways Works Manual' by DPIPWE, 2003. The Construction and Environmental Management Plan must incorporate the methods of environmental and construction management as detailed in this manual.

Advice to Applicant

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

- During construction, if barges are being used with mooring lines, it will be necessary to inform MAST so a notice to Mariners can be issued if required. Any works from the waterway will need to be carried out by vessels in current survey and those operating will need the required certificates of proficiency.
- *The proposal footprint is mapped as having a high probability of containing Potentially Acid Sulfate Soils (PASS) and sediment disturbance may result in oxidation leading to acidification and potential to remobilisation of metals. While the proposal will involve minimal soil disturbance it is recommended that the Tasmanian Acid Sulfate Soil Management Guidelines 2009 be applied.*
- Please be aware that all Aboriginal heritage is protected under the *Aboriginal Relics Act 1975*. If at any time during works you suspect Aboriginal heritage, cease works immediately and contact AHT for advice. Attached is an Unanticipated Discovery Plan, which you should have on hand during ground disturbing works, to aid you in meeting your requirements under the Act.
- The proponent's Building Surveyor must forward copies of the following documents to the Senior Environmental Health Officer prior to any works being undertaken on site (including the installation of fixtures and fittings) that relate to the proposed food premises:
 - a. a request in an approved form (Form 42) for an Environmental Health Officer report;

- b. any relevant drawings, specifications or other documents submitted with the application; and
- c. details provided by the owner of the nature of the foods to be prepared, handled, stored or sold and the types of manufacturing processes to be undertaken on the premise
- d. Council's Senior Environmental Health Officer may require the premises to meet equipment and fit out specifications which exceed those required by the National Construction Code 2015, before the premises can be registered and the food business licensed pursuant to the Food Act 2003.

The motion was put.

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

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.

6. PROPOSED USE AND DEVELOPMENT - MULTIPLE DWELLING UNITS (69) WITH CARPORTS/GARAGES AND ASSOCIATED INFRASTRUCTURE WORKS IN 9 STAGES, PUBLIC FORESHORE FOOTWAY, CARPARK AND ACCESS ALTERATIONS (PARTLY WITHIN ROAD RESERVE) AND GATE MODIFICATIONS - 1, 1A, 1B, 1C BOURNVILLE CRESCENT, CLAREMONT (109 CADBURY ROAD) AND BOURNVILLE CRESCENT, CLAREMONT

File Reference: 3344810

REPORT SUMMARY:

<i>Application No.:</i>	PLN-15-222
<i>Applicant:</i>	Vos Construction & Joinery
<i>Owner:</i>	Claremont Golf Club Inc
<i>Zone:</i>	Recreation, Environmental Management Zone
<i>Use Class</i>	Residential – Multiple Dwelling & Utility
<i>Application Status:</i>	Discretionary
<i>Discretions:</i>	Biodiversity E10.7.1 A1 Waterway Protection E11.7.1 A1 Coastal Erosion Hazard E16.7.1 F1.9.3 Use Table F1.5.4.2 Access F1.6.3 Use Table F1.9.5.2 A1 Building Envelope (height) F1.9.510 A1 Sensitive Use Complies with all other standards
<i>Level 2 Activity?</i>	No
<i>42 Days Expires:</i>	21 March 2016
<i>Existing Land Use:</i>	Vacant
<i>Proposal In Brief:</i>	Multiple Dwelling Units (69)
<i>Representations:</i>	0
<i>Recommendation:</i>	Approval, subject to conditions

Resolution:**QUICK/BRANCH-ALLEN**

That a permit be granted for the proposed use and development of Multiple Dwelling Units (69) with carports/garages and associated infrastructure works in 9 stages, public foreshore footway, carpark and access alterations (partly within road reserve) and gate modification.at 1, 1A, 1B, 1C Bournville Crescent Claremont (109 Cadbury Road) & Bourneville Crescent, Claremont subject to the following conditions:

Planning

1. Use and development shall be substantially in accordance with planning permit application No. PLN-15-222 and Drawing No. P1 submitted 01/10/15 (Site Plan, Landscape Plan, Contour Plan); Drawing No. P2 submitted on 21/10/15 (Staging Plan, Site Plan, Floor Plans, Elevations and Sections), Drawing No P3 (Site Works Plan, services Plan, Entry and Egress Plan); Drawing P4 submitted on 19/02/16 (Pump Station Works and Rising Main); 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. Staging must occur as shown on the endorsed plan.
4. Suitable rights of carriage ways must be created over public access ways as required.
5. All footways, outdoor car parks, other outdoor vehicular access areas, and public, shared or private open space must be landscaped.
6. Landscaping works as shown on the endorsed plans must be completed prior to the issue of Certificate of Occupancy for each stage to the satisfaction of Council's Senior Statutory Planner and then maintained to the satisfaction of Council's Senior Statutory Planner.
7. Samples of external building material, finishes and colours must be submitted in association with the building permit application and approved by Council's Senior Statutory Planner.
8. Roof colour must be non-metallic and have a solar absorption of not less than 50%. The Exterior building surfaces must be coloured using colours with a light reflectance value not greater than 50 percent. The colour and reflectance value must be provided with the building permit application and should also be noted on the plan.
9. Outbuildings ancillary to a dwelling must be designed as an integrated part of the dwelling by using the same palette of materials, colours and details.

10. Fencing must comply with all of the following:
- (a) between buildings and the boundary of either the Golf Precinct (GOLF-P) or the Commercial Precinct (COMM-P), a fence must have a height of not more than one of the following:
 - (i) 1.2m if the fence is non-transparent;
 - (ii) 1.8m, if any part of the fence has openings above a height of 1.2m which provide a uniform transparency of not less than 30% (excluding any posts);
 - (b) between buildings and the foreshore or shared driveway, a fence must have a height of not more than one of the following:
 - (i) 0.5m, if the fence is non-transparent
 - (ii) 1m, if any part of the fence has openings above a height of 0.5m which provide a uniform transparency of not less than 30% (excluding any posts);
 - (c) within public or shared spaces, no fencing unless required as a balustrade or similar in accordance with the BCA and which provide a uniform transparency of not less than 30% (excluding any posts).
 - (d) Any fence protecting the cul-de-sac from golf balls must not exceed 10m in height and 20m width and must be a wire mesh fence or similar transparent fence.
11. Interaction with golf balls within the residential precinct and the cul-de-sac must be minimised as outlined the Fairway Design Report dated 18th June 2015 by Darren Vos. Any safety measures are the responsibility of the golf club and must comply with relevant applicable standards.

Engineering

12. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
13. The access road through the commercial precinct to the development boundary must be constructed, sealed and drained to a minimum 5.5m width pavement as shown on the Site Plan submitted with the development application. This must be completed prior to the commencement of use as approved. This condition is a requirement of Stage 1.
14. A minimum of 150 clearly marked car parking spaces must be provided for the multiple dwelling units 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 and completed prior to the commencement of use as approved.

15. The minimum number of car parking spaces must be provided for each stage as follows, Stage 1 – 38 spaces; Stage 2 – 8 spaces; Stage 3 – 22 spaces; Stage 4 – 18 spaces; Stage 5 – 8 spaces; Stage 6 – 14 spaces; Stage 7 – 16 spaces; Stage 8 – 8 spaces and a total of 150 spaces for the residential precinct at the completion of Stage 9.
16. In addition to the above, car parking spaces for the exclusive use of persons with a disability must be provided in accordance with the relevant provisions of the Building Code of Australia and are to be kept available for these purposes at all times. These car spaces must be provided in accordance with Australian Standard AS 2890.6 – 2009 Off-Street Parking for persons with a disability and completed prior to the commencement of use as approved.
17. The line-marking of the carpark and access arrangements at the end of Bournville Crescent must be provided as shown on the Site Plan submitted with the development application and completed prior to the commencement of use as approved. This condition is a requirement of Stage 1.
18. The seven parking spaces removed as a result of the line-marking of the carpark and access arrangements at the end of Bournville Crescent must be reconstructed to the same sealed standard on the southern side of Bournville Crescent prior to entry to the carpark. This must be completed prior to the commencement of use as approved. This condition is a requirement of Stage 1.
19. A temporary gravel hardstand carpark area of 14 spaces must be provided within the commercial precinct as shown on the Site Plan submitted with the development application and kept available for these purposes at all times and completed prior to the commencement of use as approved. This condition is a requirement of Stage 1.
20. In areas set aside for carparking and turning bays, securely fixed wheel stops or kerbing must be provided to the satisfaction of Council to prevent damage to fences or landscaped areas and completed prior to the commencement of use as approved.
21. A public footway of width not less than 1.8m must be constructed along the foreshore from the west boundary to the north-east boundary of the residential precinct generally as shown on the Site Plan submitted with the development application. The footway must be designed and constructed to comply with Australian Standard AS2156.1 – 2001 Walking tracks Part 1 and completed prior to the commencement of use as approved. This condition is a requirement of Stage 1.
22. A public footway from Bournville Crescent through the commercial precinct to the public footway along the foreshore must be constructed to provide adequate temporary access, until the commercial precinct is developed. The footway must be designed and constructed to the requirements of Council's Development Engineer and completed prior to the commencement of use as approved. This condition is a requirement of Stage 1.

23. Driveways, car parking and turning areas must be constructed and sealed with an approved impervious surface treatment and completed prior to the commencement of use as approved. All runoff from paved and driveway areas must be retained within site boundaries, collected into a grated drain and silt pit and discharged into Council's stormwater system.
24. Lighting must be provided for the proposed carpark in accordance with Australian Standard AS 1158.3.1 – Lighting for roads and public spaces and completed prior to the commencement of use as approved.
25. Works must be undertaken in with the 'Wetlands and Waterways Works Manual' by DPIPWE, 2003. The Environmental Management Plan and Construction Management Plan must incorporate the methods of environmental and construction management as detailed in this manual.
26. Detailed engineering drawings showing the proposed roadworks, earthworks, stormwater mains extension, internal service lines and connections to service mains, surface drainage collection, stormwater quality treatment measures, pavement composition and levels and finished floor levels must be submitted with the Building Application for approval by Council's Development Engineer.

Environmental Health

27. The loading and unloading of vehicles on the land and the transportation of any materials to or from the land must only take place between the following hours:
 - (a) Monday through to Saturday 0700 to 1800
 - (b) Sunday and Public Holidays 0900 to 1800
28. 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.
29. All recommendations contained in the acoustic report prepared by prepared by Vipac Engineers & Scientists, dated 16th June 2015. must be implemented during construction and use of the premises.
30. 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.
31. The discharge of liquids, other than unpolluted rainwater, to Council's stormwater system, receiving water bodies or water courses is strictly prohibited.
32. Any area where liquid wastes (including spills) are generated must be suitably graded and bunded to direct the liquid waste to sewer.

33. 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.

Environment

34. Clearance of *Allocasuarina verticillata* forest community (NAV) must be avoided or minimised.
35. Access and intrusion of machinery, soil or construction materials into the *Allocasuarina verticillata* forest (NAV) community must be restricted during construction.
36. Weed management must be undertaken in accordance with the Vegetation Management Plan by Welling Consulting (2015) and is to follow best practice protocols, including preliminary weed control prior to construction and follow up measures post construction to target any regenerating weeds.
37. Weed management during construction must include vehicle hygiene measures as described in Welling Consulting's (2015) Vegetation Management Plan.
38. Prior to the commencement of works, the applicant must submit a detailed Environmental Management Plan and a detailed Construction Management Plan for approval by Council's Environment Coordinator. These plans are required to detail the major potential environmental risks associated with the construction methods and the mitigation procedures to remove or reduce these risks to an acceptable level.
39. The construction works must be undertaken in accordance with the approved Environmental Management Plan and Construction Management Plan.
40. A rehabilitation plan must be developed for the steep foreshore bank to be approved by Council's Environment Coordinator.

Waste Management*Access*

41. A turn-around area to allow vehicles to move in a continuous forward movement is to be provided to cater for Council's contract waste collection vehicles (tandem 22.5 tonne capacity vehicle) including access for the lifting arm in an area without any overhead obstructions. The waste collection vehicles will not be allowed to reverse in or out of a site; because of traffic and WH&S issues.
42. Road pavements in the development are to be designed and constructed to accommodate the collection vehicle (Gross Vehicle Mass of 22.5 tonne. Road pavement details are available by contacting Council's Development Engineer).

Amenity

43. Bin storage is to be in a location out of direct view from the street.

Bin Placement/Collection

44. Due to the nature of the proposed development in part providing only a one-way roadway access on exiting the development, it is best determined that the occupants of the proposed residential precinct blocks 2.4 & 2.5 will be required to place the kerbside wheelie bins on the adjacent kerbside (outside residential blocks 3.1 & 3.2) on collection days.
45. For residential precinct block 2.3, the kerbside wheelie bins will need to be placed at a collection point located in the open space of the proposed landscape edge, exterior to block 2.3, on the left hand side of the one way roadway exit, leading to blocks 2.4 & 3.1.
46. Bin collection points are not to be located within the turnaround areas of a site.
47. A level surface clear of the road pavement is to be provided for bin collection points. This should allow a 2.2 metre length on the bin collection points, per waste & recycling bin, this includes a bin to bin spacing of up to and not exceeding one (1) metre. (This will provide sufficient spacing for the waste collector to pick up and put down bins without interfering with adjacent bins).
48. The spacing for bins at collection points is to be calculated on the basis of 0.6m per bin, up to and not exceeding one (1) metre between bins, and where adjacent to a vertical obstruction (such as light/power pole, bus stop, tree etc), one (1) metre from such obstruction. (This will provide sufficient spacing for the waste collector to pick up and put down bins without interfering with adjacent bins, driver will not arrange or move bins).
49. Bin collection points are to be in a single line positioned such that they are on the left hand side of the collection vehicle. Bins need to be accessible by the collection vehicle (driver will not leave vehicle to arrange or move bins) and without the vehicle having to reverse.

50. Bin collection points are to allow for clearance of the canopy of trees when they reach maturity.
51. In an area with an overhead obstruction such as tree canopy a minimum height of 5.0 metres needs to be allowed for Council's collection vehicle including access to the lifting arm.
52. Any obstructions (letter boxes, poles, trees) are to be a minimum of one (1) metre from the bin collection area.
53. The placement of bins within the property either for storage or placement for collection must not impede access for pedestrians or a person with a disability.

Liability

54. Prior to the waste collection services being provided to the site or prior to occupancy of any of the units, whichever occurs first, the body corporate/owner shall enter into a registered agreement with Council pursuant to Part 5 of the *Land Use Planning and Approvals Act 1993* to indemnify Council and its waste services contractor from any claim for damages and/or wear and tear arising from waste collection trucks accessing the properties in CT167845/1, CT167845/2 and CT167845/3.
55. The Part 5 agreement shall require the Council, the waste services contractor and the body corporate to have a current indemnity agreement signed by all parties as stated above. The developer is responsible for the costs associated with the drawing up of the Part 5 Agreement.

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, except that an additional advice clause be added to the Permit:

Advisory Signage on Fence

Should the wire fence be constructed it shall be designed to ensure that it is visible to sight-impaired persons to improve pedestrian safety.

PEARCE/QUICK

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

7. 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).

The meeting closed at 4.30 p.m.

Confirmed,

CHAIRMAN